

Our ref: SUB23/221272

Jeremy Bath
Chief Executive Officer
Newcastle City Council
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NEWCASTLE NSW 2300

19 September 2023

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



Notice of proposed residential development

Attention: Geof Mansfield

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: 19-23 Douglas Street and 6 Neal Place, Wallsend NSW 2287

Lots 58 & 59 in DP 35087 and Lots C & D in DP 35096

Proposal: Demolition of 4 existing dwellings and associated structures, and the construction of a 2-storey residential flat building containing 10 x 1-bedroom and 10 x 2-bedroom dwellings with associated landscaping and fencing, surface parking for 9 cars and consolidation into a single lot.

The proposal is considered 'development without consent' under *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](#) for Council's review and comments:

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

Please email Council's comments to Howard Taylor, Planner, LAHC at howard.taylor1@facs.nsw.gov.au by **8 October 2023**.

Department of Planning and Environment

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

Yours sincerely,

Lorna O'Shane

**Community Engagement Manager
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>

