

Decision Statement

NSW Land and Housing Corporation

Project No. BGZXE

SITE IDENTIFICATION

STREET ADDRESS

Unit/Street No

16, 17 and 18

Street or property name

Stapleton Parade

Suburb, town or locality

St Marys

Postcode

2760

Local Government Area(s)

Penrith City

Real property description (Lot and DP)

Lots 32, 33 and 34 in DP 35558

ACTIVITY DESCRIPTION

Provide a description of the activity

Removal of trees and the construction of 18 independent living seniors housing units comprising 10 x 1-bedroom and 8 x 2-bedroom units, with associated landscaping and fencing, parking for 8 cars, and consolidation into a single lot.

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

Based on the REF document and supporting documentation, including advice from Penrith City Council, a decision to proceed with the proposed activity has been made. This decision included consideration of the following:

Significant Impact on the Environment

- The proposed activity is not likely to have a significant impact on the environment and therefore an EIS is not required.
- The proposed activity will not be carried out in a declared area of outstanding biodiversity value and is 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.

Reasons for the Decision

- Following an assessment of the proposed activity and associated environmental impacts within the REF document it was decided that the proposed development will have economic

and social benefits and any minor short-term impacts on the environment or surrounding properties can be appropriately mitigated.

- The proposed 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 Penrith local government area.

Mitigation Measures

- Mitigation measures are required to minimise or manage environmental impacts and are detailed throughout the REF and specifically within Section 8. All mitigation measures are detailed as Identified Requirements within the Activity Determination. Additional mitigation measures, detailed in the Activity Determination have been imposed to minimise the impact on the surrounding environment, ensure appropriate site safety and to ensure legislative compliance.

Signed.....

Dated.10/03/2025

Lisa Marigliano
Executive Director, Development
Housing Portfolio
Homes NSW