

Mascot Consultation Report

792-794 Botany Road & 33-37 Henry Kendall Crescent

October 2024



Acknowledgement of Country

Homes NSW acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW.

We pay our respects to Elders past, present and emerging and acknowledge the Aboriginal and Torres Strait Islander people that contributed to the development of this Consultation Report.

We advise this resource may contain images, or names of deceased persons in photographs or historical content.

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1

Background

1.1 Purpose of this report

This report accompanies a detailed State Significant Development (SSD) application that seeks approval for construction of a residential flat building ranging in height between 3 and 8 storeys with a total of 126 social and affordable housing apartments at 792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot.

This report summarises the consultation and communication activities that have been undertaken in relation to the proposed development. It forms part of the Environmental Impact Statement (EIS) required for the SSD application and has been prepared in accordance with the requirements of the Department of Planning, Housing and Infrastructure (DPHI) as specified in the Secretary's Environmental Assessment Requirements (SEARs) for the project, issued on 24 July 2024.

The purpose of the consultation process was to ensure stakeholders and the community were informed about the proposal, and ensure they had the opportunity to provide feedback prior to the submission of the SSDA.

This report summarises the engagement undertaken for this stage of the proposed development by outlining:

- The SEARs for stakeholder and community consultation.
- The consultation process undertaken, including key feedback from stakeholders.
- How feedback has been considered in the development of the SSD application.

1.2 Secretary's Environmental Assessment Requirements

The Secretary's Environmental Assessment Requirements (SEARS) for this State Significant Development were received from the Department of Planning, Housing and Infrastructure (DPHI) on 24 July 2024 and are outlined below. The engagement response to the SEARs can be found in sections 3 and 4 of this report. Engagement has been carried out in accordance with DPHI's *Undertaking Engagement Guidelines for State Significant Projects*.

An excerpt from the SEARs request can be found below:

Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised, and feedback provided have been considered and responded to in the project. In particular, applicants must consult with:

- *the relevant Department assessment team.*
- *any relevant local councils.*
- *any relevant agencies.*
- *the community.*
- *if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation.*

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The proposed development

2.1 Project context

Mascot is a constantly modernising suburb located in the inner-South of Sydney, just 7km south of the Sydney CBD. Sitting on the northwest side of Botany Bay it encompasses a mix of residential, commercial and industrial areas and is the home of Australia's principal airport, Sydney Airport. The swift revitalisation of the suburb over recent years strikes a balance between the modern, contemporary living and the historical family roots of the area.

Mascot sits within the Bayside LGA which encompasses a total land area of 55 square kilometres and contains substantial parkland and foreshore spaces. It is easily accessible to the Sydney CBD by bus and is serviced by three railway stations on the Airport & South Line. Mascot railway station is located in the residential and business area of the suburb.

The traditional owners of the land are the Gadigal and Bidjigal people.

Mascot has a population of 21,591 people and is a very high multicultural and socio-economically diverse community. As defined in the 2021 Census, approximately 65% of the Mascot population are born overseas (compared with 35% state average) and 72% have both parents born overseas (compared with 39% state average). The top five languages spoken in non-English speaking homes (64%) are Mandarin, Indonesian, Cantonese, Spanish and Greek. Only 1.2% of Mascot residents are from Aboriginal or Torres Strait Islander backgrounds (compared with state average of 3.4%).

Around 74% of people in the Mascot area live in apartments, which is 3.5 times the state average, with only 21% living in a detached house (compared with 66% state average). Approximately 57% reside in a rental property (compared with 33% state average)

Mascot is out of reach of households on very low, low and moderate incomes including key workers in the health sector.

2.1.1 Bayside LGA social housing snapshot

- There are almost 2,800 social housing dwellings in the LGA.
- There is a large supply of 2- and 3-bedroom social housing dwellings that exceed the current demand.
- Under-occupancy of 3- and 4-bedrooms is higher when compared with other LGAs and an opportunity for improvement exists.
- The current portfolio is 72% dwellings with 3 or more bedrooms • 37% of current tenants are single-person households, of which 40% are housed in dwellings with 3 or more bedrooms.
- There is high demand for smaller 0 - 2-bedroom dwellings for existing tenants and households on the waitlist (84%).

2.2 The proposed site

The 4,904 m² site is situated 7km south of the Sydney CBD and 800m east of Mascot Station and Mascot Town Centre. It has 3 street frontages; Henry Kendall Crescent to the west (see Figure 2), Coward Street to the south and Botany Road to the east (see Figure 1).

The site is located opposite Mascot Memorial Park on Coward Street, a large public park which provides a range of passive and active recreation, including children's playground, formal gardens, and tennis court. It is close to a wide range of services to support the health and wellbeing of tenants, as well as amenities and employment opportunities.

The site has recently been rezoned R4 High Density Residential and comprises 25 social housing dwellings within five two storey brick buildings. This includes three walk-up apartment buildings and two town house style buildings which were constructed in the 1960s. These dwellings currently house 31 tenants.

The proposed redevelopment site is in close proximity to Sydney Airport and is well connected by public transport. Regular bus services directly connect the site to the Sydney CBD, Bondi Junction, Coogee, Eastlakes, Randwick, and Redfern. Mascot Train Station is also located within 850m of the site.

The closest public primary school is 400m away with the closest high school 600m away.

NSW Ambulance station sits adjoining to the proposed redevelopment site (see Figure 3).



Figure 1: The site on Botany Road



Figure 2: The site on Henry Kendall Crescent



Figure 3: NSW Ambulance station adjacent to site

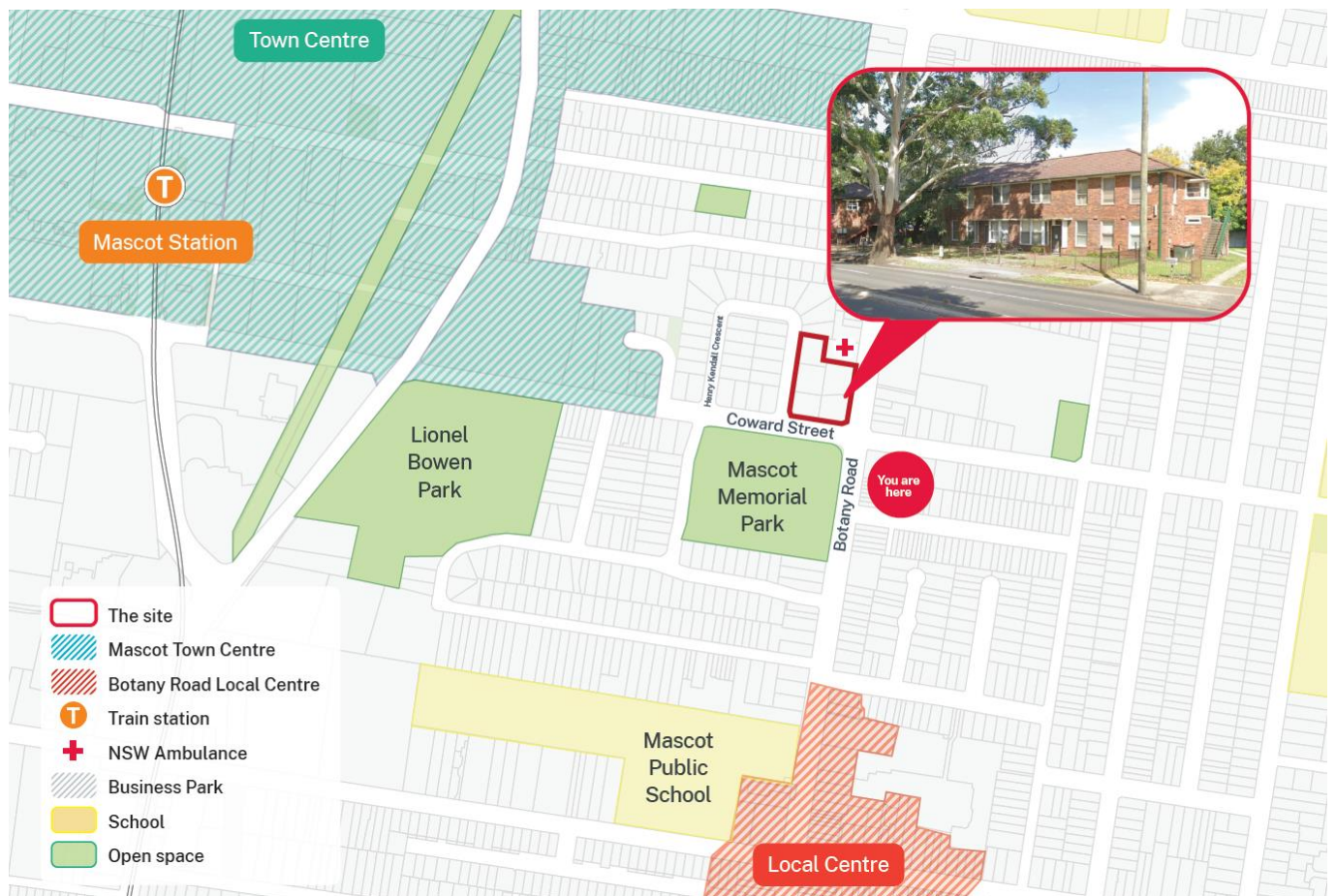


Figure 4: Map of surrounding area

2.3 The project scope

Homes NSW is proposing to build a new housing development consisting of a building with variable height at a maximum of 8 storeys. The proposed development comprises the construction of a new residential flat building to accommodate 126 social and affordable housing apartments, a communal room and car parking including excavation, tree removal and associated landscaping and public domain works.



Figure 5 & 6: Artist impressions of the proposed development as presented at the Community Drop-In Session

3

Communication and Engagement Strategy

3.1 Communication & Engagement Plan

A Communication and Engagement Plan for the Mascot project was prepared in accordance with the *Undertaking Engagement Guidelines for State Significant Projects* and outlined the framing for engagement across all stakeholder groups through the planning, design, and delivery stages of the project.

The plan identifies a series of project milestones to act as trigger points for providing appropriate and timely engagement with key stakeholder groups.

3.1.1 Project Milestones and timeline

Milestone	Proposed timings
Release EOI of CHP partner to market	April 2024
Site surveys commence	June 2024
Release RFP of CHP partner to shortlisted EOI parties	July 2024
Design development	July-September 2024
SSD lodgement	October 2024
CHP contract award	October - December 2024
Tenant relocation notice period begins	TBC
Response to submissions	December 2024
SSD approval	March 2025
Tenant relocations complete	October 2025
Construction start (early works)	October 2025
Construction end	February 2027

3.2 Engagement objectives

The following engagement objectives have been identified for this proposal:

- Make sure identified relevant stakeholders hear about proposed redevelopments directly from Homes NSW.
- Provide open, inclusive timely and relevant information on the proposed development to key stakeholders including neighbouring residents, current tenants and the local community.
- Raise general community awareness and understanding of the project and gain their support.
- Provide opportunities for community members and stakeholders to provide meaningful feedback on the proposal that will inform decision making.
- Provide clear information on the role of Homes NSW and other partners in delivering the project.
- Demonstrate the proposed impact of the project on the social housing waitlist in the area and the positive impact of new housing for people in need.

3.3 Engagement approach

The table below describes the engagement techniques and activities that have been used in this project and the strategic intent of each activity. Although the demographics of the local area are such that English is widely spoken at home, all public communication is written in plain English using simple, concise language to assist people of all ages and backgrounds to understand the intent of the engagement.

Engagement technique	Level of participation	Strategic intent
1800 Community Engagement phone line	Sharing information Consulting to collect information and insights	Respond to enquiries/ submissions.
Homes NSW email service	Sharing information Consulting to collect information/ insights	Respond to enquiries/ submissions.
Notifications	Sharing information	Update current tenants and the local community on the status of the project and the potential impact to each stakeholder group. Provides details on information sources available and ways to provide feedback on the project. Notifications are distributed via post, email, doorknocks, or letterbox drops.
Community Drop-In Sessions	Sharing information Consulting to collect information/ insights	An opportunity for face-to-face engagement with current tenants, residents and other stakeholders at key project milestones.
Information boards	Sharing information	Showcase relevant project information at Community Drop-In Sessions. Content visually presents the project design, location, and other relevant information.
Information handouts	Sharing information	Information for attendees at Community Drop-In Sessions to take home and read or share with their networks. Content includes project scope, design developments and FAQs to answer key questions and address potential issues.
Door knocks	Sharing information Consulting to collect information/ insights	Timely notification to current tenants and nearby residents on the project. An opportunity to seek feedback and insights to help inform the project.
FAQs	Sharing information	Answer key stakeholder questions and address potential concerns/ issues.
Newsletters	Sharing information	Provide updates to the community and relevant stakeholders at key project milestones.
Government agencies and consultation groups	Sharing information Consulting to collect information/ insights Collaborating in decision making	Discuss and agree design intent and mitigations to address infrastructure impacts in the local area. Includes meetings, workshops, and direct correspondence throughout the project lifecycle.

4

Engagement undertaken

4.1 Engagement tracker

The following sections outline the engagement conducted with internal and external stakeholder groups, including:

- Project working groups
- Government agencies
- Community and interest groups

Consultation with these groups has played a critical role in shaping the project's scope, ensuring that the development aligns with the needs of the Mascot community.

4.2 Project working group consultation

At the core of the planning and design processes are the project working groups. Regular collaboration with these groups has been instrumental in refining the project's design and scope, and their input will remain integral throughout all stages of the project.

Below is an overview of the key consultation activities conducted with the project working groups:

Meeting/ Consultation Group	Date/s	Agenda Items
Design Team Meetings Attendees: <ul style="list-style-type: none">- Homes NSW- Architect- Town planner	Fortnightly between June 2024 and September 2024	Design progression
Design Coordination Meetings Attendees: <ul style="list-style-type: none">- Homes NSW- Architect- Design consultants	Fortnightly between June 2024 and September 2024	Design progression
Project Review Committee - AM1	1 August 2024	Concept Design and cost review
Project Review Committee - AM1 Close out session	4 September 2024	Concept design and cost approval
Project Review Committee - AM2	14 October 2024	SSDA documentation review and direction. Approval to lodge

4.3 Government agency consultation

Government agencies have played a vital role in the planning and design process of this project.

Key stakeholders include:

- Bayside Council
- Government Architect NSW
- Transport for NSW (Transport Working Group)

- Sydney Water
- Ausgrid
- Member for Heffron (Rob Hoenig)
- Department of Planning, Housing and Infrastructure (DPHI)

The table below summarises the key consultation activities conducted, as required by the SEARs.

Stakeholder	Feedback topics	Outcomes
Bayside Council		
Meeting 1 - Re: Pre-briefing of project - 20 June 2024	- General Introduction and contacts for each department. - Briefing of SSSA proposal.	- Agreed engagement between Bayside Council & Homes NSW.
Meeting 2 - Design & Engineering - 27 June 2024	- Review of flood, geotech, tree removal, waste management, traffic, services and public domain strategy.	- Council noted minor items for inclusion such as basement tanking, loading dock above 1% AEP and acoustic noise assessment for aircraft is to use ANEF maps.
Email correspondence - 13 September 2024	- Email sent to Bayside Council civil engineering team with the draft water management plan.	- Council comments were issued and are addressed in the updated final Water Management Plan for SSSA lodgement.
Meeting 3 - 25 September 2024	- Final pre-SSSA lodgement presentation.	- Project update presented to Bayside Council.
Government Architect NSW		
Design Review #1 - 5 July 2024	Design review of the following aspects of the proposed development: - Connecting with Country. - Site strategy, connectivity, and landscape. - Architecture and amenity. - Sustainability, waste, and water management.	- Further details of panel commentary and design responses provided as part of EIS section on Design Excellence.
Design Review #2 - 12 July 2024		
Design Review #3 - 23 August 2024		
Transport for NSW		
- Traffic - 23 September 2024	- Email sent outlining the proposed development has nil impact to the existing road network.	- No response required.
Sydney Water		
Submitted Feasibility Application - 22 July 2024	- Feasibility advice letter issued on 21/08/24.	- Advice provided on the location of water main and connection size.

Stakeholder	Feedback topics	Outcomes
		<ul style="list-style-type: none"> - Advice provided on the proposed sewer deviation noting there is no objection. - Since this letter, the basement has been removed and therefore deviation is not required. It was also noted the sewer infrastructure has the capacity to accept flow from the proposed development
Ausgrid		
Submission of Connection Application - 16 July 2024	<ul style="list-style-type: none"> - A new substation is required for the development. 	<ul style="list-style-type: none"> - Design under an ASP3 required with further consultation/ approval via Ausgrid.
Member for Heffron (Ron Hoenig)		
Email correspondence - 8 August 2024	<ul style="list-style-type: none"> - Email sent providing the preliminary community notification and details of the Community Drop-In Session. 	<ul style="list-style-type: none"> - Responded requesting a briefing be set up to discuss the project further.
Meeting - 15 August 2024	<ul style="list-style-type: none"> - Project presented to Member for Heffron, Ron Hoenig. - Discussed feedback from the community to date. 	<ul style="list-style-type: none"> - Member satisfied with proposal and the proposed community engagement activities.
DPHI		
- 31 May 2024	<ul style="list-style-type: none"> - General Introduction and contacts for each department. - Briefing of SSDA proposal. 	<ul style="list-style-type: none"> - Agreed engagement between DPHI & Homes NSW.
<ul style="list-style-type: none"> - 26 June 2024 - 24 July 2024 - 21 August 2024 - 18 September 2024 - 8 October 2024 	Monthly meetings with DPHI Director and Assessment Teams to discuss: <ul style="list-style-type: none"> - Updates on program - Updates on engagement - Issue for clarification 	<ul style="list-style-type: none"> - Confirmation of timings and process for lodgement. - Clarification of any issues associated with SEARs.
NSW Ambulance		
Meeting #1 - 8 March 2024	<ul style="list-style-type: none"> - General introduction and next steps 	<ul style="list-style-type: none"> - To meet closer to lodgement date.
Meeting #2 - 4 October 2024	<ul style="list-style-type: none"> - Pre-lodgement project update 	<ul style="list-style-type: none"> - NSW Ambulance content with proposed development.

4.4 Community consultation

Consultation with community stakeholders has helped to provide valuable local insights, identify potential concerns, and foster support for the project.

Key community stakeholder groups include:

- Current tenants
- Local residents – particularly those living near the development site or with a direct line of view to the site (as shown on the map below)
- Local businesses
- Local Aboriginal Land Council (LALC) and Registered Aboriginal Parties



Figure 7: Scope of notification map

This table below provides a summary of the key consultation activities conducted with community stakeholder groups, as required by the SEARs.

Stakeholder	Activity	Outcomes
Current tenants	<p>Doorknock on 22 April 2024 to distribute tenant notification letter and answer questions regarding the proposed project/ timings/ relocation process.</p> <p>Details provided in the notification:</p> <ul style="list-style-type: none"> - Your site has been identified for a potential redevelopment. - Funding application has been submitted to Housing Australia Future Fund. 	<ul style="list-style-type: none"> - Tenants advised of the proposed project, timeline and possible relocation prior to release of the CHP Expression of Interest. - Tenants raised concerns regarding the relocation process and the need to stay within the area. - Tenants were notified of ways to contact the

Stakeholder	Activity	Outcomes
	<ul style="list-style-type: none"> - We are expecting a result to the funding application in mid-2024 and will know more about project timings at this time. - At this stage you do not need to do anything and there are no changes to your tenancy arrangement. - If there is a need for you to move, Homes NSW will provide a minimum of six months' notice before any relocations take place. - Homes NSW Relocation Officers will work with you to understand your unique needs and try to make the move as easy as possible. 	<p>Community Engagement team to provide feedback, ask questions and raise concerns as the project progresses.</p>
	<p>Doorknock on 16 August 2024 to deliver tenant notification letter.</p> <p>Details provided in the notification:</p> <ul style="list-style-type: none"> - Status update – no update on funding application or development timings at this stage. - You do not need to do anything at this stage, but you may be required to relocate at a later date. - The project scope. - An artist impression of the proposed development. - We are seeking feedback and advice on anything that will help inform the design. - An invitation to attend a Community Drop-In Session on Thursday 22 August. - Next steps and timings. 	<ul style="list-style-type: none"> - Tenants were notified of the drop-in session and other ways to provide feedback. - Two tenants attended the Drop-In Session. - Two phone calls from tenants seeking further information on the proposed projects/ timings.
	<p>Community Drop-In Session (see Drop-In Session details under 'Local Resident engagement activities).</p> <ul style="list-style-type: none"> - The Project Team, Relocations team and Community Engagement team were on hand to answer tenant questions. - A tenant specific Fact Sheet was available for current tenants that included information on the relocation process and FAQs. 	<ul style="list-style-type: none"> - Two tenants attended the Drop-In Session. - Feedback topics are detailed in the table on page 22.
	<ul style="list-style-type: none"> - Two tenant notification letters were delivered to tenants via doorknocks between 11 July and 17 July 2024. - Tenants were advised of site visits taking place to conduct various site surveys. 	<ul style="list-style-type: none"> - Tenants notified of external consultants visiting the site.
<p>Local residents (see map above)</p>	<p>Notification letter distributed to 281 households.</p> <p>Details provided in the notification:</p>	<ul style="list-style-type: none"> - The community were notified of the proposed development, the

Stakeholder	Activity	Outcomes
	<ul style="list-style-type: none"> - The project scope. - An artist impression of the proposed development. - Details of the submission process. - An invitation to attend a Community Drop-In Session on Thursday 22 August 2024. - Next steps and timings. 	<ul style="list-style-type: none"> - upcoming Drop-In Session, and the submission process for providing feedback. - 6 submissions were received - Feedback topics are outlined in the table on page 23.
	<p>Community Drop-In Session</p> <ul style="list-style-type: none"> - Date: Thursday 22 August 2024. - Location: South Eastern Community Connect (SECC), Coronation Hall. - Residents registered their interest via QR code. - Information boards presented the project concept designs, scope and timeline to the community. - The Project Team was in attendance to answer questions. - Feedback forms were available to fill out and place in the feedback box. - A 'Have your say' noticeboard was available for attendees who provided feedback via post-it notes. - Handouts were available for attendees to take home. Included site location, proposed scope, proposed timeline, and FAQs. 	<ul style="list-style-type: none"> - 17 people attended the session. - The feedback topics are detailed in the table on page 22.
Local businesses	<ul style="list-style-type: none"> - Notification letter distributed to all businesses within the mapped area (as above). 	<ul style="list-style-type: none"> - No concerns or issues raised.
Local Aboriginal Land Council (LALC) and Registered Aboriginal Parties	<ul style="list-style-type: none"> - The consultation process to inform the Aboriginal Cultural Heritage Assessment Report (ACHAR) identified Aboriginal stakeholders in the region. - A site survey took place on Monday 8 July 2024. See section 4.4.1.1 below. - Stakeholders were invited to attend a Connection with Country Talk and Walk on Country on 8 August 2024. See section 4.4.1.2 below. - The project team consulted with the founder of Indigigrow on 18 June 2024 regarding the Eastern Suburbs Banksia Scrub campaign which was included in the Connection with Country report for SSSDA lodgement. 	<ul style="list-style-type: none"> - Recommendation to integrate meaningful landscape elements within the design development of the project.

Note: Please refer to Appendices A, B, C, D, E and F for examples of communication materials issued for this project.

4.4.1 Aboriginal Engagement

Homes NSW recognises the importance of meaningful and ongoing consultation with Aboriginal knowledge holders and experts. This engagement helps to deepen understanding of the strong connection between Aboriginal peoples and the natural environment, which shapes their identity, culture, language, and way of life. A clear understanding of the importance of the Aboriginal cultural landscape is critical for creating culturally sensitive designs.

4.4.1.1 Site survey

A site survey took place on Monday 8 July 2024 which was attended by Artefact, a representative from the Metropolitan LALC, the Homes NSW Project Team and representatives from SJB Architects and Land and Form Architecture & Planning. Following the site walk, the Metropolitan LALC representative consulted with the LALC board and recommended a Walk on Country to engage a feel for Country and check for unregistered Aboriginal objects and possible Aboriginal places.



Figure 8: Maroubra site survey

4.4.1.2 Gujaga Foundation - Talk and Walk on Country

A Connection with Country Talk and Walk on Country took place on 8 August 2024. Uncle Lloyd Walker, an Aboriginal man and respected member of the La Perouse Aboriginal Community, gave a history talk of the area before leading a Walk on Country along the La Perouse scenic coastline and Mission. The half day event was attended by the Homes NSW Project Team and representatives from Artefact, SJB Architects and Land & Form Landscape Architecture and provided the broader team with a chance to learn from Country, care for Country and connect to the broader landscape.



Figure 9-12: Gujaga Foundation - Walk and Talk on Country

4.5 Community Drop-In Session Feedback

A Community Drop-In Session was held on Thursday 22 August 2024 at the Southeastern Community Connect (SECC) in Coronation Hall, directly across the road from the site.

The local community was invited to attend through a preliminary notification letter that was distributed to 281 households and businesses in the area surrounding the proposed development site. Current tenants were also invited to attend through a notification and doorknock.

The low attendance rate (6% of households invited) demonstrated substantial community support, or impartiality, for the project.

The majority of attendees were local residents, with two tenants also in attendance. The Homes NSW project team, Community Engagement team and Relocation team were on hand to provide details and answer questions from the community.

Information boards were on display at the session and handouts were available for attendees to take home. Feedback forms were on hand to gather valuable input from the community and A 'Have Your Say' noticeboard allowed attendees to leave their feedback via post-it notes. A tenant Relocations Fact sheet was also available to answer tenant questions on project timings and the relocation process.

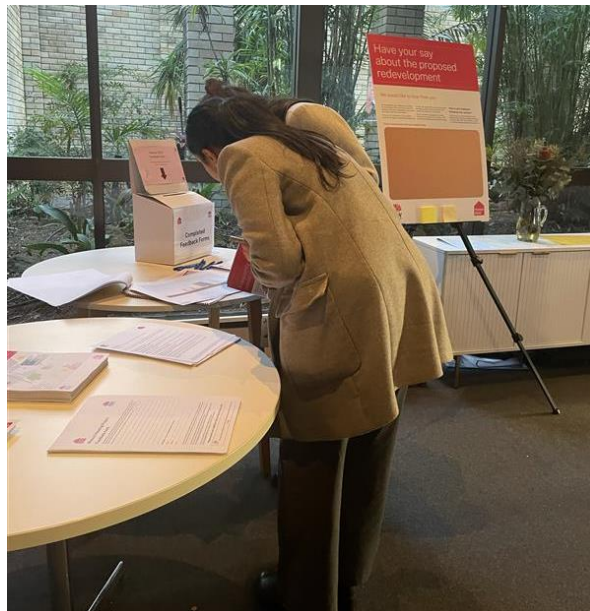


Figure 13-16: Community Drop-In Session

The table below outlines the discussion topics and feedback from the Community Drop-In Session:

Stakeholder	Feedback topics
Local residents	Comments around adding more social housing to the area: <ul style="list-style-type: none"> - Negative social impact on the area. - Suggestion development should be 100% social housing.
	Parking: <ul style="list-style-type: none"> - Concern there is not enough carparking spaces provided in the plan. - Concern there is limited parking in the surrounding streets. - Current issue with workers from the Mascot Central business and residential area and train commuters parking in local streets will be exacerbated.
	Carpark entry point: <ul style="list-style-type: none"> - Entry point on Henry Kendall Avenue will cause traffic congestion in quiet, narrow road. - Queueing at Coward Street during peak hours already a problem. - Residents directly opposite the entry point will be affected by headlights/ noise from increased number of vehicles leaving the site. - Suggestion access should be from Botany Road.
	Traffic: <ul style="list-style-type: none"> - Concern development will increase traffic in the area.
	Proposed height and scale of development: <ul style="list-style-type: none"> - Suggestion it is not in keeping with the character of the area. - Suggestion that 8 storeys is too high and should be limited to 2 storeys. - Concern the development will overlook homes on Henry Kendall Crescent. - Privacy concerns for residential houses on Henry Kendall Crescent. - Suggestion 8 storeys will provide well needed social/ affordable housing.
	Drainage: <ul style="list-style-type: none"> - Suggestion there are drainage issues at the Botany Road and Coward Street intersections that need addressing.
	Shadowing: <ul style="list-style-type: none"> - Concern there will be shadowing risk for nearby residential buildings. - Concern there will be shadowing risk for Mascot Memorial Park.
	Lack of engagement: <ul style="list-style-type: none"> - Suggestion residents haven't been engaged with enough on this proposal.
Tenants	Tenant relocation: <ul style="list-style-type: none"> - Concern from tenants around losing their home. - Concern around being relocated out of area. - Questions surrounding relocation timing and process.

4.6 Submissions received

In response to the preliminary notification letter and the Community Drop-In Session, we received 6 submissions during the notification period (9 August to 30 August 2024). Feedback was provided by email to CommunityEngagement@homes.nsw.gov.au and by phone (1800 738 718).

The table below outlines the key themes that emerged through the submission process.

Stakeholder	Feedback topics
Local residents	<p>Parking:</p> <ul style="list-style-type: none"> - Concern there is not enough carparking spaces provided in the plan. - Concern there is limited parking in the surrounding streets. - Current issue with workers from the Mascot Central business and residential area and train commuters parking in local streets will be exacerbated.
	<p>Carpark entry point:</p> <ul style="list-style-type: none"> - Entry point on Henry Kendall Avenue will cause traffic congestion in quiet, narrow road. - Queueing at Coward Street during peak hours already a problem. - Residents directly opposite the entry point will be affected by headlights/ noise from increased number of vehicles leaving the site. - Suggestion access should be from Botany Road.
	<p>Traffic:</p> <ul style="list-style-type: none"> - Concern development will increase traffic in the area.
	<p>Proposed height and scale of development:</p> <ul style="list-style-type: none"> - Suggestion it is not in keeping with the character of the area. - Suggestion that 8 storeys is too high and should be limited to 2 storeys. - Suggestion the height should be limited to 14m as per the existing zoning restriction for the area. - Privacy concern for residential houses on Henry Kendall Crescent. - Suggestion the Bayside Local Environmental Plan 2021 should protect residents from a development of this size. - Concern the noise and pollution impacts will affect current residents.
	<p>Drainage:</p> <ul style="list-style-type: none"> - Suggestion there are drainage issues at the Botany Road and Coward Street intersections. - There is no storm water drainage system, just pits to absorb water into the ground. - Since the Botany Sand Beds Aquifer is relatively shallow, often less than 1-2 metres below, it doesn't take long for the area to flood after heavy rains.
	<p>Shadowing:</p> <ul style="list-style-type: none"> - Concern there will be shadowing risk for nearby residential buildings.
	<p>Lack of engagement</p> <ul style="list-style-type: none"> - Suggestion residents haven't been engaged with enough on this proposal.

5

Project response to feedback

Feedback received during the preliminary consultation period has been considered in the preparation of the Environmental Impact Statement (EIS). The table below summarises the key issues that emerged and the corresponding project response.

Key issues	Project response	Status	Relevant report
Local residents			
Concern around adding more social housing to the area	<p>Homes NSW is committed to addressing the social housing needs across NSW. The policy and planning team continually assesses the amount and condition of social housing in each local government area and the waiting list for social housing in the area.</p> <p>We rely on the land we already own to build new homes, rather than purchasing new sites.</p> <p>There is a high demand (84%) for 0-2 bedroom social housing dwellings in the area while the current portfolio is 73% dwellings with 3 or more bedrooms.</p>	Issue resolved – rational provided in strategic context in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Social Impact Assessment (SIA) - Section 2.3 of the EIS
Not enough carparking spaces provided in the proposed development	<p>The proposed development is designed in compliance with the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), which specifies the required number of parking spaces.</p> <p>According to the Housing SEPP, the parking requirement is set at 0.4 spaces per 1 bedroom unit and 0.5 spaces per 2 bedroom unit. A total of 4 car parking spaces including 2 visitor spaces is proposed, which exceeds the requirements in accordance with the Housing SEPP.</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Transport and Accessibility Impact Assessment - Section 6.8 of the EIS - Statutory Compliance Table
Carpark entry point will cause increased traffic and disruption on Henry Kendall Crescent and increased queueing at Coward Street intersection	<p>The location of the proposed driveway along Henry Kendall Crescent has been carefully considered to</p> <ul style="list-style-type: none"> - Allow for adequate separation distances from the Coward Street and Henry Kendall Crescent intersection - Allow for tree retention along Botany Road and Coward Street - Avoid conflict with buses and traffic that runs along Botany Road, which is a busy classified state road. 	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Traffic, Transport and Accessibility Impact Assessment - Section 6.8 of the EIS
Development will increase traffic congestion in the area	<p>Homes NSW is required to source an independent traffic assessment that reports on the potential impact of the proposed development.</p> <p>This Traffic, Transport and Accessibility Assessment, which includes a Preliminary Construction Traffic Management Plan, and a Green Travel</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Traffic, Transport and Accessibility Impact Assessment - Section 6.8 of the EIS

Key issues	Project response	Status	Relevant report
	<p>Plan, will be submitted as part of the State Significant Development Application (SSDA).</p> <p>Once submitted, it will be available to view on the Department of Planning, Housing and Infrastructure (DPHI) website.</p>		
Proposed height and scale of development	<p>The site is located in an area that is undergoing change and is the subject of current planning investigations currently being undertaken by Council.</p> <p>The site is zoned for high density residential development, as established through a recent planning proposal process, which confirmed that the site is suitable for increased height and residential development.</p> <p>The proposed development comprises a residential development between 3 and 8 storeys which is commensurate with the maximum allowable height limit for the site under the Housing SEPP.</p> <p>The proposal has been designed in respect to enhancing amenity and visual privacy for residents and neighbouring properties.</p> <p>The proposal provides for generous building separation distances to surrounding low rise dwellings to the west and north, including the Ambulance Station to the north, noting that it is a non-residential land use. The interface to the north will be screened with landscape planting within the side setback.</p> <p>The Noise and Vibration Impact Assessment confirms that predicted construction noise levels were determined not to exceed either the Noise Affected nor Highly Noise Affected noise levels.</p> <p>Despite this the Assessment provides a number of mitigation measures to mitigate construction noise and vibration. These measures will be implemented as conditions of consent and incorporated in the development of a Construction Noise and Vibration Management Plan.</p>	Issue resolved – rational provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Section 6.2 of the EIS - Design Report - Architectural plans - Noise Impact and Vibration Assessment
Drainage concerns	The Integrated Water Management Plan has considered the major flows and overland flow paths through the development site.	Issue resolved – rational provided in the EIS and supporting	<ul style="list-style-type: none"> - Integrated Water Management Plan

Key issues	Project response	Status	Relevant report
	<p>To manage impacts of the proposed development the plan proposes the implementation of detention tanks to mitigate the peak flows from the site.</p> <p>Flooding is addressed in the Flood Impact and Risk Assessment which confirms the design effectively addresses potential flood risks.</p> <p>The assessment confirms that although the site not directly affected during major floods based on Council's flood model, the development has still been raised to ensure it meets the minimum floor levels based on the 1% AEP level at the location of the proposed entrances to enable a level of flood resilience for the residences and provide a reasonable level of flood mitigation.</p>	technical documents.	<ul style="list-style-type: none"> - Flood Impact and Risk Assessment - Sections 6.12 and 6.13 of the EIS
Shadowing concerns	<p>The proposed development has been designed to minimise overshadowing to the park and surrounding area.</p> <p>The proposal has been designed to mitigate overshadowing impacts through generous setbacks, established as part of the planning proposal process, which confirmed that the site is suitable for increased residential development.</p> <p>The shadow diagrams demonstrate that while the proposed development will cast some shadowing to Mascot Memorial Park, the impact is minimal and limited to a small portion of the northern frontage of the park, leaving the remainder of the park itself unaffected.</p>	Issue resolved – rationale provided in the EIS and supporting technical documents.	<ul style="list-style-type: none"> - Section 6.3.3 of the EIS - Design Report - Architectural plans
Lack of engagement	<ul style="list-style-type: none"> - The community was previously advised when the Planning Proposal was on public exhibition. - The preliminary consultation activity carried out in August-September was to gather feedback from the community to be considered in the detailed design stage of the project. - After the State Significant Development (SSD) application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition on the DPHI website, and the community will have the opportunity to make submissions directly to DPHI at that time. 	Issue resolved – rationale provided.	- N/A
Current tenants			

Key issues	Project response	Status	Relevant report
Concern around relocation process and timings	<ul style="list-style-type: none"> - Tenants will be given at least 6 months' notice before needing to move, however they can choose to move as soon as a suitable home is found. - Tenants can choose to relocate to another property in their local area or another part of NSW. - Tenants will receive up to two reasonable offers of alternative housing. - Relocation Officers will meet with each tenant to understand their specific housing and support needs. This will assist with finding suitable alternative housing. - Homes NSW will pay for all reasonable relocation costs. - Tenants can call the Tenants Advice Line 1800 251 101 Monday 10am-1pm and Thursday 2pm-5pm for more information. 	Issue resolved – Homes NSW Relocation processes will be closely followed to ensure the wellbeing of all tenants.	Social Impact Assessment (SIA)

6

Planned future engagement

In preparing the SSD application for the Mascot development, the project team has fulfilled the consultation requirements outlined in the SEARS. This report demonstrates how Homes NSW has engaged with key stakeholders and how feedback has been considered.

The Homes NSW Project Team and Community Engagement team will continue to collaborate with stakeholders during the public exhibition period and throughout future stages of development and construction, should consent be granted. They will work in partnership with the successful CHP partner to ensure the development addresses the needs of the entire community.

The strategy for upcoming communication and engagement includes:

- Ongoing engagement with community stakeholders via the Community Engagement phone line and email.
- Consideration and response to all issues raised during the SSD exhibition process by the Project Team and Community Engagement team.
- Ongoing engagement with current tenants through the Homes NSW Relocations Team. At the commencement of the relocations process, the Relocation Officer responsible for conducting relocation interviews will door knock all current tenants to deliver a relocation letter outlining the process and book in an initial interview. The Relocations Team and Community Engagement team will organise a pop-up stall to further explain the relocation process to tenants if it is deemed beneficial.
- Close collaboration with the successful CHP partner to actively engage with stakeholders once the SSD is approved, during the delivery and operational phases.
- Regular project updates delivered to the local community and key stakeholders by the CHP partner, in consultation with the Homes NSW Community Engagement team. This will include notifications, newsletters, and FAQs.
- Drop-In Sessions will be organised at key project stages as needed, ensuring all events are held in accessible spaces to support hard-to-reach groups, including older adults and people with disability.

The table below outlines key milestones for future engagement.

SSD lodgement	September 2024
Response to submissions	December 2024
SSD approval	March 2025 (estimated)
Tenant relocation notice period begins	TBC
Construction start (early works)	October 2025
Construction delivery stages	October 2025 – January 2027
Construction nearing completion	End 2026
Construction end	February 2027

7

Appendices

7.1 Appendix A: Tenant Notification Letter



Ref: D24/1020841
22 April 2024

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

Re: Proposed redevelopment at 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot.

Dear «First_Name»,

I am writing from Homes NSW to provide you an update on the proposed redevelopment of the social housing at 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot.

What are we doing?

As you may know, Homes NSW is progressing with a planning proposal to rezone the land at the above location. This proposal is currently under consideration by the Department of Planning, Housing and Infrastructure and we hope that a decision will be made soon.

In addition to the planning proposal, Homes NSW has recently submitted a funding application to the Housing Australia Future Fund Facility (HAFFF) which, if approved, would enable a redevelopment opportunity at the above location with predominantly social and affordable housing.

We are expecting a result to our funding application in mid-2024 and will talk to you again when we know more.

What does this mean for you?

We are writing to keep you informed about changes that have the potential to impact you.

At this stage, you do not need to do anything and there are no changes to your current tenancy arrangement.

If the funding application is successful, you may be required to relocate to another suitable social housing property and will have the right to return to new homes when completed.

If there is a need for you to move, Homes NSW will provide a **minimum of six months' notice** before any required relocations take place. Our dedicated Relocation Officers will work with you to understand your unique needs and try to make your move as easy as possible.

If you have any further questions, don't hesitate to contact our Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or leave a voice message by calling: **1800 738 718**.

Yours sincerely,

A handwritten signature in blue ink that reads "Lynne Welch".

Lynne Welch
Community Engagement Manager
Homes NSW

7.2 Appendix B: Preliminary Tenant Notification Letter



Ref: D24/2249356

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

Re: Proposed redevelopment at 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot.

Dear «First_Name»,

I am writing from Homes NSW to provide you with an update on the proposed redevelopment of the social housing at 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot.

What are we doing?

Homes NSW is progressing with a planning proposal to rezone the property to allow for the redevelopment. The proposal is still under consideration by the NSW Department of Planning, Housing and Infrastructure and we hope that a decision will be made soon.

Homes NSW has also submitted a funding application to the Housing Australia Future Fund (HAFF) which, if approved, would enable a redevelopment opportunity at the above location for social and affordable housing. We are expecting to receive the outcome of our funding application in the coming weeks and will talk to you again when we know more.

What does this mean for you?

We are writing to keep you informed about changes that have the potential to impact you.

At this stage, you do not need to do anything and there are no changes to your current tenancy arrangement.

If the funding application is successful, you may be required to relocate to another suitable social housing property and will have the right to return to new homes when completed.

If there is a need for you to move, Homes NSW will provide a **minimum of six months notice** before any required relocations take place. Our dedicated Relocation Officers will work with you to understand your unique needs and try to make your move as easy as possible.

The proposed redevelopment

Homes NSW are proposing to replace the existing aged properties at this site with a new housing development consisting of 3 buildings of variable heights with a maximum of 8 storeys.

The proposed development will include:

- 126 new high quality homes — 38 social units and 88 affordable units (available to households on very low to moderate incomes).
- communal room for residents of the new development
- car parking and internal lifts
- landscaping and fencing across the site.



We would like to hear from you

We are seeking feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors. If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback on the redevelopment

We invite you to contact the Homes NSW's Community Engagement Team via phone: **1800 738 718** (voicemail) or email: CommunityEngagement@homes.nsw.gov.au to provide feedback on the proposed redevelopment.

All feedback should be sent **by Friday 30 August 2024** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We also invite you to attend a **Community Drop-In Session on Thursday 22 August** to meet the project team, provide feedback and ask questions on the project (details are available below).

Community Drop-In Session – Thursday 22 August 2024

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

- Date:** Thursday 22 August 2024
- Time:** 5pm – 7pm
- Venue:** South Eastern Community Connect (SECC)
Coronation Hall
1007 Botany Road, MASCOT
- Parking:** Street parking on Rawson Street and Coward Street
- RSVP:** We ask that you register your interest in attending this session by scanning the QR code on the right.



7.3 Appendix C: Preliminary Community Notification Letter



Ref: D24/2131537

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

Re: Proposed redevelopment at 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot.

Dear Resident(s),

I am writing to you from Homes NSW about a proposed housing development at 792-794 Botany Road & 33-37 Henry Kendall Crescent, Mascot.

As you may know, Homes NSW has applied for a planning proposal to rezone this site to support a redevelopment that will increase social and affordable housing in the area. The proposal is under consideration by the Department of Planning, Housing and Infrastructure and we hope that a decision will be made soon.

The proposed redevelopment

Homes NSW are proposing to replace the existing aged properties at this site with a new housing development consisting of 3 buildings, ranging in height between 3 and 8 storeys.

The proposed development will include:

- 126 new high quality homes — 38 social units and 88 affordable units (available to households on very low to moderate incomes). This includes 57 x 1 bedroom units and 69 x 2 bedroom units.
- communal room for residents of the new development
- basement car parking and internal lifts
- landscaping and fencing across the site.



4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.nsw.gov.au/homes-nsw

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We would like to hear from you

We are seeking your feedback and advice on anything you think will help inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design and delivery of this project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

How to give feedback

We invite you to contact the Homes NSW's Community Engagement Team via phone: **1800 738 718** (voicemail) or email: CommunityEngagement@homes.nsw.gov.au.

All feedback should be sent **by Friday 30 August 2024** to give us enough time to consider it. You will receive confirmation that your feedback has been received.

We also invite you to attend a **Community Drop-In Session on Thursday 22 August** to meet the project team, provide feedback and ask questions on the project (details are available at the bottom of the page).

We look forward to hearing from you.

Next steps and future opportunities to provide feedback

Following the Community Drop-In Session, the project team will finalise and submit the State Significant Development (SSD) application for this project.

After the SSD application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition and on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time.

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development, if approved.

Community Drop-In Session – Thursday 22 August 2024

You are invited to attend a Community Drop-In Session to find out more about the proposed redevelopment, the project timeline, and the next steps. You will be able to speak with the project team to provide feedback and ask questions about the project:

Date: Thursday 22 August 2024
Time: 5pm – 7pm
Venue: South Eastern Community Connect (SECC)
Coronation Hall
1007 Botany Road, MASCOT
Parking: Street parking on Rawson Street and Coward Street
RSVP: We ask that you register your interest in attending this session by scanning the QR code on the right.



7.4 Appendix D: Information boards displayed at the Community Drop-In Session

About Homes NSW

Our vision is to deliver quality homes and services that change lives and end homelessness.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NDIS, Land and Housing Corporation (LHC), the NSW Aboriginal Housing Office (NAHO) and new revenue streams all under one roof making the system more efficient and accountable.

We are partnering with all levels of government, local and community to confront the housing crisis and ensure that everyone in NSW has equal access to safe, secure and affordable housing.

Homes NSW has been created with a focus on supporting the construction, maintenance and repair of social, affordable and low cost housing across NSW. The new housing we deliver is modern, well designed, more accessible and located close to all community services like shops, schools, medical services and public transport.

Homes NSW also invests our resources to live in filling gaps. A safe and stable place to live is the basis for meeting other needs in a person's life.




Building Homes for NSW

The NSW Government has made its largest ever investment in social housing and homelessness with the \$5.5 billion Budget for NSW Housing, announced in the 2024-25 NSW Budget. Building Homes for NSW is a once in a generation program that will create 100,000 new homes across our state to confront the housing crisis and build our public housing system.

The \$5.6 billion investment will fund new social housing properties, improve maintenance of public housing and build for homelessness support services. This includes funding for women and children's protective services, aged care, Aboriginal people and their families, older Australians, travel living with disability and young people without family support.

For more information, visit our website www.nsw.gov.au/homes-nsw








What is social and affordable housing?

Social and affordable housing are types of rental housing for members of the community who cannot meet their housing needs in the private rental market.

What is social housing?
Social housing is government subsidised, long-term rental housing for people who are unable to pay market rates. Housing need may include homelessness, aged care and family violence. Social housing is provided to people who are unable to pay market rates. People receiving social housing are usually on a waiting list to be able to afford to rent or purchase.

What is affordable housing?
Affordable housing is rental housing available to rent for low to middle income households. In principle, these households should be able to meet their basic living costs without needing to eat, wear, travel, medical care, and education.

Affordable housing is managed like a private rental property, but there are eligible criteria and the managers are usually not for profit community housing providers (CHPs). Housing providers need to be eligible to accept housing for people who are unable to pay market rates. These providers are eligible for social housing and can be eligible for affordable housing properties.

Social housing includes public housing managed by Homes NSW community housing managed by a not-for-profit provider and subsidised housing for Aboriginal and Torres Strait Islander people.










Project timeline

What has happened so far?
Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development. The project team have been undertaking pre-consultation work with the owners of the proposed site in preparation for submitting the State Significant Development Application.

AUGUST 2024 Community consultation
Community consultation occurred as an online survey. The community was invited to provide feedback and responses to help inform the detailed design of the project.

OCTOBER 2024 Public exhibition
The SSD application will be placed on public exhibition on the 10th of October and the community will have the opportunity to make submissions on the SSD application. A program for the project will also be announced at this time.

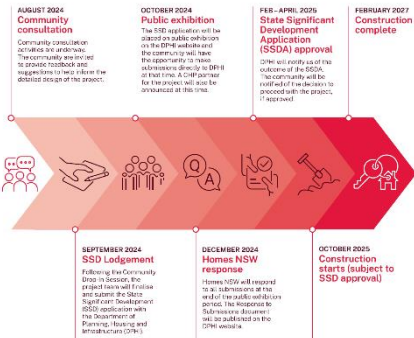


FEB - APRIL 2025 State Significant Development Application (SSDA) approval
DCJ will notify us of the outcome of the SSDA. The community will be notified of the decision to proceed with the project, if approved.

FEBRUARY 2027 Construction complete

SEPTEMBER 2024 SSD Lodgment
Following the Community Drop-In Session, the project team will finalise the SSD application. The SSDA will be lodged with the Department of Planning, Housing and Infrastructure (DPIHI).

DECEMBER 2024 Homes NSW response
Homes NSW will respond to all submissions at this time and the public exhibition period. The response to Submissions Document will be published on the 29th of December.

OCTOBER 2025 Construction starts (subject to SSD approval)

Project overview

792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot

Proposal to rezone the site
Homes NSW applied for a planning proposal to rezone this site to allow for a possible redevelopment. The proposal is under consideration by the Department of Planning, Housing and Infrastructure and we hope that a decision will be made soon.

The proposed redevelopment
Homes NSW are proposing to replace the existing aged properties at this site with a new housing development consisting of 3 buildings of variable heights with a maximum of 6 storeys. The proposed development will include:
- 126 new high quality homes
- 38 social units and 88 affordable units (mix of 1 bedroom and 2 bedroom units)
- communal rooms for residents of the new development
- car parking and internal lifts
- landscaping and fencing across the site.

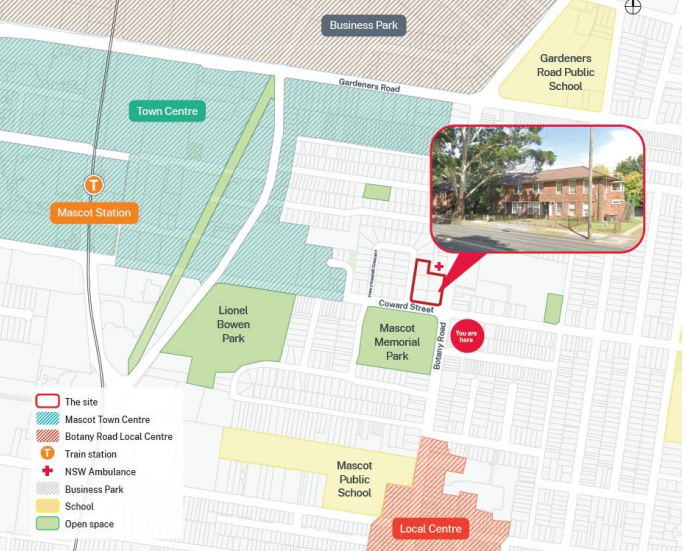








The proposed redevelopment site

792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot

The proposed redevelopment site is bounded to the north by the Mascot Ambulance Station, to the south by Coward Street, Botany Road to the east and Henry Kendall Crescent to the west.

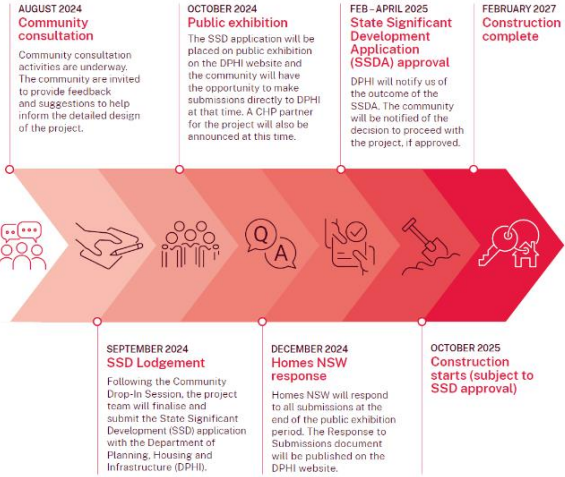

7.5 Appendix E: Handouts distributed at the Community Drop-In Session

Project timeline

What has happened so far?

Homes NSW is currently going through the process of selecting a Community Housing Provider to act as a future delivery partner and property manager for the proposed development.

The project team have been undertaking geotechnical, environmental and site surveys of the proposed site in preparation for submitting the State Significant Development Application.



Frequently asked questions

Why are we proposing to redevelop this site?

The proposed redevelopment will help address the increasing demand for social and affordable housing within the local government area and across NSW.

The Homes NSW owned sites selected for renewal are chosen because they are close to transport, shops, services, and have redevelopment potential.

What is the quality of homes being delivered?

Our new developments are fully designed and built modern homes with landscaped gardens that make a positive contribution to the existing streetscape and help reduce the stigma of living in social housing.

What is social housing?

Social housing is government subsidised, long-term, rental housing for people on very low incomes with a housing need. Housing need may include homelessness, experience of family violence or other complex needs such as medical or age-related support needs. People accessing social housing are very unlikely to be able to afford private rental accommodation.

Social housing includes public housing managed by Homes NSW, community housing managed by a non-government provider and housing for Aboriginal and Torres Strait Islander people.

What is affordable housing?

Affordable housing is rental housing available to very low to moderate income households. It is priced so that these households are also able to meet other basic living costs such as food, clothing, transport, energy, medical care, and education.

Affordable housing is managed more like a private rental property, but there are eligibility criteria and the managers are mostly not for profit community housing providers (CHPs). Households do not have to be eligible for social housing to apply for affordable housing, though people who are eligible for social housing may also be eligible for affordable housing properties.

How can I provide feedback on the project?

We are seeking your feedback and advice on anything you think will inform the design for the new development, along with any other important local factors.

If you are of Aboriginal or Torres Strait Islander heritage, we would particularly like to hear your ideas on how to ensure cultural heritage is respectfully considered in the design of the project.

We will consider all suggestions to help inform the next phase of the project, which will focus on developing the detailed design.

We invite you to provide feedback to the Homes NSW Community Engagement Team via phone: 1800 738 718 (voicemail) or email: CommunityEngagement@homes.nsw.gov.au

After the State Significant Development (SSD) application is lodged with the Department of Planning, Housing and Infrastructure (DPHI) later this year, it will be put on public exhibition and on the DPHI website and the community will have the opportunity to make submissions directly to DPHI at that time.

How can I find out more about Homes NSW

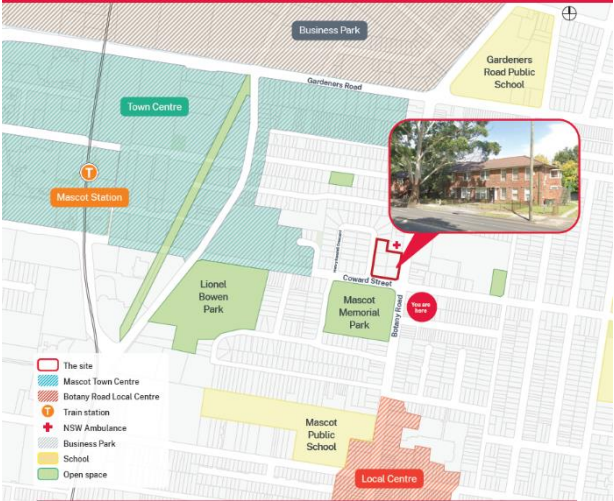
If you would like to know more about Homes NSW visit our website at www.nsw.gov.au/homes-nsw



The proposed redevelopment site

792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot

The proposed redevelopment site is bounded to the north by the Mascot Ambulance Station, to the south by Coward Street, Botany Road to the east and Henry Kendall Crescent to the west.



Project overview

792-794 Botany Road and 33-37 Henry Kendall Crescent, Mascot

Proposal to rezone the site
Homes NSW applied for a planning proposal to rezone this site to allow for a possible redevelopment. The proposal is under consideration by the Department of Planning, Housing and Infrastructure and we hope that a decision will be made soon.

The proposed redevelopment
Homes NSW are proposing to replace the existing aged properties at this site with a new housing development consisting of 3 buildings of variable heights with a maximum of 8 storeys.

The proposed development will include:
 - 126 new high quality homes
 - 38 social units and 88 affordable units (mix of 1 bedroom and 2 bedroom units)
 - communal room for residents of the new development
 - car parking and internal lifts
 - landscaping and fencing across the site.



7.6 Appendix F: Tenant Fact Sheet/ FAQs



Fact sheet Tenant Relocations Frequently Asked Questions

August 2024

This document answers frequently asked questions about tenant relocations.

Why do tenants need to move?

Redevelopment of current social homes will help deliver more and better homes for our tenants and people on the waiting list for housing.

When will tenants have to move?

Tenants will be given at least 6 months' notice before needing to move, however they can choose to move as soon as a suitable home is found.

Where will tenants move to?

Tenants can choose to relocate to another property in their local area or another part of NSW.

How many housing offers will tenants get?

Tenants will receive up to two reasonable offers of alternative housing.

What happens when tenants need to move?

Relocation Officers will meet with each tenant to understand their specific housing and support needs. This will assist with finding suitable alternative housing (this is called a Housing Needs Assessment Interview).

Tenants will receive assistance from their Relocation Officer to gather all required supporting documentation and information to determine their housing, locational, health and support needs.

Each tenant will receive a personalised written Relocation Statement outlining their housing entitlements discussed in the Housing Needs Assessment Interview.

Tenants will receive up to two offers of alternative housing. They will have the opportunity to inspect the home on offer to confirm it meets the entitlements outlined in their Relocation Statement.

Homes NSW brings together the housing and homelessness functions of the Department of Communities and Justice (DCJ), the NSW Land and Housing Corporation (LAHC), Aboriginal Housing Office (AHO) and key worker housing functions from across government under one roof. A division within DCJ, Homes NSW leads work to provide safe and secure homes through social and affordable housing while delivering supports and services that minimise experiences of homelessness being repeated.

1

Who will pay for the move?

The Relocation Team will support tenants with the move. Homes NSW will pay for all reasonable relocation costs which will include:

- Organising and paying for removalists
- Organising for boxes to be provided
- Reimbursing tenants for the reconnection of electricity, gas, phone and internet
- Paying for the redirection of mail for three months.

What are some of the supporting documents that tenants may need to provide?

Supporting documents may include, but not limited to, medical assessment forms, medical certificates indicating medical needs/conditions, General Consent to Exchange Information & Authority to Act on Client's behalf forms, occupational therapist reports, court orders, family arrangements, and letters from special needs schools.

The requirement for supporting documents will vary depending on individual housing needs and circumstances.

How will tenants know what their entitlements are?

After the Housing Needs Assessment Interview, the Relocation Team will provide tenants with a written Relocations Statement which will provide the following information:

- The type and size of property being offered, including the number of bedrooms.
- The allocation zone/area the tenant is approved to move to.
- Other information about the relocation process, for example, the type and length of lease tenants will be offered, when their move may occur and the tenant's entitlement to rent subsidy.
- Any agreed home alterations or improvements.

Can tenants return when the redevelopment is completed?

All existing tenants have the right to return to new homes once the development is complete.

Who will manage the new social and affordable housing?

New social and affordable housing will be managed by a Community Housing Provider (CHP). CHPs are not-for-profit housing organisations who manage social and affordable housing. They often have extra services tenants can use, or events and activities they can join.

How will tenants be supported during the relocation?

The Relocation Officers will work closely with each tenant to understand their individual housing and support needs and help organise their move. The amount and type of support provided by the Relocation Team will depend on the needs and preferences of each tenant.

Who can help tenants if they have questions?

Tenants can ask the Relocation Officer in Homes NSW who is helping them to find a home to relocate to. Alternatively, tenants can contact their local tenant's advice and advocacy service. Details can be found at www.tenants.org.au or tenants can also call the Tenants Advice Line, Monday 10am-1pm and Thursday 2-5pm: 1800 251 101.

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2124

Locked Bag 5022
Parramatta NSW 2124

Office hours:
Monday to Friday
9am to 5pm

T: 1800 738 718 (voicemail)
E: CommunityEngagement@homes.nsw.gov.au
W: nsw.gov.au/homes-nsw

