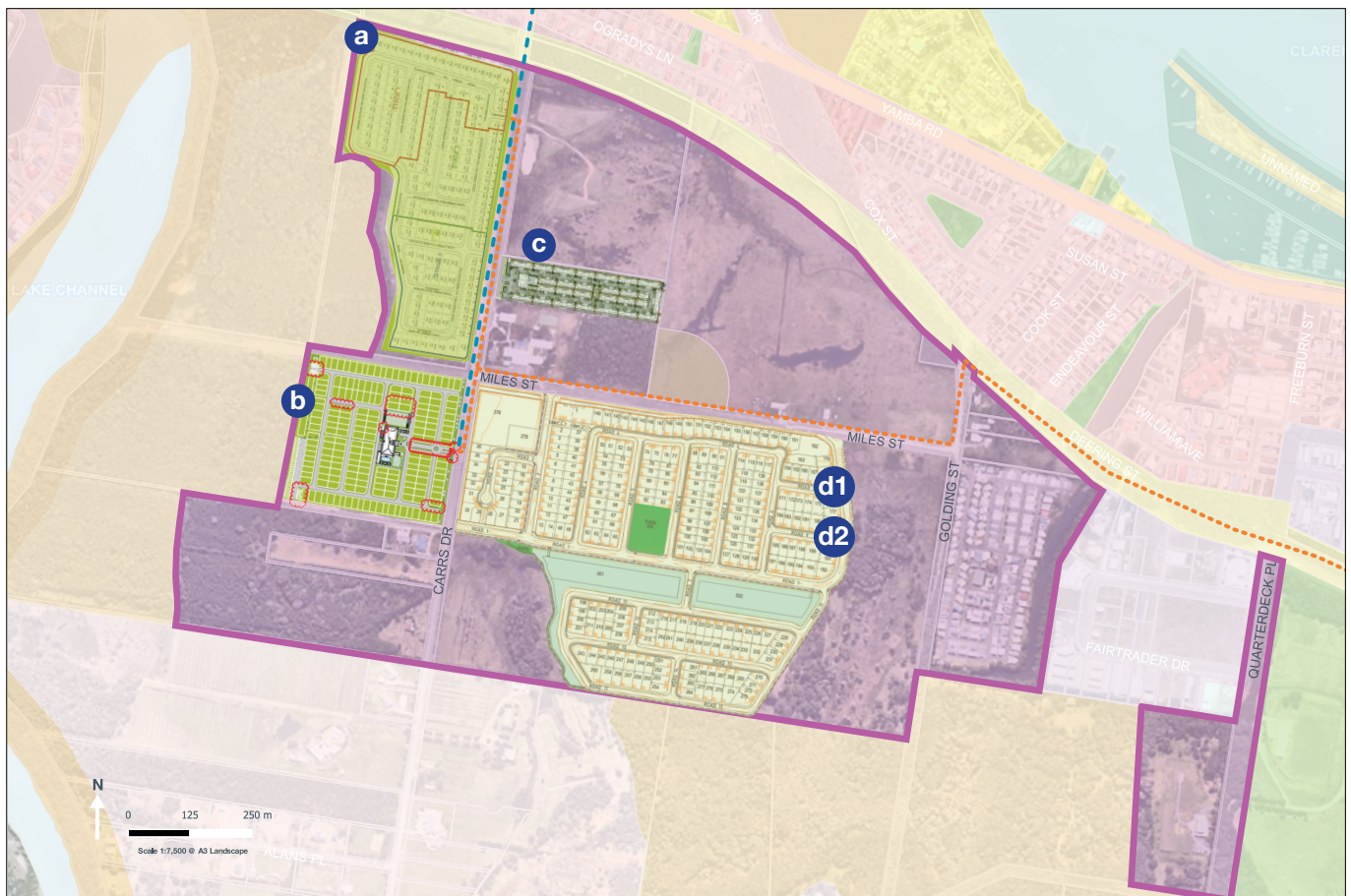


# development update West Yamba

March 2023



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.



## KEY

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

### a. Approved – 161 Lots over 3 Stages

#### SUB2014/0016 - Status: Under construction

- New lots in Stage 1 have been released and housing under construction
- Stage 2 filling for Yamba Residential site is currently being undertaken and is approaching completion, Civil construction will commence following completion of the fill
- Conditions require upgrading of Carrs Drive. Council holds a bond from the developer to ensure Carrs Drive will be upgraded.

### b. Under Construction- 193 Manufactured homes

#### DA2018/0373 – Status: Under construction

- Council approved a modification to the application on 27/11/2022 under MOD2022/0050 to amend the dwelling lot sizes to create 197 sites (4 additional sites), increase visitor parking and amend internal road design, and is under civil construction works
- Haulage of material is complete for the 197 Manufactured homes (DA2018/0373 as modified) site on Carrs Drive. Additional repairs have been completed to Carrs Drive to rectify damages caused during importation of fill.
- Conditions of consent require upgrading of Carrs Drive to the site access.

### c. Approved - 53 Senior living units and 2 lot subdivision

#### DA2020/0725 – Status: Construction not started

- 2 Lot subdivision completed
- 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
- Upon receiving this information Council will publicly exhibit the application for 28 days.

### d2. 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 is currently updating the Clarence Flood Model to include the most up-to-date information about floods, rainfall, climate change and infrastructure
- 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.
- Council undertook repair works on the Carrs Drive pavement at the expense of the developers. This was undertaken towards the end of January 2023.

### Key Issue: Infrastructure servicing

- The West Yamba pressure sewer rising main construction works has been completed and the main is now operational
- Extensions to the water reticulation network and pressure sewer rising main along Carrs Drive are complete and operational.