

Our ref: SUB23/282748

«First\_Name»  
«Company»  
«Address\_Line\_1»  
«Address»

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



29 November 2023

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## Subject: 16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie – Seniors Housing Development

Dear «First\_Name»

I am writing to you from the NSW Land and Housing Corporation (LAHC) about our plans to redevelop the housing site at 16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie 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:

- 18 (units) homes in total - 8 one-bedroom units and 10 two-bedroom units
- 9 on-site car parking spaces
- landscaping and fencing across the site

### What we have done so far

In March this year, we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to the parking, traffic, and the streetscape.

In response to this feedback, I can confirm:

- The proposal provides 9 car parking spaces including 4 accessible spaces which is consistent with the requirements of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). This exceeds the minimum requirement of 4 car spaces.
- A traffic and parking assessment prepared for the project, indicates the proposed development would generate around 8 vehicle trips during the peak periods which is not expected to have any unreasonable impacts on the local street network.
- The design includes a variety of trees and shrubs to soften the building lines and blend into the surrounding tree lined streetscape.

## Department of Planning and Environment

### What is happening now?

We have recently completed a detailed design for 16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and 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 19 December 2023** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

**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>**



## Department of Planning and Environment

Our ref: SUB23/282746

Andrew Carfield  
General Manager  
c/o Adam Sampson  
Camden Council  
PO Box 183  
CAMDEN NSW 2570

29 November 2023

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**Subject:** Notice of proposed seniors housing

Dear Mr Carfield

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

**Property:** 16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie NSW 2570  
Lot 35, 36, 37, 38 in DP 36169

**Proposal:** Demolition of 4 dwellings and associated structures, tree removal and the construction of a seniors housing development containing 18 dwellings, comprising 8 x 1-bedroom and 10 x 2-bedroom units, parking for 9 vehicles, associated landscaping, fencing, consolidation into a single lot and construction of a stormwater easement across 24 Macarthur Street.

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

<https://www.dropbox.com/scl/fo/ul2hgunu08r96q4hmmrg3/h?rlkey=8vz3jccqbrcvek0q0m6vdczl7&dl=0> for Council's review and comments:

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| • Access Report                     | • BASIX & NatHERS Certificate    |
| • Arborist Report                   | • Geotechnical Report            |
| • Architectural plans               | • Traffic Report                 |
| • Building Code of Australia Report | • Waste Management Plan          |
| • Design Compliance Certificate     | • AHIMS                          |
| • Fire Engineering Report           | • Longitudinal Survey Assessment |
| • Hydraulic Plan                    | • Civil Plans                    |
| • Landscape plan                    | • Section 10.7 Certificates      |
| • Notification Plans                | • Certificates of Title          |
| • Survey plan                       |                                  |

## Department of Planning and Environment

Please email Council's comments to Frances Beasley, Senior Planner, LAHC at [frances.beasley@fac.s.nsw.gov.au](mailto:frances.beasley@fac.s.nsw.gov.au) by **19 December 2023**.

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

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

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

16 January 2024

Frances Beasley  
Team Leader Planning, Land and Housing Corporation  
(via e-mail to [frances.beasley@facs.nsw.gov.au](mailto:frances.beasley@facs.nsw.gov.au))

**RE: Statutory Notification - NSW Land and Housing Corporation - 16-20 Burrawong Crescent & 28 Macarthur Road, Elderslie**

**PROPERTY: 16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie  
Lots 35, 36, 37, 38 in DP 36169**

Dear Frances,

I refer to the statutory notification of a proposal by the NSW Land and Housing Corporation (LAHC) to carry out a seniors housing development and thank you for the opportunity to comment.

Council officers have undertaken a review the proposal and provides the following feedback for your consideration:

1. The stormwater pipe between the 900 x 900 pit and new KIP is to be minimum diameter 375mm RCP and the KIP is to be minimum 1.2m lintel. This will be assessed and requested as part of the Public Road Activity application.
2. Any required alterations to public infrastructure (including ramps, footpaths, kerb and gutter, light poles, kerb inlets, service provider pits, street trees or any other public infrastructure) must be approved by Council under the *Roads Act 1993*. Any costs incurred will be borne by the developer.
3. A security bond and performance bond must be lodged with Council in accordance with Council's Development Infrastructure Bonds Policy. These bonds will be required as part of the Public Road Activity application.
4. It is unclear if lot consolidation is proposed, however given the housing layout, design of stormwater system and means of access / parking, it is suggested that the Torrens lots are consolidated to remove the need for easements.
5. It is noted that to build the stormwater line in the proposed easement (across 26 Macarthur Rd, Elderslie), a portion of the existing driveway will need to be removed. This area is to be fully reinstated to match existing or bettered.

6. Drainage easement width shall be 3m (not 1.5m) noting Table 3.12 of Camden Council's Engineering Design Specification. Stormwater line may need to be relocated should this impact existing building envelope of 26 Macarthur Rd, Elderslie.
7. All requirements of the erosion and sediment control plan and/or soil and water management plan shall be maintained at all times during the works and any measures required by the plan shall not be removed until the site has been stabilised.
8. While site work is being carried out, all redundant driveway laybacks along all of the site's road frontages must be sealed and restored to match the existing standards along those roads.
9. Any unpaved road verges directly adjoining the property must be reconstructed with grass species listed in Council's engineering specifications.
10. Before any site work commences, a dilapidation report must be prepared by a suitably qualified person. The report must include a photographic survey of existing public infrastructure surrounding the site including (but not necessarily limited to) road carriageways, kerbs, footpaths, drainage structures and street trees.

Should any public property or the environment sustain damage during the course of and as a result of works, or if the works put Council's assets or the environment at risk, Council may carry out any works necessary to repair the damage or remove the risk. The costs incurred will be deducted from the developer's damages bond.

The report must be submitted to Council 2 days before any site works commences. The development must comply with all conditions that the report imposes.

Should you have any enquiries in relation to this matter, please do not hesitate to contact the undersigned on 02 4654 7613.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'J Soldo'.

**Mr J Soldo**  
**Executive Planner**  
(Planning and Environmental Services)