

NOTIFICATION PLANS

SENIORS HOUSING

52-56 PANK PARADE, BLACKTOWN



PANK PARADE PERSPECTIVE



LOCKED BAG 5022
PARRAMATTA NSW 2124
Phone No: 1800 738 718



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NOTIFICATION - COVER PAGE

52-56 Pank Parade, Blacktown
Lots 41, 42 & 43 DP32163

STATUS

NOTIFICATION PLANS

AMENDMENTS

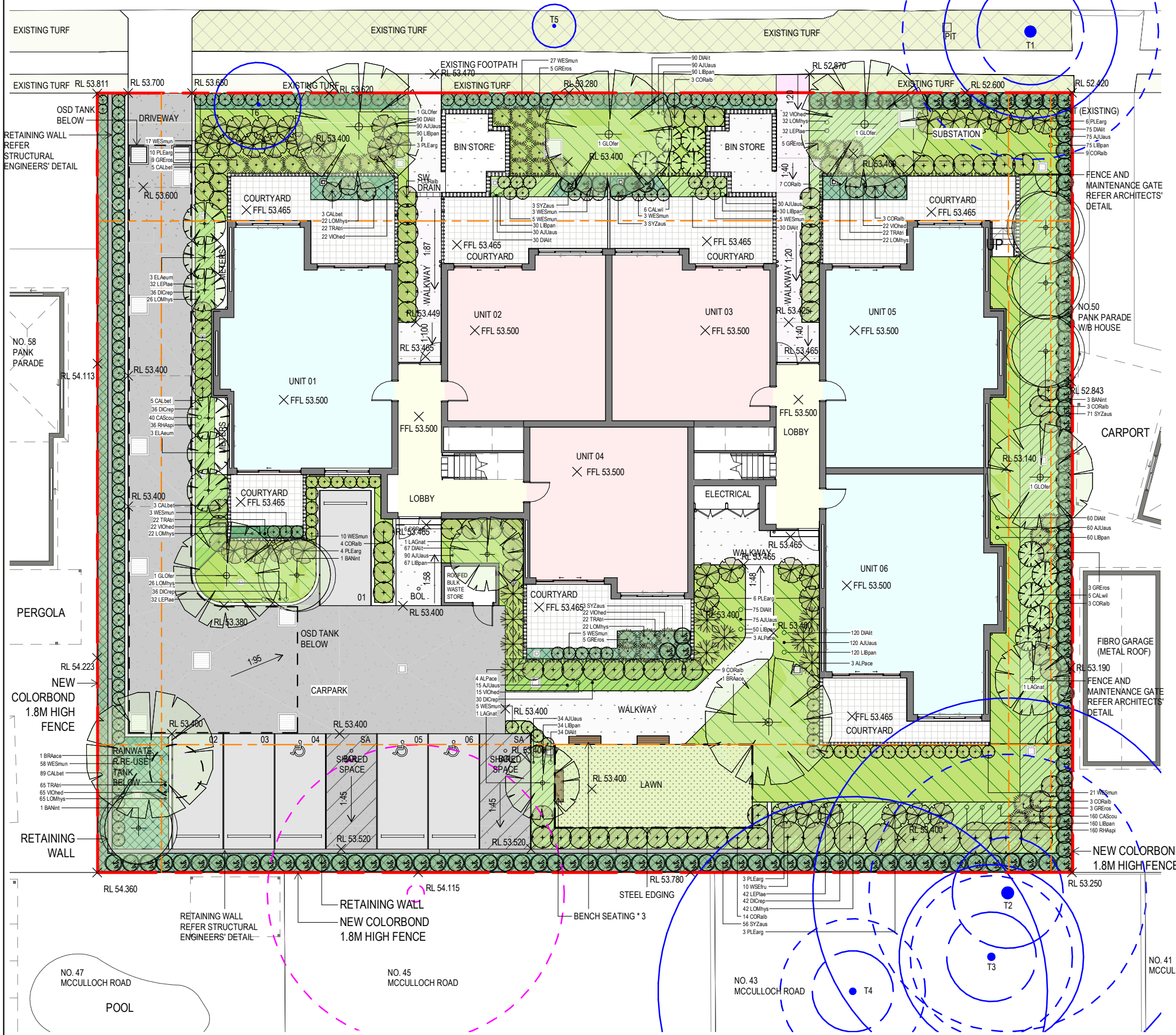
REV	DESCRIPTION	AUTH	CHK	DATE
C	DRAFT PART 5	VL	KM	09.11.22
D	PART 5	VL	KM	16.11.22
E	PART 5	BB	MW	31.05.23
F	PART 5	BB	MW	13.06.23

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ISSUE:	13.06.23	SCALE @ A3:	NTS
PROJECT No	STAGE	DRAWING No	REV
22032	DA	AR- N01	F

13/06/2023 11:37:04 AM

PANK PARADE



PLANTING SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	HEIGHT	SPREAD	POT SIZE	No.
TREES						
BANint	Banksia integrifolia	Coastal Banksia	7000	4000	200Ltr	5
BRAace	Brachychiton acerifolius	Illawarra Flame	8000	7000	600Ltr	2
CALwil	Callistemon	Bottlebrush	7000	1200	45L	10
ELAeum	Eleaocarpus eumundii	Eumundi Quondong	7000	2000	200L	6
GLOfer	Glochidion ferdinandii	Cheese Tree	7000	4000	200Ltr	5
LAGnat	Lagerstroemia indica x farrii 'Natchez'	'Natchez' Crepe Myrtle	6000	4000	200L	3
SYZaus	Syzygium australe 'Straight & Narrow'	Weeping Lilly Pilly	8000	800	45L	136
SHRUBS						
ALPcae	Alpinia caerulea	Native Ginger	2500	2000	200mm	10
CALbet	Callistemon vimenalis	'Better John' Callistemon	300	600	200mm	105
CORalb	Correa alba	Correa	1500	1500	200mm	71
GREros	Correa alba	Correa	1500	1500	200mm	35
PLEarg	Plectranthus argentatus	Silver Spurflower	1500	1200	140mm	36
WESfru	Westringia fruticosa 'smokey'	Costal Rosemary	1500	1500	200mm	9
WESmun	Westringia fruticosa	Coastal Rosemary	300	600	200mm	162
GROUNDCOVERS + GRASSES						
AJUaus	Ajuga australis	Australian Bugle	400	1000	140mm	709
CAScou	Cousin It	She-oak	200	5000	140mm	200
DIALit	Little Jess	Native Flax	350	350	140mm	671
DICrep	Dichondra repens	Kindey Weed	350	350	140mm	180
LEPlae	Leptospermum 'Shore Tuff'	'Shore Tuff' Leptospermum	1500	1500	200mm	138
LIBpan	Shara	Grass Flag	300	300	140mm	806
LOMhys	Lomandra hystrix 'Tropic Belle'	Mat Rush	800	800	140mm	279
RHASpi	Rhaspi_rhagodia_spinescens	Aussie Flat Bush	200	1000	140mm	196
TRATri	Trachelospermum tricolour	Tricolour jasmine	300	600	140mm	153
VIOhed	Viola hederacea	Native Violet	100	400	140mm	200

LEGEND

EXISTING VEGETATION

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO BE RETAINED
- TREE PROTECTION ZONE (TPZ) - REFER TO ARBORIST REPORT FOR DETAILS

SOFTWORKS

- PROPOSED FEATURE TREES/ SHRUBS/GROUNDCOVERS
- PROPOSED TURF/ LAWN AREA
- EXISTING TURF
- MASS PLANTING MIX 1
- MASS PLANTING MIX 2
- MASS PLANTING MIX 3

HARDWORKS

- DRIVEWAY SURFACE - REFER CIVIL ENGINEER'S DETAIL
- CONCRETE PAVING

FURNITURE

- BENCH SEATING * 3

UNIT TYPE

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT

NOTIFICATION - SITE / LANDSCAPE PLAN

52-56 Pank Parade, Blacktown
Lots 41, 42 & 43 DP32163

STATUS

NOTIFICATION PLANS

0m 2 4 6 8 10

NORTH



AMENDMENTS

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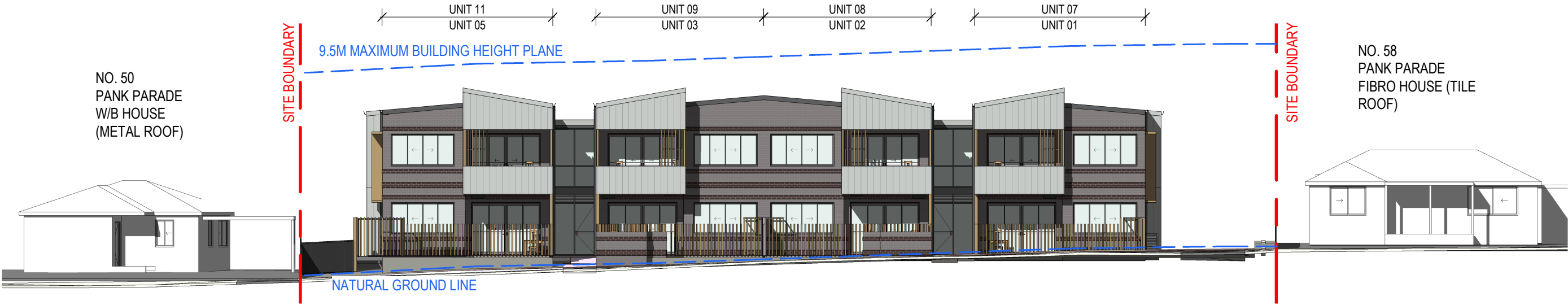
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PROJECT No	22032	STAGE	DA
DRAWING No	AR-N02	REV	F



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1 ELEVATION PANK PARADE
Scale: 1 : 200

DEVELOPMENT DATA TABLE				
SITE AREA	1670.8 m²			
NUMBER OF DWELLINGS	12 DWELLINGS - 6 x 1 BED - 6 x 2 BED			
	AUTHORITY		REQUIRED OR ALLOWED	PROPOSED
FSR	LEP		NOT ADOPTED	NOT ADOPTED
	HOUSING SEPP		0.52:1 = 835.4 m²	0.52:1 = 862 m²
HEIGHT	LEP		NOT ADOPTED	NOT ADOPTED
	HOUSING SEPP (CL.42)		9.5m	8.4m
SETBACK	BLACKTOWN COUNCIL - DCP	FRONT	6m	GROUND LEVEL: 6m BUILDING LINE FIRST LEVEL: 6m BUILDING LINE & 5m BALCONY LINE
		SIDE	3m	GROUND LEVEL: 3m BUILDING LINE FIRST LEVEL: 3m BUILDING LINE & BALCONY LINE
		REAR	6m	GROUND LEVEL: 7.1m BUILDING LINE FIRST LEVEL: 7.1m BUILDING LINE & 6.1m BALCONY LINE
CAR PARKING	HOUSING SEPP (CL.108) 0.2 x (NO. OF DWELLINGS)		2.4 SPACES	3 SPACES
	HOUSING SEPP ACCESSIBLE AREA PARKING RATES: 0.4 x (NO. OF 1 BED) 0.5 x (NO. OF 2 BED)		0.4 x 6 (OF 1 BED) = 2.4 0.5 x 6 (OF 1 BED) = 3.0 TOTAL = 5.4	6 SPACES INCLUSIVE OF 3 ACCESSIBLE SPACES



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NOTIFICATION - DEVELOPMENT DATA

52-56 Pank Parade, Blacktown
Lots 41, 42 & 43 DP32163

STATUS

NOTIFICATION PLANS



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PROJECT No

STAGE

DRAWING No

REV

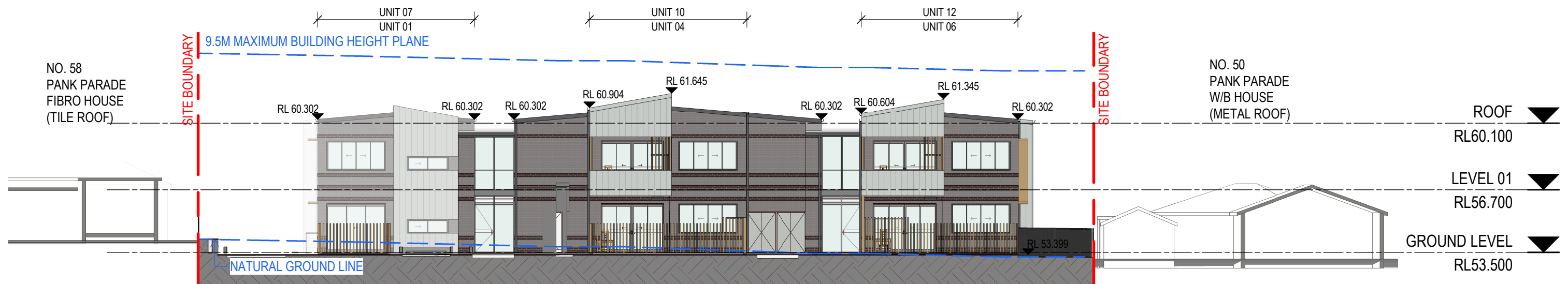
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DA

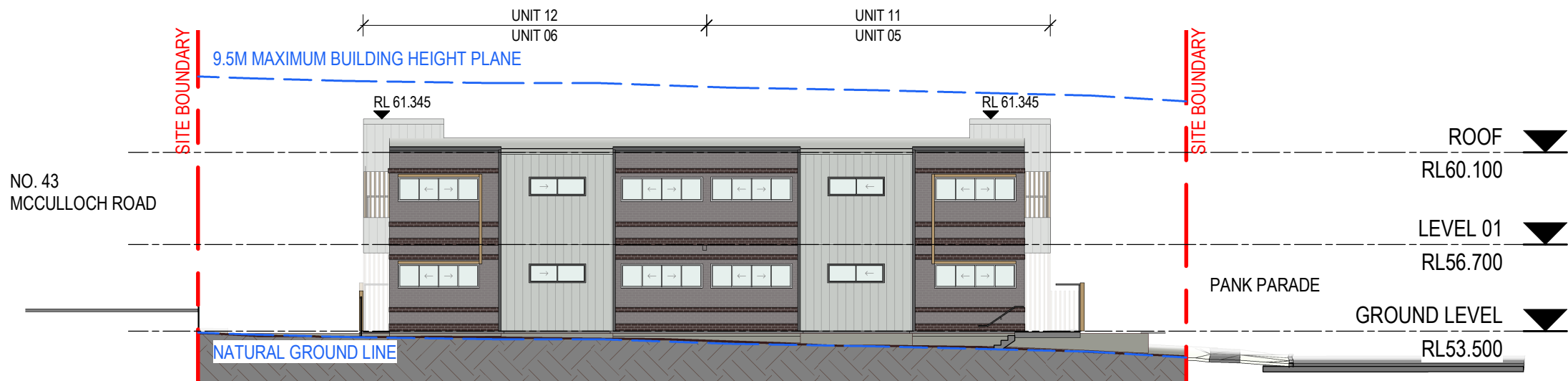
AR- N03

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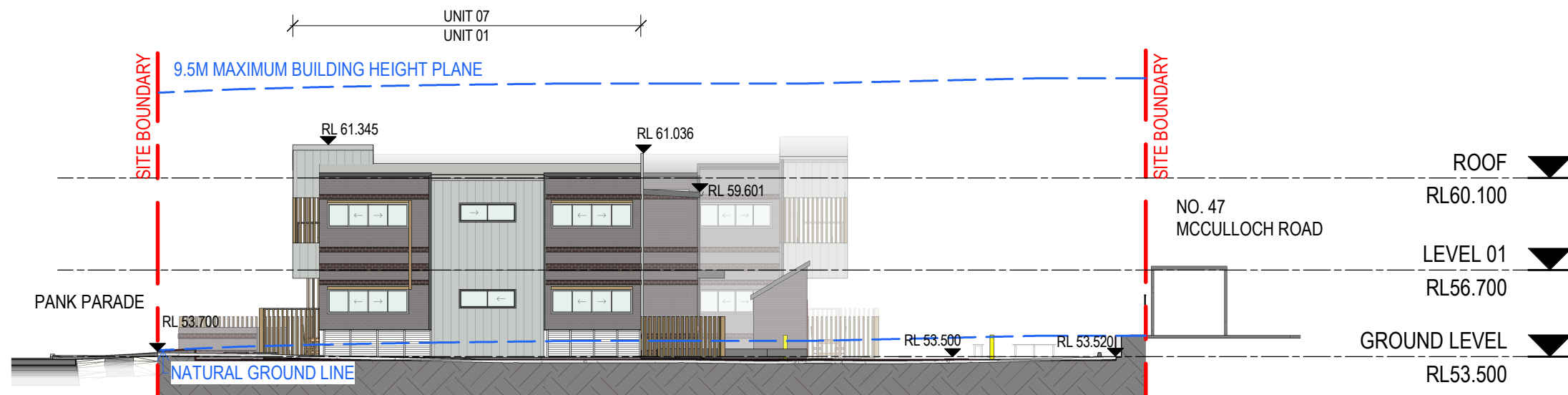
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1 SOUTH ELEVATION
Scale: 1 : 200



2 EAST ELEVATION
Scale: 1 : 200



3 WEST ELEVATION
Scale: 1 : 200



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NOTIFICATION - ELEVATIONS

52-56 Pank Parade, Blacktown
Lots 41, 42 & 43 DP32163

STATUS

NOTIFICATION PLANS



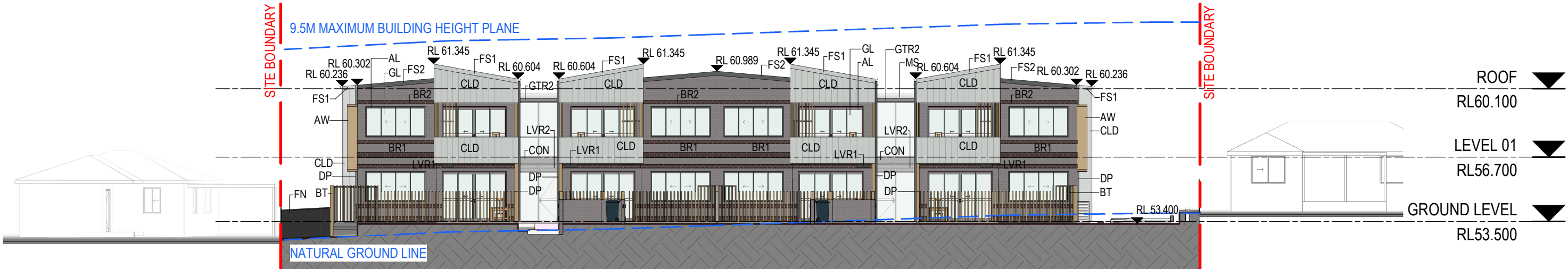
AMENDMENTS

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PROJECT No	22032	STAGE	DA
DRAWING No	AR- N04	REV	F

13/06/2023 11:37:10 AM



1 NORTH ELEVATION FACING PANK PARADE
Scale: 1 : 200

EXTERIOR FINISHES LEGEND.			
CODE	IMAGE	DESCRIPTION	COLOUR
AL		ALUMINIUM POWDERCOATED: WINDOWS/DROOS FRAME	COLORBOND MONUMENT
AW		WINDOW AWNINGS	DULUX ELECTRO GOLD PEARL
BR1		FACE BRICK	AUSTRAL BOWRAL 76 - BRAHMAN GRANITE
BR2		FACE BRICK	AUSTRAL BOWRAL 76 - BOWRAL BLUE
BT		ALUMINIUM BATTEN SCREENS	DULUX ELECTRO GOLD PEARL
CLD		FIBRE CEMENT CLADDING	CEMINTEL BARESTONE

EXTERIOR FINISHES LEGEND.			
CODE	IMAGE	DESCRIPTION	COLOUR
CON		EXPOSED CONCRETE SLAB EDGE	
DP		DOWNPIPE	COLORBOND BASALT
FN		COLORBOND FENCE	COLORBOND MONUMENT
FS1		FASCIA	COLORBOND SHALE GREY
FS2		FASCIA	COLORBOND BASALT
GL		GLASS: WINDOWS AND DOORS	

EXTERIOR FINISHES LEGEND.			
CODE	IMAGE	DESCRIPTION	COLOUR
GTR1		GUTTER	COLORBOND SHALE GREY
GTR2		GUTTER	COLORBOND BASALT
LVR1		METAL LOUVRE	COLORBOND MONUMENT
LVR2		LOUVRE ABOVE DOOR	COLORBOND MONUMENT
MS		METAL ROOF SHEET	COLORBOND SHALE GREY
PT1		PAINT FINISH	COLORBOND SHALE GREY



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NOTIFICATION - SCHEDULE OF FINISHES

52-56 Pank Parade, Blacktown
Lots 41, 42 & 43 DP32163

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DRAWING No	AR- N05	REV	F

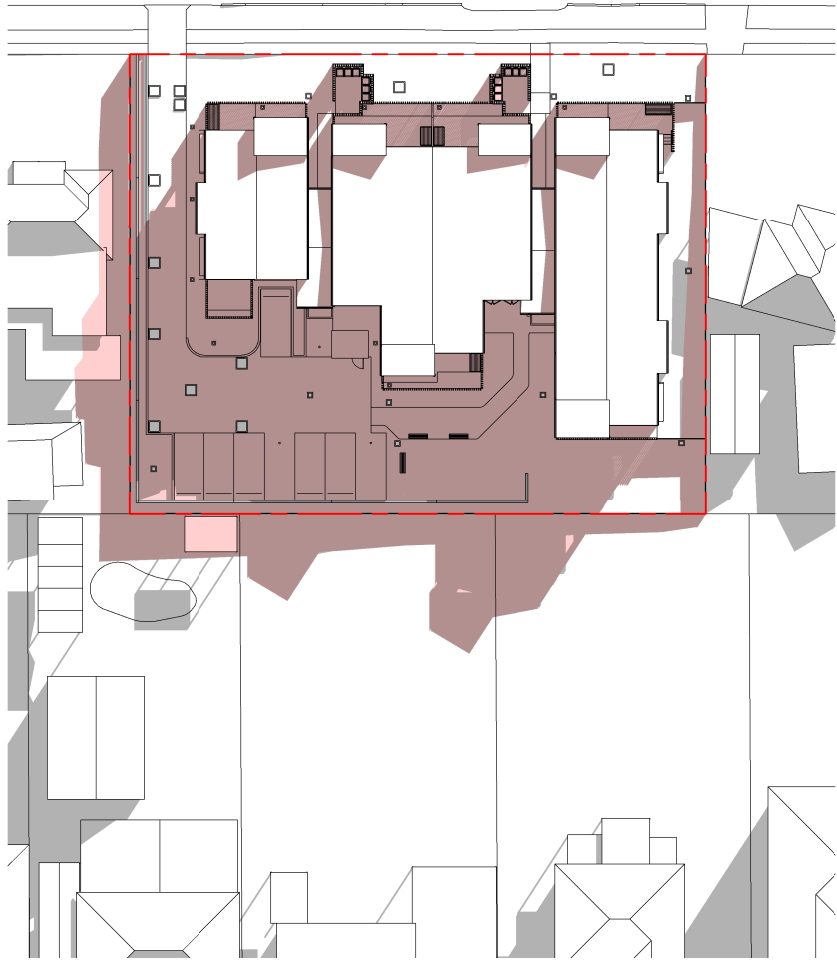
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LEGEND

GREY AREA INDICATES EXISTING SHADOWS
CAST BY NEIGHBOURING PROPERTIES

PINK AREA INDICATES SHADOWS CAST BY
PROPOSED DEVELOPMENT

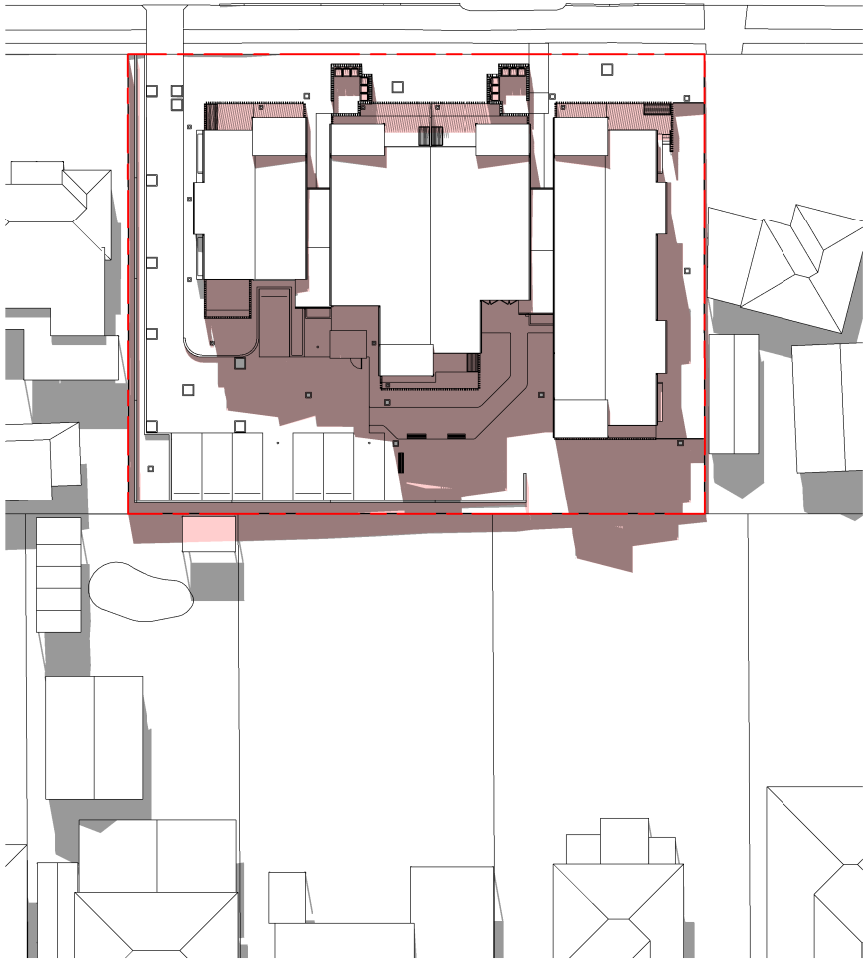
PANK PARADE



1

JUNE 21 9AM SHADOW DIAGRAM
Scale: NTS

PANK PARADE



2

JUNE 21 12PM SHADOW DIAGRAM
Scale: NTS

PANK PARADE



3

JUNE 21 3PM SHADOW DIAGRAM
Scale: NTS



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NOTIFICATION - SHADOW DIAGRAMS

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Lots 41, 42 & 43 DP32163

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NOTIFICATION PLANS



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22032	DA	AR- N06	F

13/06/2023 11:37:29 AM

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

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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)

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Kind regards,

Jessica Dominguez
Senior Community Engagement Officer, Delivery

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

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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.

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