



6-12 Dalley Avenue & 212-214 Banksia Street, Pagewood

DA-2021/507

Seniors Housing Development

November 2021

Project context

1. Current tenants and LAHC's residential stock

- Over 60% of the current tenant cohort are suitable for Seniors Housing developments
- 42 % of current LGA tenants are single person households
- LAHC owns about 2029 Units in Bayside – low rise walk ups, low mobility allowances for tenants, reaching end of economic lifecycle

2. Waitlist – as at July 2020

- 74 of LAHC priority waitlist for social housing is for studios and 1 beds (43%)
- 52 are for 2 bedrooms (30%)

3. Forecast Waitlist – 2019 estimates

- 30% increase in bayside LGA by 2041
- 66% of this increase was for tenants aged 65 and over for 1 or 2 bedroom accessible dwellings

4. Bayside LSPS – vision and priorities for land use to 2036

- Bayside LSPS Planning Priority 8
- Bayside's draft Local Housing Strategy
- 5,405 additional households will require Social and Affordable Housing between 2016 and 2036

Project introduction

- **Name of applicant and developer:** NSW Land And Housing Corporation
- **Application number:** DA-2021/507
- **Site Address:** 6-12 Dalley Avenue and 212-214 Banksia Street, Pagewood, NSW 2035
- **Proposal:** Seniors Housing Development
 - 33 dwellings (2 x Studio / 19 x 1 Bed / 12 x 2 Bed) + 16 parking spaces
 - 100% social – ageing in place
 - 1:4.7 Uplift ratio
 - 27 out of 33 are lifted dwellings

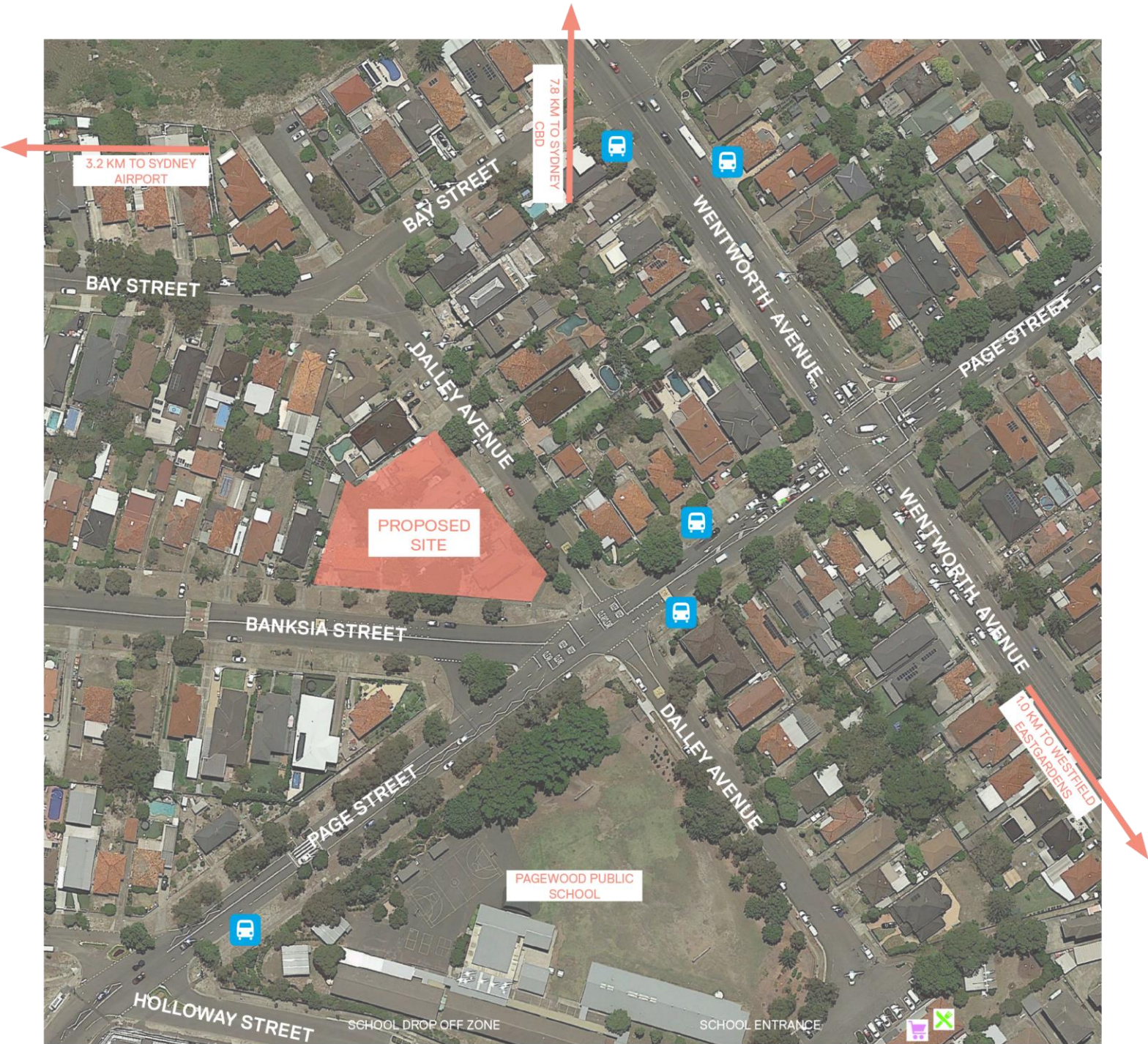
Site detail

- 7 existing dwellings built in 1951
- DCJ managed relocation process
- Site consists of 5 lots, zoned R2 Low Density Residential
- Site slopes generally from the West to the East - overall fall of approx. 5m
- SH SEPP (Part 2 Clause 26) compliant path of travel to bus stop achieved via building 2 new kerb ramps on Dalley Avenue as proposed in the DA

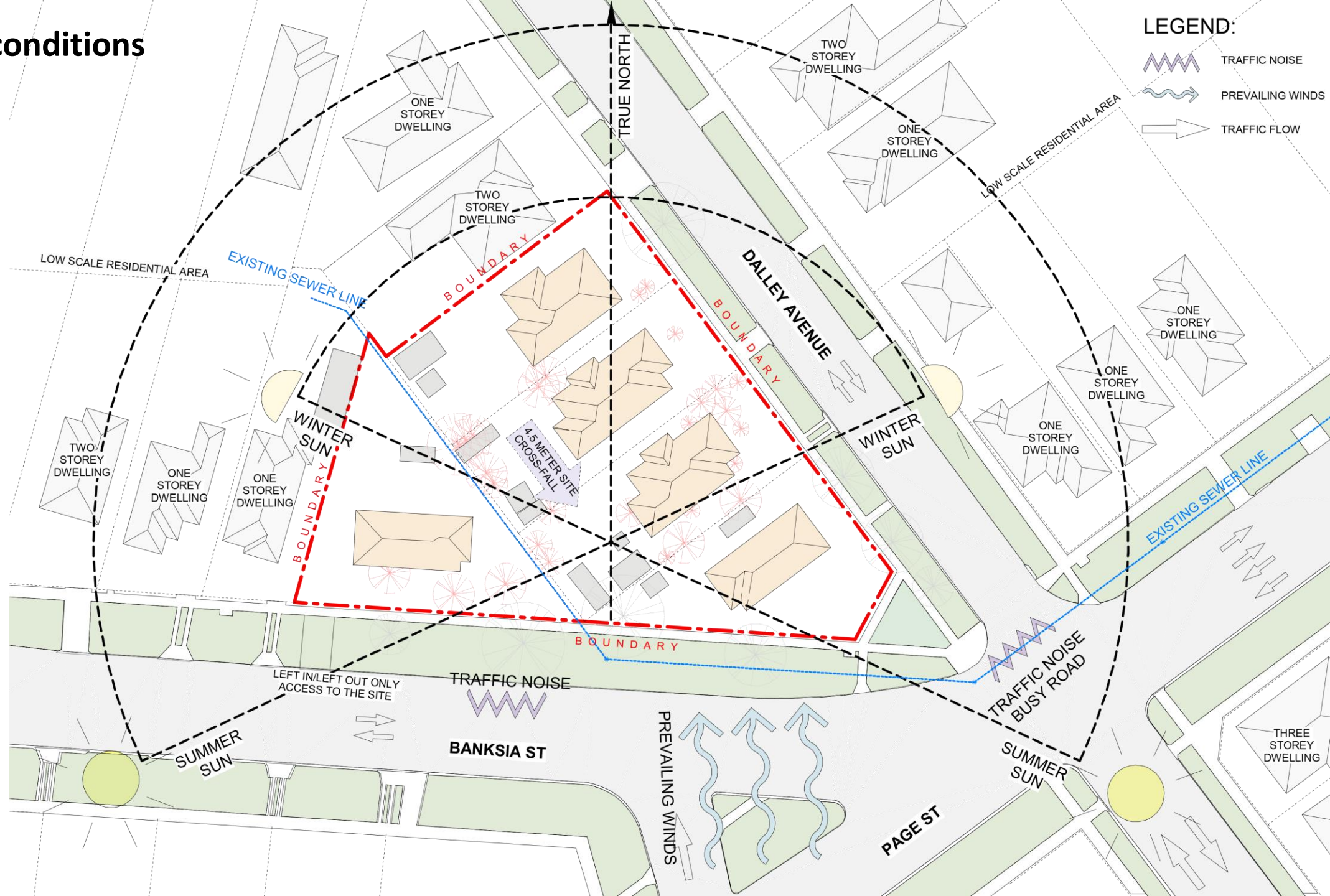
Context map



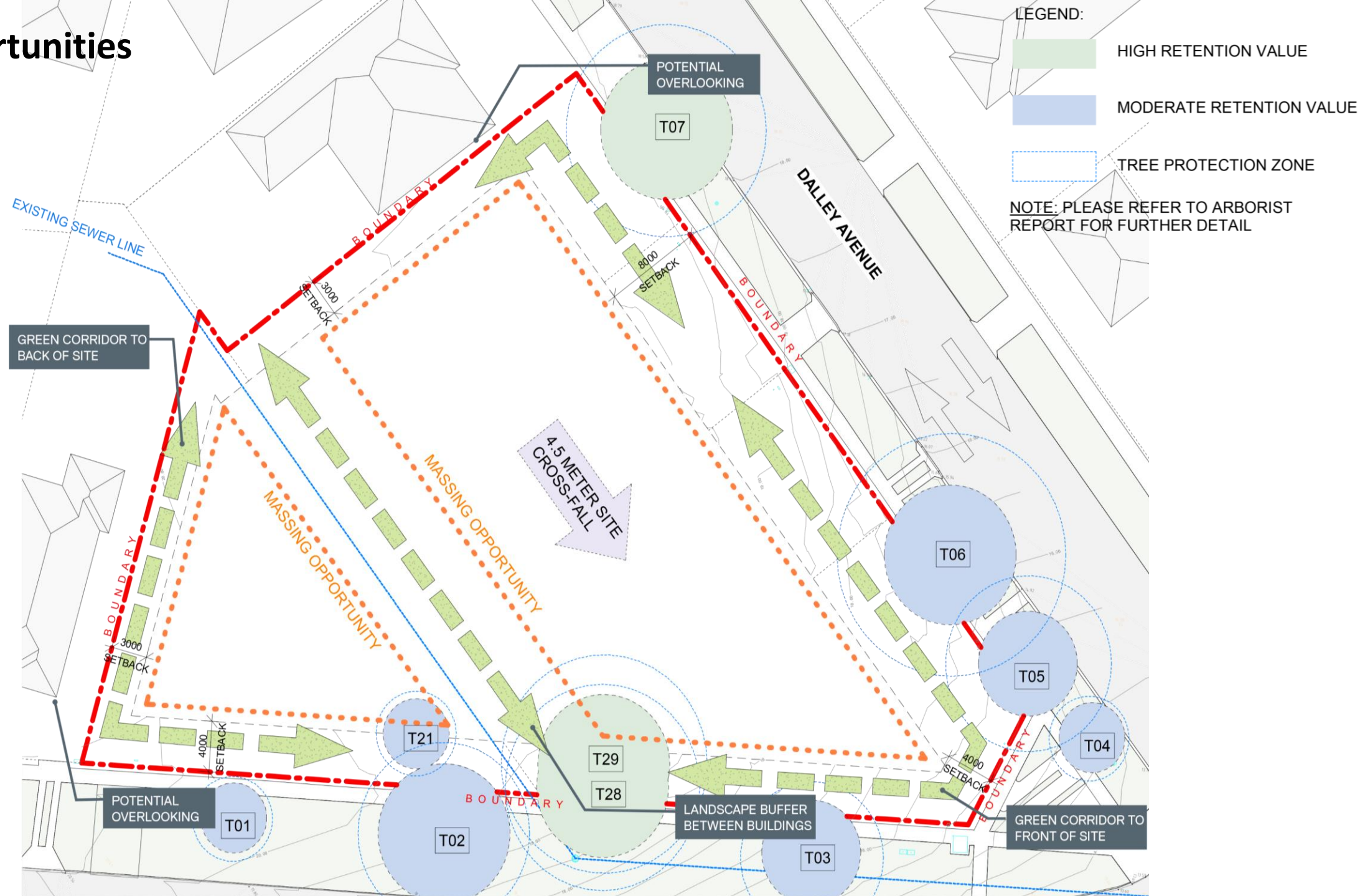
Site locality



Existing site conditions



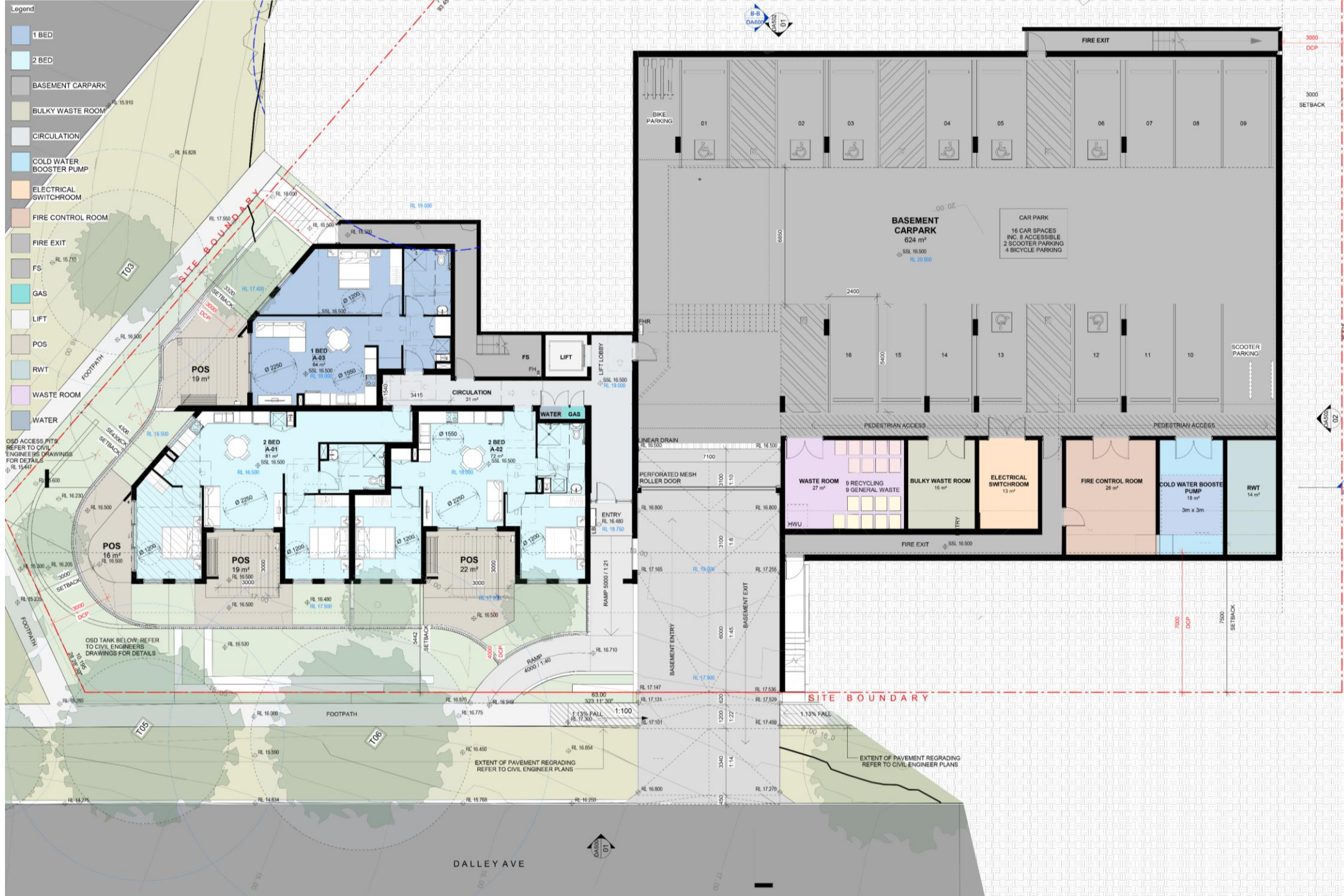
Site opportunities



Site plan



Building A



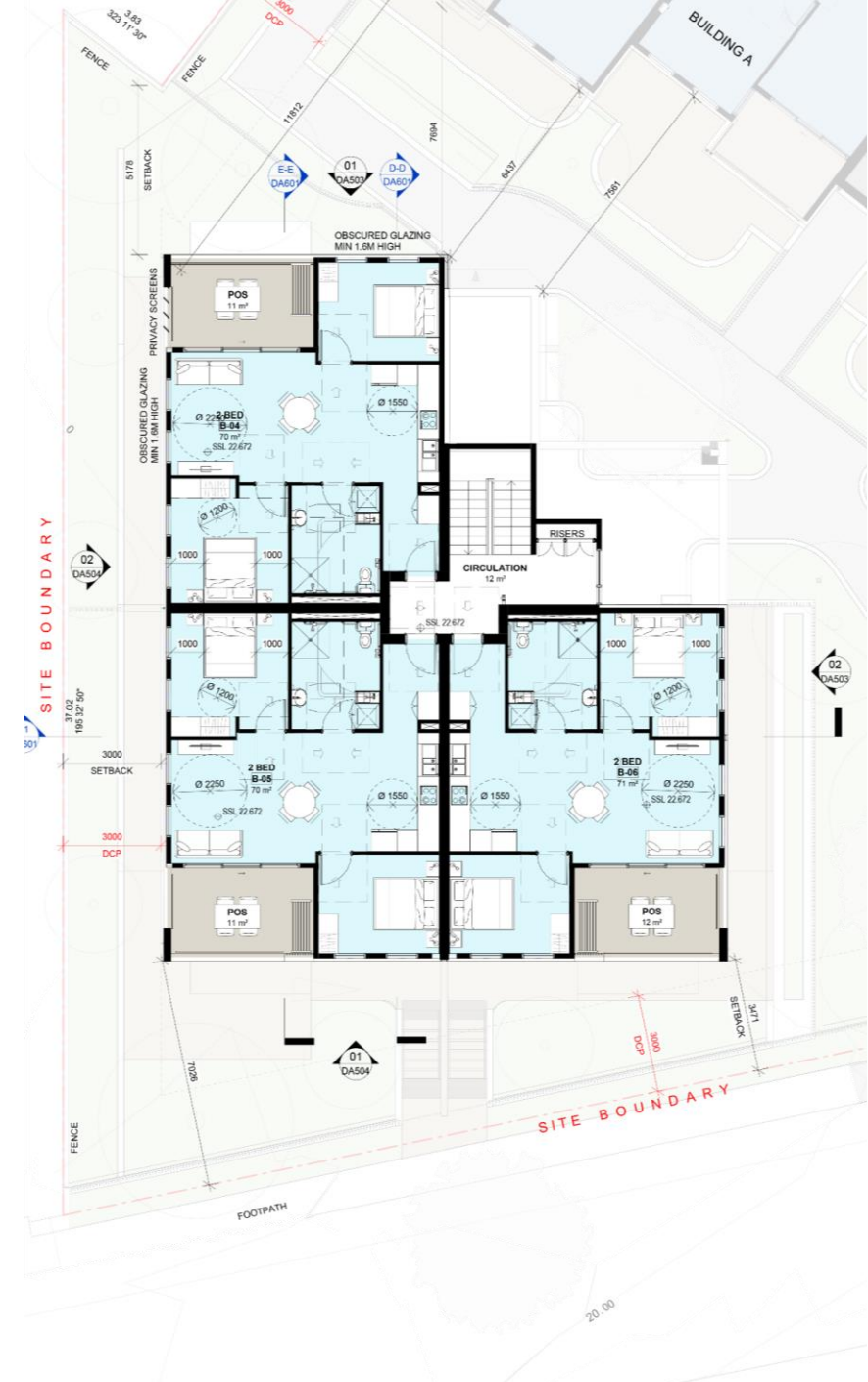
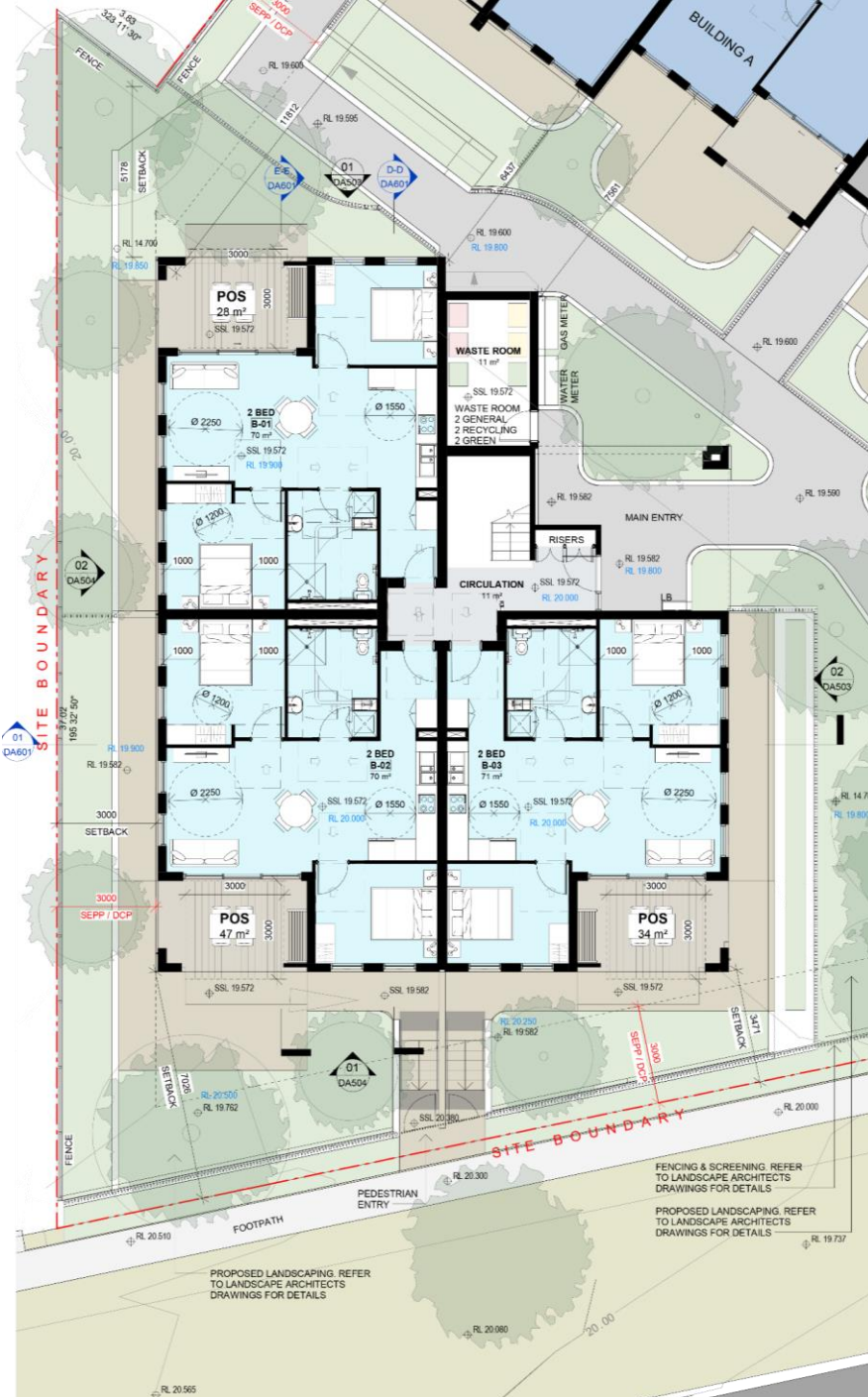
Building A



Building A



Building B



Site plan elevations – Dalley Avenue



Site plan elevations – Banksia Street



Building A

Dalley Avenue Street view



Building B

Banksia Street
Street view





STRONG ARCHITECTURAL FORM ADDRESSING CORNER



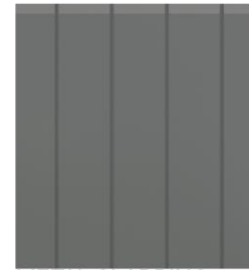
BRICKWORK DETAILING



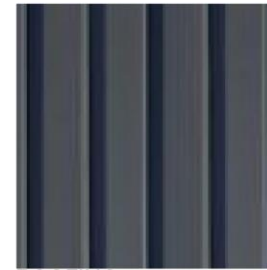
INDIVIDUAL CHARACTER - SENSE OF HOME



BRICKWORK



METAL CLADDING



ROOFING



METALWORK



DALLEY AVENUE ELEVATION



CLEAR STREET ADDRESS - INDIVIDUAL ENTRANCES



INDIVIDUAL CHARACTER



BRICKWORK DETAILS



BRICKWORK



METAL CLADDING



ROOFING



METALWORK



BANKSIA STREET ELEVATION



WESTERN ELEVATION





NSW Land and Housing Corporation
