

Bradley Cutts  
The General Manager  
PO Box 21  
Fairfield NSW 1860

Our ref: SUB22/225877

21 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:** 13 Latty Street, Fairfield NSW 2165  
Lot 4 in DP 35006

**Proposal:** Demolition of one (1) dwelling and construction of a two storey manor house, containing four (4) dwellings, comprising 4 x 2 bedroom units, parking for two (2) vehicles, 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                       | • BASIX & NatHERS Certificate       |
| • Site analysis plan                | • Building Code of Australia Report |
| • Architectural plans               | • Access Report                     |
| • Demolition plan                   | • Arborist Report                   |
| • Block analysis plan               | • Geotechnical Report               |
| • Landscape plan                    | • Traffic Report                    |
| • Stormwater plans                  | • Waste Management Plan             |
| • Erosion and sediment control plan | • Flood Report                      |

Please email Council's comments to Howard Taylor, Planner, LAHC at [howard.taylor1@facns.nsw.gov.au](mailto:howard.taylor1@facns.nsw.gov.au) by **16 December 2022**.

Should you wish to discuss the proposal, please contact LAHC by emailing [CommunityEngagement@facns.nsw.gov.au](mailto:CommunityEngagement@facns.nsw.gov.au) or calling 1800 738 718.

Yours sincerely



Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation