

Department of Planning and Environment

Mr Matthew Stewart
The General Manager
Canterbury-Bankstown Council
PO Box 8
BANKSTOWN NSW 1885

Our ref: SUB22/100920

12 August 2022

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

Property: 98-102 Albert Street, Revesby
Lots 38-40 in Section 13 in DP 2343

Proposal: Demolition of existing structures, removal of trees and construction of a one and two storey seniors housing development comprising 12 x 1 bedroom and 6 x 2 bedroom units with parking for 9 cars and consolidation 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.

This proposed design is largely consistent with the previous 2016 approval for a seniors housing development at the site, however has been updated to ensure it is in line with the current statutory requirements for the design of seniors housing in NSW.

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

- Section 10.7 Planning Certificates
- Notification Plans
- Landscape Plan
- Stormwater Plan
- Access Report
- BASIX & NatHERS Certificates
- Survey Plan
- Waste Management Plan
- Titles and Deposited Plan
- Scope of Notification
- Architectural Plans
- Housing for Seniors Checklist
- Traffic Report
- Arborist Report
- BCA Report
- Geotechnical Report
- AHIMS Search

Please email Council's comments to Danielle Lopez, Planner, LAHC at Danielle.Lopez@facns.nsw.gov.au by **4 September 2022**.

Should you wish to discuss the proposal, please contact Ms Lopez or call the Community Engagement Team by emailing communityengagement@facs.nsw.gov.au or calling **1800 738 718**.

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation

Our reference: SUB22/100920

«First_Name»
«Address_Line_1»
«Address»

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



12 August 2022

Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 98-102 Albert Street, Revesby.

What we are proposing

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

- 18 homes in total - 12 one-bedroom units and 6 two-bedroom units
- 9 on-site car parking spaces
- landscaping and fencing across the site.

This proposed design is largely consistent with the previous 2016 approval for a seniors housing development at the site, however has been updated to ensure it is in line with the current design requirements for seniors housing in NSW.

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 in 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 and provide better suited housing for elderly residents.

What we'd like to hear from you

We would like your feedback about the proposed design.

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

- photomontage
- site and landscape plan
- building elevations
- shadow diagrams
- proposed materials and colour finishes.

Department of Planning and Environment

How to give feedback

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

Any feedback will be kept confidential and should be provided **by 4 September 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 below 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>

From: [Mandy Allemann](#)
To: [Howard Taylor](#)
Cc: [Chakib Lawand](#)
Subject: RE: 98-102 Albert St, Revesby
Date: Friday, 14 October 2022 2:09:15 PM
Attachments: [image024.png](#)
[image025.png](#)
[image027.jpg](#)
[image028.jpg](#)
[image029.jpg](#)
[image030.jpg](#)
[image031.png](#)
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[image006.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Howard,

Following on from our discussions, I can confirm that each bin room needs to be a sufficient size to fit the following allocation of bins:

- 2 x 660L Garbage bins;
- 2 x 660L Recycling bins; and
- 1 x 240L Green bins.

The bin rooms will need to have 2m doorways (with doors opening outwards), 1.5m aisle between bins and have a roof with a minimum ceiling height of 2.1m.

Additional information on the requirements can be found in Section 3.6.2 in the Waste Management Guide for New Developments -

<https://webdocs.bankstown.nsw.gov.au/api/publish?documentPath=aHR0cDovL2lzaGFyZS9zaXRlcy9Db21tdW5pY2F0aW9ucy9QdWJsaWNhdGlvbNvUVB1bHNIIFB1YmtpYyBXZWJzaXRlIERvY3VtZW50cy9CYW5rc3Rvd24gRGV2ZWxvcG1lbnQgQ29udHJvbCBQbGFuIDlwMTUvV2FzdGUgTWFuYWdlbWxigludCBHdWlkZSBmb3IgTmV3IERldmVsb3BtZW50cy5wZGY=&title=Waste%20Manageme%E2%80%8Bnt%20Guide%20for%20New%20Developments.pdf>

The bin carting routes from the kerbside to the bin rooms need to meet the following requirements:

- A maximum 10m;
- Solid, concrete and non-slip;
- Not within the driveway;
- A minimum of 2m wide;
- Free from obstructions and steps; and
- To be a maximum grade of 1:30.

A 4m² bulky waste room is also required, which can be a 2m² caged area within each bin room. This room/area also requires a 2m wide doorway.
If you would like any additional information, please give me a call.

Kind regards,
Mandy



[Redacted]
[Redacted] au

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[CBCity Highlights](#)



[Redacted]
[Redacted]
[Redacted]
[Redacted]

Subject: 98-102 Albert St, Revesby

Hi Mandy,

I was provided with your details by Mr Chakib Lawand.

Can you please give me a call to discuss Council's requirements for the proposed 18 unit seniors housing development at 98-102 Albert Street, Revesby.

[Redacted]
Thanks and regards,
Howard.

Howard Taylor
Planner

[Redacted]
[Redacted]

Land and Housing Corporation | Portfolio Services
Department of Planning and Environment

Post Locked Bag 5022 (Level 15), Parramatta NSW 2124
www.dpie.nsw.gov.au



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From: Chakib Lawand [REDACTED]
Sent: Tuesday, 27 September 2022 1:23 PM
To: Elise Clark [REDACTED]
Cc: Marilyn Moreno [REDACTED]
Subject: RE: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby
Hi Elise
Just to clarify...

1. The comments contained in **item 1 below are related to Methuen Pde.**
2. The comments contained in **item 2 are related to Albert St**

Apologies about the mix-up.



Chakib Lawand - Team Leader Development Systems

[REDACTED]
[\[REDACTED\]](#)
[\[REDACTED\]](#)



[CBCity Highlights](#)



From: Elise Clark [REDACTED]
Sent: Tuesday, 27 September 2022 1:16 PM

To: [REDACTED]
[REDACTED]

Subject: FW: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Good afternoon Chakib,

Thank you for providing comments on NSW Land and Housing Corporations DA Package on behalf of Council.

It is noted the feedback below is relating to 36-40 Methuen Pde, Riverwood. I have provided this to my colleague Marilyn who is looking after that project.

If you are able to please provide comment on 98-102 Albert Street, Revesby on behalf of Council it would be greatly appreciated.

Please let me know if you have any questions.

Thanks again,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[au](#)



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From: [REDACTED]

Sent: Tuesday, 27 September 2022 1:11 PM

To: Elise [REDACTED]

Subject: RE: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Correction... development engineers comments are for the other project at Methuen Pd Riverwood. Please ignore item 1 below.

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[REDACTED]
[REDACTED]
[nsw.gov.au](#)
[www.cbccity.nsw.gov.au](#)



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From:

Subject: RE: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Dear Elise

Thank you for extending the date to respond.

Council's comments are:

1. Development engineering:

- The power pole adjacent to the eastern driveway is too close to the driveway. It shall be 0.6m away from the driveway in accordance with Council development engineering standards.
- The proposed street pit shall be a gully inlet pit and be 1m away from the existing driveway. The plans shall be amended to demonstrate where this pit will connect to including levels. A long section for the street drainage pit to the downstream pit is to be provided to demonstrate fall.

2. The waste storage is deficient as:

- both bin bays need to accommodate 2 x 660L Garbage bins; 2 x 660L Recycling bins; and, 4 x 240L Green bins.
- Bin bay doors must open outwards.
- There is no bulky waste storage facility



Chakib Lawand - Team Leader Development Systems

chakib.lawand@cbc.city.nsw.gov.au
www.cbcity.nsw.gov.au



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Sent: Tuesday, 27 September 2022 12:49 PM

To:

Subject: FW: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Hi Chakib,

Following up again if Council had any comment on the NSW Land and Housing Corporation's DA Package for 98-102 Albert St, Revesby?

The documents were re-sent via dropbox 2 weeks ago.

Thank you.

Kind regards,

[Redacted] | E CommunityEngagement@fac.s.nsw.gov.au

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Subject: FW: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Hi Chakib,

I am following up regarding Council's submission on the proposed development at 98-102 Albert Street, Revesby.

Did Council have any comments on the DA Package? The Planner in the attached letter has since left our organisation, so if you could please forward comments directly to me at

[REDACTED]

Thank you.

Kind regards,

[REDACTED]

Engagement Officer, Delivery

Community Engagement Team

[REDACTED]

[REDACTED]

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From: CommunityEngagement

Sent: Monday, 12 September 2022 12:58 PM

[REDACTED]

[REDACTED] Canterbury

Bankstown Council <council@cbc.city.nsw.gov.au>

Subject: RE: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Good afternoon Chakib,

Please find link to the documents [here](#).

<https://www.dropbox.com/sh/kn0oyk04g5zmfak/AAD7yXUA-l9vkd-RQtp69Uuja?dl=0>

Please let me know if you have any issues accessing the documents and when we can expect your review and comments on behalf of Canterbury-Bankstown City Council.

Thank you.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

| E CommunityEngagement@fac.s.nsw.gov.au

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From: [REDACTED]

Sent: Thursday, 8 September 2022 3:45 PM

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] facs.nsw.gov.au>

Subject: FW: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Hi Elise,

Thank you for your email asking for Councils comments on the proposed Senior's Living development at 98-102 Albert St, Revesby (our ref: NB-5/2021 and your ref: SUB22/100920) by Mon 12 Sept 2022.

I'm afraid I no longer occupy this role but I've included Councils new Team Leader Development Systems, Chakib Lawand, into this email. Future correspondence can be sent to Chakibs attention.

However, I can advise:

1. As the site drains away from the street Councils Development Engineers will need to review the plans which may take an extra week or two.
2. The Waste storage is deficient as:
 - a. both bin bays need to accommodate 2 x 660L Garbage bins; 2 x 660L Recycling bins; and, 4 x 240L Green bins.
 - b. Bin bay doors must open outwards.
 - c. There is no bulky waste storage facility

Thanks,



[REDACTED]
[REDACTED] nsw.gov.au
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[CBCity Highlights](#)





From: Elise [REDACTED]
[REDACTED]
[REDACTED]

Cc: Canterbury Bankstown Council <council@cbc.city.nsw.gov.au>; CommunityEngagement <CommunityEngagement@fac.s.nsw.gov.au>

Subject: NSW Land & Housing | Follow up for comment - proposed development 98-102 Albert St, Revesby

Good afternoon Mr Stewart and Duty planner,

On 12 August 2022, NSW Land and Housing Corporation notified Canterbury-Bankstown City Council of a proposal to develop 98-102 Albert Street, Revesby (Lots 38-40 in Section 13 in DP2343), including plans and documents for council's review and comment. I have attached a copy of the letter sent for reference.

The feedback period for the proposed development closed on Sunday 4 September. I am writing to follow up if council has any comments to provide on the previously provided plans and documents. If council will be submitting comments are you able to please provide by COB Monday 12 September 2022?

Thank you.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] | E CommunityEngagement@fac.s.nsw.gov.au

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To: CommunityEngagement <CommunityEngagement@fac.s.nsw.gov.au>

Subject: Updated notification list- 98-102 Albert St Revesby - NB-5/2021

Importance: High

Hi Jessica,

Thank you for your email of 17 March 2020 requesting Council clarify the notification details for LAHCs proposed Seniors Housing development at 98-102 Albert St, Revesby.

Your email poses three questions:

	LAHC request	Council response
1	Advice as to any additional properties Council deems it necessary to notify	Scope of notification in the attached map is satisfactory
2	Updated list of owners details	Requested owners details are provided in the attached "Updated notification list for NB-5/2021"
3	Confirmation that Council is satisfied with the proposed scope of notification.	Scope of notification in the attached map is satisfactory

I hope the attached updated list will assist LAHC with the notification of the proposed development.

I look forward to receiving the plans for the proposal so as to provide LAHC with Councils comments on the proposal.

Thanks,

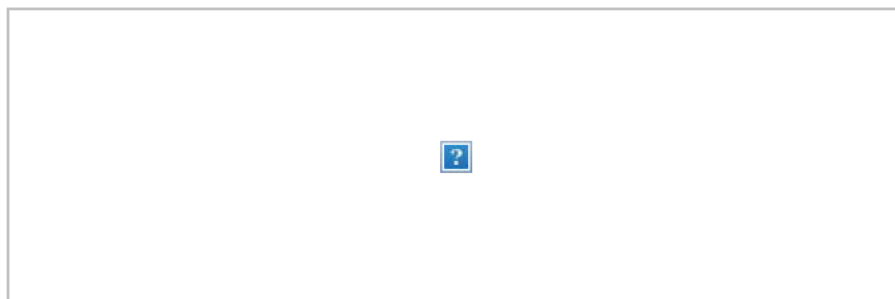
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From: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>

Sent: Thursday, 17 March 2022 3:25 PM

To: Andrew Hargreaves <[A \[REDACTED\]](#)>; Canterbury Bankstown

Council <council@cbc.city.nsw.gov.au>

Cc: CommunityEngagement <CommunityEngagement@fac.s.nsw.gov.au>

Subject: NB-5/2021 - Advice - Part 5 Activity - Seniors Housing Development - 98-102

Albert Street, Revesby

Importance: High

Hi Andrew,

Hope you're well? I'm writing to you about the advice received in October 2021 regarding the scope of notification for the proposed NSW Land and Housing Corporation's (LAHC) development at 98-102 Albert St, Revesby. Due to the time which has passed we are seeking your advice again.

In accordance with Clause 43(1)(a) of the *State Environmental Planning Policy (Housing) 2021 (Housing SEPP 2021)*, LAHC is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of a proposed housing development of up to 18 units at 98-102 Albert Street, Revesby.

I reviewed the information you provided in the attached Notification List and noticed that it didn't include the owner's details for some of the properties LAHC identified in the scope of notification. Could you please review the attached [proposed Scope of Notification Map and Address list incorporating Council feedback Oct 2021](#) where I have highlighted the owner's details required.

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 or not to proceed with the proposed development.

Please respond to this email as soon as possible, with:

1. **advice as to any additional properties Council deems it necessary to notify; and/or**
2. **updated list of owners details; and**
3. **confirmation that Council is satisfied with the proposed scope of notification.**

If you have any questions, please don't hesitate to contact me on 1800 738 718 or via email at CommunityEngagement@fac.s.nsw.gov.au

Kind regards,

[Redacted Signature]

E.CommunityEngagement@fac.s.nsw.gov.au

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From: [Redacted]

[Redacted]

[Redacted]

Vanessa Loizou

<Vanessa.Loizou@fac.s.nsw.gov.au>

Cc: CommunityEngagement <CommunityEngagement@fac.s.nsw.gov.au>

Subject: Advice - Part 5 Activity - Seniors Housing Development - 98-102 Albert Street, Revesby

Importance: High

Hi Lynn and Vanessa,

Thank you for your emails seeking Councils comments on LAHC notifying our residents of a proposed Seniors Housing development at 98-102 Albert St, Revesby.

I can advise you that:

1. Councils reference for this development is NB-5/2021. All future correspondence from LAHC should include this.
2. In order to comply with the requirement in our Community Participation Plan, Council requests the LAHC notify both owners and occupiers of surrounding properties about the proposal to seek their views. Attached is a "Notification list" with those address details.

I look forward to the next step of LAHC notifying Council of the proposal and furnishing Council with a set of plans to enable Council to form a view of the proposed development.

Finally, I do apologise for the delay in responding to your email of 8 Oct 2021.

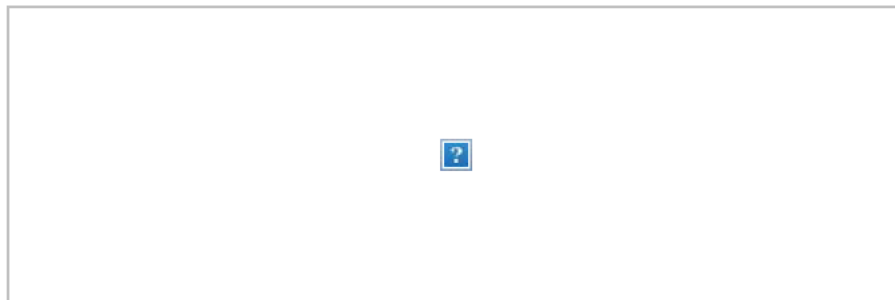
Thanks and I do hope this information will be of use,



[Redacted]
[Redacted] www.cbcity.nsw.gov.au



[CBCity Highlights](#)



required - Scope of Notification Zone - Part 5
Activity - Seniors Housing Development - 98-102 Albert Street, Revesby

Importance: High

Hi Lynn,

Sorry about the delay in this matter, Vanessa's email of 8 Oct 2021 was received but took a slight detour.

I have actioned this matter and will furnish you and Vanessa with advice on notifying the residents and Councils reference for the development by cob Fri 22 Oct 2021.

In the meantime feel free to reach out if you have any questions.

Thanks,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] [au](#)>

Subject: Follow up - Council advice required - Scope of Notification Zone - Part 5 Activity - Seniors Housing Development - 98-102 Albert Street, Revesby

Importance: High

Hi Andrew

Hope you have had a good week.

Could I just follow up on the below email sent to Council last Friday.

If you could redirect this enquiry to the appropriate officer I would appreciate it.

Many thanks

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

4 Parramatta Square, 12 Darcy Street, Parramatta
www.dpie.nsw.gov.au/land-and-housing-corporation



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

Sent: Friday, 8 October 2021 10:18 AM

To: 'council@cbc.city.nsw.gov.au' <council@cbc.city.nsw.gov.au>

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

Subject: Council advice required - Scope of Notification Zone - Part 5 Activity - Seniors Housing Development - 98-102 Albert Street, Revesby

Importance: High

Attention Planning,

In accordance with Clause 40(4)(aa) of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP 2009), NSW Land & Housing Corporation is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of a proposed seniors housing development of up to 18 units at 98-102 Albert Street, Revesby. The proposal is 'development without consent' under ARH SEPP 2009. 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 or not to proceed with the proposed development.

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@fac.s.nsw.gov.au

Kind regards,

[Redacted signature]

[Redacted signature]

[Redacted signature]arcy Street, Parramatta
www.dpie.nsw.gov.au



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