

From: [Seng Phoi Ng](#)
To: [Frances Beasley](#)
Cc: [Deborah Gilbert](#); [Stephen Donachie](#); [Christian Channells](#)
Subject: Fw: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ
Date: Thursday, 6 February 2025 6:57:36 PM
Attachments: [image001.jpg](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
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[image018.png](#)
[image028.png](#)
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[image030.png](#)
[image031.png](#)
[Outlook-ei2spth4.png](#)
[Outlook-FB image.png](#)
[Outlook-t2u45exp.png](#)

Hi Frances,

Please see reply below to your query.

Rgds,
Phoi Ng.

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From: Stephen Donachie <stephen@dta.net.au>
Sent: Thursday, February 6, 2025 6:35:52 PM
To: Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>
Cc: Christian Channells <christian@dta.net.au>
Subject: Fw: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

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Hi Phoi,

Please see below from MSL in regards to the stormwater query for the Modification Application.

They have advised there is no impact to the OSD.

Kind Regards

Stephen Donachie



The Hub - Suite 1109, 31 Lasso Road, Gregory Hills NSW 2557
t: +612 9601 1011 e: stephen@dtanet.au w: www.dtanet.au

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From: William <William@mslengineers.com.au>
Sent: Thursday, 6 February 2025 5:36 PM
To: Stephen Donachie <stephen@dtanet.au>
Cc: Michael Pereira <michael@mslengineers.com.au>; Christian Channells <christian@dtanet.au>
Subject: RE: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Stephen,

The revised permeable surface area won't affect the OSD calculation.
OSD storage has been designed for the total site area of 3631m² (refer our calculation on stormwater drawings sheet 3 & 4).

William Tsui
Senior Structural/Civil Engineer
B.E (Civil) MIEAust
msl logo email



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From: Stephen Donachie <stephen@dta.net.au>
Sent: Thursday, 6 February 2025 2:29 PM
To: William <William@mslengineers.com.au>
Cc: Michael Pereira <michael@mslengineers.com.au>; Christian Channells <christian@dta.net.au>
Subject: Fw: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Will,

The planner is referring to the change in landscape area (permeable surface area) with the inclusion of the substation and amended paths.

This has been reduced from 1472.9 m2 in the DA plans to 1463.1 m2 in the modification.

Do the updated concept stormwater plans submitted for the Modification reflect the revised permeable surface area in the OSD calculations?

Kind Regards

Stephen Donachie



The Hub - Suite 1109, 31 Lasso Road, Gregory Hills NSW 2557
t: +612 9601 1011 **e:** stephen@dta.net.au **w:** www.dta.net.au

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From: Frances Beasley <Frances.Beasley@homes.nsw.gov.au>
Sent: Thursday, February 6, 2025 12:13 pm
To: Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>
Cc: Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>
Subject: RE: End of Statutory notification - Modified Activity Determination - 2-10 Birch

Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Phoi,

The architect should be able to confirm the difference in permeable surface area between the approved plans and the updated plans. This is the figure the stormwater engineer needs to input into their OSD calculations.

Regards,

Frances Beasley *she/her*
Senior Planner, Planning and Assessment
Portfolio Strategy & Origination
Housing Portfolio
Homes NSW

M 0436 623 507 **E** frances.beasley@homes.nsw.gov.au

www.nsw.gov.au/homes-nsw

From: Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>
Sent: Thursday, February 6, 2025 12:10 PM
To: Frances Beasley <Frances.Beasley@homes.nsw.gov.au>
Cc: Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>
Subject: Fw: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Frances,

Please see request below for more information.

Rgds,
Phoi Ng.

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From: Christian Channells <christian@dta.net.au>
Sent: Thursday, February 6, 2025 10:56:04 AM
To: Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>
Subject: Re: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Phoi,

The civil engineers requires more information, more detailed information regarding the request below.

Provide updated concept stormwater plans that reflect the revised permeable surface area in the OSD calculations.

Kind Regards
Christian Channells



***Wishing you a Merry Christmas and a Happy New Year!
We look forward to collaborating with you in 2025
Our office will close ending 20th December 2024 and reopen on the 6th January 2025***

t: + 6 1 2 9601 1011 **e:** christian@dta.net.au **w:** www.dta.net.au



nominated architect : daniel donai
nsw architects registration board no. 9068
architects registration board of victoria no. 19868

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From: Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>

Sent: Monday, February 3, 2025 1:10 PM

To: Christian Channells <christian@dta.net.au>

Cc: Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>; Frances Beasley
<Frances.Beasley@homes.nsw.gov.au>

Subject: FW: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street
and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Christian,

Can you please advise the request below.

Regards
Phoi Ng,
Senior Development Manager
Delivery North
Housing Portfolio
Homes NSW

Mob 0418 995 025 | E: phoi.ng2@homes.nsw.gov.au
nsw.gov.au/homes-nsw
4 Parramatta Square
2, Darcy St
Parramatta NSW 2150

From: Frances Beasley <Frances.Beasley@homes.nsw.gov.au>

Sent: Monday, February 3, 2025 12:59 PM

To: Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>

Cc: Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>

Subject: RE: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Hi Phoi,

I've discussed the submissions received from council and neighbours with Deb and Carolyn. To address the matters raised by council, can you please seek further advice/revised documentation to address the following:

- Confirm with the electrical engineer whether it is possible to rotate the substation so that the shortest end faces the street, and coupled with the bin bay. Also confirm whether it is possible to have fencing in front of the substation so it can be screened better from the street. If not, can we have ground cover landscaping within the substation easement?
- Provide updated concept stormwater plans that reflect the revised permeable surface area in the OSD calculations.

In the meantime we will proceed with the drafting of the REF so that everything is ready to be sent off for review when the updated plans are received.

Kind regards,

Frances Beasley *she/her*

Senior Planner, Planning and Assessment

Portfolio Strategy & Origination

Housing Portfolio

Homes NSW

M 0436 623 507 **E** frances.beasley@homes.nsw.gov.au

www.nsw.gov.au/homes-nsw

From: CommunityEngagement <Communityengagement@homes.nsw.gov.au>

Sent: Wednesday, January 29, 2025 9:57 AM

To: Frances Beasley <Frances.Beasley@homes.nsw.gov.au>; Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>; Kate McMullen <Kate.Mcmullen@homes.nsw.gov.au>;

Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>; Carolyn Howell

<Carolyn.Howell@homes.nsw.gov.au>; Allison Maher <Allison.Maher@homes.nsw.gov.au>

Cc: HomesNSW-HP-DeliveryNorthExecUnit <HomesNSW-HP-DeliveryNorthExecUnit@homes.nsw.gov.au>; Homes NSW Media <media@homes.nsw.gov.au>;

Homes NSW Communications <HomesNSWCommunications@homes.nsw.gov.au>;

CommunityEngagement <Communityengagement@homes.nsw.gov.au>

Subject: End of Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Good morning,

Please be advised the modified statutory notification for 2-10 Birch Street, North St Marys

concluded yesterday 28/01/2025.

We received two neighbour submissions one was regarding the landscaping choices and the request for smaller trees to be considered and the other submission was regarding the use of the site and the recommendation that it be used for a community garden and not housing.

The submissions can be found in TRIM ref SUB23/177674.01

Kind regards

Carmen Cotterill (*she/her*)

Senior Community Engagement Officer

Housing Portfolio

Homes NSW

T 02 8753 8817 **M** 0411 132 742 **E** carmen.cotterill@homes.nsw.gov.au

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4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Working days Monday to Friday, 9:00am - 5:00pm



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.

Please consider the environment before printing this email.

From: CommunityEngagement <Communityengagement@homes.nsw.gov.au>

Sent: Monday, December 16, 2024 3:00 PM

To: Frances Beasley <Frances.Beasley@homes.nsw.gov.au>; Seng Phoi Ng <Phoi.Ng2@homes.nsw.gov.au>; Kate McMullen <Kate.Mcmullen@homes.nsw.gov.au>; Deborah Gilbert <Deborah.Gilbert@homes.nsw.gov.au>; Carolyn Howell <Carolyn.Howell@homes.nsw.gov.au>; Allison Maher <Allison.Maher@homes.nsw.gov.au>

Cc: CommunityEngagement <Communityengagement@homes.nsw.gov.au>; HomesNSW-HP-DeliveryNorthExecUnit <HomesNSW-HP-DeliveryNorthExecUnit@homes.nsw.gov.au>; Homes NSW Media <media@homes.nsw.gov.au>; Homes NSW Communications <HomesNSWCommunications@homes.nsw.gov.au>

Subject: CM: Statutory notification - Modified Activity Determination - 2-10 Birch Street and 20 Debrincat Avenue, North St Marys - BGYVZ

Good afternoon,

Please be advised the Statutory Notification letters for 2-10 Birch Street and 20 Debrincat Avenue, North St Mary were mailed to neighbours on the 9th of December.

The extended notification period is 09 December – 28 January 2025.

A copy of the neighbour notification letter is attached for your reference.

Please note the wrong end date was printed on the attached letter, an updated letter was sent to neighbours to advise them of the correct end date.

The Community Engagement TRIM reference for this project is – AF22/35160

Kind regards

Carmen Cotterill (*she/her*)

Senior Community Engagement Officer

Housing Portfolio

Homes NSW

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I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.**

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