Department of Planning and Environment

Mr Matthew Stewart
General Manager
Canterbury Bankstown Council
PO Box 8
BANKSTOWN NSW 2200

Our ref: SUB22/234173

28 November 2022

NOTICE OF PROPOSED RESIDENTIAL HOUSING

Attention: Duty Planner

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

Property: Lots 814-816 in DP 36608, 18-22 Mundamatta Street, Villawood NSW 2163 and Lot 807 DP 36608, No 82 Lowana St, Villawood NSW 2163 for easement purposes only

Proposal: Demolition of 2 existing dwellings (No.s 18 & 22) and associated structures, removal of trees and the construction of a Seniors Housing development comprising of 12 independent living seniors housing units (7 x one bedroom and 5 x two-bedroom units) with associated landscaping, fencing and surface parking for 6 cars, consolidation of 3 lots into a single lot and construction of a stormwater drainage pipeline and easement over Lot 807 DP 36608, No. 82 Lowana St.

The proposal is considered 'development without consent' under the *State Environmental Planning Policy (Housing) 2021* - Chapter 3 Part 5 Division 8 – *SH* + Chapter 2 Part 2 Division 6 - *Demolition.* LAHC is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

The following plans and documents are enclosed 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 Kristie Vaughan, Planning Officer, LAHC at **Kristie.Vaughan@facs.nsw.gov.au** by **Friday 16 December 2022**.

Should you wish to discuss the proposal, please contact LAHC by emailing CommunityEngagement@facs.nsw.gov.au or calling 1800 738 718.

Yours sincerely

Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation