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Draft for public exhibition

- **September 2024**

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PART 1 – WEST WALLSEND / HOLMESVILLE HERITAGE AREA PLAN

1 INTRODUCTION

This Area Plan contains local objectives and controls for development in West Wallsend and Holmesville.

The locality of West Wallsend and Holmesville includes a new sector known as the Appletree Grove Estate, which adjoins the existing residential areas of West Wallsend and Holmesville. This sector has its own specific development controls.

The parts of this Area Plan are outlined below:

Part 1 – West Wallsend & Holmesville Heritage Area Plan – General

This section contains information on the background and extent of the Area Plan for West Wallsend and Holmesville.

Part 2 – West Wallsend & Holmesville Heritage Area Plan – Specific

This section contains specific provisions for West Wallsend and Holmesville and the protection of heritage character.

Note: Part 2 of the Area Plan should be read in conjunction with Lake Macquarie City Council Heritage Guidelines, which provide additional development guidelines.

Part 3 – Appletree Grove Estate

This section contains development controls that apply specifically to the Appletree Grove Estate. In the event of an inconsistency between Part 2 and 3 of this Area Plan, Part 3 will prevail for development located within the Appletree Grove Estate.

The suburbs of West Wallsend and Holmesville developed as a result of various circumstances including coal mining, its location and topography.

West Wallsend and Holmesville have been identified as requiring specific development solutions to suit the existing local character and address local issues.

This part contains objectives and controls for development within the West Wallsend and Holmesville Heritage Conservation Area (HCA). The West Wallsend and Holmesville HCA is identified in Schedule 5 of the *Lake Macquarie Local Environmental Plan (LMLEP) 2014*. It is recognised to have heritage significance for its historical, aesthetic and social values.

Justification:

Updated title to West Wallsend and Holmesville Heritage Conservation Area to be consistent with relevant planning documents and *Lake Macquarie Local Environmental Plan 2014*.

Text has been deleted and updated to be consistent with the draft Working Report and Heritage Development Control Plan Study for West Wallsend and Holmesville (the draft Working Report), and to ensure current best practice in heritage conservation.

Properties and buildings within the West Wallsend and Holmesville HCA have been graded based predominately on their aesthetic presentation, but also based on their historical context. Significance gradings for the West Wallsend and Holmesville HCA are provided for reference in Figure 2. It is also noted that a number of locally listed heritage items, as identified in Schedule 5 of the *LMLEP 2014*, are located within the West Wallsend and Holmesville HCA.

Conservation Philosophy

The West Wallsend and Holmesville HCA Area Plan adopts the conservation philosophy embodied in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter).

The Burra Charter is widely accepted by Government agencies at all levels and by private industry as the standard philosophy for heritage conservation practice in Australia. The Burra Charter sets down principles, processes and practices for the conservation of significant places.

Note: The term 'original' as used throughout the West Wallsend and Holmesville HCA refers to any significant fabric. This may be from a range of historic periods.

Note: This area plan should be read in conjunction with [Lake Macquarie City Council Heritage Guidelines](#), which provide additional development guidelines for Heritage Precincts and Conservation Areas.

Justification:

Text has been deleted and updated to be consistent with the draft Working Report and relevant planning documents.

Text updated to reflect the current West Wallsend and Holmesville Heritage Conservation Area and differing development controls within the Appletree Grove Estate.

1.2 BACKGROUND

~~The suburbs of West Wallsend and Holmesville developed as a result of coal resources. Although coal mining ceased with the closure of the coalmine in 1923, the towns have continued to develop as a residential area in a semi-rural and environmental setting.~~

~~The West Wallsend and Holmesville areas, including the Appletree Grove Estate, have been identified as requiring specific development solutions to suit the existing local character and address local issues.~~

1.1 LAND TO WHICH THIS PLAN APPLIES

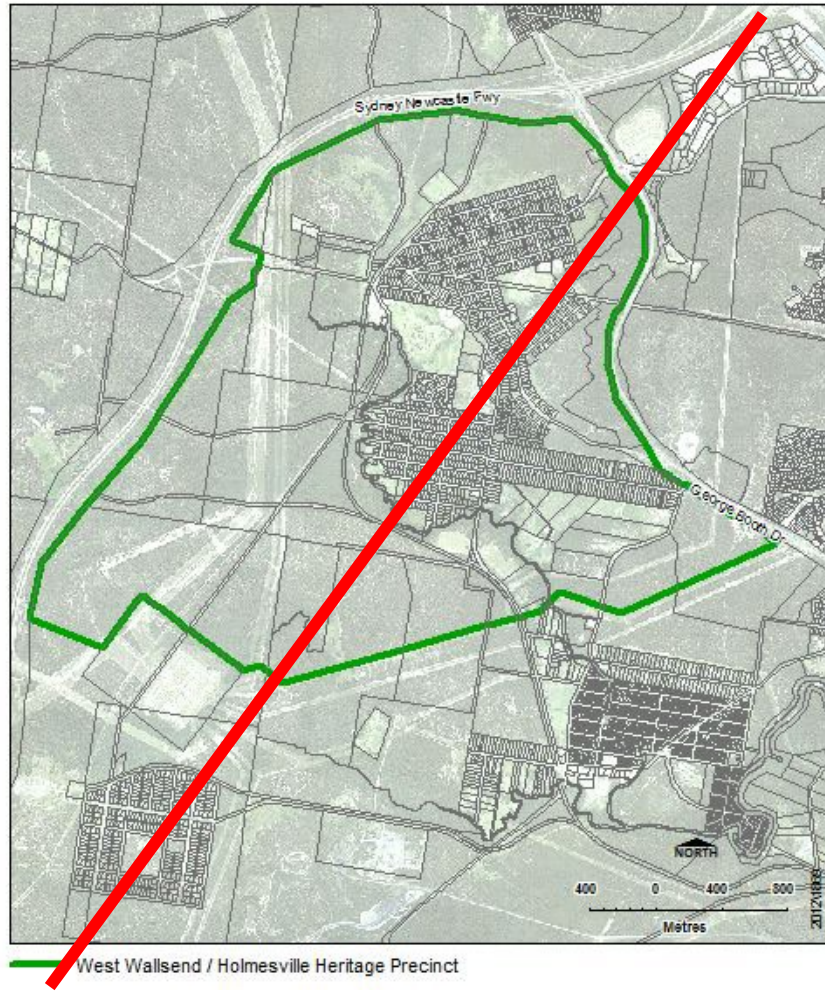
~~This Area Plan applies to all the land outlined in green edging, as shown within Figure 1 – West Wallsend and Holmesville Area Plan Boundary. The Appletree Grove Estate precinct is shown in Figure 2 – Appletree Grove Estate.~~

The West Wallsend and Holmesville HCA is identified in the *LMLEP 2014* and is located at the north west of Lake Macquarie, and approximately five kilometres west of Glendale. The West Wallsend and Holmesville HCA is a site of important heritage significance. This area plan contains objectives and controls for development within the West Wallsend and Holmesville HCA, which will protect and enhance the recognised significance of the place by retaining and enhancing features that characterise West Wallsend and Holmesville and contribute to its significance. Where the provisions of this area plan are inconsistent with the provisions of any other part of the LMDCP 2014, the provisions of this area plan take precedence.

This area plan applies to all of the land shown within the boundary in Figure 1 – West Wallsend and Holmesville Heritage Conservation Area.

Part 4 of this area plan contains development controls that apply specifically to the Appletree Grove Estate. In the event of an inconsistency between Part 2 and 3 of this Area Plan, Part 4 will prevail for development located within the Appletree Grove Estate.

Note: For heritage items or potential heritage sites located within the HCA, refer to *Lake Macquarie Local Environmental Plan (LMLEP 2014)* and [Lake Macquarie City Council Heritage Guidelines](#) respectively.



Justification:
Figure of the West Wallsend / Holmesville Heritage Precinct deleted to reduce confusion and to be consistent with the recommendations within the draft Working Report.

Figure 1: West Wallsend & Holmesville Area Plan Boundary

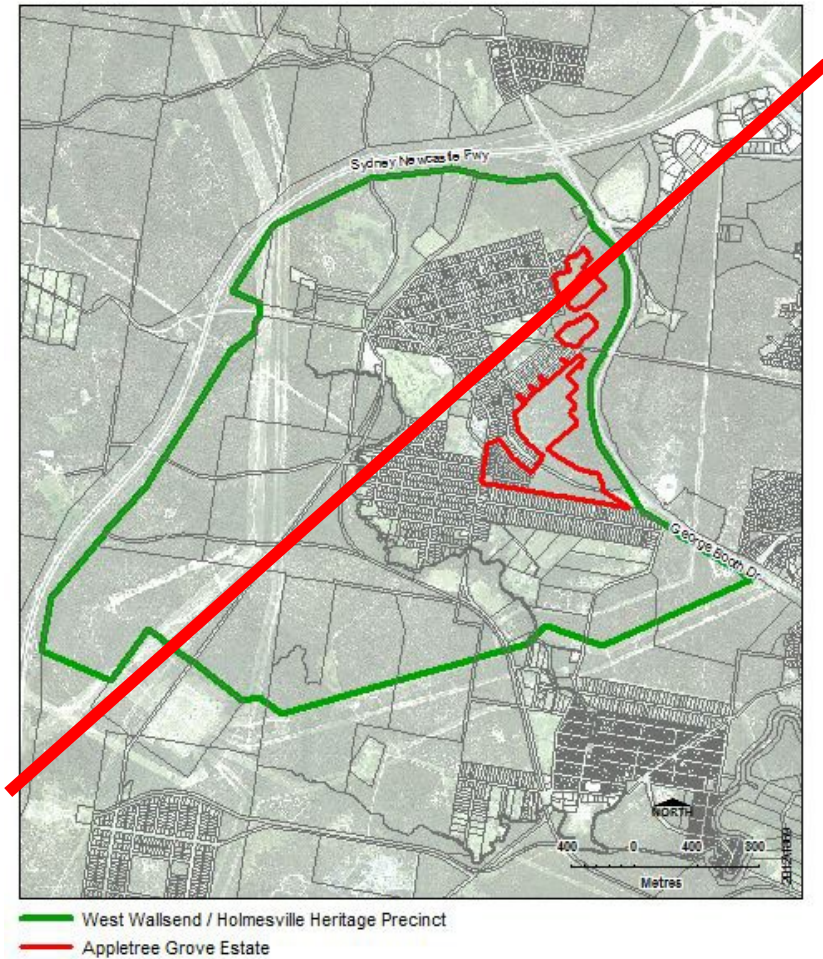
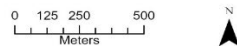


Figure 2: Appletree Grove Estate

Justification:
Figure of the West Wallsend / Holmesville Heritage Precinct and Appletree Grove Estate location deleted to reduce confusion and to be consistent with the recommendations within the draft Working Report.



- - - Area to which this plan applies (West Wallsend and Holmesville Heritage Conservation Area)
- Appletree Grove Estate (refer to Part 4 of Area Plan)
- Property Boundaries



Project ID: 2828
Date: 23/01/2023

Justification:
Figure included to display revised West Wallsend and Holmesville Heritage Conservation Area and location of the Appletree Grove Estate and the plan section of the Estates differing development controls.

Figure 1 - West Wallsend and Holmesville Heritage Conservation Area

1.2 DEVELOPMENT TO WHICH THIS PLAN APPLIES

This plan applies to development in the West Wallsend and Holmesville HCA that requires development consent under *LMLEP 2014*.

1.3 OBJECTIVES

The objectives of this plan are to:

- a. facilitate the implementation of the objectives and controls relating to heritage conservation contained within the *LMLEP 2014*.
- b. acknowledge and conserve the heritage significance, landscape setting and visual setting of the West Wallsend and Holmesville HCA, and provide guidelines and controls that are intended to protect this heritage significance and setting.
- c. encourage the ongoing conservation of heritage items and contributory items (graded as Contributory 1 and 2) within the HCA, as shown in Figure 2.
- d. ensure that development and design outcomes are complementary and sympathetic to the heritage significance of the West Wallsend and Holmesville HCA and the individual buildings contained therein, including their settings.
- e. encourage change that will remove uncharacteristic or detracting items.

1.4 RELATIONSHIP TO OTHER PARTS OF THE DCP

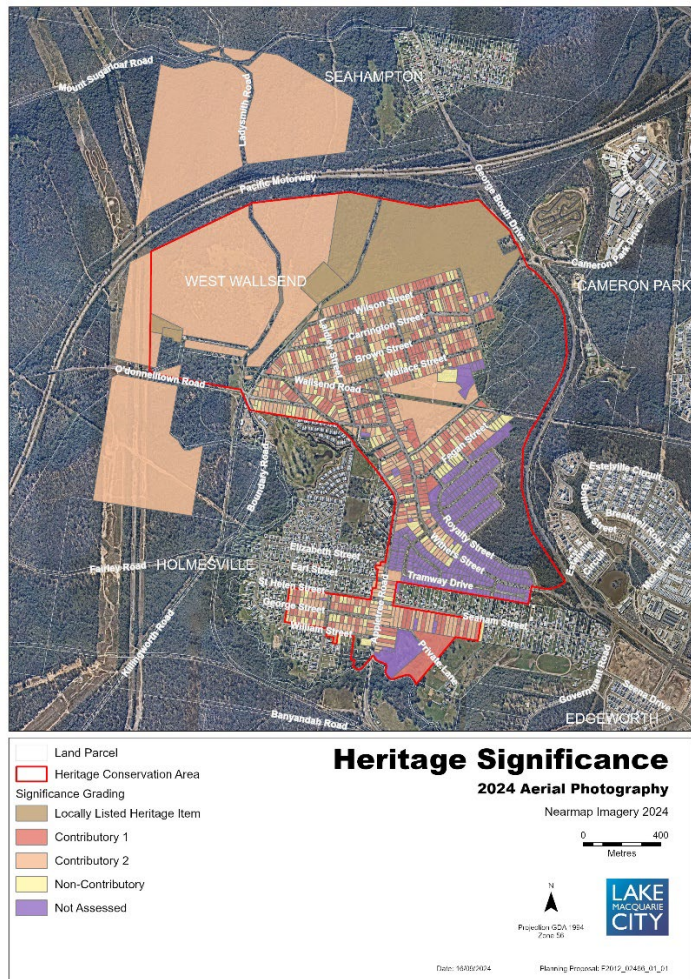
The West Wallsend and Holmesville HCA Area Plan should be read in conjunction with the other parts of the *LMDCP 2014* that are relevant to the development proposal, including but not limited to:

- Part 3 - Development within Residential Zones
- Part 4 – Development in Business Zones
- Part 5 – Development in Industrial, Business Park & Infrastructure Zones
- Part 9 – Specific Land Uses – this part contains sections on multi-dwelling housing, residential flat buildings, secondary dwellings and housing on small and narrow lots.

In the event of an inconsistency between Parts 3, 4, 5 and 9 of Lake Macquarie Development Control Plan 2014, this Part will prevail.

Justification:

Text has been deleted and updated to be consistent with the draft Working Report and relationship with other relevant planning documents.



Justification:
Figure included to display Contributory Gradings of properties within the West Wallsend and Holmesville area.

Figure 2 - Contributory gradings across the West Wallsend and Holmesville Heritage Conservation Area. See also appendix 1 with listing of properties assessed.

PART 2 – WEST WALLSEND / HOLMESVILLE HERITAGE AREA PLAN – SPECIFIC

2.1 — HISTORY AND EXISTING CHARACTER

~~West Wallsend is a good example of a Nineteenth Century mining town. It was planned and developed by the mining company, West Wallsend Coal Company, to house its own workers. It was large enough to support many commercial and community services, and was a centre for smaller villages in the district. It retains its vitality as a town, and its role as a district centre, despite the colliery closing in 1923.~~

~~Holmesville is an extension of West Wallsend, created by the private subdivision of land owned by Joseph Holmes. It owes its existence to the same mining activity, but was not a direct creation of the same mining company.~~

~~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. Although some modern and unsympathetic development has occurred, West Wallsend/Holmesville is regarded as the best preserved of all the early settlements in Lake Macquarie City.~~

~~West Wallsend's simple steep-roofed miners' cottages of symmetrical Georgian design with picket fence and grand main street buildings are a continuing reminder of the town's origins and early prosperity. Holmesville also retains many older cottages and a few individual buildings of importance, such as the town's impressive hotel. The areas include several good examples of late Nineteenth Century and early Twentieth Century dwellings, as well as examples from the Inter-War period. There are also numerous examples of more vernacular building types.~~

~~West Wallsend has a basic grid street pattern, with the main street following a ridge for the majority of its length. 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. Both commercial and residential buildings within the town form good streetscapes. West Wallsend's main street has heritage interest in its own right. Being a prosperous early settlement in Lake Macquarie, the town retains the City's best examples of original grand late Nineteenth and early Twentieth Century commercial and community buildings.~~

~~Holmesville has more of a free form street structure, though based on a modified grid. The topography is flatter, but the town also enjoys views to the mountains in the west.~~

2.2 — Specific Issues Relating To This Locality

~~Future development in the West Wallsend/Holmesville Heritage Precinct will need to consider:~~

Justification:

Text has been deleted to be consistent with the draft Working Report, and to ensure current best practice in heritage conservation.

- The strong sense of social identity, resulting from the area's history.
- The physical boundaries of the locality including the semi-rural bushland setting and separation from expanding suburban areas.
- Development that is compact and in scale with surroundings, including medium density development around West Wallsend and Holmesville, that is sensitive to the heritage characteristics of the locality.
- Business growth that will be based on unique local character and complements growing competition from larger district and regional centres.
- That business growth will be based on the area's strategic location, including proximity to major road transport links to Sydney and the Lower Hunter and North Coast Centres.
- The potential to create an industrial heritage precinct for Lake Macquarie.
- Sensitive elements of the local topography and existing streetscapes.

2.3 Context and Setting

Objectives

- a. To safeguard the heritage and cultural values of the West Wallsend and Holmesville Heritage Precincts.
- b. To ensure that development complements the existing streetscape, local architectural style, decoration and adornments.
- c. To ensure that development does not detract from the significance of the dominant cultural and natural elements of the area.

Controls

1. A detailed analysis of the streetscape and surrounding environment must accompany development proposals.
2. Development proposals must incorporate bulk, form, scale and landscaping that is consistent with, and complements the historic development of the West Wallsend and Holmesville Heritage Precinct.

2.4 Site coverage

Objectives

- a. ~~To ensure the bulk and form of future development reflects the historic development of the West Wallsend and Holmesville Heritage Precinct.~~
- b. ~~To provide opportunities for the provision of landscaping and/or the enhancement of existing native vegetation.~~
- c. ~~To promote on-site stormwater infiltration by encouraging pervious surfaces and landscaped areas.~~

Controls

- 1. ~~The maximum site coverage, including ancillary development, must not exceed 45%, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.~~

2 EXISTING CHARACTER

2.1 STATEMENT OF SIGNIFICANCE

The West Wallsend and Holmesville HCA is of local heritage significance for its historical, social and aesthetic heritage values. Both West Wallsend and Holmesville were established in response to the commencement of mining operations in the local area, including those of the West Wallsend Coal Company and the Monkwearmouth Coal Company. The two townships have a distinct historical relationship, and are collectively demonstrative of the pattern of European settlement and development that occurred in response to the growth of mining industry in the area. Collectively, West Wallsend and Holmesville provide a relatively intact and highly significant example of interrelated late nineteenth and early twentieth century residential and commercial development within the Lake Macquarie Local Government Area. Their setting and relative isolation from surrounding development is unique, and highly aesthetically distinctive; this shared setting contributes strongly to a sense of place for both townships.

The township of West Wallsend is a good and largely intact example of a late nineteenth century mining town, which was specifically planned and developed by the West Wallsend Coal Company to house its workers. The township was large enough to support many commercial and community services, and acted as a centre for smaller villages in the district. One of these villages, Holmesville, was similarly established in response to housing demands associated with local mining operations; land to the west of Appletree Road was subdivided and sold from 1898 onwards, while that to the east (predominately comprising Seaham Street) was subdivided and developed from 1905 onwards. Both West Wallsend and Holmesville are representative of the historical phases in which they were developed, but also of the increasingly common interaction that occurs between historical townships and contemporary development pressures.

The historical character and aesthetic significance of both West Wallsend and Holmesville is defined by their residential dwellings, commercial buildings, and distinct bushland settings, noting that the commercial precinct of West Wallsend is considerably more intact, larger and grander than that of Holmesville. However, these differences between the commercial offerings of the two towns are representative of West Wallsend's role as the 'parent' township, and Holmesville's role as the 'satellite' township.

West Wallsend

West Wallsend's built form is visible from a number of external vantage points (particularly the elevated slopes to the east), and its mountainous, bushland setting is aesthetically distinctive and significant, and contributes strongly to the township's character and presentation. The northern/northwestern approach into West Wallsend (via George Booth Drive) is particularly notable, descending from a high point with a clear transition from rural to urban.

Justification:

Text has been updated to be consistent with the draft Working Report. Updated text provides more explanation of the existing character, statement of heritage significance, strategic overview and desired future character of West Wallsend and Holmesville.

The residential and commercial buildings of West Wallsend form cohesive and aesthetically distinctive streetscapes. In particular, Carrington and Withers Streets contain concentrations of commercial buildings of recognised heritage significance, all of which date to the earliest phase of the township's development (1885 – 1910). These buildings are representative of the period in which they were constructed, and also reflect the prosperity of the early mining town. These buildings are largely intact, and provide some of the best examples of grand late nineteenth and early twentieth century commercial and community buildings within the Lake Macquarie LGA.

The residential buildings of West Wallsend are similarly representative of the architectural style and character of residential development that typified the late-Victorian and Edwardian periods. Despite pockets of unsympathetic infill development, the architectural character of the residential properties of West Wallsend is relatively cohesive, and contributes significantly to the overall heritage significance of the suburb. The substantial number of miners' cottages that have been retained throughout the suburb create a distinct aesthetic character that complements the well-preserved commercial precinct of the same period.

The intactness of the township and surrounding suburb makes West Wallsend a unique and valuable example of an early local township that was established and developed through coal mining. By extension, it is strongly representative of the establishment and growth of towns, population and commerce in the Hunter Region.

West Wallsend is regarded as the best preserved residential and commercial historical precinct within the Lake Macquarie local government area, despite discrete areas of modern and unsympathetic development that has occurred within and in proximity to the township.

Holmesville

Relative to its size, Holmesville contains a number of intact residential buildings that date from the late 1800s onwards, and which are clearly representative of the historical period in which they were constructed. Though it has less overall integrity than West Wallsend, Holmesville remains a key example of a satellite township that was developed in direct response to a specific industry (mining). Holmesville's sense of place, whilst compromised in discrete areas by contemporary development, has largely been retained intact. The suburb has strong and clear connections to the Holmes family, who are notable local historical figures that contributed significantly to the local area's historical development.

Within Holmesville, significant view lines to the Sugarloaf Range to west are available from a number of streetscapes, including Earl, St Helen, George and William Streets. Both townships are based around basic grid street patterns, which have remained largely unchanged since its initial development in the late 1800s and early 1900s.

The commercial axis of Holmesville, though less grand than that of West Wallsend, also retains a high degree of integrity and illustrates well the original design intent of Joseph Holmes. Through its corner location and relatively grand scale, the Holmesville Hotel presents as a landmark building within the township, and in concert with the former Post Office and Store,

Community Hall and community garden, contributes to a defining central axis located at the intersection of George and Charlotte Streets.

2.2 ABORIGINAL CULTURAL HERITAGE AND ARCHAEOLOGY

Heritage NSW is primarily responsible for regulating the management of Aboriginal cultural heritage in New South Wales under the *National Parks and Wildlife Act 1974 (NPW Act)*. The *NPW Act* is accompanied by the *National Parks and Wildlife Regulation 2019* and a range of codes and guides including the Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW (OEH 2011), the consultation requirements and the Code of Practice.

Cultural heritage value refers to the spiritual, traditional, historical or contemporary associations and attachments a place has for Aboriginal people (OEH 2011:8). There is not always a consensus about the cultural value of a place as people experience places and events differently. With regards to the Aboriginal cultural heritage of West Wallsend and Holmesville, it is noted that cultural significance can only be determined by Aboriginal people and is identified through Aboriginal community consultation.

Prior to European settlement of the region, the Lake Macquarie area was inhabited by the Awabakal people. The spatial distribution of Aboriginal archaeological sites within and around West Wallsend and Holmesville shows that sites are considerably more likely to be located within undeveloped and relatively undisturbed areas. Only two recorded sites are located within the HCA, both of which are registered as scarred trees located within the footprint of the Appletree Grove Estate; these sites were recorded prior to the construction of the Estate. The absence of other sites within the HCA is likely to be due to the extent to which the area has been disturbed through industry and development.

The Butterfly Cave, which is a declared Aboriginal Place under the *NPW Act* and a declared area under the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984*, is an Aboriginal place of high cultural significance located in the vicinity of West Wallsend. The location of the Cave is culturally sensitive, and is restricted for the Cave's protection. An additional restricted site is registered within West Wallsend, though details regarding its location, type and condition are not available due to the cultural sensitivity of this information. With regards to the Aboriginal cultural heritage of West Wallsend and Holmesville, it is noted that cultural significance can only be determined by Aboriginal people and is identified through Aboriginal community consultation.

2.3 STRATEGIC OVERVIEW AND PLANNING CONTEXT

West Wallsend and Holmesville are located in the north west of Lake Macquarie, between the Pacific and George Booth Drive motorways. West Wallsend consists of two main roadways, Withers Street and Carrington Street which connect the suburb to Holmesville and Western Newcastle respectively, as well as accommodating the shopping, leisure and business

centre of the township. Holmesville directly abuts the south western section of West Wallsend and consists of predominately residential properties with few commercial spaces.

The townships' historical backgrounds are associated with coal mining activities of the late 19th century and were a part of a much larger group of communities established to accommodate coal workers and their families. Mining activity experienced a noted reduction by 1972 and in 2016 the West Wallsend Colliery near Killingworth ceased operation. Today, the areas attract a diverse socio-economic range of residents attracted to the relative isolation, country aesthetic and natural surrounds.

The townships are located in the western portion of the North West Growth Area identified in Lake Macquarie Local Strategic Planning Statement (LSPS) 2020. The LSPS guides the growth of Lake Macquarie City in line with State and regional planning goals.

The North West Growth Area has some important attributes. As stated in the LSPS:

Its proximity to the rail line and access to the arterial road network provides a solid foundation for a wide range of economic growth opportunities. There is great potential for the Glendale – West Wallsend Urban Intensification Corridor to increase supply of diverse and affordable housing. The western edge of this corridor is a potential location for a Very Fast Train station that could support surrounding intense housing and employment, while the high heritage and biodiversity values within this area will be retained and contribute to the overall liveability.

The West Wallsend Precinct, which includes land to the north of the centre, is identified as one of nine precincts in the North West Growth Area. Priorities for this precinct include:

- the protection and enhancement of the heritage values of the area, including Aboriginal cultural heritage.
- human-scale, pedestrian friendly development on Carrington and Withers Street.
- opportunities associated with adventure tourism.
- opportunities to explore more intensive and diverse housing types.

Both West Wallsend and Holmesville are well positioned in relation to potential future transport corridors, such as a Very Fast Train route, which would have transformational impacts on the towns, and could result in renewed economic importance for both neighbourhood centres. The potential for a high-speed railway and a corresponding station near West Wallsend have previously been identified at a high-level.

In addition, land surrounding West Wallsend and Holmesville has also been preserved for the future Lower Hunter Freight Bypass Corridor (LHFBC), which was gazetted under the [State Environmental Planning Policy \(Transport and Infrastructure\) 2021](#) on 2 December 2022. The LHFBC will be a critical infrastructure project providing essential rail capacity for passenger

and freight train growth across the broader Greater Newcastle rail network by separating the majority of freight and passenger rail services.

Although the LHFBC is now preserved, there will still need be additional comprehensive environmental assessments prepared with the acquisition of land and eventual construction, which will be a long-term endeavour.

Enabling growth and more intensive development in West Wallsend and Holmesville while conserving the important heritage of the areas is a key challenge. The LSPS highlights this need to review the existing West Wallsend HCA to balance development and growth pressures with delivery of heritage conservation outcomes.

2.4 DESIRED FUTURE CHARACTER

The desired future character for the West Wallsend and Holmesville HCA is a place where:

- the character and aesthetic of the place is maintained as a two late 19th Century mining townships defined by the natural scenic backdrop of Mount Sugarloaf through appropriate infill development that respects the architectural character, scale, and identified heritage significance of the place.
- contributory elements are conserved and enhanced firstly through preservation, and secondly through appropriately designed alterations and additions;
- the visual and architectural prominence of the principal commercial axis of West Wallsend, as defined by the intersection of Withers and Carrington Streets is conserved and enhanced.
- new development continues to balance and grow the economic performance of the West Wallsend and Holmesville area whilst conserving and promoting its heritage significance and character.
- the low-scale residential character is maintained and reinforced as this is directly linked to its heritage character.
- the relatively intact historical subdivision pattern of the suburbs are maintained.
- the character of the place is improved through contemporary and appropriate public domain works.

3 OBJECTIVES AND CONTROLS

3.1 GENERAL CONTROLS

3.1.1 CONTEXT AND SETTING

Objectives

- a. To protect the unique character of the West Wallsend and Holmesville HCA.
- b. To ensure that development occurs in a manner which has no adverse heritage impact on the level of significance of the area.
- c. To ensure that development maintains established views to and from the West Wallsend and Holmesville HCA and/or to and from heritage items within it.
- d. To protect and enhance the visual context of the West Wallsend and Holmesville HCA, which is in part defined by its landscape setting.

Controls

1. Development proposals must incorporate bulk, form, scale and landscaping that is consistent with, and complements the historical development of the West Wallsend and Holmesville HCA.
2. Development is not to exceed the established and/or predominant scale/height of existing buildings within a streetscape.
3. Development applications must include a Heritage Impact Statement that identifies the potential impact of development on the significance of the item or areas, and include an assessment of potential impacts to the context and setting.
4. The assessment must include:
 - i. Details of form, scale, proportion, finishes, ridge levels and fenestration;
 - ii. A statement identifying the level of visual integration of the development with the Conservation Area and an assessment of potential visual impacts, including a contextually accurate photomontage;
 - iii. How adverse heritage impacts have been avoided and/or mitigated.
5. The Heritage Impact Statement must identify buildings, structures, landforms and landscape elements which are visually inconsistent (or “intrusive”) and outline how these can be removed to improve interpretation of the significance of the area.
6. Developments must not compromise the significance of existing buildings, their curtilage or setting.

Justification:

Text has been updated to be consistent with the draft Working Report. Updated text establishes provisions for general planning controls, such as landscape setting, views and vistas, form, massing and setbacks, alterations, infill development, subdivision, adaptive reuse, site coverage and demolition for Section 3.1.

3.1.2 LANDSCAPE SETTING

With the exception of the Appletree Grove Estate, the landscape setting of West Wallsend and Holmesville has been subject to minimal change over time. This shared setting, which is defined by the presence of the Sugarloaf Range to the west/northwest and bushland in all directions, is relatively unique within the wider Lake Macquarie Local Government Area (LGA), and contributes strongly to the HCA's sense of place and aesthetic distinctiveness.

Development within both townships both responds to and reflects the underlying topography, which is variable across the HCA. The commercial precincts of both townships are situated within relatively elevated areas, and this siting emphasises the architectural prominence of significant commercial and/or community buildings, which are typically of a larger scale than the surrounding low-scale residential development.

In addition to the above, the presence of remnant vegetation around the periphery of the townships contributes strongly to their shared setting and reinforces their character as relatively isolated townships developed between Lake Macquarie to the south east, Newcastle CBD to the east, and elevated areas less suitable for residential development to the west.

Objectives

- a. To retain the existing landscape character of the West Wallsend and Holmesville HCA.
- b. To ensure that development maintains established views into and within the West Wallsend and Holmesville HCA. (refer to Figures 4 to 6).

Controls

1. The underlying topography of an allotment must be considered and utilised in designing alterations and additions or infill development. Where possible, the topography should be used to minimise the visibility of the new development (including additions). Reference should be made to Figure 4 to 6.
2. New development should be consistent with the surrounding streetscape with regards to the ways in which it responds to the underlying topography.
3. Minimising visual impacts is to be prioritised over avoiding earthworks where this would result in the least adverse heritage impact, noting that excavation will be considered on its merit, where it results in maintaining the predominant height and scale of the streetscape.
4. Any proposal that involves earthworks to facilitate development must be undertaken in accordance with Part 3 Development in Residential Zones Section 4.14 ('Cut and Fill') of the LMDCP 2014.
5. Aboriginal archaeology must be considered as part of any proposal that involves substantial earthworks. Reference should be made to the Lake Macquarie Aboriginal Heritage Management Strategy 2011 and the relevant sections of the LMDCP 2014.

6. The bushland setting of the West Wallsend and Holmesville HCA should be considered and maintained as part of any new development.
7. The trees listed in council's Significant Tree Register and located in the Teralba HCA should be considered and maintained as part of any new development. Amenity provided by the trees listed in council's Significant Tree Register should not be reduced.
8. The natural vegetation of the West Wallsend and Holmesville HCA should be considered and maintained as part of any new development. Amenity provided by natural vegetation should not be reduced. Appropriate measures to address impacts may include replacement tree planting, and maintenance of streetscape amenity to and from the item or area.

3.1.3 VIEWS AND VISTAS

Objectives

- a. To ensure that any development proposal, infrastructure works, vegetation management works, or maintenance activities maintains identified views and vistas of significance, being those shown in Figures 4 to 6.

Controls

1. Development should not obstruct or detract from significant views and vistas (refer to Figures 4 to 6).
2. The potential visual impacts of any new development (including alterations and additions) must be considered as part of an accompanying heritage assessment.
3. When assessing impacts to heritage items or precincts, consideration should be given to ensuring the surrounding setting (or visual 'curtilage') is not eroded or negatively impacted. Appropriate measures to address impacts may include adequate screening, maintaining view corridors to and from the item or area, and increasing or protecting heritage plantings, or considering visual permeability/fragmentation as part of the design.
4. When assessing impacts to heritage items or precincts, consideration should be given to ensuring the surrounding setting (or visual 'curtilage') is not eroded or negatively impacted. All trees listed in council Significant Tree Register should remain unaffected during development.

3.1.4 FORM, MASSING AND SCALE

Objectives

- a. To ensure new development is appropriate and sympathetic to the West Wallsend and Holmesville HCA and its heritage significance in terms of form, massing and scale.
- b. To complement the predominately single-storey scale of development within the HCA that characterises the area and reinforces the overall aesthetic presentation of the place as a late 19th Century mining townships and shared setting.
- c. To maintain and enhance the existing heritage character of the West Wallsend and Holmesville HCA and the streetscapes contained therein, which is strongly defined by low scale development and single dwelling houses.
- d. To maintain and enhance significant views and vistas within the HCA.

Controls

1. Development is to reflect the bulk, mass, scale, orientation, curtilage and setbacks of the surrounding context.
2. Development is to complement the architectural style and character of the area, including specific streetscapes where relevant.
3. Development must not obstruct or detract from significant views and vistas (refer to Figures 4 to 6).
4. The reinstatement of original architectural features or elements is to be attempted, where reasonable, when works are proposed to listed heritage items or Contributory 1 items.
5. Where present, consistent patterns of setbacks (front, rear or side) are to be maintained. Where no consistency in setbacks exists within a streetscape, the front setback should be compliant with the other relevant parts of this DCP.
6. Contemporary design outcomes may be appropriate, provided that this does not have an adverse impact on the characteristic built form and/or architectural style of the HCA, particularly in terms of bulk, scale, height, form and/or materials.

3.1.5 SETBACKS

Objectives

- a. To ensure new development is consistent with and sympathetic to the character of the HCA and Contributory 1 buildings contained therein in terms of setbacks.

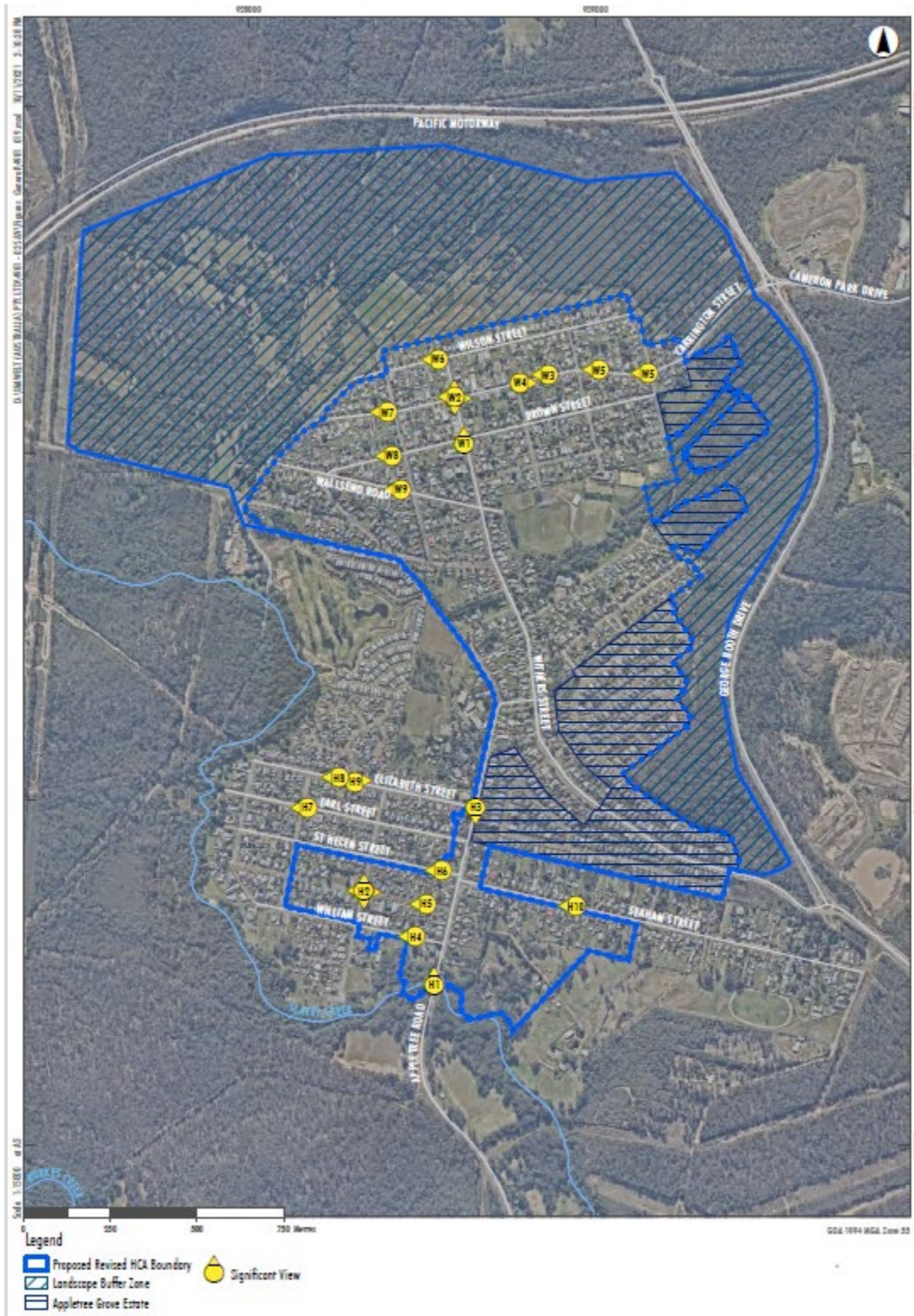
Controls

1. Where present, consistent patterns of setbacks (front or side) are to be maintained. This includes the southern side of that portion of Carrington Street between Brooks and Robertson Streets, where there is a distinct pattern to the front setbacks of dwellings (being a stepped pattern that responds to the angle of the street) (refer Figure 3).
2. Where present, consistent patterns of setbacks (front, rear or side) are to be maintained. Where no consistency in setbacks exists within a streetscape, the front setback should be compliant with the other relevant parts of this DCP.



Justification:
Figure included to display unique setback pattern on Carrington Street, West Wallsend.

Figure 3 - Stepped setback pattern present on the southern side of Carrington Street between



View H1 - View north into Holmesville along Appletree Road



View H2 - Views north, south, east and west within the commercial axis



View H2 - Views north, south, east and west within the commercial axis



View H2 - Views north, south, east and west within the commercial axis



View H2 - Views north, south, east and west within the commercial axis



View H3 - View south into Holmesville along Appletree Road



View H4 - View west along William Street showing streetscape and the Sugarloaf Range beyond



View H5 - View west along George Street showing streetscape and the Sugarloaf Range beyond

Justification:
Figure included to display location of significant views.

Figure 4 - Significant Views



View H6 - View west along St Helen Street showing the streetscape and the Sugarloaf Range beyond



View H7 - View west along Earl Street showing the streetscape and the Sugarloaf Range beyond



View H8 - View west along Elizabeth Street showing the streetscape and the Sugarloaf Range beyond



View H9 - View east along Elizabeth Street showing the bushland setting, compromised by the Appletree Grove Estate



View H10 - Views west along Seaham Street showing the streetscape and the Sugarloaf Range beyond



View W1 - Views north along Withers Street into the commercial precinct



View W2 - Views north, south, east and west from the intersection of Withers and Carrington Streets (the commercial precinct)



View W2 - Views north, south, east and west from the intersection of Withers and Carrington Streets (the commercial precinct)



View W2 - Views north, south, east and west from the intersection of Withers and Carrington Streets (the commercial precinct)



View W2 - Views north, south, east and west from the intersection of Withers and Carrington Streets (the commercial precinct)



View W3 - Views west along Carrington Street into the commercial precinct



View W4 - View east along Carrington Street, showing streetscape



View W5 - Views west along Carrington Street showing the streetscape and the Sugarloaf Range in the distance



View W5 - Views west along Carrington Street showing the streetscape and the Sugarloaf Range in the distance



View W6 - View west along Wilson Street, showing the streetscape and the Sugarloaf Range beyond



View W7 - View west along Carrington Street, showing the streetscape and the Sugarloaf Range beyond

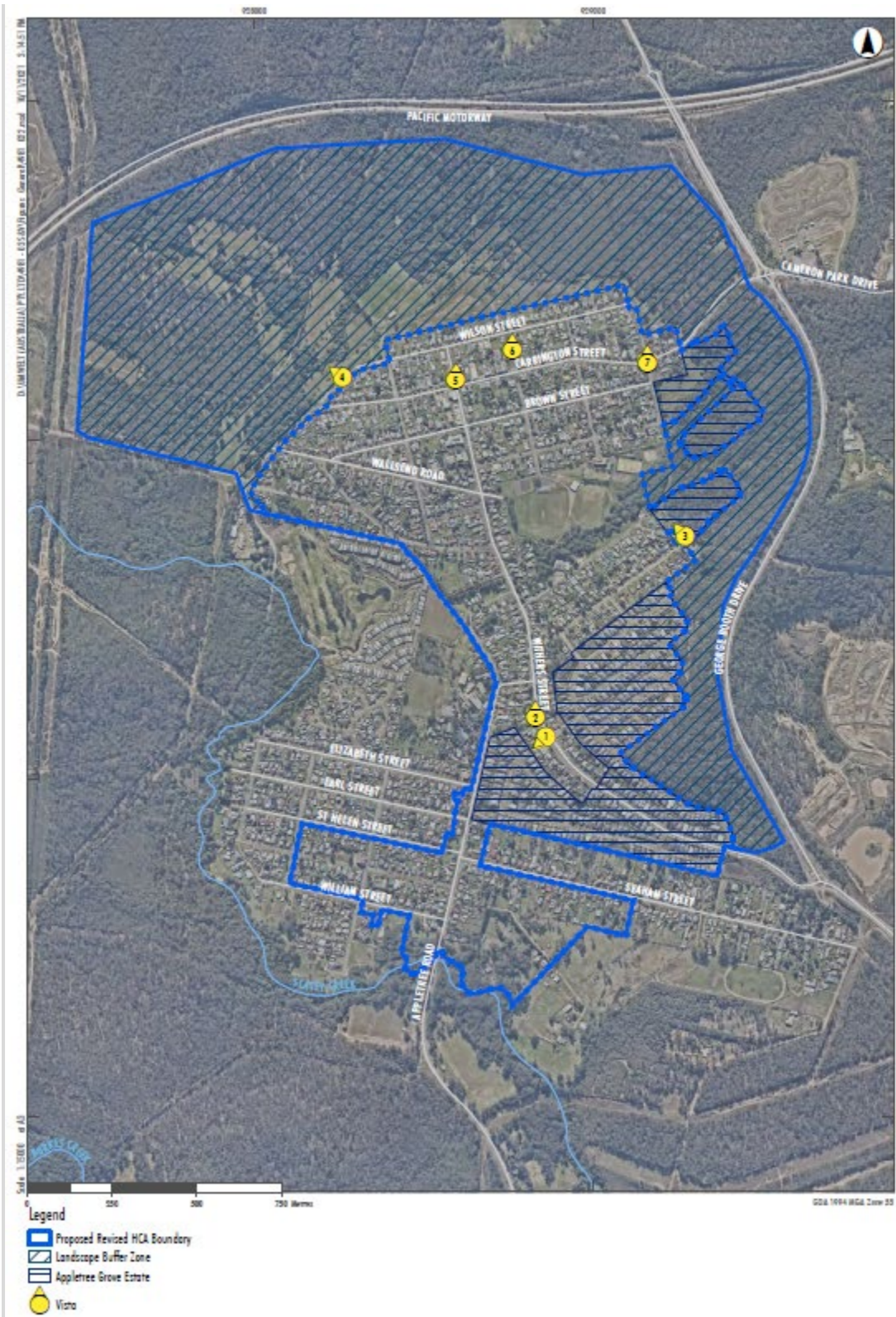


View W8 - View west along Brown Street, showing the streetscape and the Sugarloaf Range beyond



View W9 - View west along Wallsend Road, showing the streetscape and the Sugarloaf Range beyond

Figure 5 - Significant Views



Vista 1 - Vista of Holmesville (including the commercial precinct) from the intersection of Withers Street and Tramway Drive, facing southwest



Vista 2 - Vista of West Wallsend, facing north along Withers Street and showing the commercial precinct



Vista 3 - Vista from the intersection of Fegan Street and Notley Way, facing northwest over West Wallsend and showing the Sugarloaf Range in distance



Vista 4 - Vista from Wilson Street facing northwest towards the Sugarloaf Range



Vista 5 - Vista from Wilson Street facing north towards the Sugarloaf Range



Vista 6 - Vista from Wilson Street facing north towards the Sugarloaf Range



Vista 7 - Vista from Wilson Street facing north towards the Sugarloaf Range

Justification:
Figure included to display location of significant vistas.

Figure 6 - Significant Vistas

3.1.6 ADDITIONS AND ALTERATIONS

Objectives

- a. To ensure that alterations and additions undertaken within the West Wallsend and Holmesville HCA respect and respond appropriately to its heritage significance and character.
- b. To ensure that the character and form of buildings and streetscapes within the West Wallsend and Holmesville HCA are conserved and enhanced.
- c. To ensure that new work within the West Wallsend and Holmesville HCA represents high quality and good design outcomes.
- d. To encourage new work within the West Wallsend and Holmesville HCA to enhance and support the economic performance of the West Wallsend and Holmesville, whilst respecting and responding sympathetically to the heritage significance of the West Wallsend and Holmesville HCA.

Controls

1. Alterations and additions must conserve and enhance, rather than adversely impact or detract from, the heritage significance of the West Wallsend and Holmesville HCA and the heritage items and Contributory 1 buildings contained therein.
2. Alterations and additions to heritage items and Contributory 1 buildings are to be undertaken in accordance with the controls provided at Section 3.4.1.
3. Alterations and additions to Contributory 2 buildings are to be undertaken in accordance with the controls provided at Section 3.4.2.
4. Alterations and additions to Non-Contributory buildings are to be undertaken in accordance with the controls provided at Section 3.4.3.
5. Additional storeys or upper level additions to existing dwellings that would have a street presentation are not appropriate.
6. Alterations and additions should be designed with reference to Plate 3.1. The underlying topography of an allotment must be considered and utilised in designing alterations and additions to ensure that the height of development is consistent with the predominate scale of the streetscape and reflect the underlying topography. Where possible, the topography should be used to minimise the visibility of rear additions or alterations.

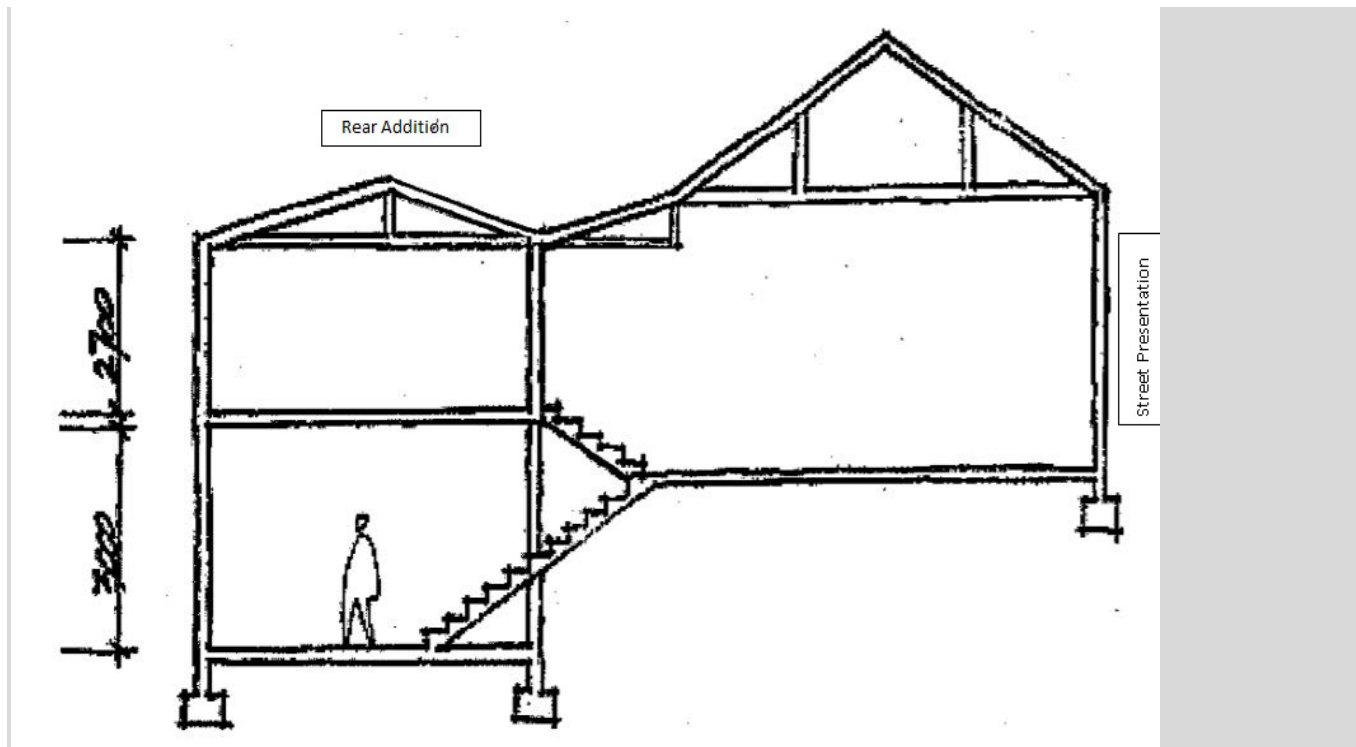


Plate 3.1 – Example of utilising topography to maintain a single storey presentation to the streetscape whilst allowing for a double storey addition to the rear

3.1.7 INFILL DEVELOPMENT

Objectives

- a. To ensure new development is consistent with and sympathetic to the character of the West Wallsend and Holmesville HCA and Contributory 1 buildings contained therein in terms of materials, bulk, scale, character and setback.

Controls

1. Infill development within the West Wallsend and Holmesville HCA is to be compatible with the surrounding area and is to be designed to respect the character of the area and buildings of significance by responding sympathetically to:
 - i. the existing streetscape
 - ii. topography and setting
 - iii. significant views and vistas and existing view lines to and from heritage items and Contributory 1 buildings
 - iv. historical subdivision patterns that contribute to the maintenance of the HCA's overall aesthetic character
 - v. the type, siting, form, height, bulk, roofscape, scale, materials and details of adjoining or nearby Contributory 1 buildings (refer to Section 3.2)
 - vi. the interface between the public domain and building alignments/boundaries
 - vii. the rhythm and proportions of the fenestration (openings) of surrounding buildings, particularly Contributory 1 buildings, should be respected and where possible reinforced as part of any new development.
2. Infill development is not to exceed the established and/or predominant scale/height of existing buildings within a streetscape.
3. Development of a greater height/scale than surrounding buildings may be permissible where it can be demonstrated that this will not negatively impact the overall character of the West Wallsend and Holmesville HCA or disrupt the integrity/consistency of a streetscape.
4. Infill development is not to be designed as a copy or replica of other buildings in the area, but is to complement the character of the HCA by addressing the controls included within this section.
5. Infill development should be designed with reference to the NSW Heritage Office (now Heritage, Department of Premier and Cabinet [DPC]) publication *Design in Context: Guidelines for Infill Development in the Historic Environment*.

3.1.8 SUBDIVISION AND LOT AMALGAMATION

Objectives

- a. To ensure that the character of the West Wallsend and Holmesville is not adversely impacted by uncharacteristic subdivision patterns and associated inappropriate development.

- b. To ensure the significance of the heritage items, Contributory 1 buildings and the overall West Wallsend and Holmesville HCA is not impacted through reduced or inappropriate curtilages.

Controls

1. Subdivision or lot amalgamation that would adversely impact or significantly obscure the historical subdivision pattern is not supported.
2. Any application that seeks to subdivide allotments must be concurrently accompanied with a development application for residential accommodation and/or commercial premises on the proposed allotments.
3. Any application that seeks to subdivide or amalgamate allotments that contain heritage items or Contributory 1 buildings must be informed by a heritage impact statement that includes consideration of the contribution that the subdivision pattern makes to the heritage significance of those items/buildings and/or the wider HCA.
4. Changes to property boundaries are not supported where this would inappropriately reduce the curtilage of a heritage item or Contributory 1 building.

3.1.9 ADAPTIVE RE-USE AND USE OF BUILDINGS

Objectives

- a. To ensure that the uses of buildings within the West Wallsend and Holmesville HCA are appropriate to their heritage significance.
- b. To ensure that the adaptive re-use of buildings within the West Wallsend and Holmesville HCA is done in an appropriate and complementary manner.

Controls

1. Changes in use/new uses should be consistent with the historical use of a heritage item or Contributory 1 building (i.e. residential properties should maintain a residential use, commercial properties should maintain a commercial use).
2. The commercial axis of each suburb should be maintained and enhanced. In West Wallsend, this is defined by the intersection of Carrington and Withers Streets. In Holmesville, this is defined by the intersection of George and Charlotte Streets.
3. Changes in use may be supportable where the new use requires no more than a minimal degree of alteration to significant fabric and building elements. Work required to facilitate a change in use should be reversible where feasible.

4. New uses that require an inappropriate degree of physical intervention to a heritage item or Contributory 1 building are not supported.
5. New uses must not adversely impact the external presentation of heritage items or Contributory 1 buildings.
6. Alterations and/or additions required to support a new use must not obscure the understanding of a building's heritage significance.

3.1.10 DUAL OCCUPANCIES AND SECONDARY DWELLINGS

Objectives

- a. To ensure that dual occupancies and secondary dwellings do not detract and are sympathetic to the heritage values, streetscape presentation and or public views or vistas of the area.
- b. To maximise permeable surfaces and maintain a balance between built and unbuilt areas.

Controls

1. Dual occupancies or secondary dwellings should address the street frontage and where applicable be sympathetic to the existing primary dwelling.
2. A single width driveway being a maximum 3.5 metres for shared access of a dual occupancy or secondary dwelling is required. Additional driveways will not be supported.
3. A landscape strip of a minimum of 1 metre along the allotment boundary and the driveway should be provided to reduce the visual impact of hardstand area.
4. Fences, including gates facing the frontage of the allotment should retain a single dwelling appearance to the street.
5. Fencing along the shared driveway that consists of multiple allotments should be low in scale, visually permeable or landscaping only.
6. Off-street car parking for the allotment fronting the street should be located at the rear of the dwelling, where possible using the shared driveway. If off-street carparking can only be accommodated to the front of the building line, this is to be limited to open carports of sympathetic and unobtrusive materials, or a discrete hardstand area.
7. New dwellings should be designed with roof massing and proportions that relate to and do not dominate the existing dwelling, where applicable.

3.1.11 PUBLIC DOMAN ELEMENTS

Objectives

- a. To ensure development is consistent with the public domain structure plan treatments of the adopted West Wallsend Heritage Streetscape Masterplan (2020).
- b. To ensure development does not adversely impact on the significance of heritage items in the public domain.

Controls

1. The introduction of changes to any public domain elements or treatments must be consistent with the West Wallsend Heritage Streetscape Masterplan.
2. The introduction of or changes to any public domain elements within the West Wallsend and Holmesville HCA should have regard for the area's identified significance, and be of a sympathetic and complementary design.
3. The introduction of or changes to any public domain elements within the West Wallsend and Holmesville HCA must not obscure any heritage items or Contributory 1 buildings within the West Wallsend and Holmesville HCA. Public domain elements also must not obscure or negatively impact the visual character or aesthetic presentation of streetscapes.
4. When assessing impacts to heritage items or precincts, consideration should be given to ensuring the surrounding setting (or visual 'curtilage') is not eroded or negatively impacted. Amenity provided by the streetscape should not be reduced. Appropriate measures to address impacts may include replacement street tree planting, maintenance of streetscape amenity to and from the item or area.
5. The introduction of new public domain elements that complement and reinforce the heritage character of West Wallsend and Holmesville is encouraged, particularly within the principal commercial axis of each township.

3.1.12 SITE COVERAGE

Objectives

- a. To ensure the bulk and form of future development reflects the historic development of the West Wallsend and Holmesville HCA.
- b. To ensure that allotments are not overdeveloped.

Controls

1. The maximum site coverage, including ancillary development, must not exceed 45%, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.

3.1.13 DEMOLITION OF ITEMS IN THE WEST WALLSEND AND HOLMESVILLE HCA

Objectives

- a. To ensure the retention of heritage items and contributory items in the West Wallsend and Holmesville HCA.

Controls

1. A development application will need to be submitted to Council for the proposed demolition of any item within the HCA, where this demolition work does not fall under the exemptions outlined in the *LMLEP 2014*.
2. The Development Application will need to include a Heritage Impact Statement, including an assessment of archaeological potential.
3. The heritage impact statement shall address:
 - i. How will the proposed works affect the cultural significance of the place and the Precinct?
 - ii. What alternatives have been considered to ameliorate any adverse impacts?
 - iii. Are there any heritage conservation benefits that might offset any adverse impacts?
4. A development application for demolition of an existing building must also include details of the replacement building, that complies with the objectives and controls of this Area Plan. It is preferable that the development application seek consent for both the demolition and the new work proposed, concurrently.
5. If structural failure is cited as a justification for demolition, evidence must be provided from a registered structural engineer that the structural integrity of the building has failed, to the point where it cannot be rectified without removal of a majority of its significant fabric and/or prohibitive costs.
6. Chimneys must be retained unless they are structurally unsound and unable to be restored. An application for removal must be supported by a report prepared and certified by a qualified structural engineer.
7. In the case of a proposal for demolition of a listed heritage item or contributory building the Council may require the applicant, as a condition of approval, to submit an archival record of the place, prior to the commencement of demolition. In most cases this would include a digital plan, with digital photographs of

the place in its setting, elevations, together with a digital photograph of each room, and any special feature(s) that the place may have. These photographs should be keyed to the plan with numbers and arrows.

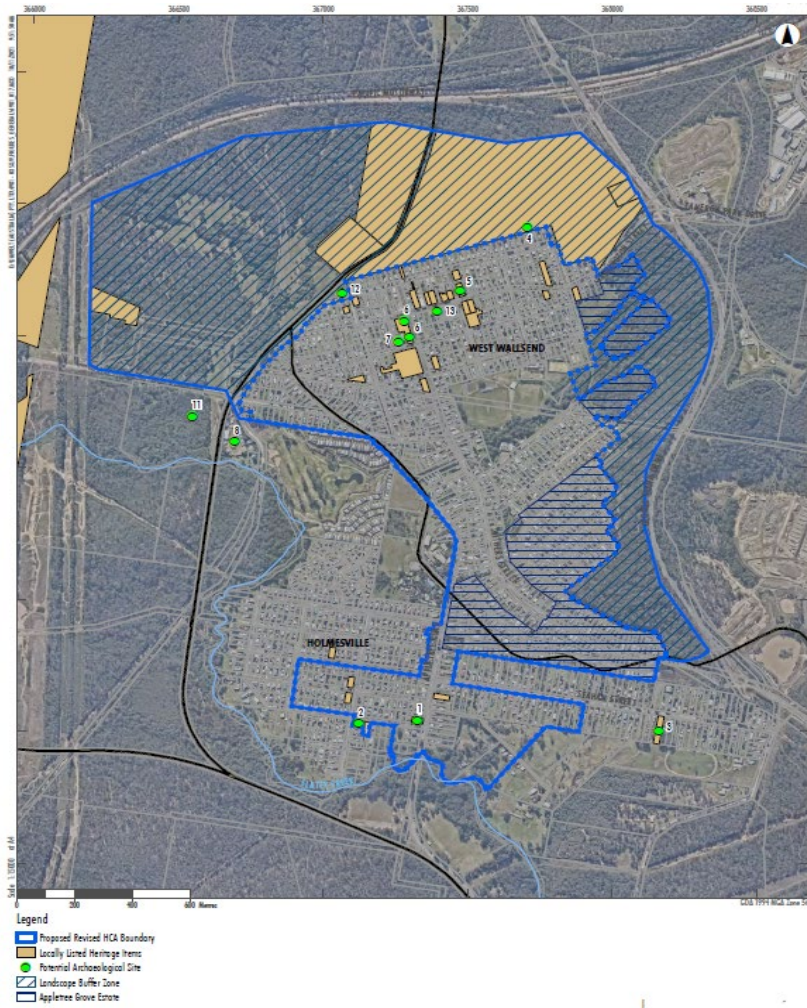
3.1.14 **ARCHAEOLOGY (NON-ABORIGINAL)**

Objectives

- a. To ensure potential archaeological sites are protected.
- b. To ensure that in instances where potential archaeological sites cannot be protected, that impacts to the sites are appropriately managed.

Controls

1. Any Development Application for works to a locally listed heritage item will need to include a Heritage Impact Statement, including an Archaeological Impact Assessment.
2. Any Development Application that proposes works to the potential archaeological sites identified in Figure 7 must be accompanied by an Archaeological Impact Assessment.
3. If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics. Potential impacts to relics are to be determined as part of a heritage impact statement for works, or as part of a historical archaeological assessment.
4. The archaeological potential of a property should be considered within a Heritage Impact Statement as part of any Development Application within the West Wallsend and Holmesville HCA. Further consultation with Council may be required for properties not identified as potential archaeological sites, as shown in Figure 7.



Justification:
Figure included to display location of potential archaeological sites.

Figure 7 - Potential archaeological sites

3.2 CONTROLS FOR SPECIFIC BUILDING ELEMENTS

3.2.1 GARAGES AND CARPORTS

Objectives

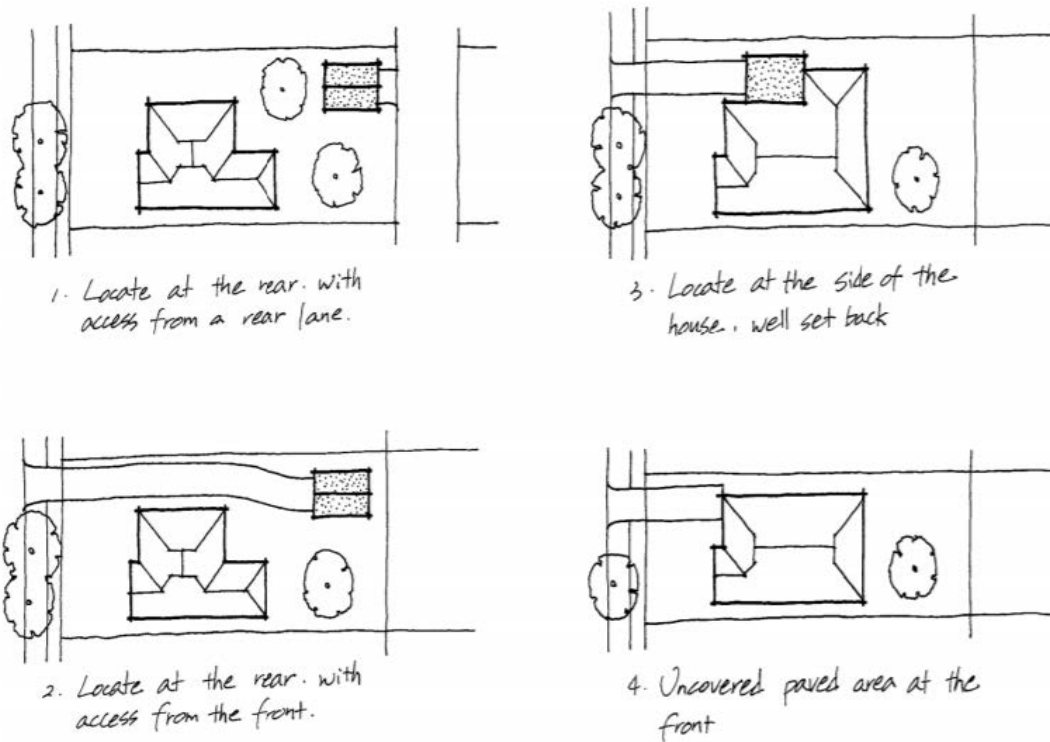
- a. To ensure that garages and carports do not adversely impact the significance of heritage items, Contributory 1 buildings, or the overall character of the West Wallsend and Holmesville HCA.

Controls

1. Garages are not to be located in front of the front facade.
2. Garages and carports are most appropriately located to the rear of the building. Where this is not feasible, garages and carports are to be located to the side of the building and behind the front building line (Plate 3.2).
3. If off-street carparking can only be accommodated to the front of the building line, this is to be limited to open carports of sympathetic and unobtrusive materials, or a discrete hardstand area.
4. The style, materiality and colour scheme of garages and carports is to complement that of the associated dwelling or building.
5. Double-storey garages are not appropriate unless it can be demonstrated that no adverse impacts will occur to heritage items, Contributory 1 buildings, or the significance of the wider West Wallsend and Holmesville HCA.

Justification:

Text has been updated to be consistent with the draft Working Report. Updated text establishes provisions for specific building types and elements, such as garages, verandahs, materials, awnings, roofs, colours, fences and signage for Section 3.2.



1. Locate at the rear. with access from a rear lane.

3. Locate at the side of the house. well set back

2. Locate at the rear. with access from the front.

4. Uncovered paved area at the front

5. If appearance of house is compromised, and no other options, on-street parking is preferred.

Plate 3.2 - Appropriate locations for garages/carports

3.2.2 VERANDAHS

Objectives

- a. To ensure that new verandahs, or changes to verandahs, do not adversely impact the significance of heritage items, Contributory 1 buildings, or the overall character of the West Wallsend and Holmesville HCA.
- b. To encourage the retention and/or reinstatement of original verandahs to heritage items and Contributory 1 buildings.

Controls

1. Original and/or sympathetic verandahs are to be retained and conserved. Sympathetic verandahs are those which complement the visual character and significance of the associated building. Heritage advice should be sought to determine original and/or sympathetic verandahs.
2. Reinstatement of missing verandahs where this would have a positive contribution to the heritage significance of the building and to the overall heritage significance of the West Wallsend and Holmesville HCA. Reinstatement should be based on historical (photographic) evidence where this is available.
3. Non-original and/or intrusive verandahs should be removed from heritage items and Contributory 1 buildings.
4. Enclosing front verandahs to heritage items or Contributory 1 buildings is not appropriate.
5. The design, form, scale and siting of new verandahs within the HCA must be broadly consistent with the heritage character of the wider HCA, and with original/early verandahs located within the surrounding streetscape. This is particularly relevant within the more intact streetscapes, including Wilson, Carrington and Withers Streets.
6. The style of verandah is to be appropriate to the architectural style of the building (i.e. Victorian, Federation or Inter-War).
7. Glass balustrades to verandahs within the West Wallsend and Holmesville HCA are not appropriate. More traditional materials such as timber is to be used.

3.2.3 MATERIALS, COLOURS AND FINISHES

Objectives

- a. To ensure that materials and finishes are consistent with and complementary to the character and heritage significance of the West Wallsend and Holmesville HCA and significant buildings contained therein.

Controls

1. Proposed colour schemes to new and existing buildings are to be broadly consistent with the predominate colour schemes already present within the HCA and should be outlined in a schedule of (external) colours and materials to be provided as part of any development application being submitted. It is noted that there is a high degree of variability within the West Wallsend and Holmesville HCA in terms of paint colours, and this provides a greater degree of flexibility with regards to new paint schemes.
2. For heritage items or Contributory 1 buildings, attempts must be made to investigate original colour schemes. Where this can be determined, an original or early colour scheme should be reinstated.
3. Colour schemes should be selected with reference to: *Colour Schemes for Old Australian Houses*, Ian Evans, Clive Lucas and Ian Stapleton, The Flannel Flower Press, 1984. Copies can be requested from Council staff or are available at Lake Mac Libraries.
4. Ensure materials and finishes are appropriate and sympathetic to the aesthetic character of the wider West Wallsend and Holmesville HCA and significant buildings contained therein.
5. Materials and finishes are to be selected based on their characteristic usage (e.g. brick to sub-floor levels for buildings on sloping blocks, corrugated iron to roofs, etc).
6. The most appropriate and therefore preferred finish type for external façades is painted weatherboard. Face brick and painted brickwork is also appropriate, particularly to verandahs (including posts/piers) and sub-floor levels. Timber joinery to windows, doors and verandahs is appropriate and supported. Tile and corrugated iron roofs are also appropriate.
7. Unpainted and/or un-rendered brickwork to heritage items and Contributory 1 buildings must remain unpainted and/or un-rendered.
8. Original or early render is to be retained and conserved. New render to heritage items or Contributory 1 buildings is to match existing render where this is present.
9. Where new materials and finishes are required, these are to be complementary to, but not seek to replicate, original materials and finishes. New materials and finishes must be discernible as new upon close inspection.

3.3 OTHER FEATURES (PARAPETS, AWNINGS AND ROOFS)

Objectives

- a. To ensure that building features are consistent with and complementary to the character and heritage significance of the West Wallsend and Holmesville HCA and significant buildings contained therein.

Controls

1. Parapets to commercial buildings of significance must be retained and conserved.
2. New parapets to commercial buildings must be consistent and/or complementary to existing original/early parapets within the HCA.
3. Suspended awnings to commercial buildings of significance are to be retained and conserved.
4. New awnings to commercial buildings are to be consistent with original/early awnings present within the HCA, based on historical evidence (such as historical photographs). If awnings are to be reinstated, this should also be done based on historical evidence (such as historical photographs or discernible evidence of posts).
5. Original roof forms must be retained and conserved, with materials able to be replaced if required. New materials to original roof forms are to be consistent with original/early materials and/or existing, adjacent fabric.
6. Traditional roof forms present within the HCA are to be used for new or infill development. Gable and hipped roof forms are most appropriate. The pitch of new roof forms must have regard to the pitches of existing roof forms to heritage items and Contributory 1 buildings within the HCA.

3.3.1 FENCES

Objectives

- a. To ensure that fences are consistent with and complementary to the character and heritage significance of the West Wallsend and Holmesville HCA and significant buildings contained therein.

Controls

1. Original and/or sympathetic fences are to be retained and conserved. Sympathetic fences are those which complement the visual character and significance of the associated building. Heritage advice should be sought to determine original and/or sympathetic fences.
2. New fences are to be generally consistent and/or complementary to existing original/early fences within the HCA.

3. Front fences are to be of a design that is appropriate to the style and period of the building, as outlined below. It should be noted that the below examples (Plate 3.3) are indicative only:

Victorian Buildings	timber picket fences or iron palisade fences, vertical emphasis
Federation Buildings	timber picket fences, timber picket fences on brick or stone base courses, brick or stone bases with iron panels, vertical emphasis
Inter-War Buildings	low brick fences, brickwork that matches brick detailing to the building, some detailing to brickwork such as curved bricks or corbelling, horizontal emphasis
Post-War Buildings	low brick fences, brickwork that matches brick detailing to the building, minimal brick detailing with addition of iron detailing, horizontal emphasis

4. Where possible, maintain continuous fence lines and heights within streetscapes.
5. The height limit of front fences within the West Wallsend and Holmesville HCA is 1.2 metres.

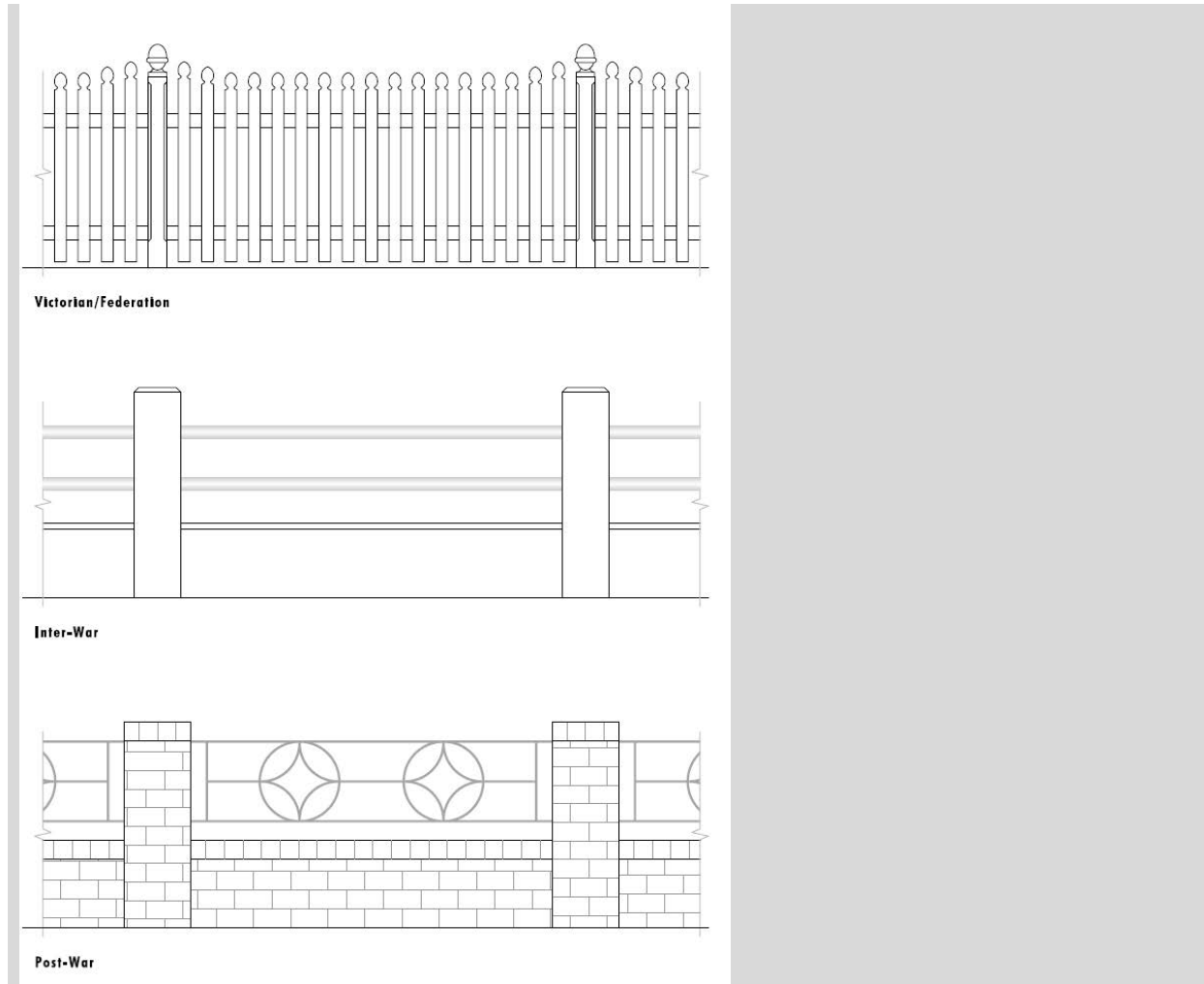


Plate 3.3 – Illustration of typical fence styles referred to in this area plan

3.3.2 SIGNAGE

Signage on heritage buildings for a commercial use, home business or home occupation needs to be of a standard and type that ensures the signs do not detract from the heritage significance of the building or heritage conservation values of the West Wallsend and Holmesville HCA.

Refer to Part 9 - Specific Land Uses – Signage of LMDCP 2014 for information about signage types.

Objectives

- a. To ensure that the design and configuration of signage positively contributes to the amenity of the building and streetscape of the heritage conservation area.
- b. To minimise incoherence of signage resulting from a proliferation of signs at the locality.

Controls

1. Identification signs – including nameplates on professional offices, community facilities, recreational facilities, or residences for home businesses – are limited to 0.6m², and one sign per street frontage.
2. Fascia signs must be located on an awning, and confined to the height of the awning and its length parallel to the street. They must not project more than 300 millimetres out from the fascia and/or walls, and must integrate with the design of the building.
3. Under awning signs must maintain a 2.6 metre clearance above ground level and must not project beyond the edge of the awning. They must be limited to one sign per street frontage located under or below the awning level, and are not to exceed 5m².
4. Parapet signs are to be aligned with the dimensions of windows or doors and be centred on the parapet. The content of the sign should be limited to the name or classification of the business.
5. Flush wall and hamper signs must not extend laterally from the wall, or beyond the edges of the wall. If internally illuminated, they must maintain a minimum of 2.6 metres above ground level and must not be flashing or moving signs. They must not exceed 25 percent of the wall space for each frontage.
6. Projecting wall signs are permissible above the awning where the parapet wall has sufficient height to ensure the sign is in proportion. Projecting wall signs are not to extend above the parapet height and are not to extend more than 750 millimetres from the face of the wall. The vertical dimension of the sign is to be equal to or greater than the horizontal dimension.

3.4 CONTROLS FOR HERITAGE ITEMS

Heritage items are those listed in *LMLEP 2014* [Schedule 5], which have been identified as having heritage significance relating to the social, cultural, natural, or technical history of the local area. Within Holmesville, these include but are not limited to the 'Holmesville Hotel' (Item ID 103), the 'Post Office Store' (Item ID 102) and the 'former Police Station' (Item ID 101). Within West Wallsend, heritage items include, but are not limited to the 'Worker's Club' (Item ID 199), the 'Post Office and residence' (Item ID 201), the 'Clyde Inn Hotel' (Item ID 202) and the 'West Wallsend Co-Op' (Item ID 205).

Any proposals for development must achieve a reasonable balance between meeting amenity and contemporary needs, and protecting the heritage significance of the item.

3.4.1 LOCAL HERITAGE ITEMS

Objectives

The objectives of these controls are to ensure that development to heritage items:

- a. Encourages the retention of existing heritage items and their significant elements.
- b. Is based on the understanding and conservation of the heritage significance of the item.
- c. Encourages heritage items to be used for purposes that are appropriate to their heritage significance.
- d. Maintains the setting of the heritage item including the relationship between the item and its surroundings; and
- e. Encourages the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements.

Controls

1. Any development application involving a heritage item is to be accompanied by a heritage impact statement, conservation management plan, or conservation management strategy, depending on the scale of works.
2. Development to a heritage item is to:
 - i. be consistent with an appropriate Heritage Impact Statement, Conservation Management Plan or Conservation Management Strategy;
 - ii. protect the setting of the heritage item;
 - iii. retain significant internal and external fabric and building elements;

Justification:

Text has been updated to be consistent with the draft Working Report. Updated text establishes provisions for locally listed heritage items under Section 3.4.

- iv. retain significant internal and external spaces;
 - v. remove unsympathetic alterations and additions;
 - vi. reinstate missing details and building elements;
 - vii. use materials, finishes and colours that are appropriate to the significant periods of development or architectural character of the item; and
 - viii. respect the pattern, style and dimensions of original windows and doors.
3. Original room configuration should be retained in the first instance. Alterations to the room layout of heritage items are to ensure that the original room configuration remains discernible and can be interpreted.
 4. If there is any likelihood of an impact on any significant archaeological relics from a period prior to the current building, development must ensure that the impact is managed according to the assessed level of significance of those relics.
 5. Original and early trees, plantings, garden layouts and landscaping should be retained and traditional garden designs should be reinstated where possible.

3.4.2 CHANGING THE USE OF A LOCAL HERITAGE ITEM

Controls

1. Any proposal involving the change of use (including the adaptive reuse) of a heritage item is to demonstrate that:
 - i. the new use requires minimal alterations to significant fabric and building elements, and that any changes to these are reversible or have minimal impact on the heritage significance of the item
 - ii. any internal changes do not compromise the heritage significance and the external appearance of the building
 - iii. alterations and/or additions required to support the new use do not obscure the understanding of the building's significant use
 - iv. the introduction of new services will not have a detrimental impact on significant fabric or spaces, and
 - v. be consistent with a schedule of conservation works or conservation management plan, if available.
2. Proposals to change the use of public and community buildings must take into account the effect on significant interior elements and fittings.

3. The significant use of the building should be interpreted on site. Interpretation of the use may include the use of historic artefacts, the in-situ retention of machinery and signage, or artistic interpretation.

3.4.3 VICINITY CONTROLS

Development in the vicinity of a heritage item can often have an impact upon the heritage significance of the item, in particular through an impact on the setting of the item. Determining whether a property is within, or impacts upon, the setting of a heritage item is a necessary component of the site analysis of a proposal. Specialist heritage advice may need to be obtained in order to determine a property's setting. If in doubt, it is recommended that clarification be sought from the Council prior to preparing a development application.

The determination of the setting of a heritage item should consider the historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views to and from the property.

Objectives

- a. The objective of these provisions is to ensure that development in the vicinity of heritage items is designed and sited to protect the heritage significance of the item.

Controls

1. Alterations and additions to buildings and structures, and new development of sites in the vicinity of a heritage item are to be designed to respect and complement the heritage item in terms of the:
 - i. building envelope
 - ii. proportions
 - iii. materials, colours and finishes, and
 - iv. building and street alignment.
2. Development in the vicinity of a heritage item is to minimise the impact on the setting of the item by:
 - i. providing an adequate area around the building to allow interpretation of the heritage item
 - ii. retaining original or significant landscaping (including plantings with direct links or association with the heritage item)
 - iii. protecting (where possible) and allowing the interpretation of archaeological features, and
 - iv. retaining and respecting significant views to and from the heritage item.

3.5 CONTROLS BASED ON SIGNIFICANCE GRADINGS

Buildings and sites within the heritage conservation area are identified on the Building Contributions Map (Figure 2) as being Contributory 1, Contributory 2 or Non-Contributory to the character and heritage significance of the West Wallsend and Holmesville HCA. The following controls have been developed in response to these recognised levels of significance. Property addresses of all contributory grading can be found at Appendix 2.

3.5.1 CONTRIBUTORY 1 BUILDINGS

Contributory 1 buildings are buildings that make an important and significant contribution to the character of the West Wallsend and Holmesville HCA. They have a reasonable to high degree of integrity and date from a key development period of significance.

Any proposals for development must achieve a reasonable balance between meeting amenity and contemporary needs, and protecting the heritage significance of the item.

Objectives

The objectives of these controls are to ensure that development to Contributory 1 buildings:

- a. encourages the retention of Contributory 1 buildings and their significant elements.
- b. is based on an understanding of the heritage significance of the building.
- c. encourages Contributory 1 buildings to be used for purposes that are appropriate to their heritage significance.
- d. maintains the setting of the Contributory 1 building, including the relationship between the building and its surroundings.
- e. encourages the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building elements
- f. encourages alterations and additions that retain and enhance the character of the building, the streetscape, and the broader HCA.

Controls

1. Works to Contributory 1 buildings must be undertaken in accordance with the controls contained within this DCP more broadly.
2. Works to Contributory 1 buildings are to be assessed in the form of a heritage impact statement to be submitted to Council as part of a development application.

Justification:

Text has been updated to be consistent with the draft Working Report. Updated text establishes provisions for buildings listed with a contribution grading, including Contribution 1 Buildings, Contribution 2 Buildings, and Non-Contributory Buildings under Section 3.5.

3. Major works to Contributory 1 buildings (such as additions) should be informed by a conservation management schedule or conservation management plan.
4. Contributory 1 buildings are to be retained unless the consent authority determines that removal is justified in exceptional circumstances (e.g. based on soundly demonstrated structural, condition, or safety issues that preclude retention of the building.)
5. Original roof forms are to be retained and maintained to Contributory 1 buildings.
6. Additional storeys or changes to the existing height of Contributory 1 buildings are not appropriate.
7. Alterations or additions to Contributory 1 buildings are to:
 - i. respect the significant original or characteristic built form of the building
 - ii. retain significant fabric
 - iii. retain, and where possible, reinstate significant features and building elements (e.g. verandahs, fences, chimneys, joinery, architectural detailing)
 - iv. use appropriate and complementary materials, finishes and colours
 - v. respect the pattern, style, and dimensions of original windows and doors.
8. Alterations and additions must not significantly alter the appearance of principal or significant façades of Contributory 1 buildings, except to remove detracting or intrusive elements.
9. Additions are to be located to the rear of Contributory 1 buildings. Additions to the front or side of the building are not supported.
10. Additions to the rear of a Contributory 1 building are not to sit higher than the established roof form of the building. The addition should be designed so as to minimise its visibility from the streetscape and from within existing views to the building. The addition should not visually dominate the building. Consideration should be given to sightlines to additions from the streetscape (Plate 3.4).

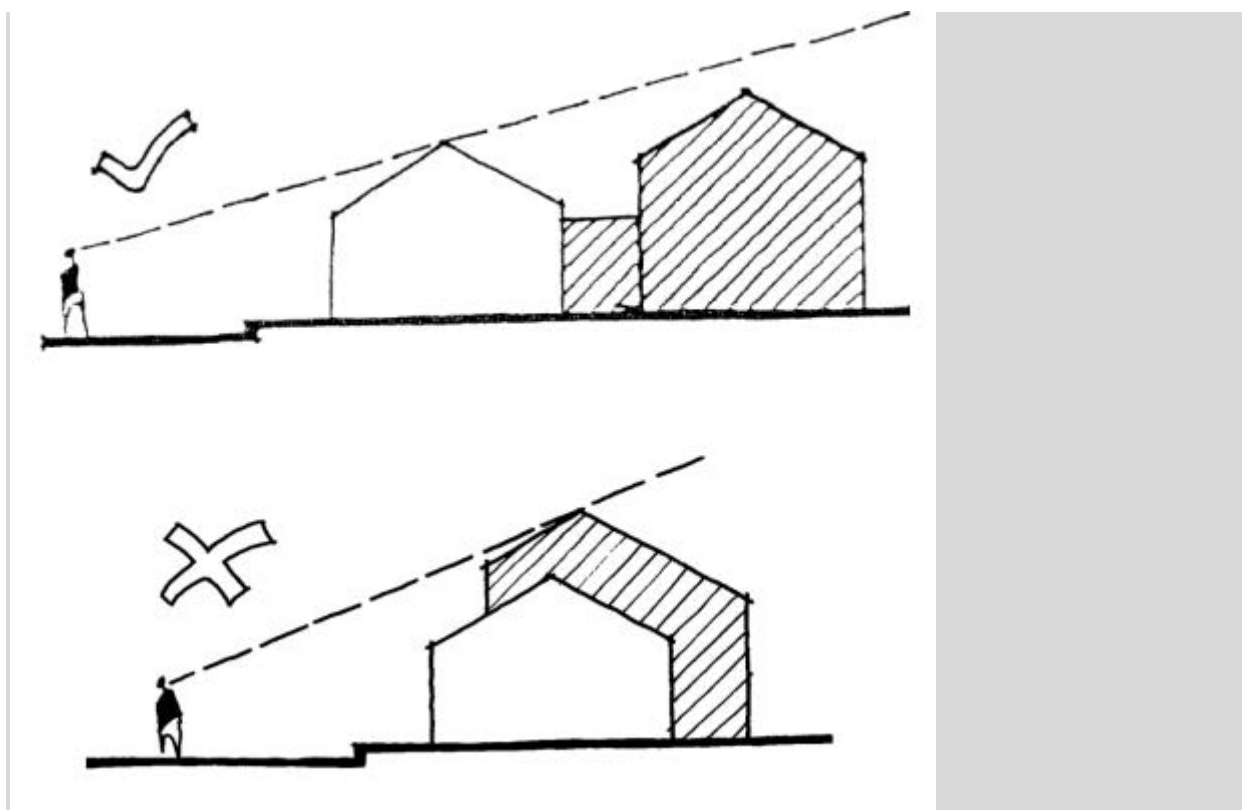


Plate 3.4 – Appropriate (top) and inappropriate (bottom) visibility of rear additions

11. Additions should be clearly discernible as new work and as a 'separate entity' to the building (Plate 3.5). This can be achieved through:
- i. a detached addition
 - ii. an addition that is attached via a breezeway or walkway
 - iii. small scale additions in the form of a lean-to or pavilion

iv. additions that maintain the scale and envelope of the building by making use of the underlying topography.

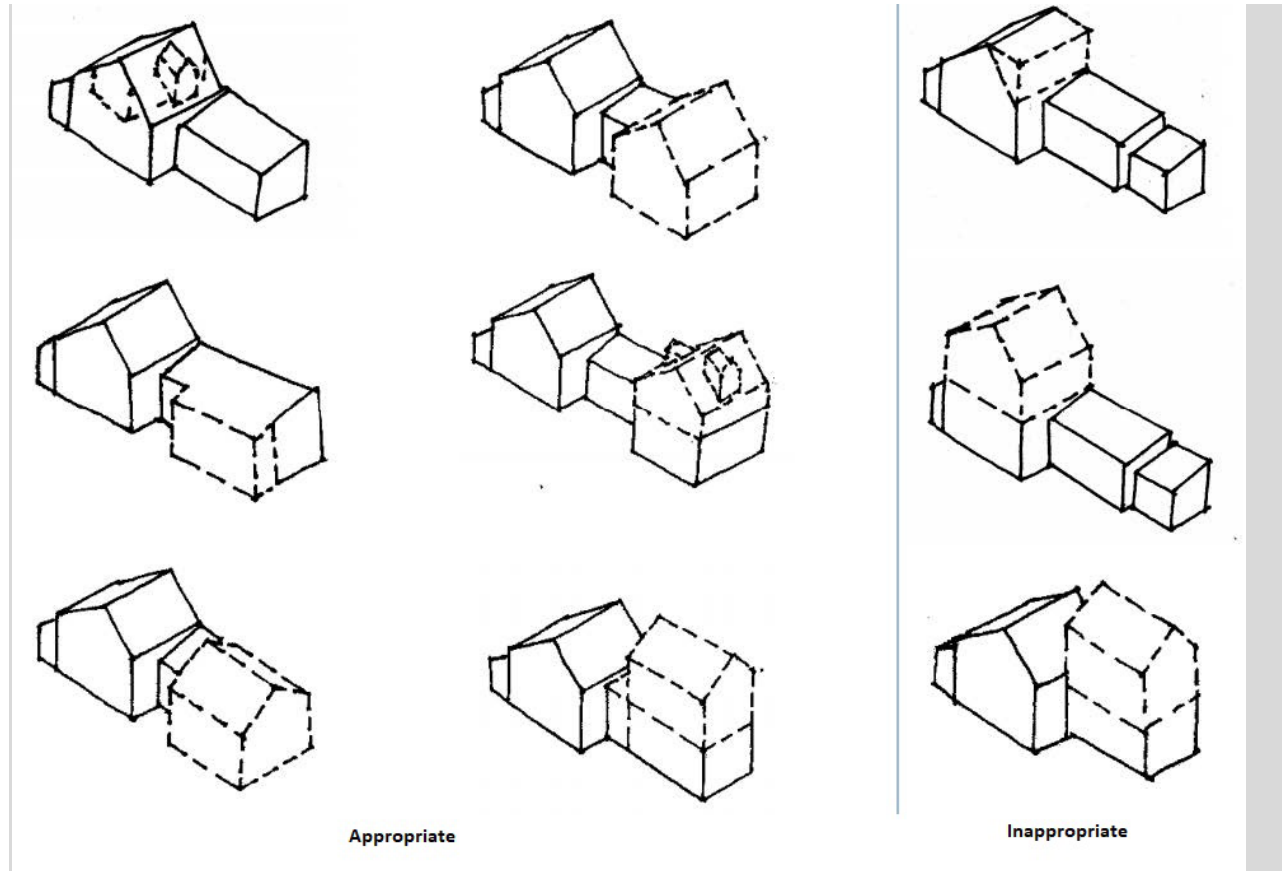


Plate 3.5 – Examples of appropriate additions (left of line) and inappropriate additions (right of line)

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12. The interface between additions and original building forms is to be made clear through an appropriate transition in materiality and/or design.
13. Physical intervention to Contributory 1 buildings to facilitate an addition must be carefully designed to minimise physical impacts and avoid, as much as is feasible, the removal of original fabric. The accompanying heritage impact statement must demonstrate the exploration of design options and justify the ultimate design outcome on the basis of minimising intervention.
14. Adaptive re-use proposals must aim to result in the least possible physical and visual impact. Significant fabric should be retained as part of any adaptive re-use, and changes concentrated in areas that have already been modified or are of lesser significance. The street presentation of the building must be maintained and, where possible, improved. An accompanying heritage impact statement must include a demonstration of how alternative proposals have been considered.
15. Works to the interiors of Contributory 1 buildings are to:
 - i. retain the original floor plan as much as is possible, where this is still discernible
 - ii. make attempts to interpret the original floor plan through design elements if changes to the original floor plan are proposed
 - iii. retain and conserve original fabric including flooring, joinery, decorative ceilings, fireplaces, etc, unless it is beyond repair. Any proposal that states that an original or significant element is beyond repair must be supported by an assessment provided by a suitably qualified professional such as a structural engineer.

3.5.2 CONTRIBUTORY 2 BUILDINGS

Contributory 2 buildings are buildings that do not detract from the significant character of the heritage conservation area or heritage streetscape. Buildings that do not belong to a key period of significance, good contemporary infill, and development from a key period of significance which has been irreversibly altered, are identified as Contributory 2.

Objectives

- a. To maintain the character and significance of the West Wallsend and Holmesville HCA through the management of Contributory 2 buildings.
- b. To encourage the removal of unsympathetic alterations and additions to improve the contribution of Contributory 2 buildings to the heritage conservation area.

Controls

1. The removal of intrusive or detracting features from a building graded as Contributory 2 is encouraged where this would improve the building's contribution to the heritage significance of the West Wallsend and Holmesville HCA.
2. Demolition of Contributory 2 buildings will only be considered where it can be demonstrated that the replacement building will not compromise the heritage significance of the heritage conservation area or heritage streetscape.
3. The redevelopment of sites that contain Contributory 2 buildings is to be undertaken in accordance with the controls contained within Section 3.1.4 of this Plan.
4. Works to Contributory 2 buildings must have regard for the surrounding streetscapes, nearby heritage items and Contributory 1 items, and overall heritage conservation area with regard to:
 - i. style, colour, materiality, form, scale and height
 - ii. views and vistas of significance
 - iii. the integrity and consistency of the surrounding streetscape.

3.5.3 NON-CONTRIBUTORY BUILDINGS

Non-Contributory buildings are buildings that are intrusive to a heritage conservation area or heritage streetscape because of inappropriate scale, bulk, setbacks, setting or materials. They do not represent a key period of significance and detract from the character of a heritage conservation area or heritage streetscape.

Objectives

- a. To encourage the sympathetic redevelopment of sites containing Non-Contributory buildings in a way which reinforces the heritage context of the area.
- b. To maintain the character and significance of the West Wallsend and Holmesville HCA through the management of Non-Contributory buildings.

Controls

1. The redevelopment of sites that contain Non-Contributory buildings is encouraged where the replacement building would make a more positive contribution to the heritage significance of the West Wallsend and Holmesville HCA.
2. The redevelopment of sites that contain Non-Contributory buildings is to be undertaken in accordance with the controls contained within Section 3.1.4 of this Plan.

3. Works to Non-Contributory buildings must have regard for the surrounding streetscapes, nearby heritage items and Contributory 1 items, and overall heritage conservation area with regard to:
 - i. style, colour, materiality, form, scale and height
 - ii. views and vistas of significance
 - iii. the integrity and consistency of the surrounding streetscape.

4 APPLETREE GROVE ESTATE

4.1 INTRODUCTION

This section contains local objectives and controls for development in Appletree Grove Estate as shown in Figure 8 (areas shaded pink).

Justification:

The Section number and related Figures have been updated for Appletree Grove Estate controls.

Note: Development controls have been retained in order to adhere to the design guidelines under the Estate's conditions of consent. These controls are based from the West Wallsend Heritage and Urban Design Guidelines (Apple Tree Grove Estate).



Figure 8 - Geographic location of the Appletree Grove Estate

4.2 BACKGROUND

The Hunter and Central Coast Joint Regional Planning Panel determined the approval of the subdivision of the Appletree Grove Estate for 375 allotments in July 2012. Heritage and Urban Design Guidelines were prepared specifically for the estate to ensure development is sympathetic to the heritage character of West Wallsend and Holmesville. This section of the Area Plan aims to ensure the objectives and intent of the Heritage and Urban Design Guidelines for the estate are achieved.

4.3 CHARACTER STATEMENT

West Wallsend and Holmesville showcase an eclectic mix of architecture and building types with variable character elements. This character statement focuses on the best elements observed which are pivotal to preserve and enhance.

The area is characterised by undulations to the terrain with the historic West Wallsend Village Centre positioned on the most prominent hill-top location. The sloping streets capture views of both the local bushland hillsides and the distant mountains, with buildings and landscapes integrated with the terrain.

Continuity and discipline within streets is achieved by way of raised kerbs; on-street parking; and consistent street tree planting patterns and species. Key elements that contribute to the streetscape character of West Wallsend / Holmesville heritage precinct include setbacks, fences, verandahs and roofs.

Buildings are positioned closer to the street, which enables buildings to address the street and provide 'eyes on the streets' for safety. There is generous separation between buildings, particularly as a result of the garage being detached and located to the rear of the lot.

Front fences are common and are always low and relatively transparent. The best examples are constructed of timber and with integrated landscaping such as hedges and shrubs at the base of the fence. Poorer examples include chain wire.

Front verandahs are very common, built as lightweight attachments to the main building. The roofline of verandahs is consistently lower than the main roofline. Verandahs commonly extend across the majority of the building width and are elevated off the ground, typically with lightweight posts.

4.4 BUILDING DESIGN

The purpose of this section of the Area Plan is to ensure that new development respects and complements the natural and built character of the West Wallsend / Holmesville Heritage Precinct.

This is achieved by providing:

- a. An understanding of the heritage character that is valued by the community;
- b. Guidance about how new buildings can be developed to complement and continue this character;
- c. A base line design quality for development;
- d. A basis for creating a memorable place that is in harmony with the heritage character of the precinct.

4.5 DEVELOPMENT CONTROLS

4.5.1 BUILDING ORIENTATION

Objectives

- a. To maximise solar access to private open space and habitable rooms, and to minimise overshadowing.

Controls

1. Siting of dwellings is to be generally consistent with the principles illustrated in Figure 9. Alternative dwelling siting may be considered where other amenities such as views and outlook over open space are available, and providing appropriate solar access and overshadowing outcomes can be achieved.

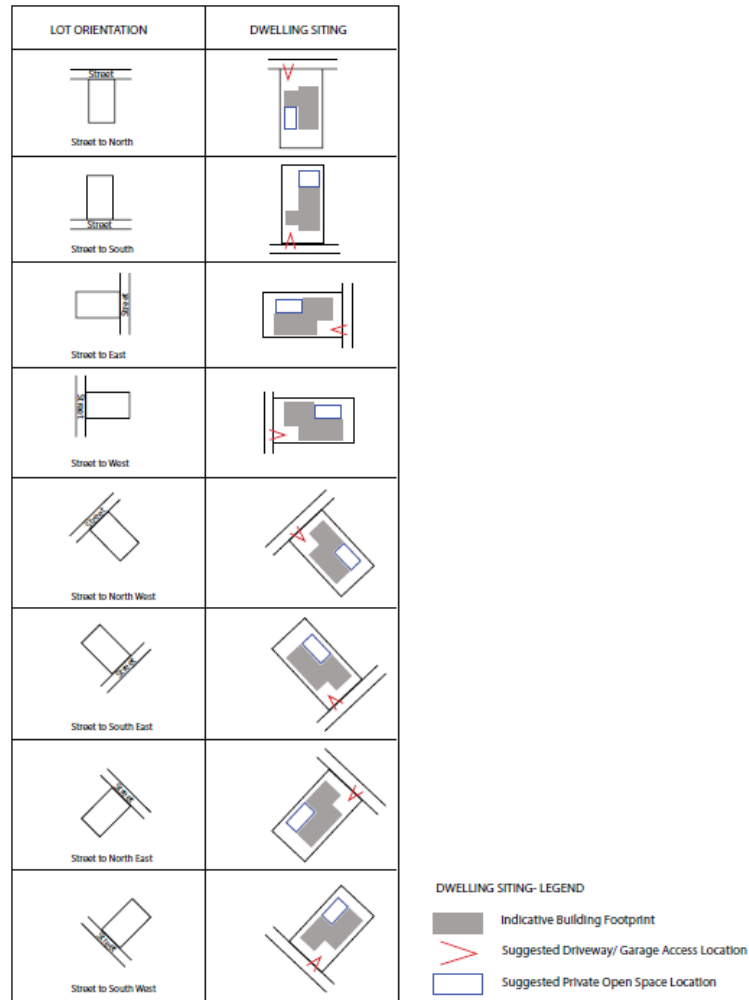


Figure 9 - Dwelling Siting Diagram

4.5.2 SITE COVERAGE

Objectives

- a. To provide opportunities for the provision of landscaping and retention of existing native vegetation.
- b. To promote on-site stormwater infiltration by encouraging pervious surfaces and landscaped areas.

Controls

1. The maximum site coverage, including ancillary development, must not exceed 50%.

4.5.3 RESPONSE TO TOPOGRAPHY

Objectives

- a. To encourage the use of building designs that respond appropriately to the site topography.
- b. To maintain visual amenity of the area by minimising cut and fill and the dominance of retaining walls on the streetscape and common boundaries.
- c. To maintain visual amenity of the streetscape by reducing the bulk of development on steeply sloping sites by allowing additional cut at the rear.

Controls

1. Battered soil slopes with dense plantings must be used to accommodate level changes in preference to engineered retaining walls.
2. Excavation and fill on building sites must be limited to a maximum of 1 metre from natural ground level. Greater depth may be considered within the building envelope if it is suitably retained and/or stabilised and is not visible from the street.
3. Retaining walls must not exceed 1 metre in height.
4. Where terraced walls are proposed, the distance between each step must be at least 1 metre in order to provide adequate landscape areas and deep soil planting.
5. The integration of retaining walls into dwelling design and construction is encouraged to minimise visual dominance of retaining walls that are independent of the dwelling, and to minimise site earthworks and retaining at boundaries. (See Figure 10)
6. Where the above requirements cannot be achieved, alternative construction methods should be considered including, but not limited to the following:
 - i. Split-level housing,

- ii. Pole home construction, and/ or
 - iii. Tiered benching of the lot.
7. On steeply sloping lots, cut of more than 1m may only be considered in the following circumstance:
- i. Excavation of more than 1m in depth is located at the rear of the site, and
 - ii. The required front building setback and driveway grade of not more than 20% (1:5) cannot be achieved without excavating more than 1m in depth, and
 - iii. Excavation of more than 1m in depth would result in a better visual outcome on the streetscape, for example, additional excavation at the rear of the lots will result in the dwelling being less visually prominent on the streetscape.

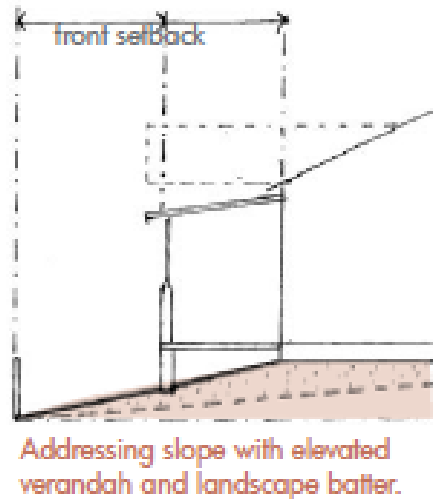


Figure 10 - Options to address slope

4.5.4 FRONT SETBACKS

Objectives

- a. To ensure that development complements the existing setback pattern in the street.

Controls

1. The front building setback must be at least 5 metres (excluding battle-axe lots).
2. For battle-axe lots, front setback must be determined with regard to amenity and privacy.
3. An articulation zone must be provided within the 2 metres forward of the front setback at ground level. At least 50% of the width of the building façade (not including garage) must project into the articulation zone from the main building volume as a single storey gable roof structure, as shown in Figure 11.

Note: Refer to Section 4.5.7 for further controls on ground floor verandahs within the articulation zone.

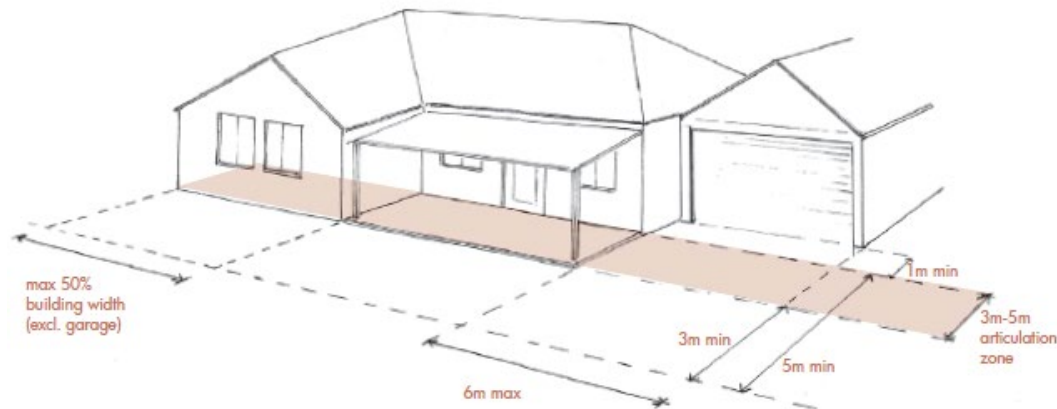


Figure 11 - Front Setback

4.5.5 SIDE AND REAR SETBACKS

Objectives

- a. To provide a visual separation between buildings that is consistent with the existing West Wallsend settlement.
- b. To provide adequate separation between buildings to ensure there is a reasonable level of privacy, solar access and natural ventilation.
- c. To provide opportunities for the planting of vegetation.

Controls

1. Side setbacks, illustrated in Figure 12, must be as follows:
 - i. Single storey buildings: one side at least 1.05 metres and one side at least 2 metres.
 - ii. Two storey buildings: one side at least 1.05 metres for the ground floor and 3 metres for the first floor, and the other side at least 3 metres for the ground and first floor.
2. Rear setbacks must be at least 4 metres.

Note: A rear setback of 5m is required for certain lots. Refer to Sections 4.5.13 and 4.5.14 for further details.

4.5.6 HEIGHT AND SCALE

Objectives

- a. To ensure new dwellings are of a size and scale which is sympathetic to the character of the existing West Wallsend settlement.

Controls

1. Single storey buildings must not exceed 6 metres in height.
2. Two storey buildings must not exceed 8.5 metres in height.

Note: The building height is measured from the existing ground level to the highest point of the building, excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like, as shown in Figure 12.



Figure 12 - Side and Rear Setbacks and Height

4.5.7 GARAGES

Objectives

- a. To avoid the visual dominance of garages and minimise their impact on the streetscape

Controls

1. A garage must be set back:
 - i. At least 6 metres from the front boundary; and
 - ii. At least 1 metre behind the principal building façade.
2. Garages may be attached or detached from the dwelling and be no more than 6 metres wide.
3. Garages on corner lots should be located at the side of the dwelling away from the corner.

4.5.8 VERANDAHS

Objectives

- a. To ensure that new dwellings are consistent with the character and streetscape of the existing West Wallsend and Holmesville settlements.

Controls

1. All houses must incorporate a verandah on the ground floor for at least 50% of the width of building facade (not including garage).
2. Balconies on upper floors are also permitted, however these do not replace the requirement for a ground floor verandah.
3. The verandah must be an attachment to the principal building.
4. The verandah roof must sit below the eaves of the principal roof and have a lesser pitch than the principal roof (as illustrated in Figures 13 and 14).
5. Verandahs must be at least 2 metres deep.

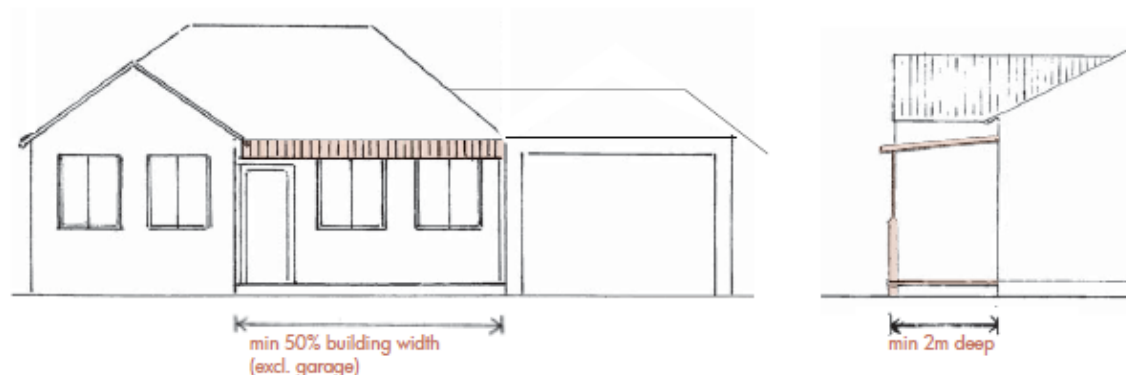


Figure 13 - Verandah details



Figure 14 - Verandah option

4.5.9 FENCING

Objectives

- a. To require new dwellings to have a front boundary fence.
- b. To ensure fencing is sympathetic to the character of the area.

Controls

1. All houses must incorporate a fence on the front boundary between 0.7 and 1.2 m in height.
2. The fence is to be a vertical-picket style, constructed in timber or powder-coated aluminium, be light or neutral in colour, and must be between 30% and 50% transparent (see example in Figure 14). Note that pool-style fencing is not compatible with this control.
3. Any side boundary fencing that extends forward of the garage setback line must be consistent with the height and style of the front fence



Figure 15 - **Compliant Fencing**

4.5.10 **MATERIALS AND COLOURS**

Objectives

- a. To ensure development contains materials and colours that are sympathetic to the heritage character of West Wallsend and Holmesville.

Controls

1. External colours and materials must be in natural and earthy colours and muted in tone.
2. Roofs must be constructed using corrugated metal profile or low profile tile in a neutral and non-reflective colour.
3. A colour schedule must be included with all development applications demonstrating compliance with the above controls. (Examples of colours and materials found in West Wallsend are shown in [Figure 16](#))



Figure 16 - Colours and materials found in West Wallsend

4.5.11 ROOFS

Objectives

- a. To ensure that dwelling roof design is consistent with roofs within the existing West Wallsend settlement.

Controls

1. Roofs for the principal building and garage must be hipped or gabled with a minimum roof pitch of 20 degrees, as depicted in Figures 17 and 18.
2. All roofs must include eaves that extend a minimum of 600mm from all exterior walls. The eaves may project into the setback zone.
3. Single-storey dwellings must have a minimum floor to ceiling height of 2.7m to increase the prominence of the roof, particularly as a separate element to the verandah attachment.
4. Roof height, measured vertically from eaves to the highest ridge, must not exceed 3 metres

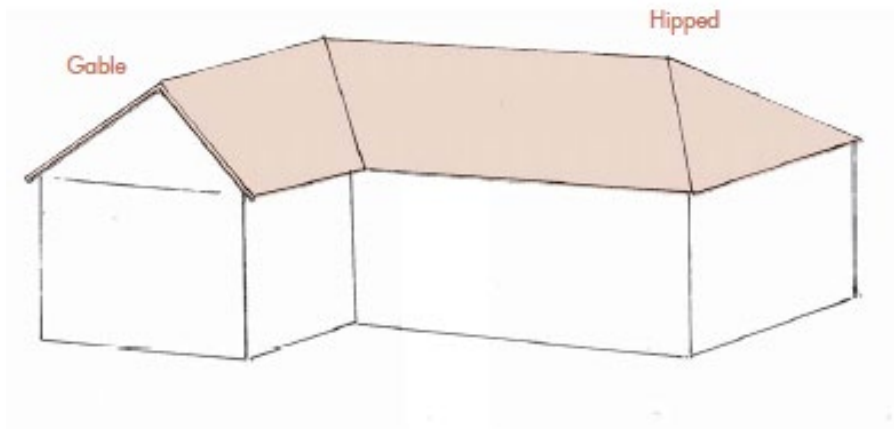


Figure 17 - Roof details



Figure 18 - Compliant roof

4.5.12 LANDSCAPING

Objectives

- a. To lessen the visual impact of development on the landscape character.

Controls

1. At least one 45-litre canopy tree (minimum 7 metres tall and 5 metres wide at maturity) must be planted on each dwelling house lot prior to the issuing of the Occupation Certificate.
2. Soft landscaping incorporating shrub vegetation at least 2 metres in height at maturity must be planted within the front and largest side setback of each dwelling house lot.

4.5.13 LOTS BACKING ONTO WITHERS STREET

The following controls apply to lots identified in Figure 19.



Figure 19 - Lots backing onto Withers Street

Objectives

- a. To ensure lots backing onto Withers Street are appropriately screened to reduce the impact on the streetscape.
- b. To ensure rear fencing is sympathetic to the existing streetscape.

Controls

1. Landscaping shall be provided to the rear 3 metres of the lot to provide screening from Withers Street. The screen planting shall comprise a minimum of 3 native trees reaching a height of at least 5m at maturity.
2. Dwellings must be set back a minimum of 5 metres from the rear boundary.
3. Rear fences must:
 - i. Be constructed in lightweight materials (such as timber picket or the like) that are at least 30% open and evenly distributed along the full length of the fence, and
 - ii. Be between 0.7m and 1.2m in height, and
 - iii. Include a pedestrian access to Withers Street.

4.5.14 LOTS AND ADJOINING EXISTING RESIDENTIAL LOTS

The following controls apply to lots identified in Figure 20.



Figure 20 - Lots adjoining existing streets

Objectives

- a. To minimise the impact of new development on existing development.
- b. To maximise consistency between new development and existing development.

Controls

1. Dwellings must be setback a minimum of 5m from the rear boundary.
2. A minimum of two native trees (greater than 6m in height at maturity) shall be planted to the rear of the lot.

4.5.15 DUAL OCCUPANCIES AND SECONDARY DWELLINGS**Objectives**

- c. To ensure that dual occupancies and secondary dwellings do not detract from the heritage values of the area.
- d. To maximise permeable surfaces and maintain a balance between built and unbuilt areas.

Controls

3. A minimum site area of 600m² for corner lots and 700m² for all other lots is required for dual occupancy or secondary dwelling developments.
4. Total site coverage of both dwellings, including ancillary development, must not exceed 50%. (Site coverage is defined in Clause 4.5.2)
5. Dual occupancies and secondary dwellings on corner allotments should result in a dwelling addressing each street frontage.
6. Dual occupancies on non-corner lots must present to the street as a single dwelling and have a single driveway no wider than 5 metres at the lot boundary and 4 metres at the apron.

4.5.16 ANCILLARY DEVELOPMENT**Objectives**

- a. To ensure that ancillary structures, outbuildings and swimming pools do not detract from the streetscape through inappropriate siting, or excessive scale, bulk or visibility.

Controls

1. Ancillary structures, including clothes lines, waste and recycling bins, rainwater tanks, air conditioning units and hot water heaters/tanks, should be located at the side or rear of the property. Fixed screening or planting must be employed where necessary to obscure visibility of ancillary structures from the street
2. Swimming pools and outbuildings must be located in the rear of the yard

Note: An “outbuilding” is a freestanding building not being attached to any dwelling on the site, which may or may not be enclosed on the side elevations, and includes cabanas, sheds, gazebos, greenhouses and the like.

5 APPENDICES

5.1 APPENDIX 1 – TABLE WITH SIGNIFICANCE GRADINGS FOR PROPERTIES WITHIN THE WEST WALLSEND AND HOLMESVILLE HERITAGE CONSERVATION AREA

The table does not contain properties that are individually listed heritage items in the Lake Macquarie Local Environmental Plan 2014 (locally listed heritage items) or non-assessed properties. See also map (Figure 2). The grading reflects to which degree the property contributes to the character of the heritage conservation area or heritage streetscape.

Table 1 Significance gradings (sorted by grading and street name).

Lot - Section - DP			Address	Grading
3		DP219333	3 APPLETREE ROAD WEST WALLSEND	Contributory 1
8	4	DP3805	7 APPLETREE ROAD WEST WALLSEND	Contributory 1
10	4	DP3805	11 APPLETREE ROAD WEST WALLSEND	Contributory 1
12		DP844109	24 APPLETREE ROAD HOLMESVILLE	Contributory 1
1	A	DP4479	33 APPLETREE ROAD HOLMESVILLE	Contributory 1
1		DP1042219	50 APPLETREE ROAD HOLMESVILLE	Contributory 1
1		DP21552	53 APPLETREE ROAD HOLMESVILLE	Contributory 1
2		DP21552	55 APPLETREE ROAD HOLMESVILLE	Contributory 1
4		DP21552	59 APPLETREE ROAD HOLMESVILLE	Contributory 1
4B		DP345557	6 BRIDGE STREET WEST WALLSEND	Contributory 1
17	W	DP2253	7 BRIDGE STREET WEST WALLSEND	Contributory 1
1		DP506635	3 BROOKS STREET WEST WALLSEND	Contributory 1
1		DP338195	4 BROOKS STREET WEST WALLSEND	Contributory 1
D		DP439637	10 BROOKS STREET WEST WALLSEND	Contributory 1

Justification:

This Table has been included to list significance gradings for properties within the Heritage Conservation Area.

Lot - Section - DP			Address	Grading
82		DP513710	14 BROOKS STREET WEST WALLSEND	Contributory 1
6	M	DP2252	12 BROWN STREET WEST WALLSEND	Contributory 1
52		DP516745	14 BROWN STREET WEST WALLSEND	Contributory 1
51		DP516745	16 BROWN STREET WEST WALLSEND	Contributory 1
1		DP966593	21 BROWN STREET WEST WALLSEND	Contributory 1
13	G	DP2252	27 BROWN STREET WEST WALLSEND	Contributory 1
14		DP651075	29 BROWN STREET WEST WALLSEND	Contributory 1
6	L	DP2252	30 BROWN STREET WEST WALLSEND	Contributory 1
2		DP385221	31 BROWN STREET WEST WALLSEND	Contributory 1
101		DP1066500	33 BROWN STREET WEST WALLSEND	Contributory 1
11	F	DP2252	35 BROWN STREET WEST WALLSEND	Contributory 1
4	L	DP2252	36 BROWN STREET WEST WALLSEND	Contributory 1
2		DP1032249	37 BROWN STREET WEST WALLSEND	Contributory 1
3	L	DP2252	38 BROWN STREET WEST WALLSEND	Contributory 1
2	L	DP2252	40 BROWN STREET WEST WALLSEND	Contributory 1
2		DP513055	41 BROWN STREET WEST WALLSEND	Contributory 1
1	L	DP2252	42 BROWN STREET WEST WALLSEND	Contributory 1
1		DP513055	43 BROWN STREET WEST WALLSEND	Contributory 1
8	K	DP2252	44 BROWN STREET WEST WALLSEND	Contributory 1
A		DP917670	45 BROWN STREET WEST WALLSEND	Contributory 1
7	K	DP2252	46 BROWN STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
14	E	DP2252	49 BROWN STREET WEST WALLSEND	Contributory 1
5	K	DP2252	50 BROWN STREET WEST WALLSEND	Contributory 1
4	K	DP2252	52 BROWN STREET WEST WALLSEND	Contributory 1
1		DP177572	53 BROWN STREET WEST WALLSEND	Contributory 1
2	K	DP2252	56 BROWN STREET WEST WALLSEND	Contributory 1
1		DP308750	59 BROWN STREET WEST WALLSEND	Contributory 1
1		DP124225	60 BROWN STREET WEST WALLSEND	Contributory 1
1		DP417437	60 BROWN STREET WEST WALLSEND	Contributory 1
2		DP418039	60 BROWN STREET WEST WALLSEND	Contributory 1
1		DP130304	60 BROWN STREET WEST WALLSEND	Contributory 1
1		DP418039	60 BROWN STREET WEST WALLSEND	Contributory 1
B		DP383399	63 BROWN STREET WEST WALLSEND	Contributory 1
1		DP124226	66 BROWN STREET WEST WALLSEND	Contributory 1
25	T	DP2253	67 BROWN STREET WEST WALLSEND	Contributory 1
1	J	DP2252	70 BROWN STREET WEST WALLSEND	Contributory 1
A		DP334196	74 BROWN STREET WEST WALLSEND	Contributory 1
A		DP344379	79 BROWN STREET WEST WALLSEND	Contributory 1
4	U	DP2253	80 BROWN STREET WEST WALLSEND	Contributory 1
1		DP308399	61A BROWN STREET WEST WALLSEND	Contributory 1
10	Z	DP3809	2 CARRINGTON STREET WEST WALLSEND	Contributory 1
9	Z	DP3809	4 CARRINGTON STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
21		DP1101582	7 CARRINGTON STREET WEST WALLSEND	Contributory 1
7		DP663746	8 CARRINGTON STREET WEST WALLSEND	Contributory 1
7		DP659640	10 CARRINGTON STREET WEST WALLSEND	Contributory 1
131		DP1164009	11 CARRINGTON STREET WEST WALLSEND	Contributory 1
14	D	DP2252	13 CARRINGTON STREET WEST WALLSEND	Contributory 1
1		DP971156	16 CARRINGTON STREET WEST WALLSEND	Contributory 1
71		DP578897	18 CARRINGTON STREET WEST WALLSEND	Contributory 1
17	D	DP2252	19 CARRINGTON STREET WEST WALLSEND	Contributory 1
4		DP666771	24 CARRINGTON STREET WEST WALLSEND	Contributory 1
A		DP378181	26 CARRINGTON STREET WEST WALLSEND	Contributory 1
2	H	DP2252	28 CARRINGTON STREET WEST WALLSEND	Contributory 1
B		DP340926	29 CARRINGTON STREET WEST WALLSEND	Contributory 1
2		DP338195	31 CARRINGTON STREET WEST WALLSEND	Contributory 1
A		DP439637	32 CARRINGTON STREET WEST WALLSEND	Contributory 1
1		DP848430	35 CARRINGTON STREET WEST WALLSEND	Contributory 1
2		DP900895	36 CARRINGTON STREET WEST WALLSEND	Contributory 1
1		DP900895	38 CARRINGTON STREET WEST WALLSEND	Contributory 1
5		DP949484	40 CARRINGTON STREET WEST WALLSEND	Contributory 1
1		DP136305	50 CARRINGTON STREET WEST WALLSEND	Contributory 1
2		DP954315	55 CARRINGTON STREET WEST WALLSEND	Contributory 1
100		DP1242991	60 CARRINGTON STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
5		DP1113220	66 CARRINGTON STREET WEST WALLSEND	Contributory 1
2		DP312167	67 CARRINGTON STREET WEST WALLSEND	Contributory 1
2		DP862548	69 CARRINGTON STREET WEST WALLSEND	Contributory 1
1	F	DP2252	74 CARRINGTON STREET WEST WALLSEND	Contributory 1
122		DP1198216	77 CARRINGTON STREET WEST WALLSEND	Contributory 1
121		DP1198216	79 CARRINGTON STREET WEST WALLSEND	Contributory 1
2		DP312106	81 CARRINGTON STREET WEST WALLSEND	Contributory 1
4	E	DP2252	82 CARRINGTON STREET WEST WALLSEND	Contributory 1
163		DP740665	85 CARRINGTON STREET WEST WALLSEND	Contributory 1
162		DP740665	87 CARRINGTON STREET WEST WALLSEND	Contributory 1
A		DP320721	93 CARRINGTON STREET WEST WALLSEND	Contributory 1
3	T	DP2253	94 CARRINGTON STREET WEST WALLSEND	Contributory 1
B		DP320721	95 CARRINGTON STREET WEST WALLSEND	Contributory 1
10	S	DP2253	97 CARRINGTON STREET WEST WALLSEND	Contributory 1
52		DP803558	98 CARRINGTON STREET WEST WALLSEND	Contributory 1
9	S	DP2253	99 CARRINGTON STREET WEST WALLSEND	Contributory 1
51		DP803558	100 CARRINGTON STREET WEST WALLSEND	Contributory 1
60		DP1126708	102 CARRINGTON STREET WEST WALLSEND	Contributory 1
10	T	DP2253	110 CARRINGTON STREET WEST WALLSEND	Contributory 1
3		DP105859	3 COUNCIL STREET WEST WALLSEND	Contributory 1
2		DP105859	5 COUNCIL STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
1		DP931288	2 EDDEN STREET WEST WALLSEND	Contributory 1
20	6	DP3805	8 EDDEN STREET WEST WALLSEND	Contributory 1
18	6	DP3805	12 EDDEN STREET WEST WALLSEND	Contributory 1
151		DP1293759	18 EDDEN STREET WEST WALLSEND	Contributory 1
14	6	DP3805	20 EDDEN STREET WEST WALLSEND	Contributory 1
13	6	DP3805	22 EDDEN STREET WEST WALLSEND	Contributory 1
9	6	DP3805	30 EDDEN STREET WEST WALLSEND	Contributory 1
100		DP666909	37 EDDEN STREET WEST WALLSEND	Contributory 1
32	6	DP3805	9 FEGAN STREET WEST WALLSEND	Contributory 1
35	6	DP3805	15 FEGAN STREET WEST WALLSEND	Contributory 1
9	11	DP8910	18 FEGAN STREET WEST WALLSEND	Contributory 1
37	6	DP3805	19 FEGAN STREET WEST WALLSEND	Contributory 1
10	11	DP8910	20 FEGAN STREET WEST WALLSEND	Contributory 1
11	11	DP8910	22 FEGAN STREET WEST WALLSEND	Contributory 1
40	6	DP3805	25 FEGAN STREET WEST WALLSEND	Contributory 1
13	11	DP8910	26 FEGAN STREET WEST WALLSEND	Contributory 1
41	6	DP3805	27 FEGAN STREET WEST WALLSEND	Contributory 1
14	11	DP8910	28 FEGAN STREET WEST WALLSEND	Contributory 1
42	6	DP3805	29 FEGAN STREET WEST WALLSEND	Contributory 1
45	6	DP3805	35 FEGAN STREET WEST WALLSEND	Contributory 1
46	6	DP3805	37 FEGAN STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
482		DP576118	43 FEGAN STREET WEST WALLSEND	Contributory 1
1		DP934841	46 FEGAN STREET WEST WALLSEND	Contributory 1
6	C	DP3442	3 GEORGE STREET HOLMESVILLE	Contributory 1
20	D	DP3442	6 GEORGE STREET HOLMESVILLE	Contributory 1
9	C	DP3442	9 GEORGE STREET HOLMESVILLE	Contributory 1
18	D	DP3442	10 GEORGE STREET HOLMESVILLE	Contributory 1
10	C	DP3442	11 GEORGE STREET HOLMESVILLE	Contributory 1
11	C	DP3442	13 GEORGE STREET HOLMESVILLE	Contributory 1
16	D	DP3442	14 GEORGE STREET HOLMESVILLE	Contributory 1
12	C	DP3442	15 GEORGE STREET HOLMESVILLE	Contributory 1
14	C	DP3442	19 GEORGE STREET HOLMESVILLE	Contributory 1
3	L	DP3442	22 GEORGE STREET HOLMESVILLE	Contributory 1
5	L	DP3442	26 GEORGE STREET HOLMESVILLE	Contributory 1
13	M	DP3442	29 GEORGE STREET HOLMESVILLE	Contributory 1
12	M	DP3442	31 GEORGE STREET HOLMESVILLE	Contributory 1
8	L	DP3442	32 GEORGE STREET HOLMESVILLE	Contributory 1
9	L	DP3442	34 GEORGE STREET HOLMESVILLE	Contributory 1
91		DP543921	8 HYNDES STREET WEST WALLSEND	Contributory 1
1		DP972543	9 HYNDES STREET WEST WALLSEND	Contributory 1
2		DP337482	10 HYNDES STREET WEST WALLSEND	Contributory 1
1		DP940920	11 HYNDES STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
1		DP972541	13 HYNDES STREET WEST WALLSEND	Contributory 1
2		DP1078808	10 LAIDLEY STREET WEST WALLSEND	Contributory 1
1		DP1078808	10 LAIDLEY STREET WEST WALLSEND	Contributory 1
16		DP661084	21 LAIDLEY STREET WEST WALLSEND	Contributory 1
28	V	DP2253	30 LAIDLEY STREET WEST WALLSEND	Contributory 1
26	V	DP2253	34 LAIDLEY STREET WEST WALLSEND	Contributory 1
1		DP104851	39 LAIDLEY STREET WEST WALLSEND	Contributory 1
1		DP321412	2 POWELL STREET WEST WALLSEND	Contributory 1
1		DP565037	5 POWELL STREET WEST WALLSEND	Contributory 1
60		DP562526	8 POWELL STREET WEST WALLSEND	Contributory 1
2		DP4647	6 PRIVATE LANE HOLMESVILLE	Contributory 1
131		DP563265	9 RAILWAY STREET WEST WALLSEND	Contributory 1
1		DP301413	11 RAILWAY STREET WEST WALLSEND	Contributory 1
1		DP349273	13 RAILWAY STREET WEST WALLSEND	Contributory 1
1		DP580106	19 RAILWAY STREET WEST WALLSEND	Contributory 1
2		DP1130723	5 RENWICK STREET WEST WALLSEND	Contributory 1
27	3	DP3805	15 RENWICK STREET WEST WALLSEND	Contributory 1
1		DP971273	17 RENWICK STREET WEST WALLSEND	Contributory 1
10	D	DP2252	2 ROBERTSON STREET WEST WALLSEND	Contributory 1
11	D	DP2252	4 ROBERTSON STREET WEST WALLSEND	Contributory 1
28	B	DP4479	60 SEAHAM STREET HOLMESVILLE	Contributory 1

Lot - Section - DP			Address	Grading
25	B	DP4479	66 SEAHAM STREET HOLMESVILLE	Contributory 1
23	B	DP4479	70 SEAHAM STREET HOLMESVILLE	Contributory 1
19	B	DP4479	78 SEAHAM STREET HOLMESVILLE	Contributory 1
18	B	DP4479	80 SEAHAM STREET HOLMESVILLE	Contributory 1
171		DP1067600	82 SEAHAM STREET HOLMESVILLE	Contributory 1
14	B	DP4479	88 SEAHAM STREET HOLMESVILLE	Contributory 1
110		DP563890	96 SEAHAM STREET HOLMESVILLE	Contributory 1
9	B	DP4479	98 SEAHAM STREET HOLMESVILLE	Contributory 1
7		DP29761	1 SHORT STREET WEST WALLSEND	Contributory 1
6		DP29761	2 SHORT STREET WEST WALLSEND	Contributory 1
5		DP29761	3 SHORT STREET WEST WALLSEND	Contributory 1
2		DP516567	1 SOUTH STREET WEST WALLSEND	Contributory 1
6	1	DP3805	2 SOUTH STREET WEST WALLSEND	Contributory 1
7	P	DP2253	3 SOUTH STREET WEST WALLSEND	Contributory 1
7	1	DP3805	4 SOUTH STREET WEST WALLSEND	Contributory 1
6	P	DP2253	5 SOUTH STREET WEST WALLSEND	Contributory 1
9	1	DP3805	8 SOUTH STREET WEST WALLSEND	Contributory 1
24	C	DP3442	2 ST HELEN STREET HOLMESVILLE	Contributory 1
21	C	DP3442	8 ST HELEN STREET HOLMESVILLE	Contributory 1
16	C	DP3442	18 ST HELEN STREET HOLMESVILLE	Contributory 1
4	M	DP3442	28 ST HELEN STREET HOLMESVILLE	Contributory 1

Lot - Section - DP			Address	Grading
8	M	DP3442	36 ST HELEN STREET HOLMESVILLE	Contributory 1
9	M	DP3442	38 ST HELEN STREET HOLMESVILLE	Contributory 1
6	W	DP2253	4 TERALBA ROAD WEST WALLSEND	Contributory 1
4	W	DP2253	8 TERALBA ROAD WEST WALLSEND	Contributory 1
3	W	DP2253	10 TERALBA ROAD WEST WALLSEND	Contributory 1
2	W	DP2253	12 TERALBA ROAD WEST WALLSEND	Contributory 1
13	V	DP2253	15 TERALBA ROAD WEST WALLSEND	Contributory 1
16	V	DP2253	21 TERALBA ROAD WEST WALLSEND	Contributory 1
17	V	DP2253	23 TERALBA ROAD WEST WALLSEND	Contributory 1
18	V	DP2253	25 TERALBA ROAD WEST WALLSEND	Contributory 1
11		DP1179633	29 TERALBA ROAD WEST WALLSEND	Contributory 1
21	V	DP2253	31 TERALBA ROAD WEST WALLSEND	Contributory 1
2		DP943907	4 WALLACE STREET WEST WALLSEND	Contributory 1
12	M	DP2252	5 WALLACE STREET WEST WALLSEND	Contributory 1
B		DP417718	6 WALLACE STREET WEST WALLSEND	Contributory 1
13	M	DP2252	7 WALLACE STREET WEST WALLSEND	Contributory 1
14	M	DP2252	9 WALLACE STREET WEST WALLSEND	Contributory 1
6	N	DP2252	10 WALLACE STREET WEST WALLSEND	Contributory 1
16	M	DP2252	13 WALLACE STREET WEST WALLSEND	Contributory 1
17	M	DP2252	15 WALLACE STREET WEST WALLSEND	Contributory 1
1		DP959069	16 WALLACE STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
2	N	DP2252	18 WALLACE STREET WEST WALLSEND	Contributory 1
1		DP550121	20 WALLACE STREET WEST WALLSEND	Contributory 1
100		DP1040703	22 WALLACE STREET WEST WALLSEND	Contributory 1
A		DP365152	27 WALLACE STREET WEST WALLSEND	Contributory 1
13	L	DP2252	29 WALLACE STREET WEST WALLSEND	Contributory 1
14	L	DP2252	31 WALLACE STREET WEST WALLSEND	Contributory 1
3	R	DP2253	32 WALLACE STREET WEST WALLSEND	Contributory 1
1		DP337482	36 WALLACE STREET WEST WALLSEND	Contributory 1
1		DP942189	38 WALLACE STREET WEST WALLSEND	Contributory 1
6	Q	DP2253	40 WALLACE STREET WEST WALLSEND	Contributory 1
5	Q	DP2253	42 WALLACE STREET WEST WALLSEND	Contributory 1
4	Q	DP2253	44 WALLACE STREET WEST WALLSEND	Contributory 1
C		DP419080	47 WALLACE STREET WEST WALLSEND	Contributory 1
A		DP396071	50 WALLACE STREET WEST WALLSEND	Contributory 1
4	O	DP2253	54 WALLACE STREET WEST WALLSEND	Contributory 1
1		DP971859	38A WALLACE STREET WEST WALLSEND	Contributory 1
3		DP943907	4A WALLACE STREET WEST WALLSEND	Contributory 1
181		DP1100627	13 WALLSEND ROAD WEST WALLSEND	Contributory 1
1		DP958034	14 WALLSEND ROAD WEST WALLSEND	Contributory 1
2	P	DP2253	16 WALLSEND ROAD WEST WALLSEND	Contributory 1
101		DP543118	18 WALLSEND ROAD WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
2	V	DP2253	20 WALLSEND ROAD WEST WALLSEND	Contributory 1
2		DP211324	24 WALLSEND ROAD WEST WALLSEND	Contributory 1
1		DP211324	26 WALLSEND ROAD WEST WALLSEND	Contributory 1
6	V	DP2253	30 WALLSEND ROAD WEST WALLSEND	Contributory 1
2		DP919876	40 WALLSEND ROAD WEST WALLSEND	Contributory 1
11		DP1089467	42 WALLSEND ROAD WEST WALLSEND	Contributory 1
1		DP934379	44 WALLSEND ROAD WEST WALLSEND	Contributory 1
10	W	DP2253	48 WALLSEND ROAD WEST WALLSEND	Contributory 1
2		DP934379	44A WALLSEND ROAD WEST WALLSEND	Contributory 1
5	D	DP3442	5 WILLIAM STREET HOLMESVILLE	Contributory 1
11	D	DP3442	17 WILLIAM STREET HOLMESVILLE	Contributory 1
12	D	DP3442	19 WILLIAM STREET HOLMESVILLE	Contributory 1
17	L	DP3442	27 WILLIAM STREET HOLMESVILLE	Contributory 1
14	L	DP3442	33 WILLIAM STREET HOLMESVILLE	Contributory 1
2		DP943051	2 WILSON STREET WEST WALLSEND	Contributory 1
7	D	DP2252	6 WILSON STREET WEST WALLSEND	Contributory 1
32	Y	DP3809	7 WILSON STREET WEST WALLSEND	Contributory 1
4	D	DP2252	12 WILSON STREET WEST WALLSEND	Contributory 1
29	Y	DP3809	13 WILSON STREET WEST WALLSEND	Contributory 1
28	Y	DP3809	15 WILSON STREET WEST WALLSEND	Contributory 1
2	D	DP2252	16 WILSON STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
27	Y	DP3809	17 WILSON STREET WEST WALLSEND	Contributory 1
26	Y	DP3809	19 WILSON STREET WEST WALLSEND	Contributory 1
2		DP951420	20 WILSON STREET WEST WALLSEND	Contributory 1
25	Y	DP3809	21 WILSON STREET WEST WALLSEND	Contributory 1
1		DP966341	22 WILSON STREET WEST WALLSEND	Contributory 1
24	Y	DP3809	23 WILSON STREET WEST WALLSEND	Contributory 1
7	C	DP2252	24 WILSON STREET WEST WALLSEND	Contributory 1
6	C	DP2252	26 WILSON STREET WEST WALLSEND	Contributory 1
22	Y	DP3809	27 WILSON STREET WEST WALLSEND	Contributory 1
20	Y	DP3809	31 WILSON STREET WEST WALLSEND	Contributory 1
3	C	DP2252	32 WILSON STREET WEST WALLSEND	Contributory 1
16	Y	DP3809	39 WILSON STREET WEST WALLSEND	Contributory 1
12		DP863266	40 WILSON STREET WEST WALLSEND	Contributory 1
15	Y	DP3809	41 WILSON STREET WEST WALLSEND	Contributory 1
14	Y	DP3809	43 WILSON STREET WEST WALLSEND	Contributory 1
2		DP963017	45 WILSON STREET WEST WALLSEND	Contributory 1
3	B	DP2252	46 WILSON STREET WEST WALLSEND	Contributory 1
121		DP1219470	47 WILSON STREET WEST WALLSEND	Contributory 1
A		DP315094	55 WILSON STREET WEST WALLSEND	Contributory 1
8A	Y	DP3809	57 WILSON STREET WEST WALLSEND	Contributory 1
8	Y	DP3809	59 WILSON STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
7	Y	DP3809	61 WILSON STREET WEST WALLSEND	Contributory 1
B		DP357325	65 WILSON STREET WEST WALLSEND	Contributory 1
4	Y	DP3809	69 WILSON STREET WEST WALLSEND	Contributory 1
2	S	DP2253	74 WILSON STREET WEST WALLSEND	Contributory 1
4	S	DP2253	78 WILSON STREET WEST WALLSEND	Contributory 1
2		DP1119064	12 WITHERS STREET WEST WALLSEND	Contributory 1
1		DP316807	15 WITHERS STREET WEST WALLSEND	Contributory 1
3		DP506108	17 WITHERS STREET WEST WALLSEND	Contributory 1
42		DP597408	18 WITHERS STREET WEST WALLSEND	Contributory 1
52		DP529582	20 WITHERS STREET WEST WALLSEND	Contributory 1
1		DP660990	21 WITHERS STREET WEST WALLSEND	Contributory 1
2		DP169291	23 WITHERS STREET WEST WALLSEND	Contributory 1
2	5	DP3805	25 WITHERS STREET WEST WALLSEND	Contributory 1
31		DP557210	26 WITHERS STREET WEST WALLSEND	Contributory 1
3	5	DP3805	27 WITHERS STREET WEST WALLSEND	Contributory 1
2		DP380955	30 WITHERS STREET WEST WALLSEND	Contributory 1
1		DP1238327	31 WITHERS STREET WEST WALLSEND	Contributory 1
3		DP380955	32 WITHERS STREET WEST WALLSEND	Contributory 1
8	3	DP3805	38 WITHERS STREET WEST WALLSEND	Contributory 1
A		DP319588	40 WITHERS STREET WEST WALLSEND	Contributory 1
3		DP29761	41 WITHERS STREET WEST WALLSEND	Contributory 1

Lot - Section - DP			Address	Grading
B		DP319588	42 WITHERS STREET WEST WALLSEND	Contributory 1
10	3	DP3805	44 WITHERS STREET WEST WALLSEND	Contributory 1
11		DP1101185	46 WITHERS STREET WEST WALLSEND	Contributory 1
1		DP724115	48 WITHERS STREET WEST WALLSEND	Contributory 1
60		DP737007	49 WITHERS STREET WEST WALLSEND	Contributory 1
13	3	DP3805	52 WITHERS STREET WEST WALLSEND	Contributory 1
14	3	DP3805	54 WITHERS STREET WEST WALLSEND	Contributory 1
1		DP520254	57 WITHERS STREET WEST WALLSEND	Contributory 1
1		DP325774	59 WITHERS STREET WEST WALLSEND	Contributory 1
2	4	DP3805	60 WITHERS STREET WEST WALLSEND	Contributory 1
2	7	DP3805	61 WITHERS STREET WEST WALLSEND	Contributory 1
3	7	DP3805	63 WITHERS STREET WEST WALLSEND	Contributory 1
4	7	DP3805	65 WITHERS STREET WEST WALLSEND	Contributory 1
5	7	DP3805	67 WITHERS STREET WEST WALLSEND	Contributory 1
6	7	DP3805	69 WITHERS STREET WEST WALLSEND	Contributory 1
7	7	DP3805	71 WITHERS STREET WEST WALLSEND	Contributory 1
231		DP717805	81 WITHERS STREET WEST WALLSEND	Contributory 1
29	3	DP3805	4 APPLETREE ROAD WEST WALLSEND	Contributory 2
7	4	DP3805	5 APPLETREE ROAD WEST WALLSEND	Contributory 2
9	4	DP3805	9 APPLETREE ROAD WEST WALLSEND	Contributory 2
1		DP382519	13 APPLETREE ROAD WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
2	A	DP3442	26 APPLETREE ROAD HOLMESVILLE	Contributory 2
4		DP507859	28 APPLETREE ROAD HOLMESVILLE	Contributory 2
3		DP548245	32 APPLETREE ROAD HOLMESVILLE	Contributory 2
4		DP548245	34 APPLETREE ROAD HOLMESVILLE	Contributory 2
2	A	DP4479	35 APPLETREE ROAD HOLMESVILLE	Contributory 2
3	B	DP3442	36 APPLETREE ROAD HOLMESVILLE	Contributory 2
3	A	DP4479	37 APPLETREE ROAD HOLMESVILLE	Contributory 2
4	B	DP3442	38 APPLETREE ROAD HOLMESVILLE	Contributory 2
4	A	DP4479	39 APPLETREE ROAD HOLMESVILLE	Contributory 2
2	C	DP3442	42 APPLETREE ROAD HOLMESVILLE	Contributory 2
51		DP564849	43 APPLETREE ROAD HOLMESVILLE	Contributory 2
3	C	DP3442	44 APPLETREE ROAD HOLMESVILLE	Contributory 2
4	B	DP4479	45 APPLETREE ROAD HOLMESVILLE	Contributory 2
4	C	DP3442	46 APPLETREE ROAD HOLMESVILLE	Contributory 2
1		DP921699	48 APPLETREE ROAD HOLMESVILLE	Contributory 2
32		DP837513	49 APPLETREE ROAD HOLMESVILLE	Contributory 2
1	B	DP4479	51 APPLETREE ROAD HOLMESVILLE	Contributory 2
21		DP740832	52 APPLETREE ROAD HOLMESVILLE	Contributory 2
5		DP21552	61 APPLETREE ROAD HOLMESVILLE	Contributory 2
1		DP513966	65 APPLETREE ROAD HOLMESVILLE	Contributory 2
376		DP1185817	27C APPLETREE ROAD WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
61		DP1149504	63A APPLETREE ROAD HOLMESVILLE	Contributory 2
1		DP315404	1 BOUNDARY ROAD WEST WALLSEND	Contributory 2
20	W	DP2253	1 BRIDGE STREET WEST WALLSEND	Contributory 2
19	W	DP2253	3 BRIDGE STREET WEST WALLSEND	Contributory 2
1		DP529009	4 BRIDGE STREET WEST WALLSEND	Contributory 2
18	W	DP2253	5 BRIDGE STREET WEST WALLSEND	Contributory 2
5	X	DP2253	8 BRIDGE STREET WEST WALLSEND	Contributory 2
16	W	DP2253	9 BRIDGE STREET WEST WALLSEND	Contributory 2
6	X	DP2253	10 BRIDGE STREET WEST WALLSEND	Contributory 2
14	W	DP2253	13 BRIDGE STREET WEST WALLSEND	Contributory 2
15	W	DP2253	13 BRIDGE STREET WEST WALLSEND	Contributory 2
132		DP558615	15 BRIDGE STREET WEST WALLSEND	Contributory 2
100		DP587423	20 BRIDGE STREET WEST WALLSEND	Contributory 2
1		DP562298	38 BRIDGE STREET WEST WALLSEND	Contributory 2
13	X	DP2253	22-32 BRIDGE STREET WEST WALLSEND	Contributory 2
15	X	DP2253	22-32 BRIDGE STREET WEST WALLSEND	Contributory 2
14	X	DP2253	22-32 BRIDGE STREET WEST WALLSEND	Contributory 2
11	X	DP2253	22-32 BRIDGE STREET WEST WALLSEND	Contributory 2
12	X	DP2253	22-32 BRIDGE STREET WEST WALLSEND	Contributory 2
1		DP1091217	22-32 BRIDGE STREET WEST WALLSEND	Contributory 2
2		DP966341	2 BROOKS STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
B		DP439637	6 BROOKS STREET WEST WALLSEND	Contributory 2
C		DP439637	8 BROOKS STREET WEST WALLSEND	Contributory 2
81		DP513710	12 BROOKS STREET WEST WALLSEND	Contributory 2
1		DP964845	16 BROOKS STREET WEST WALLSEND	Contributory 2
B		DP363736	2 BROWN STREET WEST WALLSEND	Contributory 2
A		DP363736	4 BROWN STREET WEST WALLSEND	Contributory 2
8	M	DP2252	6 BROWN STREET WEST WALLSEND	Contributory 2
5		DP1075650	7 BROWN STREET WEST WALLSEND	Contributory 2
7	M	DP2252	8 BROWN STREET WEST WALLSEND	Contributory 2
1		DP171042	9 BROWN STREET WEST WALLSEND	Contributory 2
1		DP171632	11 BROWN STREET WEST WALLSEND	Contributory 2
10	H	DP2252	15 BROWN STREET WEST WALLSEND	Contributory 2
10	G	DP2252	17 BROWN STREET WEST WALLSEND	Contributory 2
4	M	DP2252	18 BROWN STREET WEST WALLSEND	Contributory 2
2		DP966594	19 BROWN STREET WEST WALLSEND	Contributory 2
2	M	DP2252	22 BROWN STREET WEST WALLSEND	Contributory 2
181		DP522263	24 BROWN STREET WEST WALLSEND	Contributory 2
7	L	DP2252	28 BROWN STREET WEST WALLSEND	Contributory 2
B		DP398414	32 BROWN STREET WEST WALLSEND	Contributory 2
A		DP398414	34 BROWN STREET WEST WALLSEND	Contributory 2
6	K	DP2252	48 BROWN STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
15	E	DP2252	51 BROWN STREET WEST WALLSEND	Contributory 2
1		DP306950	55 BROWN STREET WEST WALLSEND	Contributory 2
2		DP308399	61 BROWN STREET WEST WALLSEND	Contributory 2
A		DP383399	65 BROWN STREET WEST WALLSEND	Contributory 2
24	T	DP2253	69 BROWN STREET WEST WALLSEND	Contributory 2
23	T	DP2253	71 BROWN STREET WEST WALLSEND	Contributory 2
2		DP328931	72 BROWN STREET WEST WALLSEND	Contributory 2
22	T	DP2253	73 BROWN STREET WEST WALLSEND	Contributory 2
B		DP334196	76 BROWN STREET WEST WALLSEND	Contributory 2
B		DP344379	77 BROWN STREET WEST WALLSEND	Contributory 2
192		DP571578	81 BROWN STREET WEST WALLSEND	Contributory 2
5	U	DP2253	82 BROWN STREET WEST WALLSEND	Contributory 2
191		DP571578	83 BROWN STREET WEST WALLSEND	Contributory 2
1		DP311340	85 BROWN STREET WEST WALLSEND	Contributory 2
2		DP419745	86 BROWN STREET WEST WALLSEND	Contributory 2
182		DP1100627	87 BROWN STREET WEST WALLSEND	Contributory 2
1		DP419745	88 BROWN STREET WEST WALLSEND	Contributory 2
152		DP713907	39A BROWN STREET WEST WALLSEND	Contributory 2
4	Z	DP3809	3 CARRINGTON STREET WEST WALLSEND	Contributory 2
3	Z	DP3809	5 CARRINGTON STREET WEST WALLSEND	Contributory 2
8	Z	DP3809	6 CARRINGTON STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
1		DP508183	9 CARRINGTON STREET WEST WALLSEND	Contributory 2
9	H	DP2252	14 CARRINGTON STREET WEST WALLSEND	Contributory 2
16	D	DP2252	17 CARRINGTON STREET WEST WALLSEND	Contributory 2
2		DP325345	21 CARRINGTON STREET WEST WALLSEND	Contributory 2
A		DP960306	22 CARRINGTON STREET WEST WALLSEND	Contributory 2
1		DP325345	23 CARRINGTON STREET WEST WALLSEND	Contributory 2
1	H	DP2252	30 CARRINGTON STREET WEST WALLSEND	Contributory 2
10	C	DP2252	33 CARRINGTON STREET WEST WALLSEND	Contributory 2
71		DP1083710	34 CARRINGTON STREET WEST WALLSEND	Contributory 2
12	C	DP2252	37 CARRINGTON STREET WEST WALLSEND	Contributory 2
13	C	DP2252	39 CARRINGTON STREET WEST WALLSEND	Contributory 2
B		DP400231	41 CARRINGTON STREET WEST WALLSEND	Contributory 2
1		DP796738	42 CARRINGTON STREET WEST WALLSEND	Contributory 2
A		DP400231	43 CARRINGTON STREET WEST WALLSEND	Contributory 2
4	G	DP2252	44 CARRINGTON STREET WEST WALLSEND	Contributory 2
15	C	DP2252	45 CARRINGTON STREET WEST WALLSEND	Contributory 2
B		DP359328	48 CARRINGTON STREET WEST WALLSEND	Contributory 2
A		DP382916	56 CARRINGTON STREET WEST WALLSEND	Contributory 2
52		DP1091893	60 CARRINGTON STREET WEST WALLSEND	Contributory 2
51		DP1091893	60 CARRINGTON STREET WEST WALLSEND	Contributory 2
B		DP382915	61 CARRINGTON STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
14	B	DP2252	63 CARRINGTON STREET WEST WALLSEND	Contributory 2
4	F	DP2252	68 CARRINGTON STREET WEST WALLSEND	Contributory 2
3	F	DP2252	70 CARRINGTON STREET WEST WALLSEND	Contributory 2
A		DP438273	71 CARRINGTON STREET WEST WALLSEND	Contributory 2
2	F	DP2252	72 CARRINGTON STREET WEST WALLSEND	Contributory 2
111		DP598327	73 CARRINGTON STREET WEST WALLSEND	Contributory 2
1		DP171317	78 CARRINGTON STREET WEST WALLSEND	Contributory 2
152		DP559377	83 CARRINGTON STREET WEST WALLSEND	Contributory 2
3	E	DP2252	84 CARRINGTON STREET WEST WALLSEND	Contributory 2
2	E	DP2252	86 CARRINGTON STREET WEST WALLSEND	Contributory 2
1	E	DP2252	88 CARRINGTON STREET WEST WALLSEND	Contributory 2
1	T	DP2253	90 CARRINGTON STREET WEST WALLSEND	Contributory 2
2	T	DP2253	92 CARRINGTON STREET WEST WALLSEND	Contributory 2
4	T	DP2253	96 CARRINGTON STREET WEST WALLSEND	Contributory 2
72		DP624452	105 CARRINGTON STREET WEST WALLSEND	Contributory 2
3		DP536177	107 CARRINGTON STREET WEST WALLSEND	Contributory 2
9	T	DP2253	108 CARRINGTON STREET WEST WALLSEND	Contributory 2
1		DP536177	109 CARRINGTON STREET WEST WALLSEND	Contributory 2
12	T	DP2253	114 CARRINGTON STREET WEST WALLSEND	Contributory 2
4		DP105859	1 COUNCIL STREET WEST WALLSEND	Contributory 2
11		DP565692	2 COUNCIL STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
192		DP506188	4 COUNCIL STREET WEST WALLSEND	Contributory 2
1		DP105859	7 COUNCIL STREET WEST WALLSEND	Contributory 2
12		DP565692	2A COUNCIL STREET WEST WALLSEND	Contributory 2
2		DP548245	2 EARL STREET HOLMESVILLE	Contributory 2
3		DP507859	1A EARL STREET HOLMESVILLE	Contributory 2
222		DP1098171	4 EDDEN STREET WEST WALLSEND	Contributory 2
21	6	DP3805	6 EDDEN STREET WEST WALLSEND	Contributory 2
17	6	DP3805	14 EDDEN STREET WEST WALLSEND	Contributory 2
16	6	DP3805	16 EDDEN STREET WEST WALLSEND	Contributory 2
12	6	DP3805	24 EDDEN STREET WEST WALLSEND	Contributory 2
10	6	DP3805	28 EDDEN STREET WEST WALLSEND	Contributory 2
7	6	DP3805	34 EDDEN STREET WEST WALLSEND	Contributory 2
6	6	DP3805	36 EDDEN STREET WEST WALLSEND	Contributory 2
4		DP516550	38 EDDEN STREET WEST WALLSEND	Contributory 2
152		DP1293759	18A EDDEN STREET WEST WALLSEND	Contributory 2
221		DP1098171	4A EDDEN STREET WEST WALLSEND	Contributory 2
2		DP168186	1 FEGAN STREET WEST WALLSEND	Contributory 2
30	6	DP3805	5 FEGAN STREET WEST WALLSEND	Contributory 2
31	6	DP3805	7 FEGAN STREET WEST WALLSEND	Contributory 2
33	6	DP3805	11 FEGAN STREET WEST WALLSEND	Contributory 2
34	6	DP3805	13 FEGAN STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
7	11	DP8910	14 FEGAN STREET WEST WALLSEND	Contributory 2
8	11	DP8910	16 FEGAN STREET WEST WALLSEND	Contributory 2
36	6	DP3805	17 FEGAN STREET WEST WALLSEND	Contributory 2
38	6	DP3805	21 FEGAN STREET WEST WALLSEND	Contributory 2
12	11	DP8910	24 FEGAN STREET WEST WALLSEND	Contributory 2
44	6	DP3805	33 FEGAN STREET WEST WALLSEND	Contributory 2
47	6	DP3805	39 FEGAN STREET WEST WALLSEND	Contributory 2
481		DP576118	41 FEGAN STREET WEST WALLSEND	Contributory 2
56		DP737007	45 FEGAN STREET WEST WALLSEND	Contributory 2
2		DP325774	50 FEGAN STREET WEST WALLSEND	Contributory 2
21	D	DP3442	4 GEORGE STREET HOLMESVILLE	Contributory 2
19	D	DP3442	8 GEORGE STREET HOLMESVILLE	Contributory 2
13	C	DP3442	17 GEORGE STREET HOLMESVILLE	Contributory 2
18	M	DP3442	23 GEORGE STREET HOLMESVILLE	Contributory 2
17	M	DP3442	23 GEORGE STREET HOLMESVILLE	Contributory 2
16	M	DP3442	23 GEORGE STREET HOLMESVILLE	Contributory 2
19	M	DP3442	23 GEORGE STREET HOLMESVILLE	Contributory 2
4	L	DP3442	24 GEORGE STREET HOLMESVILLE	Contributory 2
15	M	DP3442	25 GEORGE STREET HOLMESVILLE	Contributory 2
6	L	DP3442	28 GEORGE STREET HOLMESVILLE	Contributory 2
7	L	DP3442	30 GEORGE STREET HOLMESVILLE	Contributory 2

Lot - Section - DP			Address	Grading
11	M	DP3442	33 GEORGE STREET HOLMESVILLE	Contributory 2
10	L	DP3442	36 GEORGE STREET HOLMESVILLE	Contributory 2
13		DP565278	3 HYNDES STREET WEST WALLSEND	Contributory 2
B		DP382916	4 HYNDES STREET WEST WALLSEND	Contributory 2
1		DP518255	15 HYNDES STREET WEST WALLSEND	Contributory 2
3		DP542523	19 HYNDES STREET WEST WALLSEND	Contributory 2
4		DP542523	19 HYNDES STREET WEST WALLSEND	Contributory 2
161		DP740665	15 LAIDLEY STREET WEST WALLSEND	Contributory 2
2		DP516351	16 LAIDLEY STREET WEST WALLSEND	Contributory 2
1		DP516351	18 LAIDLEY STREET WEST WALLSEND	Contributory 2
3		DP328931	22 LAIDLEY STREET WEST WALLSEND	Contributory 2
11		DP527043	26 LAIDLEY STREET WEST WALLSEND	Contributory 2
16	J	DP2252	27 LAIDLEY STREET WEST WALLSEND	Contributory 2
12		DP527043	28 LAIDLEY STREET WEST WALLSEND	Contributory 2
27	V	DP2253	32 LAIDLEY STREET WEST WALLSEND	Contributory 2
42		DP527532	33 LAIDLEY STREET WEST WALLSEND	Contributory 2
10		DP3805	37 LAIDLEY STREET WEST WALLSEND	Contributory 2
24	V	DP2253	38 LAIDLEY STREET WEST WALLSEND	Contributory 2
23	V	DP2253	40 LAIDLEY STREET WEST WALLSEND	Contributory 2
22	V	DP2253	42 LAIDLEY STREET WEST WALLSEND	Contributory 2
10		DP3805	37A LAIDLEY STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
1		DP448908	2 NOTLEY WAY WEST WALLSEND	Contributory 2
1		DP168186	4 NOTLEY WAY WEST WALLSEND	Contributory 2
1		DP173568	4 NOTLEY WAY WEST WALLSEND	Contributory 2
51		DP529582	3 POWELL STREET WEST WALLSEND	Contributory 2
5	2	DP3805	4 POWELL STREET WEST WALLSEND	Contributory 2
61		DP562526	6 POWELL STREET WEST WALLSEND	Contributory 2
12	1	DP3805	7 POWELL STREET WEST WALLSEND	Contributory 2
11		DP1098973	9 POWELL STREET WEST WALLSEND	Contributory 2
2		DP579471	12 POWELL STREET WEST WALLSEND	Contributory 2
1		DP579471	12A POWELL STREET WEST WALLSEND	Contributory 2
41		DP597408	3A POWELL STREET WEST WALLSEND	Contributory 2
6		DP661116	3 RAILWAY STREET WEST WALLSEND	Contributory 2
2		DP536177	5 RAILWAY STREET WEST WALLSEND	Contributory 2
132		DP563265	7 RAILWAY STREET WEST WALLSEND	Contributory 2
2		DP349273	15 RAILWAY STREET WEST WALLSEND	Contributory 2
15	T	DP2253	17 RAILWAY STREET WEST WALLSEND	Contributory 2
71		DP624452	3A RAILWAY STREET WEST WALLSEND	Contributory 2
1		DP942196	1 RENWICK STREET WEST WALLSEND	Contributory 2
21	3	DP3805	3 RENWICK STREET WEST WALLSEND	Contributory 2
1		DP119158	9 RENWICK STREET WEST WALLSEND	Contributory 2
252		DP1041714	11 RENWICK STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
1		DP34744	13 RENWICK STREET WEST WALLSEND	Contributory 2
1		DP971272	19 RENWICK STREET WEST WALLSEND	Contributory 2
12	D	DP2252	6 ROBERTSON STREET WEST WALLSEND	Contributory 2
1		DP943051	2A ROBERTSON STREET WEST WALLSEND	Contributory 2
27	B	DP4479	62 SEAHAM STREET HOLMESVILLE	Contributory 2
26	B	DP4479	64 SEAHAM STREET HOLMESVILLE	Contributory 2
24	B	DP4479	68 SEAHAM STREET HOLMESVILLE	Contributory 2
22	B	DP4479	72 SEAHAM STREET HOLMESVILLE	Contributory 2
21	B	DP4479	74 SEAHAM STREET HOLMESVILLE	Contributory 2
20	B	DP4479	76 SEAHAM STREET HOLMESVILLE	Contributory 2
16	B	DP4479	84 SEAHAM STREET HOLMESVILLE	Contributory 2
15	B	DP4479	86 SEAHAM STREET HOLMESVILLE	Contributory 2
13	B	DP4479	90 SEAHAM STREET HOLMESVILLE	Contributory 2
120		DP1019488	92 SEAHAM STREET HOLMESVILLE	Contributory 2
111		DP563890	94 SEAHAM STREET HOLMESVILLE	Contributory 2
8	B	DP4479	100 SEAHAM STREET HOLMESVILLE	Contributory 2
17		DP546581	102 SEAHAM STREET HOLMESVILLE	Contributory 2
31		DP837513	104 SEAHAM STREET HOLMESVILLE	Contributory 2
8	1	DP3805	6 SOUTH STREET WEST WALLSEND	Contributory 2
5	P	DP2253	7 SOUTH STREET WEST WALLSEND	Contributory 2
41		DP527532	9 SOUTH STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
1010	11	DP3805	10 SOUTH STREET WEST WALLSEND	Contributory 2
23	C	DP3442	4 ST HELEN STREET HOLMESVILLE	Contributory 2
22	C	DP3442	6 ST HELEN STREET HOLMESVILLE	Contributory 2
20	C	DP3442	10 ST HELEN STREET HOLMESVILLE	Contributory 2
19	C	DP3442	12 ST HELEN STREET HOLMESVILLE	Contributory 2
15	C	DP3442	20 ST HELEN STREET HOLMESVILLE	Contributory 2
11		DP564171	22 ST HELEN STREET HOLMESVILLE	Contributory 2
12		DP564171	24 ST HELEN STREET HOLMESVILLE	Contributory 2
3	M	DP3442	26 ST HELEN STREET HOLMESVILLE	Contributory 2
5	M	DP3442	30 ST HELEN STREET HOLMESVILLE	Contributory 2
7	M	DP3442	34 ST HELEN STREET HOLMESVILLE	Contributory 2
5	W	DP2253	6 TERALBA ROAD WEST WALLSEND	Contributory 2
A		DP403456	11 TERALBA ROAD WEST WALLSEND	Contributory 2
B		DP403456	13 TERALBA ROAD WEST WALLSEND	Contributory 2
2		DP939254	14 TERALBA ROAD WEST WALLSEND	Contributory 2
1		DP939254	16 TERALBA ROAD WEST WALLSEND	Contributory 2
2	X	DP2253	18 TERALBA ROAD WEST WALLSEND	Contributory 2
2		DP504821	22 TERALBA ROAD WEST WALLSEND	Contributory 2
B		DP411412	24 TERALBA ROAD WEST WALLSEND	Contributory 2
10		DP1179633	29A TERALBA ROAD WEST WALLSEND	Contributory 2
21	V	DP2253	31A TERALBA ROAD WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
10	M	DP2252	1 WALLACE STREET WEST WALLSEND	Contributory 2
9	N	DP2252	2 WALLACE STREET WEST WALLSEND	Contributory 2
11	M	DP2252	3 WALLACE STREET WEST WALLSEND	Contributory 2
15	M	DP2252	11 WALLACE STREET WEST WALLSEND	Contributory 2
5	N	DP2252	12 WALLACE STREET WEST WALLSEND	Contributory 2
4	N	DP2252	14 WALLACE STREET WEST WALLSEND	Contributory 2
2		DP964845	19 WALLACE STREET WEST WALLSEND	Contributory 2
10	L	DP2252	21 WALLACE STREET WEST WALLSEND	Contributory 2
7	R	DP2253	24 WALLACE STREET WEST WALLSEND	Contributory 2
B		DP365152	25 WALLACE STREET WEST WALLSEND	Contributory 2
5	R	DP2253	28 WALLACE STREET WEST WALLSEND	Contributory 2
4	R	DP2253	30 WALLACE STREET WEST WALLSEND	Contributory 2
1		DP972542	33 WALLACE STREET WEST WALLSEND	Contributory 2
12	K	DP2252	41 WALLACE STREET WEST WALLSEND	Contributory 2
B		DP399188	43 WALLACE STREET WEST WALLSEND	Contributory 2
D		DP419080	45 WALLACE STREET WEST WALLSEND	Contributory 2
3	Q	DP2253	46 WALLACE STREET WEST WALLSEND	Contributory 2
2		DP506108	48 WALLACE STREET WEST WALLSEND	Contributory 2
13		DP660991	51 WALLACE STREET WEST WALLSEND	Contributory 2
1		DP578380	53 WALLACE STREET WEST WALLSEND	Contributory 2
15		DP650095	55 WALLACE STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
1		DP166785	16A WALLACE STREET WEST WALLSEND	Contributory 2
A		DP934199	26A WALLACE STREET WEST WALLSEND	Contributory 2
B		DP934199	26B WALLACE STREET WEST WALLSEND	Contributory 2
B		DP322805	1 WALLSEND ROAD WEST WALLSEND	Contributory 2
B		DP396071	3 WALLSEND ROAD WEST WALLSEND	Contributory 2
101		DP530551	8 WALLSEND ROAD WEST WALLSEND	Contributory 2
1		DP838639	10 WALLSEND ROAD WEST WALLSEND	Contributory 2
1		DP516567	12 WALLSEND ROAD WEST WALLSEND	Contributory 2
3		DP564761	17 WALLSEND ROAD WEST WALLSEND	Contributory 2
2		DP580106	19 WALLSEND ROAD WEST WALLSEND	Contributory 2
3	V	DP2253	22 WALLSEND ROAD WEST WALLSEND	Contributory 2
5	V	DP2253	28 WALLSEND ROAD WEST WALLSEND	Contributory 2
8	V	DP2253	34 WALLSEND ROAD WEST WALLSEND	Contributory 2
10	V	DP2253	38 WALLSEND ROAD WEST WALLSEND	Contributory 2
9	W	DP2253	46 WALLSEND ROAD WEST WALLSEND	Contributory 2
11	W	DP2253	50 WALLSEND ROAD WEST WALLSEND	Contributory 2
12	W	DP2253	52 WALLSEND ROAD WEST WALLSEND	Contributory 2
14	2	DP3805	3 WATKINS STREET WEST WALLSEND	Contributory 2
32		DP557210	1A WATKINS STREET WEST WALLSEND	Contributory 2
3	D	DP3442	1 WILLIAM STREET HOLMESVILLE	Contributory 2
4	D	DP3442	3 WILLIAM STREET HOLMESVILLE	Contributory 2

Lot - Section - DP			Address	Grading
6	D	DP3442	7 WILLIAM STREET HOLMESVILLE	Contributory 2
7	D	DP3442	9 WILLIAM STREET HOLMESVILLE	Contributory 2
8	D	DP3442	11 WILLIAM STREET HOLMESVILLE	Contributory 2
9	D	DP3442	13 WILLIAM STREET HOLMESVILLE	Contributory 2
10	D	DP3442	15 WILLIAM STREET HOLMESVILLE	Contributory 2
20	L	DP3442	21 WILLIAM STREET HOLMESVILLE	Contributory 2
19	L	DP3442	23 WILLIAM STREET HOLMESVILLE	Contributory 2
12	L	DP3442	37 WILLIAM STREET HOLMESVILLE	Contributory 2
35	Y	DP3809	1 WILSON STREET WEST WALLSEND	Contributory 2
31	Y	DP3809	9 WILSON STREET WEST WALLSEND	Contributory 2
5	D	DP2252	10 WILSON STREET WEST WALLSEND	Contributory 2
30	Y	DP3809	11 WILSON STREET WEST WALLSEND	Contributory 2
1		DP951420	18 WILSON STREET WEST WALLSEND	Contributory 2
23	Y	DP3809	25 WILSON STREET WEST WALLSEND	Contributory 2
5	C	DP2252	28 WILSON STREET WEST WALLSEND	Contributory 2
21	Y	DP3809	29 WILSON STREET WEST WALLSEND	Contributory 2
19	Y	DP3809	33 WILSON STREET WEST WALLSEND	Contributory 2
12		DP565278	34 WILSON STREET WEST WALLSEND	Contributory 2
A		DP371288	36 WILSON STREET WEST WALLSEND	Contributory 2
17	Y	DP3809	37 WILSON STREET WEST WALLSEND	Contributory 2
5	B	DP2252	42 WILSON STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
4	B	DP2252	44 WILSON STREET WEST WALLSEND	Contributory 2
20		DP875161	48 WILSON STREET WEST WALLSEND	Contributory 2
11	Y	DP3809	49 WILSON STREET WEST WALLSEND	Contributory 2
7	A	DP2252	52 WILSON STREET WEST WALLSEND	Contributory 2
A		DP355898	56 WILSON STREET WEST WALLSEND	Contributory 2
1		DP973332	60 WILSON STREET WEST WALLSEND	Contributory 2
1		DP928106	60 WILSON STREET WEST WALLSEND	Contributory 2
2		DP933961	62 WILSON STREET WEST WALLSEND	Contributory 2
6	Y	DP3809	63 WILSON STREET WEST WALLSEND	Contributory 2
1		DP933961	64 WILSON STREET WEST WALLSEND	Contributory 2
3	A	DP2252	66 WILSON STREET WEST WALLSEND	Contributory 2
A		DP357325	67 WILSON STREET WEST WALLSEND	Contributory 2
3	Y	DP3809	71 WILSON STREET WEST WALLSEND	Contributory 2
2	Y	DP3809	73 WILSON STREET WEST WALLSEND	Contributory 2
1	Y	DP3809	75 WILSON STREET WEST WALLSEND	Contributory 2
3	S	DP2253	76 WILSON STREET WEST WALLSEND	Contributory 2
8	A	DP2252	2 WITHERS STREET WEST WALLSEND	Contributory 2
1		DP862548	4 WITHERS STREET WEST WALLSEND	Contributory 2
1		DP312167	5 WITHERS STREET WEST WALLSEND	Contributory 2
B		DP388016	9 WITHERS STREET WEST WALLSEND	Contributory 2
16		DP1099474	13 WITHERS STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
3		DP1119064	14 WITHERS STREET WEST WALLSEND	Contributory 2
3	1	DP3805	16 WITHERS STREET WEST WALLSEND	Contributory 2
2		DP316806	22 WITHERS STREET WEST WALLSEND	Contributory 2
2	2	DP3805	24 WITHERS STREET WEST WALLSEND	Contributory 2
1	3	DP3805	28 WITHERS STREET WEST WALLSEND	Contributory 2
2	3	DP3805	28 WITHERS STREET WEST WALLSEND	Contributory 2
4	5	DP3805	29 WITHERS STREET WEST WALLSEND	Contributory 2
1		DP1264057	33 WITHERS STREET WEST WALLSEND	Contributory 2
6	3	DP3805	34 WITHERS STREET WEST WALLSEND	Contributory 2
7	3	DP3805	36 WITHERS STREET WEST WALLSEND	Contributory 2
1		DP29761	37 WITHERS STREET WEST WALLSEND	Contributory 2
		SP75305	39 WITHERS STREET WEST WALLSEND	Contributory 2
4		DP29761	43 WITHERS STREET WEST WALLSEND	Contributory 2
111		DP747120	45 WITHERS STREET WEST WALLSEND	Contributory 2
59		DP737007	51 WITHERS STREET WEST WALLSEND	Contributory 2
58		DP737007	53 WITHERS STREET WEST WALLSEND	Contributory 2
57		DP737007	55 WITHERS STREET WEST WALLSEND	Contributory 2
1		DP219333	58 WITHERS STREET WEST WALLSEND	Contributory 2
3	4	DP3805	62 WITHERS STREET WEST WALLSEND	Contributory 2
4	4	DP3805	64 WITHERS STREET WEST WALLSEND	Contributory 2
2	9	DP8910	70 WITHERS STREET WEST WALLSEND	Contributory 2

Lot - Section - DP			Address	Grading
91		DP1132019	75 WITHERS STREET WEST WALLSEND	Contributory 2
5	9	DP8910	76 WITHERS STREET WEST WALLSEND	Contributory 2
10		DP658240	77 WITHERS STREET WEST WALLSEND	Contributory 2
6	9	DP8910	78 WITHERS STREET WEST WALLSEND	Contributory 2
1		DP1136029	79 WITHERS STREET WEST WALLSEND	Contributory 2
8	9	DP8910	82 WITHERS STREET WEST WALLSEND	Contributory 2
232		DP717805	83 WITHERS STREET WEST WALLSEND	Contributory 2
9	9	DP8910	84 WITHERS STREET WEST WALLSEND	Contributory 2
4	8	DP8910	85 WITHERS STREET WEST WALLSEND	Contributory 2
10	9	DP8910	86 WITHERS STREET WEST WALLSEND	Contributory 2
5	8	DP8910	87 WITHERS STREET WEST WALLSEND	Contributory 2
11	9	DP8910	88 WITHERS STREET WEST WALLSEND	Contributory 2
6	8	DP8910	89 WITHERS STREET WEST WALLSEND	Contributory 2
8	8	DP8910	93 WITHERS STREET WEST WALLSEND	Contributory 2
9	8	DP8910	95 WITHERS STREET WEST WALLSEND	Contributory 2
2		DP1238327	31A WITHERS STREET WEST WALLSEND	Contributory 2
51		DP875279	66A WITHERS STREET WEST WALLSEND	Contributory 2
5		DP813136		Contributory 2
2		DP219333	1 APPLETREE ROAD WEST WALLSEND	Non-Contributory
2		DP1239295	2 APPLETREE ROAD WEST WALLSEND	Non-Contributory
1	C	DP3442	40 APPLETREE ROAD HOLMESVILLE	Non-Contributory

Lot - Section - DP			Address	Grading
1		DP1109427	56 APPLETREE ROAD HOLMESVILLE	Non-Contributory
3		DP21552	57 APPLETREE ROAD HOLMESVILLE	Non-Contributory
2		DP562298	29 BOUNDARY ROAD WEST WALLSEND	Non-Contributory
2		DP529009	2 BRIDGE STREET WEST WALLSEND	Non-Contributory
7	X	DP2253	12 BRIDGE STREET WEST WALLSEND	Non-Contributory
98		DP587423	14 BRIDGE STREET WEST WALLSEND	Non-Contributory
99		DP587423	16 BRIDGE STREET WEST WALLSEND	Non-Contributory
16	X	DP2253	34 BRIDGE STREET WEST WALLSEND	Non-Contributory
3		DP562298	36 BRIDGE STREET WEST WALLSEND	Non-Contributory
A		DP340926	1 BROOKS STREET WEST WALLSEND	Non-Contributory
2		DP506635	5 BROOKS STREET WEST WALLSEND	Non-Contributory
182		DP522263	7 BROOKS STREET WEST WALLSEND	Non-Contributory
183		DP522263	9 BROOKS STREET WEST WALLSEND	Non-Contributory
2		DP550121	11 BROOKS STREET WEST WALLSEND	Non-Contributory
11		DP1122482	13 BROOKS STREET WEST WALLSEND	Non-Contributory
101		DP1040703	20 BROOKS STREET WEST WALLSEND	Non-Contributory
2		DP971156	1 BROWN STREET WEST WALLSEND	Non-Contributory
72		DP578897	3 BROWN STREET WEST WALLSEND	Non-Contributory
B		DP370073	5 BROWN STREET WEST WALLSEND	Non-Contributory
B		DP378181	13 BROWN STREET WEST WALLSEND	Non-Contributory
3	M	DP2252	20 BROWN STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
12	G	DP2252	23 BROWN STREET WEST WALLSEND	Non-Contributory
13	F	DP2252	39 BROWN STREET WEST WALLSEND	Non-Contributory
B		DP917670	45 BROWN STREET WEST WALLSEND	Non-Contributory
13	E	DP2252	47 BROWN STREET WEST WALLSEND	Non-Contributory
3	K	DP2252	54 BROWN STREET WEST WALLSEND	Non-Contributory
1		DP119357	57 BROWN STREET WEST WALLSEND	Non-Contributory
3	U	DP2253	78 BROWN STREET WEST WALLSEND	Non-Contributory
1		DP1032249	37A BROWN STREET WEST WALLSEND	Non-Contributory
100		DP854376	1 CARRINGTON STREET WEST WALLSEND	Non-Contributory
B		DP434244	23 CARRINGTON STREET WEST WALLSEND	Non-Contributory
A		DP434244	25 CARRINGTON STREET WEST WALLSEND	Non-Contributory
20	D	DP2252	27 CARRINGTON STREET WEST WALLSEND	Non-Contributory
110		DP598327	75 CARRINGTON STREET WEST WALLSEND	Non-Contributory
1		DP921145	80 CARRINGTON STREET WEST WALLSEND	Non-Contributory
101		DP1170851	103 CARRINGTON STREET WEST WALLSEND	Non-Contributory
7	T	DP2253	104 CARRINGTON STREET WEST WALLSEND	Non-Contributory
8	T	DP2253	106 CARRINGTON STREET WEST WALLSEND	Non-Contributory
11	T	DP2253	112 CARRINGTON STREET WEST WALLSEND	Non-Contributory
61		DP1126708	102A CARRINGTON STREET WEST WALLSEND	Non-Contributory
2		DP848430	35A CARRINGTON STREET WEST WALLSEND	Non-Contributory
1		DP921146	80A CARRINGTON STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
191		DP506188	6 COUNCIL STREET WEST WALLSEND	Non-Contributory
19	6	DP3805	10 EDDEN STREET WEST WALLSEND	Non-Contributory
11	6	DP3805	26 EDDEN STREET WEST WALLSEND	Non-Contributory
8	6	DP3805	32 EDDEN STREET WEST WALLSEND	Non-Contributory
112		DP747120	39 EDDEN STREET WEST WALLSEND	Non-Contributory
3		DP516550	40 EDDEN STREET WEST WALLSEND	Non-Contributory
1	11	DP8910	2 FEGAN STREET WEST WALLSEND	Non-Contributory
1		DP170361	3 FEGAN STREET WEST WALLSEND	Non-Contributory
2	11	DP8910	4 FEGAN STREET WEST WALLSEND	Non-Contributory
3	11	DP8910	6 FEGAN STREET WEST WALLSEND	Non-Contributory
4	11	DP8910	8 FEGAN STREET WEST WALLSEND	Non-Contributory
5	11	DP8910	10 FEGAN STREET WEST WALLSEND	Non-Contributory
39	6	DP3805	23 FEGAN STREET WEST WALLSEND	Non-Contributory
15	11	DP8910	30 FEGAN STREET WEST WALLSEND	Non-Contributory
43	6	DP3805	31 FEGAN STREET WEST WALLSEND	Non-Contributory
16	11	DP8910	32 FEGAN STREET WEST WALLSEND	Non-Contributory
1		DP547431	34 FEGAN STREET WEST WALLSEND	Non-Contributory
2		DP547431	36 FEGAN STREET WEST WALLSEND	Non-Contributory
19	11	DP8910	38 FEGAN STREET WEST WALLSEND	Non-Contributory
20	11	DP8910	40 FEGAN STREET WEST WALLSEND	Non-Contributory
21	11	DP8910	42 FEGAN STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
22	11	DP8910	44 FEGAN STREET WEST WALLSEND	Non-Contributory
5	C	DP3442	1 GEORGE STREET HOLMESVILLE	Non-Contributory
22	D	DP3442	2 GEORGE STREET HOLMESVILLE	Non-Contributory
7	C	DP3442	5 GEORGE STREET HOLMESVILLE	Non-Contributory
8	C	DP3442	7 GEORGE STREET HOLMESVILLE	Non-Contributory
17	D	DP3442	12 GEORGE STREET HOLMESVILLE	Non-Contributory
14	D	DP3442	16 GEORGE STREET HOLMESVILLE	Non-Contributory
13	D	DP3442	16 GEORGE STREET HOLMESVILLE	Non-Contributory
15	D	DP3442	16 GEORGE STREET HOLMESVILLE	Non-Contributory
2	L	DP3442	20 GEORGE STREET HOLMESVILLE	Non-Contributory
14	M	DP3442	27 GEORGE STREET HOLMESVILLE	Non-Contributory
2		DP518255	17 HYNDES STREET WEST WALLSEND	Non-Contributory
92		DP543921	8A HYNDES STREET WEST WALLSEND	Non-Contributory
1		DP952380	12 LAIDLEY STREET WEST WALLSEND	Non-Contributory
80		DP1143907	24 LAIDLEY STREET WEST WALLSEND	Non-Contributory
102		DP543118	31 LAIDLEY STREET WEST WALLSEND	Non-Contributory
25	V	DP2253	36 LAIDLEY STREET WEST WALLSEND	Non-Contributory
4	2	DP3805	2A POWELL STREET WEST WALLSEND	Non-Contributory
5	S	DP2253	1 RAILWAY STREET WEST WALLSEND	Non-Contributory
131		DP558615	25 RAILWAY STREET WEST WALLSEND	Non-Contributory
231		DP1210888	7 RENWICK STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
251		DP1041714	11A RENWICK STREET WEST WALLSEND	Non-Contributory
2		DP508183	1 ROBERTSON STREET WEST WALLSEND	Non-Contributory
132		DP1164009	8 ROBERTSON STREET WEST WALLSEND	Non-Contributory
5	A	DP4479	103 SEAHAM STREET HOLMESVILLE	Non-Contributory
52		DP564849	106 SEAHAM STREET HOLMESVILLE	Non-Contributory
2		DP838639	1A SOUTH STREET WEST WALLSEND	Non-Contributory
1		DP1119064	2A SOUTH STREET WEST WALLSEND	Non-Contributory
18	C	DP3442	14 ST HELEN STREET HOLMESVILLE	Non-Contributory
17	C	DP3442	16 ST HELEN STREET HOLMESVILLE	Non-Contributory
6	M	DP3442	32 ST HELEN STREET HOLMESVILLE	Non-Contributory
10	M	DP3442	40 ST HELEN STREET HOLMESVILLE	Non-Contributory
7	W	DP2253	2 TERALBA ROAD WEST WALLSEND	Non-Contributory
14	V	DP2253	17 TERALBA ROAD WEST WALLSEND	Non-Contributory
15	V	DP2253	19 TERALBA ROAD WEST WALLSEND	Non-Contributory
1		DP504821	20 TERALBA ROAD WEST WALLSEND	Non-Contributory
19	V	DP2253	27 TERALBA ROAD WEST WALLSEND	Non-Contributory
A		DP417718	8 WALLACE STREET WEST WALLSEND	Non-Contributory
11	L	DP2252	23 WALLACE STREET WEST WALLSEND	Non-Contributory
2	R	DP2253	34 WALLACE STREET WEST WALLSEND	Non-Contributory
10	K	DP2252	37 WALLACE STREET WEST WALLSEND	Non-Contributory
11	K	DP2252	39 WALLACE STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
A		DP962410	52 WALLACE STREET WEST WALLSEND	Non-Contributory
B		DP962410	52 WALLACE STREET WEST WALLSEND	Non-Contributory
2		DP564761	15 WALLSEND ROAD WEST WALLSEND	Non-Contributory
7	V	DP2253	32 WALLSEND ROAD WEST WALLSEND	Non-Contributory
9	V	DP2253	36 WALLSEND ROAD WEST WALLSEND	Non-Contributory
6	U	DP2253	11B WALLSEND ROAD WEST WALLSEND	Non-Contributory
15	2	DP3805	1 WATKINS STREET WEST WALLSEND	Non-Contributory
12	2	DP3805	5 WATKINS STREET WEST WALLSEND	Non-Contributory
13	2	DP3805	5 WATKINS STREET WEST WALLSEND	Non-Contributory
13	E	DP5432	18 WILLIAM STREET HOLMESVILLE	Non-Contributory
18	L	DP3442	25 WILLIAM STREET HOLMESVILLE	Non-Contributory
16	L	DP3442	29 WILLIAM STREET HOLMESVILLE	Non-Contributory
15	L	DP3442	31 WILLIAM STREET HOLMESVILLE	Non-Contributory
13	L	DP3442	35 WILLIAM STREET HOLMESVILLE	Non-Contributory
11	L	DP3442	39 WILLIAM STREET HOLMESVILLE	Non-Contributory
34	Y	DP3809	3 WILSON STREET WEST WALLSEND	Non-Contributory
8	D	DP2252	4 WILSON STREET WEST WALLSEND	Non-Contributory
33	Y	DP3809	5 WILSON STREET WEST WALLSEND	Non-Contributory
6	D	DP2252	8 WILSON STREET WEST WALLSEND	Non-Contributory
3	D	DP2252	14 WILSON STREET WEST WALLSEND	Non-Contributory
4	C	DP2252	30 WILSON STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
18	Y	DP3809	35 WILSON STREET WEST WALLSEND	Non-Contributory
10	Y	DP3809	51 WILSON STREET WEST WALLSEND	Non-Contributory
B		DP355898	54 WILSON STREET WEST WALLSEND	Non-Contributory
		SP69538	68 WILSON STREET WEST WALLSEND	Non-Contributory
A		DP319636	72 WILSON STREET WEST WALLSEND	Non-Contributory
1		DP981546	1 WITHERS STREET WEST WALLSEND	Non-Contributory
1		DP666720	3 WITHERS STREET WEST WALLSEND	Non-Contributory
151		DP713907	7 WITHERS STREET WEST WALLSEND	Non-Contributory
102		DP530551	10 WITHERS STREET WEST WALLSEND	Non-Contributory
1		DP119560	11 WITHERS STREET WEST WALLSEND	Non-Contributory
A		DP322805	19 WITHERS STREET WEST WALLSEND	Non-Contributory
2		DP516550	47 WITHERS STREET WEST WALLSEND	Non-Contributory
1		DP305365	50 WITHERS STREET WEST WALLSEND	Non-Contributory
1		DP1239295	56 WITHERS STREET WEST WALLSEND	Non-Contributory
1	9	DP8910	68 WITHERS STREET WEST WALLSEND	Non-Contributory
3	9	DP8910	72 WITHERS STREET WEST WALLSEND	Non-Contributory
8	7	DP3805	73 WITHERS STREET WEST WALLSEND	Non-Contributory
4	9	DP8910	74 WITHERS STREET WEST WALLSEND	Non-Contributory
7	9	DP8910	80 WITHERS STREET WEST WALLSEND	Non-Contributory
12	9	DP8910	90 WITHERS STREET WEST WALLSEND	Non-Contributory
7	8	DP8910	91 WITHERS STREET WEST WALLSEND	Non-Contributory

Lot - Section - DP			Address	Grading
101		DP871142	97 WITHERS STREET WEST WALLSEND	Non-Contributory
11	8	DP8910	99 WITHERS STREET WEST WALLSEND	Non-Contributory
12	8	DP8910	101 WITHERS STREET WEST WALLSEND	Non-Contributory
A		DP388016	7A WITHERS STREET WEST WALLSEND	Non-Contributory