

Paul Sartor

From: Barnaby Bennett
Sent: Wednesday, 27 August 2025 12:22 PM
To: Paul Sartor; Guy Pinkerton
Subject: CM Record: Re: Major Projects – New Request for Advice - Residential Flat Buildings at 85-91 Thomas Street, Parramatta (SSD-81300458) (City of Parramatta)

Record Number: DOC25/733373

Hi Paul -

Some general notes on the Thomas Street project.

Finish:

- Paint on pre-cast concrete is not generally supported as it involves more maintenance than brick or other finishes.
- Especially when they have specified white and beige as their colours.

Communal open space:

- It's very low-quality amenity for their internal COS with a co-working area with no windows. The COS is effectively in the basement.
- They've got apartments next to the pool which is problematic as there will be noise impacts on them, this is a much better place for the COS.
- Recommend removing one apartment near pool - probably the eastern one, and moving the internal COS here.
- The outdoor COS is very restricted as most of its is circulation space outside private apartments, and then a small amount of space around the pool with almost no circulation space.
- The COS south of the development is promising with kids play area, but its a shame the BBQ area is far away from the playground and pool which would have otherwise provided good passive surveillance.

Kind regards

Barnaby