

Planning Proposal

West Wallsend Heritage Conservation Area

Draft Amendment No. RZ/1/2015 to Lake Macquarie Local Environmental Plan 2014

Pre-Gateway Version

Local Government Area:	Lake Macquarie City Council (LMCC)
Name of LEP:	Draft Amendment to Lake Macquarie Local Environment Plan 2014
Subject Land:	• Lot 5 DP 1180029 - 11 Robertson Road, West Wallsend • Lots 101 – 123 in DP 1197851 – Withers Street & Royalty Street, West Wallsend • Lots 301 - 323, Lots 332 – 442 & Lots 354 – 375 in DP 1185817 – Tramway Drive, Appletree Road, Cutter Court & Drift Street, West Wallsend • Lots 201 – 261 in DP 1197850 – Withers Street, Tramway Drive & Steam Close, West Wallsend <i>Refer to Table 3 for complete schedule of subject land</i>
Land Owner:	Private landowners
Applicant:	Council Initiated
Folder Number:	RZ/1/2015
Date:	14 January 2015
Author:	Tahlia Alexander - Strategic Landuse Planner

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Part 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of the Planning Proposal is to amend the Lake Macquarie Local Environmental Plan 2014 (LMLEP 2014) in order to extend the boundary of the West Wallsend Heritage Conservation Area.

Part 2 – EXPLANATION OF PROVISIONS

The amendment proposes the following changes to LMLEP 2014:

Amendment Applies to	Explanation of provision
Heritage Map – Sheet HER _008B	Amend the boundary of the West Wallsend Heritage Conservation Area as shown in Map 5.

Part 3 – JUSTIFICATION

Section A – Need for the Planning Proposal

1. *Is the planning proposal a result of any strategic study or report?*

No. The Planning Proposal has been prepared in response to the need to protect the heritage values of the subject land identified during the assessment of a 375 lot residential subdivision.

The West Wallsend and Holmesville Area Plan contained within the Lake Macquarie Development Control Plan 2014 describes West Wallsend as a good example of a Nineteenth Century mining town. West Wallsend and Holmesville are representative of the establishment and growth of towns, population and commerce in the Hunter Region. They are typical of those settlements closely linked to the fortunes of the coal mining industry. The town retains the Lake Macquarie City's best examples of original grand late Nineteenth and early Twentieth Century commercial and community buildings. The town's built form is visible from a number of external vantage points, particularly the elevated slopes to the east. The town enjoys a magnificent setting, with views to the mountains from almost every part. The northern approach is particularly notable, descending from a high point with a clear transition from rural to urban.

In February 2011, Council received a Development Application (DA/113/2011) for a 375 lot residential subdivision known as the Appletree Grove Estate. The consent authority for the DA was the Hunter and Central Coast Joint Regional Planning Panel (JRPP). The development surrounds the existing residential areas of West Wallsend and Holmesville and directly adjoins the West Wallsend Heritage Conservation Area (HCA). The subject land is located within the West Wallsend and Holmesville Heritage Precinct under the Lake Macquarie Development Control Plan 2014.

When the DA was first reported to the JRPP in November 2011, the JRPP resolved to defer the matter and requested the applicant address a number of issues. One of the issues was the impact of the subdivision on the existing HCA. As a result, detailed building design guidelines for the estate were required to mitigate heritage and visual impact issues. The JRPP approved the subdivision subject to conditions, including the requirement for a public positive covenant to be registered on the title of all lots. The covenant requires all dwellings within the estate to comply with the Heritage and Urban Design Guidelines (HUDG) prepared for the estate.

Changes made to *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* has resulted in the ability for Complying Development to be legally carried out in the estate without regard to the covenant requiring compliance with the HUDG. Therefore, the Planning Proposal is needed to protect the heritage significance of West Wallsend and to ensure that new development within the residential subdivision is sympathetic to the character and heritage significance of West Wallsend. Further background information on the need for the Planning Proposal is contained in Attachment 1.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way

Yes. The Planning Proposal is the best means of achieving the protection of the heritage significant area in the long term. The Planning Proposal aims to conserve the heritage significance of the natural and built environment and ensure new development is sympathetic to the identified heritage values of the area.

Section B – Relationship to Strategic Planning Framework

2. *Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*

Lower Hunter Regional Strategy (LHRS)

The primary purpose of the LHRS is to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the Region's population until 2031. The LHRS works with the Regional Conservation Plan to ensure that the future growth of the Lower Hunter makes a positive contribution to the protection of sensitive environments and biodiversity.

The proposal seeks to protect the heritage significance of West Wallsend which is consistent with the outcomes of section 12 'Heritage' of the LHRS. The subject land is identified in the LHRS as a proposed urban area and is zoned R2 Low Density Residential under the LMLEP 2014. Development consent was granted in July 2012 for the subdivision of the subject land into 375 lots. Given the site already has subdivision approval, the proposal will not impact on the housing target of the LHRS.

Newcastle – Lake Macquarie Western Corridor Planning Strategy (WCPS)

The Newcastle–Lake Macquarie Western Corridor Planning Strategy identifies key planning principles and known infrastructure requirements that will guide future urban expansion and conservation in the western corridor. The specific planning principle of the WCPS (pg. 24) to which the proposal relates to is:

OUTCOME: Ensure appropriate development occurs near heritage items, places of heritage significance and conservation.

ACTION

- *Urban development will need to respect the heritage character of Minmi and other localities and be sympathetic to the listed with relevant heritage design requirements. Items or places/areas of local or State heritage will be identified by Council's LEP and the State Heritage Register.*

The proposal is consistent with the WCPS in that it will ensure future development on the subject land is sympathetic to the existing character and heritage significance of West Wallsend.

3. *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Lifestyle 2030 Strategy (LS2030)

The Lifestyle 2030 Strategy (LS2030) provides the long-term direction for the overall development of the City and is a long-range land use strategic plan and policy document.

The Strategic Directions identified in the LS2030 describe the overall desired outcomes and general intentions sought by Council for future development in the City. In particular, the Planning Proposal aligns with the following strategic direction/outcome:

The specific aims of the LS2030 that relate to the proposal are:

- *Develop attractive and liveable areas in the LGA which reflects its physical and natural environment, and visual character.*
- *Manage the City's heritage and economic resources, in a way that protects the value of these resources and enhances the City's character.*

The proposal is consistent with the relevant aims of LS2030 in that the proposal seeks to protect the heritage significance of West Wallsend.

4. Is the planning proposal consistent with applicable State Environmental Planning Policies?

It is considered that the Planning Proposal is not inconsistent with applicable State Environmental Planning Policies (SEPPs). Rather, the proposal will result in additional criteria for development assessment or exclusions to certain development under the applicable SEPPs, as detailed in Table 1 below.

Table 1: Assessment of the Planning Proposal against relevant SEPPs

SEPP	Relevance	Implications
SEPP (Exempt and Complying Development Codes) 2008	The SEPP streamlines assessment processes for development that complies with specified development standards. The SEPP specifies specific land-based exclusions, including Heritage Conservation Areas, to which certain exempt and complying development cannot be carried out or that require more stringent development controls.	The subject land would be excluded from carrying out certain exempt and complying development under the SEPP. Specifically, the following Parts of the SEPP do not apply to land located within a Heritage Conservation Area: • Various sections of Part 2 – Exempt Development Codes • Part 3 – General Housing Code • Part 3A – Rural Housing Code • Part 5A Commercial and Industrial (New Buildings and Additions) Code
SEPP (Infrastructure) 2007	The SEPP supports greater flexibility in the location of infrastructure and service facilities, along with improved regulatory certainty and efficiency. The SEPP specifies where particular development is permitted without consent, Exempt or Complying.	The SEPP specifies that certain development permitted under the SEPP cannot be carried out on land within a Heritage Conservation Area. Such development includes (but not limited to): small wind turbine systems and solar energy systems. The SEPP also stipulates that where development is likely to have an impact on a heritage conservation area, a public authority must consult with Council.
SEPP No. 64 – Advertising and Signage	This policy aims to ensure that the outdoor advertising is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of high quality design and finish	Clause 10 'Prohibited advertisements' prohibits the display of advertisements on land that is identified as a heritage area. Under Schedule 1 'Assessment Criteria', consideration is required to be given as to whether the proposal will detract from the amenity or visual quality of a heritage area.

SEPP	Relevance	Implications
SEPP (Housing for Seniors or People with a Disability) 2004	This policy encourages the development of high quality accommodation for the aging population and for people who have disabilities and for housing that is in keeping with the local neighbourhood.	Part 3 'Design Requirements', states that Council must not grant consent for development, unless it is satisfied that the applicant has considered the location of heritage features and items including archaeology and heritage features of the surrounding locality and landscape. Division 2 'Design Principles', Clause 33 'Neighbourhood amenity and streetscape' stipulates that any proposed development should retain, complement and sensitively harmonise with any heritage conservation areas in the vicinity.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	This policy contains provisions for certain temporary structures, subdivision, the demolition of a building or work, certain changes of use and fire alarm link communication works, to be development permissible with consent.	Before granting consent for the erection of a temporary structure, a number of matters must be taken into consideration pursuant to Clause 12 of Part 2 'Erection of temporary structures'. Land located within a heritage conservation area is listed as a matter for consideration.
SEPP (Affordable Rental Housing) 2009	This policy aims to better encourage home owners, social housing providers and developers to invest and create new affordable rental housing to meet the needs of the growing population and existing residents.	Clause 40 'Development may be carried out without consent' does not apply to land within a heritage conservation area. Clause 45 'Complying development – group homes' stipulates that group homes cannot be carried out as complying development within a heritage conservation area.

5. Is the planning proposal consistent with applicable Ministerial Directions (s.117 (2) directions)?

An assessment of the Planning Proposal and its consistency against the applicable Ministerial Directions is provided at Table 2 below.

Table 2: Consistency with applicable Section 117(2) Ministerial Directions

Ministerial Direction	Objective/s	Consistency / Comment
1.1 Business and Industrial Zones	(a) Encourage employment growth in suitable locations, (b) Protect employment land in business and industrial zones, and (c) Support the viability of identified strategic centres.	The direction does not apply as the subject land is zoned R2 Low Density Residential under LMLEP 2014.
1.2 Rural Zones	Protect the agricultural production value of rural land.	The direction does not apply as the subject land is zoned R2 Low Density Residential under LMLEP 2014.

Ministerial Direction	Objective/s	Consistency / Comment
1.3 Mining, Petroleum Production and Extractive Industries	Ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	The direction does not apply as the proposal will not prohibit or restrict mining, petroleum production and extractive industries.
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	The direction does not apply as the subject land is zoned R2 Low Density Residential under LMLEP 2014.
2.2 Coastal Protection	Implement the principles in the NSW Coastal Policy.	The direction does not apply as the subject land is not located in a Coastal Protection zone.
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The proposal is consistent with the direction. The proposal aims to conserve the heritage significance of the natural and built environment by including the subject land within the West Wallsend Heritage Conservation Area. The planning proposal will ensure that the subject land, identified as having heritage significance, will be protected by being included in a heritage conservation area under the LMLEP 2014.
3.1 Residential Zones	(a) Encourage a variety and choice of housing types to provide for existing and future housing needs, (b) Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) Minimise the impact of residential development on the environment and resource lands.	The proposal is consistent with the direction. The Planning Proposal retains the current density provisions of the LMLEP 2014. The subject land already has development consent for a 375 lot residential subdivision. Accordingly, the Planning Proposal is not inconsistent with this direction.
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	The proposal is consistent with the direction. The Planning Proposal does not alter the provisions that enable home occupations to be carried out without development consent on the subject land.
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	The direction does not apply as the subject land does not contain Acid Sulfate Soils.
4.2 Mine Subsidence and Unstable Land	Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	The direction does not apply as the Planning Proposal retains the current zoning and density provisions of the LMLEP 2014.

Ministerial Direction	Objective/s	Consistency / Comment
4.3 Flood Prone Land	(a) Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i> , and (b) Ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The direction does not apply as the subject land is not flood prone.
4.4 Planning for Bushfire Protection	(a) Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) Encourage sound management of bush fire prone areas.	The proposal is consistent with the direction. The subject land is bushfire prone, however the Planning Proposal does not propose to rezone the land or increase density provisions of the LMLEP 2014. The Planning Proposal does not diminish the current requirements for development on the subject land to comply with the building requirements of <i>Planning for Bushfire Protection 2006</i> .
5.1 Implementation of Regional Strategies	Give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. The Lower Hunter Regional Strategy (LHRS) applies to the Planning Proposal.	The proposal is consistent with the direction. The proposal seeks to protect the heritage significance of West Wallsend, which is consistent with the outcomes of section 12 'Heritage' of the LHRS. The subject land is identified in the LHRS as a proposed urban area and is currently zoned R2 Low Density Residential. The subject land was granted development consent for a 375 lot residential subdivision in 2012. Therefore the proposal does not impact on the housing target of the LHRS given the site already has subdivision approval.
6.1 Approval and Referral Requirements	Ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The proposal is consistent with the direction. The proposal does not result in inclusions of a provision/s that would require the concurrence, consultation or referral of a development application to a Minister or public authority. The proposal seeks to include the land within a heritage conservation area of <u>local</u> heritage significance and therefore would not trigger the requirement for concurrence under Section 58 of the <i>Heritage Act 1977</i> .
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls.	The direction does not apply as the proposal does not seek to allow a particular development with site specific planning controls to be carried out on the land.

Section C – Environmental, Social and Economic Impact

6. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

No. The Planning Proposal is aimed at protecting the existing natural and built environment and as such, there is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected.

7. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

8. *The proposal aims to ensure that the identified heritage qualities are appropriately managed through the development application process.*

9. *How has the planning proposal adequately addressed any social and economic effects?*

The proposed extension to the West Wallsend Heritage Conservation Area will ensure that new development is sympathetic to the character of West Wallsend. Protecting the heritage significance of an area has the benefit of conserving, for current and future generations, the aesthetic and social qualities which give the area its cultural value and make it an appealing place to live. Other benefits include certainty as to the types of and form of development that occurs in a HCA, ensuring the character of an area is retained.

It is acknowledged that some restrictions and additional development costs may result from the proposed extension to the West Wallsend HCA. However, given there is a covenant on the title of all subject lots, which requires compliance with the Appletree Grove Estate Heritage and Urban Design Guidelines, landowners and prospective purchasers would be notified of the special building design requirements that apply to the subject land through the conveyancing process. In addition, Council is currently in the process of seeking to amend the Lake Macquarie DCP 2014 to include the requirements of the Heritage and Urban Design Guidelines. As such, prospective purchasers would also be notified of the specific development controls applying to the subject land through a Section 149 Planning Certificate.

On balance the community benefit from the conservation of West Wallsend's heritage buildings and appealing streetscapes that provides a net community benefit.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

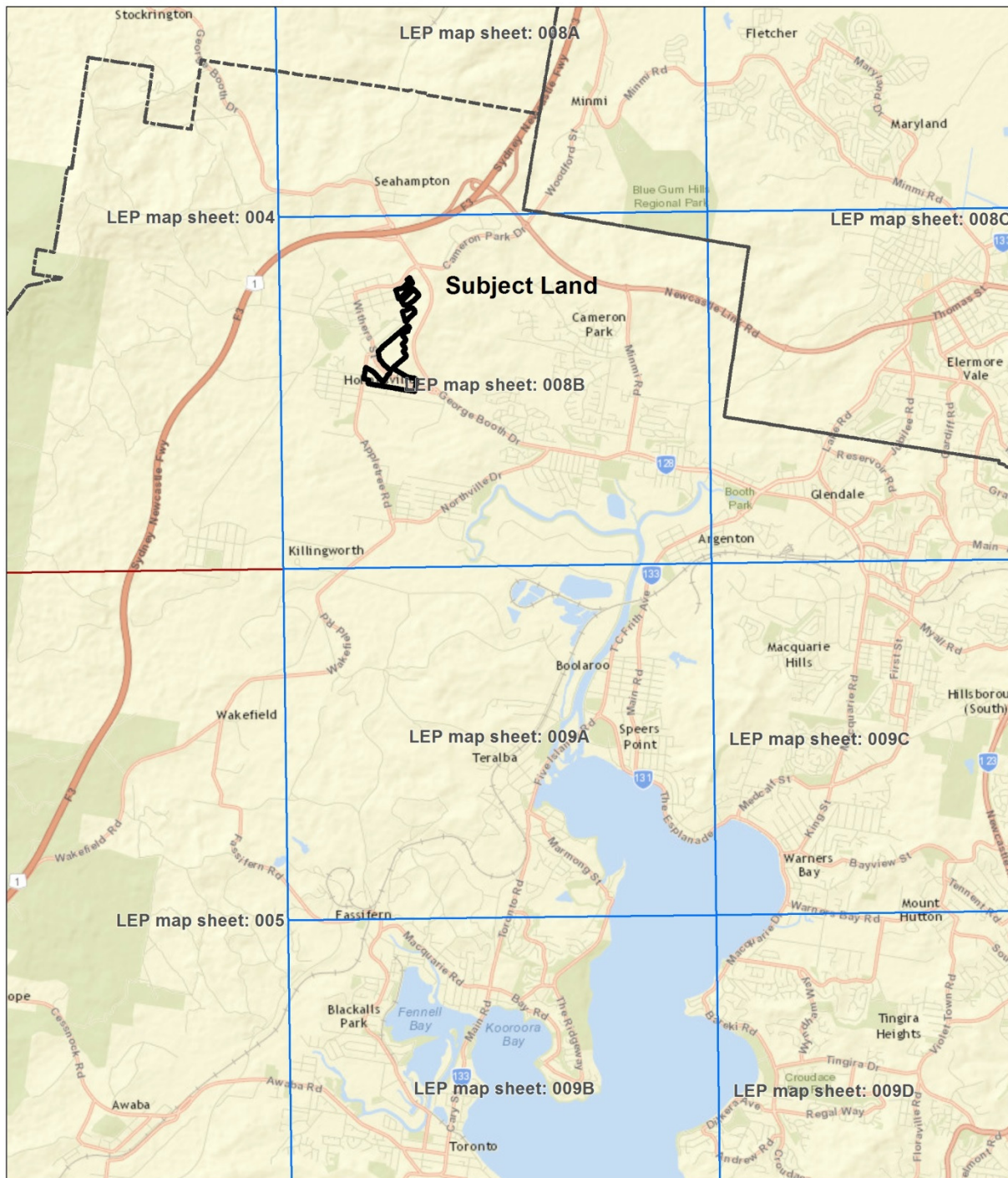
The planning proposal relates only to the existing natural and built environment. No additional public infrastructure is required.

11. *What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?*

No consultation has been carried out with State and Commonwealth public authorities. Consultation will occur with relevant public authorities identified as part of the gateway determination.

Part 4 – MAPPING

Map 1 – Locality



 Subject Land

Locality

0 2
Kilometres

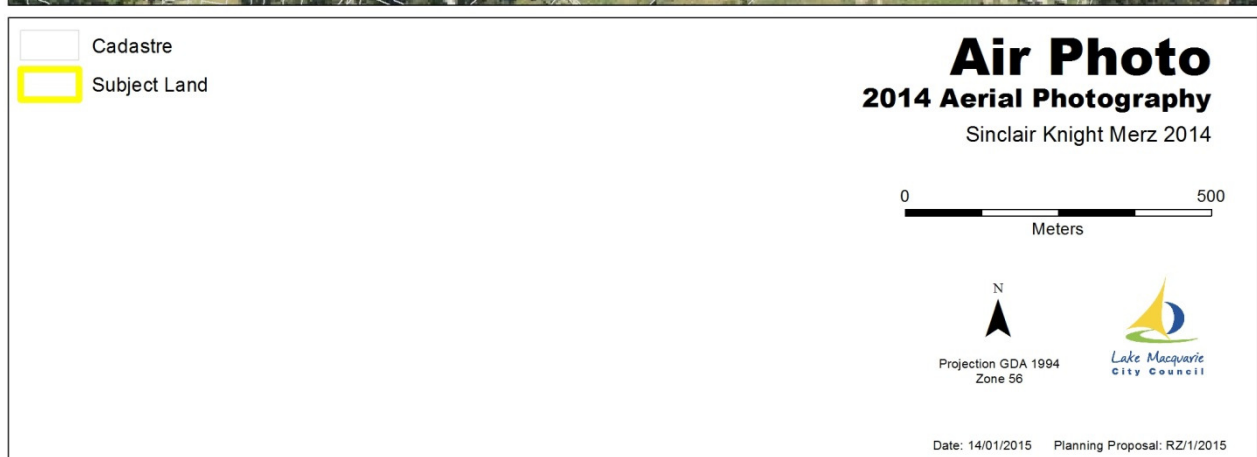
N
Projection GDA 1994
Zone 56



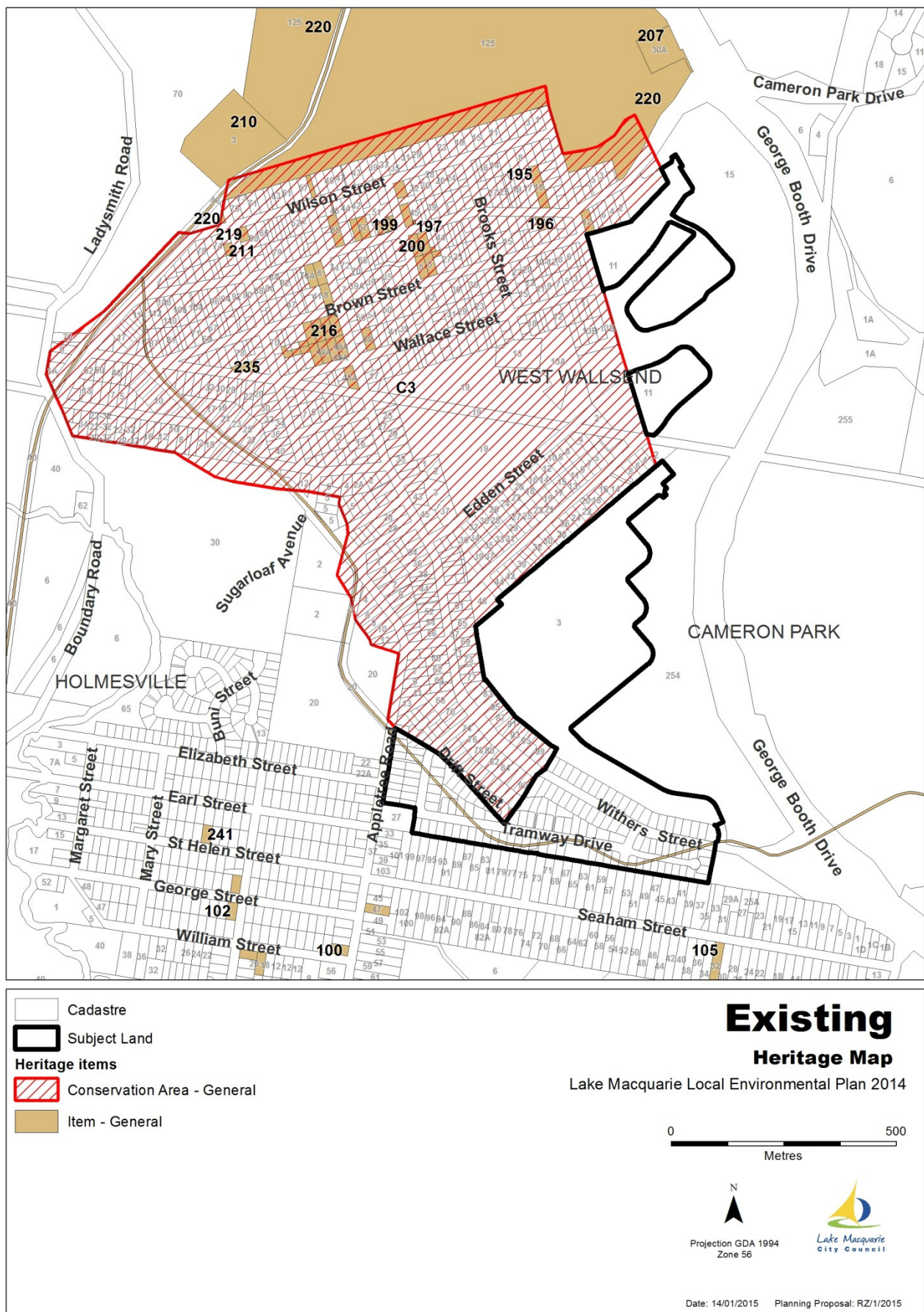
Base Map Credits:

Date: 14/01/2015 Planning Proposal: RZ/1/2015

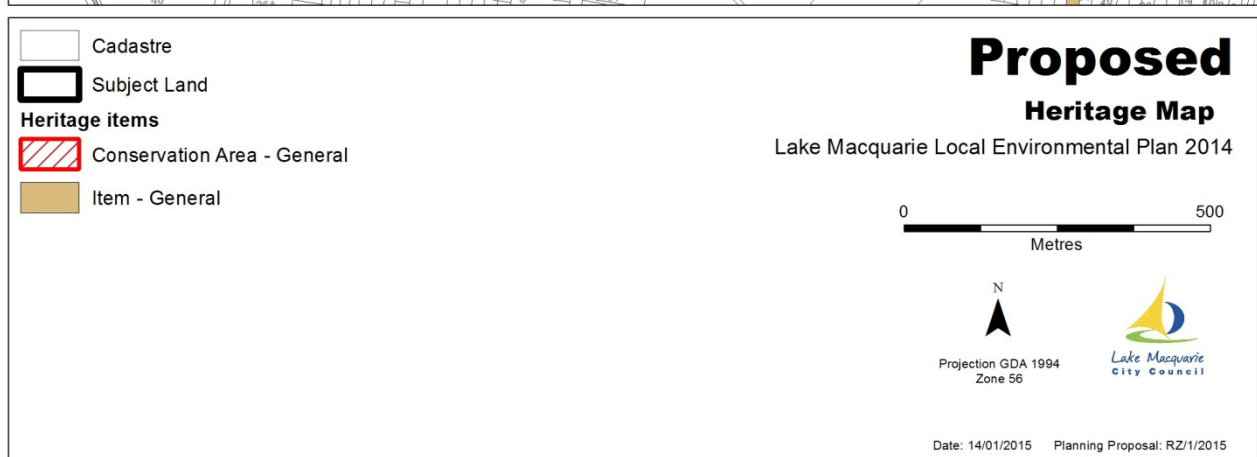
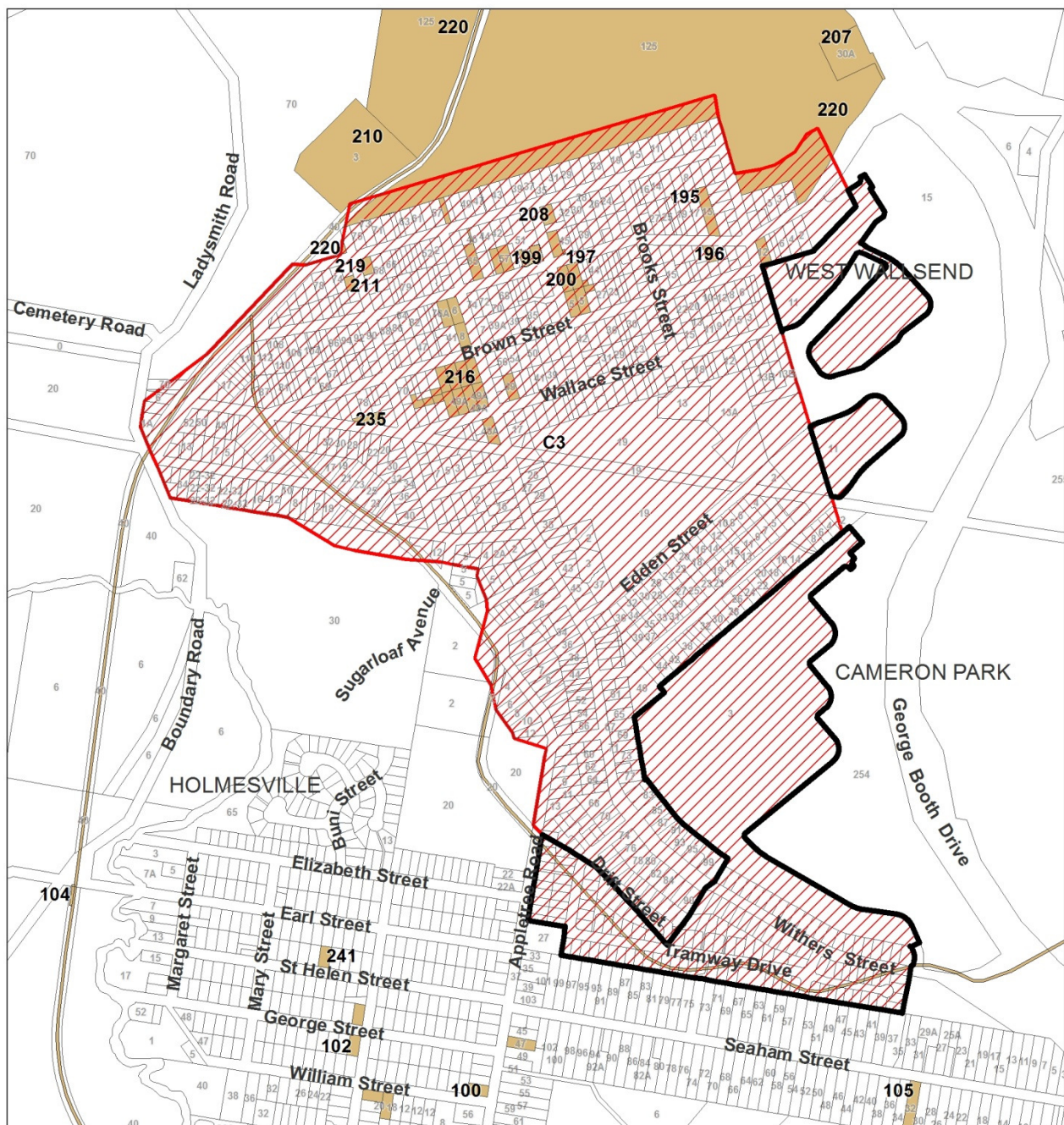
Map 2 – Aerial



Map 3 – Existing Heritage Conservation Area



Map 4 – Proposed Heritage Conservation Area



Part 5 – COMMUNITY CONSULTATION

The Planning Proposal will be placed on public exhibition for the relevant period as advised by the Gateway determination.

Part 6 – PROJECT TIMELINE

Action	Timeframe
Anticipated commencement date (date of Gateway determination)	February 2015
Anticipated timeframe for completion of required technical information	March 2015
Timeframe for government agency consultation (pre exhibition)	April 2015
Public exhibition (commencement and completion dates)	May 2015
Date of Public hearing (if required)	N/A
Consideration of submissions	June 2015
Timeframe for government agency consultation (post exhibition if required)	June 2015
Post exhibition planning proposal consideration / preparation	July 2015
Submission to Department to finalise LEP	September 2015
Date RPA will make Plan (if delegated)	October 2015
Date RPA will forward to the Department for notification (if not delegated)	October 2015

Part 7 – SUBJECT LAND

Table 3: Subject Land to which the Planning Proposal Applies

Lot	Deposited Plan	Street Address
5	1180029	11 Robertson Road, WEST WALLSEND
301	1185817	54 Tramway Drive, WEST WALLSEND
302	1185817	52 Tramway Drive, WEST WALLSEND
303	1185817	50 Tramway Drive, WEST WALLSEND
304	1185817	48 Tramway Drive, WEST WALLSEND
305	1185817	46 Tramway Drive, WEST WALLSEND
306	1185817	44 Tramway Drive, WEST WALLSEND
307	1185817	42 Tramway Drive, WEST WALLSEND
308	1185817	40 Tramway Drive, WEST WALLSEND
309	1185817	38 Tramway Drive, WEST WALLSEND

Lot	Deposited Plan	Street Address
310	1185817	36 Tramway Drive, WEST WALLSEND
311	1185817	34 Tramway Drive, WEST WALLSEND
312	1185817	32 Tramway Drive, WEST WALLSEND
313	1185817	30 Tramway Drive, WEST WALLSEND
314	1185817	25A Appletree Road, WEST WALLSEND
315	1185817	25 Appletree Road, WEST WALLSEND
316	1185817	23A Appletree Road, WEST WALLSEND
317	1185817	23 Appletree Road, WEST WALLSEND
318	1185817	21A Appletree Road, WEST WALLSEND
319	1185817	21 Appletree Road, WEST WALLSEND
320	1185817	19A Appletree Road, WEST WALLSEND
321	1185817	19 Appletree Road, WEST WALLSEND
322	1185817	17A Appletree Road, WEST WALLSEND
323	1185817	17 Appletree Road, WEST WALLSEND
332	1185817	5 Cutter Court, WEST WALLSEND
333	1185817	3 Cutter Court, WEST WALLSEND
334	1185817	1 Cutter Court, WEST WALLSEND
335	1185817	10 Tramway Drive, WEST WALLSEND
336	1185817	12 Tramway Drive, WEST WALLSEND
337	1185817	14 Tramway Drive, WEST WALLSEND
338	1185817	16 Tramway Drive, WEST WALLSEND
339	1185817	18 Tramway Drive, WEST WALLSEND
340	1185817	20 Tramway Drive, WEST WALLSEND
341	1185817	22 Tramway Drive, WEST WALLSEND
342	1185817	24 Tramway Drive, WEST WALLSEND
354	1185817	25 Drift Street, WEST WALLSEND
355	1185817	33 Tramway Drive, WEST WALLSEND
356	1185817	18 Drift Street, WEST WALLSEND
357	1185817	29 Tramway Drive, WEST WALLSEND
358	1185817	27 Tramway Drive, WEST WALLSEND
359	1185817	25 Tramway Drive, WEST WALLSEND

Lot	Deposited Plan	Street Address
360	1185817	23 Tramway Drive, WEST WALLSEND
361	1185817	21 Tramway Drive, WEST WALLSEND
362	1185817	19 Tramway Drive, WEST WALLSEND
363	1185817	17 Tramway Drive, WEST WALLSEND
364	1185817	15 Tramway Drive, WEST WALLSEND
365	1185817	11 Tramway Drive, WEST WALLSEND
366	1185817	9 Tramway Drive, WEST WALLSEND
367	1185817	7 Tramway Drive, WEST WALLSEND
368	1185817	5 Tramway Drive, WEST WALLSEND
369	1185817	4 Drift Street, WEST WALLSEND
370	1185817	6 Drift Street, WEST WALLSEND
371	1185817	8 Drift Street, WEST WALLSEND
372	1185817	10 Drift Street, WEST WALLSEND
373	1185817	12 Drift Street, WEST WALLSEND
374	1185817	14 Drift Street, WEST WALLSEND
375	1185817	16 Drift Street, WEST WALLSEND
101	1197851	145 Withers Street, WEST WALLSEND
102	1197851	143 Withers Street, WEST WALLSEND
103	1197851	141 Withers Street, WEST WALLSEND
104	1197851	139 Withers Street, WEST WALLSEND
105	1197851	137 Withers Street, WEST WALLSEND
106	1197851	135 Withers Street, WEST WALLSEND
107	1197851	133 Withers Street, WEST WALLSEND
108	1197851	131 Withers Street, WEST WALLSEND
109	1197851	129 Withers Street, WEST WALLSEND
110	1197851	127 Withers Street, WEST WALLSEND
111	1197851	125 Withers Street, WEST WALLSEND
112	1197851	123 Withers Street, WEST WALLSEND
113	1197851	121 Withers Street, WEST WALLSEND
114	1197851	119 Withers Street, WEST WALLSEND
115	1197851	117 Withers Street, WEST WALLSEND

Lot	Deposited Plan	Street Address
116	1197851	115 Withers Street, WEST WALLSEND
117	1197851	113 Withers Street, WEST WALLSEND
118	1197851	111 Withers Street, WEST WALLSEND
119	1197851	109 Withers Street, WEST WALLSEND
120	1197851	107 Withers Street, WEST WALLSEND
121	1197851	105 Withers Street, WEST WALLSEND
122	1197851	103 Withers Street, WEST WALLSEND
123	1197851	3 Royalty Street, WEST WALLSEND
201	1197850	92 Withers Street, WEST WALLSEND
202	1197850	94 Withers Street, WEST WALLSEND
203	1197850	96 Withers Street, WEST WALLSEND
204	1197850	98 Withers Street, WEST WALLSEND
205	1197850	100 Withers Street, WEST WALLSEND
206	1197850	102 Withers Street, WEST WALLSEND
207	1197850	104 Withers Street, WEST WALLSEND
208	1197850	106 Withers Street, WEST WALLSEND
209	1197850	108 Withers Street, WEST WALLSEND
210	1197850	110 Withers Street, WEST WALLSEND
211	1197850	112 Withers Street, WEST WALLSEND
212	1197850	114 Withers Street, WEST WALLSEND
213	1197850	116 Withers Street, WEST WALLSEND
214	1197850	63 Tramway Drive, WEST WALLSEND
215	1197850	61 Tramway Drive, WEST WALLSEND
216	1197850	59 Tramway Drive, WEST WALLSEND
217	1197850	57 Tramway Drive, WEST WALLSEND
218	1197850	55 Tramway Drive, WEST WALLSEND
219	1197850	53 Tramway Drive, WEST WALLSEND
220	1197850	51 Tramway Drive, WEST WALLSEND
221	1197850	49 Tramway Drive, WEST WALLSEND
222	1197850	47 Tramway Drive, WEST WALLSEND
223	1197850	45 Tramway Drive, WEST WALLSEND

Lot	Deposited Plan	Street Address
224	1197850	43 Tramway Drive, WEST WALLSEND
225	1197850	41 Tramway Drive, WEST WALLSEND
226	1197850	39 Tramway Drive, WEST WALLSEND
227	1197850	37 Tramway Drive, WEST WALLSEND
228	1197850	35 Tramway Drive, WEST WALLSEND
229	1197850	56 Tramway Drive, WEST WALLSEND
230	1197850	58 Tramway Drive, WEST WALLSEND
231	1197850	60 Tramway Drive, WEST WALLSEND
232	1197850	62 Tramway Drive, WEST WALLSEND
233	1197850	64 Tramway Drive, WEST WALLSEND
234	1197850	66 Tramway Drive, WEST WALLSEND
235	1197850	74 Tramway Drive, WEST WALLSEND
236	1197850	76 Tramway Drive, WEST WALLSEND
237	1197850	78 Tramway Drive, WEST WALLSEND
238	1197850	80 Tramway Drive, WEST WALLSEND
239	1197850	2 Steam Close, WEST WALLSEND
240	1197850	4 Steam Close, WEST WALLSEND
241	1197850	6 Steam Close, WEST WALLSEND
242	1197850	8 Steam Close, WEST WALLSEND
243	1197850	10 Steam Close, WEST WALLSEND
244	1197850	12 Steam Close, WEST WALLSEND
245	1197850	14 Steam Close, WEST WALLSEND
246	1197850	16 Steam Close, WEST WALLSEND
247	1197850	18 Steam Close, WEST WALLSEND
248	1197850	20 Steam Close, WEST WALLSEND
249	1197850	22 Steam Close, WEST WALLSEND
250	1197850	23 Steam Close, WEST WALLSEND
251	1197850	21 Steam Close, WEST WALLSEND
252	1197850	19 Steam Close, WEST WALLSEND
253	1197850	17 Steam Close, WEST WALLSEND
254	1197850	15 Steam Close, WEST WALLSEND

Lot	Deposited Plan	Street Address
255	1197850	11 Steam Close, WEST WALLSEND
256	1197850	9 Steam Close, WEST WALLSEND
257	1197850	7 Steam Close, WEST WALLSEND
258	1197850	5 Steam Close, WEST WALLSEND
259	1197850	3 Steam Close, WEST WALLSEND
260	1197850	1 Steam Close, WEST WALLSEND
261	1197850	68C Tramway Drive, WEST WALLSEND