



## DECISION STATEMENT

### NSW Land and Housing Corporation

Project No. BGYVZ

#### SITE IDENTIFICATION

##### STREET ADDRESS

Unit/Street No

2-10 & 20

Street or property name

Birch Street & Debrincat Avenue

Suburb, town or locality

North St Marys NSW

Postcode

2760

Local Government Area(s)

Penrith

Real property description (Lot and DP)

Lots 346-350 in Deposited Plan 31990 and Lot 305 in Deposited Plan 30223

#### ACTIVITY DESCRIPTION

Provide a description of the activity

Demolition of existing dwellings and structures, removal of trees, boundary adjustment with 20 Debrincat Avenue, and the construction of 22 independent living seniors housing units comprising 10 x 1 bedroom and 12 x 2 bedroom units, with associated landscaping and fencing, surface parking for 10 cars, creation of a stormwater easement across 20 Debrincat Avenue and consolidation into a single lot.

NSW Land & Housing Corporation has proposed to modify the above activity under the provisions of *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) which has previously been determined under Part 5 of the *Environmental Planning & Assessment Act 1979* (EP&A Act). This Decision Statement relates to the Review of Additional Environmental Factors for the above modified activity prepared under Part 5 of the EP&A Act and the *Environmental Planning and Assessment Regulation 2021*.

Based on the Review of Environmental Factors document and supporting documentation, a decision to proceed with the modified activity has been made. This decision included consideration of the following:

##### Significant Impact on the Environment

- The modified activity is not likely to have a significant impact on the environment and therefore an EIS is not required.
- The activity was not proposed to be carried out in a declared area of outstanding biodiversity value and is therefore not likely to significantly affect threatened species, populations or ecological communities, or their habitats or impact biodiversity values, meaning a SIS and/or BDAR is not required. The proposed modified activity does not alter this situation.

Reasons for the Decision

- Following an assessment of the modified activity and associated environmental impacts within the Review of Additional Environmental Factors document it was decided that the modified development will have economic and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.
- The modified development will assist in the provision of much-needed social and affordable housing and assist in addressing the existing and growing demand for housing in the local government area.

Mitigation Measures

- Mitigation measures were required to minimise or manage environmental impacts and are detailed throughout the original REF. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Changes to the Identified Requirements because of this Review of Additional Environmental Factors will include the following:
  - Amend Identified Requirement No.1 to reference all the updated version of plans and specialist reports which reflect the proposed modifications; and
  - Add one Identified Requirement No. 84 relating to the air conditioning units.

Signed.....

Date 21 March 2025

Lisa Marigliano  
Executive Director, Portfolio Development  
Housing Portfolio  
Homes NSW