
From: Harrison, Emily
Sent: Tuesday, 4 June 2024 4:12 PM
To: Portfolio Committee 7
Cc: Executive Assistant; Fitzpatrick, Russell; McMahon, Anthony; Furniss, Esther
Subject: RE: Inquiry into the planning system and the impacts of climate change on the environment and communities - Post hearing responses

Hi David,

I've copied them below (in red), along with an excerpt of what the question was (in black). Hope that helps! Were you able to view the corrections we marked up?

Cheers,
Emily

QoNs:

1. **Russell:** Over a period of time we have had, or we still have, three staged developments: We have Boydtown, which is a staged development in the southern part down towards Eden; we also have Eden Cove at Eden, which is a staged development; and also the Mirador subdivision.

...

The Hon. SCOTT FARLOW: In those developments so far how many properties would be already released as part of the previous stages?

Existing allotments created from previously approved subdivisions:

- Boydtown = 40 lots
- Eden Cove = 159 lots
- Mirador = 291 lots

2. **The Hon. JACQUI MUNRO:** Just as a follow-on, do you have an up-to-date yield assumption at the moment for what's in the pipeline, given they have changed?

Estimated yield from those subdivisions highlighted above:

- Boydtown: There is a current development application under assessment for an additional 58 lots.
- Eden Cove: There is a current development application under assessment for an additional 40 allotments, with further lot potential on the remainder of the land (yet to be designed)
- Mirador: There is an additional 33 lots in approved Stage 13, 42 lots under development consent 2007.151 & 2007.152 and 103 lots approved under Stages 7 & 8 of DA 1989.1585

3. **The Hon. SCOTT FARLOW:** Yes. In terms of the master-planned communities you were talking about, if you could take on notice how many residential lots are in the pipeline for those within the Bega Valley shire, it would be appreciated as well.

Bega Structure Plan: 2113 dwellings (4649 people)
Wolumla Structure Plan: 1096 dwellings (2412 people)



Emily Harrison

Director | Community, Environment and Planning