

Pagewood Consultation Report 2025

68-80 Banks Avenue, Pagewood

November 2025



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We advise this resource may contain images, or names of deceased persons in photographs or historical content.



Jellicoe Park, Pagewood

Contents

1	Background.....	4
1.1	Purpose of this report.....	5
1.2	Secretary’s Environmental Assessment Requirements	5
2	The proposed development.....	6
2.1	Project context	7
2.1.1	Social housing snapshot	7
2.2	The proposed site	8
2.3	The project scope	9
3	Communication and Engagement Strategy.....	10
3.1	Communication & Engagement Plan.....	11
3.1.1	Project Milestones and timeline	11
3.2	Engagement objectives	11
3.3	Engagement approach.....	11
4	Engagement undertaken	13
4.1	Engagement tracker	14
4.2	Project working group consultation.....	14
4.3	Government agency consultation	14
4.4	Community Consultation.....	16
4.4.1	Aboriginal Engagement.....	18
4.5	Community Drop-In Session Feedback	19
4.6	Submissions received	22
5	Project response to feedback.....	24
6	Planned future engagement.....	31
6.1	Planned future engagement activities	32
7	Appendices.....	33
7.1	Appendix A: Preliminary Notification Letter	34
7.2	Appendix B: Information boards displayed at the Community Drop-In Session	36
7.3	Appendix C: Handouts distributed at the Community Drop-In Session	37

1

Background

1.1 Purpose of this report

This report accompanies a detailed State Significant Development (SSD) application (SSD-83256472) that seeks approval for construction of one 7-storey and one 8-storey residential flat building with a total of 84 social and 140 market housing apartments at 68-80 Banks Avenue Pagewood.

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 12 May 2025.

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 industry-specific Secretary's Environmental Assessment Requirements (SEARs) for this State Significant Development was received from the Department of Planning, Housing and Infrastructure (DPHI) on 12 May 2025 and are outlined below.

An excerpt from the SEARs request can be found below:

4. Engagement

- *Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.*
 - *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 must be consulted.*

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.

2

The proposed development

2.1 Project context

The Bayside Local Government Area stretches over 29 of Sydney's southern and south-eastern suburbs. It is located approximately 6- and 17-kilometres south-west of the Sydney CBD and stretches from Eastlakes and Daceyville in the north-east to Kingsgrove and Bexley in the west and Sans Souci in the south to encompass an area of close to 51 square kilometres.

Pagewood is one of the easternmost suburbs of the Bayside LGA. It is well served by bus transport and close to major recreational open spaces including Heffron, Astrolabe, Rowlands, Mutch, Snape and Jellicoe Parks, UNSW's David Phillips Sports Field, as well as beaches and coastal parks. The area is well supported for retail and services with major shopping centres at Eastgardens, Southpoint and Maroubra Junction. Bayside Council has a library within Eastgardens Shopping Centre.

As of 2023, the Bayside LGA has an estimated population of approximately 182,000 people, growing at over 2% per year. This is projected to increase to around 209,000 people in 2031. The area has a population density of 3,614 persons per square km. 47% of the Bayside population were born in Australia and 1% of these are indigenous. 73.7% are Australian citizens. Bayside Council acknowledges the Bidjigal Clan as the traditional owners of the land on which Bayside is located and acknowledges the Gadigal people of the Eora Nation. The eastern section of the Bayside LGA is within the boundary of La Perouse Local Aboriginal Land Council.

Social housing snapshot

- There are more than 2,800 social housing dwellings owned by Homes NSW in the Bayside LGA, housing over 4,100 people (3.7% of the LGA population).
- Most of NSW Land and Housing Corporation's housing in the Bayside LGA comprises dwellings built in the 1960s and 1970s. This was for a different time with different needs. Today, property maintenance costs are increasing (due to the age of the assets), so these properties are becoming less and less suitable, both for the tenants who live in them and for us to manage cost-effectively.
- In Bayside LGA, there is:
 - a large supply of 2- and 3-bedroom social housing dwellings that exceed the current demand of suitably sized households and families on the waitlist.
 - under-occupancy of 3- and 4-bedrooms is higher when compared with other LGAs and an opportunity for improvement exists.
 - high demand for smaller 0- 2-bedroom dwellings for existing tenants and households on the waitlist
- Most current social housing tenants in the LGA are older, past working age, living alone and relying on the age, disability pension or other pension for income.

2.2 The proposed site

The proposed development site is located at 68-80 Banks Avenue, Pagewood and comprises of 18 lots with a combined site area of 9,262sqm. It is currently occupied by 5 buildings containing 82 dwellings within 2-3 storey walk-up buildings.

The site is located within the residential suburb of Pagewood which comprises largely low-rise residential dwellings zoned R2 Low Density Residential and open space.

Further south is higher density development being undertaken as part of the Pagewood Centro development, with buildings up to 20 storeys. Westfield Eastgardens is approximately 600m to the south of the site providing extensive local services and amenities and is subject of a Planning Proposal to facilitate expanded retail as well as office uses.



Figure 2. Map of surrounding area

2.3 The project scope

The proposed development comprises the construction of a one 7-storey and one 8-storey residential flat building to accommodate 84 social and 140 market housing apartments, a communal room and basement car parking including excavation, tree removal and associated landscaping and public domain works.

Demolition of all existing structures on the site, tree removal, excavation and site preparation works And construction of new residential flat buildings comprising:

- A seven-storey social housing residential flat building with 84 dwellings with a single basement level accessed from Park Avenue to the south
- Two eight-storey private market housing residential flat buildings with 140 dwellings over a consolidated two-level basement accessed from Park Avenue to the north.

Shared services access via lay-by from Banks Avenue, associate landscaping and communal open space, infrastructure servicing and staged delivery to enable relocation of existing tenants and demolition of existing social housing dwellings.

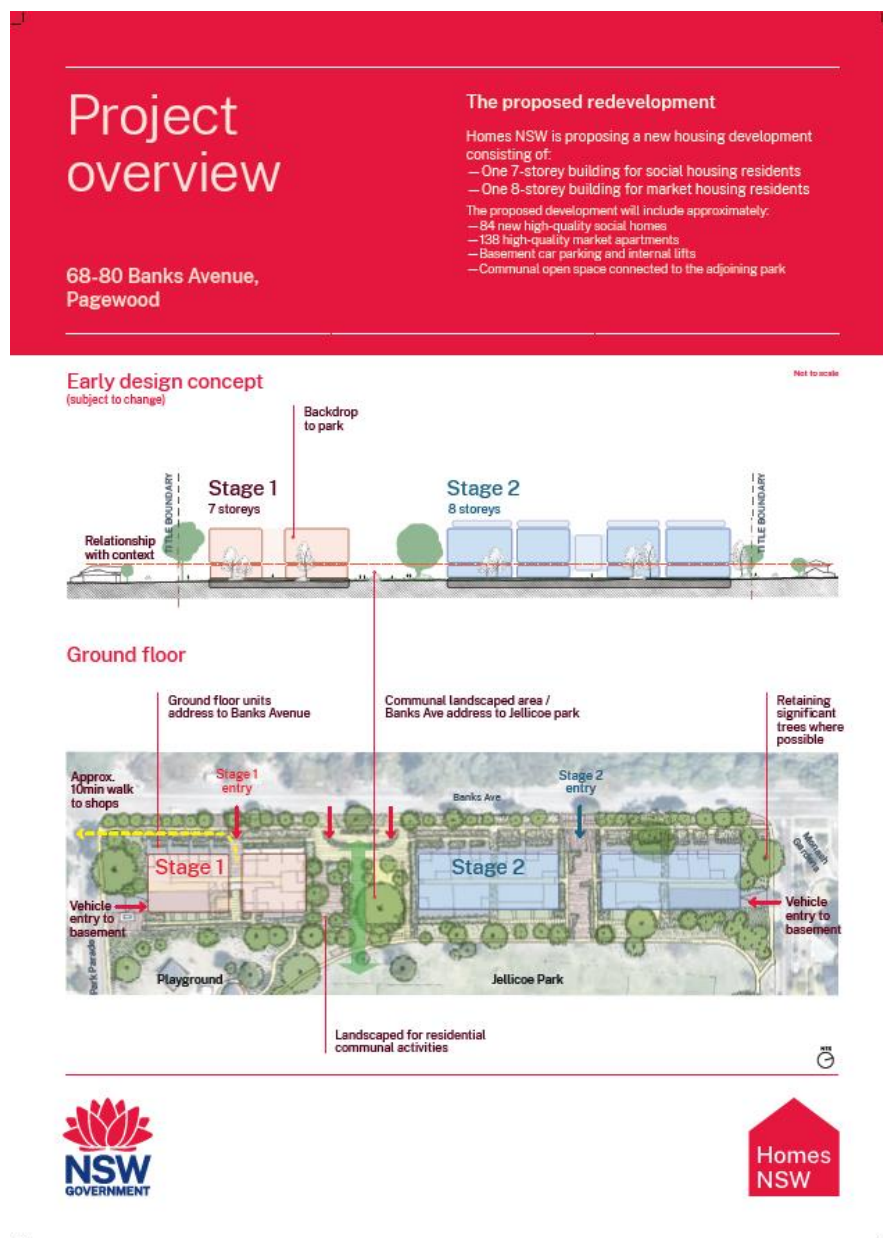


Figure 3: Project overview of the proposed development as presented at the Community Drop-In Session

3

Communication and Engagement Strategy

3.1 Communication & Engagement Plan

A Communication and Engagement Plan for the Pagewood project was prepared in accordance with the Undertaking Engagement Guidelines for State Significant Projects. The plan sets out the approach to engagement with all key stakeholder groups throughout 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
Site survey commencement	May 2025
SEARs released (public facing)	May 2025
Design development	June - October 2025
SSDA lodgement	November 2025
Public exhibition	November 2025
Response to submissions	December 2025
SSDA approval	May 2026
Construction start (early works)	June 2026
Construction end	30 June 2029

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 and the broader local community.
- Raise general community awareness and understanding of the project and foster community support.
- Create opportunities for stakeholders and community members to provide meaningful feedback on the proposal to help inform decision making.
- Provide clear information on the role of Homes NSW and partner organisations in delivering the project.
- Demonstrate the proposed impact of the project on the social housing waitlist in the area and highlight the positive impact of new housing for people in need.

3.3 Engagement approach

The table below outlines the engagement techniques and activities undertaken for 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 prepared 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 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-Sessions	Sharing information Consulting to collect information/ insights	An opportunity for face-to-face engagement with 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 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 summarise the engagement undertaken with both 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 and ensuring that the development aligns with the needs of the Pagewood community.

4.2 Project working group consultation

At the core of the planning and design process 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 delivery.

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

Meeting/ Consultation Group	Date/s	Agenda Items
Project Coordination Meetings Attendees: - HNSW Development Director (Portfolio Development) - HNSW Development Manager (Portfolio Development) - HNSW, Principal Design Manager (HAFF program) - BVN, Project Director / Architect - BVN Architect - Turf Landscape Architect - Other Project Consultants on an as required basis.	Weekly between June 2025 and October 2025	- Project progress updates - Design development - Technical issues and challenges - Site coordination - Consultant reports - Risk management - Budget and cost updates - Program and schedule - Regulatory compliance - Client updates - Action items and next steps - Services coordination

4.3 Government agency consultation

Government agencies have been integral to the planning and design process of this project, providing guidance, technical input, and regulatory oversight to support the project's progression.

Key stakeholders include:

- Bayside City Council
- Government Architect NSW
- Transport for NSW (Transport Working Group)
- Department of Planning, Housing and Infrastructure (DPHI)
- Member for Maroubra (Michael Daley)

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

Stakeholder	Feedback topics	Outcomes
Bayside City Council		
Meeting 1 - Pre-briefing of project - 28 May 2025	- General Introduction and contacts for each department - Briefing of project overview.	- Agreed engagement between Bayside Council and Homes NSW.
Meeting 2 - Waste strategy and flooding - 10 June 2025	- Project briefing presented to receive feedback on waste strategy. - Council DCP requirements. - OSD and other Flooding inputs	- Advice on expected waste and Floodings generation. - Room sizing of waste store and bulky goods store. - Servicing/ council pickup strategy including truck dimensions.
Meeting 3 - Project update and SDRP pre meeting - Pre-lodgement briefing - 28 August 2025	- Pre-lodgement presentation to outline the SSDA submission and project update	- Council was offered a pre-briefing on SDRP proposal and a project update
Government Architect NSW		
Design Review 1 (SDRP1) - 29 August 2025 <u>Attendees:</u> - NSW SDRP Panel Members - GANSW Design Advisor - DPHI Observers - Homes NSW - Studio SC - Land and Form Landscape Architecture - FPD Planning	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.	The SDRP was very supportive of the design of the proposed development, and the design team can work on a few elements from landscaping to building form Further details of panel commentary and design responses has been included in the Design Report referenced under Design Excellence in the EIS.
Design Review 2 (SDRP1) - 3 October 2025 <u>Attendees:</u> - NSW SDRP Panel Members - GANSW Design Advisor - DPHI Observers - Homes NSW - Studio SC - Land and Form Landscape Architecture - FPD Planning		The SDRP was very supportive of the design of the proposed development, and the design team can work on a few elements from landscaping to building form Further details of panel commentary and design responses has been included in the Design Report referenced under Design Excellence in the EIS.
DPHI		
In person meetings - 10 April 2025 - 05 June 2025 - 03 July 2025 - 07 August 2025 - 18 September 2025 - 16 October 2025	Monthly meetings with DPHI Director and Assessment Teams to discuss: - Updates on program - Updates on engagement - Issue for clarification	- Confirmation of timing and process for lodgement. - Clarification of any issues associated with SEARs

Stakeholder	Feedback topics	Outcomes
In person meeting 25 August 2025	- Briefing of community consultation	- Consultation methodology endorsed and agreed engagement
Member for Maroubra (Michael Daley)		
Email correspondence - 8 August 2025	- General Introduction and project update	- Follow-up correspondence to be communicated
Email correspondence - 4 September 2025	- Preliminary notification sent via email with an invitation to attend Community Drop-In Session and private briefing if required.	- Follow-up correspondence to be communicated
Bayside Council Councillors (Cr Christina Curry and Cr Scott Morrissey)		
Email correspondence - 30 September 2025	- General Introduction and contacts for each department - Briefing of SSDA proposal	- Meeting arranged to discuss proposed development
In person meeting - 9 October 2025	- Project briefing including scope, community consultation and timings.	- Clarification of next steps and follow-up email with key messages

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:

- 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 parties
- Local schools



Figure 4: Scope of notification map

The table below summarises the key consultation activities undertaken with community stakeholder groups, as required by the SEARs.

Stakeholder	Activity	Outcomes
Local residents (see map above)	Notification letter distributed to 2980 surrounding properties. Details provided in the notification: - Project scope - Details of the submission process - Invitation to attend Community Drop-In Session (11 September 2025) - Next steps and timings	- Community notified of the proposed development, the upcoming Drop-In Session and the submission process for providing feedback. - 12 submissions received - Feedback topics summarised in the table below.
	Community Drop-In Session (11 September 2025) - Location: Daceyville Public School - Residents registered via QR code - Information boards presented concept designs, scope and timeline - The Project Team were in attendance to answer questions - Feedback forms and a Have Your Say board were available to collect feedback - Handouts were available for attendees to take home. Included site location, proposed scope, timeline, FAQs and contact details for any further questions or comments.	- 19 people attended the session. - Feedback topics are detailed in the table on page 20. - Adjacent neighbours submitted a list of questions for Homes NSW response.
Local businesses	Notification letter distributed to all businesses within the mapped area (as above)	- Feedback topics summarised in the table below.
Local Aboriginal Parties	Stakeholders were invited to attend a Walk on Country on 22 July 2025. Attendees included: - Clarence Slockee – Engagement Specialist - BVN - TUFF Architects - Homes NSW - Curio Projects – Heritage consultants	- Provided cultural insights and recommendations for design integration. - Recommendation to integrate meaningful landscape elements within the design development of the project. - Ongoing feedback and consultation informing design refinements.
	Meetings x 4 (July - August 2025) - Design presentation to stakeholders involved in the Walk on Country to review integration of cultural findings.	- Ongoing feedback and consultation on design elements to address feedback.

Note: Please refer to Appendices A, B, and C 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 enhances understanding of the deep connection between Aboriginal peoples and the natural environment, which informs their identity, culture, language, and way of life. A clear appreciation of the Aboriginal cultural landscape is essential for developing culturally sensitive and respectful design outcomes.

4.4.1.1 Walk on Country

During the Walk on Country on 22 July 2025, participants shared cultural values and knowledge relating to the Kameygal people of the Eora Nation, the Traditional Custodians of the Pagewood area. Key themes discussed included:

- The historical and cultural significance of the area as a traditional gathering place for the Kameygal people, rich in community and cultural exchange.
- Connections to Aboriginal history, including traditional camps, burial sites, and the lasting impacts of colonial development and urbanisation.
- The original freshwater spring as an essential and culturally significant water source for the local Aboriginal community.
- The importance of Caring for Country, Learning from Country, Respecting and Understanding Country, and Healing and Inclusion as guiding cultural principles.
- Ongoing Kameygal songline connections linking land, waterways, and people throughout the region.

Insights from the Walk on Country align with the broader understanding of the Pagewood landscape as a culturally and ecologically significant area.

Once part of a complex system of coastal wetlands and the Eastern Suburbs Banksia Scrub, this Country holds deep historical and cultural importance. The Walk reinforced the need to embed First Nations knowledge, ecological understanding, and cultural narratives within the project's design process and long-term stewardship of the site.



Walk On Country - 22 August 2026

4.4.1.2 Ongoing engagement

Ongoing engagement with Aboriginal knowledge holders and stakeholders has identified a range of cultural considerations and design opportunities to be integrated into the project's future design and delivery. These include:

- Maximising natural light within buildings to support tenant wellbeing.
- Incorporating culturally inclusive communal spaces, such as yarning circles and areas for kinship networks and shared activities.
- Integrating circular design elements referencing the Serpent, alongside artwork that reflects Aboriginal culture.
- Ensuring universal accessibility across the development.
- Embedding cultural design, language, and art into the built environment to reflect both traditional and contemporary needs, including kinship systems, healing spaces, and culturally safe environments.
- Conducting a smoking ceremony led by local Elders to cleanse and spiritually prepare the site, establishing a foundation of healing, safety and respect for the development.

4.5 Community Drop-In Session Feedback

A Community Drop-In Session was held on Thursday 11 September, from 5.00pm to 7.00pm, at Daceyville Public School. The local community was invited to attend via a preliminary notification letter that was distributed to 2980 surrounding households and businesses.

The low attendance rate (<1% of households invited) indicates general community support for the project, or neutrality, toward the project.

Local residents and current tenants of the development made up the majority of attendees (19 people)



Information boards were on display at the session, with the project team on hand to provide details and answer questions from the community.



Handouts were available for attendees to take home, and feedback forms and a Have Your Say board were on hand to collect important feedback from the community.



Community Drop-in Session- Thursday 11 September 2025

The table below summarises the discussion topics and feedback received during the Community Drop-In Session:

Stakeholder	Feedback topics
Local residents	Social housing provision: - Concern about suitability of the location - Maintenance issues - Lack of amenity in the area

Stakeholder	Feedback topics
	- General support for increased social housing
	Proximity to sporting facilities and playgrounds: - Concerns about anti-social behaviour of social housing tenants - Lack of on street parking for sport on the grounds
	Anti-social behaviour of current social housing tenants in the area: - Concerns about crime increase - Visual impact and building maintenance
	Size and scale of development: - Suggestion that 224 homes is too many; smaller complexes preferred - Concerns around safety - Number of social housing tenants being housed at site
	Safety and security of residents: - Concern surrounding privacy/ overlooking - Area is not safe anymore
	Parking: - Insufficient car parking spaces in proposed plan - Surrounding streets congested - Questions about why every unit isn't allocated parking - Suggestions that tenants will need a car - Limited street parking in surrounding area
	Traffic congestion: - Banks Avenue congested during sporting activities - Concerns about increased traffic from development
	Proposed height and scale of development: - Privacy concerns - Suggestion that seven and eight storeys is too high - Excitement to see the site being developed as it is helping the homes shortage crisis
	Construction impacts: - Dust, noise and vibration - Increased traffic from construction vehicles - Disruption during sporting events
	Lack of amenity in the area
Directly adjacent neighbours	- Shadowing over Jellicoe oval - Visual impact of the proposed development - Noise, dust and vibration impacts during construction
Current social housing tenants	- Existing anti-social behaviour in the area - Security and overall feeling of safety

4.6 Submissions received

In response to the preliminary notification letter and the Community Drop-In Session, Homes NSW received 12 submissions during the notification period (4 September – 19 September 2025). Feedback was provided in person at the community drop-in session, via email to CommunityEngagement@homes.nsw.gov.au and by phone on 1800 738 718.

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

Stakeholder	Feedback topics
Local residents	Social housing provision: - Concerns about social housing saturation in the immediate area - General support for provision of more social housing - Tenant mix and maintenance concerns - Request for on-site manager to oversee tenant behaviour - Negative impact on property values
	Proximity to sporting facilities and playgrounds: - Anti-social behaviour of social housing tenants - Concerns for children's safety
	Size and scale of development: - 224 homes considered too many: smaller complexes more suitable - Concerns about safety and tenant numbers
	Aesthetics of new development: - Desire for visually appealing buildings
	Safety and security: - Request for CCTV in the common areas - Privacy and overlooking concerns - General safety concerns - Concern about proximity of social housing to Jellicoe Park
	Traffic congestion in area: - Roads already congested, particularly Banks Drive
	Carparking: - Surrounding streets are full of parking from Meriton apartment residents, - Insufficient car parking spaces provided in the proposed plan - Question why every unit isn't allocated parking
	Construction impacts: - Noise, dust and traffic - Disruption during sporting activities
Directly adjacent neighbour	- Shadowing and privacy impacts - Proximity of development to property boundary - Visual impact of development - Potential negative effect on property value - Long-term maintenance and tenant support concerns

Stakeholder	Feedback topics
	- Noise, dust and vibration impacts during construction
Current social housing tenant in the area	- Tenant mix - Existing anti-social behaviour - Security and fencing - Feeling of safety

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	Homes NSW is committed to addressing social housing needs across NSW. The policy and planning team continually assesses the amount and condition of social housing stock in each local government area and the waiting list for social housing in the area. The proposed redevelopment aims to help address the increasing demand for social housing in the Maroubra area. The majority of social housing properties in the area are aged dwellings built in the 1960s and 1970s in need of renewal. There are around 894 people on the social housing waiting list in the Eastern Suburbs social housing allocation zone with a wait time of over 10 years. Of these people, 292 are on the priority waiting list.	Issue resolved – rationale provided in strategic context in the EIS.	- Section 2 – Strategic context of the EIS - Section 6– Social Impact of the EIS
Concern about suitability of location	Homes NSW relies on the land we already own to build new homes, rather than purchasing new sites. This location within the Homes NSW portfolio was selected due to its redevelopment potential and proximity to transport, shops, and essential services.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Section 2 – Strategic context of the EIS
Anti-social behaviour of social housing tenants	Like the rest of the community, most social housing tenants are good neighbours and law-abiding people. The majority of current social housing tenants in the LGA are older, past working age, living alone and relying on the age, disability or other pension for income. We are in the process of selecting a Community Housing Provider to act as a property manager for the proposed development. The appointed CHP will have clear policies in place to address disruptive behaviour, along with a dedicated phone line for community enquiries and feedback.	Issue ongoing. Residents still concerned about anti-social behaviour of tenants. Homes NSW will work with the appointed CHP on mitigation techniques including a detailed tenant allocations policy.	- Consultation report
Negative effect on property values	Our new developments are designed to be high-quality, modern homes that contribute positively to the local streetscape. Features such as landscaped gardens, boundary plantings and communal open space are incorporated to support both amenity and community connection.	Issue resolved – rationale provided in the EIS/ demand for social housing in the LGA.	- Landscape plans - Architectural plans

Key issues	Project response	Status	Relevant report
	There is no evidence to indicate that this development would negatively affect property values in the region.		
Proposed size and scale of development	The proposed redevelopment aims to help address the increasing demand for social housing in the Bayside area. The scale of development has been derived from the planning controls established in the Bayside Local Environmental Plan (LEP) 2021 and other site planning requirements including building separation, solar access, cross ventilation, communal open space and deep soil in accordance with the Apartment Design Guide (ADG). The height and setbacks of the development are generally consistent with the legislated requirements under the Housing SEPP and Bayside Local Environmental Plan 2021 (LEP). The new build will blend in with the existing built form along the streetscape and across the broader locality.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Section 6 – of the EIS - Design Report - Statutory Compliance Table
Proximity to sporting facilities and playground (putting children at risk)	The development team have been working through the design to maximise privacy and minimise overlooking. The vast majority of current social housing tenants in the local government area are seniors. Like the rest of the community, most tenants are good neighbours and law-abiding people. The new homes will be managed by a registered Community Housing Provider (CHP), who will have a policy framework in place to manage any behaviour and maintenance issues. In addition, a tenant allocations policy will be developed with the CHP to ensure an ongoing approach to management. Homes NSW will share details of the selected CHP partner once the appointment is finalised.	Issue ongoing. Residents still concerned about anti-social behaviour of tenants. Homes NSW will work with the appointed CHP on mitigation techniques including a detailed tenant allocations policy.	- Design Report - Architectural Plans - Landscape Plans - Section 6 – of the EIS
Safety and security of local residents	Integrated CCTV will monitor communal areas. Lighting will be integrated into landscaping for safety.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Design Report - Architectural Plans - Landscape Plans
Insufficient car parking spaces provided in the proposed plan	According to the State Environmental Planning Policy (Housing) 2021 (Housing SEPP), the parking requirement for affordable housing (which includes social housing) is set at a rate of 0.4 parking	Issue resolved – rationale provided in the EIS and supporting	- Section 6 - of the EIS

Key issues	Project response	Status	Relevant report
	spaces per 1 bedroom unit, 0.5 spaces per 2-bedroom unit and 1 space per 3-bedroom unit. A total of 236 car parking spaces is proposed, which exceeds the requirements of the Housing SEPP. The majority of tenants in the LGA are seniors, many of whom do not own or drive a car. As not all social housing tenants allocated to this development will require a car space, allocation will be based on need.	technical documents.	- Traffic Impact Assessment
Concerns surrounding construction impacts (dust, noise, vibration, traffic)	Homes NSW, the developer and the CHP will work with local residents, business and schools to ensure the safety of the whole community. If the development proposal is approved, the planning approval will stipulate standard regulatory requirements regarding working hours, traffic management and environmental controls. Prior to the commencement of construction, a Construction Management Plan will be prepared and will address the following: - Construction hours - Material management - Construction traffic management - Health and safety - Equipment / materials storage and parking - Dust control measures - Methods for disposal of waste During construction, traffic flow, street parking, construction noise and road access will be carefully managed to ensure neighbours experience minimal disruption. Any asbestos present on the site will be dealt with in accordance with strict NSW Government guidelines, ensuring the safety of demolition workers, neighbours, and the public. We will continue to communicate with the community throughout the construction period to ensure all concerns are addressed.	Issue to be address in the construction management plan to be prepared by the appointed contractor prior to commencement of construction	- Noise and Vibration Impact Assessment - Section 6 –of the EIS - Preliminary Construction Traffic Management Plan in the Traffic Impact Assessment
Aesthetics of new development	The project incorporates high quality finishes that are durable and easy to maintain, including brickwork, pigmented concrete and cladding. The canopy of trees along the boundary will grow to a mature height, offering privacy whilst aesthetically pleasing.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Design Report - Architectural Plans - Landscape Plans

Key issues	Project response	Status	Relevant report
	There is extensive landscaping planned for the development, and the retention of existing trees, which will help the project sit well within its context.		
Increased traffic congestion in the area	Homes NSW is required to source an independent traffic assessment that reports on the potential impact of the proposed development. This Traffic, Transport and Accessibility Assessment, which includes a Preliminary Construction Traffic Management Plan, and a Green Travel Plan, will be submitted as part of the State Significant Development Application (SSDA). Once submitted, it will be available to view on the Department of Planning, Housing and Infrastructure (DPHI) website.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Traffic Impact Assessment - Section 6 – of the EIS
Maintenance concerns	Maintenance concerns will be managed by the CHP, who will have a dedicated phone line for the community once the development is complete.	Issue resolved – Homes NSW will work with the appointed CHP to ensure maintenance issues are addressed.	- Consultation report
Lack of amenity in the area	This site within the Homes NSW portfolio has been selected for its prime location, just 600m from Westfield Eastgardens and Daceyville Public School is situated 1.5km from the development. It is well served by bus transport and close to major recreational open spaces including Heffron, Astrolabe, Rowlands, Mutch, Snape and Jellicoe Parks, UNSW's David Phillips Sports Field, as well as beaches and coastal parks. Bayside Council has a library within Eastgardens Shopping Centre.	Issue resolved – rationale provided in strategic context in the EIS and supporting technical documents.	- Section 2 – Strategic context of the EIS - Section 6 - of the EIS
Adjacent neighbours			
Shadowing concerns	Detailed shadowing studies have been prepared as part of the State Significant Development Application (SSDA) and will be available to the public during public exhibition. There are minor shadowing impacts to Flack Avenue in the early morning, but otherwise there is only overshadowing of the street and the site itself.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Architectural Design report - Section 6 - of the EIS
Privacy concerns	Although the best aspect of the site is along the north boundary, the building has been positioned in a L-shape on the other three boundaries to minimise	Issue resolved – rationale provided in the EIS and supporting	- Design report - Architectural Plans - Landscape Plans

Key issues	Project response	Status	Relevant report
	opportunities for overlooking adjacent properties & schools. Communal open space for the development is located in the centre of the site, as far away as possible from surrounding residences.	technical documents.	
Safety concerns (particularly laneway access)	Regarding safety, the development is fully fenced and there is no access from the site to the school grounds. Integrated CCTV will be included, monitoring all common areas of the development. Lighting will be incorporated in the landscape treatment for safety. A tenant allocations policy will be developed with the Community Housing Provider to address community concerns. This policy will be shared once the CHP partner has been appointed.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Design report - Architectural Plans - Landscape Plans
Concern development will be too close to property boundary	All boundaries have setbacks larger than planning requirements, increasing separation from neighbours and allowing for the planting of more trees and buffer planting.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Design report - Architectural Plans - Landscape Plans
Visual impact of development (aesthetics)	The project incorporates high quality finishes that are durable and easy to maintain, including brickwork, pigmented concrete and cladding. There is extensive landscaping planned for the development, and the retention of existing trees, which will help the project sit well within its context.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Design report - Architectural Plans - Landscape Plans
Construction times and impacts (noise, dust, construction vehicles)	Standard construction hours are between 7.00am to 6.00pm Monday to Friday and 8.00am to 1.00pm on Saturday. Neighbours will receive confirmation of approved hours following planning approval and prior to construction commencement. During construction, traffic flow, construction noise and road access will be carefully managed to ensure neighbours experience minimal disruption. The community will be notified of any impacts to surrounding residents as part of the construction process.	Issue to be address in the construction management plan to be prepared by the appointed contractor prior to commencement of construction.	- Noise and Vibration Impact Assessment - Construction Traffic Management Plan (Draft) - Soil and sediment control plan included in civil engineering package
Request for long-term tenant support programs	The CHP partner will have a range of wraparound services to offer the tenants on site. This will include community	Issue resolved – Homes NSW will work with the appointed	- Consultation report

Key issues	Project response	Status	Relevant report
	development, peer support and other support programs.	CHP to ensure a range of tenant support programs are in place.	
Current social housing tenants in area			
Anti-social activities	The Community Housing Provider (CHP) who is selected to manage the property will be responsible for managing tenancy issues and complaints.	Issue resolved – Homes NSW will work with the appointed CHP to ensure tenancy management programs are in place.	- Consultation report
Security and feeling of safety for tenants	Integrated CCTV will be included in the development, monitoring all common areas. Lighting will be incorporated in the landscape treatment for safety. CPTED has been considered in the design of the development, and appropriate security measures such as access-controlled gates have been included.	Issue resolved – rationale provided in the EIS and supporting technical documents.	- Design report - Architectural Plans - Landscape Plans

6

Planned future
engagement

6.1 Planned future engagement activities

In preparing the State Significant Development Application for the Pagewood development, the project team has fulfilled the consultation requirements outlined in the SEARs. This report demonstrates how Homes NSW has actively engaged with key stakeholders and how their feedback has been considered and integrated into the planning and design of the proposed development.

Homes NSW will continue to engage with stakeholders throughout the public exhibition period and across all future stages of development and construction, should consent be granted. The successful Community Housing Provider partner will work closely with Homes NSW to ensure the development meets the needs of the broader community.

The strategy for ongoing communication and engagement includes:

- Maintaining open channels of communication with community stakeholders via the Community Engagement phone line and email.
- Reviewing and responding to all issues raised during the SSDA exhibition period.
- Collaborating closely with the appointed CHP partner to actively engage stakeholders during the delivery and operational phases.
- Providing regular project updates to the local community and key stakeholders through notifications, newsletters, and FAQs, coordinated by the CHP partner in consultation with Homes NSW.
- Organising Community Drop-In Sessions at key project stages as needed, ensuring all events are held in accessible locations to support participation from hard-to-reach groups, including older adults and people with disability.

The table below summarises key milestones for future engagement.

Milestone	Date	Planned Engagement Activities
SSDA lodgement	November 2025	Notification to relevant stakeholders that the SSDA has been lodged.
Public exhibition	November 2025	DPHI will notify community on SSDA exhibition process.
Response to submissions	December 2025	Review and respond to submissions received during public exhibition; provide updates to the community.
SSDA approval	May 2026	Communicate outcomes of approval process; share next steps with stakeholders.
Construction start (early works)	June 2026	Inform community of early works; provide construction timelines and traffic/ parking management plans.
Construction delivery stages	2026 - 2028	Ongoing engagement with stakeholders via newsletters, notifications, and site updates; manage enquiries through CHP and Homes NSW.
Construction nearing completion	Early 2029	Update stakeholders on progress; provide information on handover and operational plans.
Construction end	June 2029	Final communication of project completion; outline CHP services and community support programs

7

Appendices

7.1 Appendix A: Preliminary Notification Letter



Ref: D25/2416578
4 September 2025

Dear Resident(s),

Re: Proposed redevelopment at 68-80 Banks Avenue, Pagewood.

We are writing to you from Homes NSW about a proposed housing development at 68-80 Banks Avenue, Pagewood, to deliver much-needed social and affordable housing in the area.

The proposed redevelopment

Homes NSW is proposing to build a new housing development that will provide approximately 250 high quality social and market homes.

The proposed development will also feature:

- a communal room for residents of the new development
- basement car parking
- internal lifts
- landscaping and fencing across the site.

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 Community Engagement Team via phone: **1800 738 718** (voicemail) or email: **CommunityEngagement@homes.nsw.gov.au**.

All feedback should be sent **by 19 September** 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 11 September 2025** to meet the project team, provide feedback and ask questions on the project (details are available on the following 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 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. We will notify the community as soon as the successful partner has been secured.

Community Drop-In Session – Thursday 11 September 2025

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 11 September 2025
- Time:** 5.00pm – 7.00pm
- Venue:** Daceyville Public School, located inside the school hall
Joffre Crescent, Daceyville NSW 2032
- Parking:** Parking is available at the venue
- RSVP:** To assist with planning, we ask that you register your interest in attending this session by scanning the QR code on the right.



Image: Community Drop-In Session location – Daceyville Public School

7.2 Appendix B: 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 (AHO) and new services housing all under one roof – making the system more efficient and accountable.

We are partnering with all levels of government, sector 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 tasked with launching the construction, maintenance and repair of social, affordable and key worker housing across NSW.

The new housing we deliver is modern, well-designed, energy sustainable and located close to all community services like shops, schools, medical services and public transport.

Homes NSW also supports our tenants to live in the best place for existing and new changes in a person's life.

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

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 on low incomes with a housing need. Housing need may include homelessness, overcrowding, family violence or other special needs such as medical or age-related support needs. People accessing social housing are very reliant on the ability to afford private rental accommodation.

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

What is affordable housing?
Affordable housing is rental housing available to low to moderate income households. It is priced so that these households are able to meet other basic living costs (electricity, heating, transport, health care, etc.).

Affordable housing is managed as a not-for-profit property, but there are slightly different rules and the managers are usually not for-profit community housing providers (CHP). Households do not have to be eligible for social housing to apply for affordable housing. However, people who are eligible for social housing may also be eligible for affordable housing properties.



Project timeline

What has happened so far?

Homes NSW is currently going through a process of selecting a Delivery Partner for the construction and a Community Housing Provider (CHP) to act as a future property manager for the proposed development.

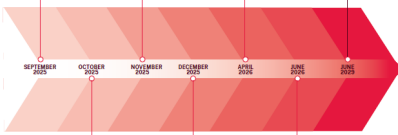
The project team have been undertaking preliminary, environmental and data surveys of the proposed site in preparation for submitting the State Significant Development Application (SSDA).

Community consultation
Community consultation activities are underway. The community is invited to provide feedback and suggestions to help inform the detailed design of the project.

Public exhibition
The SSDA will be placed on public exhibition on the CHPH website and the community will have the opportunity to make submissions due by 15th October 2025. A DSE report for the project may also be assessed at the time.

State Significant Development Application (SSDA) approval
CHPH will submit the SSDA to the NSW Government. The community will be consulted on the decision to proceed with the project, if approved.

Construction complete



SSDA Lodgement
Following the Community Drop-In Session, the project team will prepare and submit the State Significant Development Application (SSDA) with the Department of Planning, Housing and Infrastructure (DPIH).

Homes NSW response
Homes NSW will respond to all submissions of the SSDA by the end of the public exhibition period. The Response to Submissions document will be published on the CHPH website.

Construction start (subject to SSDA approval)
Following the SSDA approval, construction will begin. The project team will continue to engage with the community throughout the construction period.



Project overview

The proposed redevelopment

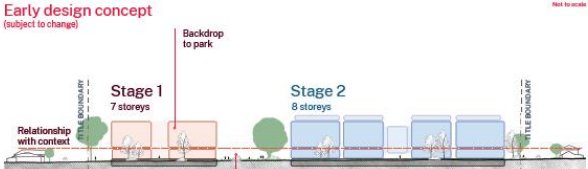
Homes NSW is proposing a new housing development consisting of:

- One 7-storey building for social housing residents
- One 8-storey building for market housing residents

The proposed development will include approximately:

- 84 new high-quality social homes
- 138 high-quality market apartments
- Basement car parking and internal lifts
- Communal open space connected to the adjoining park

68-80 Banks Avenue, Pagewood



Relationship with context

Backdrop to park

Stage 1 7 storeys

Stage 2 8 storeys

Ground floor

Ground floor units address to Banks Avenue

Communal landscaped area / Banks Ave address to Jellicoe Park

Retaining significant trees where possible

Approx. 10min walk to shops

Stage 1 entry

Stage 2 entry

Vehicle entry to basement

Playground

Jellicoe Park

Landscaped for residential communal activities



The proposed redevelopment site

The proposed development site is located adjacent to Bonnie Doon Golf Club and Jellicoe Park. It is close to Pagewood Supermarket and Westfield Eastgardens.

68-80 Banks Avenue, Pagewood



Legend:

- The site
- Commercial centre
- Open space



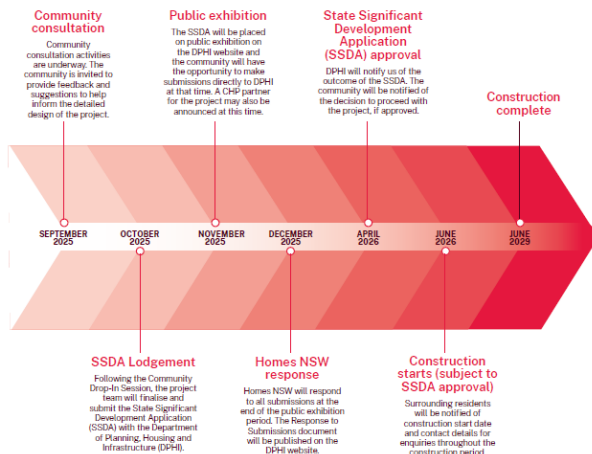
7.3 Appendix C: Handouts distributed at the Community Drop-In Session

Project timeline

What has happened so far?

Homes NSW is currently going through a process of selecting a Delivery Partner for the construction and a Community Housing Provider (CHP) to act as a future 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 (SSDA).



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.

Who will develop and manage this housing development?

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. We will notify the community as soon as the successful partner has been secured.

What is the quality of homes being delivered?

Our new developments are well 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@homesnsw.gov.au

After the State Significant Development Application (SSDA) 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.

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



Homes
NSW



Homes
NSW

Project overview

68-80 Banks Avenue,
Pagewood

The proposed redevelopment

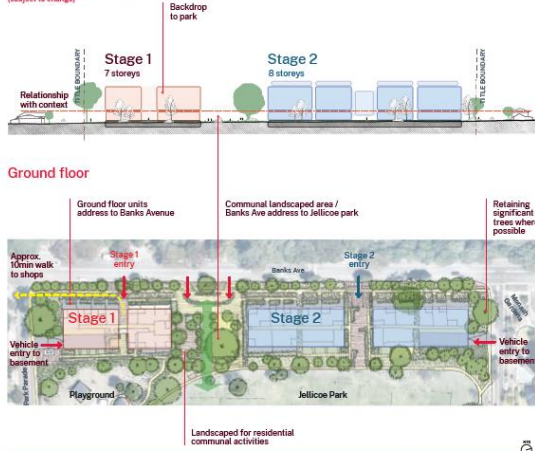
Homes NSW is proposing a new housing development consisting of:

- One 7-storey building for social housing residents
- One 8-storey building for market housing residents

The proposed development will include approximately:

- 84 new high-quality social homes
- 138 high-quality market apartments
- Basement car parking and internal lifts
- Communal open space connected to the adjoining park

Early design concept (subject to change)



Homes
NSW

The proposed redevelopment site

68-80 Banks Avenue,
Pagewood

The proposed development site is located adjacent to Bonnie Doon Golf Club and Jellicoe Park. It is close to Pagewood Supermarket and Westfield Eastgardens.



Homes
NSW

Contact

Homes NSW
6 Parramatta Square
10 Darcy Street
Parramatta NSW 2124

Locked Bag 5000
Parramatta NSW 2124

Office hours:
Monday to Friday
9am to 5pm

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