

This is a quarterly update for the community about planning and development in the West Yamba Urban Release Area. Council prepares this update with the aim of improving communication with our community about how development is progressing and being managed in this area.

Approved – 161 Lots over 3 Stages

SUB2014/0016 - Status: Under construction

- Filling of Stage 2 is complete
- Part of Stage 3 filling is currently being undertaken to enable civil construction works in Stage 2
- Conditions require upgrading of Carrs Drive. Council holds a bond from the developer to ensure Carrs Drive will be upgraded.

Approved – 197 Manufactured homes

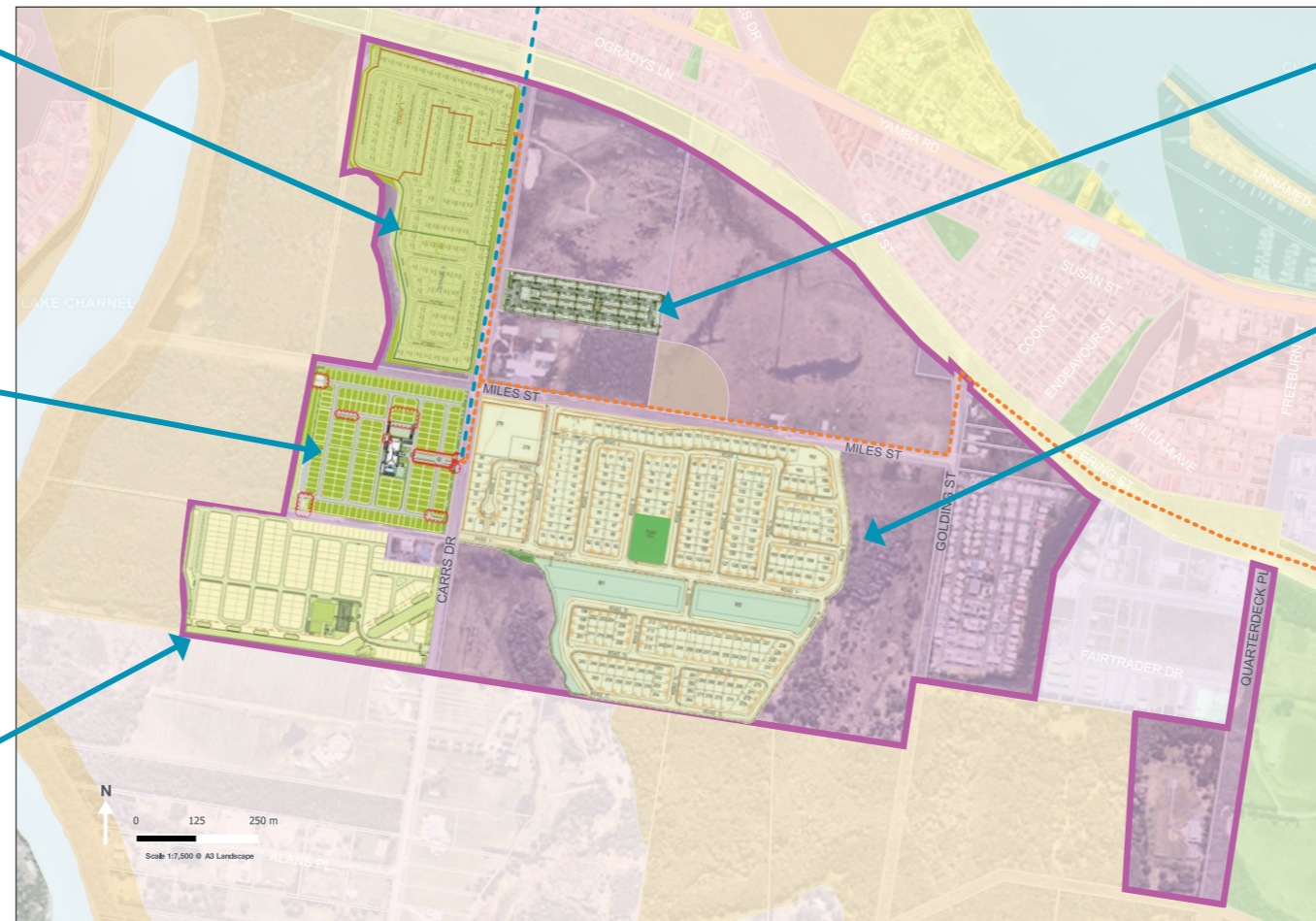
DA2018/0373 – Status: Under construction

- Haulage of material is complete. Internal civil and dwelling construction is under way
- Conditions of consent require upgrading of Carrs Drive to the site access
- Council has executed a Voluntary Planning Agreement towards reimbursing funding of works undertaken by Council on the Carrs Drive/Yamba Road Roundabout.

Under Assessment – 216 Manufactured homes

DA2023/0241 – Status: Information Request

- Council has requested additional information from the applicant about the proposal including urban design, stormwater, flooding and biodiversity
- Upon receiving a response from the applicant, Council will publicly advertise the application for 28 days.



KEY

- Water
- Sewer
- General residential
- West Yamba urban release area

Approved – 53 Senior living units and 2 lot subdivision

DA2020/0725 – Status: Construction not started

- Conditions require upgrading of Carrs Drive
- Filling of the site is required.

Under Assessment – 284 lot Subdivision

SUB2023/0001 – Status: Information Request

- This application seeks consent for 277 low density residential lots, 1 medium density residential development lot, 1 commercial development lot, 1 low density development lot, 3 drainage reserve lots and 1 open space reserve lot
- Council has requested additional information on the proposal including urban design, stormwater, flooding and biodiversity
- Council has received part of the additional information requested however some information remains outstanding (flooding)
- Council will publicly exhibit the application for 28 days once all information is received.

Approved – Earthworks and Filling of Land

DA2018/0553, DA2019/0492, DA2019/0181 – Status: Completed

- Filling of this site was undertaken from 2019 under three separate approvals.

Key Issue: Road and pedestrian network status

- Council will require an integrated Pedestrian Access and Management Plan/s to support future developments in West Yamba
- A collective Traffic Impact and Management Plan is required to be prepared for future development sites to the east of Carrs Drive
- The Traffic Impact and Management Plan will be generally reflective of the road hierarchy plan as defined in Part X of the DCP.

Key Issue: Flooding and hydrology

- Council is thoroughly assessing flooding and hydrology impacts across West Yamba. Council has engaged an independent flood specialist to assist with assessment of SUB2023/0001
- In June 2023 Council resolved to progress adoption of the Lower Clarence Flood Model Update 2022, pending a high-level review, which will now be applied to development assessment
- Council will undertake detailed assessment of the management of stormwater, both internal and external to development sites, as part of all future development applications.

Key Issue: Earthworks and filling

- The developers are required to repair damage to Carrs Drive caused by construction, including haulage of fill
- Council holds bonds from the developers to ensure Carrs Drive is repaired.