

Our ref: SUB23/290468

The Resident(s) ##
Close Street
PARKES NSW 2870

If you need help reading this letter, call the Translating and Interpreting Service (TIS National) on **131 450**



12 December 2023

Subject: 47-49 Close Street, Parkes – Multi-Dwelling Development

Dear The Resident(s)

I am writing to you from the NSW Land and Housing Corporation (LAHC) to update you about our plans to redevelop the housing site at 47-49 Close Street, Parkes and seek your feedback on our detailed design.

What we are proposing

We are proposing to replace the existing aged properties with a new single storey multi-dwelling development which will include:

- Demolition of the existing dwelling and tree removal
- 9 dwellings in total — 4 x 1 bedroom villa's and 5 x 2 bedroom villa's
- 7 on-site car parking spaces
- landscaping and fencing across the site

What we have done so far

In November 2023 we invited the community to provide preliminary feedback about the proposal. The key theme raised in feedback received related to parking and traffic.

In response to this feedback, it is confirmed that the proposal provides 7 car parking spaces which is consistent with the amount of car parking required under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) for social and affordable housing being undertaken by LAHC.

The Traffic Impact Assessment prepared for the development confirms that there will be minimal impact to local traffic conditions as a result of the development.

What is happening now?

We have recently completed a detailed design for 47-49 Close Street, Parkes. We invite your feedback, which will be carefully considered by our design and planning team as part of the assessment of this project and where possible we will incorporate your feedback in the designs.

Department of Planning and Environment

Please find enclosed:

- an artist's impression of the proposed property to give you an idea of what it will look like
- site and landscape plan
- building elevations
- proposed materials and colour finishes
- shadow diagrams.

How you can submit your feedback

After reading through the enclosed materials, we invite you to have your say by contacting the Community Engagement Team via email: CommunityEngagement@dcj.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by 29 January 2024** to give us enough time to consider it and you will receive confirmation that your feedback has been received.

Please note that the LAHC will be closed between 25 December 2023 and 5 January 2024.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch
Manager, Community Engagement
NSW Land and Housing Corporation

About the NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

At the NSW Land and Housing Corporation, our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

To find out more about our story please visit our website via the QR code or visit <https://www.dpie.nsw.gov.au/land-and-housing-corporation>



Department of Planning and Environment

Our ref: SUB23/290470

Kent Boyd
The General Manager
C/o Planning
Parkes Shire Council
PO Box 337
PARKES NSW 2870

12 December 2023

Subject: Notice of proposed multi-dwelling development

Dear Mr Boyd,

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: 47-49 Close Street, Parkes NSW 2870
Lots 437 & 438 in DP 750179

Proposal: Demolition of an existing dwelling, tree removal and construction of a multi-dwelling development containing 9 dwellings, comprising 4 x 1 bedroom villas and 5 x 2 bedroom villas, parking for 7 vehicles, associated site works and landscaping, and consolidation of 2 lots into a single lot.

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 available to view via this Dropbox link

<https://www.dropbox.com/scl/fo/wjd6i16vfbga3xknepj3d/h?rlkey=jw5tgn3jy01lkiofzm7dvfl5l&dl=0>

for Council's review and comments:

- | | |
|-------------------------------|---------------------------------------|
| • Survey plan | • Building Code of Australia Report |
| • Architectural plans | • Access Report |
| • Landscape plan | • Arborist Report |
| • Stormwater plan | • Geotechnical Report |
| • AHIMS Search Result | • Traffic Report |
| • Certificate of Title | • Waste Management Plan |
| • BASIX & NatHERS Certificate | • 10.7(2) & (5) Planning Certificates |

Please email Council's comments to Frances Beasley, A/Team Leader, Planning & Assessment, LAHC at frances.beasley@facs.nsw.gov.au by **29 January 2024**.

Department of Planning and Environment

For general enquiries our Community Engagement team can be contacted on 1800 738 718 (voicemail) or by email at CommunityEngagement@dcj.nsw.gov.au.

Please note that the LAHC will be closed between 25 December 2023 and 5 January 2024.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Lynne Welch".

Lynne Welch

**Manager, Community Engagement
NSW Land and Housing Corporation**

2 February 2024

NSW Land and Housing Corporation
Attn Ms Frances Beasley
Team Leader, Planning and Assessment
frances.beasley@facs.nsw.gov.au

Dear Ms Beasley

Proposed Development: Multi-dwelling housing (five 2-bedroom units, four 1-bedroom units, one 2-bedroom adaptable dwelling).
Property: Lots 437 and 438 DP 750179, 47-49 Close Street, Parkes

I refer to your Statutory Notification to Parkes Shire Council dated 11 December 2023 concerning an application for multi-dwelling housing on the land cited above.

An assessment of the development proposal has been undertaken by Council staff, and the following comments are provided:

- Statutory Planning

Multi-dwelling housing is a land use that is permissible with consent under Parkes LEP 2012, consistent with the intention of this development proposal, which has been prepared under the provisions of State Environmental Planning Policy (SEPP) Housing 2021.

- Development Control Plan

Part C.3.2 Site Coverage:

Council's DCP standard for site area is 280m²/dwelling. The area of the site is 2024m², which supports 7 dwellings to be compliant with the DCP standard.

Note:

The site area can be less than 280m² where the proposed development demonstrates consistency with all other objectives and standards in the relevant part of the DCP, as follows:

Objective: To prevent impacts associated with site over development by ensuring that the scale of medium density development is appropriate for the size of the site.

Part C.3.8 Private Open Space (POS):

Council's DCP standard for POS is 10m²/dwelling. The allocated POS is 9m²/dwelling. The variance is considered to be minimal.

Part C.3.9 Driveways, Access and Car Parking:

Council's DCP standard for car parking in multi-dwelling housing proposals is as follows:

1 on-site car parking space per dwelling + 1 space per 4 dwellings for visitor parking. The proposal indicates 7 car spaces, one being specifically allocated to the adaptable dwelling. This is a shortfall of two spaces, and no visitor parking is proposed. Council requests that consideration be given to allocation of four additional spaces (two for residents, and two visitor spaces).

Part C.3.10 Stormwater Management:

Council is satisfied with the hydraulic design of the proposed development.

- Engineering and Infrastructure

Traffic Movement:

Council requests that vehicular turning paths (swept paths) be shown on the plans, to confirm safe and appropriate ingress/egress to the site and residents' homes.

Water and Sewer Infrastructure:

Council requests that separate reticulated sewer connections be supplied to each unit. The development can be connected to Council's reticulated water supply network.

- General Considerations/Anticipated Conditions of Development Consent

- Approval under Section 138 of the *Roads Act 1993*
- Approval under Section 68 of the *Local Government Act 1993*
- Compliance with the Building Code of Australia
- Levying of applicable reticulated water/sewer headworks charges under Section 64 of the *Local Government Act 1993*
- Provision of fire hydrants/other fire protection requirements
- Levying of Developer Contributions under *Parkes Shire Section 94A Contributions Plan 2016*
- Consolidation of the two existing lots
- Allocation of street addresses to all dwellings

Thank you for the opportunity to provide comments to this development proposal. Please contact Grahame Fry on (02) 6861 2373 to discuss these comments, or if you require anything further.

Yours faithfully



Grahame Fry
LAND USE PLANNING SPECIALIST (Acting)