

Department of Planning and Environment

Kerry Kyriacou
General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

Our ref: SUB22/237211

24 November 2022

NOTICE OF PROPOSED RESIDENTIAL HOUSING

Attention: Duty Planner

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a residential development for Multi Dwelling Housing, and invite Council's written comments on the development proposal:

Property: 289-293 Beauchamp Road, Matraville NSW 2036
Lots 8 & 9 in DP 36253

Proposal: Demolition of existing dwellings and associated structures and construction of a Seniors Housing development comprising 10 dwellings, 4 x 2-bedroom units, 6 x 1-bedroom units, parking for 5 vehicles, associated site works, landscaping and consolidation of 2 lots into a single lot.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021 - Chapter 3 Part 5 Division 8 – SH + Chapter 2 Part 2 Division 6 - Demolition*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are enclosed for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Block analysis plan
- Landscape plan
- Stormwater plan
- Waste management plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report

Please email Council's comments to Kristie Vaughan, Planning Officer, LAHC at Kristie.Vaughan@facs.nsw.gov.au by **Friday 16 December 2022**.

Should you wish to discuss the proposal, please contact LAHC by emailing CommunityEngagement@facs.nsw.gov.au or calling 1800 738 718.

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation

Our reference: SUB22/237211

«First_Name»
«Address_Line_1»
«Address»

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



24 November 2022

Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 289-293 Beauchamp Road, Matraville.

What we are proposing

We are proposing to replace the existing aged properties with a new two-storey Seniors Housing development that better suit the needs of residents. This will include:

- 4 two-bedroom units
- 6 one-bedroom units
- 5 on-site car parking spaces
- landscaping and fencing across the site
- Lot consolidation

Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area and provide adequate housing for elderly residents.

What we'd like to hear from you

We would like your feedback on the proposed design for new housing.

To help, we have attached a set of plans for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- shadow diagrams
- proposed materials and colour finishes.

Department of Planning and Environment

How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing CommunityEngagement@fac.s.nsw.gov.au or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by Friday 16 December 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL below or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation



Scan for more information or visit:
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

About the Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live. At NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>

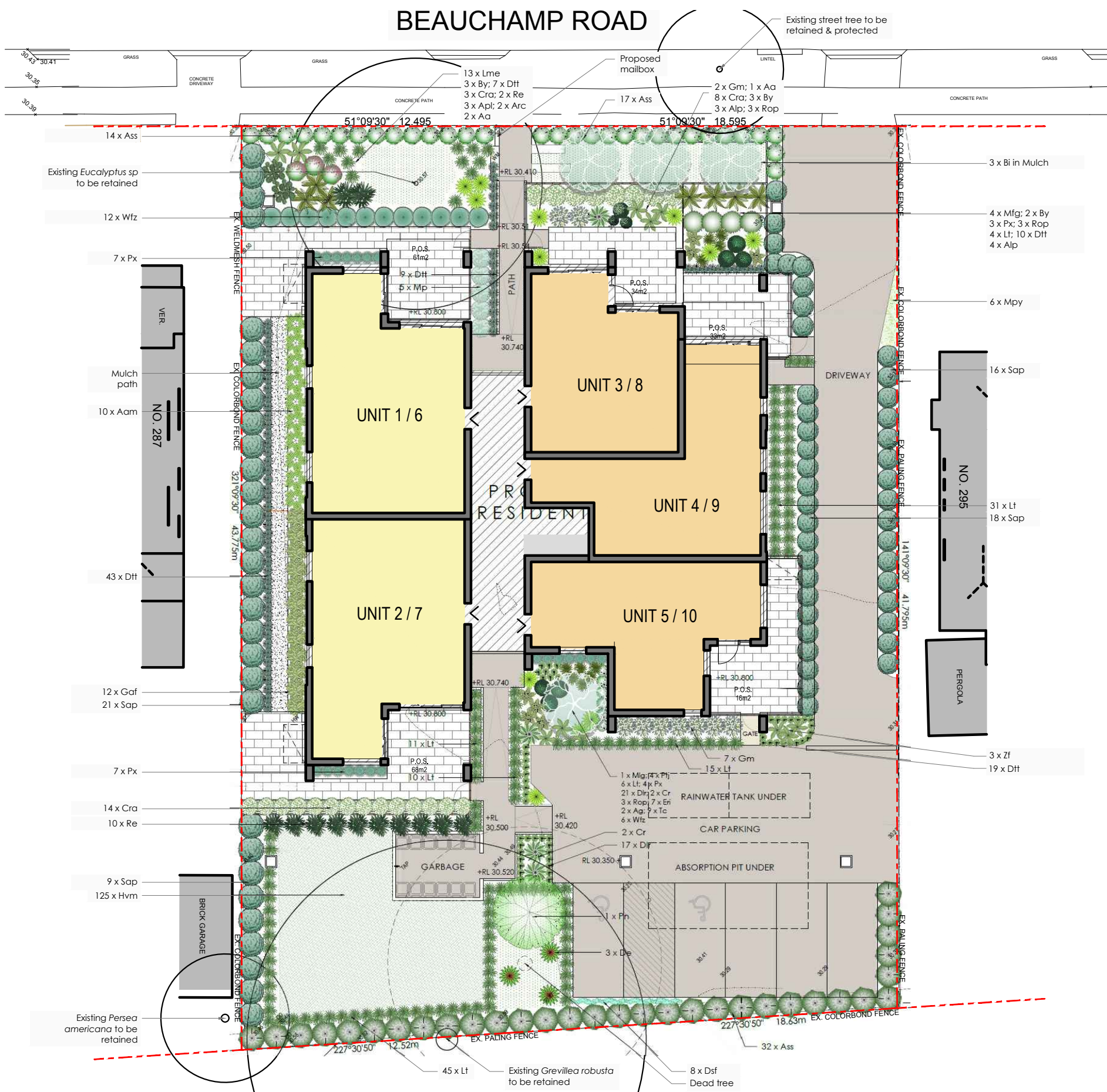
NOTIFICATION PLANS
SENIORS HOUSING


289 - 293 Beauchamp Road, Matraville




BEAUCHAMP ROAD PERSPECTIVE

Site / landscape plan







LEGEND




1-Bedroom Unit




2-Bedroom Unit




Proposed trees -
refer to plant schedule




Proposed accents and
grasses - refer to plant
schedule




Proposed shrubs -
refer to plant schedule




Proposed groundcovers
and grasses - refer to
plant schedule




Stone Pavers (400x600x40mm)




Coloured concrete




Existing levels




Proposed levels




Proposed Top Of Wall levels




Boundary




Boundary Fence




Pool Fence




Garden edging




Timber retaining walls




Masonry retaining walls




Existing contours



To be removed /
demolished



Existing tree to be retained



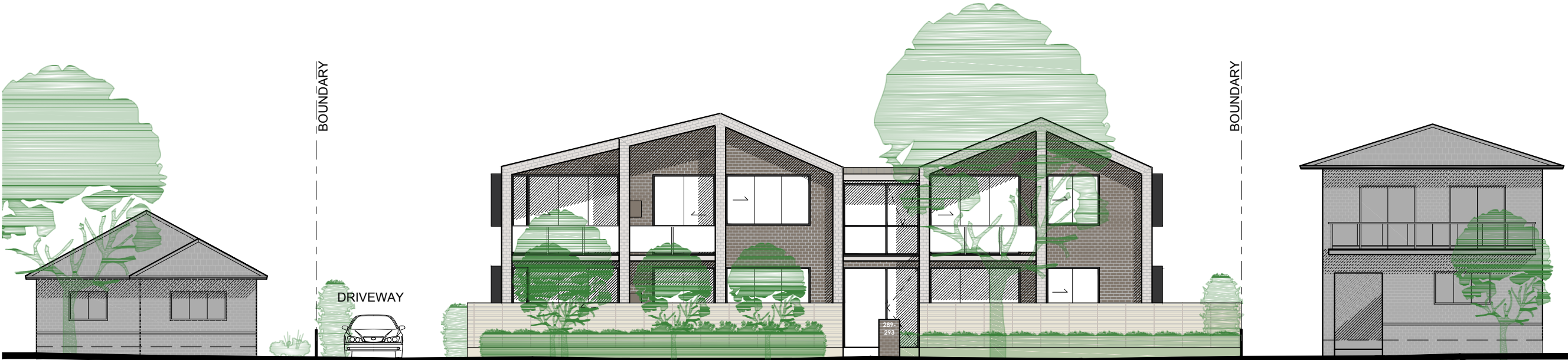
Existing tree to be removed

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	POT SIZE	MATURE SIZE
Aa	<i>Asplenium australasicum</i>	Birds Nest Fern	3	200mm	0.5m
Aam	<i>Acmena smithii</i> 'Alyn Magic'	Alyn Magic Lillypilly	10	200mm	0.5-1m
Ag	<i>Agave attenuata</i>	Soft-leaved Agave	2	200mm	1m
Alp	<i>Alpinia zerumbet</i> 'Variegata'	Variegated Shell Ginger	10	200mm	1-1.5m
Arc	<i>Arthropodium cirratum</i>	NZ Rock Lilly	2	140mm	0.5m
Ass	<i>Acmena smithii</i> 'Sublime'	Sublime Lillypilly	63	200mm	5m
Bi	<i>Banksia integrifolia</i> *	Coast Banksia	3	75L	15m
By	<i>Beschoneria yuccoides</i>	Mexican Lily	8	300mm	1m-1.8m
Cr	<i>Cycas revoluta</i>	Sago Palm, Cycad	3	300mm	1m
Cra	<i>Correa alba</i> *	White Native Fuchsia	25	150mm	0.5-2m
De	<i>Doryanthes excelsa</i> *	Gynea Lily	3	200mm	2m
Dir	<i>Dianella revoluta</i> 'Little Rev'	Dwarf Blue Flax Lily	26	150mm	0.3m
Dsf	<i>Dichondra</i> 'Silver Falls'	Dichondra Silver Falls	8	100mm	spill
Dtt	<i>Dianella tasmanica</i> 'Tasred'	Tasred Flax Lily	88	150mm	0.40m
Eri	<i>Eriostemon australasius</i> *	Pink Waxflower	7	200mm	1-2m
Gaf	<i>Gardenia augusta</i> 'Florida'	Florida Gardenia	21	200mm	0.8m
Gam	<i>Gardenia</i> 'Magnifica'	Gardenia Magnifica	9	200mm	1.5m
Hvw	<i>Hardenbergia</i> 'Happy Wanderer White'	White Happy Wanderer	125	150mm	1m
Lme	<i>Liriope muscari</i> 'Evergreen Giant'	Giant Liriope	13	150mm	0.7m
Lt	<i>Lomandra</i> 'Tanika'	Fine-leaved Mat Rush	136	150mm	0.5m
Mfg	<i>Michelia figo</i> 'Coco'	Evergreen Magnolia	4	200mm	2m
Mlg	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	1	75L	4m
Mp	<i>Murraya paniculata</i>	Orange Jessamine	5	200mm	3m
Mpy	<i>Myoporum parvifolium</i> 'Yareena'	Creeping Boobialla	6	150mm	0.1m
Pn	<i>Pyrus nivalis</i>	Snow Pear	1	75L	5m
Ptj	<i>Phormium tenax</i> 'Jester'	New Zealand Flax	4	150mm	0.75m
Px	<i>Philodendron</i> 'Xanadu'	Philodendron	21	200mm	0.5m
Re	<i>Rhapis excelsa</i>	Lady Palm	12	45L	4m
Rop	<i>Raphiolepis</i> 'Oriental Pearl'	Raphiolepis	9	200mm	2m
Sap	<i>Syzygium australe</i> 'Pinnacle'	Lilly Pilly	48	25L	6m-10m
Tc	<i>Tulbaghia violacea</i> 'Varigated Society Garlic'	Varigated Society Garlic	9	140mm	0.3m
Wfz	<i>Westringia fruticosa</i> 'Zena'	Dwarf Native Rosemary	18	200mm	0.9m
Zf	<i>Zamia furfuracea</i>	Cardboard Palm	3	200mm	1m

*Australian native plant

Development data

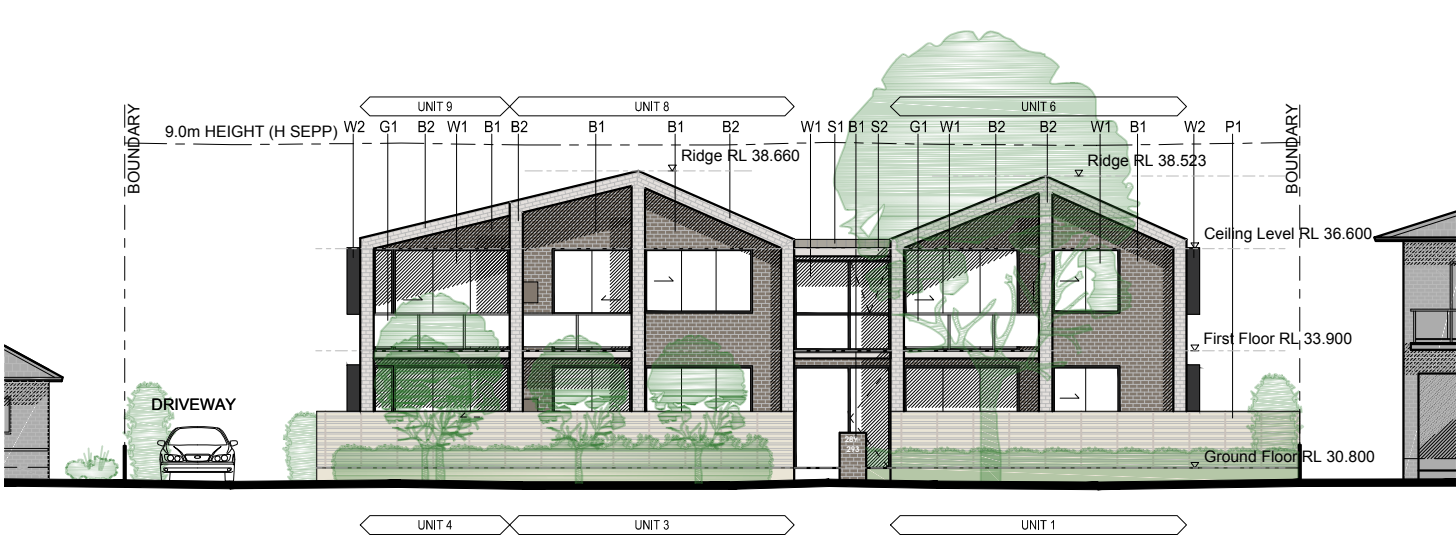


NO. 295
ELEVATION - BEAUCHAMP ROAD

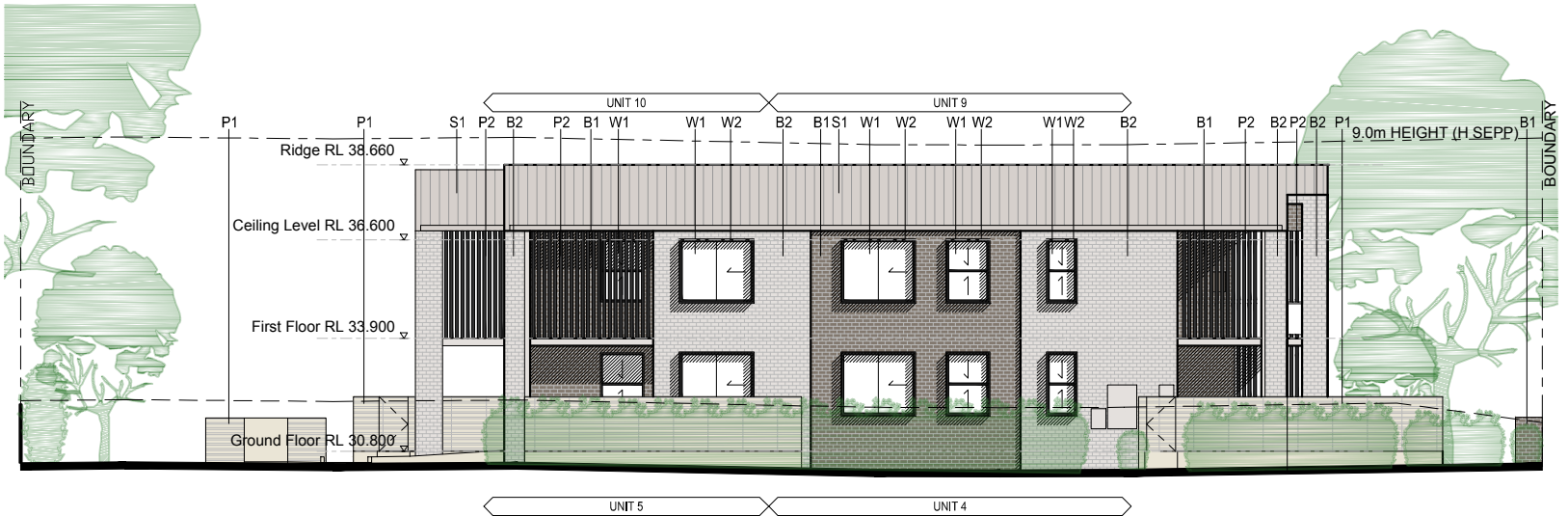
NO. 287

PROPOSED DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA:	1330.2 m²	
TITLE DESCRIPTION:	LOTS 8 & 9, DP 36253	
PROPOSED DWELLING NUMBERS:	10 Dwellings - 4x 2-Bedrooms and 6x 1-Bedrooms	
	REQUIREMENT:	PROPOSED:
SETBACKS:		
FRONT SETBACK:	Min. 3.0m	6.6m
SIDE SETBACK:	3.0m / 4.0m	3.0m (West) / 6.23m (East)
REAR SETBACK:	6.5m	Min. 13.115m
HEIGHT:	Max. 9.0m	Max. 8.14m
FLOOR SPACE RATIO:	0.5:1	0.56:1
PARKING:	5 spaces	5 spaces

Elevations



NORTHERN ELEVATION (FRONT)



EASTERN ELEVATION (SIDE)



WESTERN ELEVATION (SIDE)

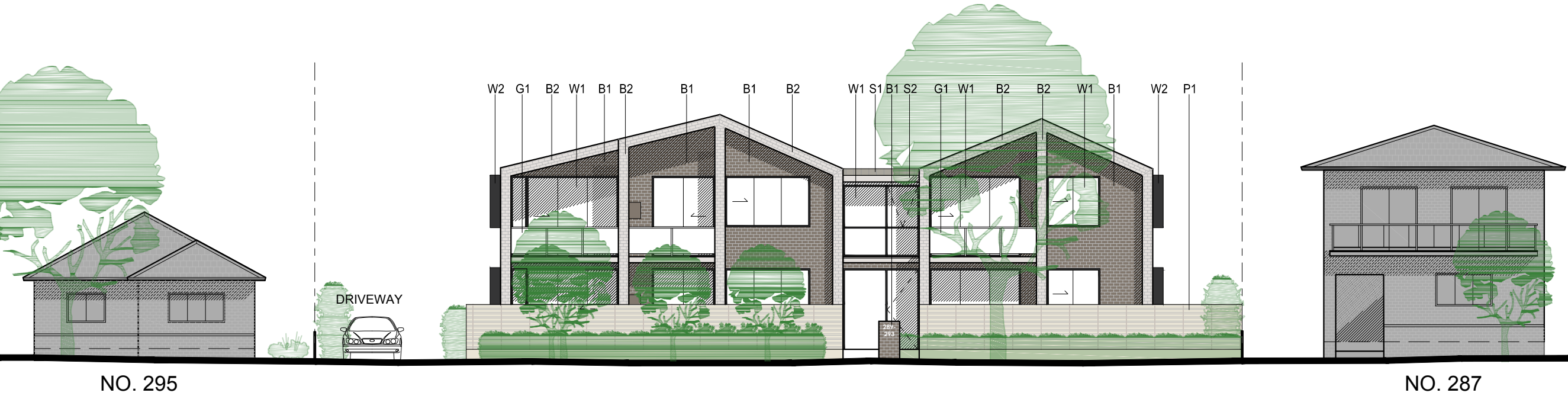


SOUTHERN ELEVATION (REAR)

KEY:









- | | | | |
|----|------------------------|----|---------------------------------|
| S1 | ROOFING | G1 | GLASS BALUSTRADES |
| B1 | FACE BRICKWORK (DARK) | P1 | PRIVACY SCREENS - METAL SLATS |
| B2 | FACE BRICKWORK (LIGHT) | P2 | PRIVACY SCREENS - METAL LOUVRES |
| W1 | WINDOWS | | |
| W2 | WINDOW SURROUNDS | | |

Schedule of finishes

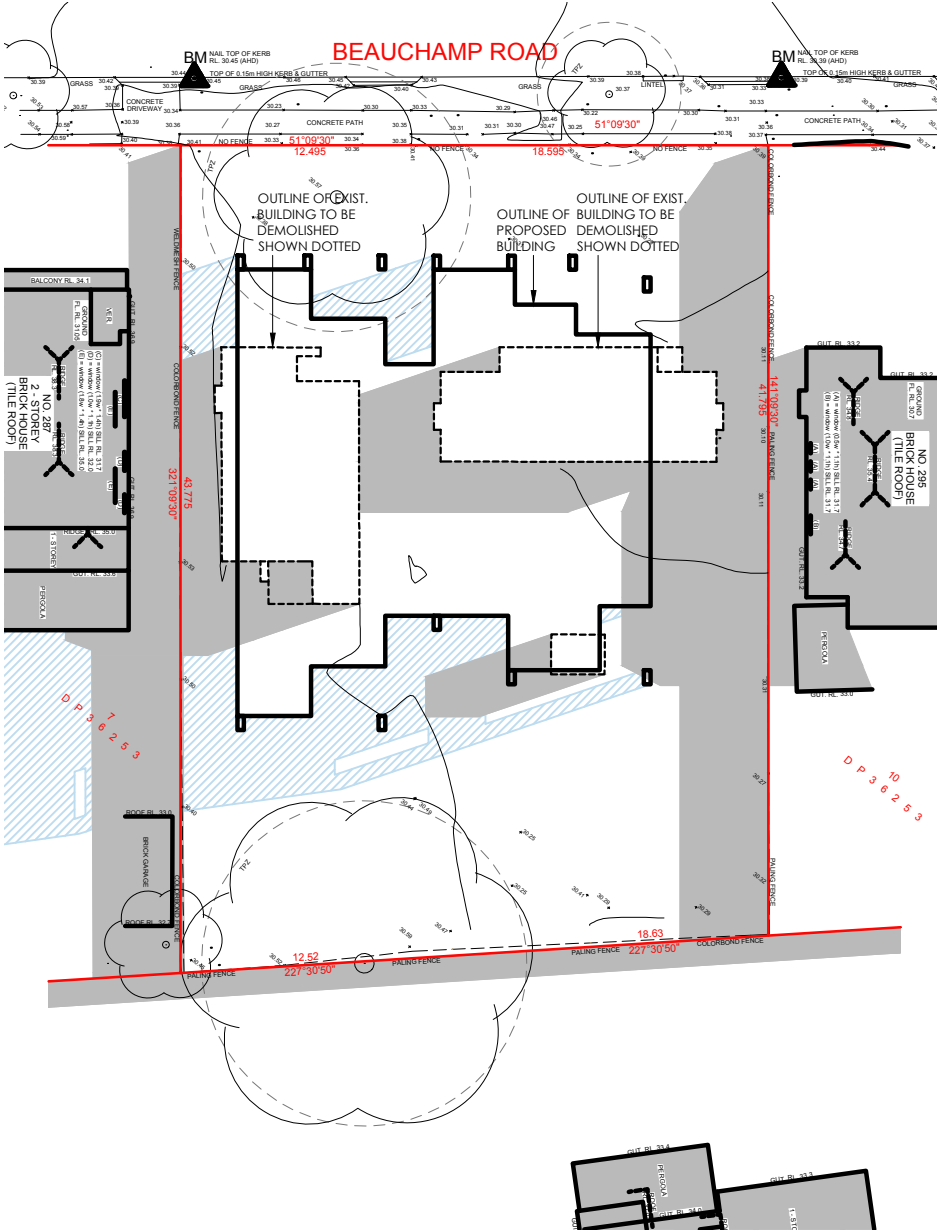


STREET ELEVATION (FACING BEAUCHAMP ROAD)

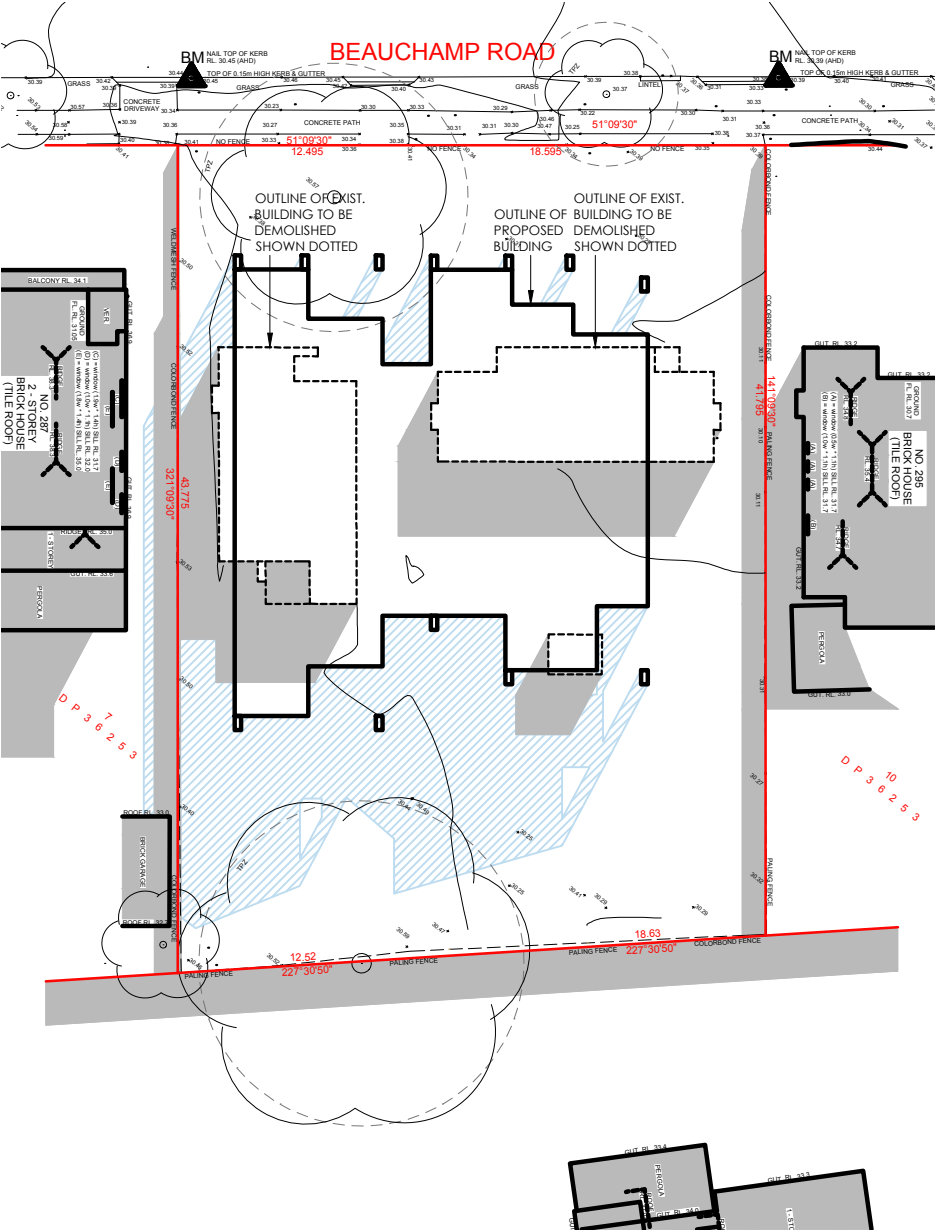
COLOUR SCHEDULE

S1	ROOFING		STEEL COLORBOND ROOF	DUNE
B1	FACE BRICKWORK		AUSTRALBRICKS MINERAL CONTOURS	GYPSUM TAN
B2	FACE BRICKWORK		AUSTRALBRICKS SMOKED COLLECTION	GREY CASHMERE
W1	WINDOWS		DARK WINDOW FRAMES	CHARCOAL
W2	WINDOW SURROUNDS		DARK WINDOW SURROUNDS	CHARCOAL
G1	BALUSTRADES		LAMINATED GLASS	LIGHTLY FROSTED
P1	PRIVACY SCREENS		METAL SLATS	TIMBER LOOK
P2	PRIVACY SCREENS		METAL LOUVRES	CHARCOAL

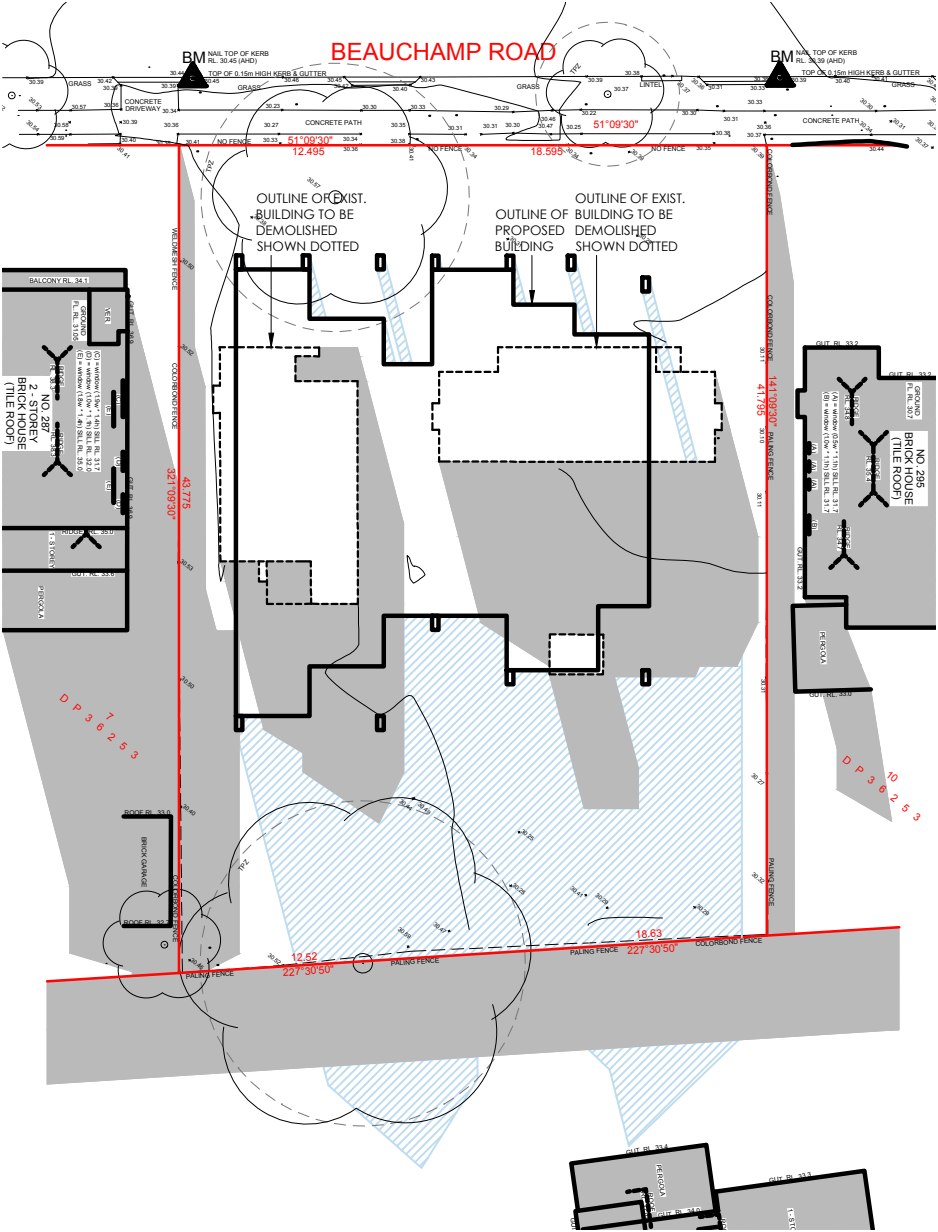
Shadow diagrams



June 21 - 9am Shadow diagram

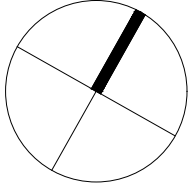


June 21 - 12pm Shadow diagram



June 21 - 3pm Shadow diagram

- KEY:
- SHADOWS FROM EXISTING BUILDINGS
 - SHADOWS FROM PROPOSED BUILDING



Ben Grogan, Director, Community Engagement
NSW Land and Housing Corporation
4 Parramatta Square
12 Darcey Street
Parramatta
NSW 2124

15 December 2022

Ref No: F2022/00735

Attention: Kristie Vaughan, Planning Officer
Kristie.vaughan@facs.nsw.gov.au

Dear Kristie,

Re: Proposed Seniors Housing development at 289-293 Beauchamp Road, Matraville – LAHC development without consent

Reference is made to the Notice of Proposed Residential Housing dated 24 November 2022 requesting Council feedback on the proposed Seniors Housing development at 289-293 Beauchamp Road, Matraville.

Council has reviewed the proposed development and supporting documentation and can offer the below advice.

Permissibility

The Housing for Seniors Checklist notes that Seniors Housing is permissible within the R2 Low Residential zone under Randwick LEP 2012. This is incorrect, as Senior Housing is prohibited within the R2 zone.

Notwithstanding, the R2 zone is listed as a prescribed zone to which the Part applies in clause 79 of the Housing SEPP. The development is therefore permissible under the SEPP.

Streetscape / Front Fence

The proposal is designed with landscaped front setbacks with 1.5m high privacy screens on top of low retaining walls to enclose the front private open space areas. The total height of the fencing is unclear, as neither the height of the retaining walls or the total height of fencing is dimensioned on the plans. The screens are constructed of timber-look metal slats that appear to have more generous spacing to the top portion of the fence, however details are limited in this regard.

Recommendation

Front fencing should comply with Section 7.2 of [Part C2 Medium Density Residential](#) of the Randwick DCP. In particular, the overall height of the fencing should exceed 1800mm and the upper two thirds should be partially open. Landscaping should be utilised to provide additional privacy to the front private open space areas if required.

Sustainability

A BASIX certificate has been submitted with the proposal that shows the development meets the minimum Water, Energy and Thermal Comfort targets.

Recommendation

To improve the overall sustainability performance of the development, Council recommends the proposal be amended to include:

- replacement of gas hot water heating and cooktops with electric appliances
- EV charging points in the car park
- installation of solar panels and battery storage to provide power to the entire development.

Privacy

The property contains a number of windows at ground and first floors that have the potential to overlook adjoining properties to the east and west.

Recommendation

All habitable room windows facing side elevations at ground and first floor levels shall be provided with appropriate privacy measures (i.e. 1.6m sill height or privacy screen).

Notification

Clause 108C(1)(b)(iii) of the Housing SEPP requires LAHC give written notice to the occupiers of adjoining land. Adjoining properties that will be notified include:

- 287 Beauchamp Road
- 295 Beauchamp Road
- 6 Bapaume Parade
- 8 Bapaume Parade
- 10 Bapaume Parade
- 12 Bapaume Parade.

Council's [Community Participation Plan](#) requires written notice be provided to properties within a 40m radius of the development site.

Recommendation

The notification of adjoining properties should be extended to align with the Randwick City Council Community Participation Plan. A list of addresses can be provided by Council if required.

Randwick City Council appreciates the opportunity to comment on the proposal. Should you have any questions or queries regarding Randwick City Council's submission, please contact Natasha Ridler on 02 9093 6961 or natasha.ridler@randwick.nsw.gov.au.

Sincerely,



Stella Agagiotis

Manager Strategic Planning