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BACKGROUND



3 Background

Some seven hectares of the original parcel of the subject land has already been developed as a residential estate (Rainbow Beach Estate Stages 1, 2 & 3 to the south). The remainder of the property contains two dwellings in a rural setting. The majority of the subject land is predominantly used for cattle grazing and associated pasture improvement. These features are shown on the Existing Site Plan in Figure 7. Photographs of the site are shown in Figure 8 and these clearly demonstrate the agricultural landuses on the property with adjoining residential development.

Historic landform modification conducted in association with a former development approval for an international sports resort (including golf course) during the 1980s resulted in the construction of artificial drainage lines and bulk earthworks on the subject land. The golf fairways are still detectable in some of the aerial photographs, despite the development never approaching completion.

A 6.3 hectare, manmade lagoon located in the southern portion of the property, was constructed as part of these mid 1980's development works. Excavated material from this lagoon was used to provide fill for the residential development located on the southern side of the lake (Rainbow Beach Estate, Stages 1, 2 & 3).

Rainbow Beach Estate, Stages 1,2 & 3 were developed by the landowner, St Vincent's Foundation Pty Ltd, during the period 2000 to 2006, in accordance with the development consent for

residential subdivision. Subdivision works included stormwater facilities and the small constructed wetland to the southwest of the existing man made lagoon.

The site has been zoned for residential development since 1984. A recent amendment to Hastings LEP 2001 introduced a rural zoning to part of the subject land to formalise a buffer around the sewage treatment plant located southeast of the subject land. An extract from LEP 2001 showing the current zoning is shown in Figure 9.

The previously approved residential golf course estate was physically commenced but not finalised. The subject land currently contains a large lagoon constructed in accordance with that previous development consent. Additional wetland structures have more recently been completed as part of Stages 1, 2 and 3 of the approved residential estate in the southern portion of the property. The existing lagoon and small wetlands are shown in Figure 10. Lot 1232 is the current residue allotment. The location and extent of the previously approved development is shown to the south of the subject land on the Concept Plan in Figure 1.

More recently, the subject land was included in the Area 14 Structure Plan prepared by Port Macquarie – Hastings Council for the new urban release area known as Area 14, covering land from Lake Cathie in the north to Bonny Hills in the south and providing for additional urban expansion areas to the west. The Area 14 Structure Plan was adopted by Port Macquarie – Hastings Council on 9 February 2004 with minor amendments adopted by Council on 19 July 2004. The subject land has been zoned for residential development since 1984, and to the extent that it did not require rezoning, was not part of the additional

urban release land for Area 14; however the Structure Plan identified specific landuses for the subject land. An extract from the Area 14 Structure Plan is shown in Figure 11.

The draft Mid North Coast Regional Strategy was released by the Department of Planning at the end of 2006 and placed on exhibition until March 2007. The Strategy was finalised in March 2009. The Strategy identifies the Area 14 land as being one of the two major urban release areas within the Port Macquarie – Hastings Council LGA intended to accommodate an additional 5,800 persons up to the Year 2021. Thus, the Area 14 urban land release is a significant feature of future growth in the Hastings LGA.

This Concept Plan seeks approval for the delineation of the residential estate, village centre, school sites, eco-tourist site, and open space/ drainage / habitat corridor area. This Concept Plan correlates with the adopted Area 14 Structure Plan and is consistent with the Mid North Coast Regional Strategy.

The subject land comprises the majority of the land within the Area 14 Urban Release area. The urban landuses identified on the subject land by the adopted Area 14 Structure Plan, (particularly the Greater Lake Cathie Bonny Hills Village Centre and associated community facilities and the Open Space / Drainage / Habitat Corridor) are critical to the success of the Area 14 Structure Plan. This Concept Plan will provide the community and the Council with a greater level of certainty that the adopted Structure Plan will be implemented and the desired community outcomes will be achieved.

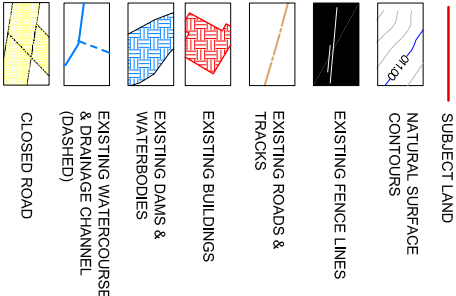
This includes the identification of land for school sites, the creation of playing fields, the provision of a village centre where the local Council have indicated the need for civic landuses

such as a branch library, as well as the creation of habitat over land that has been cleared for more than two decades. In addition, the Concept Plan provides the capacity for approximately 900 residential allotments on land that does not contain significant environmental features. The passive open space areas, drainage and habitat corridors provide an opportunity to create a valuable resource for the community whilst presenting opportunities to improve the environmental quality of the locality.

The Structure Plan developed by Port Macquarie - Hastings Council went through a rigorous public consultation process, which is further discussed within the Consultation section (Section 10) of this report. The development of the Area 14 Structure Plan was an interactive and consultative planning process involving the local Council, the Hastings Urban Growth Strategy (HUGS) Committee, State Government Agencies and the local community. The development of the subject land in the form proposed in the adopted Area 14 Structure Plan, and in this Concept Plan, has a high level of stakeholder support.

FIGURE 7

EXISTING
SITE PLAN



Rainbow Beach Estate
Concept Plan Application Set
Job. No. 4509ND DWG: PM
Luke and Company Pty Ltd

SCALE:
1:8000@A3 1:4000@A1
The scaled scale of this drawing may be altered by copying,
from this drawing
0 20 40 100 200 400(M)