

Archived: Tuesday, 21 November 2023 4:31:58 PM

From: [Angela Manahan](#)

Sent: Tue, 31 Oct 2023 00:17:46 +0000ARC


To: [CommunityEngagement](#)

Cc: [Frank Ko](#); [Lisa Graham](#)

Subject: RE: Scope of Notification - 15-17 Combles Parade and 2-4 Hamel Road, Matraville | NSW Land and Housing Corporation

Sensitivity: Normal

Attachments:

[NSW Land and Housing Corp - Scope of Notification - 15-17 Combles Parade and 2-4 Hamel Road, Matraville.xls](#) 

\cbpat3This Message Is From an External Sender

\cbpat3This message came from outside your organization.

Hi Cindy,

Further to my email yesterday, please find attached the spreadsheet of owner details for notification.

It is also worth noting that as of 1 July 2023 under Council's Community Engagement Strategy we notify occupants/tenants of affected properties as well as the property owner. These letters are marked for the attention of the Occupier/Resident. I would recommend that you also consider notifying tenants/occupiers of the attached properties as well as property owners to be consistent with Council's notification policy.

If you require anything further please do not hesitate to contact me.

Kind regards,

Angela Manahan

Executive Planner – Development Assessment

Randwick City Council

T 02 9093 6794

angela.manahan@randwick.nsw.gov.au

www.randwick.nsw.gov.au



From: Angela Manahan

Sent: Monday, 30 October 2023 2:46 PM

To: [CommunityEngagement](#) <communityengagement@dcj.nsw.gov.au>

Cc: [Frank Ko](#) <Frank.Ko@randwick.nsw.gov.au>; [Andrea Halcro](#) <Andrea.Halcro@randwick.nsw.gov.au>

Subject: RE: Scope of Notification - 15-17 Combles Parade and 2-4 Hamel Road, Matraville | NSW Land and Housing Corporation

Hi Cindy,

Thank you for your email regarding the notification of the proposed seniors housing development at 15-17 Combles Pde and 2-4 Hamel Road, Matraville.

With regards to the proposed notification, I would recommended that some additional properties are added to the list, being all the adjoining properties at 19-85 Combles Parade, 12-22 Hamel Road, and within 26 Menin Road as based on the spreadsheet only the immediately adjoining individual properties appear to be notified. Generally, Council would include all properties within an adjoining site or strata plan if they are part of the same site, apologies this wasn't highlighted previously, I believe the map and spreadsheet did contain these properties but it wasn't specified in the response email. This would be consistent with the affected properties map that was sent through previously on 31 January 2023 – see attached email.

I will ask our Administration Officer to compile an updated list of the relevant property owners to send through separately to make sure the details are up to date.

Should you require anything further in the meantime please do not hesitate to contact us.

Kind regards,

Angela Manahan

Executive Planner – Development Assessment

Randwick City Council

T 02 9093 6794

angela.manahan@randwick.nsw.gov.au

www.randwick.nsw.gov.au



From: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Sent: Wednesday, 25 October 2023 9:00 AM

To: Randwick City Council <council@randwick.nsw.gov.au>

Cc: Angela Manahan <Angela.Manahan@randwick.nsw.gov.au>

Subject: FW: Scope of Notification - 15-17 Combles Parade and 2-4 Hamel Road, Matraville | NSW Land and Housing Corporation

Good morning

I am following up on the below email that was sent to Council regarding the proposed new seniors housing project of up to **8 units at 15-17 Combles Parade and 2-4 Hamel Road, Matraville.**

If you have questions or concerns, please contact LAHC's Community Engagement Team on 1800 738 718 or via email on CommunityEngagement@dcj.nsw.gov.au.

Regards

Cindy

Cindy Cunningham

A/ Senior Community Engagement Officer | Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment
T 1800 738 718 | E CommunityEngagement@dcj.nsw.gov.au
Locked Bag 5022 Parramatta NSW 2124
www.dpie.nsw.gov.au



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.

From: CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Sent: Tuesday, 17 October 2023 9:33 AM

To: council@randwick.nsw.gov.au

Cc: 'Angela Manahan' <Angela.Manahan@randwick.nsw.gov.au>; Frank Ko <Frank.Ko@randwick.nsw.gov.au>; CommunityEngagement <communityengagement@dcj.nsw.gov.au>

Subject: Scope of Notification- 15-17 Combles Parade and 2-4 Hamel Road, Matraville | NSW Land and Housing Corporation

Good morning

The NSW Land and Housing Corporation (LAHC) is proposing a new seniors housing project of up to **8 units at 15-17 Combles Parade and 2-4 Hamel Road, Matraville** and is writing to Council as part of our statutory requirements under the NSW *State Environmental Planning Policy (Housing) 2021* (Housing SEPP 2021).

In most circumstances, prior to undertaking *development without consent*, LAHC is required to consult with Council and the occupants of neighbouring dwellings. Specifically, clause 43(1)(a) and 108C(1)(a) require LAHC to consult with Council in relation to the scope of notification.

Please find attached a map and spreadsheet detailing the list of properties which LAHC intends to notify as part of the above project. Ideally, LAHC would prefer to address notification letters with owners names so that they are not treated as junk mail and returned to sender. In order to obtain the most current resident details, we are seeking assistance from Council.

What do LAHC require from Council?

- Confirmation that Council is still satisfied with the scope of notification (reviewed by Council in January 2023 – see email attached) detailed in the attached map, and if not please detail how it should be expanded or contracted.
- Updated list of owners names to the attached address list as per the desired scope of notification.

Any questions or concerns?

If you have questions or concerns, please contact LAHC's Community Engagement Team on 1800 738 718 or via email on CommunityEngagement@dcj.nsw.gov.au.

Regards

Cindy

Cindy Cunningham

AI Senior Community Engagement Officer | Partnerships and Communications

Land and Housing Corporation | Department of Planning and Environment
T 1800 738 718 | E CommunityEngagement@dcj.nsw.gov.au
Locked Bag 5022 Parramatta NSW 2124
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Keep up to date with everything happening in Randwick City through [Randwick News](#), a short weekly email about living in our great city.




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Proposed Scope of Notification

Address:	15-17 Combles Parade and 2-4 Hamel Road Matraville	Proponent:	LAHC
Property Description:	Lot 34 and 36 in DP 36250	Job No:	BGXPR
LGA:	Randwick City Council	Planner:	Rajlaxmi Kshirsagar



Legend

-  Site
-  Properties proposed to be notified by LAHC
-  Additional properties requested by Council

Department of Planning and Environment

Our ref: SUB23/242927

Ray Brownlee
The General Manager
Randwick City Council
30 Frances Street
RANDWICK NSW 2031

6 November 2023

Subject: Notice of proposed seniors housing – Attention: Planning

Dear Ray

This letter is to notify Council of a proposal by the NSW Land and Housing Corporation (LAHC) to construct a new housing development for seniors. We invite Council's written comments on the development proposal:

Property: 15-17 Comble Parade and 2-4 Hamel Road, Matraville NSW 2036
Lots 34 & 36 DP 36250

Proposal: Demolition of four (4) single storey dwellings; construction of a seniors housing development containing eight (8) dwellings that comprise all 1-bedroom units; parking for four (4) cars, associated site works and landscaping; and consolidation of two (2) lots into a single lot.

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 available to view via this [dropbox link](#) for Council's review and comments:

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

Department of Planning and Environment

Please email Council's comments to Rajlaxmi Kshirsagar, Planner, LAHC at **Rajlaxmi.Kshirsagar@fac.s.nsw.gov.au** by **1 December 2023**.

For general enquiries, contact our Community Engagement team on 1800 738 718 or by email at **CommunityEngagement@dcj.nsw.gov.au**.

Yours sincerely,

A handwritten signature in black ink that reads "Lorna O'Shane".

Lorna O'Shane

Manager, Community Engagement
NSW Land and Housing Corporation

Our ref: SUB23/242984

654510010000002

Mr C C De Sousa and Mrs A F De Sousa
1/11 Combles Parade
MATRAVILLE NSW 2036

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



6 November 2023

Subject: Proposed Seniors housing development

Dear Mr C C De Sousa and Mrs A F De Sousa

I am writing from the NSW Land and Housing Corporation (LAHC) to update you about our plans to redevelop the housing site at 15-17 Combles Parade and 2-4 Hamel Road, Matraville. We're seeking your feedback on the plan's detailed design.

What we are proposing

We're proposing to replace the existing aged properties with a new two-storey seniors housing development which will include:

- 8 homes in total – all one-bedroom units
- 4 on-site car parking spaces
- landscaping and fencing across the site.

What we have done so far

In April 2023 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to:

- traffic
- parking
- concentration of social housing.

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 or parking.
- The proposal provides 4 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 proposed seniors housing development will address the increasing demand for social and affordable housing within the Randwick local government area. LAHC is predominantly self-funded and relies on the land it already owns to build new homes, which currently places some limits on where new homes can be built. The LAHC-owned sites selected for renewal are

chosen because they're close to transport, shops, and services, and have redevelopment potential. This new development will provide accommodation for seniors who need safe and secure housing.

What is happening now?

We have recently completed a detailed design process for 15-17 Combles Parade and 2-4 Hamel Road, Matraville. We invite your feedback, which our design and planning team will consider as part of this project's assessment. Where possible, we'll incorporate your feedback in the designs.

Please find enclosed:

- 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
- proposed materials and colour finishes
- shadow diagrams.

How you can submit your feedback

You can have your say by contacting the Community Engagement Team via email:

CommunityEngagement@dcj.nsw.gov.au or phone: 1800 738 718.

All feedback should be received **by 1 December 2023** to give us enough time to consider it. We will confirm with you that we've received your feedback.

We look forward to hearing from you.

Yours sincerely,



Lorna O'Shane

Manager, Community Engagement
NSW Land and Housing Corporation

About the NSW 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 the 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>

