

Ref: SUB24/370596
10 December 2024



Re: Modified design for seniors housing development – 2-10 Birch Street and 20 Debrincat Avenue, North St Marys

Dear Resident(s),

We recently wrote to you seeking feedback on the updated design for 2-10 Birch Street and 20 Debrincat Avenue, North St Marys. The letter incorrectly advised feedback should be received by 20 January 2025. The correct date for feedback to be received by is the **28 January 2025**.

We apologise for this error, if you have any questions please contact the Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

Yours sincerely,



Allison Maher
a/Community Engagement Manager
Homes NSW

About Homes NSW

Homes NSW's vision is to deliver quality homes and services that change lives and end homelessness.

Homes NSW is at the forefront of the NSW Government's response to the housing crisis. We are tasked with turbocharging the construction, maintenance and repair of social and affordable housing across our state.

We are boosting homelessness support services and working to improve the experience and outcomes of those who need our help, and the more than 260,000 people who call our properties home.

Homes NSW is partnering with all levels of government, sector and communities to confront the housing crisis and make sure NSW is a place where everyone has access to safe and secure housing.

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



Ref: SUB24/336334
9 December 2024

Andrew Moore
The General Manager
Penrith City Council
PO Box 60
PENRITH NSW 2751

Re: Notice of modification to approved seniors housing

Dear Andrew,

In December 2023 Homes NSW approved plans to build a seniors housing development containing 22 dwellings, parking for 10 vehicles and associated site works. This letter is to notify Council that the previously approved seniors housing development has been modified, as detailed below, and as such, we invite Council's written comments on the updated development proposal.

Property: 2-10 Birch Street and 20 Debrincat Avenue, North St Marys
Lots 346-350 in DP 31990 and lot 305 in DP 30223

Proposal: Modification of seniors housing development to include a substation; replace gas hot water and cooking with electric; adjust the construction method of external cladding to the rear first floor elevation to improve buildability; and adjust the configuration of the private open space area for unit 13.

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

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

- Modified Architectural plans
- Modified Landscape plan
- Modified Stormwater plan
- Modified Notification Plans; and
- Modified BASIX and NatHERS certificates.

Please email Council's comments to Frances Beasley Senior Planner, Homes NSW at Frances.Beasley@homes.nsw.gov.au by **28 January 2025**.

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 black ink, appearing to read "Allison Maher".

Allison Maher
a/Community Engagement Manager
Homes NSW



Our reference: P-819944-S7T8
Contact: Tania Shephard
Telephone: (02) 4732 7797

28 January 2025

Homes NSW
4 Parramatta Square
12 Darcy Street,
Parramatta, NSW, 2150

Attn: Frances Beasley
Email: Frances.Beasley@homes.nsw.gov.au

**Council Response to Modified Development permitted without Consent
– Proposed Seniors Living Development –2-10 Birch Street, North St Marys,
NSW, 2760**

I refer to the above proposed development being pursued as 'development permitted without consent' under the State Environmental Planning Policy (Housing) 2021.

Thank you for providing Penrith City Council with the opportunity to comment on the abovementioned proposal.

Council staff have reviewed the information referred for comment on 12 December 2024. It is noted that this is a modification to a previously approved development to which Council originally provided comments dated 27 July 2023. The following comments are provided with respect to this modification.

Planning Comments

Whilst the need for a padmount substation is understood, the position of such at the front boundary does not allow for any screening or landscaping planting along Birch Street. The substation will have an adverse visual impact when viewed from Birch Street. This is likely exacerbated by the orientation with the longest part of the substation facing the street. Padmount substations should be planned for at the design stage of the development and integrated into the design to allow for appropriate positioning and screening.

Penrith City Council
PO Box 60, Penrith
NSW 2751 Australia
T 4732 7777
F 4732 7958
penrith.city

Engineering Comments

There is a reduction in the permeable area of the site by 38.77m² and the OSD storage volume calculations have not been updated to reflect this. The documentation should be amended to reflect this.

Should you require any further information regarding the comments, please do not hesitate to contact me on (02) 4732 7797.

Yours Sincerely,



Tania Shephard
Principal Planner