

Department of Planning and Environment

Our ref: SUB23/46379

Jeremy Bath
Chief Executive Officer
Newcastle City Council
PO Box 489
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@facns.nsw.gov.au by **13 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>



26 October 2023

Ben Grogan
Director Community Engagement
NSW Land and Housing Corporation
Locked Bag 5112
PARRAMATTA NSW 2150

Response by email: Howard.Taylor1@facs.nsw.gov.au

Dear Ben Grogan

PROPOSED RESIDENTIAL FLAT BUILDING 19-23 DOUGLAS STREET WALLSEND

I refer to Land and Housing Corporation's (LAHC) letter received on 21 September 2023 notifying City of Newcastle (CN) of a proposed residential flat building on the above properties under the 'development without consent' provisions of *State Environmental Planning Policy (Housing) 2021* and inviting CN to provide comment.

The submitted documentation and plans have been reviewed and the following comments are provided for your consideration:

1. Design considerations

It is recommended amendments are made to the architectural plans to address the following design considerations:

Character of the area

It is suggested that an increased setback to units 2, 5 & 6, would result in an enhanced streetscape outcome. If this can be facilitated through minor amendments through the proposed design, it is recommended that this be considered.

Private open spaces

The private open space areas of proposed Units 1,2 and 9 encroach beyond the building line, further the open space of Unit 2 includes a clothesline. These encroachments will detract from the overall appearance of the development to the streetscape and will not provide suitable privacy and amenity for the future occupants. It is suggested that consideration be given to amendments to these areas to improve the private open space for these units and future residents.

Fencing

The proposed 1800mm high Colorbond located fence within the front setback around the courtyard area of Unit 8 + 18 will result in a poor visual outcome and amenity when viewed from the street and is contrary to CPTED principles. Further, the fencing adjacent to the substation enclosure and driveway area is reliant on landscaping/screen planting. It is recommended the selection of fencing materials and height in this location be reconsidered, for example lower height fencing and/or semitransparent style

2. Accessibility

At the meeting of Council of 23 August 2022, a proposed Notice of Motion (NOM) relating to Housing Affordability was endorsed. The NOM was to be included in CN's submission to the Local Government NSW (LGNSW) Annual Conference held in late October 2022.

The proposed NOM, in part, was seeking that LGNSW:

1. *Calls upon the State government to ensure that all new public, social and affordable housing at a minimum incorporates the new accessibility standards in the National Construction Code.*

The revised National Construction Code includes new minimum accessibility standards, based on 'Silver' Performance level Accessibility standards of Liveable Housing Australia.

According to the 'Access Review' report dated 23 December 2022 prepared in support of the proposal eight of the proposed twenty dwellings will achieve the silver standard.

Section 3.03.04 Configuration of the NDCP 2012 requires that all dwelling, except Seniors housing development under the relevant State Environmental Planning Policy include Liveable Housing Design Guidelines Silver Level universal design features.

A control of Section C13-Liveable Housing of the Draft NDCP 2023, currently on public exhibition, requires that for residential flat building (RFB) resulting in five or more dwellings, at least 20% of dwellings are designed to Platinum Level under the Liveable Housing Design Guidelines. An acceptable solution for RFB being '*...it is a preference for 1-2 bedroom units to be designed of Platinum Level.*'

Therefore it is requested consideration be given to the accessibility requirements of the existing and draft NDCP in the design of the proposal to achieve a greater proportion of units achieving this standard

2. Stormwater Management

It is recommended stormwater runoff from the proposal is managed in accordance with the requirements of Section 7.06 'Stormwater' of NDCP 2012, the associated Technical Manual and AS/NZS 3500.3 Plumbing and drainage Part 3 Stormwater drainage, as indicated on the stormwater management concept plan prepared by Stantec (Drg. No. 80822046-CI-0001 to 2201, Revision 4, dated 25/02/2023) except as recommended to be amended by the following comments. As the site is located within the coastal wetland catchment, additional controls in the NDCP apply.

Based on a roof area of approximately 770m², NDCP 2012 requires storage of 30m³ of rainwater from the entire roof area with half the storage volume draining to a 5mm weep hole to allow a slow release into the downstream receiving environment. Additional storage of 11.8m³ (=762m² (impervious area excluding roof) x 15.5mm depth storage) is to be provided in a detention tank. The proposal provides 30.5m³ of detention storage plus 9m³ of reuse storage which does not meet the NDCP requirements, and it is recommended that the design be amended to meet the coastal wetland requirements above.

The abovementioned concept plan did not consider the water quality requirements of the NDCP 2012. It is recommended that water quality is managed as follows:

Table 4: Water quality and water quantity targets

Total Suspended Solids	85% reduction in the average annual load of Total Suspended Solids.
Total Nitrogen	45% reduction in the average annual load of Total Nitrogen.
Phosphorous	65% reduction in the average annual load of Total Phosphorus.
Gross Pollutants	90% reduction in the average annual load of Gross Pollutants (>5mm).
Hydrocarbons	100% removal.

This can usually be achieved by constructing a bioretention basin (preferred option) or alternatively a sand filter or proprietary products placed inside tanks. Gross pollutants are to be captured, either by installing pit inserts or an end of line Gross Pollutant Trap.

Stormwater discharge via three rectangular hollow section outlets to the street kerb is acceptable.

Controlling surface water

Any alteration to natural surface levels on the site is to be undertaken in such a manner as to ensure that there is no increase in surface water runoff to adjoining properties or that runoff is impounded on adjoining properties as a result of the proposal.

Water tanks and plumbing design standards

It is recommended roof water from the proposal is directed to a water reuse tank with a minimum capacity of 30,000 litres, designed in accordance with Appendix 8 of CNs Technical Manual - Stormwater and Water Efficiency for Development, which supports the relevant provisions of NDCP 2012.

The upper 50% of the capacity of the rainwater tank is to drain from the tank by way of a 5mm weep hole connected to the main overflow pipe for the tank. The tank is to be reticulated into the following new uses:

- site irrigation systems
- external taps
- all toilets
- cold water washing machine taps and laundry basin taps.

A mains water top-up system is to be installed to maintain a minimum water depth of 100mm within the tank. Alternatively, an electronically activated mechanical valve device is installed to switch to mains water when the water level in the tank falls below the minimum depth. The water tank and plumbing are to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3).

3. Vehicular Access, Driveway Design and Crossing Location

It is recommended the proposal is designed in accordance with Section 7.03 Traffic, Parking and Access of NDCP2012 and Australian Standard AS/NZS2890.1:2004-Off Street Car Parking.

It is also recommended that the width of the internal driveway is increased to 5.5m to enable entering and exiting vehicles to pass each other and avoid conflict.

It is noted the existing road verge is higher than the road level and steep driveways present. It is recommended the driveway grades are checked against CN's standard drawing A1300 to ensure compliant grades are achieved and vehicle scraping does not occur. This is

particularly important as a detention tank is located underneath the driveway making it difficult to lower the internal driveway if grades are found to be too steep later.

4. Parking

It is noted bicycle parking can be provided within the individual units for tenants. It is recommended that at least one bicycle hoop be included in a common area for visitors bicycle parking.

In accordance with the DCP, it is recommended that 5% of the car parking spaces are fitted with electric vehicle chargers in accordance with following requirements:

- a) Each off-street car parking space will be provided with electrical circuitry to support the installation of a 'Level 2' electric vehicle charger point. The construction plans are to:
 - i) Identify the power capacity to each car parking space.
 - ii) Identify the EV Distribution Board and EV Load Management System on each level of parking. Locate EV Distribution Board(s) so that no future EV Ready connection will require a cable of more than 50 metres from the parking bay to connect.
 - iii) Identify the conduit system to allow each car space to install an electric vehicle charger point – such as cable trays and/or buried cables underground. This system should allow future installation of cabling to power electric vehicle charger points and allow internet access (run Ethernet cable or install 4G modem).

Note: The installation of a charging point is not required by clause (a).

- b) A minimum of one 'Level 2' electric charger must be provided and 'Level 2' electric chargers must be provided to not less than 5% of all car parking spaces. The location of all electric vehicle chargers must be shown on the construction plans.
- c) The certifier must be satisfied that the electrical plans and specifications are consistent with (a) and (b) before the commencement of construction.

Note: The minimum electric circuitry requirements for 'Level 2' electric vehicle charging points are:

- i) Privately available spaces: 'Level 2' slow – single phase 7kW power; and
- ii) Public spaces: 'level 2' fast – three-phase 11-22kW power.

5. Public Domain works

The LAHC is to design and construct the following works in connection with the proposal within the Douglas Street public road reserve, adjacent to the site, at no cost to CN and in accordance with CN's guidelines and design specifications:

- (a) A new driveway crossing in accordance with CN's Standard Drawing A1300.
- (b) Removal of redundant driveways in the road reserve and restoration of kerb and gutter.
- (c) Three kerb outlets to Douglas Street.

It is acknowledged Clause 5 of Schedule 2 of the savings, transitional and other provisions of the *Roads Act 1993* provides that a public authority, such as the LAHC, does not require consent from CN to exercise its functions in respect of an unclassified road that is not a Crown Road. Accordingly, it is requested that prior to the commencement of construction

CN is provided with a copy of plans for the crossing and layback together with the payment of any CN inspection fees.

All works within the road reserve required by CN and the 'Activity Determination' are to be completed prior to the occupation of the proposed development.

6. Street trees

The CN Street trees (79108, 79109 & 79110) located on the Neal Street frontage of the site are to be physically protected during the construction phase of the proposal in accordance with the CN's Part B Public Trees', 'Section 8.0 -Protection Measures' of CN's Urban Forest Technical Manual. The tree protection fencing must remain in place and maintained until all works have been completed, with no waste materials, washouts, equipment, or machinery to be stored within the fenced area.

Note: The tree selection and location of the required compensatory tree will be determined by CN's City Greening Section in accordance with CN's Street Tree selection manual. The location of the compensatory tree planting may not be in the immediate proximity of the site.

7. Waste management plan

Generally, developments that comprise five or more dwellings must have a common / communal refuse bin presentation area located within 10 metres of the street property boundary to facilitate a collect-and-return service. The bins are to be of a size deemed appropriate by CN.

Based on 10 x 1 bedroom apartments (80 litres / week / apartment) and 10 x 1 bedroom apartments (100 litres / week / apartment), the residential waste generation is estimated at:

- General Waste: 1,800 litres / week – 3 x 660 litre bin emptied weekly, collect and return.
- Comingled Recycling: 3,600 litres / week – 3 x 1,100 litre bin emptied weekly, collect and return.
- Garden Organics: 1,000 litres / fortnight – 4 x 240 litre bins emptied fortnightly, from the kerbside.

To meet our criteria for the collect and return service, the following would be applicable:

- The bin storage area should be located within approximately 10 metres of the property boundary access point and not require a key for access; PIN or similar is acceptable.
- The bin carting route needs to allow for safe and adequate movement of the larger bins, with no obstructions and no requirement for bins to be carried over any steps, landscape edging or gutters / kerbs, etc.
- There needs to be adequate provision for a heavy rigid collection vehicle to safely and legally park adjacent to the property, in close proximity to the bin presentation / collection point, allowing for larger bins to be wheeled safely to the rear of the collection vehicle.
- Appropriate kerbside parking space is preferably on the departure side of any driveway access.

The submitted Waste Management Plan (WMP) does not provide enough detail to make informed comment on this aspect of the proposal. The LAHC will need to provide a detailed

revised WMP, particularly in relation to the ongoing operational waste management. The plan is to include details of the following:

- estimated waste generation for all facets of the development (with reference to the EPA's Better Practice Guide for Resource Recovery in Residential Developments - 2019 Revision),
- bin presentation point/s,
- bin storage area/s,
- bin numbers and sizes,
- collection methodology,
- frequency of collection,
- collection vehicle access to bin presentation point,

A waste management plan checklist (some items may not be applicable to this specific development, but many will) is attached for your convenience. The NSW Environment Protection Authority publication 'Better Practice Guide for Resource Recovery in Residential Developments' (2019 Revision) can also be used as a reference.

8. Consolidation of lots

It is recommended the whole of the subject site comprising Lot 58 and 59 DP 35087 and Lot C & D DP 35096 is to be consolidated into a single title lodged for registration of a survey plan of consolidation with the NSW Land Registry Services.

9. House numbering

Prior to commencement of construction, the LAHC must submit a Street Numbering Application to CN to enable the addressing allocation process to commence. The allocated addressing will be as per CN's Addressing Allocation document and in accordance with the NSW Addressing Policy and the Australian/New Zealand Standard: Rural and Urban Addressing (AS/NZS 4819:2011).

If you have any questions in relation to the various matters raised in this letter, please contact Geof Mansfield City Significant Development Section Manager on 4974 2767 or by email on gmansfield@ncc.nsw.gov.au.

Yours faithfully



Amy Ryan
CITY SIGNIFICANT & STRATEGIC PLANNING MANAGER

Enc: Waste Management Plan Checklist

Appendices

Appendix A: Waste management plan checklist

This checklist can be used to monitor and confirm that the essential issues to achieve better practice waste management have been considered at the right stage during building design.

	Key issues	Completed	Not applicable
Planning Stage			
A	Initial planning		
A1	Have you consulted the council to find out about the waste, recycling and organics collection services available, the bin types and collection vehicles used, and identified future service requirements?		
A2	Has onsite collection (recommended for medium- and high-rise RFBs) been discussed with council?		
A3	Have you considered using recycled materials in your construction?		
Design Stage – to be shown on drawings and Operational Waste Management Plan (WMP)			
B	Separation and Storage of waste, recycling and organics		
B1	Does each residential unit have space inside to store at least two days segregated waste, recycling and organics?		
B2	Have the capacity and type of waste, recycling and organics, bins been estimated based on generation rates?		
B3	Does the bin storage area accommodate the number and type of bins required for the building including space for access and manoeuvring?		
B4	Is the communal storage area suitably enclosed and covered to protect from inclement weather?		
B5	Have you included an appropriately sized communal repair hub, with accessible power?		
C	Storage of other materials		
C1	Has space for residential bulky waste storage been allocated within the development?		
C2	Has sufficient space for communal worm farms or composting facilities been located within the site?		
C3	Has provision for problem wastes been considered in the development?		
C4	Has a space been allocated for collection of <i>Return and Earn</i> containers?		
C5	Has space been allocated for other materials such as e-waste, household batteries, polystyrene or clothing?		
D	Storage location		
D1	Are all residents located within 30m of bin storage areas (not including vertical space)		
D2	Are bin storage areas located in a high pedestrian traffic area?		
D3	Are bin storage areas out of sight or well screened from adjacent dwelling units, surrounding buildings and the street?		

D4	Are the temporary handling areas for a council wheel-in and wheel-out service located within 10m of the layback from the nominated collection point?		
E	Waste collection points: kerbside		
E1	Are kerbside collection points clear of intersections, roundabouts or traffic-calming devices and busy arterial roads?		
E2	Is a heavy rigid vehicle able to safely and easily access and exit from the collection point? (consider also trees, overhanging buildings and low overhead powerlines)		
E3	Can bins be presented for weekly collection in a single row at the kerbside (without blocking footpaths or driveways) and with a minimum space of 50cm between bins?		
E4	Is there step-free access between bin storage areas and collection points?		
E5	Is the collection point located to reduce any noise impacts on surrounding residences?		
F	Waste collection points: onsite (if services provided)		
F1	Have onsite collection point(s) been identified so that:		
	a) collection vehicles will not interfere with access by other road users during collections?		
	b) collection vehicles have safe access to collection points and adequate clearance, manoeuvring and turning space throughout the building or site?		
	c) collection vehicles have no (or minimal) need to reverse?		
	d) there is clear vision of oncoming traffic as collection vehicles leave the property?		
	e) collection point(s) are located on a level surface away from gradients and vehicle ramps?		
F2	Are access driveways of correct strength to support heavy rigid vehicles?		
F3	Are access driveways and internal roads designed in accordance with AS 2890.2?		
G	Transfer of bins to the collection point		
G1	Is the transfer route a minimum of 2.5m wide and made of a hard surface?		
G2	Is the bin transfer route free of steps and excessive gradients?		
G3	Is the travel distance and transfer grade suitable for the bin size and capacity? [see Appendix B]		
H	Waste management equipment		
H1	If a waste chute and/or recycling chute system is planned, will the room the chute dispenses into have restricted access for residents?		
H2	Are the bin storage and serving rooms allocated on each habitable floor designed to comply with BCA and be fire-rated?		
H3	Are bin storage rooms large enough to store at least two days of recycling (where applicable)?		
H4	Has space been allocated to store and operate waste management equipment, such as bin lifters, waste compactors, spare bins, bin trolleys etc?		

H5	Are chutes and compaction equipment designed in accordance with the requirements of the BCA?		
I	WHS		
I1	Has a preliminary risk assessment and hazard analysis been carried out on the proposed waste services and design layout?		
I2	Has the design been modified to eliminate or minimise wherever possible the identified risks?		
J	Noise		
J1	Has the development design included measures to minimise noise associated with the use and servicing of the waste management facilities?		
K	Odour		
K1	Does the design incorporate ventilation for enclosed waste storage areas that complies with the relevant codes and standards?		
L	Hygiene		
L1	Have storage areas been designed to prevent the entry of vermin?		
L2	Are there facilities for cleaning and draining bins in communal storage areas?		
M	Amenity		
M1	Does the design of waste storage areas blend in with the development?		
N	Security		
N1	Does the design allow easy access to waste service areas for residents while restricting access for non-residents?		
N2	Are bin storage areas including access routes sufficiently lit to allow their use after dark?		
O	Signage and education		
O1	Are there suitable waste and resource recovery signs?		
O2	Have requirements for WHS signs been identified?		
P	Ongoing management		
P1	Will a building manager/caretaker and/or gardener be employed to look after waste, recycling and organics?		

Ref: SUB24/90721

19 April 2024

The Resident(s)
15 Douglas Street
WALLSEND NSW 2287

Re: Notice of proposed residential flat building

Dear The Resident(s)

I am writing to you from Homes NSW about our plans to redevelop the housing site at 19-23 Douglas Street and 6 Neal Place, Wallsend. We're seeking your feedback on our detailed design.

We previously wrote to residents in **September 2023** about this development. It has come to our attention that there was an error in this process and some residents did not receive a letter.

We are re-notifying about the development to make sure residents have the opportunity to provide feedback. If you previously received a letter from us in **September 2023**, please note that the proposal has not changed.

What we are proposing

We are proposing to replace the existing single storey dwelling with a manor home which will include:

- 20 homes in total – 10 x 1-bedroom units and 10 x 2-bedroom units
- 9 on-site car parking spaces
- Landscaping and fencing works across the site

What we have done so far

In November 2021 we invited the community to provide preliminary feedback about the proposal. The key themes raised in feedback received related to:

- Traffic and parking
- Anti-social behaviour
- Density and scale
- Location of social housing
- Character
- Privacy
- Pressure on existing stormwater and sewage infrastructure

In response to this feedback, I can confirm:

- A Traffic and Parking Assessment has been completed and finds that the new development is not expected to have any significant impacts on the local street network, or parking.
- The proposal provides 9 on-site car parking spaces which is consistent with the requirements in the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) for this type of development.
- Department of Communities and Justice (DCJ) has in place a policy for dealing with anti-social behaviour. More information about the policy can be found at <http://www.housing.nsw.gov.au/forms,-policies-and-fact-sheets/policies/antisocial-behaviour-management-policy>. In addition, DCJ has a dedicated 24-hour hotline, 1800 422 322, where local residents can report any tenancy related matters.
- The height and density of the development is consistent with the local planning controls set out in the *Newcastle City Council Local Environmental Plan 2012 (LEP)*.
- Homes NSW continually assesses the amount and condition of social housing in each local government area; the waiting list for social housing in the area; the impacts of development on infrastructure and community; and where potential for redevelopment exists. This site is considered suitable for redevelopment as it is located in close proximity to a range of services and facilities including the John Hunter Hospital, schools, aged care facilities and open space.
- The proposed development will make a positive contribution to the residential streetscape through construction of new contemporary dwellings that respond to the site and neighbourhood character.
- The proposed development has been designed to maximise privacy and minimise overlooking onto neighbouring yards. It will use building setbacks, fencing, privacy screens, careful window placement and landscaping, including screen plantings at the side and rear boundaries.
- Stormwater management for the development has been designed in accordance with *City of Newcastle Council's Stormwater Management Plan 2004*, including their requirements in relation to works over the existing sewer pipe.

What is happening now

We have completed a detailed design process for the proposed development at 19-23 Douglas Street and 6 Neal Place. We invite your feedback, which our design and planning team will consider as part of this project's assessment. Where possible, we will incorporate your feedback in the design.

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 information, you can submit your feedback by contacting the Community Engagement Team via email: CommunityEngagement@homes.nsw.gov.au or phone: 1800 738 718 (voicemail).

All feedback should be received **by 14 May 2024** so we have enough time to consider it. You will receive confirmation that your feedback has been received.

We look forward to hearing from you.

Yours sincerely,

A handwritten signature in grey ink that reads "Lorna O'Shane".

Lorna O'Shane
Community Engagement Manager
Homes NSW

About Homes NSW

The NSW Government is determined to make NSW a place where everyone has access to safe and secure housing, and where experiences of homelessness are rare, brief and non-recurring.

Homes NSW leads work to deliver more social and affordable housing, end the cycle of homelessness and deliver quality public housing to our 262,000 tenants across NSW. Access to safe housing assists people to pursue health, education and employment opportunities, which helps to strengthen the communities where we all live.

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), NSW Aboriginal Housing Office (AHO) and key worker housing.



To find out more, scan the QR code or visit our website at www.nsw.gov.au/homes-nsw.

Howard Taylor

From: Business Support <Business-Support@ncc.nsw.gov.au>
Sent: Tuesday, 9 April 2024 1:48 PM
To: Carmen Cotterill
Cc: Geof Mansfield; CommunityEngagement
Subject: Response to Homes NSW - PB - 19-23 Douglas St and 6 Neal Place Wallsend
Attachments: FINAL scope of notification map.DOCX; Property Owners and Residents for Notification - 19-23 Douglas Street and 6 Neal Place Wallsend - Notification List.xlsx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Carmen

This Message Is From an External Sender

This message came from outside your organization.

Good afternoon, Carmen,
Thankyou for contacting City of Newcastle.
Please find attached the refreshed list of owners and occupiers as requested below for the notification of the proposed development activity at 19-23 Douglas Street and 6 Neal Place Wallsend as specified in the scoping map attached.

As previously advised this information is released to be used for the intended purpose only.

Kind regards,

Melissa McBride | Senior Business Support Officer

City of Newcastle | Planning & Environment

Planning, Transport and Regulation | Business & Customer Improvement

T: [+61249742050](tel:+61249742050) | E: Business-Support@ncc.nsw.gov.au



Newcastle - a smart, liveable, sustainable global city.
Cooperation | Respect | Excellence | Wellbeing

From: Carmen Cotterill <Carmen.Cotterill@homes.nsw.gov.au>
Sent: Thursday, March 28, 2024 2:52 PM
To: Geof Mansfield <gmansfield@ncc.nsw.gov.au>
Cc: CommunityEngagement <Communityengagement@homes.nsw.gov.au>
Subject: 19-23 Douglas St and 6 Neal Place Wallsend

You don't often get email from carmen.cotterill@homes.nsw.gov.au. [Learn why this is important](#)

Hi Geof,

We will be writing to neighbours soon to update them on the proposed development activity at 19-23 Douglas St and 6 Neal Place Wallsend.

Council provided the attached list in November 2021. Could we get a refreshed list of owners as per the scope of notification map.

Thank you very much.

Kind regards

Carmen Cotterill (she/her)

Senior Community Engagement Officer

Housing Portfolio

Homes NSW

T 02 8753 8817 **M** 0411 132 742 **E** carmen.cotterill@homes.nsw.gov.au

nsw.gov.au/homes-nsw

4 Parramatta Square

12 Darcy Street