

Our reference: SUB21/18890

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26 Easton Avenue  
SYLVANIA NSW 2224

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



22 March 2023

Hello neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 25-27 Easton Avenue, Sylvania.

### What we are proposing

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

- 6 homes in total — 4 x three-bedroom and 2 x two-bedroom dwellings
- 6 on-site car parking spaces
- landscaping and fencing across the site.

### What we heard from you

We'd like to thank the community who provided feedback during the first round of consultation in February 2021. The key themes raised included:

- traffic and parking
- bulk and scale of development
- kerbside bin management
- character of development
- privacy and noise impact
- solar access
- construction impact.

In response to this feedback, I can confirm:

- A traffic and parking assessment has been completed and finds that the new development is not expected to have any significant impacts on the local street network, pedestrian safety, or parking.
- The proposal provides 6 on-site car parking spaces which is consistent with the requirements in the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) for this type of development.
- The initial proposal has been reduced from 8 dwellings to 6 dwellings.

- The height of the development complies with the requirements under the Housing SEPP and the *Sutherland Shire Council Local Environment Plan 2015*. It is also consistent with two-storey dwellings in the immediate vicinity and with the existing built form in the street.
- The proposed development is expected to make a positive contribution to the local character of the area by using materials and colours that complement the area and local streetscape.
- A Waste Management Plan has been prepared for the proposed development which addresses the Sutherland Shire Council guidelines for kerbside bin management.
- The design minimises visual and acoustic impacts on neighbouring properties through careful window placement and landscaping, including screen plantings at side and rear boundaries.
- The development in the rear of the site has been designed to be single storey to maximise privacy and minimise overlooking onto the rear of neighbouring yards, and in accordance with Council planning requirements.
- A 1.8m high boundary fence will be provided along the side boundaries, with a 2.1m high boundary fence on the rear boundary of the site.
- The development has been designed to provide and maintain adequate solar access to adjoining properties. The enclosed shadow diagrams show that the development would maintain a minimum 3 hours solar access to living areas and private open space of adjoining properties in mid-winter.
- During construction, traffic flow, building noise and road access will be carefully managed to ensure neighbours experience minimal disruption.

### 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.

### What we'd like to hear from you

We would like your feedback on the proposed design at 25-27 Easton Avenue, Sylvania.

To help, we have enclosed 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](mailto:communityengagement@fac.s.nsw.gov.au) or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 26 April 2023** 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 handwritten signature in black ink that reads "Christine Unicom".

Christine Unicom  
Acting Manager Community  
NSW 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>



## Department of Planning and Environment

Manjeet Grewal  
Chief Executive Officer  
Sutherland Shire Council  
Locked Bag 17  
Sutherland NSW 1499

Our ref: SUB22/233460

22 March 2023

### NOTICE OF PROPOSED MULTI DWELLING 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 multi dwelling development, and invite Council's written comments on the development proposal:

**Property:** 25-27 Easton Avenue, Sylvania NSW  
Lot 21 and Lot 22 in DP 13628

**Proposal:** Demolition of two (2) dwellings and construction of a two-storey multi dwelling development comprising six homes - 4 x three-bedroom and 2 x two-bedroom dwellings, on-site parking for six (6) vehicles, associated site works and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

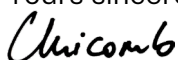
The following plans and documents are enclosed for Council's review and comments:

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

Please email Council's comments to Frances Beasley, Planning Officer, LAHC at [frances.beasley@facns.nsw.gov.au](mailto:frances.beasley@facns.nsw.gov.au) by **26 April 2023**.

Should you wish to discuss the proposal, please contact LAHC by emailing [communityengagement@facns.nsw.gov.au](mailto:communityengagement@facns.nsw.gov.au) or calling 1800 738 718.

Yours sincerely



Christine Unicomb

**Acting Community Engagement Manager**  
**NSW Land and Housing Corporation**



File Ref: DN23/0006

5 May 2023

NSW Land and Housing Corporation  
Locked Bag 5112  
PARRAMATTA NSW 2124  
Email:

Dear Sir/Madam

**Development Referral No. DN23/0006**

**Proposal:** Demolition of existing dwellings and construction of multi-dwelling development comprising six homes, on-site parking, associated site works and landscaping

**Property:** 25 Easton Avenue, Sylvania

I refer to the above development proposal which was referred to Council for comment in accordance with the provisions of Clause 43 of State Environmental Planning Policy (Housing) 2021.

Council is generally supportive of providing housing for those that are disadvantaged in NSW, however, this should be balanced with the need to integrate the development into the existing character of development in the neighbourhood while maintaining appropriate amenity to adjoining residents. In this regard, Council has highlighted several matters, detailed below, that require further work and Council looks forward to these matters being addressed in the development of the proposal.

The following comments are provided regarding the plans and documentation presented:

**1. Site layout, built form and amenity**

The organisation of dwellings on the site is reasonable and generally follows Council's built form controls for multi dwelling development in R2 zoned land regarding setbacks, building height and articulation requirements. The small breach to Council's DCP control for the maximum depth that first floor development can extend into the site is acceptable on merit but the side and rear setbacks of the elevated terraces to the rear dwellings are insufficient to offset amenity impacts (refer below).

The landscaped area on the site is also not consistent with cl.6.14 of Sutherland Shire Local Environmental Plan 2015 which requires 35% of the site (455.9m<sup>2</sup>) to comprise deep soil landscaped area. Calculations of the proposal indicate that 27.8% of the site (361.8m<sup>2</sup>) is deep soil landscaped area. This is different to the calculations provided on the plans which indicate that 29.6% of the site (386.1m<sup>2</sup>) is landscaped area. The difference is attributed to the area around the vegetable gardens and some paved areas to Dwelling 4 which are excluded from Council's calculations but included in the plans. The quantity of deep soil landscaped area for the development should be made to comply with Council's requirements. Recommendations to improve the quality of landscaping on the site are provided in item 4 below.

In terms of streetscape, street elevation refinements can be made to the articulation of the front façade of the development to improve the legibility of the differing forms. This can be achieved by providing a step in the façade where the change in materials occurs between the brickwork and lightweight clad skillion roof building form. The current design indicates a flat façade at the first floor level. Further development to the street presentation of the development is also encouraged in terms of providing some variation in the composition of the street facing eastern and western 'blocks' to provide individuality to the elements rather than mirroring the design. This would assist in providing some variety in the streetscape. The street facing balconies are also unlikely to be used as they do not have all weather protection but could present ongoing maintenance issues if detailing for drainage and waterproofing is not well resolved.

In terms of external impacts, the terraces associated with Dwellings 5 and 6 are highly elevated and are too close to the side and rear boundaries and will have an adverse visual and acoustic amenity impact on adjoining neighbours to the north, west and east. The reliance of the proposal on screen planting to alleviate these amenity impacts is a poor solution that is not guaranteed to be effective long term. To address this, it is recommended that any terrace attached to the rear dwellings be no higher than 300mm above existing ground levels or be setback at least 4m if elevated no more than 600mm above ground. Council understands the difficulty in achieving this for the adaptable dwelling which is why it recommends that the adaptable dwelling be relocated to the front of the development where site gradients are gentler and access to the whole yard is more achievable. The rear dwellings could then be free to be designed with internal stairs so that their floor levels can step down the site and better relate to the existing site levels at the sides and rear.

The central driveway and pedestrian access also requires further development to provide clarity in terms of individual dwelling address and to provide a welcoming experience for residents and visitors. To improve the sense of address, the entries of Dwellings 3 and 4 should be expressed in the façade by including a protruding wall element in conjunction with the proposed hood. To break the expanse of hard surfaces along the driveway, landscaped areas are also recommended against the façade of the building but this should be tested with vehicle manoeuvrability requirements. It is considered that the provision of small pockets of landscaping would provide sufficient relief to the dominance of hard surfaces in the central space. Further, rather than installing permeable paving that would require ongoing maintenance to retain its permeability, it is recommended that the driveway surface be treated with horizontal bands to provide interest to the pavement.

Internally, the dwellings are generally well resolved, however, Dwellings 1 and 2 have a tight internal entry space at the door and the living rooms lack sufficient openings for future residents to view and appreciate their individual front yards. The dwellings also have limited storage space in either their garage or within the dwelling.

## **2. Housing SEPP considerations**

The documentation submitted for comment does not include evidence of consideration by LAHC of the following documents under cl.43(1)(f) of the Housing SEPP:

- (i) *Good Design for Social Housing, published by the Land and Housing Corporation in September 2020, and*
- (ii) *the NSW Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023*

In terms of the 'Value' goals and principles of the *Good Design for Social Housing* document, Council recommends consideration of materials and finishes that do not require unnecessary ongoing maintenance, e.g. permeable paving to be replaced with a low maintenance material.



Council also notes that it could not locate the document titled *NSW Land and Housing Corporation Design Requirements, published by the Land and Housing Corporation in February 2023* but expects that it will be considered in the development of the proposal.

### **3. Engineering matters**

The following engineering matters relate to carparking, manoeuvring and stormwater drainage and are recommended to be considered in the development of the proposal:

- i) The proposed driveway will create significant stormwater sheet flow moving towards the front door of Dwelling 5 (adaptable unit). Dwelling 5 has a relatively flat pedestrian access-way, offering almost no opportunity to create a constructed freeboard e.g. step/s. There is no emergency overland flow path from the northern end of the driveway to the northern boundary and this puts tremendous pressure on maintenance and cleaning of the OSD facility. It is recommended that the emergency flow path be addressed. To potentially address this matter, it is strongly recommended that the adaptable dwelling be located elsewhere upon the site. The emergency overland flow path could also go between dwellings 5 & 6 if a space is provided between the dwellings or a “freeboard” (step/s) created to dwelling 5 for the emergency flow path to go through the garage.
- ii) The nature of the grate in front of the threshold to Dwelling 5 is unknown and may need to comprise a fine grill to assist in accessibility.
- iii) The galvanised steel pipes within the footpath verge of Melrose Avenue must have a section height of 75mm.
- iv) Council’s view is that a Fire Report will suggest a strategy that will be compliant with the NCC2022 and AS2419.1:2005 but would fail compliance with NSW Fire and Rescue (NSW F&R) document “Access for Fire Brigade Vehicles and Firefighters”.
- v) A ‘Fire Hydrant Services Report’ certified by a Fire Engineer was not submitted. It is assumed that the ‘Fire Hydrant Services Report’ will refer to the required NSW F&R Appliance hardstand area. This location will not comply with NSW F&R document “Access for Fire Brigade Vehicles and Firefighters” without restrictive parking signage in the street. Council has a position on this matter for development applications under its assessment being that the location of the hard stand area will be negotiated with the Sutherland Traffic Committee prior to release of the Construction Certificate for the development. This Committee is an independent Consent authority (not Council).

### **4. Landscape matters**

The provision of a quality landscape outcome is limited by the proposed footprint of the built form. To address landscape quality, the following are recommended:

- i. Provide a 3m landscape setback to Easton Avenue. This part of the site is the only area which is able to house canopy tree plantings and contribute to the local canopy at a significant local ridgeline. Council’s Native Plant Selector is a tool found on Council’s website that is recommended to be used to select trees suitable to the ridge line. Examples include: *Corymbia gummifera* and *Eucalyptus globoides*. The link to the plant selector is as follows:

<https://www.sutherlandshire.nsw.gov.au/living-here/animals-and-pets/native-wildlife/native-plant-selector>

- ii. Vegetable gardens on the eastern boundary within the front setback of Unit 2 should be relocated. This boundary should be appropriately planted with screen planting.

- iii. The internal courtyards where turf is proposed within Dwellings 1 – 4 and in the rear yards of Dwellings 5 & 6 will be a maintenance issue. Consideration should be given to a no mow lawn solution such as Zoysia tenuifolia or Dichondra repens.
- iv. Alternative pavement treatment and planting within the central driveway space is recommended as outlined in item 1 above.
- v. Excavation of the front yard of Dwelling 2 is not considered to be necessary given the gentle falls in this part of the site. While some cut will be required to respond to the proposed floor levels, the extent of cut proposed is not considered to be warranted.

Council is supportive of the provision of low-cost, accessible accommodation within our Local Government Area given the needs of the community and the social benefits it provides. Further refinement of the development is recommended as noted above to reduce adverse impacts to future occupants and adjoining occupants.

If you need any clarification of the above comments, please contact Council's Development Assessment Officer, Slavco Bujaroski, on 9710 0167 or email [sbujaroski@ssc.nsw.gov.au](mailto:sbujaroski@ssc.nsw.gov.au) and quote the application number in the subject line of this letter.

Yours faithfully,



Sue McMahon  
**Senior Manager Development Services**