

Ref: SUB25/10115
3 April 2025

Bradley Cutts
General Manager
Fairfield City Council
PO Box 21
FAIRFIELD NSW 1860

Re: Notice of proposed seniors housing

Dear Bradley,

This letter is to notify council of a proposal by Homes NSW to carry out a seniors housing development, and invite council's written comments on the development proposal:

Property: 26-28 Stevenage Road and 53 Welwyn Road, Canley Heights NSW 2166
Lots 52, 53 & 54 in DP 225999

Proposal: Demolition of existing dwellings and structures, removal of trees and construction of a 2-storey development containing 13 dwellings, comprising 7 x 1-bedroom and 6 x 2-bedroom units, with associated landscaping and fencing, surface parking for 6 vehicles, and consolidation of 3 lots into a single lot.

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 should proceed.

The following plans and documents are available to view on [OneDrive](#) ([click here](#) to request access), for council's review and comments:

- | | |
|---------------------------------------|---|
| • Access report | • Accoustic assessment |
| • AHIMS | • Arborist report |
| • Architectural plans | • BASIX certificate |
| • Building Code of Australia report | • Building design compliance certificates |
| • Design quality principles statement | • Geotechnical report |
| • Stormwater plan | • Structural plans |
| • Survey plan | • Title and deposited plans |
| • Traffic report | • Waste management plan |
| • Landscape plan | • Longitudinal survey to bus stop |

- NatHERS certificate and stamped plans
- Public domain works plan
- Section 10.7 planning certificates
- Statement of compliance tables
- Notification plans
- Safety in design report
- Specifications and NatHERS results

Please email council's comments to Yogita Malla, Planner, Homes NSW at yogita.rijalmalla@homes.nsw.gov.au by **Thursday 1 May, 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,



Elmarie Pareezer
A/Senior Community Engagement Officer
Homes NSW

Ref: SUB25/10107
3 April 2025

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

Re: Proposed seniors development at 26-28 Stevenage Road and 53 Welwyn Road, Canley Heights.

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the site at 26-28 Stevenage Road and 53 Welwyn Road, Canley Heights 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:

- demolition of existing dwellings and structures
- 13 homes in total — 7 x 1-bedroom units and 6 x 2-bedroom units
- 6 on-site car parking spaces (including 3 accessible space) and an internal lift
- removal of vegetation, landscaping and fencing.

What we have done so far

In October 2024 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to the size of the development and privacy concerns.

In response to this feedback, I can confirm:

- the proposed development is for the purposes of addressing the increasing demand for social and affordable housing for seniors within the Fairfield local government area
- the height and size of the proposal is permitted under the areas current zoning
- the placement of the driveway, windows and balconies along the site boundaries, and other design requirements, have been carefully considered to minimise any visual, acoustic and privacy impacts to neighbouring properties.

What is happening now?

We have recently completed a detailed design process for 26-28 Stevenage Road and 53 Welwyn Road, Canley Heights. 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 Thursday 1 May 2025** 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 blue ink signature of Elmarie Pareezer.

Elmarie Pareezer
A/Senior Community Engagement Officer
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.



Cc: Liam Hawke <LHawke@fairfieldcity.nsw.gov.au>; Jo Amalfi <JAmalfi@fairfieldcity.nsw.gov.au>
Subject: RE: Please advise when council will provide the submission for 26-28 Stevenage Road & 53 Welwyn Road, Canley Heights

This Message Is From an External Sender

This message came from outside your organization.

Dear Elmarie,

With reference to your email below, please be advised Council has no further comments in relation to this matter. Council's submission in relation to this matter is outlined in my email dated 9th May 2025.

Kind regards,

Matthew Korzy

Senior Development Planner | Development Planning
City Development

02 9725 0880 | _____

Customer Service: 02 9725 0222 | PO Box 21 Fairfield NSW 1860

www.fairfieldcity.nsw.gov.au

mail@fairfieldcity.nsw.gov.au



*We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land.
We also pay our respect to the Elders both past, present and emerging of the Darug Nation.*

Every scrap counts
Learn what can and can't go in your bins

Find out more: www.fairfieldcity.nsw.gov.au/waste

DO THE RIGHT THING USE THE RIGHT BIN

From: Elmarie Pareezer <_____
_____>

Sent: Friday, May 16, 2025 9:21 AM

To: CommunityEngagement <Communityengagement@homes.nsw.gov.au>; Matthew Korzy

Cc: Liam Hawk

Subject: Please advise when council will provide the submission for 26-28 Stevenage Road & 53 Welwyn Road, Canley Heights

Importance: High

Good morning Matthew,

I have called and emailed multiple times this week to request an update on when Council will provide the submission, but I am still waiting to hear back from you.

Yogita Rijal Malla

From: Matthew Korzy <matthew.korzy@fairfieldcity.nsw.gov.au>
Sent: Friday, 9 May 2025 3:57 PM
To: Elmarie Pareezer; Jo Amalfi
Cc: Liam Hawke; CommunityEngagement
Subject: RE: Elmarie Pareezer shared the folder "Canley Heights, 26-28 Stevenage Road & 53 Welwyn Road" with you

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Dear Elmarie,

Thank you for your patience, Council has reviewed the proposed seniors housing development at Nos. 26 – 28 Stevenage Road, and No. 53 Welwyn Road, Canley Heights and identify the following matter, which should be addressed:

- The proposed driveway and carpark should be set back from the property boundaries by 1m. This would allow for dense landscaping, which would assist in screening the development and reduce potential impacts on the adjacent residences.

Council's Engineering Assessment Branch is finalising their response to the matter, once I receive their comments, I will provide to you.

Kind regards,

Matthew Korzy

Senior Development Planner | Development Planning
City Development

Customer Service: 02 9725 0222 | PO Box 21 Fairfield NSW 1860

www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au

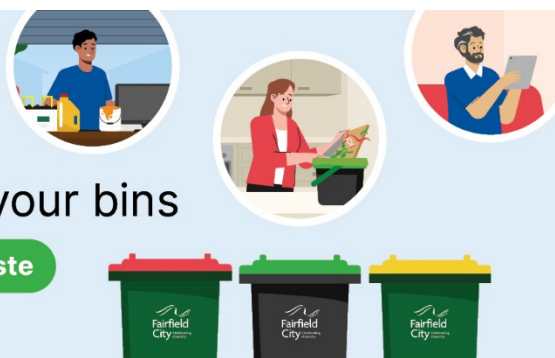


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DO THE RIGHT THING USE THE RIGHT BIN

Yogita Rijal Malla

From: Joshua Romeo
Sent: Friday, 22 November 2024 9:32 AM
To: Yogita Rijal Malla
Subject: RE: Attention Waste Team - Requesting advice on bin location at 26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights

This Message Is From an External Sender

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Hi Yogita,

Thank you for your email.

The bins allocation for all waste streams is based on the following for 13 dwellings:

- General = (13 x 120L) / 240L
 - **7x 240L** bins collected
- Recycling = (13 x 80L)/ 240L
 - **5x 240L** bins collected
- Organics = (13 x 40L)/240L
 - **3x 240L** bins collected

**Bins rounded up to whole numbers*

These are the bins that will be allocated by Council to the development.

Regards

Joshua Romeo

From: Yogita Rijal Malla
Sent: Thursday, 21 November 2024 2:59 PM
To: Joshua Romeo <joshua.romeo@nsw.gov.au>
Subject: RE: Attention Waste Team - Requesting advice on bin location at 26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights

Thanks for your response, Joshua.

Do we then have to do times 2 for Recycle and organic bins?

Regards

Yogita Rijal Malla
Planning Officer - Planning and Assessment
Portfolio Strategy & Origination
Housing Portfolio
Homes NSW

nsw.gov.au/homes-nsw

4 Parramatta Square

12 Darcy Street
Parramatta NSW 2150



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: Joshua Romeo <jromeo@fairfieldcity.nsw.gov.au>

Sent: Thursday, November 21, 2024 2:56 PM

To: Yogita Rijal Malla <Yogita.Rijalmalla@homes.nsw.gov.au>

Subject: RE: Attention Waste Team - Requesting advice on bin location at 26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights

Hi Yogita,

Thank you for your email.

Apologies, my previous email dated 14/11/24 (trail below) provides the weekly waste generation rate/s to enable bin allocations to be calculated for the site.

Whilst scheduled collections are conducted based on the following frequencies:

- Red = weekly
- Yellow = fortnightly
- Green = alternate fortnightly

Regards

Joshua Romeo

From: Yogita Rijal Malla <Yogita.Rijalmalla@homes.nsw.gov.au>

Sent: Thursday, 21 November 2024 2:00 PM

To: Joshua Romeo <jromeo@fairfieldcity.nsw.gov.au>

Subject: RE: Attention Waste Team - Requesting advice on bin location at 26-28 Stevenage Rd & 53 Welwyn Rd, Canley Heights

Hi Joshua

If you have time this week, can you please respond to my query. There are several projects in the Council that are awaiting for bins clarification.

Regards

Yogita Rijal Malla

Planning Officer - Planning and Assessment
Portfolio Strategy & Origination
Housing Portfolio