

Department of Planning and Environment

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

Our ref: SUB22/154781

10 August 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 seniors housing residential development, and invite Council's written comments on the development proposal:

Property: 36-40 Methuen Parade, Riverwood NSW 2210
Lots 49, 50 & 51 in DP 35142

Proposal: Demolition of 3 dwellings and associated structures, removal of 8 trees, construction of a 2 storey seniors housing development containing 11 dwellings, comprising of 5 x 1 bedroom and 6 x 2-bedroom units, parking for 5 vehicles, consolidation of 3 lots into a single lot, associated site works and landscaping.

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 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
- Civil Works plans
- Waste Management Plan
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Seniors Housing Design Assessment Report
- Arborist Report
- Geotechnical Report
- Traffic Report

Please email Council's comments to Kristie Vaughan Principal, LAHC at kristie.vaughan@facsw.nsw.gov.au by **4 September 2022**.

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

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation