

## **APPENDIX B – NOTIFICATION & CONSULTATION**

**Part 5 Notification List****Project Address: 56 Fuller St Mount Druitt**

Property Address	Addressee	Owner's Postal Address	Date Sent	Response
52 Fuller Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
54 Fuller Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
58 Fuller Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
60 Fuller Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
53 Tidswell Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
55 Tidswell Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
57 Tidswell Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
59 Tidswell Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
31B Dixon Street, Mount Druitt	[REDACTED]	[REDACTED]	30/11/2022	Nil
2 Park Street, Mount Druitt	Blacktown City Council	62 Flushcombe Road BLACKTOWN NSW 2148	30/11/2022	Nil
	Blacktown City Council	62 Flushcombe Road BLACKTOWN NSW 2148	30/11/2022	Refer attached email response "no comment"
53 Tidswell Street, Mount Druitt	The Occupier	[REDACTED]	30/11/2022	Nil
57 Tidswell Street, Mount Druitt	The Occupier	[REDACTED]	30/11/2022	Nil
31B Dixon Street, Mount Druitt	The Occupier	[REDACTED]	30/11/2022	Nil
2 Park Street, Mount Druitt	The Occupier	[REDACTED]	30/11/2022	Letter returned "Insufficient Address"

**From:** [REDACTED]  
**Sent:** Friday, 14 October 2022 11:00 AM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - Seeking Information for Notification of Part 5 Approval

Thank you for that.

They do not fit on the form, where should I list them?

Kind regards,

[REDACTED]  
**PROJECT MANAGEMENT CADET**  
[REDACTED]  
[REDACTED]



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**From:** [REDACTED]  
**Sent:** Friday, 14 October 2022 10:58 AM  
**To:** [REDACTED]  
**Subject:** FW: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - Seeking Information for Notification of Part 5 Approval

Hi [REDACTED]

Following up to our conversation this morning regarding the notification for proposed development at 56 Fuller Street, Mount Druitt ; find the properties below:

1. 58 Fuller Street, Mount Druitt (Lot 3 Section N DP 2042)
2. 59 Tidswell Street, Mount Druitt (Lot 1012 DP 1240317)
3. 60 Fuller Street, Mount Druitt (Lot 100 DP 1079470)
4. 57 Tidswell Street, Mount Druitt (Lot 28 Section N DP 2042)
5. 55 Tidswell Street, Mount Druitt (Lot 29 Section N DP 2042)
6. 53 Tidswell Street, Mount Druitt (Lot 30 Section N DP 2042)
7. 54 Fuller Street, Mount Druitt (Lot 1 Section N DP 2042)
8. 52 Fuller Street, Mount Druitt (Lot 2 DP 882375)
9. 31B Dixon Street, Mount Druitt (Lot 1 DP 882375)
10. 2 Park Street Mount Druitt (Lot 1 Section S DP 2042)

Kind regards



[REDACTED]  
**Town Planner - Gateway**

[REDACTED]  
PO Box 63 Blacktown NSW 2148  
blacktown.nsw.gov.au

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**From:** [REDACTED]  
**Sent:** Thursday, 13 October 2022 10:29 AM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - Seeking Information for Notification of Part 5 Approval

Hi Michael

Thank you for clarifying that the proposed development is to be carried by AHO as Seniors Housing.

Normally we will notify the adjoining 3 properties to north, south, east and west of the subject property.

But if you are seeking the details of the owners of these adjoining properties, this information is to be sought from Council's Governance Section subject to *Government Information (Public Access) Act 2009* (the Act) and the Government Information (Public Access) Regulation 2018 (the Regulation).

Find the link below for further information on requesting for the owners details:  
<https://www.blacktown.nsw.gov.au/About-Council/How-we-work/Access-to-our-information>

We will formally comment on the Review of Environmental Effects when it is submitted Council.

Kind regards



[REDACTED]  
**Town Planner - Gateway**

[REDACTED]  
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**From:** [REDACTED]  
**Sent:** Tuesday, 11 October 2022 12:24 PM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - Seeking Information for Notification of Part 5 Approval

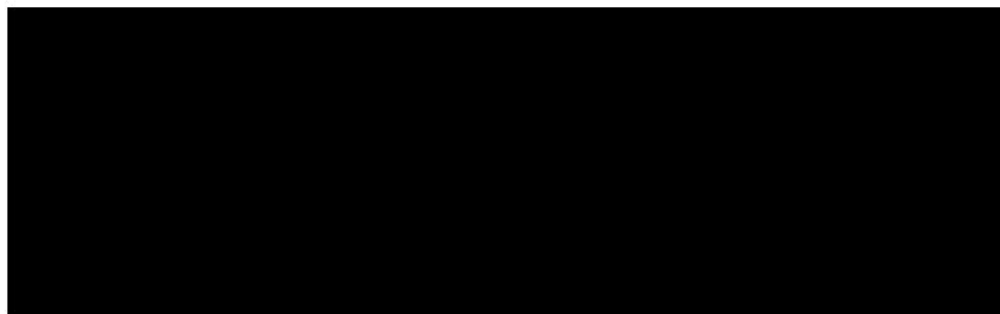
Hi Emmanuel

The proposed development is to be carried out by the AHO as Seniors Housing under Division 8 of the SEPP (Housing), which is allowable in the zoning.

Apologies for the oversight and this will be made clear on the Notification Plans.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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**From:** [REDACTED]  
**Sent:** Tuesday, 11 October 2022 11:30 AM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - Seeking Information for Notification of Part 5 Approval

Hi Michael

Thank you for your enquiry.

You indicated in your email that the proposed development to be carried out by NSW Aboriginal Housing Office on the subject land is 6 x 2 bed attached multi-dwelling housing residential development.

Please note that Clause 41 (1) (a) of the State Environmental Planning Policy (Housing) 2021 states that:

- **The development must be permitted with consent on the land under another environmental planning instrument**

Note that the site is zoned R2 Low Density Residential under Blacktown Local Environmental Plan 2015 and 'Multi-dwelling housing' is prohibited in the R2 Low Density Residential zone.

NSW Aboriginal Housing Office cannot carry out the proposed development on the subject land if the land use is prohibited in the zone under R2 Low Density Residential zone

Yours sincerely



[REDACTED]  
**Town Planner - Gateway**

[REDACTED]  
[REDACTED]  
PO Box 63 Blacktown NSW 2148  
blacktown.nsw.gov.au

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**From:** [REDACTED]  
**Sent:** Thursday, 6 October 2022 2:09 PM  
**To:** Blacktown Council <[Blacktown.Council@blacktown.nsw.gov.au](mailto:Blacktown.Council@blacktown.nsw.gov.au)>  
**Cc:** [REDACTED]  
**Subject:** Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - Seeking Information for Notification of Part 5 Approval

To Whom It May Concern,

Nasr Group has been engaged by the NSW Aboriginal Housing Office (AHO) to manage a 6 x 2 bed attached multi-dwelling housing residential development at 56 Fuller Pl, Mount Druitt. It is the intention of the **AHO** to carry out this **development without consent** in accordance with Chapter 2, Part 2, Division 6 of the Housing (SEPP) and will carry out a self-assessment in accordance with Section 5.5 and Division 5.1 of the EP&A Act.

In accordance with the **SEPP Housing Clause 43 (1)**, and the Department of the Planning and Environmental Guidelines for Division 5.1 Assessments, consultation is required with the relevant Local Council and all neighbours considered to be potentially impacted by the proposed development.

Therefore, in the first instance, we are seeking Council's advice as to which properties in the immediate surrounds of the subject property need to be contacted.

Can you please advise via return email at your earliest convenience, or alternatively if you require any further information, please do not hesitate to contact the undersigned.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



Aboriginal  
Housing  
Office

Locked Bag 5022,  
PARRAMATTA NSW 2124  
[www.aho.nsw.gov.au](http://www.aho.nsw.gov.au)

30/11/2022

Blacktown City Council,  
62 Flushcombe Road  
BLACKTOWN NSW 2148

## NOTICE OF PROPOSED RESIDENTIAL DEVELOPMENT

Dear Sir/Madam,

The Aboriginal Housing Office (AHO) owns the land at 56 Fuller Street, Mount Druitt.

This letter provides you with written notice of AHO's intention to carry out the below mentioned development and invites your comments on the plans.

The proposed development will see AHO construct 6 x 2 Bedroom attached multi-dwelling Seniors Housing residential development along with associated landscaped areas. The development will deliver much needed new social housing for seniors in Mount Druitt.

Details of the proposed works are attached for your review and comment, including: site plan; elevations; shadow diagrams; and 3D perspective.

We will proceed with the development only after an assessment of its potential environmental impacts, including consideration of any matters raised by local residents and the Council.

If you would like to provide us with your feedback, please send a written submission to **Nasr Group, PO Box 664 Parramatta NSW 2124** or via email to [info@nasrgroup.com.au](mailto:info@nasrgroup.com.au) within 21 days of the date of this letter.

If you would like your feedback to be kept confidential, please request this as part of your submission. Note this will not impact the consideration given to your submission.

Your feedback is important and will be considered in assessing the proposal. Should you wish to discuss the plans please contact our project managers, Nasr Group, on **1800 681 646** or via email at [info@nasrgroup.com.au](mailto:info@nasrgroup.com.au).

Yours sincerely,

Ash Livingston  
**Director (Acting)**  
**Aboriginal Housing Office**

[REDACTED]

---

**From:** [REDACTED]  
**Sent:** Monday, 16 January 2023 10:08 AM  
**To:** [REDACTED]  
**Subject:** FW: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - C22/59638  
56 Fuller Street Mount Druitt - Notice Of Proposed Development

Hi [REDACTED]

Please find Council's response to the proposed development below.

Thank you



[REDACTED]  
**Town Planner - Gateway**

[REDACTED]  
PO Box 63 Blacktown NSW 2148  
blacktown.nsw.gov.au

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**From:** [REDACTED]  
**Sent:** Monday, 16 January 2023 10:05 AM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - C22/59638 56 Fuller Street Mount Druitt - Notice Of Proposed Development

Hi [REDACTED]

We have no comment to this. This is permitted development, fully owned by the proponent. It is encouraging that this development goes ahead, as Blacktown LGA still has strong demand for development such as the proposed. The new development replaces old social housing that is clearly in bad repair.

We support the proposed development.

Regards,

[REDACTED]





[REDACTED]  
**Strategic Planner**

[REDACTED]  
[REDACTED]  
PO Box 63 Blacktown NSW 2148  
blacktown.nsw.gov.au

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**From:** [REDACTED]  
**Sent:** Monday, 16 January 2023 10:00 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** FW: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - C22/59638 56 Fuller Street Mount Druitt - Notice Of Proposed Development

Hi [REDACTED]

I received an enquiry from Michael Lodyga regarding a notification for a development they emailed Blacktown City council and he was wondering whether Council had any feedback regarding the proposed development. Please see the notification letter attached.

It appears the letter was assigned to you in TRIM on 2 December 2022 and you completed the action on 9 December 2022.

The notification period ended on 21 December 2022 and we want to know whether you provided a response to the applicant or you re-assigned it to a different officer in Council to review the proposal and provide response.

Thank you

[REDACTED]  
**Town Planner - Gateway**

[REDACTED]  
PO Box 63 Blacktown NSW 2148  
blacktown.nsw.gov.au

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**From:** Cassandra Snelgrove  
**Sent:** Sunday, 15 January 2023 9:56 AM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt - C22/59638 56 Fuller Street Mount Druitt - Notice Of Proposed Development

Hi [REDACTED]

The letter (attached) was received on 2 December 2022.

Agnes in Strategic Planning received the enquiry and completed her action on 9 December 2022.

I'm not sure if she responded to the applicant or not.

Kind regards,



[REDACTED]  
**Building Unit Administrator**

[REDACTED]

[REDACTED]

PO Box 63 Blacktown NSW 2148

blacktown.nsw.gov.au

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**From:** [REDACTED]  
**Sent:** Saturday, 14 January 2023 7:25 PM  
**To:** [REDACTED]  
**Cc:** Pauline Daw [REDACTED] >  
**Subject:** FW: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt

Hi [REDACTED]

Please are you able to follow it up with Records the reference for the notification in TRIM and who it was assigned to please.

The applicant said they sent the notification letter to Council on 30<sup>th</sup> November 2022.

Thank you



[REDACTED]  
**Town Planner - Gateway**

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Wednesday, 11 January 2023 3:49 PM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt

Hi [REDACTED]

The letters were sent out on the 30<sup>th</sup> November and I believe it was addressed just to Blacktown City Council and not to any specific officer.

To expedite this would it be best for me to email the documentation from the notification to yourself now?

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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**From:** [REDACTED]  
**Sent:** Wednesday, 11 January 2023 3:19 PM  
**To:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt

Hi [REDACTED]

The last enquiry I dealt on this subject was you seeking details of adjoining properties for notification regarding the proposed development at 56 Fuller Street, Mount Druitt.

I am not sure when Council was formally notified of the proposal and who it was addressed to.

Do you know which officer in Council the notification was addressed to?

Thank you



**Town Planner - Gateway**

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

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**From:** [REDACTED]  
**Sent:** Wednesday, 11 January 2023 3:05 PM  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** RE: Requirements to Inform Notification - 56 Fuller Pl, Mount Druitt

Hi Emmanuel,

I would like to follow up on the below email I had sent just before the Christmas break.

Could you please advise if Blacktown City council will be providing a response to the notification of development at 56 Fuller Place Mount Druitt?

As mentioned the notification period ended on the December 21<sup>st</sup> 2022, however a response from BCC would still be considered if provided.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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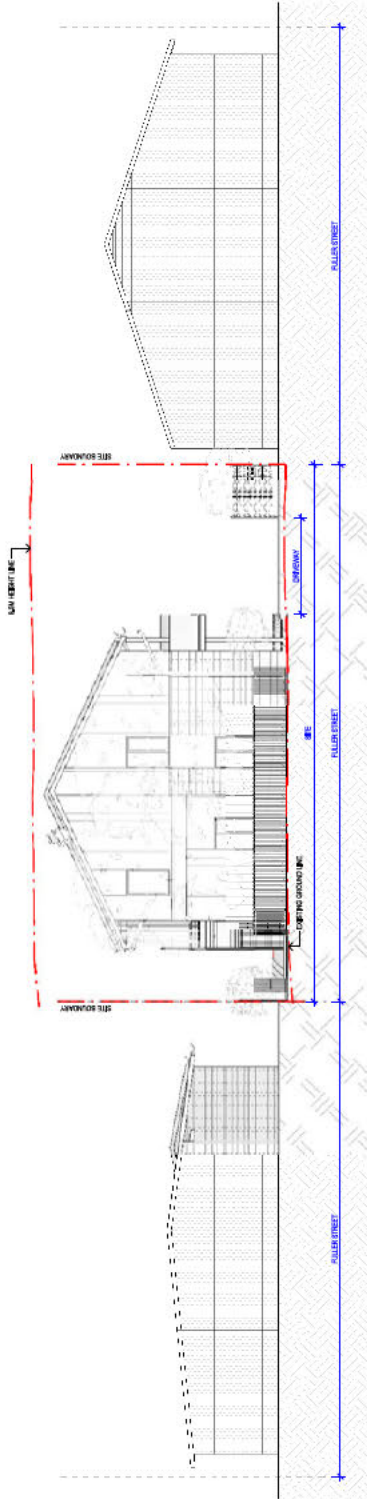
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NOTIFICATION PLANS  
MOUNT DRUITT HOUSING  
2 SEC N DP 2042, 56 FULLER STREET, MOUNT DRUITT  
NSW 2770



PERSPECTIVE VIEW



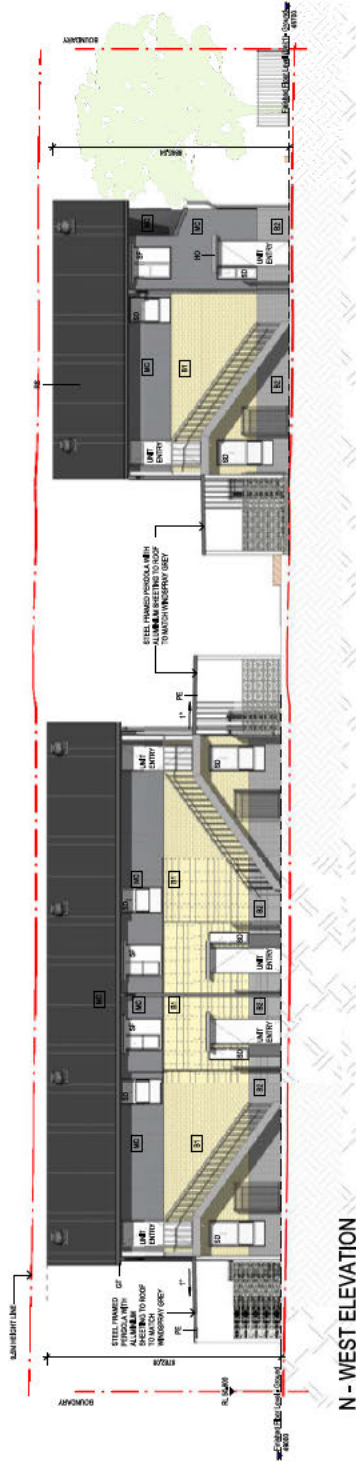
STREETSCAPE ELEVATION - FULLER STREET

NOTIFICATION PLANS SHEET LIST				
SHEET NUMBER	SHEET NAME	SECTION	SECTION DESCRIPTION	SECTION DATE
1	NOTIFICATION PLANS	1	NOTIFICATION PLANS	
2	NOTIFICATION PLANS	2	NOTIFICATION PLANS	
3	NOTIFICATION PLANS	3	NOTIFICATION PLANS	
4	NOTIFICATION PLANS	4	NOTIFICATION PLANS	
5	NOTIFICATION PLANS	5	NOTIFICATION PLANS	
6	NOTIFICATION PLANS	6	NOTIFICATION PLANS	
7	NOTIFICATION PLANS	7	NOTIFICATION PLANS	
8	NOTIFICATION PLANS	8	NOTIFICATION PLANS	
9	NOTIFICATION PLANS	9	NOTIFICATION PLANS	
10	NOTIFICATION PLANS	10	NOTIFICATION PLANS	

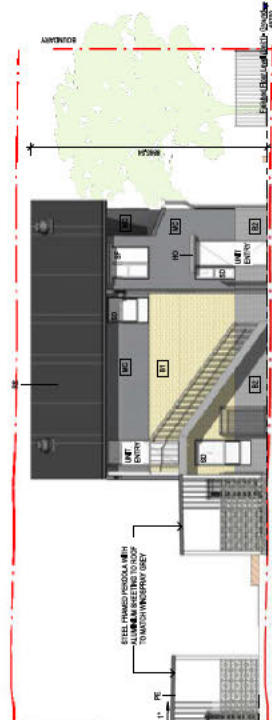
 <b>Planning &amp; Environment</b>	LOCKED BAG 5022 PARAMATTA NSW 2124 Phone No. 1300 305 695	ARCHITECT 	NOTIFICATION - COVER PAGE		REP:	DATE 30/11/22	PROJECT NO. 3409	SHEET: N-01
			MOUNT DRUITT HOUSING 2 SEC N DP 2042, 56 FULLER STREET, MOUNT DRUITT NSW 2770					







N - WEST ELEVATION



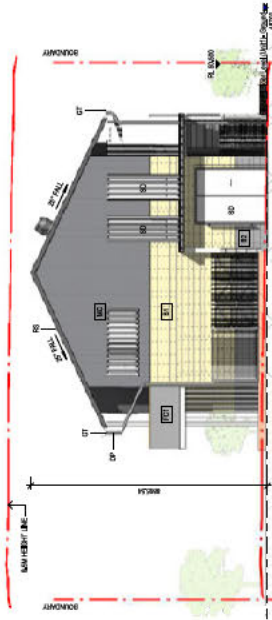
N - COMMUNAL SPACE ELEVATION 1



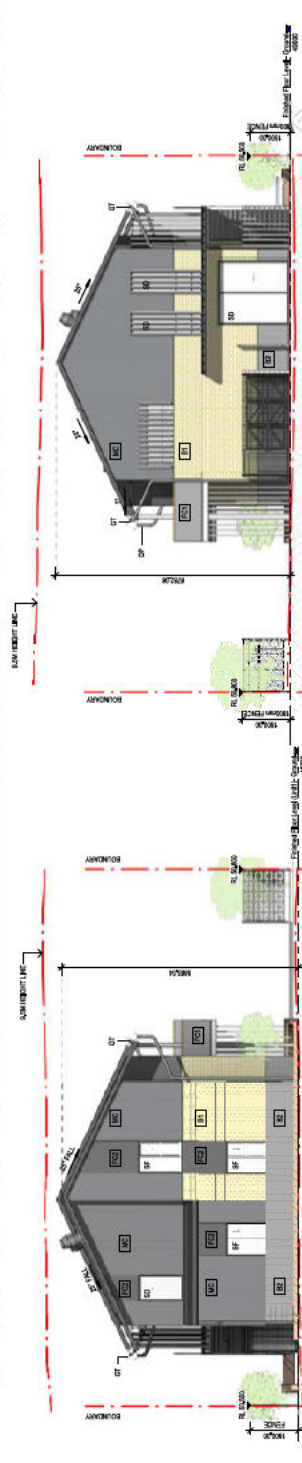
N - EAST ELEVATION



N - COMMUNAL SPACE ELEVATION 2



N - FULLER STREET ELEVATION



N - NORTH ELEVATION

#### EXTERNAL MATERIALS

B1	CLAY BRICK	CLAY BRICK
B2	CLAY BRICK	CLAY BRICK
B3	CLAY BRICK	CLAY BRICK
B4	CLAY BRICK	CLAY BRICK
B5	CLAY BRICK	CLAY BRICK
B6	CLAY BRICK	CLAY BRICK
B7	CLAY BRICK	CLAY BRICK
B8	CLAY BRICK	CLAY BRICK
B9	CLAY BRICK	CLAY BRICK
B10	CLAY BRICK	CLAY BRICK

#### EXTERNAL FINISHES SCHEDULE

TAG	PROFILE	FINISH FACTURES	COLOR
B1	CLAY BRICK	CLAY BRICK	CLAY BRICK
B2	CLAY BRICK	CLAY BRICK	CLAY BRICK
B3	CLAY BRICK	CLAY BRICK	CLAY BRICK
B4	CLAY BRICK	CLAY BRICK	CLAY BRICK
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B6	CLAY BRICK	CLAY BRICK	CLAY BRICK
B7	CLAY BRICK	CLAY BRICK	CLAY BRICK
B8	CLAY BRICK	CLAY BRICK	CLAY BRICK
B9	CLAY BRICK	CLAY BRICK	CLAY BRICK
B10	CLAY BRICK	CLAY BRICK	CLAY BRICK



SHADOW DIAGRAMS AT 9AM (21ST JUNE)



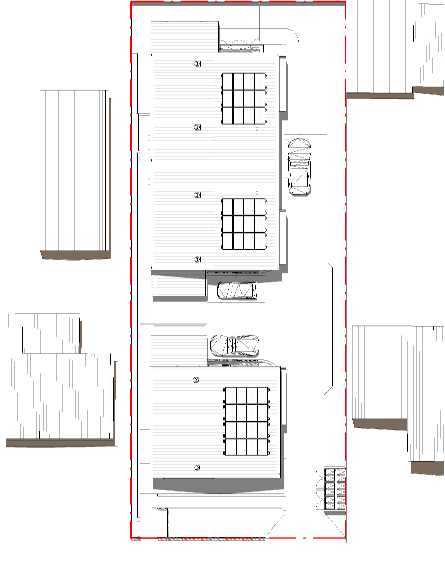
SHADOW DIAGRAMS AT 12PM (21ST JUNE)



SHADOW DIAGRAMS AT 3PM (21ST JUNE)



SHADOW DIAGRAMS AT 9AM (21ST DECEMBER)



SHADOW DIAGRAMS AT 12PM (21ST DECEMBER)



SHADOW DIAGRAMS AT 3PM (21ST DECEMBER)

SHADOW KEY

- DEVELOPMENT SHADOW
- EXISTING CONTEXT SHADOW



Planning & Environment

LOCKED BAG 5022  
PARAMATTA NSW 2124  
Phone No: 1300 305 685

ARCHITECT:



SHADOW DIAGRAMS

MOUNT DRUITT HOUSING  
2 SEC N DP 2942, 56 FULLER STREET, MOUNT DRUITT NSW 2770



REV:

DATE

PROJECT NO:

SHEET:

3409

30/11/22

N-04