

**Archived:** Monday, 22 May 2023 4:29:10 PM

**From:** [CommunityEngagement](#)

**Sent:** Fri, 19 Aug 2022 01:40:07 +0000Authentication

**To:** [REDACTED]

**Cc:** [CommunityEngagement](#); [Ben Grogan](#)

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

**Sensitivity:** Normal

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Dear [REDACTED],

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](mailto: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](mailto:CommunityEngagement@facns.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

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



**From:** [REDACTED]

**Sent:** Sunday, 14 August 2022 3:39 PM

**To:** [CommunityEngagement](#) <[CommunityEngagement@facns.nsw.gov.au](mailto:CommunityEngagement@facns.nsw.gov.au)>; [Ben Grogan](#) <[Ben.Grogan@facns.nsw.gov.au](mailto: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

[REDACTED]

**Archived:** Monday, 22 May 2023 4:29:15 PM

**From:** [REDACTED]

**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

---

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:

01. 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.

02. 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+.

03. 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.

04. That clothes drying areas be provided for first floor residents.

05. 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:

06. 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.

07. 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.

08. 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.

09. 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.

\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

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**Archived:** Monday, 22 May 2023 4:29:18 PM  
**From:** [CommunityEngagement](#)  
**Sent:** Fri, 19 Aug 2022 01:44:53 +0000Authentication  
**To:** [REDACTED]  
**Cc:** [CommunityEngagement](#)  
**Subject:** RE: Feedback 1-5 Brown and 10 Brown Street North Parramatta  
**Sensitivity:** Normal

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Dear [REDACTED],

Thank you for taking the time to attend the drop-in session last Tuesday night and provide feedback on the proposed development by the NSW Land and Housing Corporation at 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 the proposed design including the building façade, roof type, materials, external lighting, landscaping and future tenants. I have forwarded your feedback to the project team which will be carefully considered as part of the assessment of these projects and where possible we will incorporate your feedback in the designs. In regards to your concern about the replacement of Murraya trees, LAHC won't be able to plant any replacement trees over the drainage easement as it will need clear access for repairs and maintenance.

I note your request for a 'no stopping zone' on Brown Street out the front of the proposed development to allow for ease and safe access to and from your property at 8 Brown St. Council are currently reviewing the proposed development at 1-5 Brown Street so we will contact council to get their advice about this.

The proposed development is for people over 55 and they will be managed by the NSW Department of Communities and Justice who have developed a 'local allocation strategy' to ensure tenants that are placed in the new units are good tenants who don't have a history of vandalism or anti-social behaviour.

In response to the maintenance concerns you raised at the drop-in session for 6 Brown Street (broken roof tiles, damaged gutters, and rubbish in the rear yard) and 10 Brown Street (dead gum tree in the rear yard). I have raised the maintenance orders and a contractor will attend to inspect the properties as soon as possible.

To log any maintenance jobs for a social housing property, you can contact the maintenance hotline on 1800 422 322 (press 1 for Maintenance). Non-urgent repairs can also be logged online at any time via [eRepair](#) on the FACS website <https://www.facs.nsw.gov.au>.

We will continue to keep you updated on the progress of the proposals, 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@facs.nsw.gov.au](mailto:CommunityEngagement@facs.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@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://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



**From:** [REDACTED]  
**Sent:** Monday, 15 August 2022 3:44 PM  
**To:** CommunityEngagement <CommunityEngagement@facns.nsw.gov.au>  
**Subject:** Re: Feedback

Hello

I've also found another design that would complement the existing streetscape

<https://www.dpie.nsw.gov.au/land-and-housing-corporation/greater-sydney/emily-st.-hurstville>

Thank you

[REDACTED]

Sent from my iPhone

On 3 Aug 2022, at 12:42 pm, [REDACTED] > wrote:

\u0027Hello,

Just formalising our feedback on the developments as discussed last night:

- the cladding and skillion roof design are not in keeping with the current streetscape
- prefer the development Philip Street Oatlands with more brick face and gables
- would like no stopping zones opposite driveways for safety of reversing
- no street lamps out the front that would shine into our bedroom
- planting for the street is too short can we get a murraya hedge instead to give more screening particularly for the bins
- reinforce the importance of getting suitable tenants that won't cause social disturbance given the history of Brown Street
- if we lose the murraya trees at 10 Brown Street for the easement we/they need compensation for new planting

We'd appreciate a timeline update too if you have one available, at least indicative.

Thank you

[REDACTED]

Sent from my iPhone

**Archived:** Monday, 22 May 2023 4:29:22 PM

**From:** [REDACTED]

**Sent:** Wed, 3 Aug 2022 02:43:00

**To:** CommunityEngagement

**Cc:** Tom Hartman

**Subject:** Feedback - 1-5 Brown St, North Parramatta

**Sensitivity:** Normal

---

Hello,

Just formalising our feedback on the developments as discussed last night:

- the cladding and skillion roof design are not in keeping with the current streetscape
- prefer the development Philip Street Oatlands with more brick face and gables
- would like no stopping zones opposite driveways for safety of reversing
- no street lamps out the front that would shine into our bedroom
- planting for the street is too short can we get a murraya hedge instead to give more screening particularly for the bins
- reinforce the importance of getting suitable tenants that won't cause social disturbance given the history of Brown Street
- if we lose the murraya trees at 10 Brown Street for the easement we/they need compensation for new planting

We'd appreciate a timeline update too if you have one available, at least indicative.

Thank you

[REDACTED]

Sent from my iPhone



**Archived:** Monday, 22 May 2023 4:29:24 PM  
**From:** [CommunityEngagement](#)  
**Sent:** Mon, 1 Aug 2022 05:53:43 +0000Authentication  
**To:** [REDACTED]  
**Cc:** [CommunityEngagement](#)  
**Subject:** NSW Land and Housing Corporation Commercial division contact  
**Sensitivity:** Normal

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Dear [REDACTED],

Thank you for contacting the NSW Land and Housing Corporation (LAHC) regarding the sale of your home at 2 Brown Street, North Parramatta.

As discussed on the phone today, the LAHC Commercial Division manage all direct land dealings including requests from the public to purchase a property. You can send through your request via the LAHC website and select the request type: 'All direct land dealings with LAHC', <https://www.dpie.nsw.gov.au/land-and-housing-corporation/contact-us>.

If you have any other matters you wish to raise regarding LAHC developments, our Community Engagement team can be contacted on 1800 738 718 or via email at [CommunityEngagement@facss.nsw.gov.au](mailto:CommunityEngagement@facss.nsw.gov.au)

Kind regards

**Carmen Cotterill**  
**Senior Community Engagement Officer, Delivery**

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

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Department of Planning and Environment



**Archived:** Monday, 22 May 2023 4:29:26 PM

**From:** [REDACTED]

**Sent:** name=VoiceMessage.wavContent

**To:** 41869@svpvunc01.bizlink.nsw.gov.au

**Subject:** [REDACTED] (00417501639) - North Parramatta - 2 Brown Street

**Sensitivity:** Normal

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