

## Council Notification - Scope of Works

We wish to advise that Bega Valley Shire Council is receiving a referral via the NSW Planning Portal. Please provide any of Council's comments via the NSW Planning Portal.

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

The notification period of 21 days commences when Homes NSW (Land and Housing Corporation) has completed the submission through NSW Planning Portal.

**Property:** 1-3 Rodd Street, Eden NSW 2551  
Lot 12 and 13 of DP 213700

**Proposal:** Demolition of existing structures, consolidation of 2 lots into 1, removal of trees, construction of 10 independent living seniors housing units comprising 6 x 1 bedroom and 4 x 2 bedroom units, at grade parking for 5 vehicles and associated stormwater and landscaping works.

The scope of works are detailed in the following plans and documents, which have been uploaded to the NSW Planning Portal for your information and review.

- |                                      |                              |                                |
|--------------------------------------|------------------------------|--------------------------------|
| • Architectural plans                | • Arborist report            | • Certificate of Title         |
| • Landscape plan                     | • BASIX Certificate          | • Waste Management Plan        |
| • Stormwater plan                    | • BCA Report                 | • Traffic report               |
| • Survey Plans                       | • Design Compliance          | • Flood Report                 |
| • Notification Plans                 | • Certificates               | • Housing for Senior Checklist |
| • Section 10.7 Planning Certificates | • NatHERS Certificate        |                                |
| • Access report                      | • Geotechnical investigation |                                |
| • AHIMS                              |                              |                                |

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

For specific planning enquiries, please email Sandhya Davidson, Senior Planner, Homes NSW at [sandhya.davidson@homes.nsw.gov.au](mailto:sandhya.davidson@homes.nsw.gov.au) or 0472 785 160.

Homes NSW brings together the housing and homelessness services of the NSW Department of Communities and Justice (DCJ) with NSW Land and Housing Corporation (LAHC), the NSW Aboriginal Housing Office (AHO) and key worker housing all under one roof – making the system more efficient and accessible.