

Ref: SUB24/338104
5 November 2024

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed seniors housing development – 29-35 Lochinvar Road, Revesby

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 29-35 Lochinvar Road, Revesby and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace four existing dwellings with a new 2-storey seniors housing development which will include:

- 19 homes in total – 11 x 1-bedroom units and 8 x 2-bedroom units
- 9 on-site car parking spaces and an internal lift
- Landscaping and fencing across the site

What we have done so far

In September we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to the number of car spaces and traffic implications.

In response to this feedback, I can confirm:

Traffic

Homes NSW have commissioned a traffic and parking report to assess the potential impacts on the local street network. The report indicated that the proposed development is not expected to have any significant impact on the local street network.

Car spaces

Under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) the minimum required car parking provision for seniors developments is at a rate of 1 space for every 5 units. For this development we are exceeding the minimum and are providing an additional 5 car spaces, for a total of 9 car spaces. The traffic report confirms that this amount is sufficient for this development.

What is happening now?

We have recently completed a detailed design process for 29-35 Lochinvar Road, Revesby. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Please find enclosed:

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

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: **CommunityEngagement@homes.nsw.gov.au** or phone: 1800 738 718 (voicemail).

All feedback should be received **by Friday 29 November** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch
Community Engagement Manager
Homes NSW

About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, visit our website at **www.nsw.gov.au/homes-nsw** or scan the QR code.

Ref: SUB24/355047
7 November 2024

Matthew Stewart
CEO
City of Canterbury Bankstown
PO Box 8
BANKSTOWN NSW 1885

Re: Notice of proposed seniors housing – Part 5 Activity

Dear Matthew,

This letter is to notify Council of a proposal by Homes NSW to carry out a seniors housing development, and invite Council's written comments on the development proposal:

Property: 29-35 Lochinvar Road, Revesby NSW 2122
Lots 52, 53, 54 & 55 in DP 36467

Proposal: Demolition of existing structures, tree removal, and construction of a 2-storey seniors housing development containing 19 dwellings, comprising 11 x 1 bedroom and 8 x 2 bedroom units, parking for 9 vehicles, associated site works and landscaping, and consolidation of lots.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. Pursuant to Section 43A of the SEPP, Homes NSW is seeking feedback from Council and occupiers of adjoining land for consideration before deciding whether the development should proceed.

Please email Council's comments to Karl Harb, Senior Planner, Homes NSW at karl.harb@homes.nsw.gov.au by **Friday 29 November 2024**.

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

Yours sincerely,



Lynne Welch
Community Engagement Manager
Homes NSW

6 December 2024

Karl Harb
Senior Planner
Planning & Assessment
Homes NSW

Dear Karl,

Re: Division 5.1 (Part 5) Activity (P5-2024-182) – 29-35 Lochinvar Road, Revesby Senior's Housing Proposal - Canterbury Bankstown City Council Advice

Canterbury Bankstown Council (Council) has reviewed the documentation submitted with this development proposal for the Seniors Housing Proposal at 29-35 Lochinvar Road, Revesby.

Council would like to thank Homes NSW for the opportunity to provide comment. Council acknowledges this submission has been provided after the due date of 2 December 2024, and therefore refers to the email correspondence on 26 November allowing Council an extension to 9 December 2024. We appreciate the extension being granted.

Council notes Homes NSW will be carrying out this proposal as 'development without consent' as a 'relevant authority' in accordance with Section 108B of the *State Environmental Planning Policy (Housing) 2021*. Table 1 below outlines Council's *advice and recommendations* that should be taken into consideration as part of this proposal.

Table 1. Council's advice and recommendations pertaining to P5-2024-182

Key Considerations	Council's Comments
---------------------------	---------------------------

Waste Management	Bin Carting Route Council advises the certifier must not issue a Construction Certificate (CC) unless provided with detailed plans (included in the CC), which identify that the bin carting route from the communal bin storage room to the waste collection point identified on stamped plans complies with the following requirements: <ul style="list-style-type: none">a. Is direct and less than 10 metres (m) in length,b. Has a minimum width of 2m of hard surface;c. Is of non-slip material and free from obstacles and steps;d. Is not located within a driveway or carpark;e. Has a maximum grade of 1:30 (3%);f. Has a kerbside ramp installed at the collection point; andg. Has compliance with Work, Health and Safety legislation and standards
-------------------------	---

In addition to the above, requirements outlined in [Council's 'Waste Management Guide for New Developments'](#) (see under the 'Supporting guides' heading) must also be complied with to ensure orderly collection of waste from the site.

Key Considerations Council's Comments

Communal Bin Storage Room

Council advises the certifier must not issue a Construction Certificate (CC) unless provided with detailed plans (included in the CC) for the communal bin storage room that comply with the following requirements:

- a. Floors must be constructed of concrete at least 75 millimetres (mm) thick and graded and drained to a Sydney Water approved drainage fitting;
- b. Floors must be finished to be non-slip with a smooth and even surface;
- c. A designated room or enclosure with a roof, with a minimum 2.1m unobstructed room height.
- d. Must be compatible with the overall design of the development;
- e. Walls must be constructed of solid impervious material;
- f. Ceilings must be finished with a smooth faced non-absorbent material capable of being cleaned;
- g. Walls, ceiling and floors must be finished in a light colour;
- h. An adequate supply of hot and cold water mixed through a centralised mixing valve with hose cock is to service the room;
- i. A self-closing door openable from within the room;
- j. Must be constructed to prevent the entry of birds and vermin;
- k. Be provided with adequate light and ventilation. The light source must be through controlled light switches located both outside and inside;
- l. Any doorways must be 2m wide and open outwards; and
- m. Be designed to fit the following bin allocations:

Number	Bin Size	Bin Type
3	1,100L	Garbage (Red)
4	1,100L	Recycling (Yellow)
2	240L	Garden (Green)

In addition to the above, requirements outlined in [Council's 'Waste Management Guide for New Developments'](#) (see under the 'Supporting guides' heading) must also be complied with to protect and enhance the amenity of the future occupants and occupants of adjoining sites.

Bulky Waste Storage Room

Council advises the certifier must not issue a Construction Certificate (CC) unless provided with detailed plans (included in the CC) for the bulky waste storage room that comply with the following requirements:

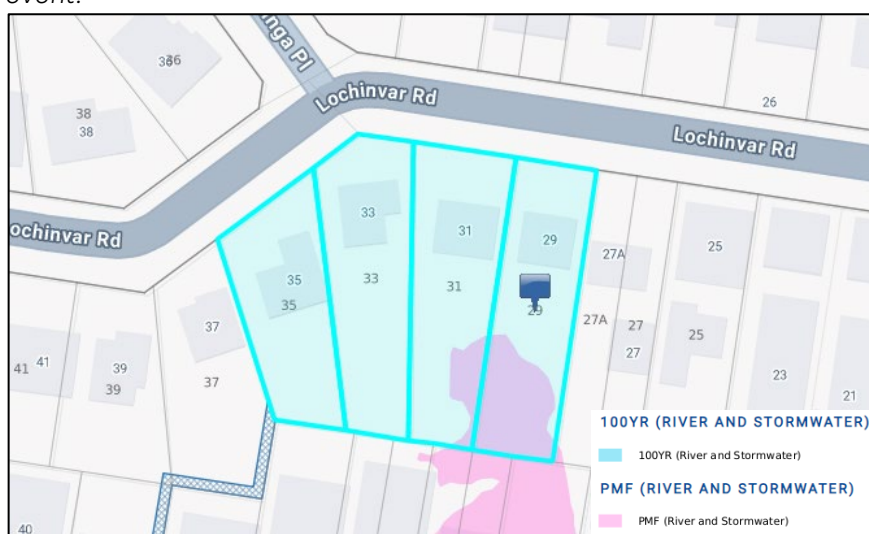
- a. To be a caged or well separated space within the waste room
- b. To be designed to a minimum size of 4 square metres (m²)
- c. Any doorways must be 2m wide and open outwards

Key Considerations	Council's Comments
--------------------	--------------------

Stormwater Design	<ul style="list-style-type: none"> The proposed stormwater design shown in the Stormwater Plan prepared by Homes NSW dated 4 October 2024 is supported by Council in-principle, as it has been found to be consistent with Council's controls and standards.
--------------------------	---

Tree Management	<ul style="list-style-type: none"> Council confirms the trees recommended for retention and protection in Table 4 (p15) of Arboricultural Impact Assessment prepared by Creative Planning Solutions dated 30 October 2024 is supported. Council notes the abovementioned document includes the statement 'Prior to the issue of Construction Certificate, detailed root mapping investigation using non-destructive methodology such as air spade or hand digging, are required within the TPZ of Trees 7 & 15.' (p19) Council advises this will need to be submitted for comment once prepared. Council's Tree Management Manual (TMM) requires that trees removed must be replaced at a 3:1 ratio (three trees planted for every one tree removed). This is to be complied with pertaining to this proposal.
------------------------	---

Flooding	<ul style="list-style-type: none"> Council confirms and notes the subject site is not impacted by 100YR flooding; however, the southern portion of 29 and 31 Lochinvar Road are affected by minor inundation in the Probable Maximum Flood (PMF) event.
-----------------	--



Council notes the Flood Report prepared by MSL Consulting Engineers Pty Ltd dated 25 July 2024 states 'all proposed floor levels will be above the highest PMF level on-site, therefore the proposed dwellings will function as safe refuges during a large flood event, and there is no specific requirement for offsite evacuation.' Council has no objection to this statement.

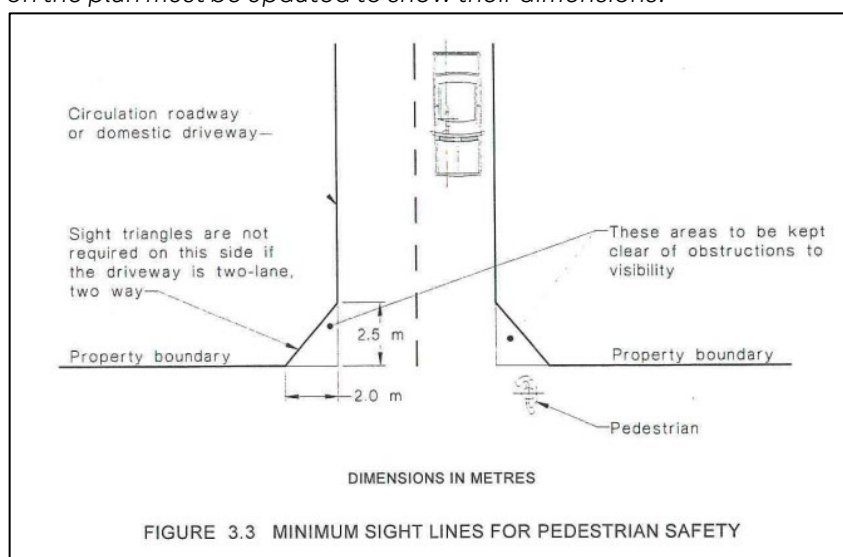
Car Park	<ul style="list-style-type: none"> Council raises the following concerns with the proposed at-grade carpark module design: <ul style="list-style-type: none"> The aisle should be extended a minimum of 1m beyond the last parking space (number 1 and 4) in accordance with Clause 2.4.2 (c) of Australian Standards AS2890.1 (blind aisle)
-----------------	---

Key Considerations Council's Comments

- There is insufficient room within the parking module for drivers to manoeuvre safely and exit in a forward direction in the event the carpark is fully occupied.

Traffic, Vehicular Access & Footpaths

- Council notes the driveway width is stated to 3m in the Traffic and Parking Impact Assessment (TPIA) prepared by ParkTransit Australia Pty Ltd dated 11 October 2024. This may be an error and is to be corrected, as the plans show two vehicles being able to pass each other and this cannot occur with a width of 3m.
- Council advises the waiting bay and/or stop line is to be shown on the Architectural Plans prepared by DTA Architects.
- Council advises the proposed access driveway on Wenke Crescent must comply with Council's [Vehicular Footway Crossing \(VFC\) Policy](#) and Council's [Standard Drawings](#) as per 'S-004 Standard Location for VFCs and Property Drainage', in particular:
 - 'Provide 2000 millimetre (mm) minimum clearance for multi-dwellings, commercial and industrial properties; and
 - 'Provide separation between adjoining wing of VFC of 300-1000 millimetres (mm) or greater than 5500mm separations. Separations of 1000-5500mm are not permitted'
- Council advises that a splay extending 2m from the driveway edge along the front boundary, and 2.5m from the boundary along the driveway shall be provided to give clear sight lines of pedestrians from vehicles exiting the site and should be kept clear of any permanent obstacles. This is in accordance with 'Figure 3.3 - Minimum sight lines for pedestrian safety' (below) in Australian Standards AS2890.1:2004. The sight triangles shown on the plan must be updated to show their dimensions.



- Council advises that redundant driveways, if any, along Lochinvar Road fronting the development site are to be removed and reinstated with kerb and gutter and verge to match with remaining.

Key Considerations	Council's Comments
	<ul style="list-style-type: none"> • Council advises that should this development be approved, a footpath is to be constructed along the Wenke Crescent frontage of the site at the cost of the applicant. • Council advises that a Construction Traffic Management Plan (CTMP) shall be required to be submitted six months prior to the commencement of works on the site, for both demolition and construction phases of the development / project. • If required and to facilitate construction works, a Works Zone may be considered to be installed across the site frontage in Lochinvar Street, subject to the approval of the Canterbury Bankstown Council Traffic Committee. The Applicant must apply for the Works Zone in accordance with Council's requirements, three months prior to the commencement of the works on the site.
Building Services	<ul style="list-style-type: none"> • Council recommends that the substation be relocated to the east, adjacent to the driveway entrance, to be consolidated with other services and minimise its impact on the public domain. • Councils notes the proposed waste room is currently located in a central location adjoining the main entry point of the building and adjacent to Unit 5's bedroom, which may compromise its amenity. Given the large site area, it is more suitable to provide an onsite waste collection to minimize any impacts on the streetscape and building entrance. Therefore, it is recommended that an onsite dedicated area for waste collection is considered at the rear of the property, integrated into the carparking area. The driveway should also be designed to allow access and manoeuvring by Council's heavy rigid vehicles (HRVs). • Council recommends a consistent approach to the placement and maintenance of Hot Water Units, as the current arrangement is inconsistent. Council finds units are consolidated at the rear or side of the building, while others are located within private open spaces. Additionally, some units are accessible externally, while others require access through individual units. Council therefore advises Homes SNW to explore a centralised water heating system to simplify maintenance and management, avoiding the need for multiple segregated units across the property.
Building Design	<ul style="list-style-type: none"> • Council advises relocating the waste room would allow the central space to be reconfigured as a vibrant indoor social and communal area. This location, with its proximity to the main entry, northern aspect, and views of a wide landscaped area, is ideally suited for fostering social interaction and gatherings. Therefore, it is recommended to repurpose this space as a social gathering area, seamlessly integrating the indoor and outdoor areas next the foyer and adjacent landscaping. The redesigned space should include adequate separation or buffering to protect visual and acoustic privacy of the adjoining units. • Council finds there is an opportunity to better utilise the available height and enhance the roof design, given that the building is well below the

Key Considerations	Council's Comments
	<p>9.5-metre(m) height limit. It is recommended to explore more efficient use of the building's height and roof area, as the proposed design currently presents opportunities for improvement. Therefore, Council makes the following recommendations:</p> <ul style="list-style-type: none"> - Consider increasing the floor to ceiling heights on all levels to improve the internal amenity for the residents. - Consider using the roof space to centralise and conceal some of the building's services. - Consider using the remaining height to create a well-articulated roof design that complements the surrounding context, which is predominantly characterised by pitched roofs.
Façade Design	<ul style="list-style-type: none"> • Council supports the double height on the balconies as it adds to the character of the building, however the uniform height of the roof level is considered monotonous. Therefore, recommending variation in the roof room and articulation should be provided to break the uniformity of the façade shape. • Council suggests the incorporation of pitched roofs to better align with the character of the surrounding area. • Council suggests incorporating a variety of brickwork techniques to add visual interest and depth to the façade, rather than relying solely on standard face brick.
Amenity	<ul style="list-style-type: none"> • Council recommendations consideration to enhance natural ventilation in units that currently lack cross-ventilation, thereby improving their amenity and reducing reliance on mechanical ventilation systems. The following can be incorporating to facilitate this: <ul style="list-style-type: none"> - Install openable skylights or highlight windows in Units 5, 11, 12, and 14 to achieve cross-ventilation. These windows should be carefully positioned to maintain visual and acoustic privacy. - Following the relocation of the waste room, reconfigure Units 2 and 6 to provide dual aspects and cross-ventilation. Ensure that the entrance layout is adjusted to maintain adequate visual and acoustic privacy for adjacent windows. - In units where cross-ventilation cannot be achieved, consider installing ceiling fans to improve cooling and heat distribution.
Access & Circulation	<ul style="list-style-type: none"> • Council recommends furniture (such as benches) on corridors and internal communal areas to function as rest points and opportunities to socialise. • Council recommends including direct access to Communal Open Space (COS)/carpark from Private Open Spaces (POS) where possible. • Council notes main corridors are long; therefore it is suggested that a secondary emergency exit is added on the main foyer. In addition, the proposed emergency exit on the eastern side of the development should be step free. Stairs should be also replaced with a ramp. • Council advises all main paved/concrete paths should comply with the Australian Standards for Access and Mobility (AS1428.1 2021) and allow

Key Considerations	Council's Comments
	<p>for 2 wheelchairs to pass each other (1.5-1.8m wide minimum path). Secondary paths, such as the ones connecting POS with COS, should also be a minimum of 1.2m wide.</p> <ul style="list-style-type: none"> • Council recommends that the driveway and carpark be designed to accommodate ambulance access in case of emergencies, due to this development is intended for senior's housing.
Landscaping	<ul style="list-style-type: none"> • Council notes the Communal Open Space (COS) surrounding the building is expansive, however it is currently fragmented by pedestrian paths and other structures, creating small, unfunctional spaces. The following are several opportunities to better integrate these areas into usable spaces that function cohesively and are well-utilised: <ul style="list-style-type: none"> - Integrate the COS by offering a range of recreational uses and opportunities for socialising and interaction across the entire space, rather than centralising them in one area. Include elements that work alongside other uses, such as the carpark. - Connect these spaces with pathways designed for exercise and recreation, ensuring they are accessible, barrier-free, and include rest points for seniors and people with limited mobility. - For units with large private open spaces, include planters with low-maintenance plant species to enhance the area's usability and appearance.
Sustainability	<ul style="list-style-type: none"> • Council notes the solar panels are currently oriented towards the south, which reduces their efficiency. It is advised they be repositioned to face north to maximise their effectiveness. • Council advises installation of skylights in internal corridors to increase natural daylight and reduce reliance on artificial lighting. • Council advises additional sustainability measures, such as water-sensitive urban design, rainwater tanks, and the use of permeable materials, should be incorporated into the development.

If you require any clarification of this matter, please contact Patrick Lebon on 02 9707 5593 or alternatively at patrick.lebon@cbc.city.nsw.gov.au.

Kind regards,



Lamiokor Wellington
Strategic Planner
Canterbury Bankstown Council