

22 April 2025

To the Home Occupier

INVITATION TO ATTEND A COMMUNITY CONSULTATION SESSION – PROPOSED INFILL HOUSING STATE SIGNIFICANT DEVELOPMENT AT 85–91 THOMAS STREET, PARRAMATTA

Dear Resident,

We are writing to invite you to a **community consultation session** regarding a proposed **State Significant Development** at **85–91 Thomas Street, Parramatta**. This early consultation is being undertaken prior to the lodgement of a formal development application with the **NSW Department of Planning, Housing and Infrastructure**. The purpose of this consultation is to hear feedback from community stakeholders on this preliminary project.

About the Proposal

The proposal seeks to deliver an infill housing development consisting of 2 residential flat buildings with basement car parking at the site.



The development qualifies as a **State Significant Development (SSD)** due to its scale and affordable housing contribution.

Key elements currently under consideration include:

- 2 x Residential flat buildings approximately 8 storeys in height
- Total of 120 dwellings
- 3 Basement parking levels
- Deep soil landscaping provisions and communal open space
- Commitment to 10% of the total floor space for affordable housing purposes

We are interested in sharing the preliminary vision and hear directly from the local community before progressing to formal design stages.

Community Consultation – On-Site Drop-In Session (Subject to weather)

We invite you to join us for an informal, on-site consultation where you can view early plans, speak to the project team, and share your feedback.

Date: Monday, **5 May 2025**

Time: 4:15pm – 5:15pm

Location: On-site at **85–91 Thomas Street, Parramatta**

You are welcome to drop in at any time during the session — no RSVP is required.

Have Your Say

Your feedback is important and will help inform the planning and design process. A summary of community input will be included in the **Environmental Impact Statement (EIS)** submitted to the NSW Department of Planning, Housing and Infrastructure.

If you are unable to attend but would still like to share your views, please don't hesitate to contact us:

Carlo Di Giulio – Director, Principle Planning & Urban Design

 0421 285 702  carlo.digiulio@principleplanning.com.au

Please provide any written feedback by **Monday, 12 May 2025**.

Thank you for your time and interest. We look forward to meeting you and hearing your thoughts on the future of your neighbourhood.

Warm regards,

Carlo Di Giulio

Director – Principle Planning & Urban Design