

Kerry Robinson, OAM
Chief Executive Officer
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Re: Notice of proposed residential housing

Dear Kerry

This letter is to notify Council of a proposal by Homes NSW to redevelop an existing social housing development, and invite Council's written comments on the development proposal:

Property: 1 Robyn Street & 17-19 Pank Parade, Blacktown NSW 2148

Lots 197, 198 & 199 in DP 32163

Proposal: Removal of trees and the construction of a new 2-storey seniors housing development comprising 8 x 1 bedroom and 6 x 2 bedroom independent living units, parking for 6 vehicles, associated site works, landscaping, and consolidation into a single lot.

The proposal is considered 'development without consent' under *State Environmental Planning Policy (Housing) 2021*. Homes NSW is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are available to view on OneDrive ([CLICK HERE](#) to request access to view documents) for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Block analysis plan
- Landscape plan
- Stormwater plan
- Flood Report
- Erosion and sediment control plan
- BASIX & NatHERS Certificates
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan

Please email Council's comments to Howard Taylor, Senior Planner, Homes NSW at howard.taylor1@homes.nsw.gov.au by **Monday 22 July 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,

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

Lynne Welch
Community Engagement Manager
Homes NSW



Your ref: SUB24/119570
File no: C24/30208

24 July 2024

Land and Housing Corporation
Locked Bag 5022
PARRAMATTA NSW 2124

Recipient Delivery howard.taylor1@homes.nsw.gov.au

Attention: Howard Taylor

Dear Howard

SUB24/119570 - Notification of a proposal by Homes NSW to carry out a seniors housing development at 1 Robyn Street & 17-19 Pank Parade, Blacktown

Thank you for your correspondence dated 27 June 2024 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 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 SUB24/119570

1. Planning issues

- 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 will 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. Balconies facing north and east should have privacy screens across the entire balcony as they will look out onto the neighbouring private open spaces.
- e. Sill heights of 1st storey windows facing north and east should be increased to 1.5m to prevent privacy issues for neighbouring dwellings.
- f. Advise how Land and Housing corporation intends to deliver the concrete pathway upgrades outside the site that are required to comply with the accessibility requirements.

2. Environmental Health issues

- a. Provide a noise and vibration assessment prepared by a suitably qualified acoustic consultant with suitable technical qualifications and experience, consistent with the technical eligibility criteria for membership to the Association of Australian Acoustical Consultants (AAAC) or the Australian Acoustical Society (AAS).
- b. Satisfy State Environmental Planning Policy (Resilience and Hazards) 2021, Chapter 4 Remediation of land, to show that the land is suitable for the proposed development. As a minimum this should take the form of a Stage 2 – Detailed Site Investigation.
- c. Provide a Construction Management Plan prepared by a suitably qualified consultant outlining the nature of the construction project including what work will be carried out at each stage.

3. Waste issues

- a. Council does not agree with the waste statements on page 8 of the traffic report.
 - Collections will not be 'infrequent'.

- There will be 5 different waste streams coming out of this development and each will be collected with a different truck and some collected on different days.
 - Collections cannot be assumed to take place outside 'peak' periods.
 - Collections can be at any time in the day. Council cannot adhere to collection windows due to truck break down, driver shortage, traffic congestion, delays at the tip etc. There are a significant number of bins being collected at the kerbside. Missed collections may occur and will have to be dealt with at the time.
- b. Allow for these allocations as approved with FACS at site visit on 3 May 2023 (see below):
- 240L/week/2 units for waste
 - 240L/week/2 units for recycling
 - organics service not provided to this site

Wed 3/05/2023 3:35 PM
Nicole Greenwood
FW: Blacktown Waste Tour

To: Peta Golla; Paulo Azos; Natasha Champness; Adam Hamawi

i Follow up. Start by Thursday, 4 May 2023. Due by Thursday, 4 May 2023.
You replied to this message on 4/05/2023 2:35 PM.

From: Carolyn Howell <Carolyn.Howell@facs.nsw.gov.au>
Sent: Wednesday, 3 May 2023 12:49 PM
To: Elias McGrath <Elias.Mcgrath@facs.nsw.gov.au>; Rajlaxmi Kshirsagar <Rajlaxmi.Kshirsagar@facs.nsw.gov.au>; Colin James (LAHC) <Colin.James@facs.nsw.gov.au>; Nicole Greenwood <Nicole.Greenwood@blacktown.nsw.gov.au>; Gerard Cobcroft <Gerard.Cobcroft@blacktown.nsw.gov.au>; Paulo Azos <Paulo.Azos@blacktown.nsw.gov.au>
Cc: Yolanda Gil <Yolanda.Gil@facs.nsw.gov.au>; Amar Prashant <Amar.Prashant@facs.nsw.gov.au>; Ben Nguyen <Ben.Nguyen@facs.nsw.gov.au>; Omar Aboulahaf <Omar.Aboulahaf@facs.nsw.gov.au>; Kate Mercieca <Kate.Mercieca@facs.nsw.gov.au>; Kate McMullen <Kate.McMullen@facs.nsw.gov.au>; Mace Armoni <Mace.Armoni@facs.nsw.gov.au>; Peter Conroy <Peter.Conroy@blacktown.nsw.gov.au>
Subject: Blacktown Waste Tour

Afternoon All

Thank you to the team from Blacktown City Council for meeting with us this morning to inspect our sites at 67-69 Jersey Road and 8-12 Murdoch Streets Blackett.

Both sites accommodate recently completed seniors housing developments. The Jersey Road site has a 37m frontage and accommodates 8 units. The Murdoch Street site has an arched frontage of approximately 50m and accommodates 12 units. It was observed that at each of these sites the bins are shared at a rate of 1x240L general waste bin and 1x240L recycling bin per 2 units (or thereabouts). The waste areas were generally neat and tidy.

WASTE	DCP – MDH Rates and requirements	Blacktown Council Developments over 8 dwellings Red bin waste 110L per unit (weekly) $(110L \times 14 \text{ Units} = 1,540L) / 240L =$ $6.4 \times 240L \text{ Red bins}$ Yellow bin recycling 90L per unit (fortnightly) $(90L \times 14 \text{ Units} = 1,260L) / 240L =$ $5.25 \times 240L \text{ Yellow bins}$	7 Red bins 7 Yellow bins
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- c. Allow for these collection frequencies as approved with FACS at a site visit of other FACS developments on 3 May 2023:

- waste to be collected weekly in 240L bins
 - recycling to be collected fortnightly in 240L bins
 - organics service not provided to this site
- d. Provide 4m² of bulky waste storage for lounges, mattresses, fridges etc:
- area must be adjacent to the bins, enclosed and sign posted for this specific use
 - doors must be a minimum 1.5m wide
 - waste management plan must be updated to this effect
- The 2 bulky waste areas are shown on Drawing A0271 – Revision 11 but they are not dimensioned.
- e. Amend the waste management plan to include:
- number of units/dwellings
 - bin collection frequencies (as provided above)
 - bin capacities (as provided above)
 - waste and recycling generation rates for the proposed uses (as provided above)
 - provision of bulky waste storage, its size and location
 - specific recipients for demolition and construction waste for reuse, recycling and/or disposal to demonstrate that waste management has been properly thought out before any activity occurs onsite. Currently this information is missing.

4. Drainage issues

- a. **Flood Assessment Report by Greenview Consulting Ref 220152 revision E dated 01/05/2024:**
- The hydraulic (TUFLOW) and the hydrologic models used for the flood study should be submitted in full with the result, check and log folders. The model must be prepared in a recent version such as 2020 or later.
 - Council does not support the use of the iWBNI for hydrological assessment. Greenview has used DRAINS model in many jobs within the Local Government Area of Blacktown City Council. Therefore, DRAINS can be used instead.
 - The used grid cell sizes is 1 m. The grid size should be a maximum of 0.5 m (Refer to section 15.6.4 of the WSUD handbook).
 - The scenario 2a for the proposed development has allowed flow through the proposed open sub-floor areas. This approach is not supported by Council, all proposed buildings must be modelled as 100% obstructions including the sub-floor areas.
 - The existing 1200mm pipe has been modelled with 33% blockage factor, change the blockage factor to 50% (Refer to section 15.5.6 of the WSUD handbook)

- Section 4.4 of the report did not justify the flood storage loss due to the proposed development.
- In figure B1.9 (1% AEP Afflux), update the legend to show maximum difference in categories as 0.02 m with different and clear colours. The colours between 0.01 and -0.01 are both green.

b. Drainage design plans report by Greenview Consulting revision 6 dated 04/04/2024:

- Drawing C02:
 - Provide a catchment plan for the on-site detention showing clearly the area draining to the tank and bypassing the tank.
 - The flow direction of the stormwater pipes is unclear, use arrows to indicate the flow direction.
 - Indicate the size of all the stormwater pipes on the plan.
 - The stormwater drainage system of the ground floor is connected to the below ground rainwater tank (RWT), only roof water should be connected to the RWT according to BASIX certificate.
 - The proposed capacity for the RWT is 15 KI however, BASIX requires 5 kl.
 - Review the flow direction for the stormwater pipes, for example Pit (15) has an invert level of 44.22 and draining to Pit (14) with an invert level of 44.49.
 - Show the connection between the RWT and the OSD, ensure that the pipe drains by gravity.
- Drawing C03:
 - It is mandatory to obtain the invert level of the existing 1200mm pipe at the location of the connection from the OSD tank and have this as input into the OSD deemed to comply spreadsheet.
 - Provide the Council's OSD deemed to comply spreadsheet that was used for the design of the OSD.
 - Propose a drainage pit and information at the connection with the 1200mm pipe.
 - Provide a clear plan view for the OSD tank showing all the details according to council's WSUD standard drawings.
 - Provide orifice plate details for both orifices 1% AEP and 50% AEP.
 - The minimum base grade for the OSD tank is 2%.
 - Provide a few sections of the OSD tank showing the 1% AEP weir LEVEL, 50% weir level, two orifices, inlet and outlet pipes.
 - Irrelevant level of 93.71 at the overflow chamber to be corrected.

Ref: SUB24/119567
27 June 2024

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

Re: Proposed residential development – 1 Robyn Street & 17-19 Pank Parade, Blacktown

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 1 Robyn Street & 17-19 Pank Parade, Blacktown and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with a new 2-storey seniors housing development which will include:

- 14 homes in total - 8 x 1-bedroom units and 6 x 2-bedroom independent living units
- 6 on-site car parking spaces
- landscaping and fencing across the site

What is happening now?

We have recently completed a detailed design process for 1 Robyn Street & 17-19 Pank Parade, Blacktown. 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 Monday 22 July 2024** 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.

From: [Jared Spies](#)
To: [Howard Taylor](#)
Cc: [Deborah Gilbert](#)
Subject: RE: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...
Date: Thursday, 16 January 2025 4:16:11 PM
Attachments: [image017.png](#)
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[image024.jpg](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

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Hi Howard,

I have just received the following comments on the submitted drainage and flood information from our engineers:

Flooding:

The submitted flood study is acceptable. The proposed floor level must be installed in accordance with the flood report.

Drainage:

We assessed the submitted stormwater plan from Greenview, Job number 220152, Rev 7 and dated 18/10/2024. Some issues were found and outlined below:

- 1) In the sheet C02, the site area in the “ Below Ground OSD Summary with calculated values” showed 1595 square meters which is smaller than the actual site area. The OSD storage is affected by the site area.
- 2) In the Below Ground OSD Summary with calculated values sheet, the proposed 1% AEP orifice is higher than the proposed 50% AEP orifice which cause permanent ponding in the control pit. Similarly, the same issue on the overflow outlet pipe.
- 3) Trash screens shall be provided to both orifices.
- 4) The proposed survey indicates the obvert of the existing 1200 mm diameter is RL42.85 m which is higher than the level of 1% AEP orifice. It may cause impact on the “drown “ orifice. The connection level to the existing pipe shall be indicated in the plan.
- 5) The level of the proposed TWL100 is inconsistent between the OSD section and the Below Ground OSD Summary with calculated values sheet.
- 6) The connection between the RWT and OSD is not clear.
- 7) The access grate of the OSD must be designed in accordance with Council’s Engineering Guide for Development

Kind regards,

Blacktown City Council



Jared Spies
Senior Development Assessment Planner

9839 5943
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>
Sent: Monday, 13 January 2025 1:07 PM
To: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>
Cc: Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>
Subject: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Hi Jared,
Just following up on this engineering referral.

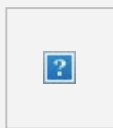
Thanks and regards,
Howard Taylor
Senior Planner, Planning & Assessment
Portfolio Strategy & Origination, Housing Portfolio
Homes NSW

M 0409 755 708 **E** howard.taylor1@homes.nsw.gov.au

nsw.gov.au/homes-nsw

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Working days Monday to Friday, 09:00am – 05:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

From: Howard Taylor
Sent: Friday, 13 December 2024 2:44 PM
To: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>
Cc: Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>; Carolyn Howell
<Carolyn.Howell@homes.nsw.gov.au>
Subject: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Many thanks Jared.

Just noting that I will be on leave from Monday 16 December, returning 6 Jan 2025. Please forward any correspondence in relation to this matter to my Team Leader, Deborah Gilbert (Deborah.gilbert@homes.nsw.gov.au) in the meantime.

Regards,

Howard Taylor

Senior Planner, Planning & Assessment
Portfolio Strategy & Origination, Housing Portfolio

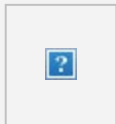
Homes NSW

M 0409 755 708 **E** howard.taylor1@homes.nsw.gov.au

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4 Parramatta Square
12 Darcy Street
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From: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>

Sent: Friday, 13 December 2024 2:37 PM

To: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>

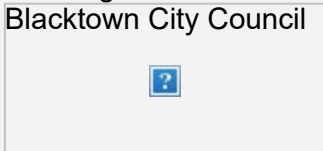
Subject: RE: CM: Howard Taylor shared the folder "Pank Parade" with you

Hi Howard,

Yes the documents were received and sent to our drainage engineers for review.

Kind regards,

Blacktown City Council



Jared Spies

Senior Development Assessment Planner

9839 5943
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>
Sent: Friday, 13 December 2024 10:36 AM
To: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>
Subject: FW: CM: Howard Taylor shared the folder "Pank Parade" with you

Morning Jared,
Can you please confirm that you have received the documents contained in the link below?

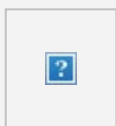
Thanks,
Howard Taylor
Senior Planner, Planning & Assessment
Portfolio Strategy & Origination, Housing Portfolio
Homes NSW

M 0409 755 708 **E** howard.taylor1@homes.nsw.gov.au

nsw.gov.au/homes-nsw

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Working days Monday to Friday, 09:00am – 05:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

From: Howard Taylor
Sent: Wednesday, 4 December 2024 2:13 PM
To: Jared.Spies@blacktown.nsw.gov.au
Subject: CM: Howard Taylor shared the folder "Pank Parade" with you



Howard Taylor shared a folder with you

Hi Jared,

Attached are the TUFLOW & DRAINS models together with the updated Civils Plans and Flood Assessment Report. I would be grateful if you could please forward this information on to Council's engineering section for their consideration.



[Pank Parade](#)



This link only works for the direct recipients of this message.



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From: [Alex Kwok](#)
To: [Mace Armoni](#); [Howard Taylor](#)
Cc: [Jared Spies](#); [Wael Shenouda](#); [Deborah Gilbert](#)
Subject: RE: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...
Date: Wednesday, 19 March 2025 12:19:38 PM
Attachments: [image020.png](#)
[image021.png](#)
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[image034.png](#)
[220152 C02 GROUND FLOOR DRAINAGE PLAN-11.pdf](#)
[220152 C05 SITE STORMWATER DETAILS SHEET 1-11.pdf](#)
[220152 C06 COUNCIL EASEMENT PIPE OVERVIEW PLAN-5.pdf](#)
[220152 C07 OSD CATCHMENT PLAN-5.pdf](#)

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Hi Mace,

Sorry about the delay.

We have no issue on the drainage aspect as the attached plan from Greenview.

And as previous email, an approval is required to connect into Council's pipeline.
Please organise the application before your construction.

Regards,
Alex

Blacktown City Council



Alex Kwok
Coordinator Drainage Development Assessment

(02) 9839 6348 | 0439 086 939
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Mace Armoni <Mace.Armoni@homes.nsw.gov.au>

Sent: Wednesday, 19 March 2025 9:16 AM

To: Alex Kwok <Alex.Kwok@blacktown.nsw.gov.au>; Howard Taylor

<Howard.Taylor1@homes.nsw.gov.au>

Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Wael Shenouda
<Wael.Shenouda@blacktown.nsw.gov.au>; Deborah Gilbert
<Deborah.Gilbert@homes.nsw.gov.au>

Subject: RE: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Good morning Alex,

I hope you're doing well.

I just wanted to follow up on the plan review. I understand that you're in the process of reviewing it, but I was hoping to get an update on how things are progressing. If there's anything else you need from our side to help move things along, please don't hesitate to let me know.

Look forward to hearing from you soon.

Mace Armoni

A/ Senior Development Manager | Western Sydney & Western NSW
Housing Portfolio
Homes NSW

M 0429 708 574 **E** mace.armoni@homes.nsw.gov.au

nsw.gov.au/homes-nsw

Level 15, 4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Working days Monday to Friday, 9:00am - 6:00pm



**I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.**

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From: Alex Kwok <Alex.Kwok@blacktown.nsw.gov.au>
Sent: Tuesday, 11 March 2025 4:17 PM
To: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>
Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Wael Shenouda <Wael.Shenouda@blacktown.nsw.gov.au>; Mace Armoni <Mace.Armoni@homes.nsw.gov.au>; Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>
Subject: RE: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Thanks, Howard.
Please allow a bit time for us to review the plan.
I will get back to you early next week.

Regards,
Alex

Blacktown City Council



Alex Kwok
Coordinator Drainage Development Assessment

(02) 9839 6348 | 0439 086 939
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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From: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>
Sent: Tuesday, 11 March 2025 1:34 PM
To: Alex Kwok <Alex.Kwok@blacktown.nsw.gov.au>
Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Wael Shenouda <Wael.Shenouda@blacktown.nsw.gov.au>; Mace Armoni <Mace.Armoni@homes.nsw.gov.au>; Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>
Subject: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Good afternoon Alex,
Our engineers have updated the plans to address your comments below:

The image shows a small square icon followed by the text 'Pank Pde Civils 11.3.25' in blue, which is a hyperlink.

We would be grateful if you could please review and confirm your acceptance.

Thanks, and regards,
Howard Taylor

Senior Planner, Assessment
Planning & Assessment, Portfolio Development
Housing Portfolio
Homes NSW

M 0409 755 708 **E** howard.taylor1@homes.nsw.gov.au

<http://www.nsw.gov.au/homes-nsw>

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present.
I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

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From: Alex Kwok <Alex.Kwok@blacktown.nsw.gov.au>
Sent: Thursday, 6 March 2025 12:04 PM
To: Mace Armoni <Mace.Armoni@homes.nsw.gov.au>; Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>
Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Wael Shenouda <Wael.Shenouda@blacktown.nsw.gov.au>
Subject: CM: RE: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Hi Mace,
Thank you for your email.

We reviewed the submitted plan and we found some issues on the drawings.
Please see the below recommendations:

1. Remove the details of the previous OSD location to prevent any confusion.
2. Blacktown City Council does not support the High Early Discharge (HED) system shown on the OSD section on drawing C05. And the design is not really a HED system. So the "HED" wording can be removed.
3. It is recommended to switch the locations of the 1.5Yr and the 100Yr chambers so that the overflow chamber is the last chamber at the outlet pipe.
4. Nominate the diameter of the outlet pipe from the OSD tank.
5. Missing many stormwater connections to the OSD tank, refer to Pit 27, Pit 7 and Pit 6 on drawing C02. It is unclear where these pits connect to.
6. The bypass area should be increased to include:
 - Landscape where to the substation bypassing OSD = 60 m²
 - The remaining area of the driveway (where the previous location of the OSD) as it doesn't have any stormwater drainage system to show where

- the areas will be connected to .
7. Increase the base slope of the OSD to 2% (currently 1%)
 8. The connection to Council's pipe shall be showed with the proposed RL of inlet pipe and the RL of the existing Council's pipe

Please feel free to contact us for any further clarification.

Regards,
Alex

Blacktown City Council



Alex Kwok
Coordinator Drainage Development Assessment

(02) 9839 6348 | 0439 086 939
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

**We acknowledge the Dharug as the
First People of the Blacktown City region**

Follow us on social media

From: Mace Armoni <Mace.Armoni@homes.nsw.gov.au>
Sent: Wednesday, 5 March 2025 11:27 AM
To: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>; Alex Kwok <Alex.Kwok@blacktown.nsw.gov.au>; Wael Shenouda <Wael.Shenouda@blacktown.nsw.gov.au>
Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>
Subject: RE: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Hi Alex and Wael,

I hope this message finds you well.

I am following up on the updated stormwater plans that were shared with you earlier, regarding the OSD location amendments and other changes mentioned by our engineers.

Could you kindly provide confirmation on whether the proposed scheme is satisfactory? We are hoping to finalise this matter as soon as possible as the project approval is extremely delayed, and your prompt response would be greatly appreciated.

Please let us know if there are any further details or clarifications you require from our side.

Mace Armoni
A/ Senior Development Manager | Western Sydney & Western NSW
Delivery North Division
Homes NSW

M 0429 708 574 **E** mace.armoni@homes.nsw.gov.au

nsw.gov.au/homes-nsw

Level 15, 4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

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From: Howard Taylor <Howard.Taylor1@homes.nsw.gov.au>

Sent: Friday, 28 February 2025 2:44 PM

To: alex.kwok@blacktown.nsw.gov.au; wael.shenouda@blacktown.nsw.gov.au

Cc: Jared Spies <Jared.Spies@blacktown.nsw.gov.au>; Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>; Mace Armoni <Mace.Armoni@homes.nsw.gov.au>; Lily McGaw <Lily@greenview.net.au>; 'ralph@greenview.net.au' <ralph@greenview.net.au>; Sudden Matsa <sudden.matsa@stantondahl.com.au>

Subject: BGYPY_1 Robyn St & 17-19 Pank Parade Blacktown ...

Good afternoon Alex and Wael,

Please refer to the updated stormwater plans in the link below for your review:

 [Pank Pde Civils](#)

Our Engineers wish to note that:

‘The OSD location has been amended so that the base of the tank is at the obvert level of the connection pipe. The Blacktown Council OSD sheet has been amended to note the pipe level at the connection point – not the next pit.

We have also included the easement area within our calculations. The site bypass is also less than 15% per the Blacktown policy.’

We would be grateful if you could please provide confirmation that the proposed scheme is satisfactory.

Thanks, and regards,

Howard Taylor

Senior Planner, Planning & Assessment
Portfolio Strategy & Origination, Housing Portfolio

Homes NSW

M 0409 755 708 **E** howard.taylor1@homes.nsw.gov.au

nsw.gov.au/homes-nsw

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