

Archived: Wednesday, 12 April 2023 9:52:00 AM

From: [REDACTED] Chapman

Sent: Wed, 3 Aug 2022 03:13:31

To: CommunityEngagement

Subject: 63 Bourke Street sale - RE 57-61 Bourke St, Nth Parramatta

Sensitivity: Normal

\f0Hello,

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\f0I mentioned last night that 63 Bourke Street is for sale going to auction 13 August. That property directly neighbours the proposed Bourke Street development.

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\f0When I spoke to the real estate agent he indicated they are not informing prospective buyers about the development.

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\f0This concerns me because given the developments are not publicly listed on any portals they are not searchable by a conveyancer.

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\f0Is there anything LAHC could do to check that the information is being shared or perhaps email the plans to the estate agent and suggest that it is?

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\f0I obviously don't want my neighbours to think I've doxxed on them or get angry at me & I totally understand why they wouldn't want to share that info. But at the same time, I feel for whoever might buy that land not knowing what is proposed, particularly if the estate agent does have a duty disclose it.

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https://www.domain.com.au/63-bourke-street-north-parramatta-nsw-2151-2017925693?gclid=CjwKCAjwqOXBhBqEiwA-hhitOc2WUbufile5N3rUWau6OhkfZNxr2dxd2b_DZJVVE_j1SA754zSeRoCtacQAvD_BwE

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\f0Sent from my iPhone

Archived: Wednesday, 12 April 2023 9:52:03 AM
From: [CommunityEngagement](#)
Sent: Thu, 18 Aug 2022 02:57:42 +0000Authentication
To: 'deejay@riverbankrealestate.com.au'
Cc: [CommunityEngagement](#)
Subject: 57-61 Bourke St, Nth Parramatta
Sensitivity: Normal
Attachments:
[BGXWW - Notification Plans 57-61 Bourke St North Parramatta.pdf](#) 

Good afternoon Deejay,

Thank you for your time on the phone yesterday regarding the NSW Land and Housing Corporation's proposed development at 57-61 Bourke Street North Parramatta.

As requested please see the attached notification plan that details what LAHC is proposing for the site. At this time the development is in the planning phase and is not yet approved to go ahead. Should the development receive approval the neighbours will be notified. We ask that you only share this with potential buyers and not publish the document.

If we can be of any further assistance please do not hesitate to contact us by phone 1800 738 718 or CommunityEngagement@facns.nsw.gov.au

Kind regards

Carmen Cotterill
Senior Community Engagement Officer, Delivery

Community Engagement Team
Land and Housing Corporation | Department of Planning and Environment

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

Locked Bag 5022 Parramatta NSW 2124

www.dpie.nsw.gov.au

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Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Department of Planning and Environment



Archived: Wednesday, 12 April 2023 9:52:06 AM

From: [REDACTED] [Hargreaves](#)

Sent: Sun, 14 Aug 2022 05:39:29

To: CommunityEngagement; Ben Grogan

Subject: Submission - SUB22/121568 - 57-61 Burke St - 1-5 Brown St North Parramatta

Sensitivity: Normal

\f0Hi,

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\f0Thank you for your advice of 20 July 2022 seeking my comments on the proposed seniors housing development at 57-61 Burke St and at 1-5 Brown St, North Parramatta.

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\f0I live at 10 Brown St, North Parramatta and make the following submission.

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\f057-61 Burke Street:

\f0I request that:

\f01. The first floor balconies (on the southern elevation) privacy screens be increased to 1.5m in height, across the length of the balcony, in order to reduce overlooking into my private open space.

\f02. Overlooking into my private open space is aimed to be minimised by establishing four Coastal Banksia and two Tuckeroos at the rear of the development. As Banksia are slow growing and are proposed to be established at only 75L, I request they be established at 100L+.

\f03. To ensure the landscaping along the southern boundary is achieved, that a maintenance plan be approved detailing how all plants being established at the rear of the property will be maintained during the first twelve and twenty-four months following the planting. The plan identify how the whole site will be maintained, including the nature strip, long term. That a copy of this plan be provided to me coupled with the name and direct contact phone number & email address of the relevant LaHC officer responsible for the landscaping.

\f04. That clothes drying areas be provided for first floor residents.

\f05. This development will dispose of its stormwater via a downstream easement over my home. I request that an Easement Realisation Plan be prepared detailing the timing of installing the infrastructure and agreeing to a mutually convenient time to all parties (including myself, as the burdened occupant) for that installation and its completion. Further that the Easement Realisation Plan also detail how the installers of the infrastructure will manage the necessary earthworks at my home, how those earthworks will protect (or not cause damage to) my home and the property at 8 Brown St, including the dividing fence. In addition the Easement Realisation Plan must detail how existing landscaping at 8 & 10 Brown St will be protected during the installation and how that landscaping, if required to be removed, will be replaced. Any and all costs to be borne by LaHC. A copy of this plan be provided to me coupled with the name and direct phone number and email address of the relevant LaHC officer responsible.

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\f01-5 Brown Street, North Parramatta

\f0I object to the proposal, that:

\f06. The use of skillion roofs and dominate use of shale grey finishes is contrary to clause 108(1)(d) in SEPP (Housing) 2021 which requires consideration to the Seniors Living Policy (March 2004) which directs LaHC, on page 5, to consider the Council DCP. The DCP identifies in clause 4 2.2.3 the Distinctive Characteristics of Brown Street as including brown or mottled brick finished with hipped roofs. The design, and specifically the northern elevation, be amended to reduce the non-brick finishes and increase the use of brick that is consistent with the medium to dark brown bricks found in Brown St. Further the skillion roof be amended to a hip & gable roof.

\f07. The proposed FSR (0.55:1) is beyond that which the community agreed was suitable (0.5:1) when the Parramatta LEP was gazetted. The introduction of additional floor space under the provisions of clause 87 in SEPP (Housing) 2021 has not been shown as being justified.

\f08. If the additional FSR stems from clause 87(2)(b)(i) in SEPP (Housing) 2021 it be nullified by the proposals departure from clause 85 in SEPP (Housing) 2021 which requires lift access to the first floor. While social housing providers need not install lifts the wanted removal of future occupants amenity ought not be compounded by the additional FSR.

\f09. The installation of bin areas in the front setback is unsuitable in the streetscape. The reliance of dwarf bottlebrushes to disguise these is a poor outcome. A taller and thicker growing shrub be established to prevent unauthorised dumping of waste.

\f010. Are the proposed twelve bins but their storage bays are not "future proofed" for the need for three bins by 2030 to include, waste, recycling and Food Organics and Garden Organics.

\f011. That clothes drying areas be at the rear of the site.

\f012. Access to the Common Area is not readily accessible and requires Seniors to negotiate a significant number of steps, reducing mobility and likelihood these areas being used.

\f013. To ensure the landscaping on the site is achieved, that a maintenance plan be approved detailing how all plants being established will be maintained during

the first twelve and twenty-four months following the planting. The plan identify how the whole site will be maintained, including the nature strip, long term. That a copy of this plan be provided to me coupled with the name and direct contact phone number & email address of the relevant LaHC officer responsible for the landscaping.

\f014. The nature strip accommodates a significant camphor laurel tree (forming part of a significant street tree planting). In order to ensure the trees safety during the works period the area of the critical root zone and drip line be fenced off and the area not be used for means of access or for the storage pf material (including vehicles) during the works period.

\f015. The reliance on the eastern adjoining property to ensure compliance with the sight line requirements for vehicles exiting onto Brown St is unreasonable.

\f016. House numbers in Brown Street run from west to east. Can I suggest the unit numbers do likewise, rather than east to west as proposed.

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\f0I would welcome any opportunity to review further amended plans which address my concerns before the matter is determined.

\f0

\f0Thank you

\f0Elizabeth Hargreaves

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Archived: Wednesday, 12 April 2023 9:52:10 AM
From: [CommunityEngagement](#)
Sent: Fri, 19 Aug 2022 01:40:07 +0000Authentication
To: '██████████' Hargreaves'
Cc: [CommunityEngagement](#); Ben Grogan
Subject: RE: Submission - SUB22/121568 - 57-61 Burke St - 1-5 Brown St North Parramatta
Sensitivity: Normal

Dear Elizabeth Hargreaves,

Thank you for taking the time to provide feedback on the proposed development by the NSW Land and Housing Corporation at 57-61 Bourke Street and 1-5 Brown Street North Parramatta.

Your feedback is important, as it enables us to better understand and respond to the local context.

Thank you for your feedback in relation to privacy, landscape design and maintenance, building and common area design, easement works and tree preservation.

Your feedback will be carefully considered as part of the assessment of the project and where possible we will incorporate your feedback in the design.

We will continue to keep you updated on the progress of the proposal, however, should you wish to discuss any matters further, we would be happy to arrange a time that is convenient for you.

Alternatively, our Community Engagement team can be contacted on 1800 738 718 or via email at CommunityEngagement@facns.nsw.gov.au.

Thank you once again for your valuable feedback.

Kind regards,

Carmen Cotterill
Senior Community Engagement Officer, Delivery

Community Engagement Team
Land and Housing Corporation | Department of Planning and Environment

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

Locked Bag 5022 Parramatta NSW 2124

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Our Vision: Together, we create thriving environments, communities and economies.



From: '██████████' Hargreaves <andrewhargreaves658@gmail.com>
Sent: Sunday, 14 August 2022 3:39 PM
To: [CommunityEngagement](#) <CommunityEngagement@facns.nsw.gov.au>; Ben Grogan <Ben.Grogan@facns.nsw.gov.au>
Subject: Submission - SUB22/121568 - 57-61 Burke St - 1-5 Brown St North Parramatta

Hi,

Thank you for your advice of 20 July 2022 seeking my comments on the proposed seniors housing development at 57-61 Burke St and at 1-5 Brown St, North Parramatta.

I live at 10 Brown St, North Parramatta and make the following submission.

57-61 Burke Street:

I request that:

1. The first floor balconies (on the southern elevation) privacy screens be increased to 1.5m in height, across the length of the balcony, in order to reduce overlooking into my private open space.
2. Overlooking into my private open space is aimed to be minimised by establishing four Coastal Banksia and two Tuckeroos at the rear of the development. As Banksia are slow growing and are proposed to be established at only 75L, I request they be established at 100L+.
3. To ensure the landscaping along the southern boundary is achieved, that a maintenance plan be approved detailing how all plants being established at the rear of the property will be maintained during the first twelve and twenty-four months following the planting. The plan identify how the whole site will be maintained, including the nature strip, long term. That a copy of this plan be provided to me coupled with the name and direct contact phone number & email address of the relevant LaHC officer responsible for the landscaping.
4. That clothes drying areas be provided for first floor residents.
5. This development will dispose of its stormwater via a downstream easement over my home. I request that an Easement Realisation Plan be prepared detailing the timing of installing the infrastructure and agreeing to a mutually convenient time to all parties (including myself, as the burdened occupant) for that installation and its completion. Further that the Easement Realisation Plan also detail how the installers of the infrastructure will manage the necessary earthworks at my home, how those earthworks will protect (or not cause damage to) my home and the property at 8 Brown St, including the dividing fence. In addition the Easement Realisation Plan must detail how existing landscaping at 8 & 10 Brown St will be protected during the installation and how that landscaping, if required to be removed, will be replaced. Any and all costs to be borne by LaHC. A copy of this plan be provided to me coupled with the name and direct phone number and email address of the relevant LaHC officer responsible.

1-5 Brown Street, North Parramatta

I object to the proposal, that:

6. The use of skillion roofs and dominate use of shale grey finishes is contrary to clause 108(1)(d) in SEPP (Housing) 2021 which requires consideration to the Seniors Living Policy (March 2004) which directs LaHC, on page 5, to consider the Council DCP. The DCP identifies in clause 4 2.2.3 the Distinctive Characteristics of Brown Street as including brown or mottled brick finished with hipped roofs. The design, and specifically the northern elevation, be amended to reduce the non-brick finishes and increase the use of brick that is consistent with the medium to dark brown bricks found in Brown St. Further the skillion roof be amended to a hip & gable roof.
7. The proposed FSR (0.55:1) is beyond that which the community agreed was suitable (0.5:1) when the Parramatta LEP was gazetted. The introduction of additional floor space under the provisions of clause 87 in SEPP (Housing) 2021 has not been shown as being justified.
8. If the additional FSR stems from clause 87(2)(b)(i) in SEPP (Housing) 2021 it be nullified by the proposals departure from clause 85 in SEPP (Housing) 2021 which requires lift access to the first floor. While social housing providers need not install lifts the wanted removal of future occupants amenity ought not be compounded by the additional FSR.
9. The installation of bin areas in the front setback is unsuitable in the streetscape. The reliance of dwarf bottlebrushes to disguise these is a poor outcome. A taller and thicker growing shrub be established to prevent unauthorised dumping of waste.
10. Are the proposed twelve bins but their storage bays are not "future proofed" for the need for three bins by 2030 to include, waste, recycling and Food Organics and Garden Organics.
11. That clothes drying areas be at the rear of the site.
12. Access to the Common Area is not readily accessible and requires Seniors to negotiate a significant number of steps, reducing mobility and likelihood these areas being used.
13. To ensure the landscaping on the site is achieved, that a maintenance plan be approved detailing how all plants being established will be maintained during the first twelve and twenty-four months following the planting. The plan identify how the whole site will be maintained, including the nature strip, long term. That a copy of this plan be provided to me coupled with the name and direct contact phone number & email address of the relevant LaHC officer responsible for the landscaping.
14. The nature strip accommodates a significant camphor laurel tree (forming part of a significant street tree planting). In order to ensure the trees safety during the works period the area of the critical root zone and drip line be fenced off and the area not be used for means of access or for the storage of material (including vehicles) during the works period.

15. The reliance on the eastern adjoining property to ensure compliance with the sight line requirements for vehicles exiting onto Brown St is unreasonable.

16. House numbers in Brown Street run from west to east. Can I suggest the unit numbers do likewise, rather than east to west as proposed.

I would welcome any opportunity to review further amended plans which address my concerns before the matter is determined.

Thank you

Elizabeth Hargreaves