

Ref: SUB24/7914
8 May 2024

«First_Name»
«Company»
«Address_Line_1»
«Address»

Re: Proposed seniors development – 96-98 Brenan Street, Smithfield

Dear Resident(s),

I am writing to you from Homes NSW to update you about our plans to redevelop the housing site at 96-98 Brenan Street, Smithfield and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with a new 2-storey seniors housing development which will include:

- 10 homes in total — 4 x 1 bedroom units and 6 x 2 bedroom units
- 5 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

Earlier this year we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to fences and trees.

In response to this feedback, I can confirm:

- Any fences that are to be replaced will be 1.8m high and will be installed at Homes NSW's expense. Neighbours will be consulted regarding colour section and installation dates.
- An arborist has determined which trees will be removed and which trees will be maintained. Please refer to the site and landscape plan included.

What is happening now?

We have recently completed a detailed design process for 96-98 Brenan Street, Smithfield. 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@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by Tuesday 4 June 2024** 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
Community Engagement Manager
Homes NSW

About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, scan the QR code or visit our website at www.nsw.gov.au/homes-nsw.

Ref: SUB24/7915
8 May 2024

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

Re: Notice of proposed residential housing- 96-98 Brenan St, Smithfield

Dear Bradley,

This letter is to notify Council of a proposal by Homes NSW to carry out a seniors housing development, and invite Council's written comments on the development proposal:

Property: 96-98 Brenan St, Smithfield NSW 2164

Lots 27 & 28 in DP 35591

Proposal: Demolition of existing dwellings and associated structures, tree removal and the construction of a new seniors housing development comprising 10 dwellings (4 x 1 bedroom and 6 x 2 bedroom units), onsite parking for 5 vehicles, associated site works and landscaping.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021*. Homes NSW 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/dalznqwombnth1xprz069/AMGr6J4cOiHJU_sXA3Owslw?rlkey=7fbaxwwjyb81blgi7asdt3mkh&st=8ltqx5c9&dl=0 for Council's review and comments:

- Survey plan
- Site analysis plan
- Architectural plans
- Architectural Statement
- 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 Report
- Traffic Report
- Waste Management Plan

Please email Council's comments to Lou Gibson, Senior Planner, Homes NSW at louise.gibson@homes.nsw.gov.au by **Tuesday 4 June 2024**.

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

Yours sincerely,

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

Lynne Welch
Community Engagement Manager
Homes NSW

Louise Gibson

From: Cecilia Vu
Sent: Friday, 31 May 2024 5:00 PM
To: Louise Gibson
Cc: Liam Hawke
Subject: RE: Statutory Notification – Homes NSW: 96-98 Brennan St, Smithfield / Attention: Planning

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Red Category

This Message Is From an External Sender

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Dear Louise,

Reference is made to your invitation to comment on the proposed development at 96-98 Brennan St Smithfield, dated 08 May 2024.

Council have completed a review of the subject proposal and provide the following recommendations:

- 1) The retained trees on the property that may be affected by machinery or construction works are to have appropriate Tree Protections Zones (TPZ) put in place.
- 2) TPZ should not be less than 2 metres nor greater than 15 metres (except where crown protection is required). In reference to the Landscape Plans, compensatory tree planting is required as noted.
- 3) The submitted Traffic Impact Assessment Report calculates the required car parking spaces against the affordable housing rate in the SEPP Housing 2021. The Fairfield City Wide Development Control Plan 2013 (FCW DCP 2013) provides a car parking rate specific for seniors housing. It is recommended that the proposal consider the number of car parking spaces required in accordance with the rate stipulated in the FCW DCP 2013 as it is reflective of the typical car parking demand within the Fairfield LGA.
- 4) The proposal should consider reorientating the balconies for Unit 7 and 10 to either face internally or towards the street to reduce any overlooking/privacy concerns to neighbouring properties.
- 5) The FCW DCP 2013 requires a minimum front setback of 6m. The proposal should consider setting back the development to comply with this control.
- 6) It is highly recommended that the development considers including a lift to increase accessibility between the ground and first floor for senior residents.
- 7) It does not appear that there is any formal communal open space proposed for the development. The proposal should consider providing formal communal open space to foster social interaction between the residents of the development.
- 8) It is considered that there is insufficient landscaping located towards the northern boundary of the site, adjacent to the shared driveway and car park.

Please be advised that Council is still awaiting comments from the Engineering Branch, and that these comments shall be forwarded once it is completed.

If you require further assistance, please do not hesitate to contact myself on 9725 0289.

Kind regards,

Cecilia Vu

Student Development Planner | Development Planning
City Development and Compliance

Lara Huckstepp

Sent: Friday, 28 June 2024 11:14 AM
To: Lara Huckstepp; CommunityEngagement
Cc: Liam Hawke
Subject: RE: Re Council Comments FW: 96-98 Brenan St, Smithfield - BGWYN

This Message Is From an External Sender

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Hi Laura,

Following up on my previous email – I have received correspondence from Council's Engineering Branch who have provided the following comments as follows:

1. Parking , Manoeuvrability and Site Access

Site access is proposed via two 3m wide access driveways for the site. Due to the relatively low number of parking spaces, no passing bay is warranted for the driveway off Stimson Street.

The disability parking space next to Unit 5 does not comply with AS2890.6. However, this space with a width of 3.8m is supported by SEPP for accessible units. In this regard no issues are raised.

2. Stormwater Drainage :

Stormwater drainage is proposed by means of a gravity system to street gutter incorporating an OSD system. The drainage plans are acceptable in general. However, the discharge point is Stimson Street Conflicts with the existing driveway layback.

Recommendation

Stormwater Drainage : The proposed kerb outlet along Stimson Street conflicts with the existing driveway/ layback of the neighbouring property. The discharge point shall be relocated to be clear of the driveway.

If you require further assistance with these matters, please do not hesitate to contact Council on 9725 0222 and request to speak to Council's Engineering Branch.

Kind regards,

Cecilia Vu
Para Planner | Development Planning
City Development and Compliance