

Ref: SUB24/336334
7 November 2024

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

Re: Notice of proposed seniors housing

Dear Andrew

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: 16,17,18 Stapleton Parade, St Marys
Lots 32-34 in DP 35558

Proposal: construction of a residential flat building for seniors living containing eighteen dwellings, comprising 10 x 1 bedroom and 8 x 2 bedroom units, parking for 8 vehicles, associated site works and landscaping, 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 via [this link](#) for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Demolition plan
- Block analysis plan
- Landscape plan
- Stormwater plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan

Please email Council's comments to Lara Huckstepp Team Leader Planning, Homes NSW at Lara.Huckstepp@homes.nsw.gov.au by **02 December 2024**

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 that reads "Allison Maher".

Allison Maher
a/Community Engagement Manager
Homes NSW

From: [Peter Wood](#)
To: [CommunityEngagement](#)
Cc: [Brittany Dickson](#)
Subject: RE: Statutory Notification - 16 17 18 Stapleton Parade St Marys – BGZXE
Date: Tuesday, 10 December 2024 9:48:50 AM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)

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Good morning Carmen,

I have briefly reviewed the proposed development plans.

The land is zoned R3 Medium Density under Penrith LEP 2010 and the scale of the proposed development is not compatible with the existing or desired future character of the area under the objectives of this zone creating impacts to existing residents. Such a proposal would be better located in the nearby R4 High Density Residential zone under the LEP.

Notwithstanding this, it is acknowledged that the proposal is being progressed as development without consent under *State Environmental Planning*

Policy (Housing) 2021 which prevails to the extent of an LEP inconsistency and is being assessed by Homes NSW under Part V of the Environmental Planning and Assessment Act, 1979.

It is therefore trusted that the proposal has been designed and the assessment will ensure that any resulting impacts of the inherent scale incompatibility introduced by this development are minimised.

Please contact me if you have any questions further to the above.

Regards,

Peter Wood

Head of Development Services

E Peter.Wood@penrith.city

T [+61247327577](tel:+61247327577) | F | M [+61434608730](tel:+61434608730)

PO Box 60, PENRITH NSW 2751

www.visitpenrith.com.au

www.penrithcity.nsw.gov.au



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

Sent: Thursday, 5 December 2024 9:55 AM

To: Penrith City Council - RECORDS <council@penrith.city>

Cc: Peter Wood <Peter.Wood@penrith.city>; CommunityEngagement <Communityengagement@homes.nsw.gov.au>

Subject: RE: Statutory Notification - 16 17 18 Stapleton Parade St Marys – BGZXE

Good morning,

The statutory notification period for the proposed development at 16,17,18 Stapleton Parade concluded on the 2nd of December.

If you kindly advise when Council will provide their submission to the proposal.

Thank you.

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

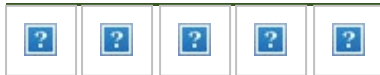
nsw.gov.au/homes-nsw

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: Thursday, November 7, 2024 11:48 AM

To: 'council@penrith.city' <council@penrith.city>

Cc: CommunityEngagement <Communityengagement@homes.nsw.gov.au>; Peter Wood <Peter.Wood@penrith.city>

Subject: Statutory Notification - 16 17 18 Stapleton Parade St Marys – BGZXE

Dear Andrew,

Homes NSW are notifying Council that the **Statutory Notification** for 16,17,18 Stapleton Parade, St Marys has commenced and inviting council to provide comments to the proposed development.

There is a link to the plans and supporting documents in the attached letter for Council's review and comments.

Please email Council's comments to Lara Huckstepp Team Leader Planning, Homes NSW at Lara.Huckstepp@homes.nsw.gov.au by the due date in the attached letter.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@homes.nsw.gov.au.

Kind regards

Carmen Cotterill (she/her)

Senior Community Engagement Officer

Housing Portfolio

Homes NSW

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From: [Katelyn Davies](#)
To: [Carmen Cotterill](#); [CommunityEngagement](#)
Cc: [Jacqueline Naethuys](#)
Subject: RE: updated neighbour list request - 16-18 Stapleton Parade St Marys, NSW, 2760
Date: Tuesday, 22 October 2024 2:20:48 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
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[image008.png](#)
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[image014.jpg](#)
[image015.png](#)
[image016.jpg](#)
[image017.jpg](#)
[image018.jpg](#)
[Scope of Notification Map.DOCX](#)
[Neighbour Notification Address List December 2023.XLS](#)
[Ownership Details 23102024.csv](#)
Importance: High

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Good Afternoon Carmen,

Council's Development Assessment Coordinator Gavin Cherry had previously looked over the scope of notification and confirmed that the locations selected on your notification map are sufficient.

Jacqueline has kindly attached the spread sheet which includes the Names and Addresses of the approved locations for notification.

NOTE- The information in this spreadsheet is for the use of the LAHC for the purpose of the above notification only and is not to be distributed or used in any other manner.

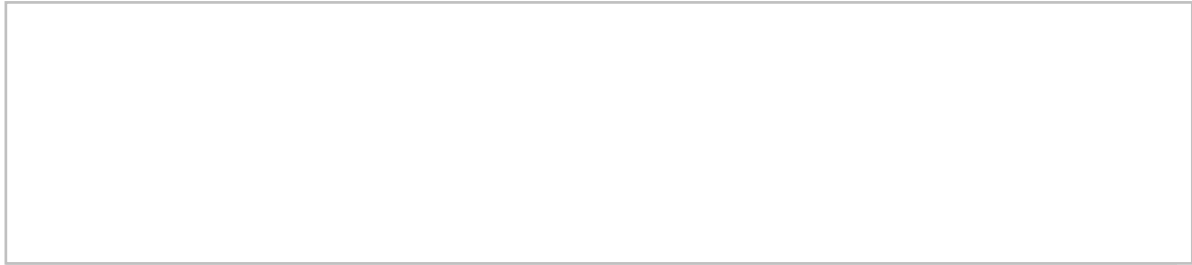
Please be sure to notify Council of any changes to the proposed development and please don't hesitate to reach out if you require any further information.

Thanks,

Katelyn Davies
Senior Administration Officer
Development Services

E Katelyn.Davies@penrith.city
T [+61247327447](tel:+61247327447) | F | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au





From: Jacqueline Naethuys <jacqueline.naethuys@penrith.city>
Sent: Tuesday, 22 October 2024 12:44 PM
To: carmen.cotterill@homes.nsw.gov.au
Cc: Communityengagement@homes.nsw.gov.au; Katelyn Davies <Katelyn.Davies@penrith.city>
Subject: Fw: updated neighbour list request - 16-18 Stapleton Parade St Marys, NSW, 2760

Hi Carmen,

Please see attached ownership details for the properties identified on your map.

Kind regards

Jacqueline Naethuys

GIS Officer

Information and Communication Technology

E jacqueline.naethuys@penrith.city
T [+61247327544](tel:+61247327544) | F +612 4732 7958 | M
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www.penrithcity.nsw.gov.au



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Jacqueline Naethuys

GIS Officer

Information and Communication Technology

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www.penrithcity.nsw.gov.au



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From: CommunityEngagement <Communityengagement@homes.nsw.gov.au>
Sent: Monday, 21 October 2024 5:01 PM
To: Penrith City Council - RECORDS <council@penrith.city>
Cc: CommunityEngagement <Communityengagement@homes.nsw.gov.au>; Katelyn Davies <Katelyn.Davies@penrith.city>

Subject: updated neighbour list request - 16-18 Stapleton Parade St Marys, NSW, 2760

You don't often get email from communityengagement@homes.nsw.gov.au. [Learn why this is important](#)

Afternoon Council,

Homes NSW wrote to neighbours in December 2023 to seek their early feedback on our proposed development at 16,17,18 Stapleton Parade, St Marys.

We have now completed detailed plans and would like to write to neighbours again to share these plans and again seek their feedback.

If could review the attached list you sent last year and update any private owner details that have changed, based on the attached map.

Thank you.

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

nsw.gov.au/homes-nsw

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: Katelyn Davies <Katelyn.Davies@penrith.city>

Sent: Monday, December 4, 2023 4:17 PM

To: Carmen Cotterill <Carmen.Cotterill@fac.s.nsw.gov.au>

Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: Penrith Council Response to LAHC re Scope of Notification - 16-18 Stapleton Parade St Marys, NSW, 2760

Importance: High

Good Afternoon Carmen,

Thank you for sending this enquiry through to Penrith Council.

Council's Development Assessment Coordinator Gavin Cherry has looked over the scope of notification and has confirmed that the locations selected on your notification map are sufficient.

Please see attached spread sheet which includes the Names and Addresses of the approved locations for notification.

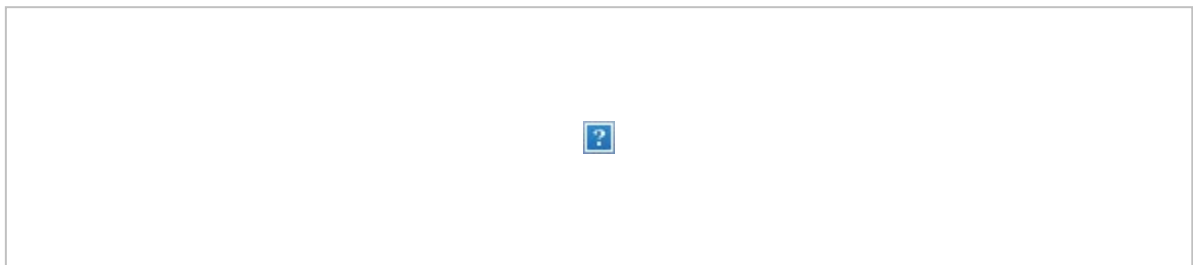
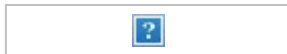
NOTE- The information in this spreadsheet is for the use of the LAHC for the purpose of the above notification only and is not to be distributed or used in any other manner.

Please don't hesitate to reach out if you require any further information.

Thanks,

Katelyn Davies
Senior Administration Officer
Development Services

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PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



From: Carmen Cotterill <Carmen.Cotterill@fac.s.nsw.gov.au>

Sent: Thursday, November 30, 2023 5:04 PM

To: Penrith City Council - RECORDS <council@penrith.city>

Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: scope of notification - 16,17 and 18 Stapleton Parade St Marys

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Good Afternoon Council,

The NSW Land and Housing Corporation (LAHC) is proposing a new seniors housing project of up to 18 units at 16,17 and 18 Stapleton Parade, St Marys and is writing to Council as part of our statutory requirements under the *NSW State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021).

In most circumstances, prior to undertaking *development without consent*, LAHC is required to consult with Council and the occupants of neighbouring dwellings. Specifically, clause 43(1)(a) and 108C(1)(a) require LAHC to consult with Council in relation to the scope of notification.

Please find attached a map and spreadsheet detailing the list of properties which LAHC intends to notify as part of the above project. Ideally, LAHC would prefer to address notification letters with owners names so that they are not treated as junk mail and returned to sender. In order to obtain the most current resident details, we are seeking assistance from Council.

What do LAHC require from Council?

- Confirmation that the scope of notification detailed in the attached map is appropriate for the development, and if not please detail how it should be expanded or contracted.
- List of owners names and addresses added to the attached address list as per the desired scope of notification.

We would appreciate it if Council can provide these details within 10 working days.

Any questions or concerns?

If you have questions or concerns, please contact LAHC's Community Engagement Team on 1800 738 718 or via email on CommunityEngagement@dcj.nsw.gov.au.

We thank you in advance for your prompt response to this email which will assist us in providing homes to the most vulnerable citizens of NSW.

Kind regards

Carmen Cotterill (she/her)
Senior Community Engagement Officer, Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | **E** CommunityEngagement@dcj.nsw.gov.au

T 02 8753 8817 | **E** Carmen.Cotterill@facs.nsw.gov.au

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au

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From: [CommunityEngagement](#)
To: ["council@penrith.city"](mailto:council@penrith.city)
Cc: [CommunityEngagement](#); [Katelyn Davies](#)
Subject: updated neighbour list request - 16-18 Stapleton Parade St Marys, NSW, 2760
Date: Monday, 21 October 2024 5:01:42 PM
Attachments: [image001.png](#)
[image008.png](#)
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[image015.jpg](#)
[image016.png](#)
[image017.jpg](#)
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[image019.jpg](#)
[Scope of Notification Map.DOCX](#)
[Neighbour Notification Address List December 2023.XLS](#)

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Senior Community Engagement Officer

Housing Portfolio

Homes NSW

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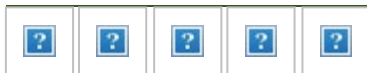
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Sent: Monday, December 4, 2023 4:17 PM

To: Carmen Cotterill <Carmen.Cotterill@fac.s.nsw.gov.au>

Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: Penrith Council Response to LAHC re Scope of Notification - 16-18 Stapleton Parade St Marys, NSW, 2760

Importance: High

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Good Afternoon Carmen,

Thank you for sending this enquiry through to Penrith Council.

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Please don't hesitate to reach out if you require any further information.

Thanks,

Katelyn Davies

**Senior Administration Officer
Development Services**

E Katelyn.Davies@penrith.city

T [+61247327447](tel:+61247327447) | F | M

PO Box 60, PENRITH NSW 2751

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From: Carmen Cotterill <Carmen.Cotterill@facs.nsw.gov.au>

Sent: Thursday, November 30, 2023 5:04 PM

To: Penrith City Council - RECORDS <council@penrith.city>

Cc: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: scope of notification - 16,17 and 18 Stapleton Parade St Marys

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Good Afternoon Council,

The NSW Land and Housing Corporation (LAHC) is proposing a new seniors housing project of up to 18 units at 16,17 and 18 Stapleton Parade, St Marys and is writing to Council as part of our statutory requirements under the NSW *State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021).

In most circumstances, prior to undertaking *development without consent*, LAHC is required to consult with Council and the occupants of neighbouring dwellings. Specifically, clause 43(1)(a) and 108C(1)(a) require LAHC to consult with Council in relation to the scope of notification.

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Any questions or concerns?

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We thank you in advance for your prompt response to this email which will assist us in providing homes to the most vulnerable citizens of NSW.

Kind regards

Carmen Cotterill (she/her)

Senior Community Engagement Officer, Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E CommunityEngagement@dcj.nsw.gov.au

T 02 8753 8817 | E Carmen.Cotterill@facs.nsw.gov.au

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The Resident(s)
15 Stapleton Parade
ST MARYS NSW 2760

Re: Proposed seniors housing development – 16,17,18 Stapleton Parade, St Marys

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 16,17,18 Stapleton Parade, St Marys and seek your feedback on our detailed design.

What we are proposing

We are proposing to redevelop the vacant site with a new 2-3 storey seniors' housing development which will include:

- 18 homes in total — 10 x 1 bedroom units and 8 x 2 bedroom units
- 8 on-site underground car parking spaces
- landscaping and fencing across the site

What we have done so far

In December 2023 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to privacy, property values, onsite parking, and street traffic.

In response to this feedback, I can confirm:

- Visual and acoustic impacts on neighbouring properties will be minimised through building setbacks, fencing, privacy screens, careful window placement and landscaping, including screen plantings at the side and rear boundaries.
- The proposed development is designed to seamlessly blend in with its surroundings and enhance the existing character of the area. There is no evidence to suggest the development would adversely affect property values.
- These Homes NSW owned sites have been selected for renewal because of their easy access to public transport, goods, and services such as on Queen Street, St Marys. This convenient location means tenants will not have to rely on owning a car. The proposal provides 8 car parking spaces which is consistent with the requirements of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP).

- A traffic and parking assessment has been completed and finds that the new development is not expected to have any significant impacts on the local street network or parking.

What is happening now?

We have recently completed a detailed design process for 16,17,18 Stapleton Parade, St Marys. 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 02 December 2024** 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 handwritten signature in black ink, appearing to read "Allison Maher".

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.

