

## Applicant/developer

- Stevens Group are the applicants on behalf of the Joint Venture between Transnational Pastoral as Trustee for Alpha Unit Trust and Stevens Holdings Pty Limited.
- The current proposal is a request for reconsideration of the refusal of DA/765/2021.

# The Proposal

- Overall the proposal has been amended to reduce the number of proposed lots from 246 to 219 under Community Title legislation.
- The site has an area in total of 223 Ha.
- The land is zoned
  - R5 Large Lot Residential
  - C2 Conservation
  - C3 Environmental Management
- The C2 portion of the site is to be managed as a Stewardship site.
- The C3 portion of the site, being the central riparian corridor is to be revegetated and managed as Community Property.
- The R5 land is to be subdivided as follows:
  - An initial two lot Torrens Title Subdivision to separate the Stewardship site from the Community Scheme.
  - A Development Lot subdivision to create five stages for development ie. Lot 1 being Community Association Property and Lots 2-5 for future subdivision.

## The Proposal cont'

- The five stages will yield
  - Stage 1: 54 lots
  - Stage 2: 42 lots
  - Stage 3: 53 lots
  - Stage 4: 56 lots
  - Stage 5: 14 lots
- Stage 5 will be a second tier in the Community Scheme making it a Neighbourhood Scheme contributing to both Community Association Property and its own Neighbourhood Association Property.
- The WLEP limits the development so that not more than 30% of the lots can consist of lots less than 1800m<sup>2</sup> in area with the absolute minimum lot area equating to 900m<sup>2</sup>.
- A VPA has been entered into in relation to certain matters including offsetting of ecological impacts.

Proposal and site detail, context maps, site plan elevations and street view.



# THE VISION + GUIDING PRINCIPLES



OLD MARDI FARM



## A MODERN COUNTRY COMMUNITY



### The best of country and urban living

A modern community that combines the space and laid back lifestyle of country living but with easy access to modern, urban conveniences

### Promoting a sense of community

Providing spaces for residents to meet and interact - where the open spaces, bushland reserves and walking trails tie the community together

### Parts of a whole

Creating a variety of lot character types to suit different budgets and lifestyles whilst integrating the community through a shared character defined by a sense of quality and understated exclusivity

### Character precincts

Utilising the site's features, vegetation and natural areas and introducing changing residential and landscape types to add diversity and create different character precincts and experiences

### Green setting

Creating green corridors within the residential areas that 'break-up' the housing precincts and bring the surrounding green bushland setting into the heart of the community

### Varying built and landscape forms

Encouraging a variety of housing, landscape and streetscape outcomes whilst having the potential to create a strong rural character and improved design outcomes through appropriate design + controls



## AN INTEGRATED + ACCESSIBLE COMMUNITY



### Master planned

The opportunity to design a combined 55 ha site as one integrated master planned community - providing better community and development outcomes

### Traditional Neighbourhood Pattern

Creating a central movement spine that provides convenient vehicular linkages to Old Maitland Road and throughout the community and is supported by a network of lower order roads that limit vehicular speeds and reinforce the low-key rural character

### Integrated movement network

A street and neighbourhood pattern that is regular and maximises exposure and connections out to adjoining open space and natural areas

### Maintaining the character

Potential to have larger lot sizes and landscape treatments at the interface to Old Maitland Road to create visual buffers and help maintain the existing rural character of the area

### Alternatives to the car

A recreational and movement network that promotes walking and cycling as an alternative to vehicular usage

### Pedestrian + bike friendly design

Adopting key principles of pedestrian and cyclist friendly design (priority, safety, comfort)





## A GREEN SETTING + COMMUNITY



### A green country setting

Maximise views and access to green spaces and natural areas to help create a sense of space and rural character. Potential to create design guidelines and controls that help reinforce rural character and native plantings.

### Green linkages and edges

Establishing a network of 'green' linkages (green reserves, green streets, creekline) that have the potential to form landscape and pedestrian / cyclist corridors that tie the community together and promote walking and cycling as part of a healthy lifestyle



### Protecting and enhancing

Managing surrounding bushland reserves to protect environmental values but also looking at ways for community to access these as key natural and recreational features (walking trails, passive areas etc)

### Responsive design

Working with, rather than against the site - street design to respond to site grades and aid stormwater and overland flow, potential to integrate Water Sensitive Urban Design (WSUD) systems along the interface to central drainage spine to support environmental and water quality management objectives





# Specialist reports and investigations

Completed to date:

- Flooding
- Stormwater Management
- Traffic/Access Parking
- Servicing Strategy.
- Bushfire
- Landscape
- Archaeology
- Noise
- Geotechnical
- Contamination
- Arborist
- Acid Sulfate Soils Assessment
- Flora & Fauna Assessments Internal and External
- Stewardship Agreement