

Abena Dankwa

From: Abena Dankwa
Sent: Wednesday, 6 March 2024 10:16 AM
To: Abena Dankwa
Subject: RE: Statutory Council Notification for 1-7 Fergerson Avenue, Fairfield.

From: Liam Hawke <LHawke@fairfieldcity.nsw.gov.au>
Sent: Wednesday, 7 February 2024 3:16 PM
To: James Munroe <James.Munroe@homes.nsw.gov.au>; Abena Dankwa <Abena.Dankwa@homes.nsw.gov.au>
Subject: RE: Statutory Council Notification for 1-7 Fergerson Avenue, Fairfield.

This Message Is From an External Sender

This message came from outside your organization.

Dear James and Abena,

With reference to your email below, thank you for the opportunity to comment on the proposed development.

It is understood that the proposal is for a 2 storey seniors housing development comprising of 12 units at Nos. 1 – 7 Fergerson Avenue Fairfield.

Council officers have undertaken a review of the documents provided and provide the following comments:

First Floor Balconies

The proposal includes first floor balconies within the rear that face the adjoining residential dwellings along The Horsley Drive. Council's Fairfield City Wide DCP 2013 for residential zones does not support first floor balconies that face the side or rear boundaries. Given this, it is requested that further consideration be given to amending the design to locate the first floor balconies to face the street or at the least mitigate potential privacy impacts through screening that is at least 1.5m high.

Bin Room

The proposal development is serviced by a bin room that is located on the corner of Fergerson Ave, facing the street. This is not considered ideal and would detract from the streetscape. It is therefore considered appropriate that the bin room be located behind the building line. Unit 4 could be redesigned and the bin room located further within the development.

Stormwater Drainage

- The final stormwater plans shall show the pre and post developed discharges on a tabulated form as per the Drains model for all rain events up to 100 Year ARI.
- Please note any approval will be subject to a section 138 Approval to be obtained from Council for drainage works in road reserve prior to commencement of any works on site.

Parking and Site Access

The disability space adjacent to Unit 6 has not been provided with shared space to comply with AS2890.6-2009 requirements. Sufficient justification as to how the compliance is achieved is to be considered.

Please note, I am still awaiting comments from Council's Heritage Officer and Tree Preservation Officer. If I do receive any feedback regarding the proposal I will email that to you for your consideration.

I hope the above assists you and is taken into consideration. Please do not hesitate to call or email me back if you have any further questions or seek clarification.

Kind Regards

Liam Hawke

Coordinator, Development Planning | Development Planning
City Development & Compliance

PO Box 21, Fairfield NSW 1860
P 9725 0274 | M 0457 855 599 | F 9757 4708

www.fairfieldcity.nsw.gov.au
mail@fairfieldcity.nsw.gov.au



Department of Planning and Environment

Our ref: SUB21/18803

Mr Bradley Cutts
The General Manager
Fairfield City Council
PO Box 21
Fairfield NSW 1860

30 November 2023

Subject: Proposed Seniors Housing Development – 1-7 Fergerson Avenue, Fairfield NSW 2165
Attention: Development Assessment

Dear Mr Cutts

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

Property: 1-7 Fergerson Avenue, Fairfield, NSW 2165
Lots 14, 15, 16 & 17 in DP 35636

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

- 12 homes in total – 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site.

The proposal is considered 'development without consent' under 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 [Part 5 Link](#) for Council's review and comments:

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

Department of Planning and Environment

Please email Council's comments to Howard Taylor, Senior Planner, LAHC at Howard.Taylor1@fac.s.nsw.gov.au by **17 January 2024**. An extended notification of 2 weeks is provided due to the end of year holiday period.

For general enquiries our Community Engagement team can be contacted on 1800 738 718 or by email at CommunityEngagement@dcj.nsw.gov.au.

Please note the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Lorna O'Shane".

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>



Our ref: SUB21/18803

The Resident(s)
9 Fergerson Avenue
FAIRFIELD NSW 2165

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



30 November 2023

Subject: Proposed Seniors Housing Development – 1-7 Fergerson Avenue, Fairfield.

Dear The Resident(s)

I am writing to you from the NSW Land and Housing Corporation (LAHC) about our plans to redevelop the housing site at 1-7 Fergerson Avenue, Fairfield and seek your feedback on our detailed design.

What we are proposing

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

- 12 homes in total – 6 x one-bedroom units and 6 x two-bedroom units
- 6 on-site car parking spaces
- landscaping and fencing across the site.

What we have done so far

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

- Privacy
- Anti-social behaviour
- Noise from industrial activity
- Trespassers accessing property
- NSW tendering process

In response to this feedback, I can confirm:

- The proposed development has been designed to maximise privacy and minimise overlooking onto neighbouring yards through building setbacks, finished levels, fencing, privacy screens, careful window placement and landscaping.
- The proposed development 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

Department of Planning and Environment

the new units have good tenancy records and don't have a history of vandalism or anti-social behaviour.

- Concrete barriers have been placed on the site to discourage trespassers accessing the property with their vehicles and equipment.
- If you are troubled by noise from noisy motor vehicles, large industrial complexes, and public infrastructure, contact the Environment Line by phoning 131 555 or email info@epa.nsw.gov.au
- To find out about the tendering process/requirements please email LAHCPurchasement@fac.nsw.gov.au.

What is happening now?

We have recently completed a detailed design for 1-7 Ferguson Avenue, Fairfield. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project. Where possible we will 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

After reading through the enclosed materials, we invite you to 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 **17 January 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received. An extended notification of 2 weeks is provided due to the end of year holiday period.

Please note that the NSW Land and Housing Corporation will be closed between 25 December 2023 and 5 January 2024.

We look forward to hearing from you.

Department of Planning and Environment

Yours sincerely,

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

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.

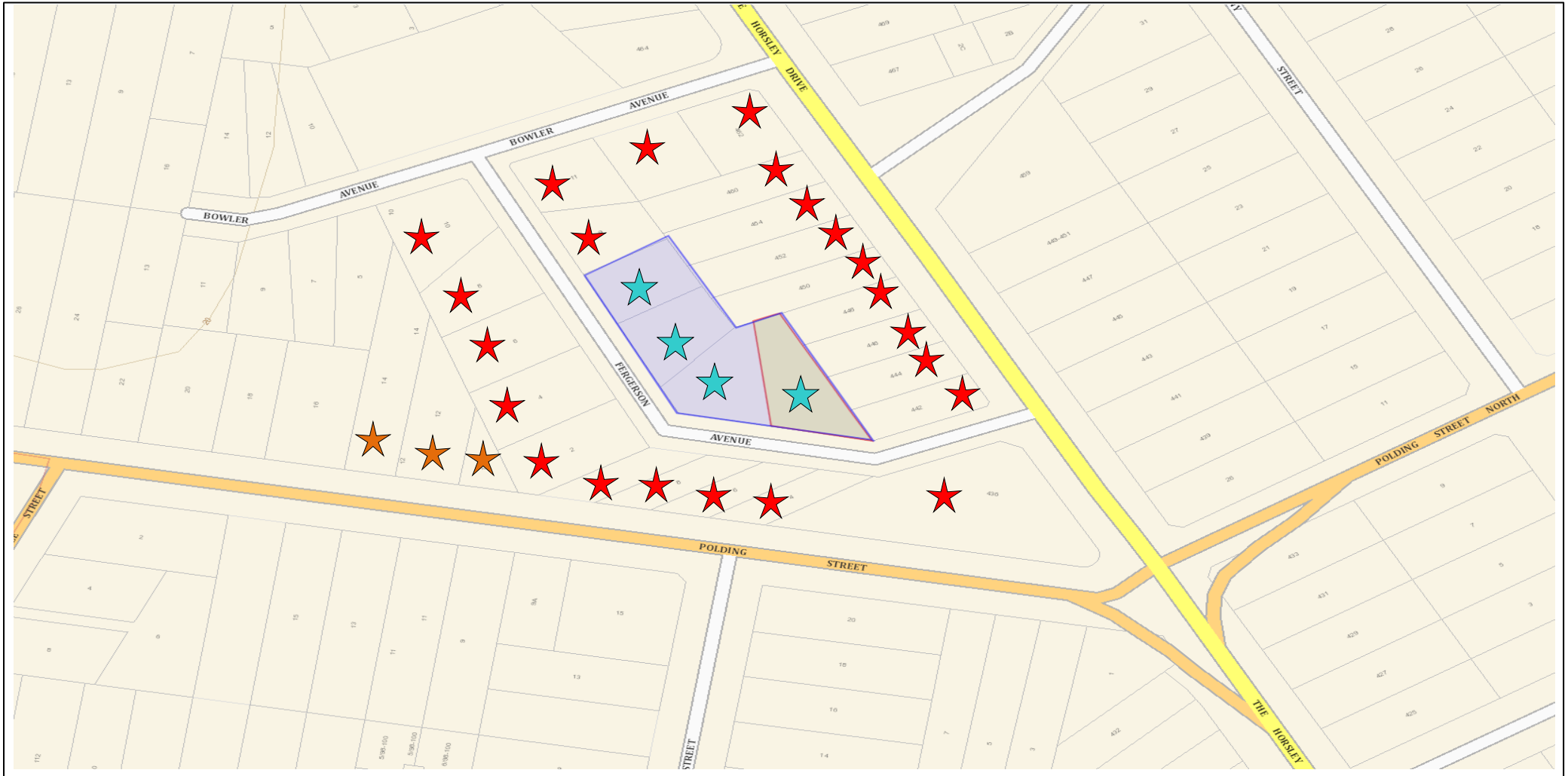
At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

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>



Final Scope of Notification

Address:	1-7 Ferguson Avenue, Fairfield	Proponent:	LAHC
Property Description:	Lots 14, 15, 16 and 17 in DP 35636	Job No:	BGWVA
LGA:	Fairfield City Council	Planner:	Susanna Cheng



Legend

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

Abena Dankwa

From: Lilyan Abosh <LABosh@fairfieldcity.nsw.gov.au>
Sent: Friday, 24 September 2021 6:08 PM
To: Lynn Mathot
Subject: RE: Attention Planning - Council advice required - Scope of Notification Zone - Part 5 activity - Seniors Housing - 1-7 Fergerson Avenue, Fairfield
Attachments: 1-7 Fergerson Avenue.pdf

Good morning Lynn

Please see attached map. In addition to the properties indicated it is also suggested the below properties be notified as well:

- 12 Polding Street
- 12A Polding Street
- 14 Polding Street

Kind regards
Lilyan

From: Lynn Mathot [mailto:Lynn.Mathot@facs.nsw.gov.au]
Sent: Friday, 24 September 2021 9:43 AM
To: Lilyan Abosh <LABosh@fairfieldcity.nsw.gov.au>
Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>
Subject: Attention Planning - Council advice required - Scope of Notification Zone - Part 5 activity - Seniors Housing - 1-7 Fergerson Avenue, Fairfield
Importance: High

Good morning Lillian

Hope all is well.

I was hoping you could advise who I can contact to follow up on the below email request sent to Council last week.

Your assistance is appreciated.

Kind regards

Lynn Mathot
Senior Business Support Officer | Stakeholder Engagement

Land and Housing Corporation | Department of Planning, Industry and Environment
E lynn.mathot@facs.nsw.gov.au
4 Parramatta Square, 12 Darcy Street, Parramatta
www.dpie.nsw.gov.au/land-and-housing-corporation



The Department of Planning, Industry 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@facs.nsw.gov.au>

Sent: Wednesday, 15 September 2021 4:54 PM

To: 'mail@fairfieldcity.nsw.gov.au' <mail@fairfieldcity.nsw.gov.au>

Cc: CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>

Subject: Council advice required - Scope of Notification Zone - Part 5 activity - Seniors Housing - 1-7 Fergerson Avenue, Fairfield

Importance: High

Attention Planning,

In accordance with Clause 40(4)(aa) of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP 2009), NSW Land & Housing Corporation is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of a proposed seniors housing development of up to 12 units at 1-7 Fergerson Avenue, Fairfield.

The proposal is 'development without consent' under ARH SEPP 2009. NSW Land & Housing Corporation will therefore undertake a Review of Environmental Factors of the development under Part 5 of the Environmental Planning and Assessment Act 1979 and consider any submissions from Council and neighbours before deciding whether or not to proceed with the proposed development.

Please find attached the proposed neighbour notification map and address list.

Please respond to this email as soon as possible, with:

- 1. advice as to any additional properties Council deems it necessary to notify; or**
- 2. confirmation that Council is satisfied with the proposed scope of notification.**

If you have any questions, please don't hesitate to contact me directly on the number below. Alternatively, the Community Engagement team can be contacted on (02) 9354 1869 or via email at

Communityengagement@facs.nsw.gov.au

Kind regards,

Vanessa Loizou
Senior Stakeholder Relations Officer

Land and Housing Corporation | Department of Planning, Industry and Environment

T 02 9354 1882 | **E** vanessa.loizou@facs.nsw.gov.au

4 Parramatta Square, 12 Darcy Street, Parramatta

www.dpie.nsw.gov.au



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