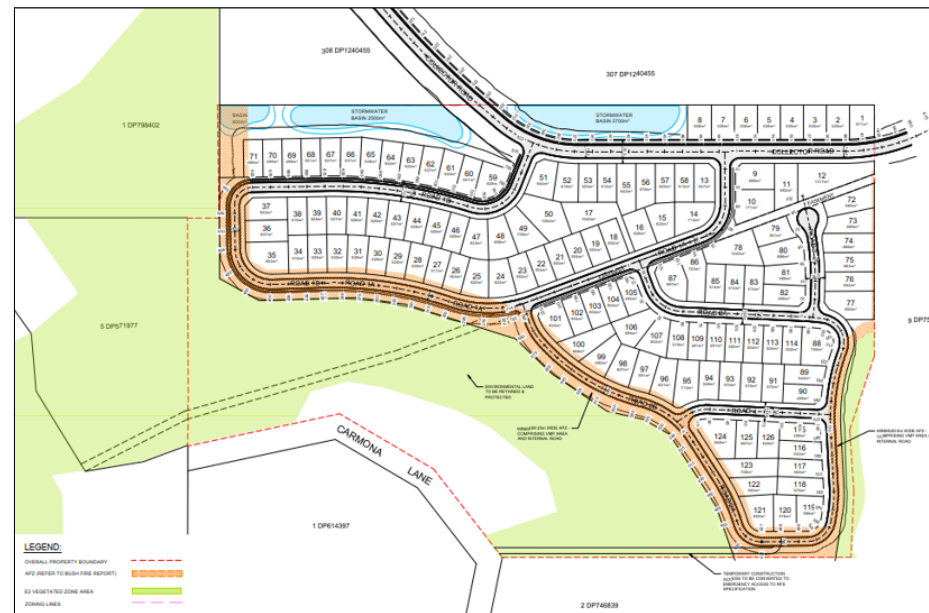


Proposed Residential Subdivision

70 Carmona Lane, Forster

Land Dynamics Australia on behalf of
Serenitas Management Pty Ltd

PPSHCC-144 – MidCoast Council – DA2022/0804



The Site

Lot 2 DP 614397 known as 70 Carmona Lane, Forster and Lot 305 in DP 1240455.

The site is located within the South Forster Release Area.

Lot 2 is an irregular rectangular shaped allotment and has an area of approximately 18.53 ha. The developable R2 zoned land on Lot 2 has an area of 11.21 ha.

Lot 305 is owned by Council and has been set aside as a future collector road corridor from The Lakes Way to Lot 2.



Proposal

Torren Title subdivision comprising 126 residential lots.

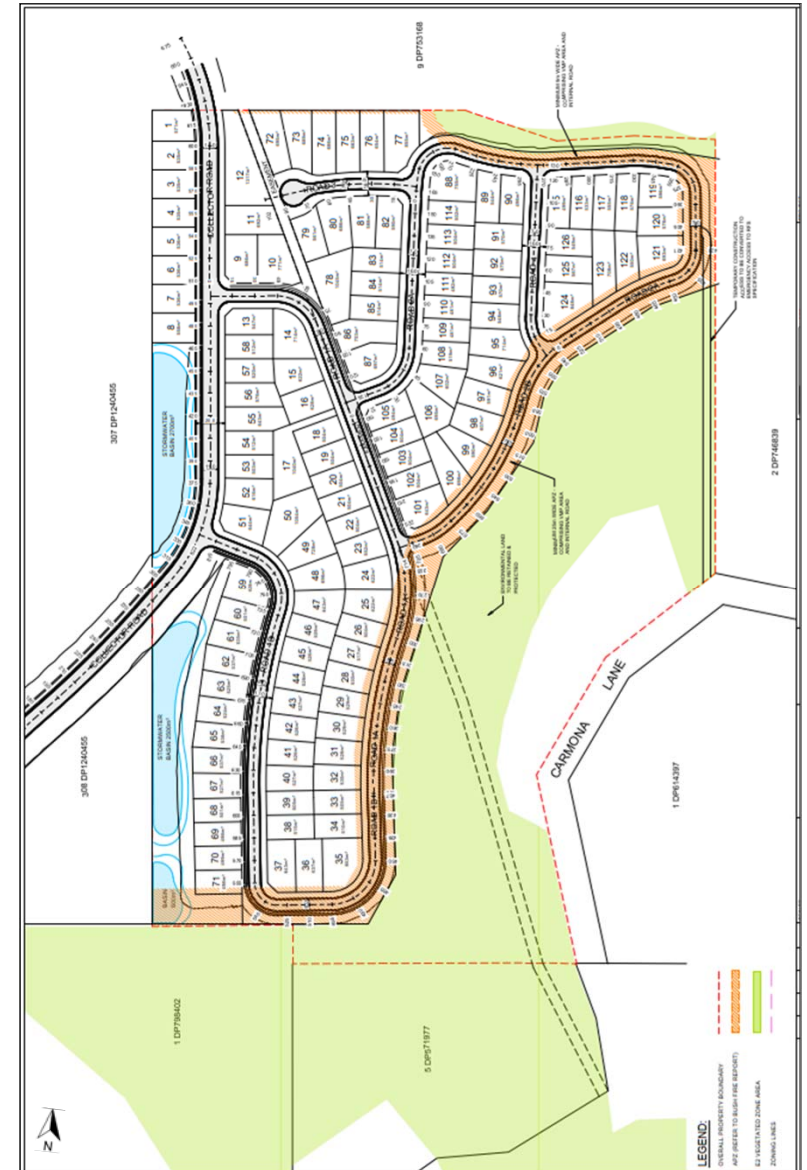
Public road from The Lakes Way over Lot 305 & up to the northern boundary for future connection to The Southern Parkway. A commitment is made to enter into a Voluntary Planning Agreement for the road construction on Lot 305.

Public roads and services and utilities within the subdivision.

Stormwater drainage basins along the western boundary.

Residential lots vary in size from 488.8m² to 1,317.8m².

APZ along the southern, western and northern edges of C2 land, wholly within R2 land.



Zoning & Surrounds

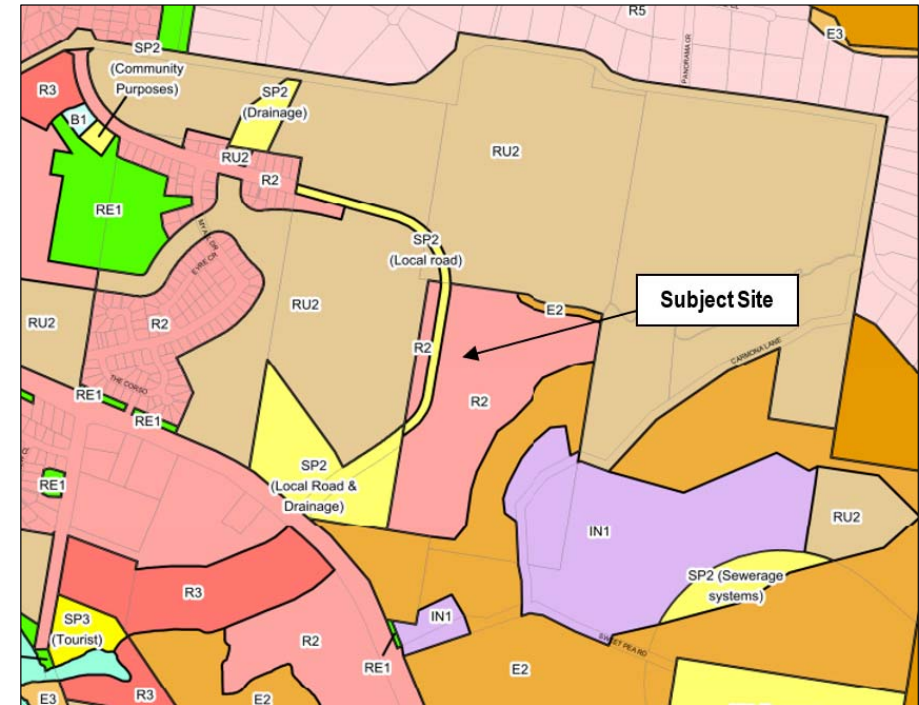
- R2 Low Density Residential
- C2 Environmental Conservation
- IN1 General Industrial
- SP2 Infrastructure and marked “local road”, being the road reserve for connection to The Lakes Way.

Works are proposed on R2 & SP2 land only.

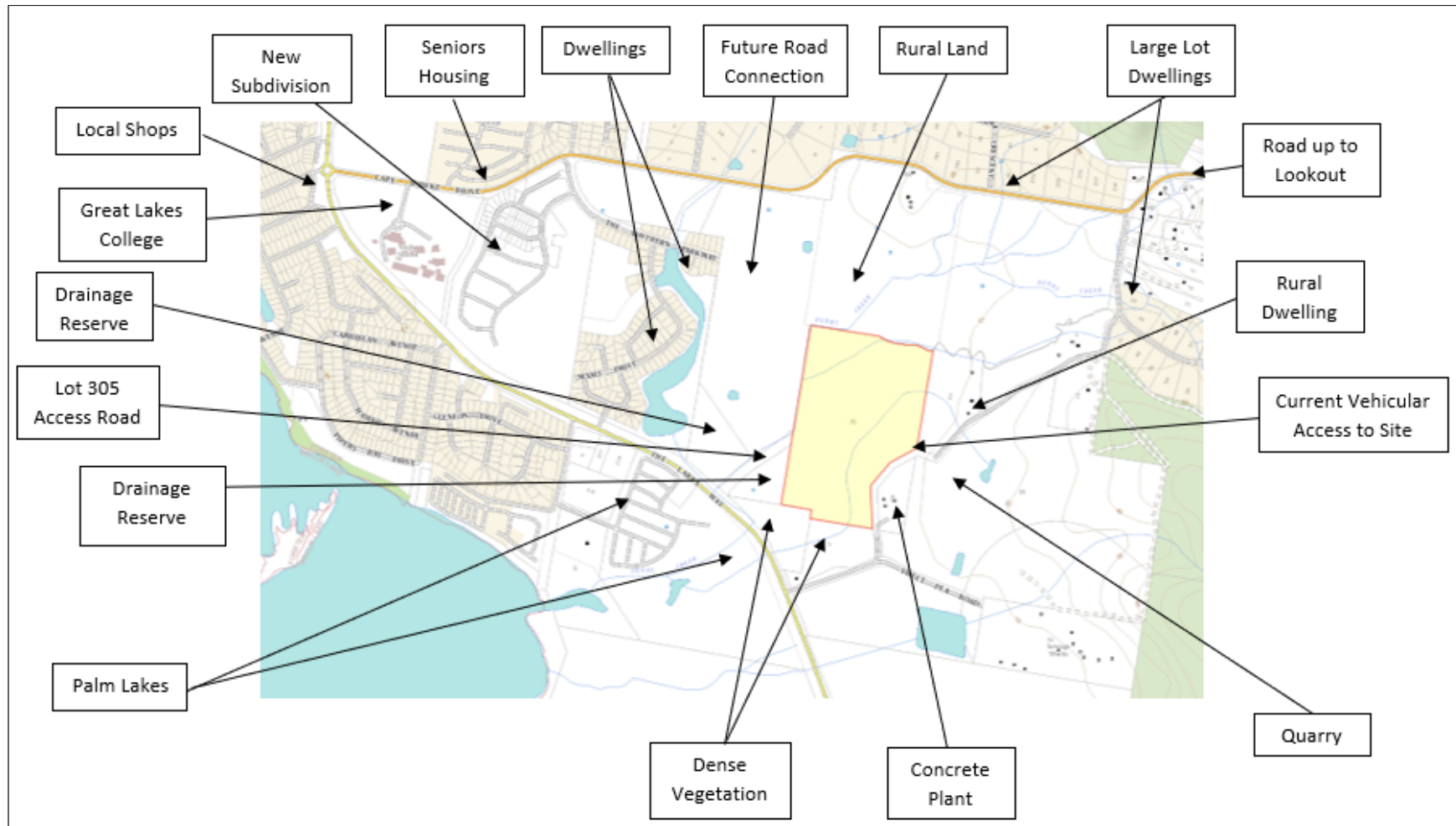
Land to the north, east and west is used for rural purposes.

A sand quarry (not operating) and concrete plant to south-west.

Council owned land to south-west which is for public road and drainage purposes and a vegetated corridor.



Surrounding Area



Photographs



R2 land in centre and western parts of the site, with vegetation in C2/E2 land in the background on southern & eastern parts of the site



View of the site as viewed from the end of The Southern Parkway, with the last dwelling in the residential subdivision on the right



Nearby ranch style Rural and Rural-Residential Dwellings with vegetated backdrop



Nearby residential subdivision on The Southern Parkway with the mature vegetation retained on one side of the road



New subdivision on the right, off the existing The Southern Parkway and contains a large corridor of dense vegetation along the edge of the subdivision, separated by a road



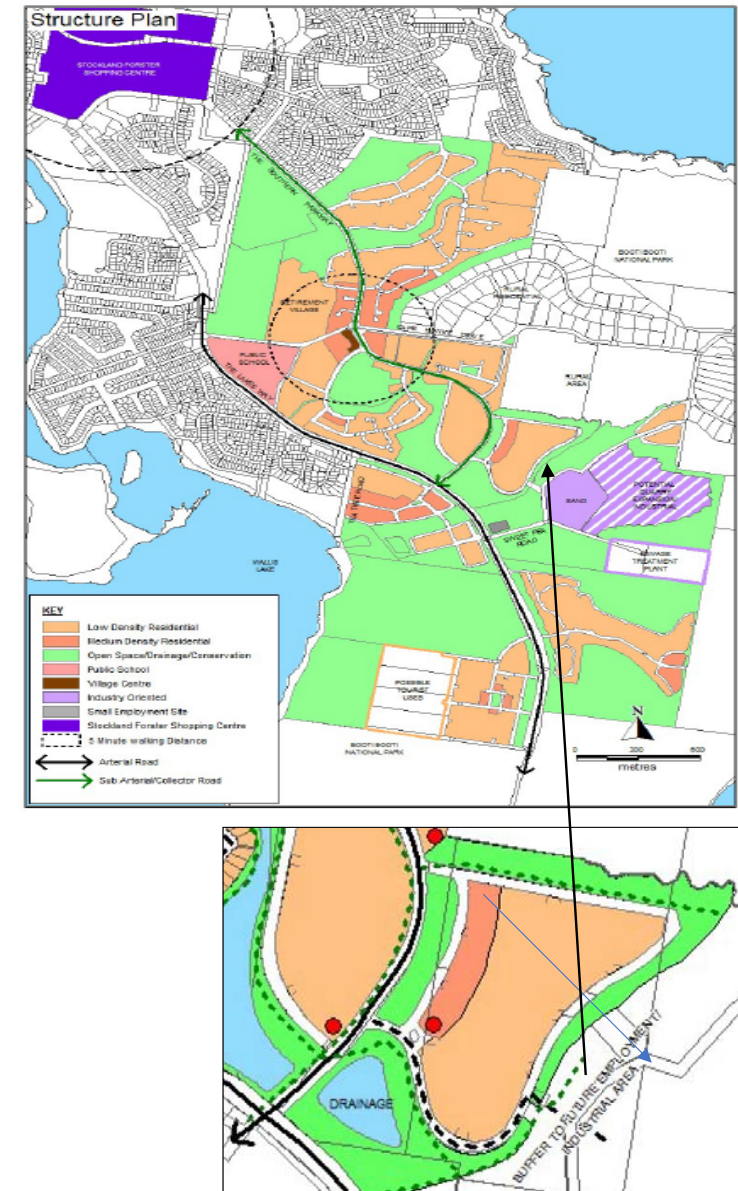
Nearby residential subdivision

South Forster Structure Plan

South Forster Structure Plan was prepared in 2006 and identifies the following relating to the site:

- Low density residential on land, now zoned R2.
- Open space / drainage / conservation for the part of the land, now zoned C2, including comments that the vegetated area between residential and industrial / quarry would be "*buffer to future employment industrial area*".
- The Southern Parkway road connection, now zoned SP2.
- Management of runoff and control of water quality through construction of artificial wetlands as an entry feature at the proposed intersection of The Southern Parkway and The Lakes Way (Council land to south-west).

The land was rezoned in 2011, and then again in 2016 relating to road corridor realignment and drainage purposes.



NRAR

"Integrated Development" to NRAR as works proposed within 40m of mapped watercourse.

- Two first-order streams & one third-order stream are mapped within the subject site.
- Dunns Creek is a watercourse bounding the northern and western boundary, which is manmade, as well as an unnamed tributary which passes through the development site.
- Dunns Creek to the north-east is a natural watercourse that terminates on a crest.
- Historical farming practices have constructed farm drains through and round the northern boundary of the site to minimise sheet flow on the land.

Stormwater

Hydrologic analysis assessed rainfall runoff generated within the pre-developed area and the post developed area. Proposed stormwater detention/bioretention basins ensure non-worsening will be maintained downstream and sized to mitigate flows for 20%, 10%, 5% and 1% AEP storm events.

Stormwater quality assessment was undertaken to design the preliminary treatment train consisting of an end-of-line detention/bioretention basins that allow for treated stormwater discharge.

Bushfire

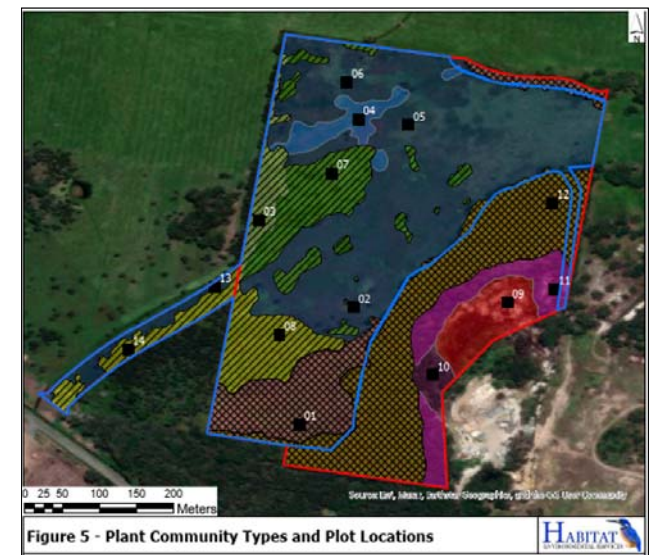
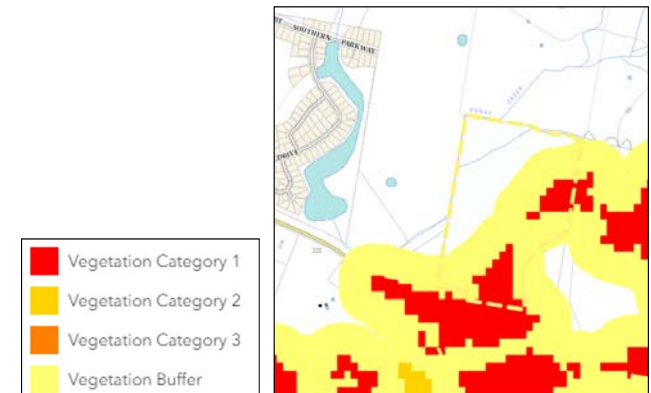
"Integrated Development" to RFS for a Bushfire Safety Authority, as the site is bushfire prone land.

Ecology

Ecological characteristics of the site informed the 2011 rezoning for the area and C2 zoned land.

The proposed residential subdivision layout does not encroach into the C2 zoned land and avoids this area and minimises loss of good quality native vegetation.

A Biodiversity Development Assessment Report (BDAR) has been prepared in accordance with the NSW Biodiversity Assessment Method (BAM), including the SP2 road reserve on Lot 305.



Pre-lodgement

A pre-lodgement meeting was held on 3 May 2022. Although requested, minutes of the meeting have not been provided. In the absence of the meeting minutes, the various points that were discussed have been incorporated into the DA submission, including accompanying expert reports.

DA Lodgement

The DA was formally lodged on the Planning Portal on 15 August 2022.

The DA was to be referred to RFS and NRAR by Council as “Integrated Development”.

No request for information post DA lodgement has occurred.

LEC Appeal – Manufactured Housing Estate

There is currently an Appeal to the Land & Environment Court on the subject land for a proposed Manufactured Housing Estate. The matter is in s34 Conferencing and many of the identified issues are working to a resolution and would inform changes to the residential subdivision DA.

Key Issues

The Key Issues with the proposal relate to:

- Residential layout consistent with zoning and all works to be within R2 and SP2 land.
- Voluntary Planning Agreement for the road construction on Lot 305, as a condition of consent.
- NRAR granting "General Terms of Approval" for the works within 40m of a watercourse.
- RFS granting "General Terms of Approval" for bushfire arrangements.
- Satisfactory drainage basins and water quality arrangements, which are designed to work with Council's downstream drainage reserve.
- Satisfactory ecological impacts.
- Buffer to industrial land uses satisfactory, as per the Structure Plan intentions and resulting zoning.



Questions

Thank you for your time today and we are happy to answer any questions from the Panel.