

Department of Planning and Environment

Kerry Robinson
The Chief Executive Officer
Blacktown City Council
62 Flushcombe Road
BLACKTOWN NSW 2148

Our ref: SUB22/235025

23 November 2022

NOTICE OF PROPOSED SENIORS 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 seniors development, and invite Council's written comments on the development proposal:

Property: 52 – 56 Pank Parade, Blacktown NSW 2148
Lots 41, 42 & 43 in DP 32163

Proposal: Demolition of three (3) dwellings, associated structures and tree removal, and construction of a seniors housing development containing twelve (12) dwellings, comprising 6 x 1-bedroom and 6 x 2-bedroom units, parking for six (6) vehicles, associated site works and landscaping, and consolidation of three (3) 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 Carolyn Howell, Executive Planner, LAHC at Carolyn.Howell@fac.s.nsw.gov.au by **16 December 2022**.

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

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation

Our reference: SUB22/234968

The Resident(s)
43 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
45 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
47 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
49 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
51 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
53 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facps.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
55 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
57 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
59 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
62 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
60 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
58 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
50 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
48 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
46 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
39 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
41 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
43 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facps.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
45 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
47 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
47A McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
49 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
51 McCulloch Road
BLACKTOWN NSW 2149

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
61 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
63 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
65 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
72 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
70 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
68 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
56 Pank Parade
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
61 McClulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

Mr Booth and Resident(s)
59 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facps.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
57 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
55 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
53 McCulloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Our reference: SUB22/234968

The Resident(s)
51 Mcculloch Road
BLACKTOWN NSW 2148

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



23 November 2022

Hello Neighbour

I recently wrote to you about the NSW Land and Housing Corporation redeveloping the social housing site at 52 – 56 Pank Parade and 62 – 66 Pank Parade Blacktown.

What we are proposing

At 52 – 56 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

At 62 – 66 Pank Parade, Blacktown we are proposing to replace the existing aged properties with a two-storey senior's housing development to better suit the needs of residents. This will include:

- 12 homes in total — 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site
- lot consolidation

What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in October 2022. The key themes raised included the proposed two-storey designs and potential privacy impacts, on-site car parking and potential local traffic and street parking impacts. In response to this feedback I can confirm:

- The size of the development along with the placement and type of windows, privacy screening, screen planting along the site boundaries and other design requirements are carefully considered during the design to minimise visual and acoustic privacy impacts to neighbouring properties.
- 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 developments are provided with 6 car parking spaces on each of the sites, which meets the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP).

Department of Planning and Environment

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

What we'd like to hear from you

We would like your feedback on the proposed designs for new housing.

To help, we have attached a set of plans for each development for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed designs to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@facns.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL or contact the Community Engagement Team using the details above.

Yours sincerely,



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the 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>

Proposed Scope of Notification



Address:	52-56 Pank Parade Blacktown	Proponent:	LAHC
Property Description:	Lots 41, 42, 43 in DP 32163	Job No:	BGYPW
LGA:	Blacktown City Council	Planner:	Rajilaxmi Kshirsagar



Legend

★ Site

★ Properties proposed to be notified by LAHC

Archived: Wednesday, 26 April 2023 10:56:30 AM
From: [CommunityEngagement](#)
Sent: Tue, 11 Oct 2022 01:33:51 +0000Authentication
To: council; 'Ben Rankmore'
Cc: [CommunityEngagement](#)
Subject: Scope of Notification - 52 - 56 Pank Parade Blacktown (BGYPW)
Sensitivity: Normal
Attachments:
1. [Scope of Notification Map 52-56 Pank Parade Blacktown.docx](#)  2. [Neighbour Notification Address List 52-56 Pank Parade Blacktown.xls](#) 

Dear Ben

Hope you're well? Thank you for getting back to Carmen regarding 62-66 Pank Parade, Blacktown scope of notification in August 2022. We're also considering a proposal at 52-56 Pank Parade, Blacktown as per the details below and attached. We'll notify Council for both projects once the proposed designs are ready for statutory notification.

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 for seniors housing (6 x 1 bed + 6 x 2 bed) at 52-56 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,

Jessica Dominguez
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 8483 | E jessica.dominguez@facs.nsw.gov.au

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



Archived: Wednesday, 26 April 2023 10:56:33 AM
From: Ben Rankmore
Sent: Wed, 12 Oct 2022 06:03:06 +0000ARC
To: CommunityEngagement
Subject: RE: Scope of Notification - 52 - 56 Pank Parade Blacktown (BGYPW)
Sensitivity: Normal

Attention Jessica Dominguez,

Hi Jessica,

No problem in relation to the other matter.

As for the subject sites for 52 - 56 Pank Parade Blacktown, upon review of the attached documentation, the extent of notification is considered satisfactory.

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

Follow us on social media

From: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Sent: Tuesday, 11 October 2022 12:34 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 - 52 - 56 Pank Parade Blacktown (BGYPW)

Dear Ben

Hope you're well? Thank you for getting back to Carmen regarding 62-66 Pank Parade, Blacktown scope of notification in August 2022. We're also considering a proposal at 52-56 Pank Parade, Blacktown as per the details below and attached. We'll notify Council for both projects once the proposed designs are ready for statutory notification.

\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 12 units for seniors housing (6 x 1 bed + 6 x 2 bed) at 52-56 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,

Jessica Dominguez
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 8483 | E jessica.dominguez@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

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

\f0

\f0



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

The logo of the New South Wales Government, featuring a stylized red flower above the text "NSW GOVERNMENT" in blue.

\f0DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

This email and any files transmitted with it may be confidential and contain privileged information. It is intended solely for the use of the addressee only. If you are not the intended recipient you must not use, disclose or copy this communication. If you have received this email in error please delete it and notify the sender. This footnote also confirms that this email message has been swept for the presence of computer viruses.



Your ref: SUB22/235025
File no: C22/58516

22 December 2022

NSW Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Recipient Delivery Carolyn.Howell@facs.nsw.gov.au

Attention: Carolyn Howell

Dear Carolyn

SUB22/235025 - Notification of a proposal by the NSW Land and Housing Corporation to carry out a seniors housing development at 52 - 56 Pank Parade, Blacktown

Thank you for your correspondence dated 23 November 2022 requesting our written comments on the above proposal.

The supporting documents have been reviewed by Council officers and we object to the proposal in its current form. Council officers have indicated that a number of issues need to be addressed as outlined in the attachment to this letter.

Council requests that these matters are comprehensively addressed and returned back to Council for 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 Jared Spies, our Senior Development Assessment Planner on 9839 5943.

Yours faithfully

Judith Portelli
Manager Development Assessment

Connect - Create - Celebrate

Council Chambers - 62 Flushcombe Road - Blacktown NSW 2148

Telephone: (02) 9839 6000 - DX 8117 Blacktown

Email: council@blacktown.nsw.gov.au - Website: www.blacktown.nsw.gov.au

All correspondence to: The Chief Executive Officer - PO Box 63 - Blacktown NSW 2148

Blacktown City Council's submission to SUB22/235025

1. Planning

- a. It is noted that the development has 2 storeys, but there is no mechanism to access the 1st floor in the event that a resident on the 1st floor becomes frail or develops a mobility issue over time that would prevent them from using the stairs. It is unclear how will Land and Housing Corporation ensure residents are able to age in place in line with the Seniors Housing Adaptable standards.
- b. More information is required to show how the internal stairs can be adapted to include chair lifts.
- c. Provide a justification for exceeding the maximum Floor Space Ratio of 0.5:1 prescribed by Clause 108 of State Environmental Planning Policy (Housing) 2021, noting that the density and scale of Pank Parade is predominantly characterised by single storey dwellings.
- d. The development should provide a suitable common room facility. The common room shall be centrally located and easily accessible to all residents.
- e. The roof will benefit from solar panels as environmentally sustainable development is encouraged.

2. Environmental Health

- a. No acoustic report or site contamination report have been provided.

3. Waste

- a. In accordance with BDCP 2015 Part G (adopted March 2022), onsite collection of waste is required from a designated loading bay with waste rooms incorporated into the building footprint at ground level. Kirk McDonald was provided this information on 14/11/22 when he called for waste advice.
- b. Waste management plan states that "the development will adopt Council's waste management policy" however, the proposal seeks kerbside collection (page 5), which is not supported and does not comply with our new waste DCP.
- c. Traffic report also states kerbside collection arguing that collections will be "infrequent" and will "occur outside peak periods" (excerpt below). This is incorrect.
 - residents will be getting a third bin for organics in 2025 where all 3 bins will be collected fortnightly from 3 different trucks. Each rateable property is entitled to 12 'on call' household clean ups a year for discarded bulky waste such as furniture, this will be collected by a 4th truck. Each rateable property is entitled to mattress collections (conducted as part of our 'on call' household clean up service) which are collected by a 5th truck. There are 5 separate trucks that will be servicing this site for waste alone. This does not include removalists and

delivery trucks that also need to attend the site and could use the loading bay so they are not blocking the street by parking in the road.

- Council does not provide waste collection windows due to staff shortages, truck breakdowns, traffic delays and other unforeseen circumstances. We cannot support development designs reliant on waste collection windows.
- 10m of suitable unobstructed frontage is required clear of driveways, light and power poles, traffic management devices, street furniture, bus stops, landscaping and trees for kerbside collection of bins in single file. This consumes the entire frontage and will detract from the streetscape. Bulky waste items placed for collection will also take up additional space on the same day as the bins are collected if also placed at the kerbside.
- the issue of kerbside collection is further exacerbated by the high potential for missed services with so many bins presented kerbside being blocked by parked cars. Trucks then need to return to the site again to service them. A designated loading bay is the requirement to ensure safe, efficient and effective collection of waste and to reduce unnecessary truck movements.

Refuse Collection

The development proposes all refuse collection be undertaken utilising the existing on-street collection service on Pank Parade. Bin storage areas are proposed along the northern frontage of the site from which, bins would be transferred onto Pank Parade for collection.

It is emphasised that refuse collection will occur on an infrequent basis and typically outside on-street peak periods. As such, the existing on-street collection is considered appropriate and supportable, given the nature and scale of the proposed development.

- d. Waste storage areas in the front set-back (as proposed – excerpt below) are no longer supported. These are older, problematic designs we have moved away from to:
- protect streetscape
 - reduce manual handling as storage and collection are now co-located onsite
 - prevent missed services due to competition with parked cars at the kerbside
 - avoid challenges in getting approval for “no parking” signage on public roads
 - eliminate litter from wind/over-flowing bins as bins stored inside buildings
 - avoid anti-social behaviour such as illegal dumping, graffiti and/or arson by incorporating waste rooms into the building footprint so they ‘belong’
 - allow smoother waste collection that is safe, efficient and cost effective



- e. Applicant must consult Part G of the BDCP 2015 and associated waste guideline for more detailed information. Both are on our website and both are used to assess waste proposals in new developments. Kirk was advised of this during our call on 14/11/22. Website link here - <https://www.blacktown.nsw.gov.au/Plan-build/Stage-2-plans-and-guidelines/Blacktown-planning-controls/Blacktown-Development-Control-Plan-2015>
- f. If design is not compliant with the BDCP 2015 Part G and waste guideline requirements, the site will need to be serviced by a private waste and recycling contractor at the Body Corporate's/operator's expense in perpetuity where residents will not be able to access Council's waste, recycling, organics, mattress or household clean up services for the life of the development.
- g. Allow for the following waste and recycling generation rates:
 - 240L/week/unit for waste (to be collected in 1100L bulk bins onsite)
 - 80L/week/unit for recycling (to be collected in 240L bins onsite)
 - 240L/week/unit for organics (to be collected onsite)
- h. Allow for the following bin capacities for communal waste arrangements:
 - 1100L bulk bins for waste
 - 240L bins for recycling
 - 240L bins for organics
- i. Cater for the following collection frequencies (for the required onsite bulk bin arrangement):
 - waste to be collected up to 3 times a week
 - recycling collected once a week
 - organics collected once a week
- j. Provide a suitable enclosed, weatherproof and secure bin storage area incorporated into the building footprint at ground level. This space must also cater for the required bulky waste storage area.

- k. Provide 4m² of storage for discarded bulky waste items such as lounges and fridges etc:
- must be located adjacent to the loading bay, caged and sign posted for this use
 - doors must be a minimum 1.5m wide
 - waste management plan must be updated to this effect
- l. Ensure bulky waste storage is the correct size excluding the surface area for the doors. A roller door may be better.
- m. Ensure 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.
- n. Ensure maximum walk distance for residents with bagged rubbish does not exceed 30m.
- o. Ensure bin transfer grades do not exceed 1:24 for 1100L bulk bins.
- p. Ensure resident access to the waste room is not via the loading bay where waste collection vehicles are moving and reversing. Waste collection contractors may need a second access to this space through the loading bay.
- q. Ensure the bin and bulky waste collection point can accommodate all the bins from the other waste rooms without impacting traffic flow onsite. Bins must not spread into the driveway area.
- r. Provide an onsite loading bay collection point adjacent to the ground level bin and bulky waste storage areas. It must be located towards the rear of the site and behind the building line. Ground level collection in the front set back is not supported by the City Architect.
- s. Ensure the designated loading bay can accommodate the entire length of the truck plus an additional 3m rear clearance for bin servicing and rotation. The truck must not over hang the loading bay hindering traffic flow onsite.
- t. Provide physical treatment to the loading bay (eg, lockable, removable bollards), to prevent unauthorised parking:
- truck turning areas must be maintained
 - access must be coordinated by the building manager
 - the waste management plan must be updated to this effect
- u. Provide a vertical cross section plan demonstrating a 4m headroom allowance clear of eaves, overhangs, balconies, services, sprinklers etc, for the trucks entire travel path. Please note, your development will also need to comply with Council's traffic requirements which may require 4.5m in accordance with AS2890.2 for access by removalist and delivery vehicles, and emergency vehicles.
- v. Provide swept paths for a 10.5m long, heavy rigid vehicle with a 24m turning circle for the trucks entire travel path showing forward entry and exit with all manoeuvring onsite. 3 point turns onsite are acceptable.

- w. Amend the demolition and construction section of the waste management plan to:
- specifically identify off-site reuse and recycling opportunities and landfill destinations.
 - specifically identify volumes of waste generated during demolition activity.
Currently the demolition table states “NA” but then also states that waste will “be removed from the site for recycling”.
 - The purpose of this part of the waste management plan is demonstrate that the management of waste from demolition and construction activity has been carefully thought out before any work starts onsite.
- x. Amend the ongoing use section of the waste management plan to include:
- number of units/dwellings
 - number of bins for the development
 - bin collection frequencies
 - bin capacities
 - proposed service provider
 - waste and recycling generation rates for the proposed use(s)
 - location of onsite waste collection point and loading bay
 - the proposed physical treatment of the loading bay (eg, removable, lockable bollards), to prevent unauthorised parking
 - provision of bulky waste storage, its size and location
 - that access to the loading bay must be coordinated the building manager