

# NOTIFICATION PLANS

## SENIORS HOUSING DEVELOPMENT

### 26-30 CUTLER DRIVE, WYONG



CUTLER DRIVE PERSPECTIVE



LOCKED BAG 5022  
PARRAMATTA NSW 2124  
PHONE No 1800 738 718  
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

ARCHITECT:



Barry Rush & Associates Pty Ltd

NOTIFICATION - COVER PAGE  
26-30 Cutler Drive WYONG  
LOTS 23, 24 & 25 in DP 234632

REV:

-

DATE:

31/01/23

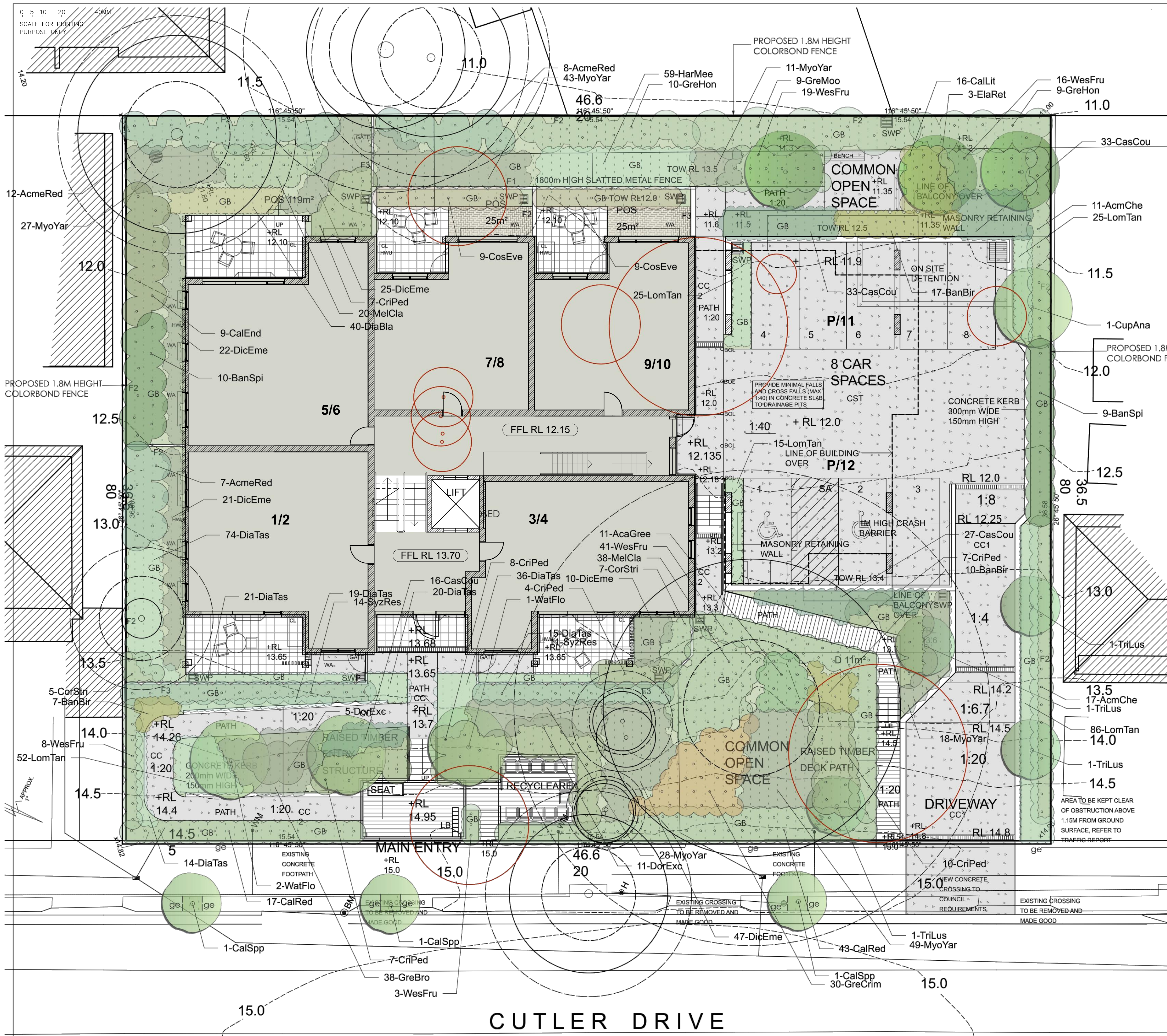
PROJECT NO:

BGYFH

SHEET:

N01

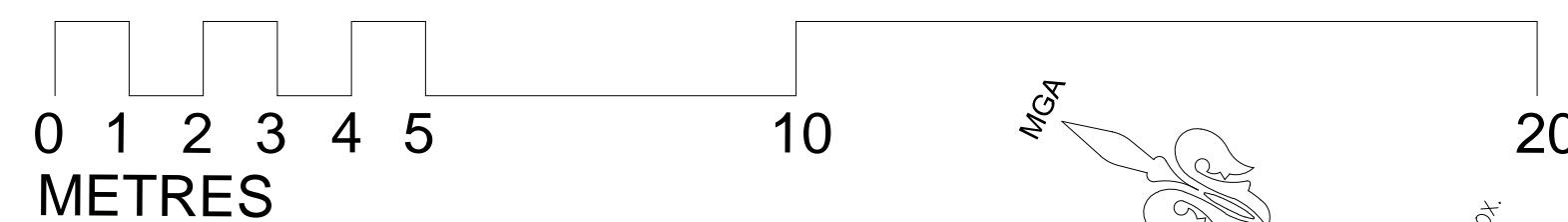




- LEGEND**
- Existing trees to be retained
  - Existing trees to be removed
  - Proposed tree plantings
  - Proposed shrub plantings
  - Concrete path pavement
  - Non slip tiles pavement
  - Porous pavement
  - Proposed garden bed
  - Concrete garden edge

Plant Schedule		ID	Qty	Common Name	Botanical Name	Size	Mature Height	Mature Spread	Native (N)
<b>Trees</b>									
CalSpp		3		Bottlebrush	Callistemon viminalis	75Litre	3 - 5m	2.0 - 3.5m	N
CupAna		1		Tuckeroo	Cupaniopsis anacardioides	75Litre	6 - 9m	3.5 - 6m	N
ElaRet		3		Blueberry Ash	Elaeocarpus reticulatus	75Litre	8 - 10m	3 - 4m	N
Trilus		4		Water Gum	Tristanopsis laurina 'Luscious'	75Litre	6 - 8m	3.5 - 6m	N
WatFlo		3		Weeping Lily Pilly	Waterhousea floribunda	75Litre	10 - 15m	6 - 10m	N
<b>Shrubs</b>									
AcaGree		11		Green Mist	Acacia cognata 'Green Mist'	200mm	1.0 - 1.5m	0.8 - 1.0m	N
AcmChe		28		Forest Flame	Acmena 'Cherry Surprise'	200mm	3.0 - 5.0m	1.2 - 1.5m	N
BanSpi		19		Red Head Lily Pilly	Acmena smithii 'Red Head'	200mm	5 - 6m	3.0 - 4.0m	N
CalLit		16		Hairpin Banksia	Banksia spinulosa	200mm	2.0 - 3.0m	1.5 - 2.0m	N
CalEnd		9		Scarlet Bottlebrush	Callistemon citrinus 'Endeavour'	200mm	3 - 5m	2.0 - 3.5m	N
CalLit		16		Little John	Callistemon 'Little John'	200mm	0.9 - 1.5m	0.9 - 1.2m	N
CalRed		40		Red Alert Bottle Brush	Callistemon 'Red Alert'	200mm	1.0 - 1.5m	2.0 - 3.0m	N
CorStri		12		Narrow Palm Lily	Cardyline stricta congesta	200mm	1 - 2m	0.8 - 1.0m	N
CosEve		18		Evening Glow Mirror Plant	Coprosma 'Evening Glow'	200mm	1.2 - 1.5m	0.9 - 1.2m	N
CriPed		43		Swamp Lily	Crinum pedunculatum	200mm	1.0 - 1.5m	1.2 - 1.5m	N
DarExc		16		Gymead Lily	Doranthus excelsa	200mm	1.5 - 2m	1.2 - 2.0m	N
GreCrim		30		Crimson Villea™ Grevillea	Grevillea 'Crimson Villea'	200mm	1.0 - 1.5m	1.0 - 1.5m	N
GreHon		19		Honey Gem Grevillea	Grevillea 'Honey Gem'	200mm	3.0 - 4.0m	2.0 - 3.0m	N
GreMoo		9		Grevillea	Grevillea 'Moonlight'	200mm	4.0 - 5.0m	2.0 - 4.0m	N
MelCla		58		Claret Tops Honey Myrtle	Melaleuca 'Claret Tops'	200mm	0.9 - 1.1m	0.6 - 1.0m	N
SyzRes		25		Resilience Lily Pilly	Syzygium 'Resilience'	200mm	2 - 3m	1.2 - 2.0m	N
WesFru		87		Jervis Gem	Westringia fruticosa 'Jervis Gem'	200mm	0.8 - 1.2m	0.8 - 1.2m	N
<b>Ground Covers</b>									
LomTan		203		Spiny-headed mat rush	Lomandra longifolia 'Tanika'	150mm	0.45 - 0.6m	0.6 - 0.9m	N
MyoYar		176		Carpet Spreading Myoporum	Myoporum parvifolium 'Yareena'	150mm	0.05 - 0.1m	0.8 - 1.0m	N
CasCou		109		Cousin It	Casuarina 'Cousin It'	150mm	0.10 - 0.15m	0.8 - 1.0m	N
HarMee		59		Meema	Hardenbergia violacea 'Meema'	150mm	0.4 - 0.6m	1.5 - 2.0m	N
DicEme		125		Emerald Falls Dichondra	Dichondra 'Emerald Falls'	150mm	0.0 - 0.3m	0.9 - 1.2m	N
DiaBla		40		Flax Lily	Dianella tasmanica 'Blaze'	150mm	0.4 - 0.5m	0.4 - 0.6m	N
DiaTas		199		Flax Lily	Dianella tasmanica 'Tasred'	150mm	0.4 - 0.5m	0.4 - 0.5m	N
GreBro		38		Bronze Rambler Grevillea	Grevillea 'Bronze Rambler'	150mm	0 - 0.2m	2.0 - 3.0m	N
BanBir		34		Birthday Candle	Banksia spinulosa 'Birthday Candle'	150mm	0.45 - 0.6m	0.9 - 1.2m	N

SCALE



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ARCHITECT:



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## NOTIFICATION - SITE/ LANDSCAPE PLAN

26-30 Cutler Drive WYONG  
LOTS 23, 24 & 25 in DP 234632

REV:

-

DATE:

31/01/23

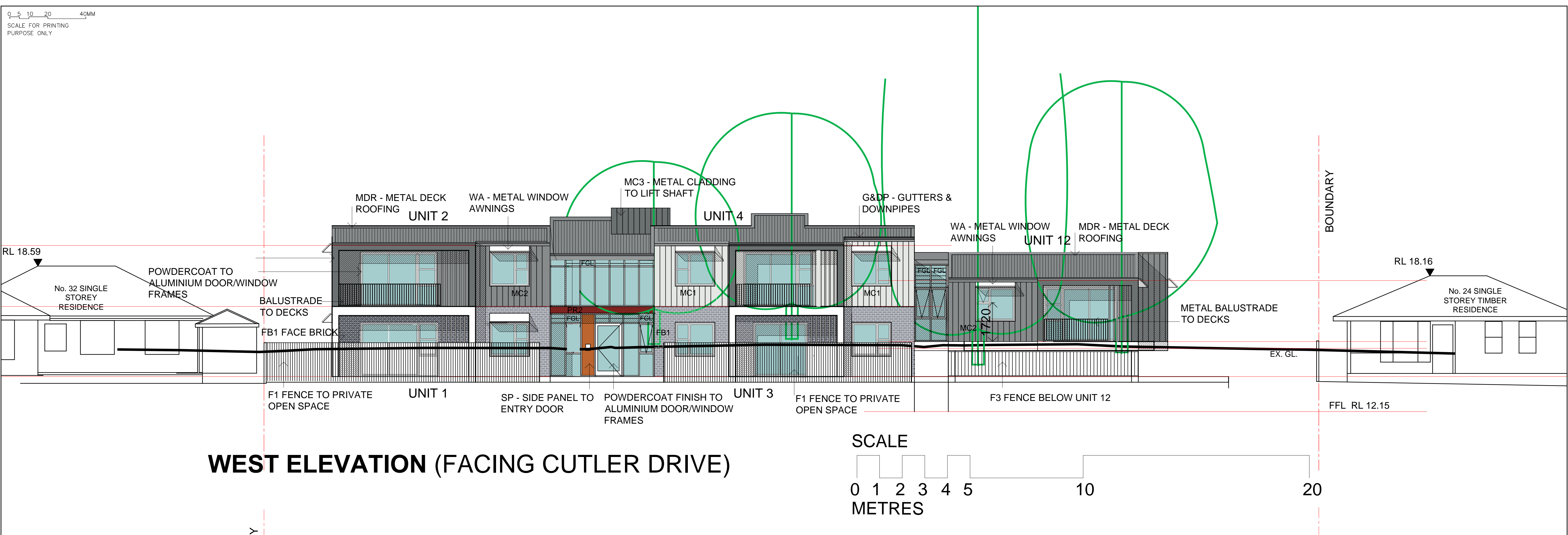
PROJECT NO:

BGYFH

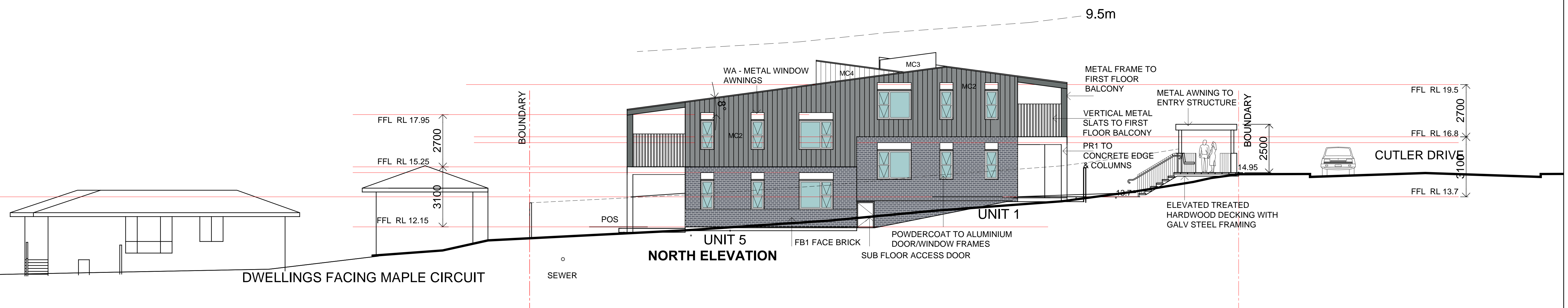
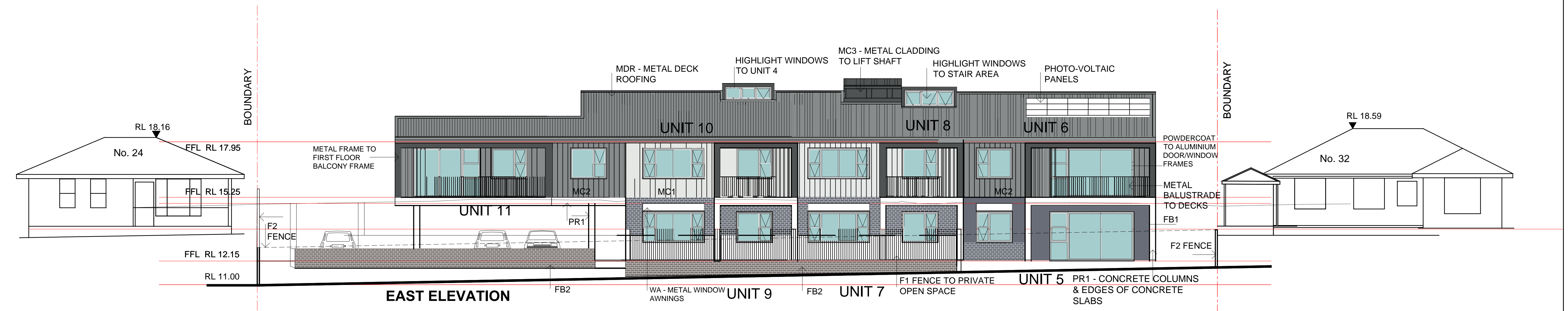
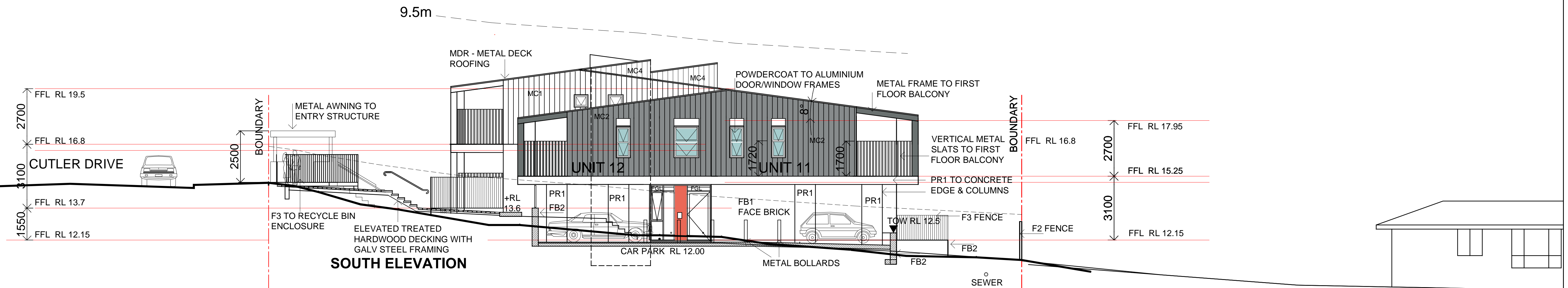
SHEET:

N02

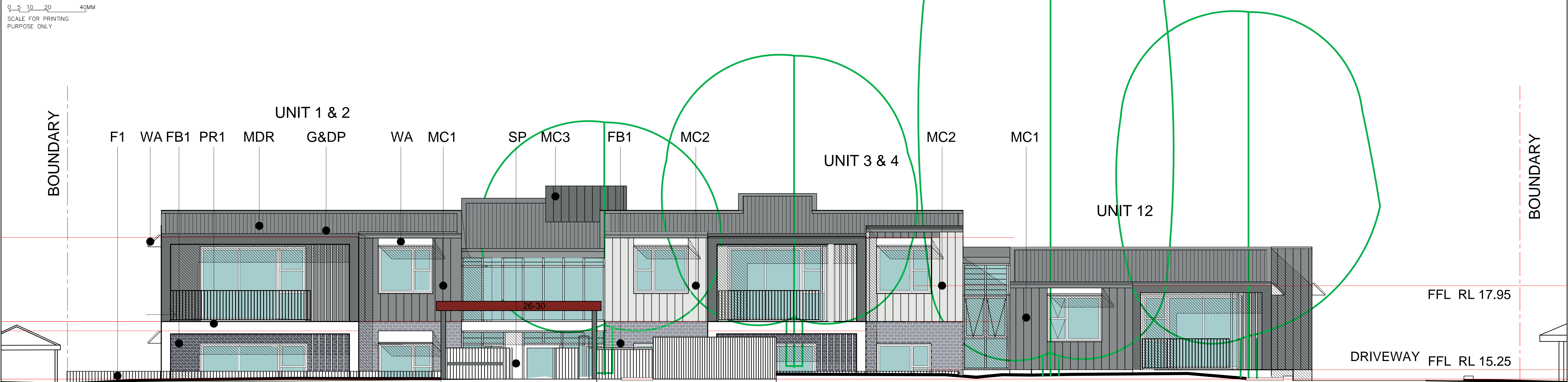




PROPOSED DEVELOPMENT DATA - SENIORS HOUSING		
SITE AREA	1688 m²	
TITLE DESCRIPTION	Lots 23, 24 & 25 in DP 234632	
PROPOSED DWELLING NUMBERS	12 dwellings - 7 x 2 bedroom and 5 x 1 bedroom	
	Requirement	Proposed
SETBACKS		
Front Setback	7.5m	9.5m
Side Setback	3.0m	3m
Rear Setback	4.5m	6m
HEIGHT	9.5m to top of roof	6.3m to ceiling 7.8m to top of roof
FLOOR SPACE RATIO	0.5:1	0.59:1
PARKING	3 parking spaces	8 parking spaces







## ENTRY ELEVATION (FROM CUTLER DRIVE)

### FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
MDR	ROOFING FASCIA, RIDGE CAPPING FLASHINGS		METAL DECK ROOFING COLORBOND	BASALT
G & DP	GUTTERS & DOWNPIPES		METAL COLORBOND	BASALT
FRAME	BALCONY FRAMES, & ENTRY STRUCTURE AT CUTLER DRIVE		GALV STEEL FRAME WITH METAL COLORBOND CLADDING	MONUMENT
MC1	FIRST FLOOR WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	SURFMIST
MC2	FIRST FLOOR WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	BASALT
MC3	LIFT OVERUN WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	MONUMENT
MC4	SKYLIGHT WALL CLADDING		METAL COLORBOND STANDING SEAM WALL CLADDING	BASALT
BAL	FIRST FLOOR DECKS BALUSTRADE VERTICAL BARS		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	POWDERCOAT "WHITE"
MC4	MAIN FRONT ENTRY AWNING FASCIA & SOFFIT		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	POWDERCOAT "MANOR RED"
WA	WINDOW AWNINGS		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	POWDERCOAT "WHITE"
SP	SIDE PANEL TO MAIN ENTRY DOORS		POWDERCOAT FINISH TO ALUMINIUM PANEL IN WINDOW FRAME	POWDECOAT "TERRAIN"
PR1	LETTER BOXES MASONRY WALL		PAINTED RENDER SMOOTH PAINT FINISH	DULUX "LEXICON HALF"

CODE	LOCATION		DESCRIPTION	COLOUR
D&W	DOOR & WINDOW FRAMES		POWDERCOAT FINISH TO ALUMINIUM FRAMES	SURFMIST
FB1	FACE BRICK WALLS GROUND FLOOR		PGH DARK & STORMY RANGE	LIGHTNING
FB2	FACE BRICK WALLS SITE WALLS & RETAINING WALLS		PGH ESCURA VELOUR RANGE	VOLCANIC
PR1	CONCRETE COLUMNS & EDGES OF CONCRETE SLABS		OFF-FORM CONCRETE SKIM COAT+GRANOSITE SMOOTH PAINT FINISH	DULUX "LEXICON HALF"
FC1	SOFFITS TO GROUND & FIRST FLOOR BALCONY & CARPARK CEILING		PAINTED FIBRE CEMENT SHEETING SMOOTH PAINT FINISH	DULUX "LEXICON HALF"
HR	SITE HANDRAILS & BALUSTRADES & STEEL FRAMING FOR STAIRS		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	GALV. STEEL
F1	VERTICAL SLATTED METAL FENCE TO PRIVATE OPEN SPACES 1500mm HIGH		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	WHITE
F2	SITE SIDE & REAR BOUNDARYS		1800mm HIGH METAL COLORBOND FENCING	BASALT
F3	VERTICAL SLATTED METAL FENCE BELOW UNIT 12		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	BASALT
F4	VERTICAL SLATTED METAL FENCE TO BIN AREA (CLOSE SLATS)		POWDERCOAT FINISH TO GALV STEEL - SMOOTH FINISH	MONUMENT
T1	TIMBER DECK		TREATED HARDWOOD PLANKS GALV STEEL FRAMES	NATURAL



### NOTIFICATION - SCHEDULE OF FINISHES

26-30 Cutler Drive WYONG  
LOTS 23, 24 & 25 in DP 234632

REV:

-

DATE:

20/12/22

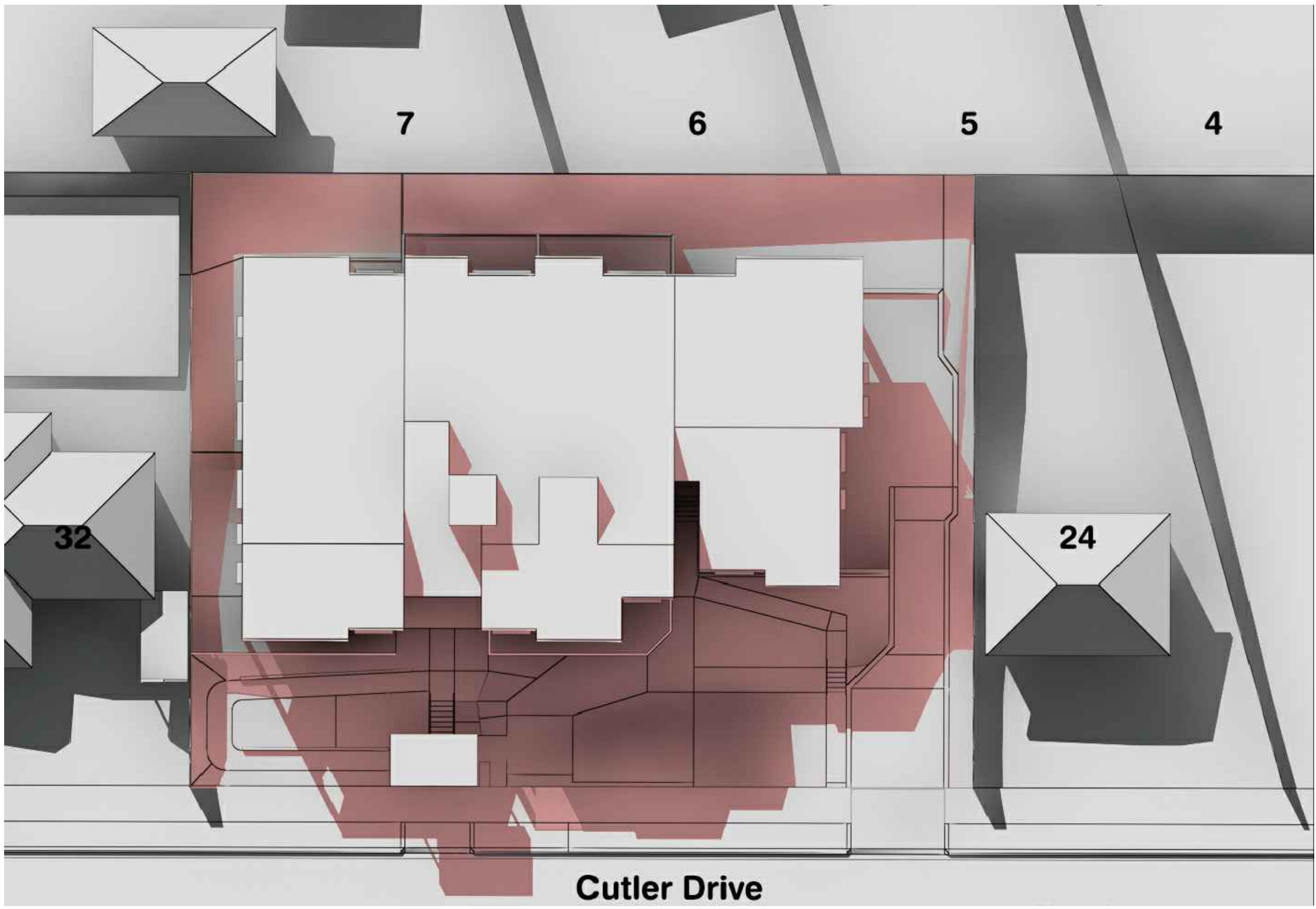
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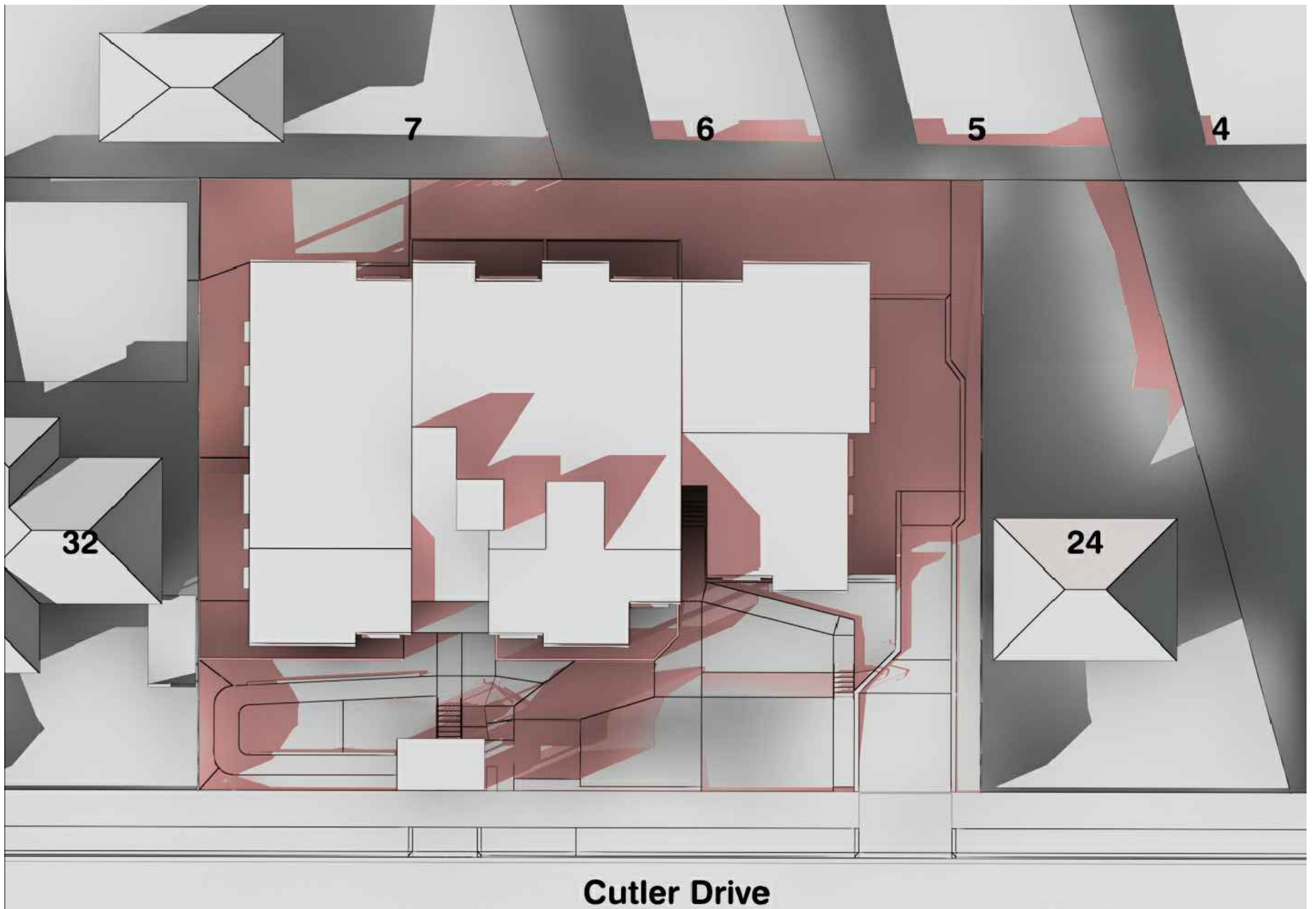
SHEET:

N05

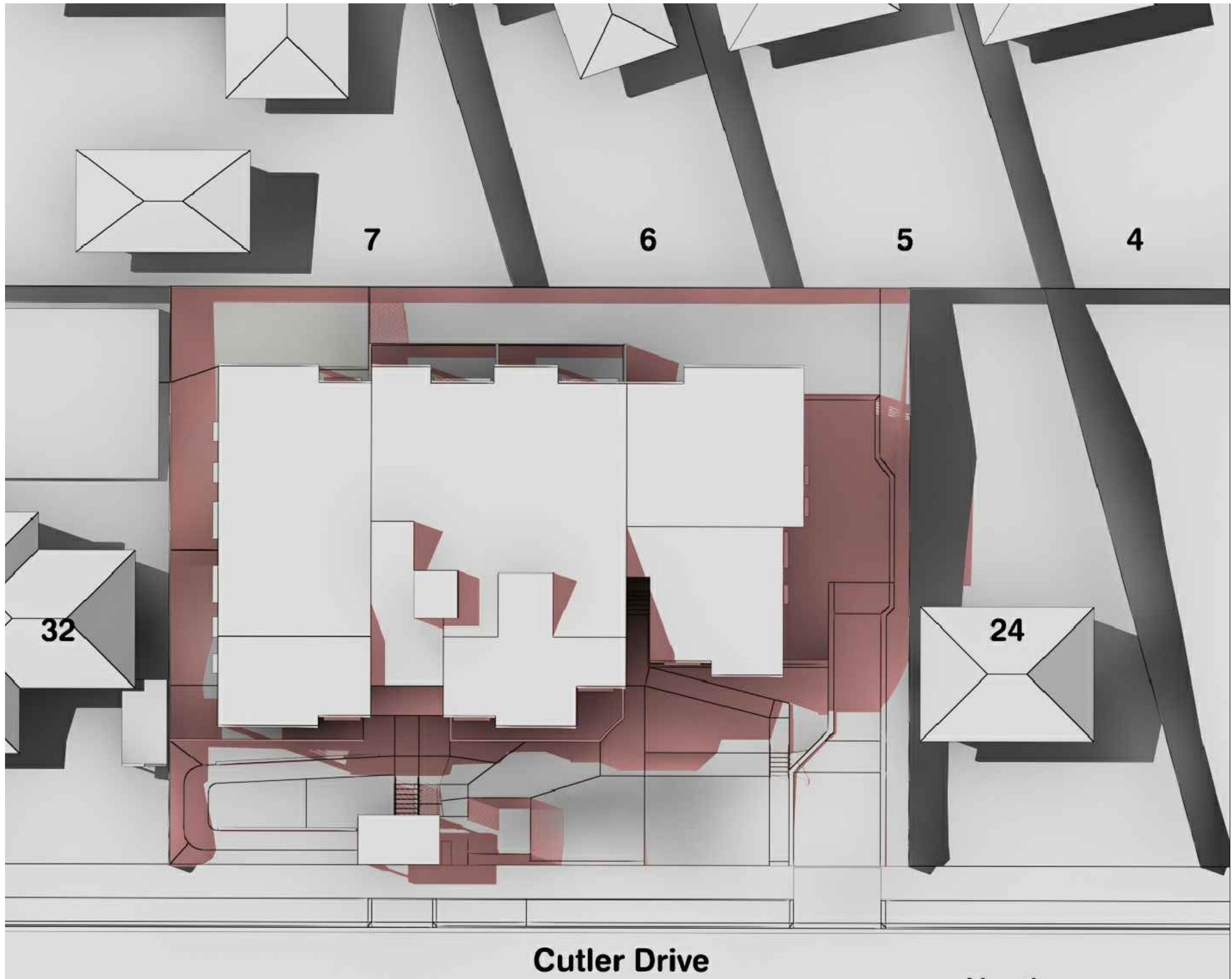




1 SHADOW DIAGRAM - 9am June 21  
— SCALE NTS





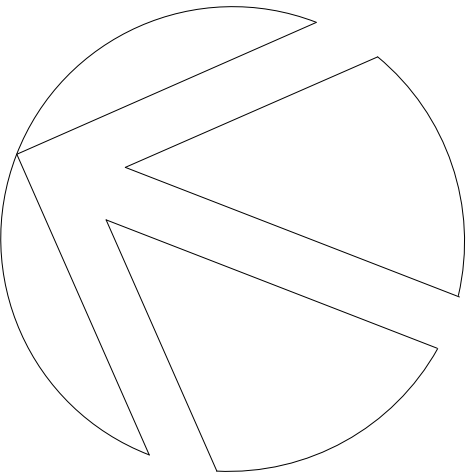
2 SHADOW DIAGRAM - 12noon June 21  
— SCALE NTS



3 SHADOW DIAGRAM - 3pm June 21  
— SCALE NTS

LEGEND:

-  Pink area indicates shadows cast by proposed development
-  Grey area indicates shadows cast by neighboring properties



NORTH



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PHONE No 1800 738 718  
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NOTIFICATION - SHADOW DIAGRAMS  
26-30 Cutler Drive WYONG  
LOTS 23, 24 & 25 in DP 234632

REV:  
-

DATE:  
20/12/22

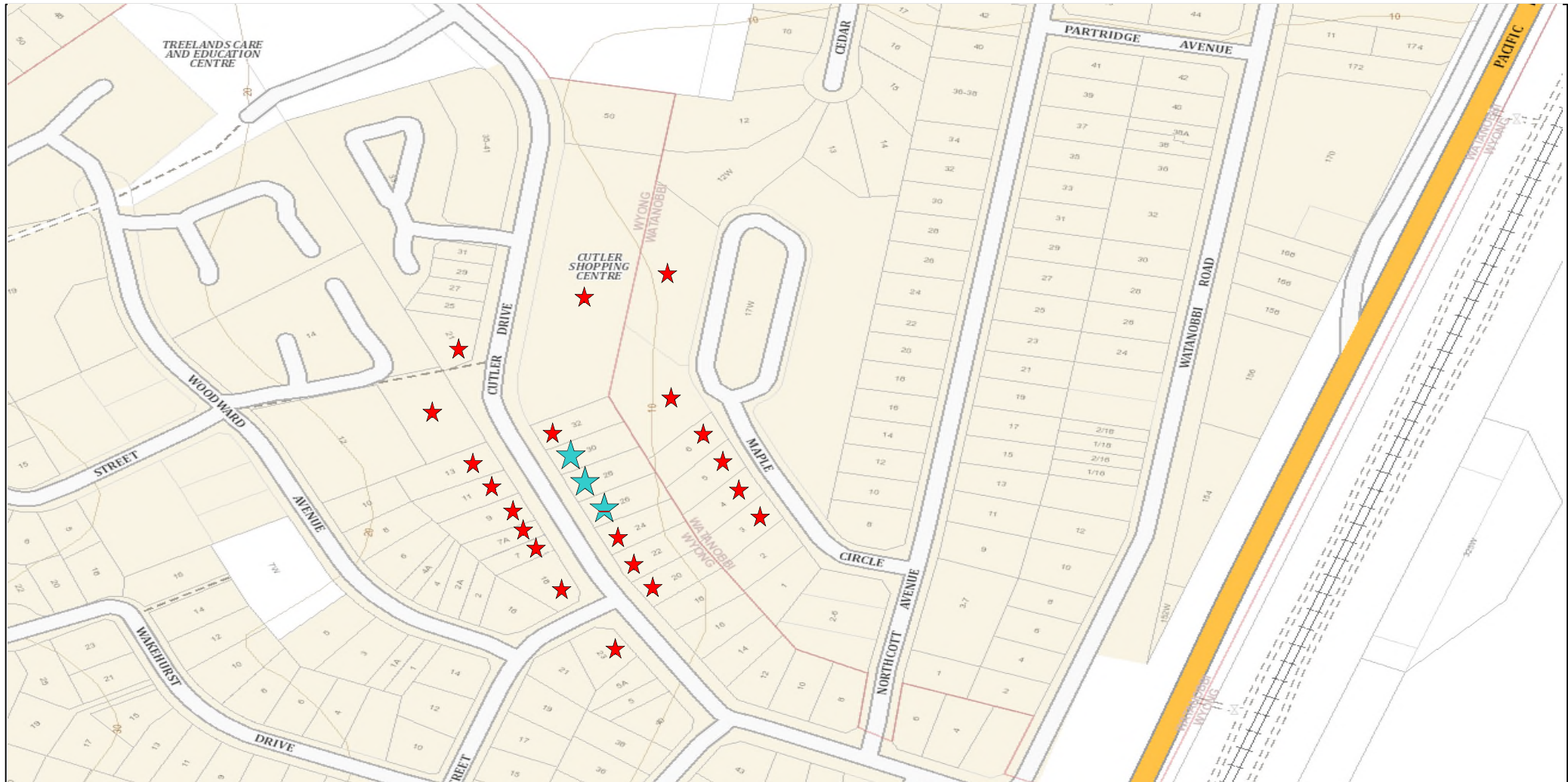
PROJECT NO:  
BGYFH

SHEET:  
N06



## Proposed Scope of Notification

Address:	<b>26 -30 Cutler Drive Wyong</b>	Proponent:	<b>LAHC</b>
Property Description:	<b>Lots 23-25 in DP 234632</b>	Job No:	<b>BGYFH</b>
LGA:	<b>Central Coast Council</b>	Planner:	<b>Rajlaxmi Kshirsagar</b>



### Legend



 Properties proposed to be notified by LAHC



## Rajlaxmi Kshirsagar

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**From:** Jane Doyle <Jane.Doyle@centralcoast.nsw.gov.au>  
**Sent:** Tuesday, 7 March 2023 6:50 PM  
**To:** Carmen Cotterill  
**Cc:** CommunityEngagement  
**Subject:** RE: FWD: (SE-GE) Planning enquiry 26-30 Cutler Drive Wyong  
**Attachments:** Notification for Cutler Drive - 7-3-23.xlsx

**Categories:** BAU North


Good Evening,  
Please find attached name and contact details of addresses as per your notification Map. Apologies for the delay.  
Should you require any further information, please do not hesitate to contact me,

Kind regards

Jane

**Jane Doyle**  
Environment and Planning Support Leader  
Environment and Planning Support  
**Central Coast Council**  
P.O. Box 20 Wyong, NSW 2259  
t: 02 4350 5581  
e: [Jane.Doyle@centralcoast.nsw.gov.au](mailto:Jane.Doyle@centralcoast.nsw.gov.au)



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**From:** Kirra Hartley <Kirra.Hartley@centralcoast.nsw.gov.au>  
**Sent:** Tuesday, 28 February 2023 3:39 PM  
**To:** Jane Doyle <Jane.Doyle@centralcoast.nsw.gov.au>  
**Subject:** FW: FWD: (SE-GE) Planning enquiry

Hi Jane,

I have been advised you are the best person to contact regarding this enquiry.

The Dept. of Land and Housing are requesting we provide the names and contact details of addresses so they can provide appropriate notification for development consisting of 12 units - 5 x 1 bed; 7 x 2 bed. The scope of the notification map is attached. Are you able to provide the contact details?



Cheers,

Kirra Hartley | Senior Development Planner | 28/02/2023

**Kirra Hartley**

Senior Development Planner  
Development Advisory Services  
**Central Coast Council**  
PO Box 20 Wyong, NSW 2259  
m: 0436 522 371  
e: [Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)



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**From:** Carmen Cotterill <[Carmen.Cotterill@facs.nsw.gov.au](mailto:Carmen.Cotterill@facs.nsw.gov.au)>  
**Sent:** Wednesday, 8 February 2023 11:54 AM  
**To:** Kirra Hartley <[Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)>  
**Cc:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>  
**Subject:** RE: FWD: (SE-GE) Planning enquiry

**[EXTERNAL EMAIL]** Do not click any links or attachments unless you have checked the sender and trust the content is safe. If you are unsure, please report this to I&T Service Desk via the Portal.

Good morning,

NSW Land and Housing Corporation is planning our next notification to neighbours and Council where we will share our proposed design and ask for feedback.

It has been 6 months since we last asked Council to confirm the scope of notification and we would like to confirm Council is still satisfied with the proposed scope of notification (attached) .

Could I also request we also get the names and addresses (if they don't live in the property) of the private owners. If we are able to address the letters by name we can ensure the letters are delivered and not returned due to the assumption the letter is junk mail.

Thank you

**Carmen Cotterill**  
**Senior Community Engagement Officer, Delivery**

**Community Engagement Team**  
Land and Housing Corporation | Department of Planning and Environment  
T 1800 738 718 | E [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)  
T 02 8753 8817 | E [Carmen.Cotterill@facs.nsw.gov.au](mailto:Carmen.Cotterill@facs.nsw.gov.au)  
Locked Bag 5022 Parramatta NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

**Our Vision:** Together, we create thriving environments, communities and economies.



The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Department of Planning and Environment



---

**From:** Kirra Hartley <[Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)>  
**Sent:** Monday, 12 September 2022 12:28 PM  
**To:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>  
**Subject:** RE: FWD: (SE-GE) Planning enquiry

Yes, I can confirm we are satisfied with the scope of notification.

Kind regards,

Kirra Hartley | Development Planner | 12/09/2022

**Kirra Hartley**  
Development Planner  
Development Assessment Pre Lodgement  
**Central Coast Council**  
PO Box 20 Wyong, NSW 2259  
m: 0436 522 371  
e: [Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)



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**From:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>  
**Sent:** Friday, 9 September 2022 4:44 PM  
**To:** Kirra Hartley <[Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)>  
**Cc:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>  
**Subject:** RE: FWD: (SE-GE) Planning enquiry

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Good afternoon Kirra,

Could I confirm if Council is satisfied with our proposed scope of notification.

Thanks



Kind regards

**Carmen Cotterill**  
**Senior Community Engagement Officer, Delivery**

**Community Engagement Team**

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

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Department of Planning and Environment



---

**From:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>

**Sent:** Monday, 29 August 2022 2:43 PM

**To:** 'Kirra Hartley' <[Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)>

**Cc:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>

**Subject:** RE: FWD: (SE-GE) Planning enquiry

Hi Kirra,

The proposed development at 26-30 Cutler Drive Wyong will be a two story seniors development consisting of 12 units - 5 x 1 bed; 7 x 2 bed .

Kind regards

**Carmen Cotterill**  
**Senior Community Engagement Officer, Delivery**

**Community Engagement Team**

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E [CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

T 02 8753 8817 | E [Carmen.Cotterill@facs.nsw.gov.au](mailto:Carmen.Cotterill@facs.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

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Department of Planning and Environment



---

**From:** Kirra Hartley <[Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)>  
**Sent:** Monday, 29 August 2022 11:50 AM  
**To:** CommunityEngagement <[CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)>  
**Subject:** RE: FWD: (SE-GE) Planning enquiry

Hi Carmen,

Can you please specify the proposed development in order for Council to ascertain the level of notification required?

Kind regards,

Kirra Hartley | Development Planner | 29/08/2022

Attention Planning,

In accordance with Clause 43(1)(a) of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP 2021), NSW Land & Housing Corporation is requesting if Council would like to nominate any additional persons or property it considers necessary to be notified of the proposed new housing development of up to 12 units at 26-30 Cutler Drive Wyong.

The proposal is 'development without consent' under the Housing SEPP 2021. NSW Land & Housing Corporation will therefore undertake a Review of Environmental Factors of the development under Part 5 of the Environmental Planning and Assessment Act 1979 and consider any submissions from Council and neighbours before deciding whether the proposed development should proceed.

Please find attached the proposed neighbour notification map and address list.

Please respond to this email as soon as possible, with:

1. advice as to any additional properties Council deems it necessary to notify; or
2. confirmation that Council is satisfied with the proposed scope of notification.

If you have any questions, please don't hesitate to contact the Community Engagement team on 1800 738 718 or via email at [CommunityEngagement@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)


Kind regards,



Carmen Cotterill  
Senior Community Engagement Officer, Delivery

**Kirra Hartley**  
Development Planner  
Development Assessment Pre Lodgement  
**Central Coast Council**  
PO Box 20 Wyong, NSW 2259  
m: 0436 522 371  
e: [Kirra.Hartley@centralcoast.nsw.gov.au](mailto:Kirra.Hartley@centralcoast.nsw.gov.au)



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## Department of Planning and Environment

Our ref: SUB23/40918

David Farmer  
Chief Executive Officer

Central Coast Council  
PO Box 20  
WYONG NSW 2259

10 March 2023

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**Subject: Notice of proposed residential housing – Attention: Planning**

Dear Mr Farmer

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:** 26-30 Cutler Drive, Wyong  
Lots 23-25 in DP 234632

**Proposal:** Demolition of three (3) dwellings and construction of a seniors' housing development containing twelve (12) dwellings, comprising 5 x 1-bedroom and 7 x 2-bedroom units, parking for eight (8) vehicles, associated site works and landscaping, and consolidation of three (3) 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 enclosed for Council's review and comments:

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



## Department of Planning and Environment

Please email Council's comments to Rajlaxmi Kshirsagar, Planner, LAHC at [Rajlaxmi.Kshirsagar@facs.nsw.gov.au](mailto:Rajlaxmi.Kshirsagar@facs.nsw.gov.au) by **03 April 2023**.

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

Yours sincerely,

A handwritten signature in black ink that reads "Chicomb".

Christine Unicom

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



Our ref: SUB23/40054

The Resident(s)  
7 Cutler Drive  
WYONG NSW 2259

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



10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

Dear The Resident(s)

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- landscaping and fencing across the site

### What we have done so far

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## Department of Planning and Environment

any tenancy related matters, or you can email the Central Coast DCJ Housing Team at [T207@facns.nsw.gov.au](mailto:T207@facns.nsw.gov.au) with concerns about antisocial behaviour or property care issues.

- The proposed design will include a communal bin-waste area to store the required number of bins within the property and the bins will be taken to the site street frontage for collection and returned to the bin-waste area in compliance with Council requirements.

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Manager, Community Engagement  
NSW Land and Housing Corporation

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Our ref: SUB23/40054

The Resident(s)  
7A Cutler Drive  
WYONG NSW 2259

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## Department of Planning and Environment

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NSW Land and Housing Corporation

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Our ref: SUB23/40054

Mrs H L Clayton and Mr R E Clayton  
9 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

Dear Mrs H L Clayton and Mr R E Clayton

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Our ref: SUB23/40054

Mr G C Robson and Ms J A Robson  
11 Cutler drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

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Our ref: SUB23/40054

Mr R Naidoo  
13 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

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Our ref: SUB23/40054

Mr J K C Teo and Ms K L Lai  
1/21 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

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Our ref: SUB23/40054

Mr J J Burgess  
83 Watagan Forest Dr  
JILLIBY NSW 2259

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10 March 2023

---

## Subject: 26-30 Cutler Drive, Wyong

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Yours sincerely,

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Christine Unicom  
Manager, Community Engagement  
NSW Land and Housing Corporation

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Our ref: SUB23/40054

Mr M W Perkins and Ms S L Daniel  
32 Cutler Drive  
WYONG NSW 2259

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



10 March 2023

---

## Subject: 26-30 Cutler Drive, Wyong

Dear Mr M W Perkins and Ms S L Daniel

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We are proposing to replace the existing aged properties with a new two-storey seniors' housing development that better suit the needs of residents. This will include:

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Our ref: SUB23/40054

Mr Y Y V Hung and Ms W P Liu  
24 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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Our ref: SUB23/40054

Mr R J Muggleton  
22 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

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Our ref: SUB23/40054

The Resident(s)  
20 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

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Our ref: SUB23/40054

Mr R J Handley  
46 Caalong St  
ROBERTSON NSW 2577

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

Dear Mr R J Handley

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Our ref: SUB23/40054

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10 March 2023

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Our ref: SUB23/40054

Cutler Shopping Centre  
34-48 Cutler Drive  
WYONG NSW 2259

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10 March 2023

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## Subject: 26-30 Cutler Drive, Wyong

Dear Cutler Shopping Centre

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Our ref: SUB23/40054

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18 Harvey Street  
WYONG NSW 2259

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10 March 2023

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Our ref: SUB23/40054

The Resident(s)  
23 Harvey Street  
WYONG NSW 2259

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10 March 2023

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10 March 2023

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Our ref: SUB23/40054

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We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink that reads "Chicomb".

Christine Unicom  
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>





**Archived:** Wednesday, 10 May 2023 8:48:13 AM

**From:** [Andrew Roach](#)

**Sent:** Mon, 3 Apr 2023 22:45:52 +0000ARC

**To:** [Rajlaxmi.Kshirsager@fac.s.nsw.gov.au](mailto:Rajlaxmi.Kshirsager@fac.s.nsw.gov.au); [gov@mx08-0038c501.pphosted.com](mailto:gov@mx08-0038c501.pphosted.com); CommunityEngagement

**Cc:** Vicky Cummings

**Subject:** Development Without Consent Notification - 26-30 Cutler Drive, Wyong

**Sensitivity:** Normal

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\\cbpat3This Message Is From an External Sender

\\cbpat3This message came from outside your organization.

Ref: D15613156

Dear Rajlaxmi

Subject: Development without Consent Notification

Authority: NSW Land and Housing Corporation (Department of Planning and Environment)

Proposal: Demolition of three (3) dwellings and construction of a seniors housing development containing twelve (12) dwellings, parking for eight (8) vehicles, associated site and landscaping works, and lot consolidation

Address: 26-30 Cutler Drive, Wyong

I refer to correspondence recently received at Council regarding the above-mentioned proposal (your ref: SUB23/40918).

You are advised that Council's Development Assessment Review Team reviewed the subject proposal and raise no objection subject to adherence with the requirements within *State Environmental Planning Policy (Housing) 2021* as they relate to the development preceding without consent.

If you require any further information in relation to this matter, please contact Council's Section Manager – Development Advisory Services, Antonia Stuart on (02) 4306 7900.

Yours faithfully

**Andrew Roach**

Unit Manager

Development Assessment


**Central Coast Council**

PO Box 20 Wyong, NSW 2259

m: 0437 309 212

e: [Andrew.Roach@centralcoast.nsw.gov.au](mailto:Andrew.Roach@centralcoast.nsw.gov.au)



 Please consider the environment before printing this email

**Archived:** Wednesday, 10 May 2023 8:48:17 AM  
**From:** [CommunityEngagement](#)  
**Sent:** Tue, 11 Apr 2023 03:17:08 +0000Authentication  
**To:** [REDACTED]  
**Cc:** [CommunityEngagement](#)  
**Subject:** RE: Re Development at 26-30 Cutler Drive, Wyong  
**Sensitivity:** Normal

---

Dear [REDACTED]

Thank you for your time on the phone and for providing feedback on the proposed development by the NSW Land and Housing Corporation (LAHC) at 26-30 Cutler Drive, Wyong. Your comments 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.

I have provided some additional information below relating to some of the matters you have raised.

#### **Laundry facilities**

Each unit will have a combined bathroom and laundry and will have fittings for a washing machine.

#### **Internet and landline services**

There will be internet services available to the units however we are unable to confirm at this time whether there will be FTTN or FTTP connection, this will be dependent on availability on the street at the time of construction.

We will continue to keep you updated on the progress of the proposal.

Thank you once again for your valuable feedback.

Kind regards,

**Carmen Cotterill**  
**Senior Community Engagement Officer, Partnerships and Communications**

Land and Housing Corporation | Department of Planning and Environment

T 1800 738 718 | E [CommunityEngagement@facns.nsw.gov.au](mailto:CommunityEngagement@facns.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

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**Our Vision:** Together, we create thriving environments, communities and economies.



**From:** [REDACTED]  
**Sent:** Monday, 3 April 2023 12:59 PM  
**To:** CommunityEngagement <[CommunityEngagement@facns.nsw.gov.au](mailto:CommunityEngagement@facns.nsw.gov.au)>  
**Subject:** Re Development at 26-30 Cutler Drive, Wyong

Dear Community Engagement Team,

I note that as I am unable to drive the location is close to two bus stops that cater to several different bus routes.

My main concern is that the units contain facilities for washing machine plumbing and drainage similar to the facilities in my current address.

As I am dependent on the internet for my weekly grocery delivery and other online shopping, it is important to me that facilities for fixed-line telephone and internet services are provided in each unit. This is especially important following the announcement by the NBN that the Watanobbi and other Central Coast areas will be upgraded from FTTN to FTTP this year.

Regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]