

Bradley Cutts
The General Manager
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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
- Site analysis plan
- Architectural plans
- Demolition plan
- Block analysis plan
- Landscape plan
- Stormwater plans
- Erosion and sediment control plan
- BASIX & NatHERS Certificate
- Building Code of Australia Report
- Access Report
- Arborist Report
- Geotechnical Report
- Traffic Report
- Waste Management Plan
- Flood Report

Please email Council's comments to Howard Taylor, Planner, LAHC at 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 or calling 1800 738 718.

Yours sincerely



Ben Grogan
Director, Community Engagement
NSW Land and Housing Corporation