

Greg Doyle
The General Manger
Wollongong City Council
Locked Bag 8821
WOLLONGONG DC NSW 2500

Re: Notice of proposed residential housing

Dear Greg,

This letter is to notify Council of a proposal by Homes NSW to carry out a residential development, and invite Council's written comments on the development proposal:

Property: 12-16 Stuart Road, Warrawong NSW 2502

Lots 10, 11 & 12 in DP 35004

Proposal: Demolition of 3 dwellings and construction of a 2-storey residential flat building containing 16 dwellings, comprising 8 x 1 bedroom and 8 x 2 bedroom units, parking for 8 vehicles, associated site works and landscaping, and consolidation of 3 lots into a single lot.

The proposal is considered 'development without consent' under section 42 in the *State Environmental Planning Policy (Housing) 2021*. Homes NSW is seeking feedback from Council and neighbours for consideration before deciding whether the development should proceed.

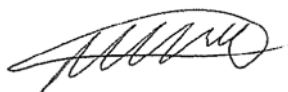
The following plans and documents are available to view on the NSW Planning Portal reference number: P5-2025-61 (BGYVX – Warrawong) for Council's review and comments:

- Architectural plans
- Landscape plan
- Stormwater plan
- Traffic report
- Flood level report
- Waste management plan
- Arborist report
- Access report
- BASIX
- BCA report
- Stormwater plan

Please email Council's comments to Rajlaxmi Kshirsagar, Senior Planner, Homes NSW at **Rajlaxmi.Kshirsagar@homes.nsw.gov.au**, by **28 March 2025**.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "Marilyn Moreno".

Marilyn Moreno
Senior Community Engagement Officer
Homes NSW