

13 October 2022

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

Response by email: [Howard.Taylor1@fac.s.nsw.gov.au](mailto:Howard.Taylor1@fac.s.nsw.gov.au)

Dear Ben Grogan

## **PROPOSED RESIDENTIAL FLAT BUILDING 6-12 PETERS AVENUE WALLSEND**

I refer to the Land and Housing Corporation's (L&HC) letter received on 16 September 2022 advising 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 City of Newcastle ('CN') to comment.

The submitted documentation and plans have been reviewed by CN officers and the following advice is provided for your consideration:

### **1. DESIGN CONSIDERATIONS**

#### **Character of the area**

Concern is raised regarding the compatibility of the proposal with the existing character of the area, as well as the desired character and streetscape provided for by the requirements of the Newcastle Development Control Plan (NDCP) 2012. As indicated within the compliance table on the Development Data drawing the average front building setback in this location is approximately 6.5m. The proposal includes a minimum setback at ground floor level of six metres but is seeking a substantial numerical variation to this at the first-floor level (minimum 3.8m). While it is noted this is the minimum setback and the building form and setback increases, and articulation is provided; the partly screened protruding first floor balconies and the front courtyard areas with solid fencing add to the building bulk and scale and draws the main building form closer to the street and visually presents as a reduced setback overall, varying this section of streetscape substantially. It is recommended changes are made to the design to address this issue.

#### **Rear boundary setbacks**

The proposal complies at ground level the required rear boundary setback of the NDCP 2012 with a three-metre setback provided, however at first floor level a minimum setback of 2.4m is proposed. However, this variation is considered to be reasonable as it only relates to a small proportion of the proposed units to be located at either side of the site. Furthermore, the site adjoins a public reserve at the rear and a large portion of the central area of the site along the rear boundary is open space and landscaped area.

## 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 will be included in CN's submission to the Local Government NSW (LGNSW) Annual Conference to be held in late October 2022.

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

3. *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 (LHA).

According to the 'Access Review' dated 27 July 2022 prepared in support of the proposal, ten of the proposed twenty dwellings will achieve the silver standard. It is requested that L&HC provide leadership on this issue by having all proposed dwellings comply with the silver standard.

## 3. STORMWATER MANAGEMENT

It is recommended the project is designed and constructed in accordance with the following relevant requirements of Section 7.06 Stormwater of NDCP 2012:

- (a) The subject site is located within CN's Coastal Wetland catchment and all development in this catchment is subject to the specific coastal wetland provisions. Section 7.06 Stormwater and more specifically Appendix 8 of CN's 'Stormwater and Water Efficiency for Development Technical Manual' state that for development in the coastal wetland catchment the following is required:
  - 100% of roof areas drain to a rainwater tank for reuse via irrigation, outdoor taps, toilets, washing machine taps and laundry taps. The stormwater plans show a small 5kL reuse tank with several downpipes bypassing the reuse system and not meeting this requirement of the DCP.
  - Rainwater reuse tanks are to be fitted with a 5mm weep hole halfway up, draining to the stormwater system to slowly release the upper 50% of water from the tank into the public stormwater system. Reuse tanks are to be sized in accordance with Table 3 of the DCP. The ~840m<sup>2</sup> roof catchment on this development results in a required reuse tank volume of 33.6m<sup>3</sup> with the top half being a leaky tank with weep hole (16.8m<sup>3</sup>) and the bottom half for reuse (16.8m<sup>3</sup>).
  - An onsite detention tank is to be included with a sand filter to meet CN's water quality requirements as well as slow down the release of water into the public system. The stormwater plans for this development show a detention tank; however, a sand filter is not included on the downstream side. A sand filter should be included, sized at 0.8m<sup>2</sup> surface area per 100m<sup>2</sup> of hardstand catchment. As a sand filter will slow the release of rainwater similar to the leaky portion of the reuse tank, the leaky portion can be removed from the reuse tank if the detention tank is increased in size by the same amount.

To summarise the above storage requirements, the following is required:

- Rainwater reuse tank volume 16.8m<sup>3</sup>
- Detention tank volume = 16.8m<sup>3</sup> (leaky) + 14.6mm/1000\*760m<sup>2</sup> (hardstand) = 27.9m<sup>3</sup>
- Sand filter area = 0.8m<sup>2</sup>/100m<sup>2</sup> \* 760m<sup>2</sup> = 6.1m<sup>2</sup>

- (b) Discharge from the site is proposed via an easement being granted across CN's owned land. A private easement across public parkland is only considered in exceptional circumstances which do not apply in this case. Accordingly, consideration should be given to making a connection within the private property boundaries to the existing CN pipe that runs parallel to the boundary between 12 and 14 Peters Avenue (shown on survey). If a connection is made to this pipe in the neighbouring property, an easement over the full length of the existing pipe should be created extending 1.5m from the centreline of the pipe in each direction (3m wide) and benefitting the CN.

If a connection is made to this pipe within the private property boundaries, removal of the existing tree in the corner of the property may be required. This design amendment will require further consideration by the project arborist.

- (c) 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 because of the project.
- (d) A copy of the stormwater drainage design plans approved with the 'Activity Determination' with 'work as executed levels' indicated shall be prepared and submitted to L&HC prior to the occupation of the development.

#### **4. ROOF WATER**

It is recommended roof water from the proposal is directed to a water reuse tank with a minimum capacity of 24,000 litres, designed in accordance with Appendix 8 of CN's Technical Manual – 'Stormwater and Water Efficiency for Development', which supports relevant provisions of the NDCP 2012.

The lower 50% capacity or a minimum 4,000 litres, whichever is the greater, of the rainwater tank is to be reticulated into each of the following new uses:

- Site irrigation systems
- External taps
- All toilets
- Cold water washing machine taps and laundry basin taps

The upper remaining 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.

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 to be 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).

A detention tank and sand filter are to be installed in accordance with the abovementioned technical manual, in particular Figure 4.3.1. A detention tank is to have a minimum volume of 27,900 litres and the sand filter shall have a minimum area of 6.1m<sup>2</sup>.

The water management measures as indicated on the submitted plans and/or as modified under the terms of the Activity Determination are to be implemented and the nominated fixtures and appliances are to be installed and operational prior to occupation of the development.

## **5. EROSION AND SEDIMENT CONTROL MEASURES**

Erosion and sediment control measures are to be implemented prior to the commencement of works and maintained during the period of demolition and/or construction in accordance with the requirements of Managing Urban Stormwater: Soils and Construction 4<sup>th</sup> Edition - Vol. 1 (the 'Blue Book') published by Landcom, 2004. Controls are not to be removed until the site is stable with all bare areas supporting an established vegetative cover.

## **6. VEHICULAR ACCESS, DRIVEWAY DESIGN AND CROSSING LOCATION**

It is recommended the development is designed in accordance with Section 7.03 Traffic, Parking and Access of NDCP 2012 and Australian Standard AS/NZS2890.1:2004 Off Street Car Parking.

A single width driveway is proposed for vehicular access to the site. The driveway in the road reserve curves around the trunk of a street tree identified on the Landscape Plan as ST2. Another street tree identified as SDT1 is located further north. The proposed driveway crossover will significantly impact on tree ST1 and would require its removal. The design of the project does not appear to have considered other design options to retain this street tree. Further, CN's standard drawing A1300 requires driveways to run perpendicular to the property boundary and be offset a minimum of three metres from any street trees.

CN's City Greening Team have recommended that the design of the proposal is changed such that the proposed driveway crossover is located to maintain a minimum clearance of four metres from the two street trees.

It is recommended the width of the access driveway be adjusted to 5.5m in the road reserve and extend six metres into the property to enable entering and exiting vehicles to pass each other and avoid conflict.

## **7. STREET TREES**

CN's street trees (ST1 &ST2) must be retained and physically protected in accordance with Part B Public trees Section 8.0 Protection Measures of CN's 'Urban Forest Technical Manual'. Tree protection fencing must remain in place and maintained until all works have been completed, with no waste materials, washouts, equipment, or machinery being stored within the fenced area.

It is recommended that three trees are planted as compensation for the impact on the existing street tree plantings and locations and streetscape. A fee, to be determined by contacting CN's City Greening Services, is to be paid to CN for the required planting. and evidence of the payment. The tree selection and location of the required compensatory trees will be determined by the City Greening Team in accordance with CN's Street Tree Selection Manual. The location of these trees may not be in the immediate proximity of the subject site.

## **8. PUBLIC DOMAIN WORKS**

The L&HC is to design and construct the following works in connection with the proposal within the Peters Avenue 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.

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 L&HC, 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.

#### **9. VEHICULAR CROSSING**

A residential vehicular crossing is to be constructed across the road reserve, in accordance with the following criteria:

- (a) Constructed in accordance with CN's A1300 – Driveway Crossings Standard Design Details.
- (b) The driveway crossing, within the road reserve, shall be a maximum of 5.5 metres wide.
- (c) Letterboxes, landscaping and any other obstructions to visibility should be kept clear of or limited in height to 1.2 metre, in the 2 metres by 2.5 metre splay within the property boundary each side of the driveway entrance.
- (d) The proposed driveway shall be a minimum of three metres clear of the trunk of any tree within the public reserve, unless otherwise approved by CN's City Greening Team.
- (e) The proposed driveway shall be a minimum of 750mm clear of the centre of any pole or obstruction within the public reserve and 1 metre clear of any drainage pit.
- (f) Any redundant existing vehicular crossing is to be removed at no cost to CN. The road reserve and kerb being restored to, CN's satisfaction, to match the existing infrastructure.

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.

#### **10. CAR PARKING**

It is recommended the car parking and vehicular access are designed to comply with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking.

All proposed driveways, parking bays, and vehicular turning areas are to be constructed with a basecourse of adequate depth to suit design traffic, being sealed with either bitumen seal, asphaltic concrete, concrete, or interlocking pavers and being properly maintained.

#### **11. CONSOLIDATION OF LOTS**

It is recommended the whole of the subject site comprising Lot 5,6,7 and 8 of DP 35087 is consolidated into a single title lodged for registration of a survey plan of consolidation with the NSW Land Registry Services.

## 12. HOUSE NUMBERING

It is recommended the premises are identified by the provision of house and street numbers on the building exterior and mailbox, respectively, such that they are clearly visible from the road frontage.

The minimum numeral heights are to be:

- (a) exterior of the building = 75mm and
- (b) group mailbox - street number = 150mm
  - house number = 50mm

A schedule of the street addresses for the proposal prepared in accordance with CN's 'House Numbering Policy' and the *Surveying and Spatial Regulation 2017* is attached. (Refer to Attachment A)

If you have questions in relation to the various matters raised in this letter, please contact Geof Mansfield, Principal Development Officer (Planning) on 4974 2767.

Yours faithfully



**Priscilla Emmett**  
**DEVELOPMENT ASSESSMENT SECTION MANAGER**

*Attachment: Housing Numbering Schedule*

## Attachment A: House numbering schedule

ADDRESS SCHEDULE				
Unit/ Dwelling/ Lot Number on plan	Council Allocated Street Addresses			
	House Number	Street Name	Street Type	Suburb
Primary Site Address	8	Peters	Avenue	Wallsend
Proposed Unit 1	1/8	Peters	Street	Wallsend
Proposed Unit 2	3/8	Peters	Street	Wallsend
Proposed Unit 3	6/8	Peters	Street	Wallsend
Proposed Unit 4	7/8	Peters	Street	Wallsend
Proposed Unit 5	8/8	Peters	Street	Wallsend
Proposed Unit 6	11/8	Peters	Street	Wallsend
Proposed Unit 7	12/8	Peters	Street	Wallsend
Proposed Unit 8	15/8	Peters	Street	Wallsend
Proposed Unit 9	17/8	Peters	Street	Wallsend
Proposed Unit 10	20/8	Peters	Street	Wallsend
Proposed Unit 11	2/8	Peters	Street	Wallsend
Proposed Unit 12	4/8	Peters	Street	Wallsend
Proposed Unit 13	5/8	Peters	Street	Wallsend
Proposed Unit 14	9/8	Peters	Street	Wallsend
Proposed Unit 15	10/8	Peters	Street	Wallsend
Proposed Unit 16	13/8	Peters	Street	Wallsend
Proposed Unit 17	14/8	Peters	Street	Wallsend
Proposed Unit 18	16/8	Peters	Street	Wallsend
Proposed Unit 19	18/8	Peters	Street	Wallsend
Proposed Unit 20	19/8	Peters	Street	Wallsend



**From:** [CommunityEngagement](#)  
**To:** "Stella Sum"  
**Cc:** [CommunityEngagement](#); "Geof Mansfield"  
**Subject:** FW: Council advice required - Owners Details - Scope of Notification - Part 5 Activity - 6-12 Peters Avenue, Wallsend  
**Date:** Friday, 5 August 2022 7:06:49 PM  
**Attachments:** [Notification Merge List - Properties surrounding 6-12 Peters Avenue Wallsend.xlsx](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.png](#)  
[image005.jpg](#)  
[image007.png](#)

---

Dear Stella,

Earlier this year Geof responded to our request for Council to provide the owner's details (names & addresses) for the properties identified in the attached list, as per the email response below. We are getting ready to send out further notification of our proposed development to the residents/ owners of these properties and since some time has passed we'd like you to confirm if the owner's details are still current or if not could you please provide the correct owner's details? I would appreciate a response as soon as possible. If you have any questions please let me know.

Thanks,

Jess

Kind regards,

**Jessica Dominguez**

**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 8483 | E [jessica.dominguez@facs.nsw.gov.au](mailto:jessica.dominguez@facs.nsw.gov.au)

Locked Bag 5022 Parramatta NSW 2124

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



**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:** Monday, 28 February 2022 4:59 PM

**To:** Lynn Mathot <[Lynn.Mathot@facs.nsw.gov.au](mailto:Lynn.Mathot@facs.nsw.gov.au)>

**Subject:** RE: Council advice required - Owners Details - Scope of Notification - Part 5 Activity - 6-12 Peters Avenue, Wallsend

Good Afternoon Lynn

Please find attached a list of the owners of the properties nominated on the plan. Release of this information has been authorised by CN's Legal Services Team and under no circumstances is it to be provided to any third party.



Regards

**Geof Mansfield | Principal Development Officer (Planning)**  
**City of Newcastle | Governance**

Regulatory, Planning & Assessment | Development Assessment

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



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



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

**Sent:** Friday, 25 February 2022 3:36 PM

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

**Cc:** CommunityEngagement <[CommunityEngagement@facs.nsw.gov.au](mailto:CommunityEngagement@facs.nsw.gov.au)>; Official Mail  
<[officialmail@ncc.nsw.gov.au](mailto:officialmail@ncc.nsw.gov.au)>

**Subject:** Council advice required - Owners Details - Scope of Notification - Part 5 Activity - 6-12  
Peters Avenue, Wallsend

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

Good afternoon Geof

We refer to your advice below and hereby request Council to provide contact details of owners of the properties listed in the attached Neighbour Notification Address List for notification purposes. Should you require any additional information please do not hesitate to contact me on 0403 071 422.

Kind regards

**Lynn Mathot**  
**Senior Business Support Officer | Community Engagement**

Land and Housing Corporation | Department of Planning and Environment

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

4 Parramatta Square, 12 Darcy Street, Parramatta

[www.dpie.nsw.gov.au/land-and-housing-corporation](http://www.dpie.nsw.gov.au/land-and-housing-corporation)



*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.*

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

**Sent:** Friday, 25 February 2022 2:53 PM

**To:** Lynn Mathot <[Lynn.Mathot@facs.nsw.gov.au](mailto:Lynn.Mathot@facs.nsw.gov.au)>

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

**Subject:** FW: Urgent - Council advice required - Scope of Notification - Part 5 Activity - 6-12 Peters Avenue, Wallsend

Good Afternoon Lynn

I refer to your email of 8 February 2022 regarding the above matter and apology for the delay in replying.

It is advised that the City of Newcastle (CN) does not require any additional properties other those

identified on the attached notification map to be notified of the development. However, in accordance with CN's community notification procedures for local developments it is recommended that both property owners and occupiers receive written notification. It would also be helpful to the community if all the supporting documentation for the proposal was available for viewing on the FACS website.

Please submit a formal request to CN for the contact details of the property owners.

If you have any questions, please contact me.

Regards

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

**City of Newcastle | Governance**

Regulatory, Planning & Assessment | Development Assessment

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



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



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

**Sent:** Tuesday, 8 February 2022 12:16 PM

**To:** 'mail@ncc.nsw.gov.au' <[mail@ncc.nsw.gov.au](mailto:mail@ncc.nsw.gov.au)>

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

**Subject:** Attn: Planning - Council advice required - Scope of Notification - Part 5 Activity - 6-12

Peters Avenue, Wallsend

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 a proposed housing development of up to 20 units at 6-12 Peters Avenue, Wallsend.

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 or not to proceed with the proposed development.

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

**Lynn Mathot**

**Senior Business Support Officer | Community Engagement**

Land and Housing Corporation | Department of Planning and Environment

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

4 Parramatta Square, 12 Darcy Street, Parramatta

[www.dpie.nsw.gov.au/land-and-housing-corporation](http://www.dpie.nsw.gov.au/land-and-housing-corporation)



*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.*

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

**From:** [Vicki Kennedy](#)  
**To:** ["Geof Mansfield"](#)  
**Cc:** [Lisa Plant](#); [Steven Quick](#); [Howard Taylor](#); [Carolyn Howell](#); [Amy Ryan](#)  
**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend  
**Date:** Wednesday, 2 August 2023 11:13:27 AM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.jpg](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.jpg](#)  
[image011.png](#)  
[image012.png](#)  
[image013.jpg](#)  
[image014.png](#)

---

Hi Geof,

Thank you for your email and time in reviewing and considering our proposal.

Your comments are noted and appreciated, we will be moving forward accordingly.

If you have any questions or require further information please do not hesitate to contact me.

Kind Regards,

**Vicki Kennedy | Development Manager**

Northern NSW | Delivery Division

NSW Land and Housing Corporation | Department of Planning Industry and Environment

**M** 0457 518 231

**E** [vicki.kennedy@facss.nsw.gov.au](mailto:vicki.kennedy@facss.nsw.gov.au)

**A** Level 4, 4 Parramatta Square, Parramatta, NSW 2150

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

cid:image001.jpg@01D5301B.F65DF2A0



*The Department of Planning, Industry 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*

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

**Sent:** Wednesday, 2 August 2023 10:39 AM

**To:** Vicki Kennedy <[Vicki.Kennedy@facss.nsw.gov.au](mailto:Vicki.Kennedy@facss.nsw.gov.au)>

**Cc:** Lisa Plant <[Lisa.Plant@facss.nsw.gov.au](mailto:Lisa.Plant@facss.nsw.gov.au)>; Steven Quick <[STEVEN.QUICK@facss.nsw.gov.au](mailto:STEVEN.QUICK@facss.nsw.gov.au)>;  
Howard Taylor <[Howard.Taylor1@facss.nsw.gov.au](mailto:Howard.Taylor1@facss.nsw.gov.au)>; Carolyn Howell  
<[Carolyn.Howell@facss.nsw.gov.au](mailto:Carolyn.Howell@facss.nsw.gov.au)>; Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>

**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

**This Message Is From an External Sender**

This message came from outside your organization.

Good Morning Vicki

Following consideration of the key matters raised in your email below it is advised that the removal of street tree (79053) identified as ST2 on the Site analysis plan for the project is supported subject to the following conditions:

1. All tree removal works are to be carried out by City of Newcastle's (CN) at Land and Housing Corporation's expense. Arrangements for the removal of the tree are to be made by contacting CN's City Greening Services (CGS) team via the contact page of CN's website at <https://www.newcastle.nsw.gov.au/about-us/contact-us>.
2. Six street trees are required to be planted as compensation for the removal of the above tree. A fee, to be determined by contacting the CGS team, is to be paid to CN for the required compensatory planting and evidence of the payment of the required fee is to be provided to CN prior to commencement of construction works. The tree selection and location of the required compensatory trees will be determined by CGS in accordance with the CN's Street Tree Selection manual. Please note the location of the compensatory tree planting may not be in the immediate proximity of the site.
3. The remaining street tree (79054) identified as ST1 on the Site analysis plan is to be retained and physically protected in accordance with Section 8.0 Protection Measures of CN's 'Urban Forest Technical Manual Part B Public Trees'. 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.

The above advice supersedes item 7 -Street Trees of CN's letter dated 13 October 2022.

If you have any questions, please contact me.

Regards

**Geof Mansfield | Development Assessment Section Manager**

**City of Newcastle | Planning & Environment**

Planning, Transport & Regulation | Development Assessment

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



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

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

**Sent:** Friday, July 28, 2023 10:19 AM

**To:** Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>; Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>

**Cc:** Lisa Plant <[Lisa.Plant@facs.nsw.gov.au](mailto:Lisa.Plant@facs.nsw.gov.au)>; Steven Quick <[STEVEN.QUICK@facs.nsw.gov.au](mailto:STEVEN.QUICK@facs.nsw.gov.au)>;

Howard Taylor <[Howard.Taylor1@facs.nsw.gov.au](mailto:Howard.Taylor1@facs.nsw.gov.au)>; Carolyn Howell

<[Carolyn.Howell@facs.nsw.gov.au](mailto:Carolyn.Howell@facs.nsw.gov.au)>

**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

**[EXTERNAL]**

Dear Amy and Geof,

Thank you for your time on Tuesday in meeting with Lisa, Steve and myself from the Northern NSW delivery division to discuss the proposed development at 6-12 Peters Ave, Wallsend.

Your insights and feedback have been instrumental in shaping our plans, and we are truly grateful for your support thus far.

During our meeting, we were encouraged by the positive response from the council and your openness to finding an amicable solution regarding the tree on the council's verge, which currently conflicts with the proposed driveway. We want to assure you that our primary objective is to create a development that not only benefits our housing needs but also aligns harmoniously with the surrounding environment, community and adhere to the Memorandum of Understanding (MOU) agreement we have in place with council.

To further address the matter, we would like to present some key considerations:

1. Our team has explored various design options to retain the tree in question while accommodating the proposed driveway. A couple of options tested was to use existing driveway and put the driveway at a kink however this is not safe (image attached). Option 2 is to swap the driveway with the pathway, this will require the removal of 4 existing significant trees at the rear. Due to site constraints and safety considerations, we find it challenging to preserve the tree in its current location.
2. we propose to keep the driveway straight and perpendicular to the street and replace the tree with several trees in front of the development along Peters Ave. The trees we propose to plant would be carefully selected species that aligns with the council's vision and contributes positively to the ecosystem.
3. If we are to keep the tree in question, this will require a total redesign and will further impact the MOU targets

Our proposed 2 storey, 20-unit residential development aims to address housing needs and foster a sense of community while being sensitive to the natural surroundings. We firmly believe that by working together, we can achieve a development that helps meet our housing needs, benefits the local community and provides additional street planting where needed.

Once again, thank you for your time, guidance, and ongoing support. If you have any questions or require further information please do not hesitate to contact us. We eagerly await your response and the opportunity to continue the working on the project.

**Vicki Kennedy | Development Manager**  
Northern NSW | Delivery Division

NSW Land and Housing Corporation | Department of Planning Industry and Environment

**M** 0457 518 231

**E** [vicki.kennedy@fac.s.nsw.gov.au](mailto:vicki.kennedy@fac.s.nsw.gov.au)

**A** Level 4, 4 Parramatta Square, Parramatta, NSW 2150

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



*The Department of Planning, Industry 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*

---

**From:** Vicki Kennedy

**Sent:** Monday, 24 July 2023 2:41 PM

**To:** 'Amy Ryan' <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>

**Cc:** Lisa Plant <[Lisa.Plant@fac.s.nsw.gov.au](mailto:Lisa.Plant@fac.s.nsw.gov.au)>; Steven Quick <[STEVEN.QUICK@fac.s.nsw.gov.au](mailto:STEVEN.QUICK@fac.s.nsw.gov.au)>;

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

**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

Hi Amy,

Thank you for your email and availability.

MS Teams Meeting invite sent for 2pm tomorrow.

If you didn't receive it please let me know.

Many Thanks,

**Vicki Kennedy | Development Manager**

Northern NSW | Delivery Division

NSW Land and Housing Corporation | Department of Planning Industry and Environment

**M** 0457 518 231

**E** [vicki.kennedy@fac.s.nsw.gov.au](mailto:vicki.kennedy@fac.s.nsw.gov.au)

**A** Level 4, 4 Parramatta Square, Parramatta, NSW 2150

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



*The Department of Planning, Industry 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*

**From:** Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>

**Sent:** Monday, 24 July 2023 2:28 PM



**To:** Vicki Kennedy <[Vicki.Kennedy@fac.s.nsw.gov.au](mailto:Vicki.Kennedy@fac.s.nsw.gov.au)>  
**Cc:** Lisa Plant <[Lisa.Plant@fac.s.nsw.gov.au](mailto:Lisa.Plant@fac.s.nsw.gov.au)>; Steven Quick <[STEVEN.QUICK@fac.s.nsw.gov.au](mailto:STEVEN.QUICK@fac.s.nsw.gov.au)>;  
Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

Hi Vicki,

I've returned from leave today and have back-to-back appointments so unable to schedule a meeting for today.

However, I have ½ available at 2pm tomorrow, if this time is suitable could you please send the TEAMS meeting to myself and Geof.

Thanks,

## Amy Ryan (she/her) | City Significant & Strategic Planning Manager

### City of Newcastle | Planning & Environment

Planning, Transport & Regulation | City Significant & Strategic Planning

E: [aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au) | T: [+61249742492](tel:+61249742492) | M: [+61435130300](tel:+61435130300)



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

---

**From:** Vicki Kennedy <[Vicki.Kennedy@fac.s.nsw.gov.au](mailto:Vicki.Kennedy@fac.s.nsw.gov.au)>  
**Sent:** Thursday, July 20, 2023 4:28 PM  
**To:** Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>  
**Cc:** Lisa Plant <[Lisa.Plant@fac.s.nsw.gov.au](mailto:Lisa.Plant@fac.s.nsw.gov.au)>; Steven Quick <[STEVEN.QUICK@fac.s.nsw.gov.au](mailto:STEVEN.QUICK@fac.s.nsw.gov.au)>  
**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

**[EXTERNAL]**

Dear Amy,

As previously mentioned to Geof Mansfield, our Development Director, Lisa Plant from Northern NSW delivery Division would like to discuss the proposed LAHC development at 6-12 Peters Ave, Wallsend.

Lisa has a fair flexible schedule on Monday, I can organise a MS Teams meeting at a time that suites you.

Please advise when suites you best.

Look forward to hearing from you.

Kind Regards,

**Vicki Kennedy | Development Manager**

Northern NSW | Delivery Division

NSW Land and Housing Corporation | Department of Planning Industry and Environment

**M** 0457 518 231

**E** [vicki.kennedy@facsnsw.gov.au](mailto:vicki.kennedy@facsnsw.gov.au)

**A** Level 4, 4 Parramatta Square, Parramatta, NSW 2150

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



*The Department of Planning, Industry 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*

---

**From:** Howard Taylor <[Howard.Taylor1@facsnsw.gov.au](mailto:Howard.Taylor1@facsnsw.gov.au)>

**Sent:** Tuesday, 18 July 2023 4:11 PM

**To:** Vicki Kennedy <[Vicki.Kennedy@facsnsw.gov.au](mailto:Vicki.Kennedy@facsnsw.gov.au)>

**Subject:** FW: LAHC Project, 6-12 Peters Ave Wallsend

Hi Vicki,

FYI – see email below from Council regarding the Planning Managers availability.

Regards,

Howard

**Howard Taylor**

Planner, Portfolio Services

NSW Land and Housing Corporation

**Department of Planning and Environment**

**M** 0409 755 708 **E** [howard.taylor1@facsnsw.gov.au](mailto:howard.taylor1@facsnsw.gov.au)

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

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

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

**Sent:** Tuesday, 18 July 2023 4:00 PM  
**To:** Howard Taylor <[Howard.Taylor1@fac.s.nsw.gov.au](mailto:Howard.Taylor1@fac.s.nsw.gov.au)>  
**Cc:** Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>  
**Subject:** FW: LAHC Project, 6-12 Peters Ave Wallsend

Good Afternoon Howard

Is your Regional Director still proposing to speak to Amy Ryan City Significant & Strategic Planning Manager regarding this project ? She has not received any contact.

Please note Amy will be out of the office for the remainder of the week, so if he wishes to speak her and/or schedule a meeting he will need to contact her next week.

Regards  
Geof

### **Geof Mansfield | Development Assessment Section Manager**

**City of Newcastle | Planning & Environment**

Planning, Transport & Regulation | Development Assessment

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



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

---

**From:** Howard Taylor <[Howard.Taylor1@fac.s.nsw.gov.au](mailto:Howard.Taylor1@fac.s.nsw.gov.au)>  
**Sent:** Thursday, July 13, 2023 8:15 AM  
**To:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Cc:** Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>  
**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

**[EXTERNAL]**

Thanks Geof.

Regards,  
Howard.

### **Howard Taylor**

Planner, Portfolio Services

NSW Land and Housing Corporation

**Department of Planning and Environment**

**M** 0409 755 708 **E** [howard.taylor1@fac.s.nsw.gov.au](mailto:howard.taylor1@fac.s.nsw.gov.au)

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

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150  
Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

**From:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Sent:** Wednesday, 12 July 2023 4:58 PM  
**To:** Howard Taylor <[Howard.Taylor1@facss.nsw.gov.au](mailto:Howard.Taylor1@facss.nsw.gov.au)>  
**Cc:** Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>  
**Subject:** FW: LAHC Project, 6-12 Peters Ave Wallsend

Good Afternoon Howard

The appropriate person for your regional director to discuss this matter further with is Amy Ryan City Significant & Strategic Planning Manager. Amy can be contacted on 0435130300, or by email at [aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au).

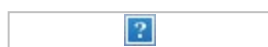
Regards

**Geof Mansfield | Development Assessment Section Manager**

**City of Newcastle | Planning & Environment**

Planning, Transport & Regulation | Development Assessment

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



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

---

**From:** Howard Taylor <[Howard.Taylor1@facss.nsw.gov.au](mailto:Howard.Taylor1@facss.nsw.gov.au)>  
**Sent:** Wednesday, July 12, 2023 4:27 PM  
**To:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Cc:** Vicki Kennedy <[Vicki.Kennedy@facss.nsw.gov.au](mailto:Vicki.Kennedy@facss.nsw.gov.au)>  
**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

**[EXTERNAL]**

Good afternoon Geof,

Thank you for your email.

Our regional Director would like to discuss the project with Council's Director of Planning and Assessment. Would you be able to provide his or her contact details?

Thanks and regards,

Howard.

## Howard Taylor

Planner, Portfolio Services

NSW Land and Housing Corporation

**Department of Planning and Environment**

**M** 0409 755 708 **E** [howard.taylor1@facs.nsw.gov.au](mailto:howard.taylor1@facs.nsw.gov.au)

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

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150

Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.

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

**Sent:** Thursday, 8 June 2023 1:43 PM

**To:** Howard Taylor <[Howard.Taylor1@facs.nsw.gov.au](mailto:Howard.Taylor1@facs.nsw.gov.au)>

**Cc:** Sumir Diwan <[Sumir.Diwan@facs.nsw.gov.au](mailto:Sumir.Diwan@facs.nsw.gov.au)>; Carolyn Howell <[Carolyn.Howell@facs.nsw.gov.au](mailto:Carolyn.Howell@facs.nsw.gov.au)>; Amy Ryan <[aryan@ncc.nsw.gov.au](mailto:aryan@ncc.nsw.gov.au)>

**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

Good Afternoon Howard

I refer to your email below of 15 May 2023 and offer a sincere apologise for the long delay in forwarding a reply.

I have consulted with my colleagues in our City Greening and Engineering Assessment teams regarding the request from LAHC to remove the street tree identified as ST2 on the Site analysis plan.

It is advised that the two existing street trees are significant and the removal of either of these trees is not supported. It is recommended that further design effort is given to retaining the street tree and relocating the proposed driveway crossing further to the south while retaining exiting site trees T9 & T10. In this regard, consideration could be given to relocating proposed units 4+14 and 5+15 further north to make way for a driveway where units 5+15 are currently proposed.

I trust this advice is of assistance to you.

Regards

**Geof Mansfield | Development Assessment Section Manager**

**City of Newcastle | Planning & Environment**

Planning, Transport & Regulation | Development Assessment

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

City of Newcastle



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

---

**From:** Howard Taylor <[Howard.Taylor1@facs.nsw.gov.au](mailto:Howard.Taylor1@facs.nsw.gov.au)>

**Sent:** Monday, May 15, 2023 2:52 PM

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

**Cc:** Sumir Diwan <[Sumir.Diwan@facs.nsw.gov.au](mailto:Sumir.Diwan@facs.nsw.gov.au)>; Carolyn Howell <[Carolyn.Howell@facs.nsw.gov.au](mailto:Carolyn.Howell@facs.nsw.gov.au)>

**Subject:** LAHC Project, 6-12 Peters Ave Wallsend

**[EXTERNAL]**

Hi Geof,

Thanks for taking the time to meet with us last week to discuss our Adamstown project.

You may recall that late last year, Council provided the attached comments in relation to one of our other projects, located in Wallsend at 6-12 Peters Avenue.

Council's submission requests that the driveway be constructed perpendicular to the sites front boundary. To achieve this with the current design would require removal of the street tree (*Lophostemon confertus* (Brush Box)). The submission also notes that the City's Green Team has requested that this street tree to be retained.

Relocating the driveway over to provide a minimum 4m buffer from the street tree was investigated, however, the driveway and car court have been located so as to allow the retention of 2 existing trees at the rear of the site (T9 – *Corymbia torelliana* (Cadhadgi)) and T10 *Eucalyptus saligna* (Sydney Blue Gum)). Moving the entry driveway to retain the street tree would increase the impact on these 2 trees to such an extent their removal would be required.

Given the above, would Council agree to the removal of the street tree subject to LAHC providing suitable replacement tree planting(s)?

Thanks and regards,  
Howard.

**Howard Taylor**  
Planner, Portfolio Services  
NSW Land and Housing Corporation  
**Department of Planning and Environment**

**M** 0409 755 708 **E** [howard.taylor1@facs.nsw.gov.au](mailto:howard.taylor1@facs.nsw.gov.au)  
[dpie.nsw.gov.au](http://dpie.nsw.gov.au)

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150  
Locked Bag 5022, Parramatta NSW 2124



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

---

**From:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Sent:** Thursday, 13 October 2022 5:57 PM  
**To:** Howard Taylor <[Howard.Taylor1@facnsw.gov.au](mailto:Howard.Taylor1@facnsw.gov.au)>  
**Cc:** Carmen Cotterill <[Carmen.Cotterill@facnsw.gov.au](mailto:Carmen.Cotterill@facnsw.gov.au)>; 'Sangkuhl, Callum' <[Callum.Sangkuhl@wsp.com](mailto:Callum.Sangkuhl@wsp.com)>; Carolyn Howell <[Carolyn.Howell@facnsw.gov.au](mailto:Carolyn.Howell@facnsw.gov.au)>  
**Subject:** RE: LAHC Project, 6-12 Peters Ave Wallsend

Hi Harold

Please find attached City of Newcastle's comments regarding the above project.

Regards

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

**City of Newcastle | Planning & Environment**

Planning, Transport & Regulation | Development Assessment

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

Whats On In Newcastle <https://whatson.newcastle.nsw.gov.au/>



---

**From:** Howard Taylor <[Howard.Taylor1@facnsw.gov.au](mailto:Howard.Taylor1@facnsw.gov.au)>



**Sent:** Monday, 10 October 2022 11:05 AM  
**To:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Cc:** Carmen Cotterill <[Carmen.Cotterill@facs.nsw.gov.au](mailto:Carmen.Cotterill@facs.nsw.gov.au)>; 'Sangkuhl, Callum' <[Callum.Sangkuhl@wsp.com](mailto:Callum.Sangkuhl@wsp.com)>; Carolyn Howell <[Carolyn.Howell@facs.nsw.gov.au](mailto:Carolyn.Howell@facs.nsw.gov.au)>  
**Subject:** RE: LAHC Projects 47-49 Curry Street Wallsend , 6-12 Peters Ave Wallsend

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

Hi Geof,  
That's fine – thanks for letting us know.

Regards,  
Howard.

Howard Taylor  
Planner

**E** [howard.taylor1@facs.nsw.gov.au](mailto:howard.taylor1@facs.nsw.gov.au)  
**M** 0415 655 296  
Land and Housing Corporation | Portfolio Services  
Department of Planning and Environment  
**Post** Locked Bag 5022 (Level 15), Parramatta NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



*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.*

---

**From:** Geof Mansfield <[gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au)>  
**Sent:** Monday, 10 October 2022 10:10 AM  
**To:** Howard Taylor <[Howard.Taylor1@facs.nsw.gov.au](mailto:Howard.Taylor1@facs.nsw.gov.au)>  
**Subject:** LAHC Projects 47-49 Curry Street Wallsend , 6-12 Peters Ave Wallsend

Good Morning Howard

I refer to the notifications received from LAHC regarding the proposed residential developments on the above properties. It is advised that City of Newcastle will be providing comments on both these projects. I note our comments are due COB today. Unfortunately, because of administrative problems, including the USB containing the files being misplaced, I don't have all the responses back from my colleagues. Is it possible to get an extension to the deadline to Thursday? Sorry for any inconvenience caused.

Regards

**Geof Mansfield | Principal Development Officer (Planning)**  
**City of Newcastle | Planning & Environment**  
Planning, Transport & Regulation | Development Assessment

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

Whats On In Newcastle <https://whatson.newcastle.nsw.gov.au/>



---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and

Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.

---

DISCLAIMER: This email message, including any attachments, is intended for the individual or entity to whom it is addressed and may contain information that is confidential, privileged and/or exempt from disclosure under applicable law. If you have received this email in error you must not disclose or use the information in it. Please delete the email and any copies and notify the sender. Confidentiality or privilege are not waived or lost by reason of the mistaken delivery to you. Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department of Communities and Justice. The Department accepts no liability for any loss or damage arising from the use of this email or attachments and recommends that the recipient check this email and any attached files for the presence of viruses.