

Client

Roche Group

Project

Brimbin Rezoning Proposal
Community Information and Feedback
Sessions

Date

April 2013

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1 Introduction

1.1 Background

Brimbin has been identified in the Mid North Coast Regional Strategy as a future New Town, presenting an opportunity to provide more homes and employment in the Greater Taree Local Government Area. Brimbin has featured in strategies and plans to accommodate future growth in the region for three decades, and the proposed rezoning presents a significant first step towards securing a sustainable future for the growing population.

Roche Group owns a substantial parcel of land at Brimbin, and has been working closely with Council and the State Government to develop a vision and strategy for the future development of the land. This work has culminated in a proposal to rezone the land to provide for a mixed use and sustainable New Town.

The proposed New Town will provide residential, employment, recreation and conservation uses on the land consistent with Local and State Government Policies and Strategies.

Roche Group is committed to working with the community in refining its planning for the New Town and has been actively seeking feedback.

Elton Consulting has worked with Roche Group to attend, facilitate, record and report on a community and stakeholder consultation process. The purpose of the consultation process has been to provide information to the surrounding community on the rezoning and afford an opportunity for residents and other stakeholders to provide feedback on the draft structure plan and supporting information, prior to its finalisation and submission to Council and the Department of Planning and Infrastructure for endorsement to publicly exhibit the planning proposal.

This document describes the consultation process undertaken and outlines the key themes and questions which were received during the Community Information and Feedback Sessions.

1.2 Community engagement overview

Roche Group has undertaken a number of community engagement activities regarding the Brimbin development in the first quarter of 2013. These activities include:

- Letters to local landowners in February 2013 to inform them about the Planning Proposal and information sessions
- Emails to key stakeholders in February 2013 to inform them about the Planning Proposal and information sessions
- Advertisements in local newspapers and on local radio
- Community Information and Feedback Sessions on 14, 15 and 16 March.

This document describes the consultation process undertaken and outlines the key themes and questions which were received during the Community Information and Feedback Sessions.

1.3 Consultation objectives

The objectives of this community consultation process were to:

- Enable residents of Taree and surrounds and other key stakeholders an opportunity to view accurate and relevant information regarding the proposal
- Provide a means by which local residents, key stakeholders and the wider community can be kept up-to-date with the proposal
- Provide local residents and community members an opportunity to raise issues they may have with elements of the proposal
- Promote a process that is inclusive, transparent and responsive to the community concerns and values.

It is important to note that the feedback contained in this report cannot be construed as being statistically representative of opinion within the local community.

2 Community Information and Feedback Session (CIFS)

Community Information and Feedback Sessions (CIFS) were held on Thursday, 14 March, Friday 15 March and Saturday 16 March at a shopfront location in Manning Street, Taree.

Information was presented on A0 story boards and placed around the room. The story boards comprised explanatory text and images about the proposal (see Appendix D). Participants were asked to sign a register to document attendance.

The session was facilitated by Elton Consulting, with members of the project team in attendance to answer technical questions.

Those present at the CIFS included representatives from:

- Roche Group – landowner and developer
- Roberts Day – urban design and statutory Planning
- Elton Consulting – community consultation
- RoadNet – traffic and transport
- Greater Taree City Council.

Participants were encouraged to engage in discussion with members of the project team and to ask questions on any aspect of the proposal. Questions and comments were recorded by members of the project team during the session.

A total of 393 people were recorded as attending the three community information sessions. The breakdown was:

- Thursday: 134
- Friday: 112
- Saturday: 147

Attendees were offered the opportunity to take a feedback form to comment further on the proposal (see Appendix E). This could be completed and submitted on the day or completed when convenient and mailed in the pre-paid envelope supplied.

A total of 58 feedback forms and one feedback email were received by the submission deadline on 29 March 2013. Nine feedback forms were received after the closing date but have also been included in this report.

2.1 Stakeholder notification

In the lead up to the CIFS, the following actions were undertaken to invite members of the community to the information and feedback sessions:

- A letter (see Appendix A) was mailed to neighbouring residents to the site
- An email to key stakeholders (see Appendix B) updating them on the proposal and inviting them to attend the CIFS
- An advertisement (see Appendix C) was placed in the Manning River Times, on 1 and 8 March 2013, to capture a wider audience
- An advertisement was also placed in The Extra on 7 March.
- Media coverage – Greater Taree City Council generated further interest for the CIFS through a story in the Manning River Times on 13 March 2013 and an interview on local radio station 2RE.

3 Feedback

The comments below include those made on the feedback forms submitted and issues raised during the informal discussion at CIFS. Comments have been categorised into key issues.

Some issues relate directly to the proposal, while others are beyond the scope of this work but have been included as a reflection of discussions.

3.1 Anecdotal feedback

Discussion and enquiries during the CIFS with members of the project team focused particularly on:

- Local economy
 - That future development of the site would provide important stimulus for the local economy
 - Support for an industrial/commercial area when Taree needs revitalising
 - Support for employment opportunities
 - Comments that the development of Brimbin might drive up prices in the local housing market
 - That the development would be a driver for upgrades to the local airport upgrades
 - Some commented that local farmers markets should be located on site
- The environment
 - Water conservation in and around the site is considered important
 - Any impacts to drainage of areas near Melinga should be considered
 - Considerable support for National Parks/open space
 - Concern that dedicating land to National Parks may restrict land uses on adjacent properties.
- Roads, traffic and access
 - Support for quick vehicle access to Taree, not via Lansdowne Road
 - Request for upgrades to Lansdowne Road and concern over traffic on the road
 - Access from Kanangra Drive to the site near the Catholic School supported
 - Support for the Northern link road
 - Interest in when Cundletown bypass might happen
 - Concern regarding Council's future ability to maintain new roads
 - Road location and drainage in low lying areas considered an important planning issue.
- Visual/design
 - Quality of urban design is considered important
 - Character of the development must be sympathetic to the area
- Other
 - Concern that public housing would feature predominantly
 - Questions over the recording of Aboriginal heritage
 - Potential site for a new hospital
 - Site management plan requested to consider neighbouring farmers north east of the site.

3.2 Key issues raised via feedback forms

- **Roads.** 36 responses from the feedback forms mentioned roads issues as a priority or key issue.

Comments included:

- Upgrade wanted for Lansdowne Road
- Existing and future roads should be upgraded to be a decent width to ensure ease of access

- Water management to protect Brimbin and Oakvale Roads
- Request not to use Kundle Kundle Road and Moto Road to Ghinni Ghinni
- 100km/h, four-lane access to Taree wanted on Lansdowne Road
- Request to use Woola Road as a bypass route
- Noise wall requested 'between proposed road and bypass at Cundletown' and also for Arkana Avenue, High Street and George Street
- Create a new link road to the North of Taree
- Request for repair of local gravel roads
- Consideration needed of the extra traffic load from Coopernook entrance to Pacific Highway

- **Crime prevention.** Four responses from the feedback forms mentioned crime prevention as a priority or concern.

Comments included:

- Taree currently 'a cheap place to survive while collecting the dole and pushing drugs' – and the project could uplift the area
- General concern about crime and security.

- **Housing affordability and supply.** Six responses from the feedback forms raise issues related to housing affordability and supply.

Comments included:

- One respondent questioned whether the development would increase the value of adjoining rural properties
- Statement that it's cheaper to buy an existing property in Taree than to build
- Concern about effect on existing land values
- Questions as to whether this proposal would create an over-supply of housing

- **Employment.** 20 responses from the feedback forms mentioned employment and the local economy as a key issue.

Comments included:

- A number of general requests for employment opportunities
- Provide industry and employment first, housing will follow
- Provision of light industry seen as important
- Promote Taree as an employment centre
- The development provided an opportunity to create employment and a sense of hope for the future
- Provide employment for the over 60s
- Attracting industry is the key to the success of the proposal
- No restrictions on type of industry
- New business/employment should be 'in town' (Taree)
- Infill development should take place in Taree and Wingham rather than greenfield development.

- **Community facilities.** 11 responses noted the provision of community facilities as extremely important.

Comments included:

- Provision of community facilities to ensure amenity for future residents
- Good community centre and long day care centre wanted
- Request for parks for children to play in
- Create a central lagoon with parkland, tracks and picnic facilities
- Keep shopping centre small (keep Taree as the main centre)
- Request for careful planning of community hall
- Request for aged care facilities, medical facilities and hospital

- Request for tertiary education facility
- Proposed development needs a 'real community feel'
- Consideration should be given to existing residents for noise and other environmental factors.

- **Accessibility.** 14 responses from the feedback forms mentioned accessibility as an important issue.

Comments included:

- The proposed development needs to be accessible from nearby towns
- Request for a walkway or bike track on Lansdowne Road
- Good access needed for emergency services.

- **Utilities.** 14 responses from the feedback forms mentioned utilities as an issue for consideration.

Comments included:

- How would power be provided to the site?
- How would the proposed development affect the Transgrid proposal?
- Does the Transgrid proposal create safety issues for the New Town?

- **Transport.** 11 responses from the feedback forms mentioned transport as a priority.

Comments included:

- Firm commitment wanted for public transport to service the new development
- Specific request for public transport links to Taree and Wingham
- Request to promote use of buses throughout the development and connecting to Taree
- Request for the creation of freight logistics areas and rail terminal within industrial area.

- **Environment.** 45 responses from the feedback forms mentioned the environment as a central issue.

Comments included:

- Interest in 'water security', drainage and run off from the new development (especially land east of Melinga)
- Management of run off to Dickensons Creek valley and the airport should be closely managed
- The potential for any downstream run off from onsite employment lands to adjacent agricultural businesses should be closely managed

- Request for preservation of temperate lowland forest/endangered flora and fauna/wildlife in general

- Request for protection of waterways, especially Dawson River

- Management plan should be developed to address existing acid sulphate issues on site

- Ongoing consultation with Lower Manning Wetland Committee encouraged

- Tree planting requested to help maintain rural ambience

- Provision of trees for screening and to maintain the rural character

- Plant trees on Lansdowne Road to screen new industry

- Part of the proposal's 'green' area is prone to flooding and would make a 'great wetland environment'

- Sustainable energy should be a priority

- Wildlife corridors should be incorporated into the design

- Request to exclude SW part of site from development because it is a wildlife corridor (it is unclear from the feedback form whether the respondent is referring to land already identified for conservation or another parcel of land).

- **Infrastructure.** 16 responses from the feedback forms mentioned infrastructure as a key issue

Comments included:

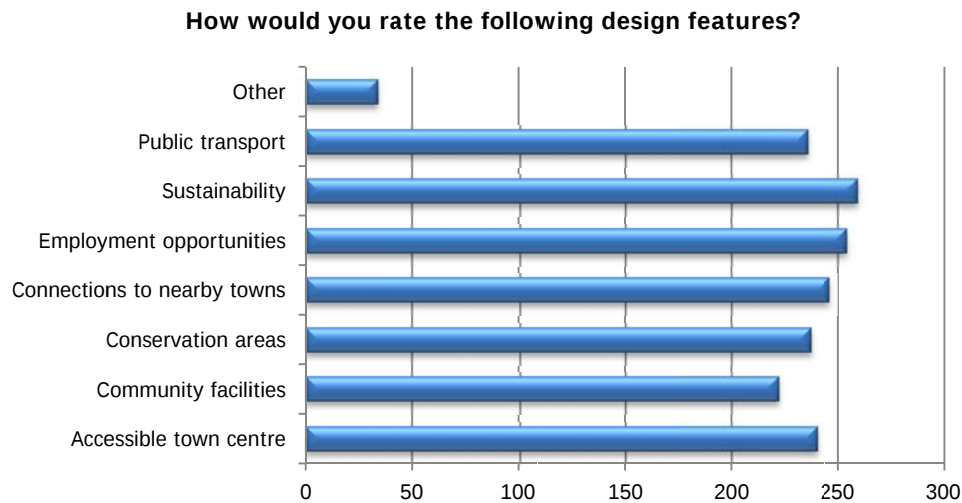
- Supply of roads, water, sewerage and schools mentioned as a priority
 - Firm commitment wanted for a second crossing of the Dawson River
 - A new rail crossing requested
 - Rail spur at Goninans (local manufacturer) could be used by new industries
 - New road and bridge access requested to minimise load on Dawson River Bridge
 - **Design.** 14 responses from the feedback forms mentioned the design of the development and environmental design as key considerations.
- Request for blocks to have entries at both ends
 - 500m² blocks are not suited to the rural environment and would encourage retirees.
 - The development should maintain its rural outlook
 - Design should 'reflect open spaces, wide streets and large building blocks'
 - Small block sizes and shared open space should be considered
 - Taree residents may resent resources going to a 'satellite town'
 - Request for no 'restrictive covenants' on house styles and materials.

Comments included:

- Variety of block sizes and designs should be considered to avoid repetition/monotony

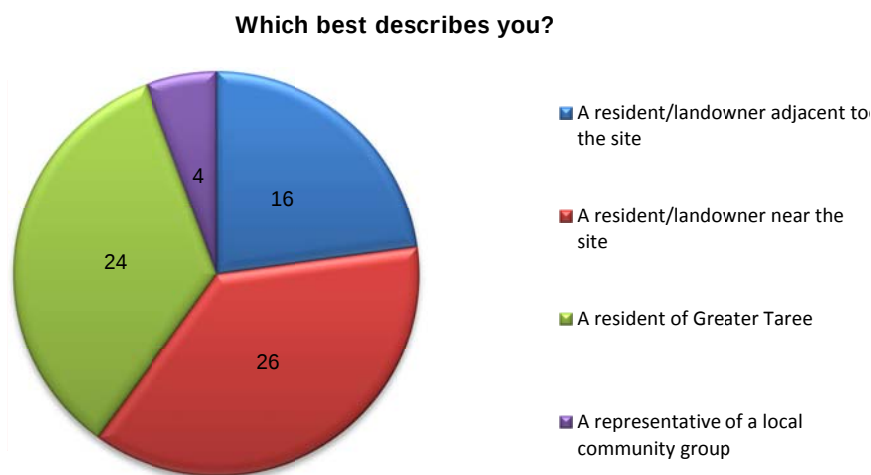
3.3 Information provided by respondents

Respondents were asked the following questions:



Refer to Appendix E to view the design features question. The above graph shows the number of respondents who rated the design features as 4 or 5, where 1 is not important and 5 is extremely important. The above graph shows that more than 250 people indicated that sustainability and employment opportunities are important or extremely important in planning for Brimbin New Town.

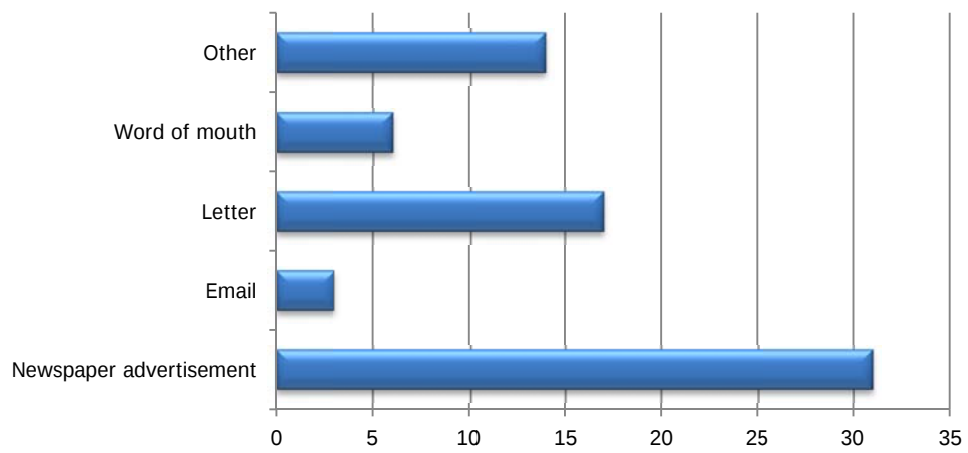
Note: for the following questions, some respondents did not specify any categories and others marked several.



Local community groups identified in the feedback forms were:

- School of Arts Library
- HCAG (Note: the respondent did not elaborate on this acronym. It is possible that HCAG is the same as Harrington Community Action Group, otherwise known as HRAG)
- DELTA (acid sulphate soils)
- Harrington Residents Action Group (HRAG).

How did you hear about today's information session?



3.4 Feedback Summary

Feedback received during the CIFS was divided evenly across three groups of residents and landowners – those adjacent to the site, those nearby and those from the Greater Taree area.

A total of 50 feedback forms and one feedback email were submitted by the closing date of 29 March 2013. 12 feedback forms were received on the first business day after the submission deadline and have been included in this report.

Both anecdotal and written feedback was generally very supportive of the proposal. Several themes emerged during the consultation process. These included the environment, roads, employment and infrastructure.

The below list of key issues highlights issues that were raised repeatedly during in-person consultation and in writing. The below list has been collated to indicate issues that proved popular, however should not be interpreted as issues that are more or less important than any other matters listed elsewhere in this report. Key issues included:

- The proposal needs to provide significant potential for future employment opportunities
- Impacts – positive and/or negative – on the local economy
- Protection of wildlife and the Dawson River
- The importance of managing drainage and run off both onsite and with adjacent properties
- Provision of trees for screening and to maintain the rural character
- The capacity of local roads and the need for an upgrade of Lansdowne Road
- The need for public transport to link the proposed development with local centres
- Provision of parkland
- Design of the houses and size of the blocks.

4 Appendices

- 4.1 Appendix A – Letter to landowners
- 4.2 Appendix B – Email to stakeholders
- 4.3 Appendix C – Newspaper advertisement
- 4.4 Appendix D – Story boards
- 4.5 Appendix E – Feedback Form

5 March 2013



Dear Resident

Re: Brimbin New Town rezoning proposal

Elton Consulting has been engaged by Roche Group Pty Limited (Roche Group) to undertake community consultation relating to a rezoning proposal for land nearby to your property.

The proposal seeks to provide housing, employment, shopping, recreation and conservation uses on the land consistent with Local and State Government Policies and Strategies.

As neighbours of yours, Roche Group would like to invite you to an information session being held on the proposal. The drop-in session will be an opportunity to view information on the draft plans, meet with Roche Group representatives, members of the project consultant team and Council staff who will be able to answer any questions you may have.

Information about the proposal will be on display between the times listed below:

Thursday 14 March	Friday 15 March	Saturday 16 March
Anytime between 9am – 5pm	Anytime between 9am – 5pm	Anytime between 9am – 2pm
10-12 Manning Street Taree (the old Telstra Shop)	10-12 Manning Street Taree (the old Telstra Shop)	10-12 Manning Street Taree (the old Telstra Shop)

We hope that the above times are convenient. If you are unable to make it during these times a further opportunity will be available during the formal public exhibition process for you to review the documentation and provide comment on the proposal.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Oliver Young'.

Oliver Young
Senior Project Manager

oliver@elton.com.au

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Subject line: Consultation opportunities: Brimbin New Town rezoning proposal

Email:

Dear *insert stakeholder/organisation name*

Elton Consulting has been engaged by Roche Group Pty Limited (Roche Group) to consult with the community and stakeholders about the rezoning proposal for large a parcel of land in Brimbin. The site is located eight kilometres to the north-east of Taree on Lansdowne Road.

The proposal seeks to provide housing, employment, shopping, recreation and conservation uses on the land consistent with Local and State Government Policies and Strategies.

Greater Taree City Council has identified *insert organisation* as a key community stakeholder, and therefore Roche Group would like to invite you, or a representative of *insert organisation* to an information session being held on the proposal. The drop-in session will be an opportunity to view information on the draft plans, meet with Roche Group representatives, members of the project consultant team and Council staff who will be able to answer any questions you may have.

Information about the proposal will be on display between the times listed below:

Thursday 14 March	Friday 15 March	Saturday 16 March
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We hope that the above times are convenient. If you, or a representative of *insert organisation*, are unable to make it during these times a further opportunity will be available during the formal public exhibition process for you to review the documentation and provide comment on the proposal.

Yours sincerely

Liz/Oliver

brimbin@elton.com.au

Letter with be sent as an email, with advertisement as an attachment.



Dear *insert organisation*,

Elton Consulting has been engaged by Roche Group Pty Limited (Roche Group) to consult with the community and stakeholders about the rezoning proposal for large a parcel of land in Brimbin. The site is located eight kilometres to the north-east of Taree on Lansdowne Road.

The proposal seeks to provide housing, employment, shopping, recreation and conservation uses on the land consistent with Local and State Government Policies and Strategies.

Greater Taree City Council has identified *insert organisation* as a key community stakeholder, and therefore Roche Group would like to invite you, or a representative of *insert organisation* to an information session being held on the proposal. The drop-in session will be an opportunity to view information on the draft plans, meet with Roche Group representatives, members of the project consultant team and Council staff who will be able to answer any questions you may have.

Information about the proposal will be on display at 10-12 Manning Street, Taree (the old Telstra Shop) between the times listed below:

Thursday 14 March 2013, anytime between 9am – 5pm

Friday 15 March 2013, anytime between 9am – 5pm

Saturday 16 March 2013, anytime between 9am – 2pm

We hope that the above times are convenient. If you, or a representative of *insert organisation*, are unable to make it during these times a further opportunity will be available during the formal public exhibition process for you to review the documentation and provide comment on the proposal.

Yours sincerely

Brimbin New Town Rezoning Proposal

COMMUNITY INFORMATION SESSIONS

Thursday 14 March, Friday 15 March and Saturday 16 March 2013

Roche Group Pty Limited invites you to visit an information centre to view material about the proposal to rezone land to provide housing, employment, shopping, recreation and conservation at Brimbin.

The information centre has been set up to provide an opportunity to view information on the draft plans, meet with Roche Group representatives, members of the project consultant team and Council staff who will be able to answer any questions you may have.

The information centre will be open during the following times:

- Thursday 14 March, anytime between 9am – 5pm
- Friday 15 March, anytime between 9am – 5pm
- Saturday 16 March, anytime between 9am – 2pm

Address: 10-12 Manning Street,
Taree (the old Telstra shopfront)

If you have any questions about the information centre, please call Elton Consulting on (02) 9387 2600 or email consulting@elton.com.au





Welcome

Welcome to this community information and feedback session regarding a proposal to rezone land at Brimbin for a sustainable, vibrant and community focused New Town.

The proposed New Town will provide residential, employment, recreation and conservation uses on the land consistent with Local and State Government Policies and Strategies.

This session is part of Roche Group's commitment to working with the community in refining its planning for the New Town.

We welcome you to view the proposed Structure Plan and related information, and encourage you to share your thoughts and any questions you may have with the project team.

Members of the project team in attendance today include:

- » **Roche Group** – Landowner and Developer
- » **Roberts Day** – Urban Design and Statutory Planning
- » **Elton Consulting** – Consultation and Social Planning
- » **RoadNet** – Traffic and Transport

Council is also in attendance as the Relevant Planning Authority.

We also welcome your feedback on the information presented today. Please fill out a feedback form and return it to us today (in the box provided) or by mail (using a reply paid envelope).

Feedback received from members of the community will be documented as part of an independent consultation outcomes report. This report will be submitted to Council along with other planning documentation.

We appreciate your time and interest in this project and we will continue to keep you informed as the project progresses.

Who is Roche Group?

Roche Group is an Australian owned private company, founded in 1968.

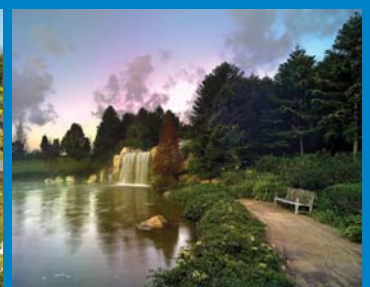
Roche Group has a recognised track record in leisure, tourism, commercial and residential development. Roche Group is currently constructing several large integrated residential developments including Harrington Waters Estate, Harrington, Cameron Grove Estate and Appletree Grove Estate, west of Newcastle, and Calypso Bay Estate, in south east Queensland.

Roche Group also developed Hunter Valley Gardens, with the jewel in the crown of this development being the 25 hectares of spectacular international display Gardens that has now become one of Australia's premier tourist destinations and winner of over 40 tourism Awards for Excellence.

Why is Roche Group involved?

Roche Group owns a substantial parcel of land at Brimbin, and has been working closely with Council and the State Government to develop a vision and strategy for the future development of the land. This work has culminated in a proposal to rezone the land to provide for a mixed use and sustainable New Town.

At this stage in the planning process, Roche Group is eager to hear feedback from the community on the work that has been undertaken to date and to understand if this work aligns with the community's vision and expectations to cater for the future population growth in Greater Taree.



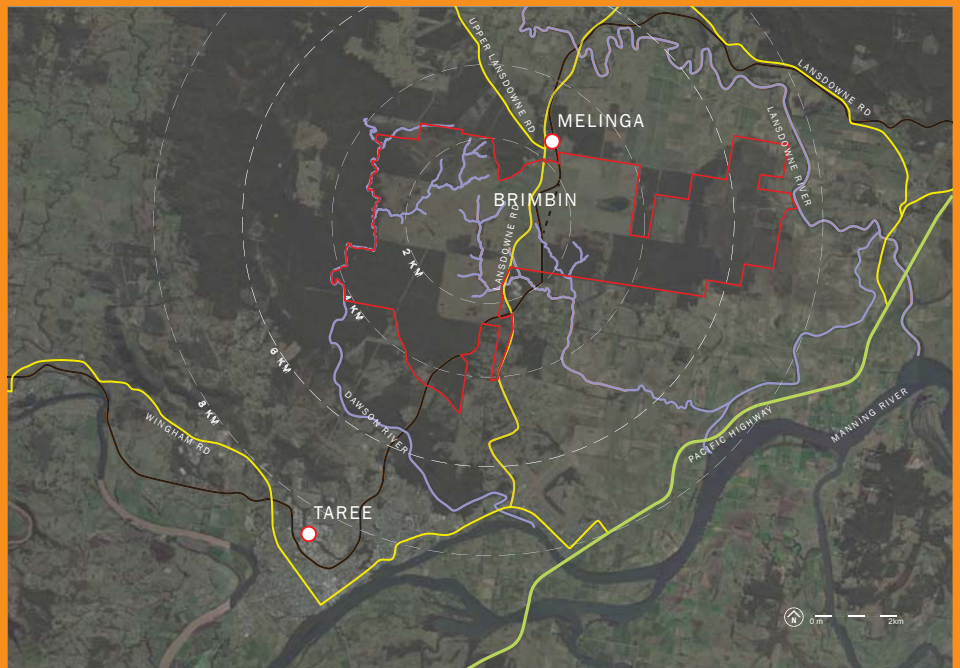
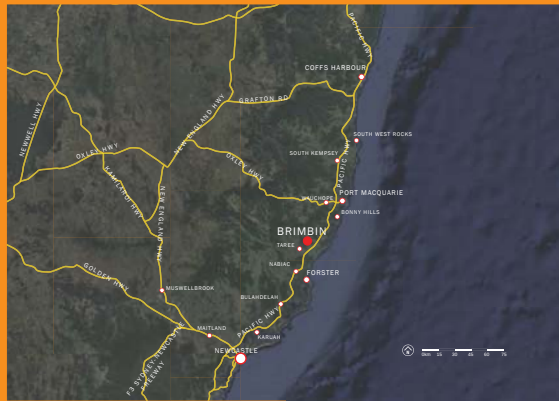


The site in context

Why Brimbin?

Brimbin has been identified in the Mid North Coast Regional Strategy as a future New Town, presenting an opportunity to provide more homes and employment in the Greater Taree Local Government Area. Brimbin has featured in strategies and plans to accommodate future growth in the region for three decades, and the proposed rezoning presents a significant first step towards securing a sustainable future for the growing population.

- » The land is wholly owned by Roche Group and covers an area of 3,763 hectares, which makes it a more than sufficient size for a New Town
- » The site is located eight kilometres to the north-east of Taree on Lansdowne Road, ensuring that, as the township grows, it will have continual access to necessary services and facilities
- » At present, approximately half the site is cleared and used for pastoral purposes. The other half of the site comprises two large lakes and an expansive network of vegetation
- » The proposed rezoning provides for a substantial part of the vegetation to be conserved
- » Brimbin is strategically located to compliment and strengthen the role of Taree as a major regional centre in the future.





Project overview

What is being proposed?

Roche Group has and will continue to work closely with Council and the State Government to create a mixed use and sustainable New Town that will:

- » reflect and respect the site's natural setting and conservation values
- » provide a diversity of housing
- » foster a healthy and active community
- » sustain a productive agricultural economy
- » attract new and emerging industry.

The first step towards making this proposal happen is to rezone the land to allow for a New Town.

The overarching objectives of the rezoning are to:

- » **Provide diverse housing types:** Provide residential land to accommodate a range of housing types for a diverse community, with options for new families starting out through to retirees looking to move into more suitable accommodation
- » **Create a vibrant town centre:** Facilitate the development of a mixed use, lively local centre that draws together several residential neighbourhoods
- » **Attract business and industry:** Provide significant employment lands for both industry and agricultural uses to ensure the new town has a sustainable economic base and workforce
- » **Protect the natural environment:** Deliver a significant portion of land, up to 984 hectares, to National Parks and Wildlife and Council for conservation and public open space. This will provide a significant publicly accessible extension to the Brimbin Nature Reserve
- » **Embrace and develop green innovations:** Accommodate the development of a sustainable town centre through urban agriculture, including initiatives such as community gardens and "edible streets".

A vision for the foundation of a new community at Brimbin

*Brimbin New Town will be a new settlement
which respects and reflects it's unique natural setting,
fosters a healthy community,
sustains a productive agricultural economy
and complements Taree.*



Community wellbeing



Economic vitality



Environmental leadership



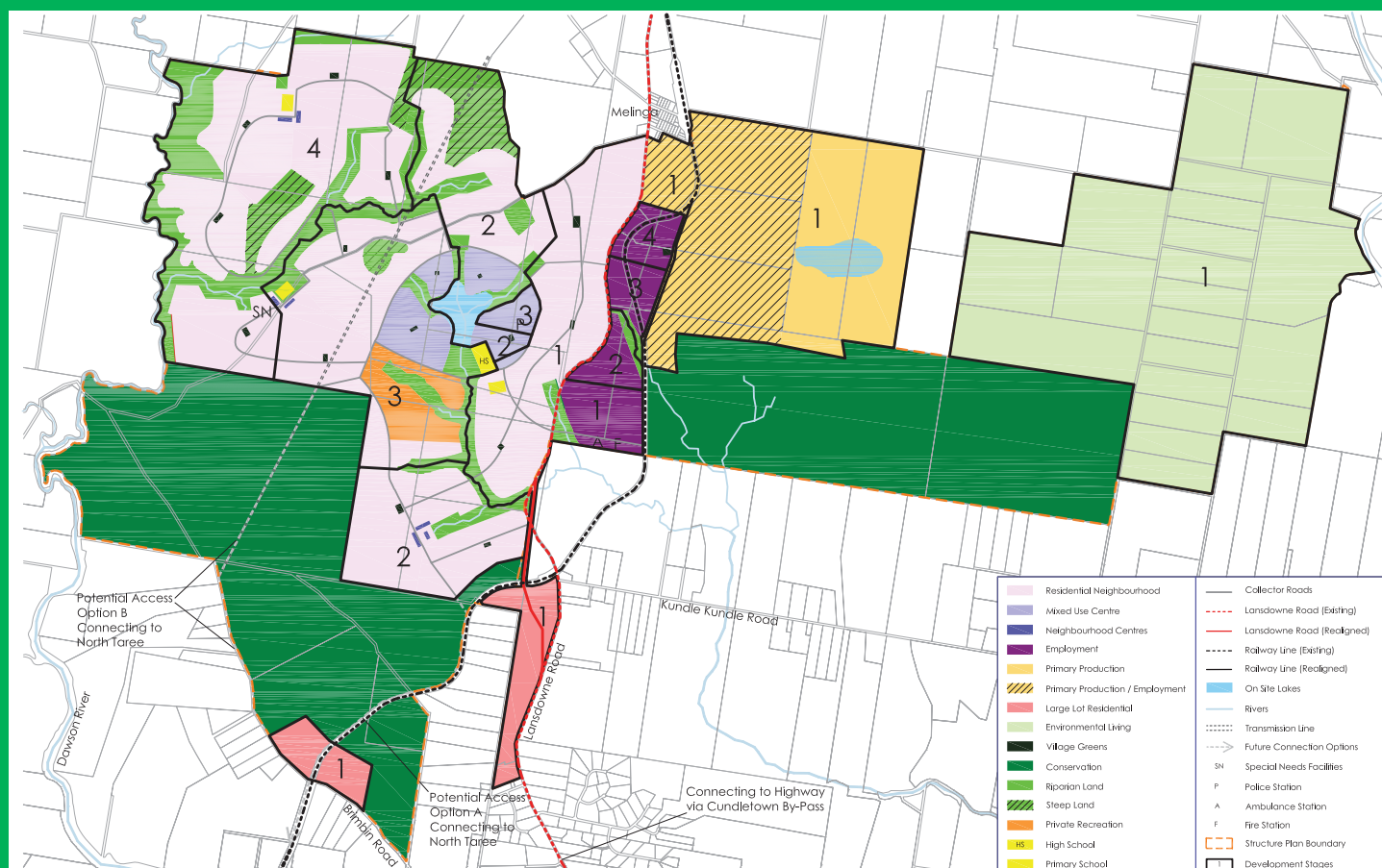
High quality built environments

Four pillars towards creating a productive, liveable and sustainable new urban community.

Land use

Developing a structure plan

Roche Group, in consultation with Council and the State Government, has developed a proposed Structure Plan that is intended to inform the rezoning of the land and provide a long-term guide for how the land is to be developed for a New Town over the life of the project, which at this stage is envisaged to be several decades.



Access and movement

Access and movement are important features to ensure good quality of life in any community and are especially relevant considerations for a New Town.

During the course of preparing the proposed Structure Plan, a detailed Traffic Impact Study was undertaken. The study examined how traffic will move to, from and through the proposed New Town. It also examined the traffic impacts within Taree and along the northern Pacific Highway interchange at Cundletown and on road linkages to Taree, Cundletown and Lansdowne/Cooperbrook.

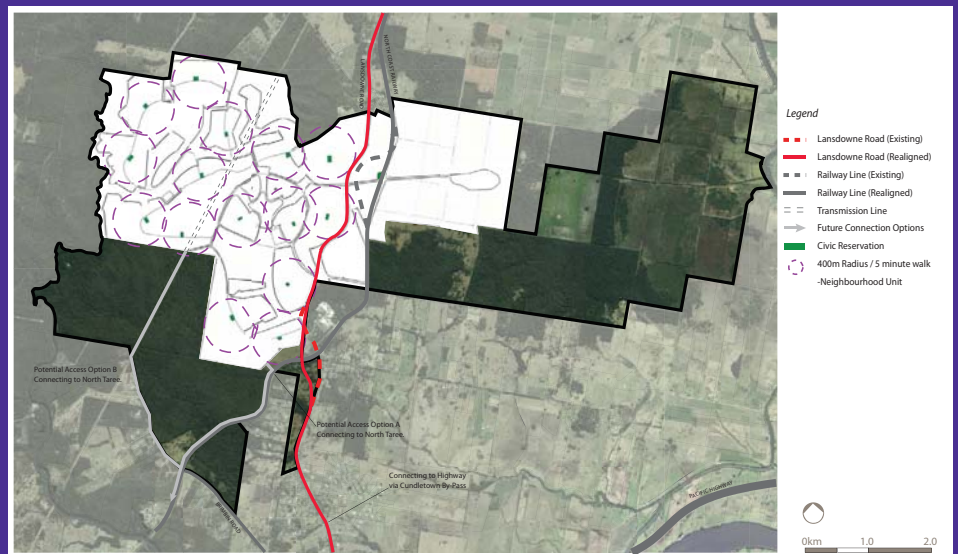
The development of a mixed use and sustainable New Town will require significant upgrades to the surrounding road network. This is often the case when land is rezoned and land uses that require more vehicle movements are introduced, including residential and employment uses.

A priority in planning for good access and movement in Brimbin New Town is ensuring interconnectedness between Brimbin and Taree. Preliminary plans also aim to minimise dependence on cars within sustainable neighbourhoods, by creating a network of pedestrian and public transport linkages between homes and local schools and shops.

The existing rail line linking Taree to the New Town may provide an opportunity in the future to develop a high quality rail transport connection.

Moving around the New Town

- » Lansdowne Road will be the main road in and out of the New Town, particularly for the early stages of its development.
- » A traffic network is being planned that will provide connections to the Highway (Cundletown Bypass), and also to North Taree via a future northern link road. Several options for the link road will need to be considered in more detail.
- » There is the opportunity for a local public bus network to connect the neighbourhood centres to the town centre and other important locations in the area, including Taree.
- » A safe, connected and attractive pedestrian and cycle network will encourage non-vehicle based ways to get around. A core value of the proposed sustainable township is walkability; ensuring people are connected to their neighbourhood and nearby facilities.





Employment

The New Town presents a pivotal opportunity to increase employment opportunities and employment diversity in the Greater Taree LGA.

Having enough jobs to meet demand is one of the important factors of a mixed use and sustainable New Town. Early studies indicate that the proposal will generate between 9,000 and 10,000 new jobs in the Greater Taree community.

It has been identified that the New Town will generate a range of employment opportunities particularly in the following sectors:

- » Construction
- » Health and social assistance
- » Transport, postal and warehousing
- » Manufacturing.

The diverse range of employment opportunities will also help to retain younger people in the local workforce.

Providing a vibrant employment precinct is a critical part of the larger plan to ensure the New Town is sustainable, with:

- » More houses to meet the demands of a growing population
- » Housing choices to cater for the whole community, including young families through to retirees
- » Short distances to travel between home and work, with residential and employment lands planned nearby
- » Significant retail choice, competition and affordability
- » Initiatives to support the growth of Taree as a regional centre.

The New Town will provide options for microbusiness incubators, cottage industry opportunities and a focus on healthy living and working scenarios. These new employment options may offer a solution to the higher than average unemployment experienced in the area.





Community benefits

The New Town will deliver a broad range of community benefits, for both the new community and the existing Greater Taree community, by:

- » **Providing 8,000 diverse, adaptable new homes** over several decades, including apartments, small houses, cottages, terraces, villas and large houses to cater for people at every stage of life
- » **Injecting up to 10,000 new jobs** into the new community and the Greater Taree area, attracting new skills to the area and helping to retain younger people in the local workforce
- » **Encouraging local enterprise** with a mix of rural land, mixed employment precincts, new business incubators and connections to innovative neighbourhood centres in walkable communities
- » **Reducing greenhouse gas emissions** through intelligent building orientation and design, and by encouraging sustainable transport
- » **Creating a network of green spaces** to provide a safe and connected environment for different ages and lifestyles
- » **Celebrating Brimbin's natural beauty** through green, leafy tree lined streets, open spaces and reserves
- » **Prioritising sustainability** with community gardens, small farms and edible streets allowing for neighbourhoods to work together to cultivate local organic produce.

As part of the planning for Brimbin New Town, a Community Plan has been prepared that seeks to identify the social issues, community needs and social infrastructure needed to make the New Town a thriving community. The Community Plan proposes the following social infrastructure to ensure the growth of a strong, connected, healthy community at Brimbin:

- » **A multipurpose community centre and branch library** within the mixed use town centre, providing spaces for youth and seniors community activities, meeting rooms, outreach community health and support services, playgroups and education
- » **Three primary schools and a high school**, with provision for a special school
- » **Police and emergency services**
- » **Public transport services** linking places within the New Town and surrounding areas, including Taree.





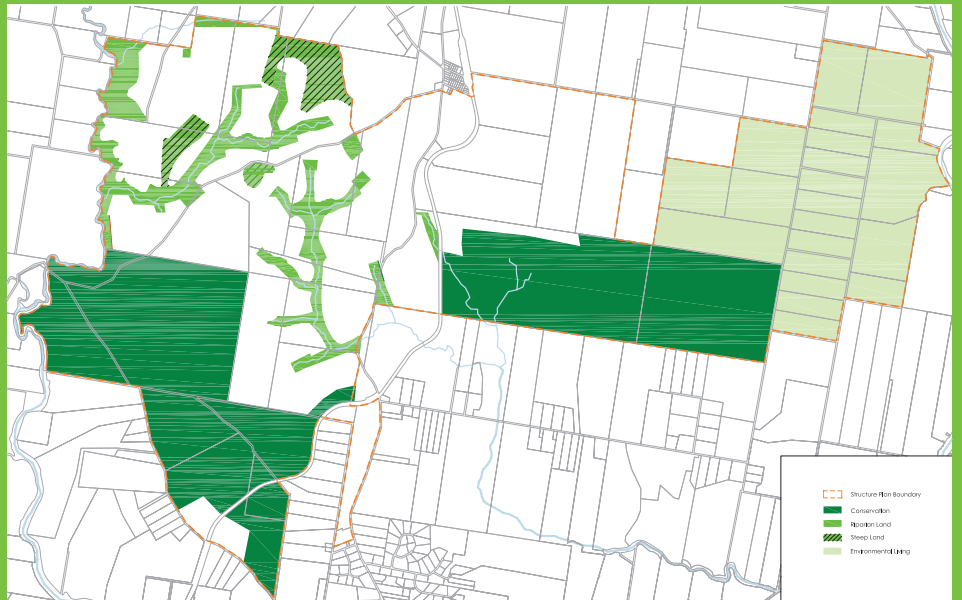
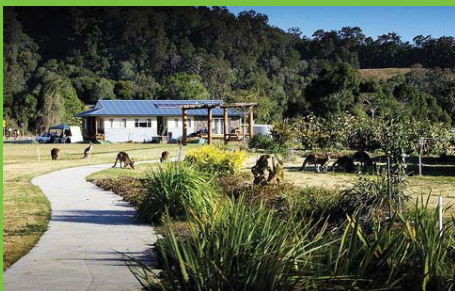
Conservation

Roche Group is committed to ensuring that the local biodiversity and ecological values of the site remain well preserved and publicly accessible. Brimbin New Town is an opportunity to show how human and natural habitats can coexist through the careful combination of homes, businesses, schools, recreation facilities and, importantly, conservation.

At this stage, approximately 984 hectares of land is proposed to be dedicated to the National Parks and Council, which means that native flora and fauna will be protected and maintained into the future. This will include nature reserves and replanting areas to offset any vegetation that may be impacted by the development.

These conservation measures will provide a significant extension to the Brimbin Nature Reserve, which is publicly accessible.

Sensitive ecological communities and key habitat and riparian areas will remain in their natural state, with low impact provisions for trails, cycleways and viewing platforms to enable residents and visitors alike to enjoy this regional asset.



Planning process

Roche Group is in the early stages of planning for Brimbin New Town, and is committed to consulting with the community early and often about the plans. In order to develop the New Town Roche Group is seeking to amend the existing Local Environment Plan to allow for mixed-use land uses on the site.

Planning: Where is the planning proposal up to?

PROCESS TO AMEND THE LOCAL ENVIRONMENTAL PLAN

01 Planning proposal (PP) prepared by Roche Group



We
are
here

02 Preliminary community consultation



03 Council formally considers PP



Council resolves to forward PP to Minister

04 Department of Planning and Infrastructure considers
PP: GATEWAY



05 Stakeholder, agency and community consultation about
PP, Structure Plan and Voluntary Planning Agreement



06 Council consideration of community and
agency submissions



07 Department of Planning and Infrastructure
considers Final PP



08 Local Environmental Plan is amended



Next steps

To submit your comments or ideas, please complete a feedback form and return it to us today, or send it via the reply-paid envelope by 29th March 2013.

You can also have your say by emailing your comments or queries to brimbin@elton.com.au

Following the end of this round of consultation, Elton Consulting will collate feedback received from the public and provide Greater Taree City Council with a consultation outcomes report in late April 2013.

We encourage you to have your say and we look forward to working with the community to build upon the work that has already been undertaken with Council and State Government in setting a framework and direction for the growth and prosperity of Greater Taree into the future.



Brimbin New Town Rezoning Proposal



Feedback Form

Thank you for attending the Community Information Session. We welcome your feedback and invite you to complete this form. All feedback will be collated by Elton Consulting and provided to the project team.

1. As planning for Brimbin New Town continues, what do you think are the **three most important** things that need to be considered?

2. As planning for Brimbin New Town continues, **are there any issues relating to the land or surrounding area** that the project team should be aware of?

3. On a scale of 1 to 5, with 1 being *not important* and 5 being *extremely important*, **how would you rate the following design features?** (Please circle)

An accessible Town Centre	1	2	3	4	5
Community facilities, including a library and community meeting spaces	1	2	3	4	5
Conservation areas to protect Brimbin's natural beauty	1	2	3	4	5
Connection to nearby town centres, especially Taree	1	2	3	4	5
Adequate employment opportunities	1	2	3	4	5
Sustainability	1	2	3	4	5
Public transport	1	2	3	4	5
Other (please specify)	1	2	3	4	5

4. Do you have any further questions or comments?

5. Which best describes you? (Please tick one or more)

- ☐ A resident/landowner adjacent to the site
- ☐ A resident/ landowner nearby to the site (Brimbin, Lansdowne, Cundletown)
- ☐ A resident of the Greater Taree area
- ☐ A representative of a community group (please specify)_____
- ☐ Other (please specify)_____

6. How did you hear about today's information session?

- ☐ Newspaper advertisement
- ☐ Email
- ☐ Letter
- ☐ Word of mouth
- ☐ Other (please specify)_____

Contact details (optional). *If you would like to receive further information, please provide your contact details. These details would not be associated with any of the comments provided on previous pages and would only be used for the purpose of providing information about the proposal.*

Name _____

Postal Address _____

Email _____ Phone No: _____

Thank you for taking the time to provide feedback on this proposal.

Please place completed forms in the box provided. If you would like to make more detailed comments, please return your feedback by Friday 29 March 2013 via:

Post: PO Box 1488 Bondi Junction NSW 1355 (using reply paid envelope provided)
Fax: 02 9387 2557 (please fax both sides)
Email: brimbin@elton.com.au