

DETAILS OF SITE INSPECTION

DATE	Wednesday, 22 March 2023, 2.30 – 3.30pm
LOCATION	70 Carmona Lane, Forster

SUBJECT MATTER

PPSHCC-144 – MidCoast Council – DA2022/0804 - 70 Carmona Lane, Forster - 126 lot residential subdivision

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Roberta Ryan, Tony McNamara and David West
APOLOGIES	Alan Tickle
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Bruce Moore, Kieran Woodall and April Mackay
DEPARTMENT STAFF	Leanne Harris

KEY ISSUES DISCUSSED

- The Panel viewed the site and the surrounding interfaces.
- Council have issued a RFI and understand the applicant is intending to amend documentation.
- Key issues that have been raised by the Council include location of infrastructure and interfaces with the watercourse and environmental areas, road access, groundwater, flooding and bushfire secondary access.
- Access to the site is contingent upon road construction on adjoining land. The Panel expect full engineering design and all environmental impacts associated with this road assessed as part of the current DA. This access is to cater for construction of the subdivision which must be provided prior to works commencing on site.
- Similarly locations of sewer and water infrastructure need to be documented and environmentally assessed.
- The Panel understands that the applicant has been working with Council in relation to appropriate flood modelling and the required levels of the road and fill.
- In terms of bushfire the Panel were advised that the RFS have supported an alternate arrangement for the concurrent local DA before the Land and Environment Court (Manufactured Home Estate) with no need for a secondary access.

Planning Panels Secretariat

- The Panel seek to understand the strategic planning framework that applies to this site and will seek a separate briefing from Council as to the status and logical timing of the delivery of the land for residential purposes.
- Detailed cross sections must be provided for all surrounding land interfaces. There should be no retaining on these boundaries.
- The Panel will need to understand the sources and amount of fill proposed.
- The Panel need to understand how the proposed C2 conservation area is proposed to be managed in perpetuity. Who will own it and whether a Vegetation Management plan, Biodiversity Management Plan or Voluntary Planning Agreement is proposed, particularly in relation to the proposed method of dedication for the land if it is intended to come to Council.
- Lots within floodways and riparian areas will not be able to be supported.
- The Panel questioned the sequencing of this land for subdivision, having regard to its context.

The Panel understand that the applicant has indicated that further amendments are proposed

The Panel is supportive of proposals that provide housing outcomes but is concerned about the applicant's responsiveness to date. It would appear that the application has been lodged without properly addressing the constraints of the site and the conservation mechanisms required. The application may be premature and should be withdrawn. Council is encouraged to bring the application to the Panel for determination as soon as possible.