

## Proposed Scope of Notification

Address:	<b>38- 40 John T Bell Drive &amp; 31-33 Matfen Close, Maryland NSW 2287</b>	Proponent:	<b>LAHC</b>
Property Description:	<b>Lots 111 - 117 in DP 253956</b>	Job No:	<b>BGWY7</b>
LGA:	<b>Newcastle City Council</b>	Planner:	<b>Alexander Healey</b>



### Legend



Site



Properties proposed to be notified by LAHC

**From:** Geof Mansfield <gmansfield@ncc.nsw.gov.au>  
**Sent:** Friday, 16 September 2022 3:15 PM  
**To:** CommunityEngagement  
**Subject:** RE: Scope of Notification - 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland NSW 2287 (BGWY7)  
**Attachments:** Property Owners and Residents Details for Notification Provided by CN 15-09-22 - 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland (BGWY7).xlsx  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed  
**Categories:** BAU North

Sorry Carmen. List attached.

Regards

**Geof Mansfield | Principal Development Officer (Planning)**

**City of Newcastle | Governance**

Regulatory, Planning & Assessment | Development Assessment

E: [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au) | T: +61249742767 | M: +61407286899



Newcastle is a liveable, sustainable, inclusive global city.  
Cooperation | Respect | Excellence | Wellbeing

City of Newcastle acknowledges the Traditional Custodians of the land of the Newcastle LGA, the Awabakal and Worimi peoples.



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**From:** CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>  
**Sent:** Friday, 16 September 2022 3:05 PM  
**To:** Geof Mansfield <gmansfield@ncc.nsw.gov.au>  
**Cc:** CommunityEngagement <CommunityEngagement@facs.nsw.gov.au>  
**Subject:** RE: Scope of Notification - 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland NSW 2287 (BGWY7)

**[EXTERNAL]** This email originated from outside of the organisation.

Hi Geof,

Thanks for the below. I note there was no attachment to your email.

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@fac.s.nsw.gov.au](mailto:CommunityEngagement@fac.s.nsw.gov.au)

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



**From:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>

**Sent:** Friday, 16 September 2022 1:42 PM

**To:** Carmen Cotterill <[Carmen.Cotterill@fac.s.nsw.gov.au](mailto:Carmen.Cotterill@fac.s.nsw.gov.au)>

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

**Subject:** RE: Scope of Notification - 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland NSW 2287 (BGWY7)

Good Afternoon Carmen

I refer to your email of 10 August 2022 regarding the above matter and the following advice is provided:

1. City of Newcastle does not wish to nominate any additional properties to be notified.
2. In accordance with CN's notification procedures it is recommended that both the owner/s and occupiers of the nominated properties are notified of the proposal. (Please refer to attached list for details). This information is only for use by L&HC in respect of the notification of the proposal and is not to be provided to a third party under any circumstances.

Should you have any questions, please contact me.

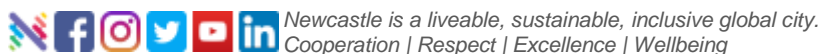
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**City of Newcastle | Governance**

Regulatory, Planning & Assessment | Development Assessment

E: [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au) | T: +61249742767 | M: +61407286899



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**From:** Carmen Cotterill <[Carmen.Cotterill@facs.nsw.gov.au](mailto:Carmen.Cotterill@facs.nsw.gov.au)>  
**Sent:** Wednesday, 10 August 2022 2:37 PM  
**To:** Official Mail <[officialmail@ncc.nsw.gov.au](mailto:officialmail@ncc.nsw.gov.au)>  
**Cc:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>; Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Subject:** Scope of Notification - 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland NSW 2287 (BGWY7)

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 16 units (6 x 1 bedroom & 10 x 2 bedroom) at 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland NSW 2287

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@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)

Kind regards,

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

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**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



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Jeremy Bath  
Chief Executive Officer  
City of Newcastle  
PO Box 489  
Newcastle NSW 2300

Our ref: SUB22/194772

21 October 2022

## NOTICE OF PROPOSED RESIDENTIAL HOUSING

### Attention: Duty Planner

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:** 38-40 John T Bell Drive and 31-33 Matfen Close Maryland  
Lots 111, 112, 116, 117 in DP253956

**Proposal:** Demolition of four dwellings and construction of a residential flat building containing sixteen dwellings, comprising 6 x 1-bedroom and 10 x 2-bedroom units, parking for eight vehicles, associated site works and landscaping, and consolidation of four 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
- Architectural Statement
- 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

Please email Council's comments to Alexander Healey Intern Planner, LAHC at [Alexander.Healey@fac.s.nsw.gov.au](mailto:Alexander.Healey@fac.s.nsw.gov.au) by **14 November 2022**.

Should you wish to discuss the proposal, please contact LAHC by emailing [communityengagement@fac.s.nsw.gov.au](mailto:communityengagement@fac.s.nsw.gov.au) or calling 1800 738 718.

Yours sincerely



Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation

Our reference: SUB21/14724

The Resident(s)  
44 John T Bell Drive  
MARYLAND NSW 2287

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



21 October 2022

Hello Neighbour

I am writing to you from the NSW Land and Housing Corporation about redeveloping the social housing site at 38-40 John T Bell Drive and 31-33 Maften Close Maryland.

## What we are proposing

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

- 16 homes in total — 6 x one-bedroom units and 10 x two-bedroom units
- 8 on-site car parking spaces
- landscaping and fencing across the site

## Why we are redeveloping the site

Redeveloping the site is important to:

- create more social housing properties to help reduce the waitlist, which includes more than 50,000 households from NSW
- help people and families in need by providing them with a safe place to call home
- improve the appearance of the ageing housing to better match the character of the local area

## What we'd like to hear from you

We would like your feedback on the proposed design for the new housing.

To help, we have attached a set of plans for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find the:

- 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
- Shadow diagrams
- Proposed materials and colour finishes.

## Department of Planning and Environment

### How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing [communityengagement@fac.s.nsw.gov.au](mailto:communityengagement@fac.s.nsw.gov.au) or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 14 November 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

### Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL below or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation



Scan for more information or visit:  
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

### About the 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 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.

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A Fratangelo, A Fratangelo, P Fratangelo  
36 John T Bell Drive  
MARYLAND NSW 2287

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Our reference: SUB21/14724

M K Drain  
13 Bower Parade  
SINGLETON HEIGHTS NSW 2330

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R A Lunn  
32 John T Bell Drive  
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J M Cabote & S B Cabote  
25 Matfen Close  
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Our reference: SUB21/14724

M W Anderson  
27 Matfen Close  
MARYLAND NSW 2287

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21 October 2022

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M R Lorello  
C/- Belle Property Lake Macquarie  
325 Charlestown Road  
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Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation



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<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

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Our reference: SUB21/14724

K L Chapman & L A Blackford  
30 Matfen Close  
MARYLAND NSW 2287

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



21 October 2022

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Our reference: SUB21/14724

The Resident(s)  
28 Matfen Close  
MARYLAND NSW 2287

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Minister for Disability Services  
FACS - Assets & Major Infrastructure  
Locked Bag 4028  
ASHFIELD NSW 2131

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L V Heywood & S L Heywood  
26 Matfen Close  
MARYLAND NSW 2287

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A Bower & V J Bower  
24 Matfen Close  
MARYLAND NSW 2287

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The Principal  
Maryland Public School  
51 John T Bell Drive  
MARYLAND NSW 2287

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Dept Of Education  
C/- Schools Infrastructure New South Wales,  
Hunter Central Coast Asset Management Office  
PO Box 2325  
GATESHEAD NSW 2290

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Newcastle City Council  
PO Box 489  
NEWCASTLE NSW 2300

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## What we'd like to hear from you

We would like your feedback on the proposed design for the new housing.

To help, we have attached a set of plans for you to consider which can also be emailed to you by contacting the Community Engagement Team. In these plans, you will find the:

- 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
- Shadow diagrams
- Proposed materials and colour finishes.

## Department of Planning and Environment

### How to give feedback

You are welcome to give your feedback to the Community Engagement Team by emailing [communityengagement@fac.s.nsw.gov.au](mailto:communityengagement@fac.s.nsw.gov.au) or calling 1800 738 718.

Any feedback will be kept confidential and should be provided **by 14 November 2022** to give us enough time to consider it. We will respond to all feedback that is submitted.

### Next steps

Feedback will help us understand what is important to the community and will be considered by the project team before a decision is made on whether the project will proceed.

If you have any questions or would like more information about the Land and Housing Corporation, please visit our website via the QR code or URL below or contact the Community Engagement Team using the details above.

Yours sincerely,

A blue ink signature of Ben Grogan.

Ben Grogan  
Director, Community Engagement  
NSW Land and Housing Corporation



Scan for more information or visit:  
<https://www.dpie.nsw.gov.au/land-and-housing-corporation>

### About the 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 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>