

Department of Planning and Environment

Peter Thompson
General Manager
Wagga Wagga City Council
PO Box 20
WAGGA WAGGA, NSW 2650

Our ref: SUB22/142530

25 October 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 two residential developments, and invite Council's written comments on the development proposal:

Property: 18-22 Spring Street & 21-25 North Parade, Wagga Wagga
Lots 35, 36 & 37 DP 21115 & Lots 56, 57 & 58 DP 21115

Proposal: Consolidation of 6 existing lots into 2 lots and construction of 3 x 2 storey Residential Flat Buildings. In total the development will consist of 24 dwellings, 16 x 1 bedroom dwellings and 8 x 2 bedroom dwellings, and will include 16 car parking spaces, landscaping and tree removal.

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
- Seniors Living Policy: Urban design guidelines for infill development - Checklist
- 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 Vaughn, Planner, LAHC at kristie.vaughan@fac.s.nsw.gov.au by **Friday 18 November 2022**.

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

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation