

PLANNING PROPOSAL: REZONING OF LAND AT BRIMBIN



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Prepared for



By

RobertsDay
planning·design·place



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1.0 Introduction

Brimbin has been identified in the Mid North Coast Regional Strategy (2009) as a future new town, and is proposed to be a major residential and employment development in the Greater Taree Local Government Area that provides the opportunity for sustainable growth in the City. The site, fully owned by Roche Group, covers an area of 3,763ha and is located 8 kilometres to the north-east of Taree on Lansdowne Road.

In order to facilitate the development, an amendment to the Greater Taree Local Environmental Plan 2010 (GTLEP 2010) is required to rezone the land. Roche Group has commissioned Roberts Day to prepare this Planning Proposal to explain the proposed LEP and provide justification. It has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the relevant Department of Planning Guidelines including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

The Planning Proposal is accompanied by the Brimbin Structure Plan (Appendix 1) and Structure Plan Report (Appendix 2), prepared by Roberts Day, which details the vision, the neighbourhood structure and urban design principles for the development. It is also supported by the following specialist consultant reports commissioned by Roche Group in consultation with Greater Taree City Council and the Department of Planning (See Appendices 1 to 16).

- Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners, July 2013 (Appendix 3)
- Traffic Impact Study prepared by RoadNet, July 2013 (Appendix 4)
- Retail Lands Assessment prepared by Hill PDA, July 2013 (Appendix 5)
- Net Community Benefit Test prepared by Hill PDA, July 2013 (Appendix 6)
- Employment Lands Assessment prepared by Hill PDA, July 2013 (Appendix 7)
- Community Plan prepared by Elton Consulting, July 2013 (Appendix 8)
- Aboriginal Cultural Heritage Assessment prepared by Niche Environment and Heritage, July 2013 (Appendix 9)
- Biodiversity Certification Assessment prepared by Niche Environment and Heritage, July 2013 (Appendix 10)
- Historical Heritage Review prepared by Niche Environment and Heritage July 2013 (Appendix 11)
- Integrated Water Cycle Management Strategy prepared by Worley Parsons, July 2013 (Appendix 12)
- Stormwater Management Strategy prepared by Worley Parsons, July 2013 (Appendix 13)
- Brimbin Release Area Employment Land Provision prepared by Hill PDA, July 2013 (Appendix 14)
- Public Authority Consultation (Appendix 15)
- Community Information and Feedback Report prepared by Elton Consulting July 2013 (Appendix 16)

If there is any inconsistency between the terminology and land areas referred to in the supporting technical reports and those within the Planning Proposal, then the Planning Proposal will prevail. Any inconsistency is as a result of the timing of the preparation and finalisation of the reports and the finalisation of the Planning Proposal and Structure Plan.

This Planning Proposal seeks to amend the GTLEP 2010 by rezoning the Brimbin site from:

- RU1 Primary Production;
- RU4 Primary Production Small Lots; and
- E2 Environmental Conservation,

to:

- R1 General Residential;
- R5 Large Lot Residential;
- B4 Mixed Use;
- RU4 Primary Production Small Lots;
- IN1 General Industrial;
- E1 National Parks and Nature Reserves;
- E2 Environmental Conservation;
- E4 Environmental Living; and
- SP2 Infrastructure.

adding additional heritage items to Schedule 5 of the GTLEP 2010 and adding additional clauses to the Part 7 of the GTLEP 2010 relating to the subdivision of land for small-scale agriculture and environmental living at Brimbin.

2.0 Background

Brimbin has been identified as an area for future development for over 20 years since the completion of the Taree Wingham Urban Growth Plan (1991). It was identified by the Department of Planning in the Hunter Coastal Settlement Strategy (1994) and is identified in the Greater Taree City Council's Draft Conservation and Development Strategy (2005), jointly funded by the Council and State Government. It has also been identified in the Department of Planning's Mid North Coast Regional Strategy (2009) as a proposed future urban release area and proposed employment lands.

In 1997 a Local Environmental Study was prepared by ERM to support the rezoning of the area to be a mixture of residential and employment lands. This aimed to compliment Taree's role as the primary urban, employment and service centre in the region. Based on the analysis contained in the Local Environmental Study Council adopted the Brimbin Employment Based Centre Development Strategy in December 2000.

The land then changed ownership with the new owners, Roche Group, proposing a totally integrated development. This involved several changes to the previously adopted Concept Masterplan and Development Strategy. Roche Group recognised the merit in the earlier concept but saw that it would be difficult to attract industry and skills to the area without incorporating facilities for residents that would ensure a competitive and attractive lifestyle was offered on the site.

To progress the rezoning of the revised Brimbin proposal, Connell Wagner was engaged by Council to undertake a two stage comprehensive Local Environmental Study in 2004. The process involved the preparation of a comprehensive baseline Environmental Assessment and a Stage 2 Impact Assessment Report which included a recommended land use strategy and sustainable management principles.

Council resolved to prepare a draft Local Environmental Plan (LEP) to rezone the land under the provisions of the previous section 54 of the EP&A Act on 8 December 2004. Subsequent to this the Department advised the Council that the proposal would be put on hold pending

the preparation of a strategy that would provide a strategic context and framework for the proposal. This was provided by the Draft Greater Taree Conservation and Development Strategy prepared and exhibited in 2005. The adoption of this was deferred after the consideration of submissions pending the preparation of the Mid North Coast Regional Strategy. This deferral also affected the Brimbin proposal.

Following the inclusion of the site into the Mid North Coast Regional Strategy, Council re-initiated the Local Environmental Plan preparation process on 16 February 2009 by advising the Department of its intention to prepare a draft LEP under the provisions of the former section 54 of the EP&A Act to rezone the subject land from 1(a) Rural General and 1(c2) Rural Farmlets (the previous zoning pursuant to Taree Local Environmental Plan 1995) to R1 General Residential, R5 Large Lot Residential, B2 Local Centre, B6/IN2 Enterprise Corridor/Light Industrial, RE 1 Public Recreation and RE2 Private Recreation (zoning pursuant to LEP template) to enable the development of Brimbin new town in accordance with the Mid North Coast Regional Strategy.

On 10 March 2009, the Department of Planning advised that the Council could proceed with the draft LEP. The recent amendments to the provisions of the EP&A Act and Environmental Planning & Assessment Act Regulation 2000 placed a time limit on the completion of draft LEPs such as the one for this site to be finalised by 1 January 2011. The consultation and negotiation required with the Greater Taree City Council, the Department of Planning and a number of other Government Agencies throughout the preparation of the draft LEP meant that this timeframe could not be achieved. Furthermore due to legislative changes to the Plan Making process, the Department of Planning advised the Council to submit a Planning Proposal under the new Gateway provisions to progress this rezoning.

Council undertook the necessary steps and a Gateway Determination from the then Department of Planning was provided on 9 November 2010, with an 18 month timeframe to finalise the LEP amendment.

Based upon formal advice from the Department of Planning and Infrastructure, this Planning Proposal, which relates to an expanded area to that of the earlier Proposal, is to be considered a 'new' Planning Proposal for the site, whilst recognising all of the work and consultation that has been undertaken to date.



3.0 Site Identification

Brimbin is located approximately 8 kilometres from Taree and 3km from Taree Airport. Taree is one of four major regional centres in the mid north coast and is served by the North Coast Railway Line and the Pacific Highway. Figure 1 illustrates the regional context.

In contrast to the draft LEP initiated in 2004, the currently proposed LEP now includes all the land owned by Roche Group which has a total area of 3,763 hectares. The site is bounded by the Melinga township and surrounding farmland to the north, Lansdowne River to the East, the rear boundaries of properties fronting Kundle Kundle Road to the South, Brimbin Road to the South and South West, and the Dawson River in the West. The North Coast Railway Line and Lansdowne Road traverse the central part of the site. Figure 2 illustrates the site's local context.

Approximately half the site is cleared and is used for pastoral purposes and the remaining land comprises native vegetation which is to be retained and conserved. The site contains two lakes forming west and east basins. These lakes can be viewed from a number of key elevated positions within the undulating site which reaches a maximum height of 66m AHD. Feeding into these lakes are a number of creeks and streams and associated riparian zones. There are also long views from the site to the adjoining Brimbin Nature Reserve and the distant rural hinterlands to the north and west. The design of the key civic spaces and the neighbourhood layout will capitalise on these views to enhance the rural character of the community. Figure 3 provides site photographs and 4 shows the site in detail.

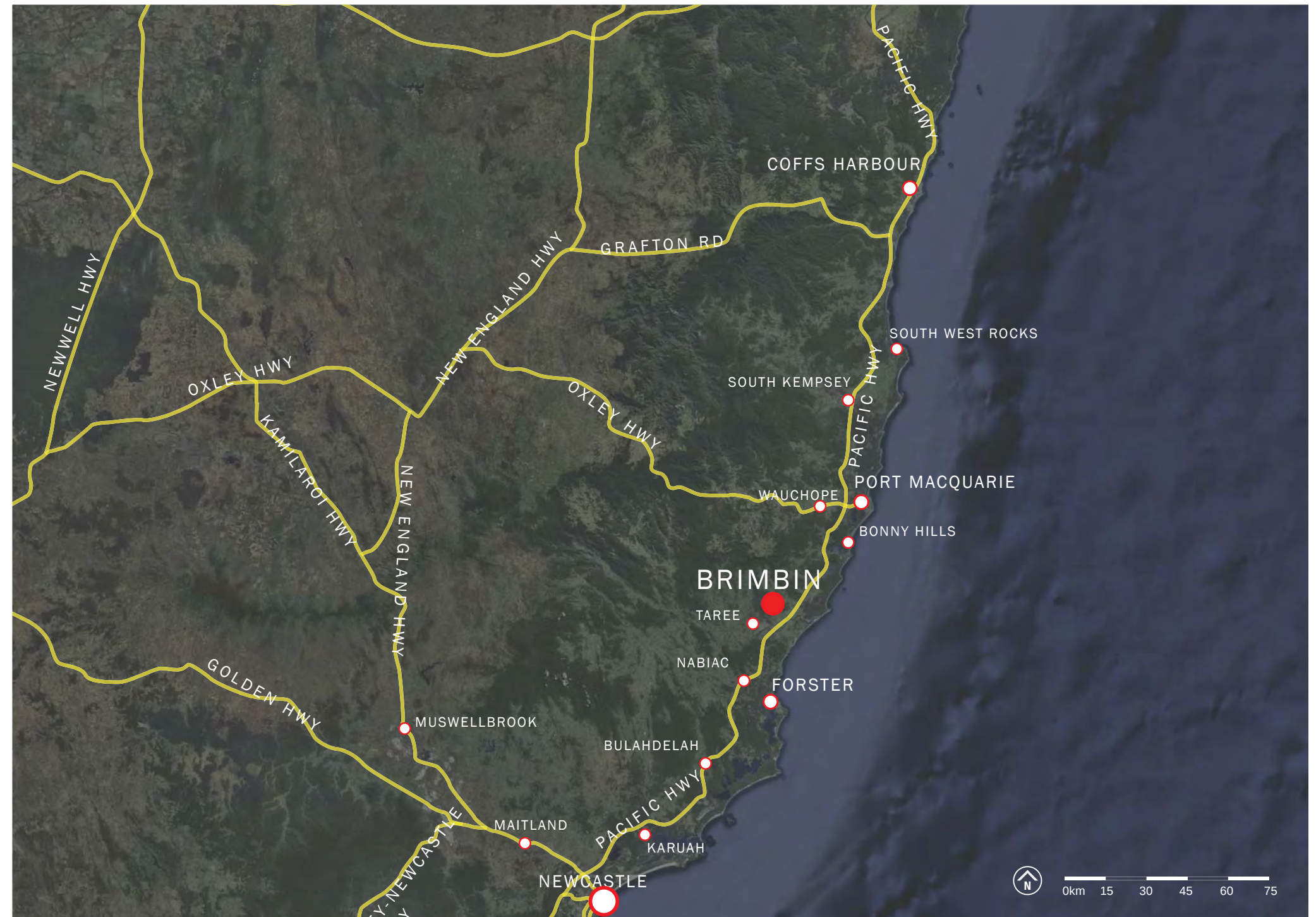


Figure 1. Regional context

3.0 Site Identification

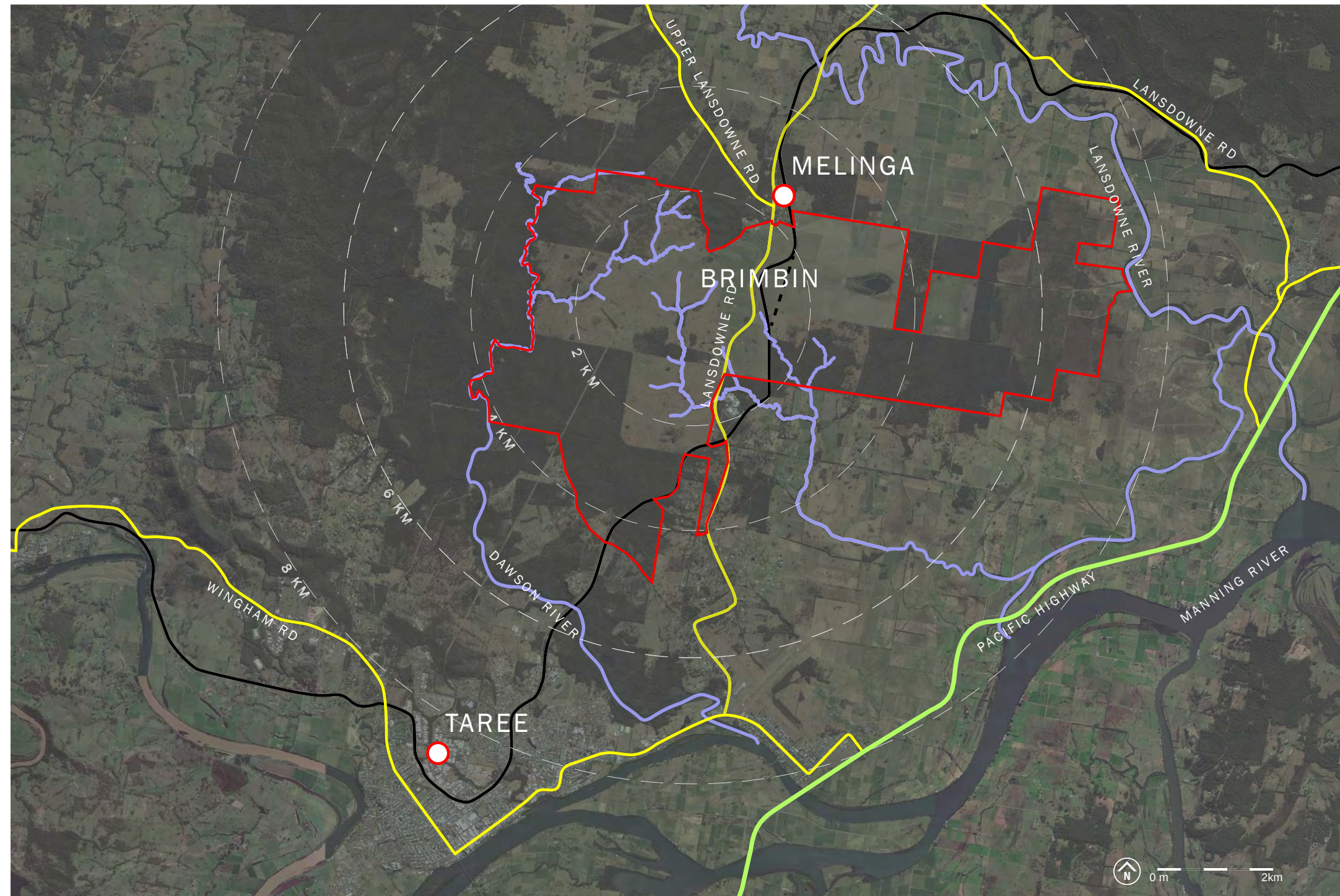


Figure 2: Local Context



3.0 Site Identification



Brimbin aerial view looking East



Brimbin aerial view looking South East

Figure 3. Site Photographs

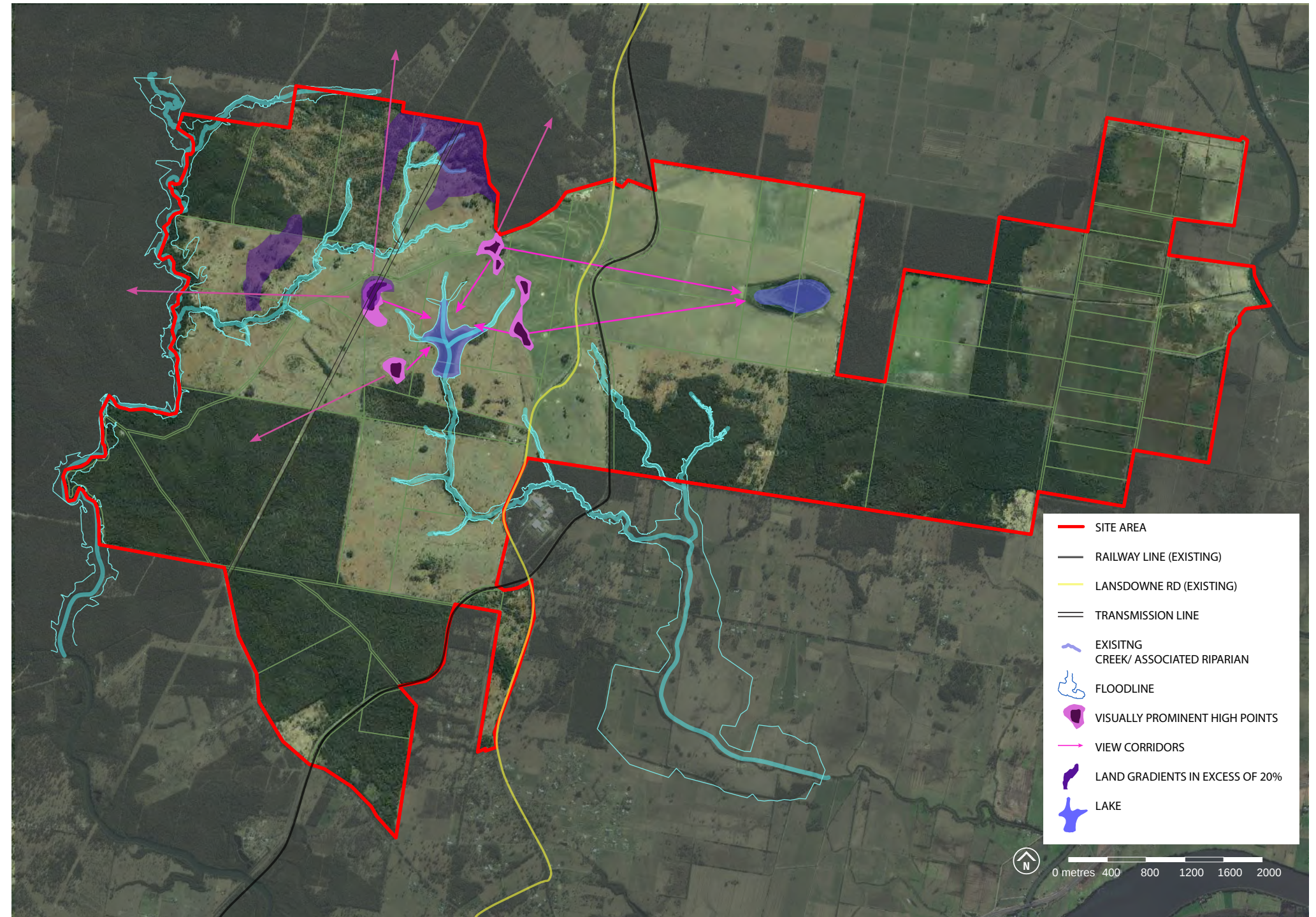


Figure 4. Site Plan

4.0 Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the GTLEP 2010 in accordance with Section 55(2) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to enable land situated at Brimbin to be developed for a sustainable new town for approximately 20,000 people.

The intended outcomes of the rezoning are to:

- Provide residential land to accommodate a series of residential neighbourhoods with a range of housing types for a diverse community from urban through to rural and environmental living;
- Provide a mixed use local centre that is the heart of the new town offering a range of services and employment which complements;
- Provide significant employment lands for industry and agricultural support businesses to ensure a sustainable economic base for the new town and broader region;
- Provide land for intensive agriculture to offer a broader range of agricultural opportunities for the region;
- Protect land for conservation and public reserve purposes which will ultimately be dedicated to National Parks and Wildlife and Council, providing a publicly accessible and significant extension to the Brimbin Nature Reserve.



5.0 Explanation of Provisions

In order to achieve the objective, the GTLEP 2010 is proposed to be amended by rezoning the subject site from:

- RU1 Primary Production;
- RU4 Primary Production Small Lots; and
- E2 Environmental Conservation

to:

- R1 General Residential;
- R5 Large Lot Residential;
- B4 Mixed Use;
- RU4 Primary Production Small Lots;
- IN1 General Industrial;
- E1 National Parks and Nature Reserves;
- E2 Environmental Conservation;
- E4 Environmental Living; and
- SP2 Infrastructure.

The existing and proposed Land Zoning Map, Lot Size Map, Height of Buildings Map and Floor Space Ratio Map are provided in Figures 6 - 13.

The following heritage items are to be added to Schedule 5 Environmental Heritage of the GTLEP 2010:

- Former well/soldier’s garrison/outpost Lansdowne;
- Remains of former road from Wingham to Port Macquarie.

The following provisions are proposed to be added to Part 7 Additional Local Provisions of the GTLEP 2010:

7.8 Strata or community title subdivision of land at Brimbin

(1) This clause applies to Lots 1,2,3 and 28 on DP 14182, Lots 4 and 5 on DP 6031 and part of Lot 1 on DP 530846, Lansdowne Road, Brimbin, which are zoned RU4 on the Land Zoning Map.

(2) Despite clauses 4.1, 4.1AA (3) and 4.2B (3), development consent may be granted for the strata title or community title subdivision of land to which this clause applies to create lots of any size, subject to a master plan being adopted by Council which details such matters as the principles of sustainable agriculture subdivision design, lot size, access, tenure, infrastructure requirements, and a management statement setting out the terms of a management association being adopted by Council concurrently with the master plan and registered to all subdivided lots.

7.9 Subdivision of E4 zoned land at Brimbin

(1) This clause applies to Lot 1 on DP 314748, Lot 7 on DP 6031, Lot 8 on DP 667626, Lot 9 on DP 664296, Lots 37-47 and 111 on DP 754409, Lot 122 on DP 882912, Lots 23 and 24 on DP 182474, Lot 1 on DP 170558 and Lot 1 on DP 965109, Onslow Road, Brimbin, which are zoned E4 on the Land Zoning Map.

(2) Notwithstanding clauses 4.1, 4.1AA (3) and 4.2B (3) development consent may be granted for the land to which this clause applies for the torrens title, strata title or community title subdivision of land to create lots of any size, subject to a master plan being adopted by Council which details such matters as subdivision design, lot size, access, tenure, effluent disposal, drainage, infrastructure requirements, and a management statement for the non-developable land being adopted by Council concurrently with the master plan and registered to all subdivided lots.

The proposed heritage items and land to which Part 7 clauses apply are shown in Figure 5.

5.0 Explanation of Provisions

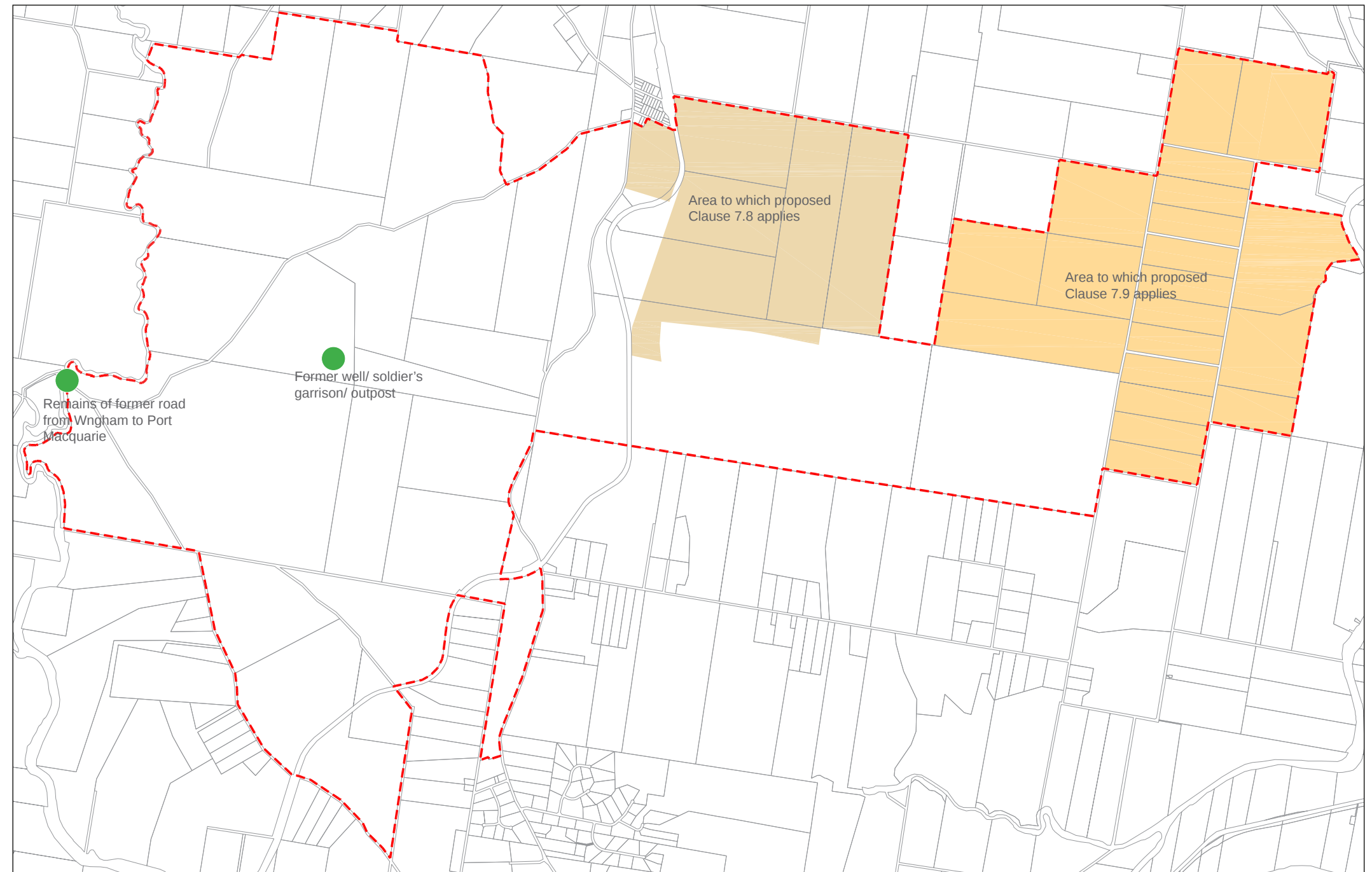
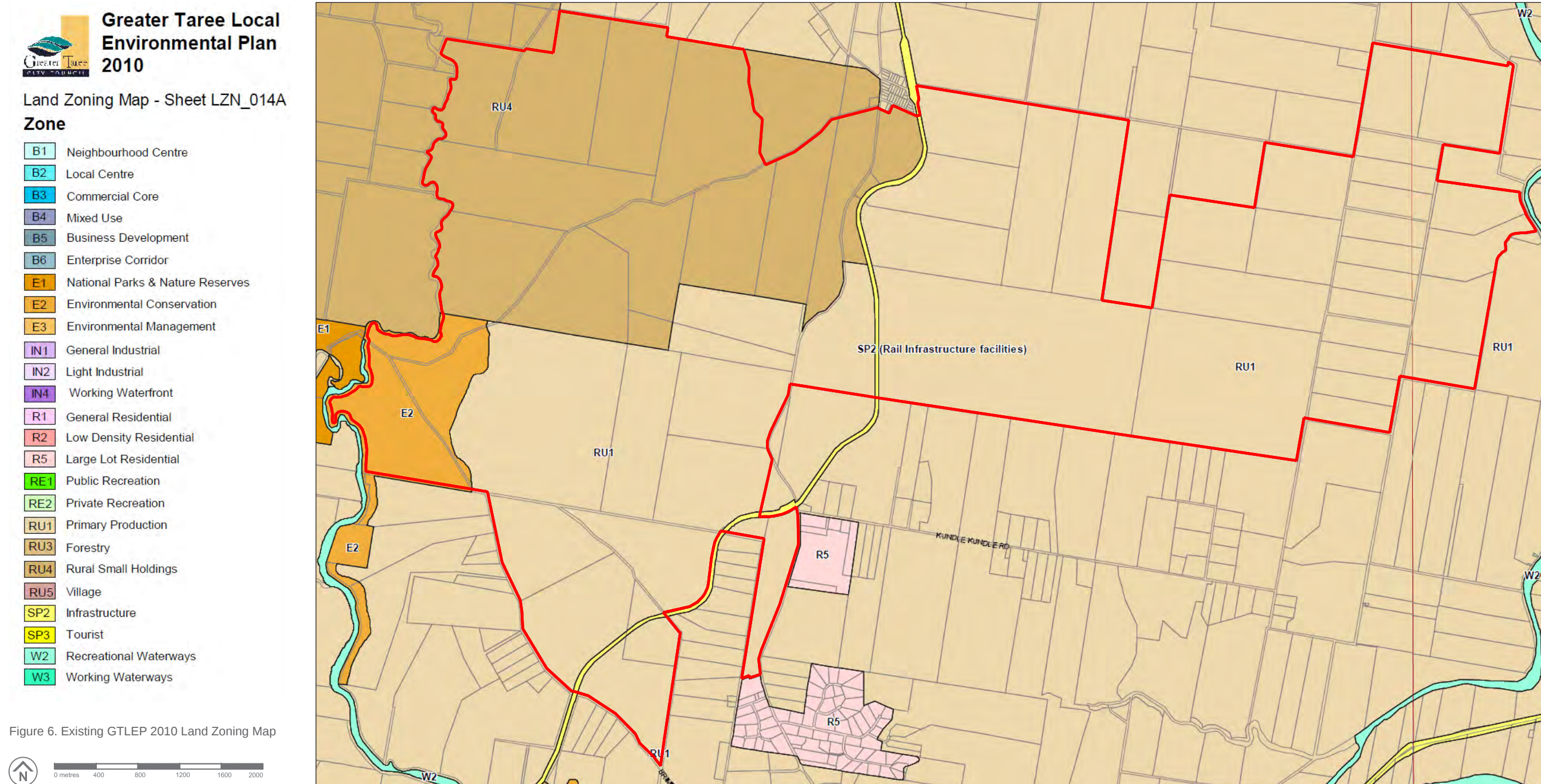


Figure 5. Proposed heritage items and areas to which proposed Part 7 clauses apply



5.0 Explanation of Provisions



5.0 Explanation of Provisions

Zones

- Site Boundary
- R1 General Residential
- R5 Large Lot Residential
- B4 Mixed Use
- RU4 Primary Production Small Lots
- IN1 General Industrial
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E4 Environmental Living
- SP2 Infrastructure

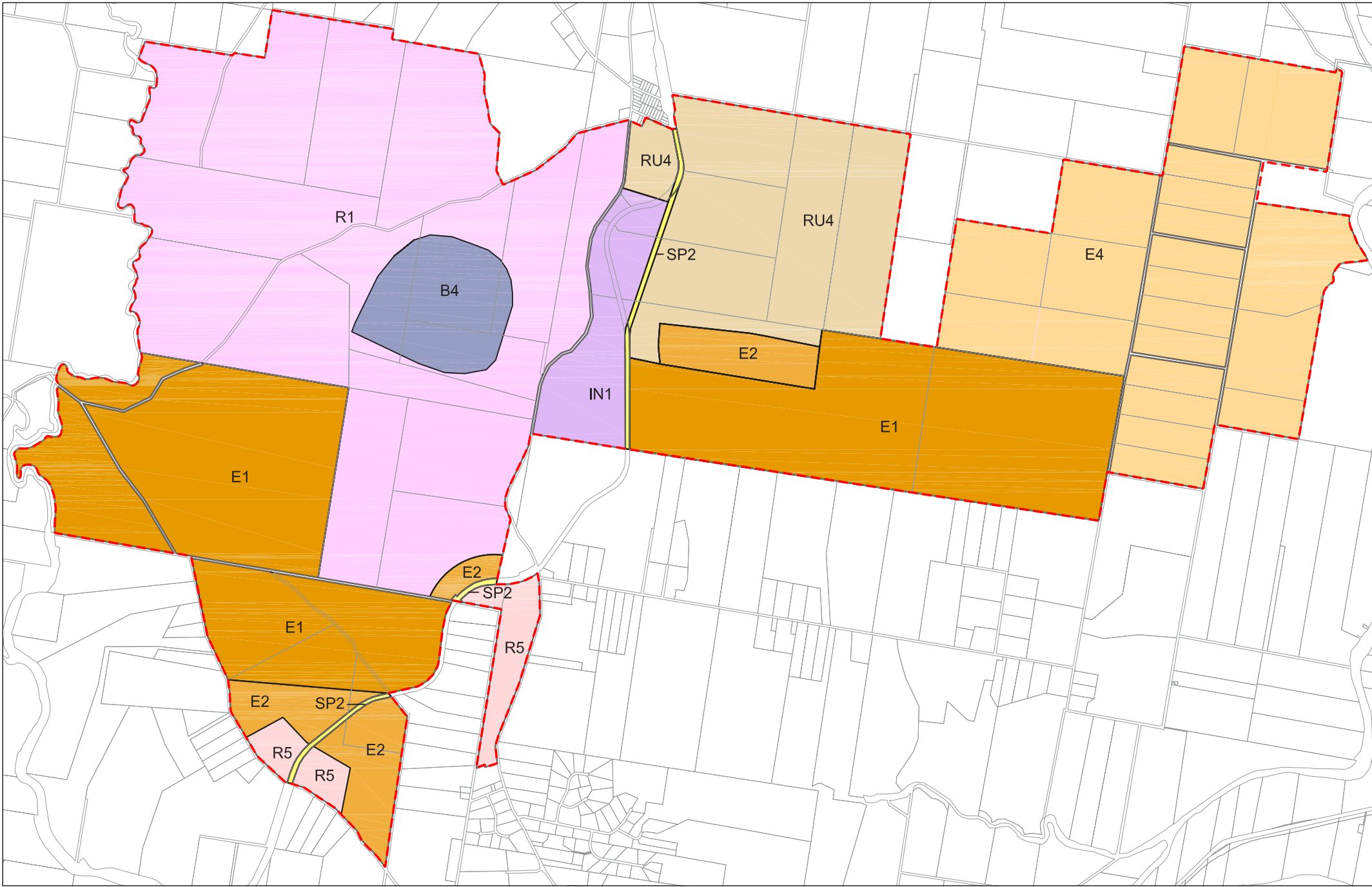


Figure 7. Proposed Land Zoning Map



5.0 Explanation of Provisions

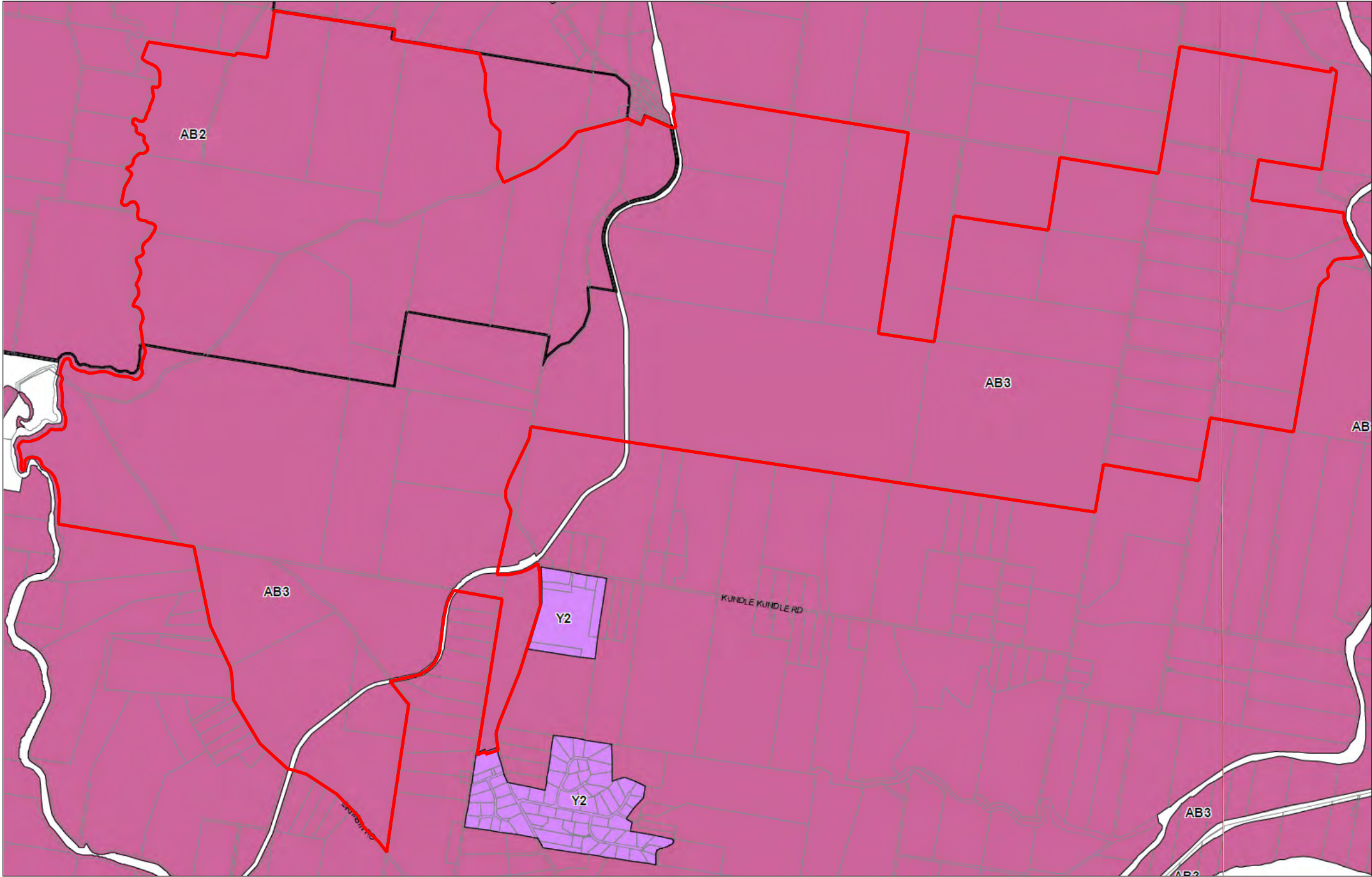
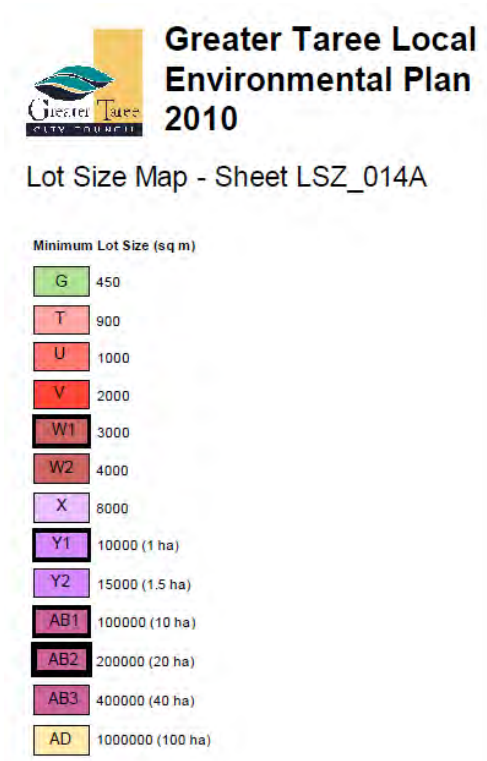
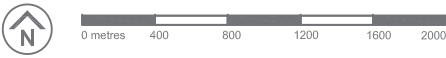


Figure 8. Existing GTLEP 2010 Lot Size Map



5.0 Explanation of Provisions

Minimum Lot Size

- Site Boundary
- G 450sqm
- W2 4000sqm
- AE 300ha
- AG 600ha

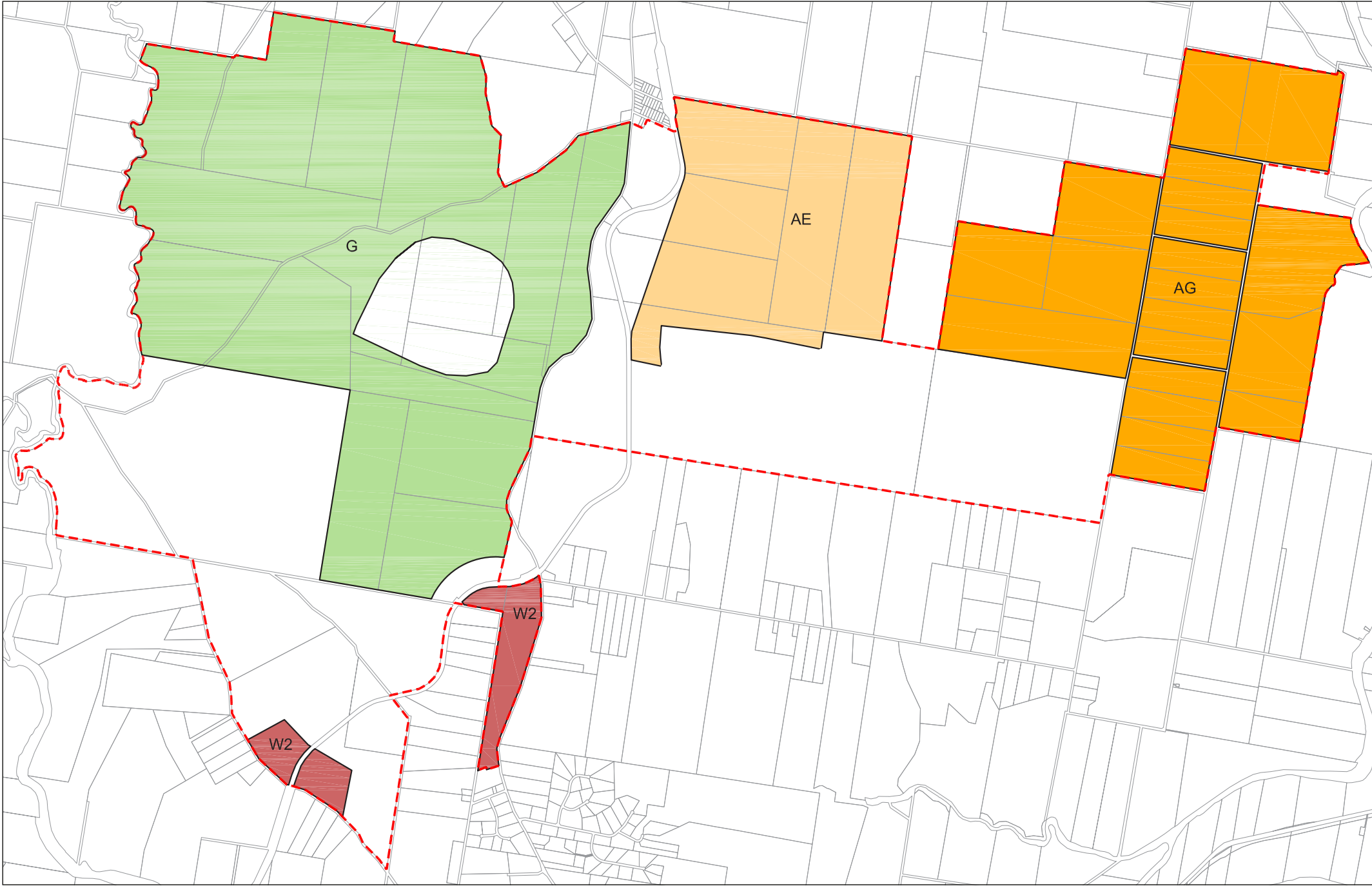
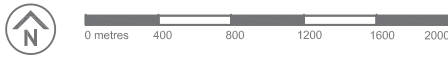
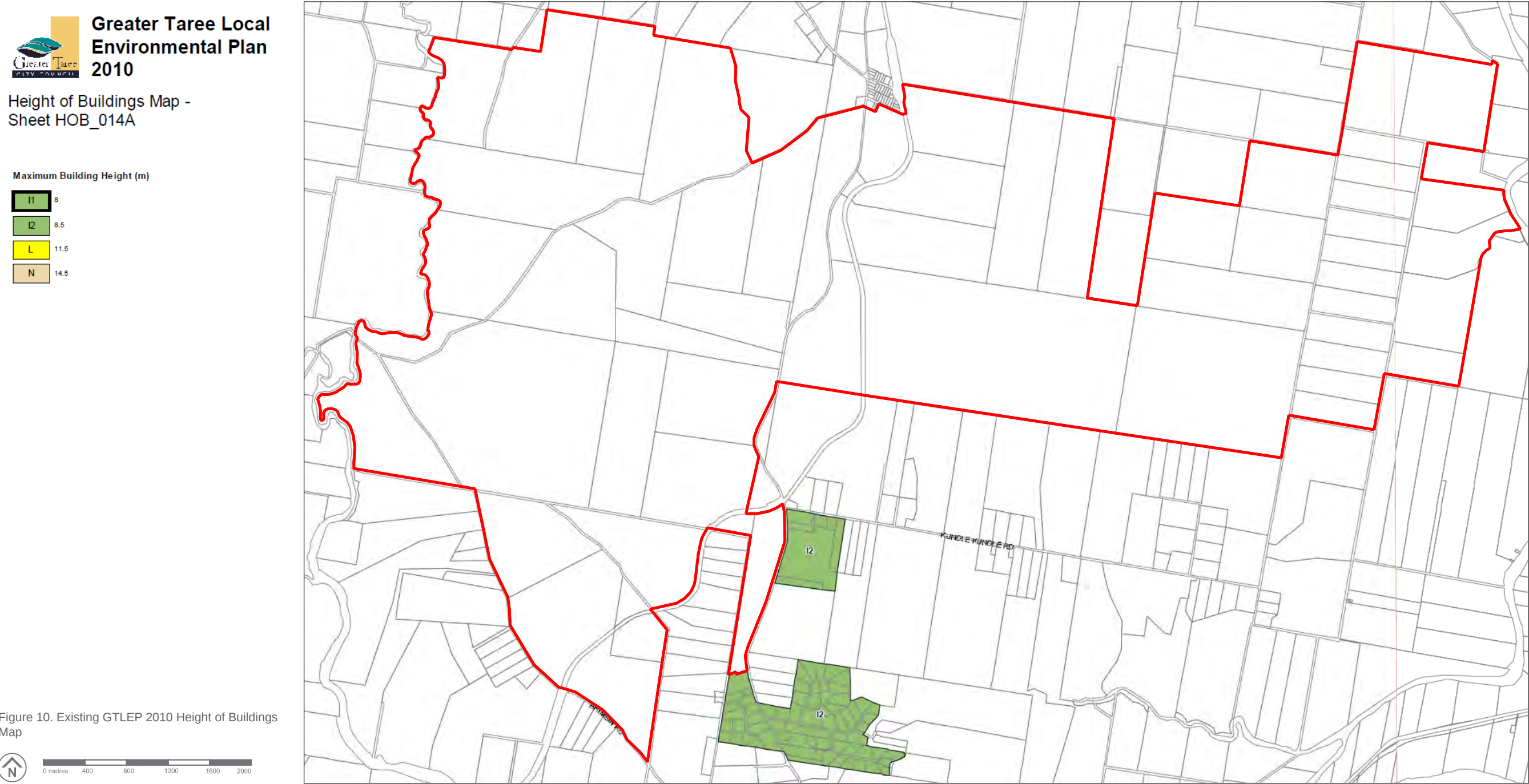


Figure 9. Proposed Lot Size Map



5.0 Explanation of Provisions



5.0 Explanation of Provisions

Maximum Building Height

- Site Boundary
- I2 8.5m
- N 14.5m

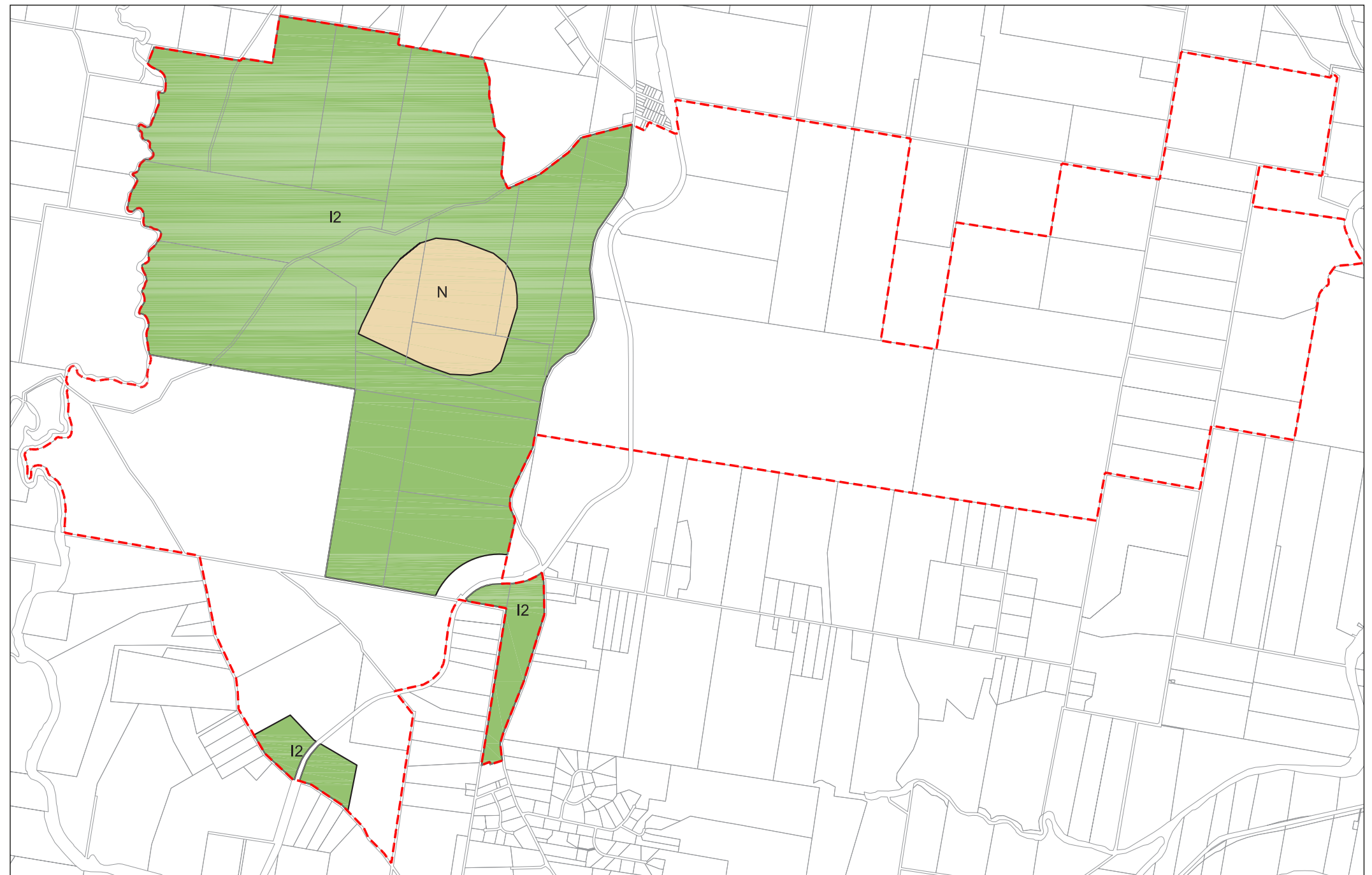
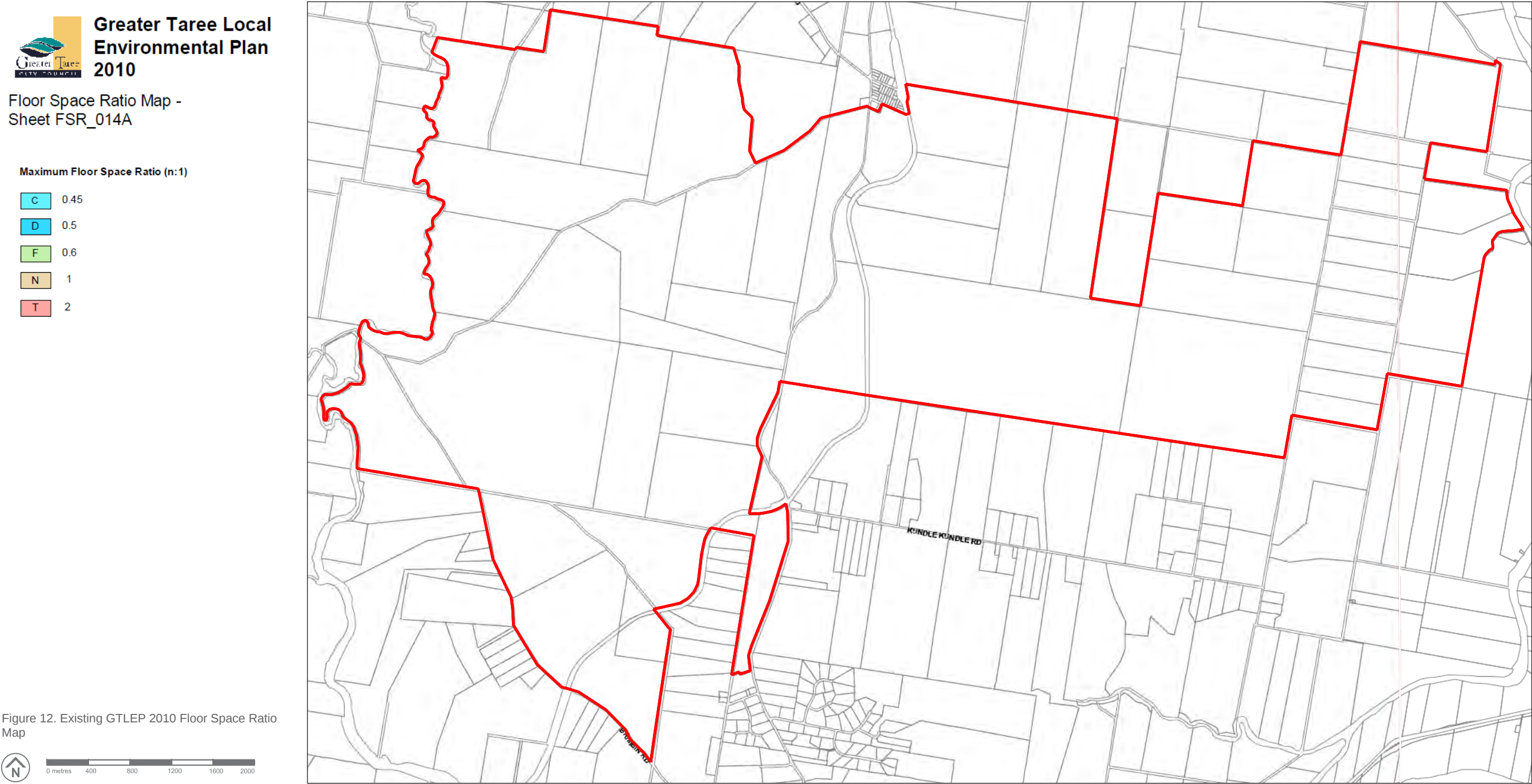


Figure 11. Proposed Height of Buildings Map



5.0 Explanation of Provisions



5.0 Explanation of Provisions

Maximum Floor Space Ratio (n:1)

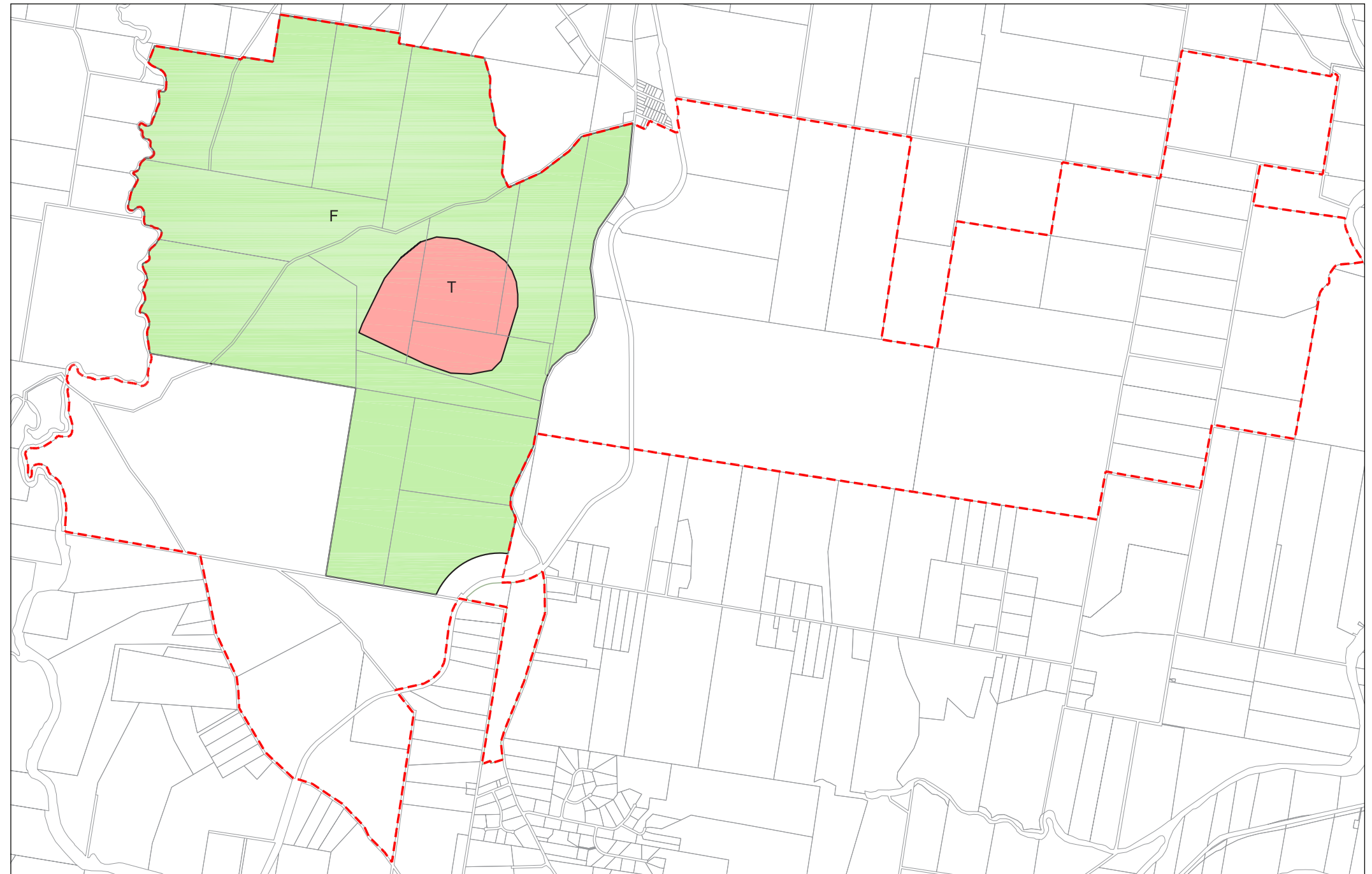
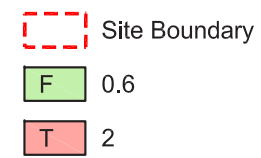


Figure 13. Proposed Floor Space Ratio Map



6.0 Justification

6.1 Need for the Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

Yes. Brimbin has been identified as an area for future development for over 20 years since the completion of the Taree Wingham Urban Growth Plan (1991). It was identified by the Department of Planning in the Hunter Coastal Settlement Strategy (1994) and is identified in the Greater Taree City Council's Draft Greater Taree Conservation and Development Strategy (2005), which was jointly funded by the Council and State Government. The development has also been the subject of two (2) detailed Local Environmental Studies prepared by ERM in 1997 and Connell Wagner in 2004.

Most recently, Brimbin was identified in the Department's Mid North Coast Regional Strategy 2009 as a proposed future urban release area with potential for 8,000 dwellings and 340ha of employment land (refer Figure 14). The Strategy sets out the key issues to be addressed for the new town concept to be realised, each of which are addressed in this submission.

Is the Planning Proposal the best means of achieving the objective or intended outcomes or is there a better way?

Yes, the Planning Proposal is the best means of achieving the objectives and intended outcomes as set out in Section 4 above and which generally relate to the development of a new mixed use community. The existing zoning does not facilitate this and therefore rezoning the land to enable development of a new community incorporating residential, employment and community uses is necessary.

The Planning Proposal includes non-standard provisions for land proposed to be zoned RU4 and E4, which are justified below.

Special LEP provisions for the RU4 zone:

Two of the five objectives for Brimbin New Town relate to the creation of agricultural employment opportunities:

- Provide significant employment lands for industry and agricultural support businesses to ensure a sustainable economic base for the new town and broader region;
- Provide land for intensive agriculture to offer a broader range of agricultural opportunities for the region.

Just as a variety of housing sizes and price points are required for a diverse and balanced community, a range of agricultural lot

sizes are required for varying scales and types of agriculture. It is proposed that within the agricultural areas of Brimbin the full range of agricultural options will be permitted from broad acre farming, to market gardens, through to small lot intensive farming.

Our research shows a global trend towards intensive small-lot agriculture as a sustainable way to meet growing food needs. Some of the benefits of small-scale farming include:

- Greater employment density compared to large scale farming.
- Lower establishment costs of land, machinery and outside labour;
- Ability to target high-value markets through specialty produce such as organic or low volume products and/or collaborating with local/boutique food businesses;
- Promotes more independent businesses with farm direct sales and/or the establishment of local farmers markets, enabling farmers to retain a greater proportion of revenue;
- Can be combined with agritourism operators to attract more visitors to Greater Taree and showcase local produce, as well as building the image of the area;
- Agriculture can become more place-based and embedded in the community, helping to create a strong place identity, forge strong networks in the community and re-establish more locally based food systems;

Under Council's existing LEP, minimum lot sizes of 20ha have typically been applied to the RU4 Zone. However to facilitate small lot intensive farming the planning framework for Brimbin needs to allow alternative patterns of development such as clustering of houses, alternative land tenure arrangements such as community titles, and a range of lot sizes less than 20ha (2ha is the average size for a market garden). There also needs to be provision for smaller homesite lots which can be clustered amongst larger productive lots.

There are recent precedent examples where special provisions have been included in LEPs to allow for reductions to the minimum lot size in rural areas to facilitate community title and cluster housing. For example:

- Bega Valley Local Environmental Plan 2013 Clause 4.1B (lot averaging to allow for cluster housing)
- Cessnock Local Environmental Plan 2011 Clause 7.8 (no minimum lot size for tourist accommodation)
- Eurobodalla Local Environmental Plan 2012 Clause 4.1E (lot averaging to allow for cluster housing)

However we have not found any existing LEP controls that would adequately facilitate the intended outcome for intensive small-lot agriculture at Brimbin. We appreciate that intensive small-lot agriculture using cluster housing and community title is relatively new and uncommon in NSW, therefore believe a non-standard LEP provisions is required in order to facilitate this progressive concept.

In order to achieve the vision it is proposed to prohibit subdivision in the RU4 zone unless a range of matters are addressed that will ensure successful small-scale agriculture. Specifically, a minimum lot size of 300ha for the RU4 area (to prevent subdivision) is proposed, and a new Part 7 Additional Local Provision (clause 7.8) that allows for reductions to the minimum lot size subject to a masterplan being adopted which addresses a range of items including principles of sustainable agriculture subdivision design, lot size, access, tenure, infrastructure requirements, and a management statement setting out the terms of a management association.

It is considered that this provides a simple yet effective control to enable Brimbin to become a leader in intensive small-scale farming, which is considered an essential part of creating a sustainable New Town.

Special LEP provisions for the E4 zone:

The eastern land is flood-prone and contains endangered ecological communities and a regional corridor, making the land unsuitable for agriculture, however the land is not of a quality to warrant reservation for National Parks and Wildlife (E1 Zoning) and would be a significant burden on Council resources if it were dedicated as a local reserve for conservation, therefore the land is proposed for private ownership and management.

Whilst the majority of the land is proposed to be protected from development, there is a portion of the land suitable for low impact housing. The E4 Environmental Living zone is considered the most appropriate zone to facilitate this with the zoning objective of "low-impact residential development in areas with special ecological, scientific or aesthetic values".

Typically minimum lot sizes between 1ha – 40ha are applied to the E4 zone (for example in the Bega Valley, Eurobodalla and Hawkesbury LEPs - Council's existing LEP does not contain any land zoned E4). In order to enable low impact housing to occur on the unconstrained portion of the land, and achieve a level of

6.0 Justification

development that can support the management arrangements and associated funding required for the conservation land, smaller lot sizes are required to be permitted. Additionally, controls are required to prevent development and subdivision of the remaining land area in order to protect the ecological and flood control qualities. In order to facilitate this outcome a non-standard LEP provisions is required.

It is proposed to prevent any further subdivision of the land unless a range of matters are addressed that will enable a reasonable level of housing and protect/manage the conservation land. A minimum lot size of 600ha is proposed for the E4 area to prevent subdivision and a new Part 7 Additional Local Provision (clause 7.9) that allows for reductions to the minimum lot size subject to a masterplan being adopted which addresses a range of items including subdivision design, lot size, access, tenure, effluent disposal, drainage, infrastructure requirements, and a management statement for the conservation land.

Is there a net community benefit?

Yes. A net community benefit test has been undertaken by Hill PDA, having regard to the Department of Planning Guidelines (July 2009) and the advice contained in the Draft Centres Policy (refer Appendix 6 for full report). The assessment evaluates the external costs and benefits of the proposal; considers the changes that reflect a higher community benefit; and evaluates the proposal against a 'do nothing' base case.

The test concluded that the rezoning of this land would entail a net community benefit for the following reasons:

- Brimbin offers a unique opportunity to provide a diversity of housing types at a range of densities and price points. This will relieve pressure on fragile coastal areas and compliment the future growth of Taree and surrounding localities;
- The project will ultimately house approximately 22,000 people in 8,000 dwellings, fulfilling the housing requirements that have been forecast in Council and State Planning policies for over 20 years;
- The Structure Plan provides large areas of employment and industrial land (112ha) as well as a mixed-use centre, three neighbourhood centres and schools, which collectively will provide in the order of 9,000 - 10,000 new jobs (dependent on the employment density of the land uses that eventuate).

The generation of new employment would enhance the number and diversity of local employment opportunities for the existing community both for new residents in Brimbin and for the broader LGA. This is particularly beneficial as the region currently experiences higher than average unemployment levels;

- The provision of land for intensive small-scale farming and supporting businesses will make farming and food production more accessible to a broader range of people and income levels and help to strengthen the local agricultural industry.
- The proposal will provide a range of retail and commercial services reducing the need to travel and create active and thriving centres for community interaction;
- The scale and nature of the proposed retail facilities would seek to reinforce, rather than compete with the existing centre hierarchy. Around half of all available retail expenditure will still escape the Brimbin release area to higher order centres such as Central Taree, benefiting the existing community.
- The project will attract investment to Greater Taree by enhancing demand for services and therefore local employment opportunities;
- 1142 hectares of land will be set aside for conservation and public reserve purposes and ultimately dedicated to National Parks and Wildlife and Council, providing a publicly accessible and significant extension to the Brimbin Nature Reserve and will link the Yarratt State Forrest and the Brimbin and Goonock Nature Reserves to the west with the larger habitat areas to the east of Brimbin, benefitting the long term health of flora and fauna.

In summary, the potential benefits of the proposal to the existing and prospective community are considered likely to significantly outweigh those of a 'do nothing' base case and is therefore considered within the public interest.



6.0 Justification

6.2 Relationship to Strategic Planning Framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

Yes, the Mid North Coast Regional Strategy identifies Brimbin as a new town that may ultimately comprise 8,000 dwellings and 340 hectares of employment lands (refer Figure 14).

Appendix 2 of the Strategy identifies that the extent of development potential relies on completion of a Structure Plan for the entire site that establishes a proposed urban structure, conservation planning and infrastructure requirements (including lead-in infrastructure). As required by the Strategy, the Structure Plan has addressed the following principles:

- Appropriate balance of development against high conservation values;
- Identification and protection of key conservation values, eg regional conservation and habitat corridors, ability to maximize new development on cleared areas;
- Maximise the locational opportunities of the site - such as context to adjacent major employment area and Taree; and
- Appropriate release of land consistent with infrastructure provision.

The proposed LEP will facilitate the development of a new town in accordance with this Structure Plan, therefore the Planning Proposal is consistent with the objectives and actions contained in the regional strategy.

The Planning Proposal includes land outside the Urban Release Area identified in the Mid North Coast Regional Strategy and proposes to rezone these areas R5, RU4, E1, E2 and E4. These are not urban zonings, therefore there is no proposed expansion of the Urban Release Area and the proposal is consistent with the Strategy.

There are several reasons for this land being included in this Planning Proposal, rather than in a separate proposal:

- The Planning Proposal relates to all land in the ownership of Roche Group
- OEH has identified the Lower Manning Valley Subregional Corridor traversing part of Roche Group's contiguous landholding, which spans beyond the URA. This land is currently and predominantly zoned RU1 Primary Production,

which affords no protection to the bushland. Roche Group proposes to dedicate this land for conservation purposes ensuring the long term protection and management of the corridor/conservation areas.

- In order to develop the URA in accordance with the objectives of the Strategy, there will be some clearing of vegetation in the urban area. The vegetation contained within the conservation areas is proposed to offset this clearing and therefore it is logical and necessary to be included in the same proposal.
- The eastern most land has not been identified for inclusion in the E1 reserve, although the subregional corridor traverses this area, and under the current RU1 zoning there is no protection or management plan in place for this area. In order to establish protection and management of this land provisions need to be included in the LEP as outlined above.
- The reason for including the RU4 zoned land in this Planning Proposal is to enable a more productive use and higher employment generation of this land, which is consistent with the overall objective for the Brimbin New Town to create intensive small scale agriculture and significant employment opportunities. A lot of employment generating uses require the support of a significant local population base, infrastructure and amenities to support them, and are therefore delivered later in the project. Intensive small scale agriculture has the potential to be commenced early in the project, helping to deliver more jobs to the area sooner.

Is the Planning Proposal consistent with the local Council's Community Strategic Plan or local Strategic Plan?

Yes, the site has been identified in the draft Greater Taree Conservation and Development Strategy as a preferred option for the future growth of the Local Government Area. The Strategy comprises a vision and a set of strategies for the development of the Greater Taree Local Government Area to 2025. It has been placed on public exhibition and was not finalised because of the pending Mid North Coast Regional Strategy.

The Strategy estimates a population growth of 25% between 2005 and 2025 (from approximately 45,000 to 56,250). This will result in a demand for 4,464 dwellings (223 dwellings per year). It then examines a number of options for the development of new residential areas to cater for this growth before settling on Brimbin as a preferred option for the Local Government Area.

Full justification for the selection of the Brimbin site is provided in

the Strategy and is based on the following points:

- The existing form and character of the community is a series of contained settlements, not settlements that sprawl out across the landscape. Accommodating growth in Brimbin will help to maintain this development pattern;
- A more diverse employment base is needed;
- Settlements should have easy access to higher order settlements;
- Brimbin's access to Taree will not only compliment but significantly enhance its role as the region's centre, as well as potentially providing the critical mass to encourage new businesses and rejuvenation of existing businesses within the centre;
- Protection of coastal areas and lifestyles;
- Good access to services and facilities; and
- Good access to infrastructure.

Council's Manning Valley Community Plan 2010-2030 outlines a number of objectives that are to be met in maintaining the existing environment within the Greater Taree area. In relation to strategic land use planning, objective 6 requires "a strategic land-use planning framework that will establish a clear balance between development and conservation, and accommodate economic investment and lifestyle change demands". The Planning Proposal is consistent with this objective as it achieves an appropriate balance between conservation, development, and open space.

Is the Planning Proposal consistent with applicable State Environmental Planning Policies (SEPPs)?

Yes, the Planning Proposal is consistent with the following SEPPs applicable to the site.

- SEPP (Affordable Rental Housing) 2009
The policy provides incentives for the development of new affordable rental housing as well as obligations for retaining existing affordable rental housing, however the policy does not mandate any minimum requirement for affordable housing in new subdivisions.

Brimbin will provide high quality affordable housing opportunities for predominantly moderate income households

6.0 Justification

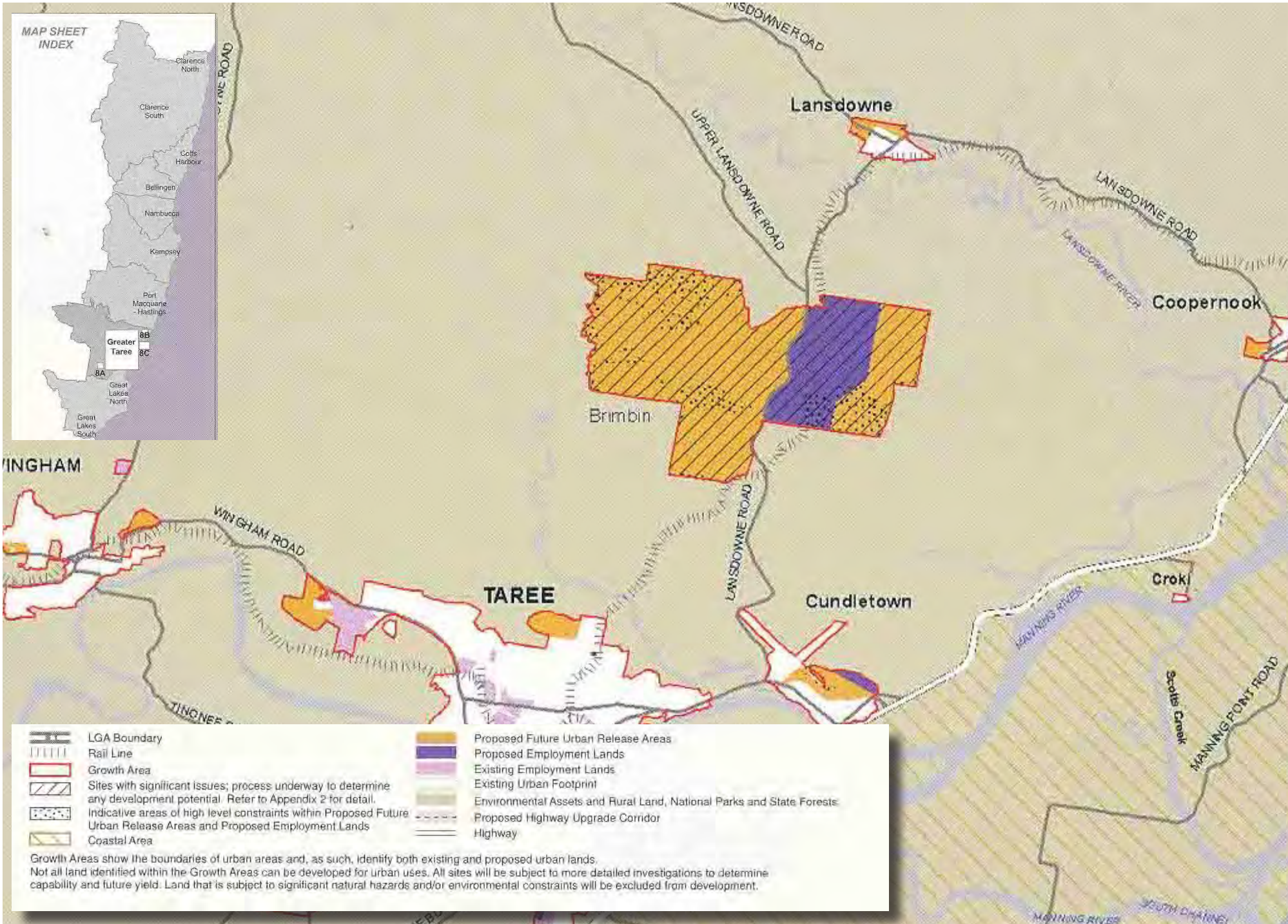


Figure 14- Mid North Coast Regional Strategy (Department of Planning, 2009)



6.0 Justification

due to the relatively low price of land (compared to the Sydney Region) and the range and choice of housing stock that will be offered. The site will provide the opportunity for housing for all market sectors with an affordable high quality lifestyle within walking or cycling distance of work. This will ensure that not only housing, but lifestyle as a whole will be affordable. Incentives in the policy such as floor space ratio bonuses have not been pursued at this stage and will be investigated further through subsequent more detailed planning.

- SEPP (Rural Lands) 2008

The policy identifies principles for planning and subdivision in rural areas to assist in the proper management, development and protection of rural lands, ensuring the ongoing viability of agriculture and to reduce land use conflicts. The proposal is consistent with these principles as described below:

(a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas;

Land at Brimbin is currently managed for grazing but it is not high quality agricultural or cropping land with significant economic potential. The proposed Structure Plan maintains approximately 179ha of land for primary production which will be promoted for more intensive horticulture than is currently occurring on the site. The provision of a range of lot sizes will enable small-scale intensive farming which has lower start-up costs of land, machinery and outside labour making it more accessible to the local population. This model also offers greater employment density, helping to boost the local economy, and can be adapted readily to changing market conditions resulting in an industry that is more resilient and sustainable. Many major international non-governmental organisations have sited small-scale farming as a key platform to improve food security, build resilience in the face of climate change and address environmental issues associated with agriculture.

The Structure Plan also includes approximately 112ha of employment lands which could accommodate a range of support businesses for agriculture such as food storage, processing, milling, baking, packaging, bottling, canning, distribution etc. This area is estimated to accommodate in the

order of 5,900 jobs. When taking into account the land set aside for retail, commercial and schools, the entire new town is expected to accommodate in the order of 9000-10,000 jobs in total. A further 221ha of land is identified for either Primary Production or Employment Lands with its future use dependent upon the success and take up rate of each of the land uses, which could potentially accommodate another 5,000 jobs.

Overall the proposal will greatly enhance the opportunities for sustainable economic activities compared to the existing situation. For more information regarding employment refer to Appendix 7 Employment Land Assessment and Appendix 14 Employment Land Provision.

(b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State;

The importance of rural land and agriculture is recognised and embraced. The global demand for food is expected to increase by 60 percent by 2050 and at the same time a myriad of forces continue to affect the agricultural industry: changing global economic conditions; capital availability; labour and skills availability; regional demographics; costs of transport and resources; climate and seasonal weather variability; and consumer preferences are just a few.

It is prudent to build flexibility into the planning framework for Brimbin to enable adaptation to the changing environmental, economic and social factors likely to be encountered over the development life. By permitting a broader range of lot sizes, and therefore types of agriculture, the industry and community at Brimbin will be more resilient and adaptable to these changes and opportunities.

The Brimbin new town makes provision for approximately 179ha of agricultural land and will allow for a range of lot sizes, enabling broad acre farming as well as more intensive small-scale agriculture. An additional 221ha of land is identified for either Primary Production or Employment Lands with its future use dependent upon the success and take up rate of each of the land uses. The new town will also provide significant opportunities for rural industries to establish which will support and complement agriculture. The collective result is a community with a strong agricultural focus and which is adaptable to the changing nature of agriculture.

(c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development;

The land is not classified as State significant agricultural land under the policy, however the significant new employment base will provide opportunities to support a wide range of rural industries. With small-scale farming, agriculture can become more place-based and embedded in the community, helping to create a strong place identity, forge strong networks in the community and re-establish more locally based food systems. The networks and collaboration needed to make small-scale agriculture successful will build the social capital of the community. The rural character of the region has been embraced in the Structure Plan and will be embodied in the urban design and landscape through the subsequent detailed design. For more detail regarding the rural character refer to Appendix 2 Structure Plan Report.

(d) in planning for rural lands, to balance the social, economic and environmental interests of the community;

The proposed community has been designed on the principles of sustainability. Ecological values have been protected in 1142ha of new nature reserves and the development is designed to integrate with the natural hydrological systems. The creation of a significant employment base will stimulate economic opportunities that would not otherwise exist. The range of housing and lifestyle options will be seamlessly integrated to promote a socially inclusive community that can age in place over time.

(e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land;

The Structure Plan has taken into consideration the key ecological values of the area, conserving 795ha of existing high quality vegetation, plus making provision for the conservation of riparian corridors and steep lands and adhering to the principles of integrated water cycle management. For more information regarding the conservation aspects refer to Appendix 10 Biodiversity Certification Assessment.

(f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities;

The development is proposed to offer a range of lifestyle opportunities including agricultural lots, large rural lots, more traditional housing and medium density housing in mixed-use centres. This range of options is necessary to adequately cater for the diverse and changing needs of a balanced community with a mixed socio-economic composition. For more information on the character, settlement design and housing refer to Appendix 2 Structure Plan Report.

(g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing;

The development will be serviced with the necessary infrastructure to support an ultimate population of 22,000 people. This includes upgrades to roads, water, sewer, power and telecommunications, the provision of new schools, neighbourhood centres and a mixed use centre and community facilities. For detailed information on the services and infrastructure requirements refer to Appendix 4 Traffic Impact Study, Appendix 8 Community Plan, Appendix 12 Integrated Water Cycle Management Strategy and Appendix 13 Stormwater Management Strategy.

(h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.

The land has been identified in the Mid North Coast Regional Strategy as a proposed future urban release area. The proposed new town is consistent with this strategy and the Structure Plan addresses the various requirements outlined in the strategy.

- SEPP (Infrastructure) 2007

The policy identifies permitted development of infrastructure and service facilities with and without consent; environmental assessment categories; matters to be considered in the assessment of development adjacent to particular types of infrastructure; and consultation with relevant public authorities.

Ongoing consultation is being undertaken with the NSW Roads and Maritime Service (formerly Roads and Traffic Authority), Mid-Coast Water, Essential Energy, Transgrid and Council

to ensure that all necessary infrastructure will be delivered consistent with the policy requirements.

- SEPP No. 55 - Remediation of Land

The policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by specifying considerations relevant to rezonings and development applications.

The majority of the site has been used for cattle grazing since occupation. A search of the Department of Primary Industries cattle dip site locator database returned no dip sites in the subject area. Council's database does not list any contaminated land for the subject site. Given that there have been no identified contamination issues at this stage, the rezoning and development applications on the site should not be affected by the application of this policy.

- SEPP No. 15 - Rural Landsharing Communities

The policy facilitates the development of rural landsharing communities committed to environmentally sensitive and sustainable land use to create opportunities for an increase in the rural population in areas experiencing population loss and declining services. The policy enables people to collectively own a single allotment of land for their principal place of residence; erect multiple dwellings on the allotment without subdivision, preferably in a clustered style; and pool resources to economically develop a wide range of communal rural living opportunities.

There may be opportunities for rural landsharing communities in the environmental living areas of the project, however this is not currently part of the Planning Proposal therefore the policy is not directly applicable at this stage. If in the future land-sharing arrangements are pursued, it will be consistent with the policy.

- SEPP No. 44 - Koala Habitat Protection

The policy aims to encourage the conservation and management of areas of koala habitat to ensure the current distribution of koalas is maintained by requiring the preparation of management plans before development in areas of core koala habitat; encouraging the identification of areas of core koala habitat; and encouraging the inclusion of areas of core koala

habitat in environment protection zones.

A SEPP 44 assessment involves:

- Determination of whether the subject site occurs within the Local Government Areas (LGA's) listed on Schedule 1 of SEPP 44;
- Determination of Potential Koala Habitat within the subject site;
- Determination of Core Koala Habitat; and
- Consideration of the need for a Koala Plan of Management.

The site is situated within the Greater Taree Local Government Area, which is listed on Schedule 1 of SEPP 44. The subject site contains forest red gum *Eucalyptus tereticornis*, grey gum *Eucalyptus punctata* and swamp mahogany *Eucalyptus robusta* which are listed as Koala feed tree species on Schedule 2 of the SEPP. Within the subject site each of these species are dominant in their relevant vegetation types and would represent at least 15% or more of the total number of trees in the upper or lower strata. Under the SEPP core Koala habitat means an area of land with a resident population of Koalas, evidenced by attributes such as breeding females (that is, females with young) and recent sightings of and historical records of a population.

Whilst it is clear that the Greater Taree LGA supports a healthy and viable population of Koala, three recent fauna surveys have not detected the species within the subject site. However, Koalas have been recorded within the study area (Conservation Areas) and immediately adjacent to the study area (current study and Whelans Insites 2009). Therefore, despite the dominance of Koala feed tree species within the study area, it is considered unlikely that the proposed development areas represent core Koala habitat as defined in SEPP 44, although the adjacent conservation areas within the study area probably does. A plan of management for this species is not considered necessary. For the full environmental assessment refer to Appendix 10 Biodiversity Certification Assessment.



6.0 Justification

Is the Planning Proposal consistent with the applicable Ministerial Directions?

Yes, the Planning Proposal is consistent with the applicable Ministerial Directions as demonstrated in Table 1.

Table 1- Consistency with section 117 Ministerial Directions

Direction Title	Comment	Consistency with Direction
Employment and Resources		
1.1 Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres. Brimbin has been identified as a strategically located new town. The proposed industrial land is in accordance with a strategy endorsed by the Director-General of the Department of Planning (Mid North Coast Regional Strategy). The proposal is also consistent with the Draft Greater Taree Conservation and Development Strategy. The proposal does not impact on any existing business or industrial zones and does not reduce any potential for industrial or business development. The Structure Plan includes approximately 112ha of industrial land, and approximately 26ha mixed use centre, providing a sustainable economic base for the new town. 179ha of land for primary production is proposed which will be promoted for more intensive horticulture than is currently occurring on the site. An additional 221ha of land is identified for either Primary Production or Employment Lands with its future use dependent upon the success and take up rate of each of the land uses. For more information regarding the size and design of the centre and employment lands refer to Appendix 2 Structure Plan Report.	Yes
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land. Planning proposals must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone or contain provisions that will increase the permissible density of land within a rural zone unless justified and in accordance with a regional strategy. The site has been identified as a future urban release area in the Mid North Coast Regional Strategy and the site is not identified as containing any high agricultural value land in the GTLEP 2010. Therefore the rezoning of the rural land is consistent with the provisions of the direction.	Yes
1.3 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development. The NSW Department of Industry and Investment (formerly Dept of Primary Industries and Mineral Resources and Agricultural Divisions) was consulted to identify any issues relating to mining or extractive industries. Their advice was to contact Melinga quarry in order to minimise possible impacts on current and future extraction. The Melinga Quarry currently has approval for extraction rate of 20,000 tonnes annually. It is looking to increase its operation to the recycling of stockpile material within its existing equipment operations and locations. Appropriate setbacks to mitigate any land use conflicts will be determined and imposed on any future development of land adjacent to the Melinga Quarry at the Development Application Stage.	Yes



6.0 Justification

1.4 Oyster Aquaculture	The objective of this direction is to ensure protection from land uses that may result in adverse impacts on water quality and the health of oysters and consumers. The subject site is located upstream of oyster aquaculture in the Manning River and is designed to ensure no negative impact on water quality downstream. This will be achieved by: • 1142ha of land being rezoned from RU1 Primary Production (currently pastoral use) to conservation under the management of National Parks and Wildlife (E1 zone) and Council (E2 zone); • 740ha of land being rezoned from RU1 Primary Production (currently pastoral use) to E4 Environmental Living. The majority of this land is non-developable and is required to have a management statement established over it which will improve flood control and water quality downstream; • All riparian corridors and on-site lakes retained to maintain pre-development hydrological flows, and setbacks incorporated to maintain the water quality of these waterways; • Water sensitive urban design will be incorporated throughout the development (in subsequent detailed design phase) to improve stormwater quality through bio-filtration gardens, detention/infiltration at source, minimising road surface and hardstand cover and potential stormwater recycling.	Yes
1.5 Rural Lands	The objectives of this direction are to protect the agricultural production value of rural land and facilitate the orderly and economic development of rural lands for rural and related purposes. The direction requires that the planning proposal must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008. The planning proposal is compliant with the planning principles as detailed in the previous section addressing State Environmental Planning Policy (Rural Lands) 2008.	Yes
Environment and Heritage		
2.1 Environmental Protection Zones	The objective of this direction is to protect and conserve environmentally sensitive areas. The planning proposal must not reduce the environmental protection standards that apply to the land and must facilitate the protection and conservation of environmentally sensitive areas. The proposal includes rezoning 1142ha of rural zoned land with high quality vegetation to National Parks and Nature Reserves, providing greater certainty, management and security of the environmental values of this land in perpetuity by way of Voluntary Planning Agreements. For the full environmental assessment refer to Appendix 10 Biodiversity Certification Assessment.	Yes
2.2 Coastal Protection	Not applicable as the subject site is not located within the coastal zone.	N/A
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. A Historical Heritage Assessment was undertaken, which concluded that the rural landscape embodies some heritage value with regard to the history of convict era settlement, pastoralism, agriculture and transport however there are no State Heritage Register or Inventory listings for items of historic heritage contained within this landscape and there are no Schedule 5 listings for heritage items within this landscape on the GTLEP 2010. Two archaeological heritage items were identified in the subject area during a prior heritage study and there is potential for the subject area to contain further convict and/or colonial era archaeological relics, however these are expected to have been adversely impacted by past and recent land use practices including cedar getting, hardwood forestry, ploughing and intensive contour farming. The report recommends an archaeological relics management plan be prepared to guide the staged construction phases of the project; that consideration be given to the further documentation and recording of probable and actual surface archaeological relics within the subject area; where possible existing archaeological relics should be retained in situ especially where they already occur within currently proposed conservation zones; and consideration be given to the possible inclusion of historic references within the development via such things as street names and themed installations within open space areas. Refer to Appendix 11 for the Historical Heritage Assessment. An Aboriginal Cultural Heritage Assessment has been prepared and concluded that the study area contains a total of 14 Aboriginal archaeological sites. With the exception of one, all sites were considered to be of low to moderate archaeological significance. The assessment concludes that subject to the preparation of an Aboriginal Cultural Heritage Management Plan (ACHMP) addressing several specific aspects and a small oral history project, the proposal can be considered largely without Aboriginal cultural heritage constraint. Refer to Appendix 9 for the Aboriginal Cultural Heritage Assessment.	Yes
2.4 Recreation Vehicle Areas	Not applicable as the proposal does not include or is adjacent to a recreation vehicle area.	N/A



6.0 Justification

Housing, Infrastructure and Urban Development		
3.1 Residential Zones	This direction requires that a planning proposal must include provisions that will: (a) broaden the choice of building types and locations available in the housing market; (b) make more efficient use of existing infrastructure and services; (c) reduce the consumption of land for housing and associated urban development on the urban fringe; (d) encourage good housing design; (e) require that residential development is not permitted until land is adequately serviced; and (f) not reduce the permissible residential density of land. The Structure Plan Report outlines a transect-based approach to urban design which will ensure housing diversity is distributed to make efficient use of infrastructure and is of high quality design. Housing choices will range from compact medium density living around the mixed use centre, which makes the most efficient use of infrastructure in the town centre, to lower density residential development within the various neighbourhoods as a transition to the rural and conservation areas. There is also provision for larger residential and agricultural lots that offer rural lifestyles. For detailed explanation of the housing diversity, density and design refer to Appendix 2 Structure Plan Report.	Yes
3.2 Caravan Parks and Manufactured Home Estates	Not applicable as the proposal does not include or is adjacent to a caravan park.	N/A
3.3 Home Occupations	The direction requires that all planning proposals must permit home occupations to be carried out in dwelling houses without the need for development consent. The GTLEP 2010 currently permits without consent home occupations in all zones where a residential building is permitted. Therefore the proposed zones will comply with the direction.	Yes
3.4 Integrating Land Use and Transport	The direction requires planning proposals to include provisions that are consistent with the aims, objectives and principles of: (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and (b) The Right Place for Business and Services – Planning Policy (DUAP 2001). These guidelines promote basic design principles that are embodied in the Brimbin Structure Plan including: • Development of concentrated mixed-use centres containing the highest appropriate densities of housing, employment, services and public facilities within walking distance of public transport to maximise its convenient use and accessibility; • Provision of a legible, interconnected and walkable street network to maximise efficient access for pedestrians, cyclists, buses and vehicles • Management of the location, supply and availability of parking to discourage car use; • Implementation of good urban design with an emphasis on the needs of pedestrians, cyclists and public transport users. The guidelines also provides guidance on the location and design of centres, commercial, retail, entertainment, health, education, housing, industrial, public transport nodes. The Structure Plan proposes a central mixed-use centre with medium density housing, surrounded by a series of neighbourhood units linked with green corridors to maximise the convenience of walking and cycling throughout the new town. The streets will have a legible hierarchy and connections to facilitate efficient movement and discussions will be held with local bus operators to ensure that adequate public transport is provided. The main employment lands are located between the main road (Lansdowne Rd) and the North Coast Railway Line to maximise efficient access to the future businesses and industries. For more explanation demonstrating the consistency with the principles espoused in the guidelines refer to Appendix 2 Structure Plan Report.	Yes
3.5 Development near licensed aerodromes	Not applicable as the proposal does not include and is not adjacent to an aerodrome.	N/A
3.6 Shooting Ranges	Not applicable as the proposal does not include and is not adjacent to a shooting range.	N/A

6.0 Justification

Hazard and Risk		
4.1 Acid Sulfate Soils	The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. Generally, planning proposals must not propose an intensification of land uses on land identified as having a probability of containing acid sulfate soils unless the relevant planning authority has considered an acid sulphate soils study and assessed its appropriateness. Potential acid sulfate soils have been identified on the eastern side of the site and the southwestern portion of the site adjacent to Dawson River (refer GTLEP 2010 Acid Sulfate Soils Map Sheet ASS_014A). The identified locations are proposed to be protected under the E1 National Parks and Nature Reserves Zone and also the E4 Environmental Living Zone. For the latter, the acid sulfate soil area is within a flood-prone, non-developable part of the site and the proposed LEP amendment will require a management statement to be prepared for this area. Given that development will not be permitted in the acid sulfate soil areas and that management of the area will be controlled either via a management statement, or under the direction of National Parks and Wildlife, an Acid Sulfate Soils Assessment has not been undertaken and is not considered necessary to support to the rezoning of the land.	Yes
4.2 Mine Subsidence and Unstable Land	Not applicable as the subject site is not within a mine subsidence district and is not located on unstable land.	N/A
4.3 Flood Prone Land	The direction requires that planning proposals include provisions that are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, including the Guideline on Development Controls on Low Flood Risk Areas. Generally planning proposals must not permit development that is within floodway areas, may cause flood impact to other properties, or that will require increased government spending on flood mitigation measures. Hydrological modelling of the existing and post-development scenarios has been undertaken to determine peak flow rates in a range of design storm events (2 year, 20 year and 100 year ARI). These peak flow rates have been adopted to determine preliminary flood extents within the site, requirements for on-site stormwater detention and potential constraints that flooding may pose on future development. The study concluded that the 100 year ARI flood extent is generally contained within the proposed riparian corridors. For the full Stormwater Management Strategy refer to Appendix 13.	Yes
4.4 Planning for Bushfire Protection	The direction aims to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas and to encourage sound management of bush fire prone areas. The direction requires that planning proposals have regard to Planning for Bushfire Protection 2006; introduce controls and Asset Protection Zones (APZ) that avoid inappropriate development in hazardous areas; and ensure that bushfire hazard reduction is not prohibited within the APZ. Brimbin contains large areas of native vegetation in the south, south eastern and south western sections of the site. It is adjoined by large tracts of vegetation comprising Yarratt State Forest and Brimbin Nature Reserve to the west and vegetation on privately owned land. The Bushfire Protection Assessment provides recommendations regarding Asset Protection Zones, construction standards, access and management issues. The report incorporates the feedback received from the Rural Fire Service and the policy requirements of Planning for Bushfire Protection 2006. The recommendations of the report are detailed matters that will be incorporated through subsequent detailed design and controlled via the Masterplan/ DCP and/or DA, rather than items for inclusion in the LEP, therefore the Planning Proposal is consistent with this Direction. Refer to Appendix 3 for the Bushfire Protection Assessment.	Yes
Regional Planning		
5.1 Implementation of Regional Strategies	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. In this regard the planning proposal must be consistent with the relevant regional strategy. The Strategy identifies Brimbin as a future urban release area with the potential for 8,000 dwellings and 340ha of employment land. Appendix A of the Strategy sets out the requirement for a structure plan for the entire site that establishes a proposed urban structure, conservation planning and infrastructure requirements (include lead-in infrastructure). The structure plan needs to address the following principles: • appropriate balance of development against high conservation values • identification and protection of key conservation values, eg regional conservation and habitat corridors, ability to maximise new development on cleared areas • maximising the locational opportunities of the site – such as context to adjacent major employment area and Taree • appropriate release of land consistent with infrastructure provision. The Planning Proposal includes a Structure Plan which addresses all the requirements of the regional strategy, therefore is consistent with this Direction.	Yes



6.0 Justification

5.2 Sydney Drinking Water Catchments	Not applicable as the subject site is not within the Sydney Drinking Water catchment area.	N/A
5.3 Farmland of State and Regional Significance on the NSW far North Coast	Not applicable as the subject site is not within the NSW Far North Coast.	N/A
5.4 Commercial and Retail Development along the Pacific Highway, North Coast.	Not applicable as the subject site is not within the vicinity of the Pacific Highway.	N/A
5.5 Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Not applicable as the subject site is not within the vicinity of Ellalong, Paxton or Millfield and is not within the Cessnock LGA.	N/A
5.6 Sydney to Canberra Corridor	Not applicable as the subject site is not within the Sydney to Canberra corridor.	N/A
5.7 Central Coast	Not applicable as the subject site is not within the Gosford or Wyong Local Government Areas.	N/A
5.8 Second Sydney Airport: Badgerys Creek	Not applicable as the subject site is not within the vicinity of the Badgerys Creek proposed airport site.	N/A
Local Plan Making		
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development by minimising the requirement for concurrence with or referral to the Minister or a public authority. The planning proposal does not create any additional requirements for conference with or referral to the Minister or public authority beyond existing planning requirements.	Yes
6.2 Reserving Land for Public Purposes	The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes, and to facilitate the removal of reservations of land for public purposes where the land is no longer required. The direction states that a planning proposal shall not create, alter, or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning. Reservations for public purpose are proposed (E1 National Parks and Nature Reserves, E2 Environmental Conservation and SP2 Infrastructure) and the rezoning will require approvals consistent with this direction.	Yes
6.3 Site Specific Provisions	Not applicable as a particular development proposal is not proposed.	N/A
Metropolitan Planning		
7.1 Implementation of the Metropolitan Plan for Sydney 2036	Not applicable as the subject site is not within the Sydney metropolitan area.	N/A

6.0 Justification

6.3 Environmental, Social and Economic Impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities or their habitats will be adversely affected by the result of the proposal?

The study area covers 3,763ha of which 2009ha is native vegetation and associated regrowth. Surveys undertaken for the Environmental Assessment (refer to Appendix 10) identified the following ecological features of the site:

- 4 endangered ecological communities (EECs), as listed on the NSW Threatened Species Conservation Act 1995 (TSC Act);
- No EECs or critical EECs as listed on the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).
- One endangered population as listed on the TSC Act, *Eucalyptus seeana* (narrow-leaved red gum);
- A population of the threatened plant, *Corybas dowlingii* (red helmetorchid), which is listed as endangered on the TSC Act;
- The threatened plant, *Eucalyptus glaucina* (slaty red gum), which is listed as vulnerable on the TSC and EPBC Acts.
- 20 threatened animal species (Glossy Black-cockatoo, Varied Sittella, Little Lorikeet, Scarlet Robin, Square-tailed Kite, Powerful Owl, Masked Owl, Black-necked Stork, Combcrested Jacana, Koala, Squirrel Glider, Brush-tailed Phascogale, Greyheaded Flying-fox, Little Bentwing-bat, Eastern Bentwing-bat, Yellowbellied Sheath-tailed Bat, East-coast Freetail Bat, Eastern False Pipistrelle, Greater Broad-nosed Bat and Large-footed Myotis)
- 9 migratory species listed on the EPBC Act (Australian Wood Duck, Pacific Black Duck, Black-shouldered Kite, Whistling Kite, Wedge-tailed Eagle, Nankeen Kestrel, White-throated Needle-tail, Cattle Egret and Great Egret).

Approximately 1142ha of native vegetation is proposed to be set aside for conservation comprising nature reserves and replanting areas. Approximately 256ha of native vegetation will potentially be impacted by

the proposal, of which 100ha is EEC. Preliminary calculations provided by Office of Environment and Heritage (OEH) (formally DECCW) using the Biodiversity Certification Assessment Methodology indicate that the 256ha of impacted vegetation will be more than adequately offset by the 1142ha of vegetation being set aside for conservation.

The vast majority of vegetated areas will be conserved as illustrated in Figure 15. This will ensure that critical habitat or threatened species, populations and ecological communities and their habitats as listed above will not be adversely affected as a result of the proposal. Roche Group is currently in discussions with OEH in regard to the development and conservation outcomes for the site which will culminate in the preparation of Voluntary Planning Agreements, which will establish the platform for the future Biodiversity Certification of the site.



6.0 Justification

Native Vegetation

- Subject Area
- Vegetation
- BT Reg, Blackbutt Tallowwood Regrowth,
- BT, Blackbutt Tallowwood Tall Open Forest,
- DP, Derived Swamp Paperbark Thicket, (EEC)
- FG, Flooded Gum Brush Box Tall Forest,
- FR Rep, Forest Redgum Replanting,
- FR, Forest Redgum Regrowth,
- GB Reg, Grey Box Red Gum Grey Ironbark Regrowth,
- GB, Grey Box Red Gum Grey Ironbark Woodland,
- HF, Herbfield, (EEC)
- PT Rep, Swamp Paperbark Replanting,
- PT, Swamp Paperbark Thicket, (EEC)
- RG Ang, Red Gum Angophora Mahogany Woodland, (EEC)
- RG Reg, Red Gum Grey Ironbark Paperbark Regrowth, (EEC)
- RGIB Mel, Red Gum Grey Ironbark Paperbark Forest, (EEC)
- RGIB, Narrow-leaved Red Gum Ironbark Woodland, (EEC)
- SI Reg, Spotted Gum Ironbark Regrowth,
- SI Rep, Spotted Gum Ironbark Replanting,
- SI, Spotted Gum Ironbark Forest,
- SM Reg, Swamp Mahogany Regrowth, (EEC)
- SM Rep, Swamp Mahogany Replanting,
- SM, Swamp Mahogany Forest, (EEC)
- SO Reg, Swamp Oak Forest Regrowth, (EEC)
- SO Rep, Swamp Oak Replanting,
- SO, Swamp Oak Forest, (EEC)
- TG Reg, Grey Gum Stringybark Tallowwood Regrowth,
- TG Rep, Grey Gum Stringybark Tallowwood Replanting,
- TG, Grey Gum Stringybark Tallowwood Tall Open Forest,
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation

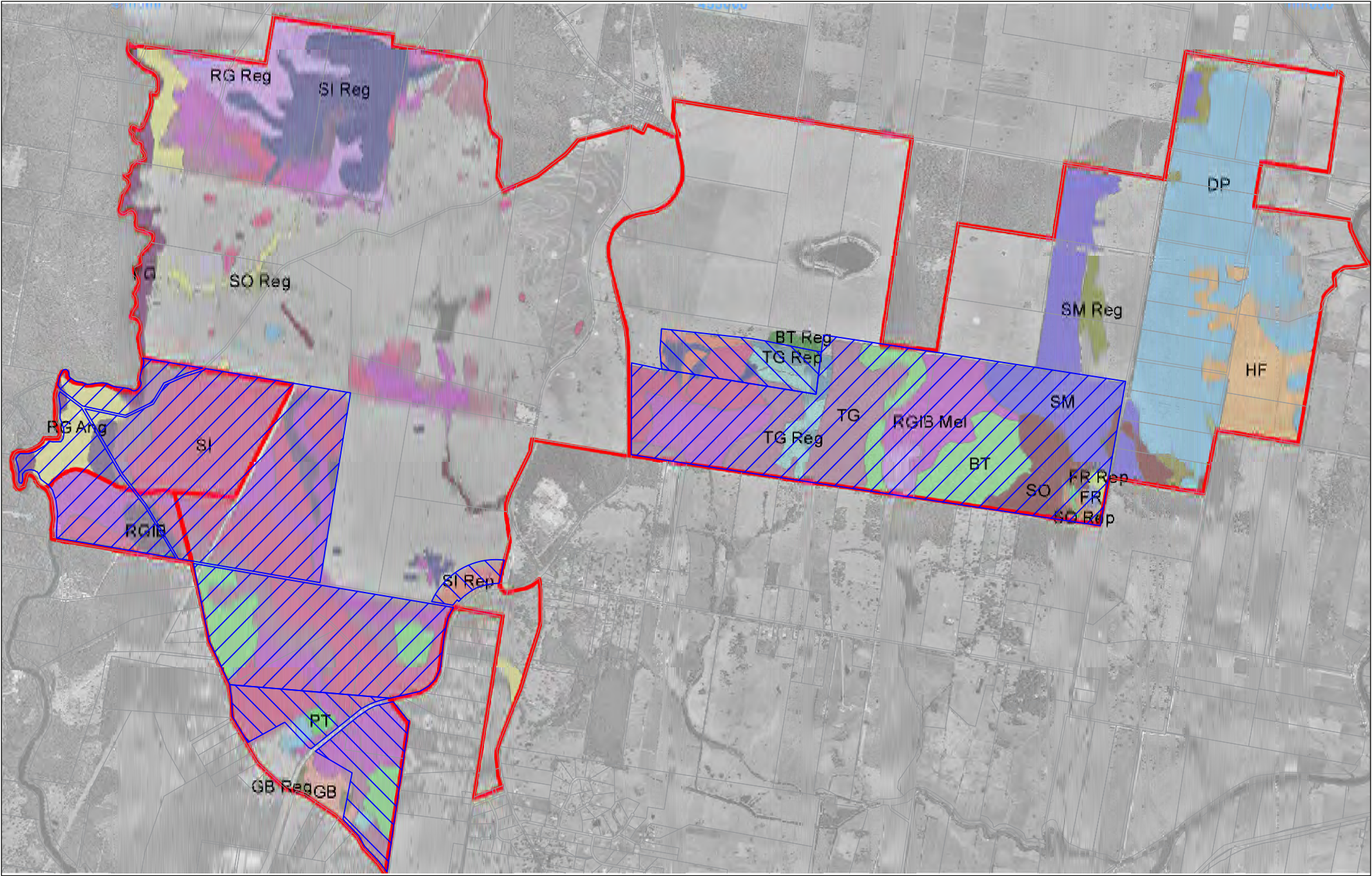


Figure 15 - Brimbin Conservation and Vegetation Communities

6.0 Justification

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The site is recognised as playing an important role for habitat linkage at a regional level. The Lower Manning Valley regional wildlife corridor lies across the southern and western portions of the site, connecting the west and east of the site with extensive areas of vegetation west of the study area. The Lower Manning Valley sub-regional wildlife corridor lies in the east of the site, connecting the study area to vegetation to the south of the site (refer Figure 16).

This Planning Proposal offers to provide a regional corridor within the site, meeting a strategic need for the area that land fragmentation makes impossible to achieve on neighbouring sites. A 12.2 hectare area in the southeast of the western section of the site is proposed to be replanted, creating a 200 meter wide vegetated corridor providing a necessary link between existing remnant vegetation to be retained as part of the overall proposal. The regional corridor will provide a connection between the Yarratt State Forest, and the Brimbin and Goonook Nature Reserves to the west and the large areas of habitat to the east of the site. This is considered to be a very important link between hinterland and coastal habitats and one that would contribute immensely to the long-term survival of several threatened species in the study area. The value of this linkage in environmental terms is therefore extremely significant.

- Site Boundary
- R5 Large Lot Residential
- E1 National Parks and Nature Reserves
- E2 Environmental Conservation
- E4 Environmental Living
- OEH Wildlife Corridor

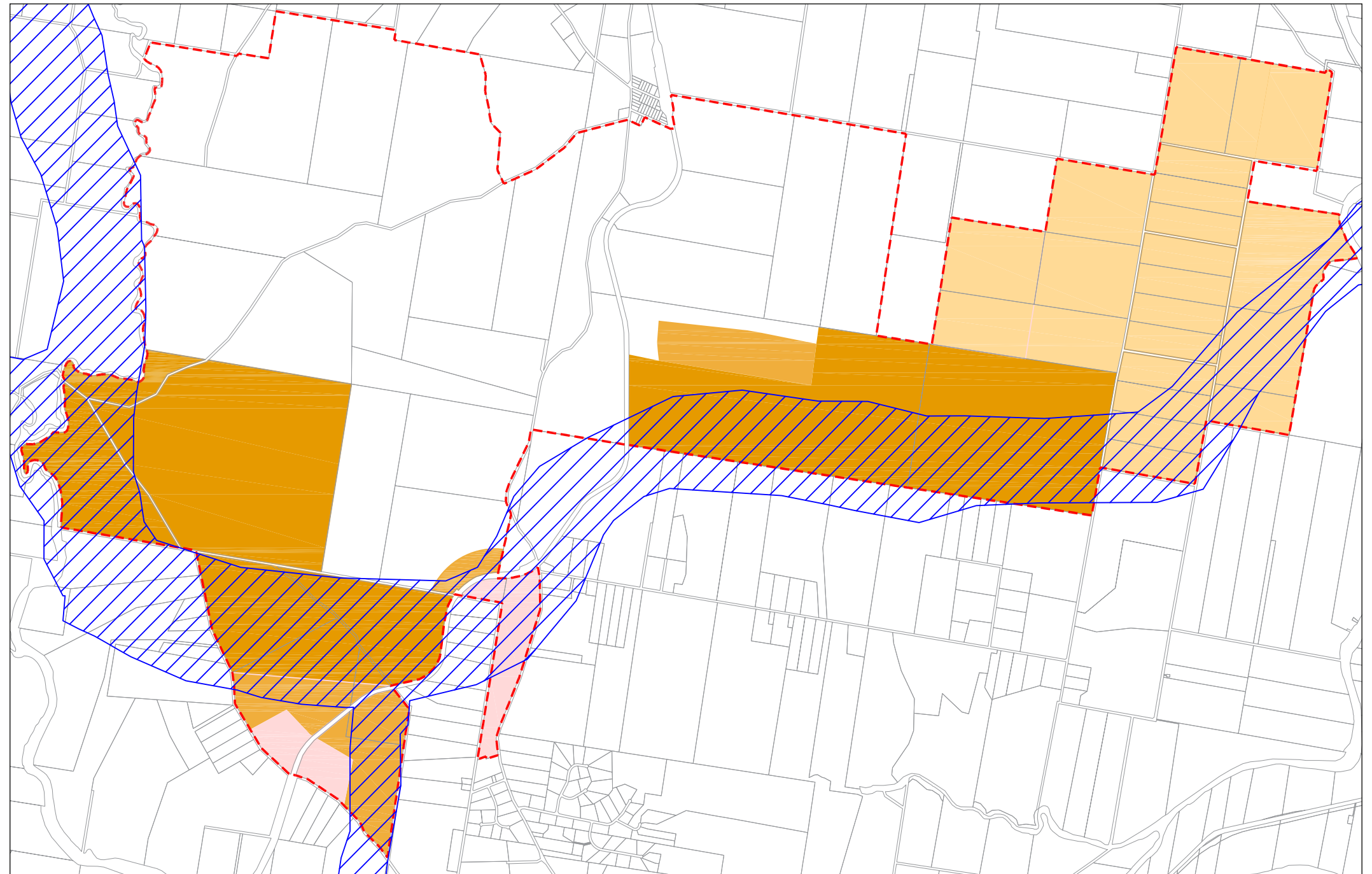


Figure 16 - OEH Wildlife corridors



6.0 Justification

How has the Planning Proposal adequately addressed any social and economic effects?

Taree is identified in the Mid North Coast Regional Strategy as one of four Major Regional Centres in the region. The realisation of the nearby Brimbin new town will be crucial in assisting Taree and its surrounds to grow into a regional centre that offers the range of services and opportunities expected of a regional centre. The strategic importance of Brimbin is recognised in the Strategy, which identifies the site's potential for 8,000 dwellings and 340ha of employment lands.

A key component of the vision for Brimbin is that the new town and employment lands complement and enhance Taree, rather than compete with it. The Structure Plan describes how synergies may evolve with Taree and ongoing collaboration with the Greater Taree City Council, private enterprise and the community will ensure that this outcome is achieved. The social and economic benefits that could be derived from this model of rural town partnership are exceptional.

Currently the Greater Taree area is characterised by a high proportion of elderly residents and a low proportion of 18 to 34 year olds compared to the NSW state average (12.5% 60 to 69 year olds compared to 8.7% for NSW, 11.4% 70 to 84 year olds compared to 8.2% for NSW, 8.5% 25 to 34 year olds compared to 13.6% for NSW, and 6.2% 18 to 24 year olds compared to 9.2% for NSW). It could be the case that the lower than average 18 to 34 year old group is a result of limited tertiary education and/or employment opportunities in Greater Taree and also limited housing options. (Source: ABS 2006 Census)

The Mid North Coast Regional Strategy expects the median age to increase from 44 years in 2006 to 55 years in 2031, and forecasts the population aged 65 years and over to double. The Strategy suggests that with demographic change and lower occupancy rates there will need to be a greater proportion of multiunit dwellings in future to provide accessible and adaptable housing choices.

The average income in Greater Taree is also significantly lower than the state average. Only 9.0% of households earned a high income (\$1,700 per week or more) compared with 23.9% for NSW and 30.8% were low income households (less than \$500 per week) compared with 20.1% for NSW. (Source: ABS 2006 Census) The low income households, and the households experiencing the greatest housing stress, are particularly concentrated in Taree as illustrated in Figure 17 and 18.

The Brimbin new town will assist to alleviate these pressures in two ways. Firstly the project will deliver increased housing diversity to the region, ranging from larger agricultural lots down to compact dwellings in the mixed-use centre. This diversity will service a wider range of household sizes, income levels and lifestyle choices than is currently available, catering for the full spectrum of the community including more affordable opportunities for lower income households. Increased housing diversity also allows residents to remain in the region as their circumstances and needs change, such as modest entry homes for first homebuyers, upsizing for growing families, downsizing for couples whose children have moved out, and low maintenance or serviced units for the elderly. Therefore by appealing to the needs of a diverse community, the new town can greatly assist with social cohesion and relief from economic stress.

Secondly the new town will create a significant amount of employment land including both the mixed use centre, neighbourhood centres and industry focussed employment lands. It is projected that the Structure Plan could accommodate in the order of 9,000-10,000 jobs. In addition, 179ha of land for primary production is proposed which will be promoted for more intensive horticulture than is currently occurring on the site.

Small-scale intensive farming offers lower start-up costs of land, machinery and outside labour making it more financially accessible to the local population and can be adapted readily to changing market conditions resulting in a more resilient industry. This model also offers

greater employment density both on the productive land, as well as by attracting a range of support businesses such as food storage, processing, milling, baking, packaging, bottling, canning, distribution and agritourism, helping to boost the local economy.

A further 221ha of land is identified for either Primary Production or Employment Lands with its future use dependent upon the success and take up rate of each of the land uses, which could potentially accommodate another 5,000 jobs.

The provision of industrial and agricultural employment land in close proximity to housing, services, quality public spaces and national parks will be an effective attractor for new businesses and will significantly increase the employment prospects in the region. Ultimately this is intended to improve the retention of young adults to the region

The proposal will also deliver benefits to the broader community including the provision of a community hub and branch library; a high school and three primary schools; police, ambulance and fire station; retail and commercial services; and a range of new active open spaces and publically accessible conservation areas.

With small-scale farming, agriculture can become more place-based and embedded in the community, helping to create a strong place identity, forge strong networks in the community and re-establish more locally based food systems. The networks and collaboration needed to make small-scale agriculture successful will build the social capital of the community.

Overall, the development of a master planned community under single ownership can deliver investment, growth and opportunities in a strategic manner which would otherwise be very difficult to achieve and this will have positive flow-on effects for the Greater Taree area.

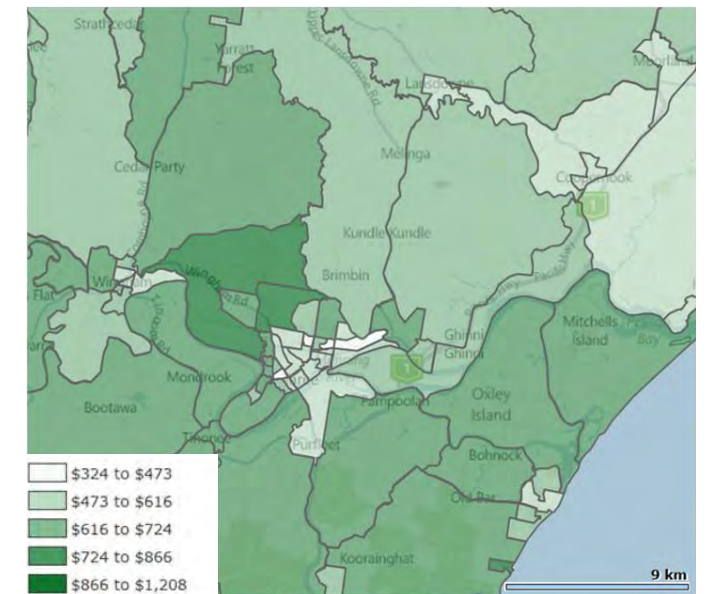


Figure 17. Median weekly household income, Greater Taree City 2006

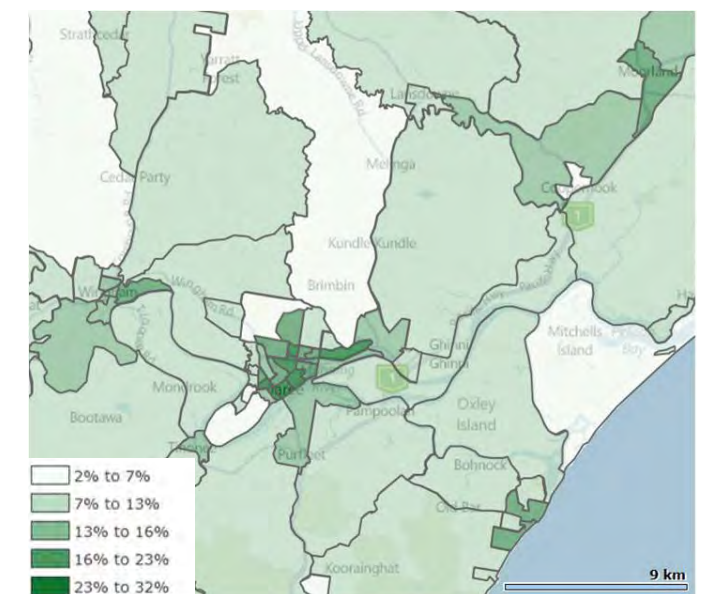


Figure 18. Housing stress, Greater Taree City 2006 - Low income households (lowest 40%) paying more than 30% of income on rent or mortgage repayments

6.0 Justification

6.4 State and Commonwealth Interests

Is there adequate public infrastructure for the Planning Proposal?

No. The new town will require new, or upgrades to, roads, provision of water, sewer reticulation and recycled water, electricity and communications, stormwater drainage infrastructure, and community services such as schools and emergency services. These are discussed in more detail below:

- Roads (for more detailed information refer to Appendix 4 Traffic Impact Assessment)

Traffic impacts were examined within Taree, the northern Pacific Highway interchange at Cundletown, and road linkages to Taree, Coopernook and Lansdowne. The report outlines a number of infrastructure upgrades that are likely to be required and divides these into stages based on a steadily increasing population and employment base over the 30 year project life.

Stage 1:

- Two lane roundabout for Brimbin access intersection D;

Full development of Stage 1:

- Signalise Manning River Drive/Lansdowne Road intersection;
- CHR for the Airport Drive/Lansdowne Road intersection including 2 lanes on Lansdowne Road from Airport Drive to Manning River Drive (southbound);
- 'Seagull' intersection at the Brimbin Road / Lansdowne Road intersection;
- Two lane roundabout for Brimbin access intersection B;

Full development of Stage 2:

- Two lane roundabout for Brimbin access intersection E;
- Two lane right turn on the eastern approach to the Manning River Drive / Lansdowne Road intersection (should be implemented as part of Stage 1A.1 works for construction purposes);
- Option A new road from Brimbin to North Taree

- Option B upgrade/ duplication of Lansdowne Road.
- Realignment/grade separation of Lansdowne Road at the rail crossing;

Full development of Stage 3:

- Provide an AUL and a CHR at the Brimbin access intersection A;
- Two lane roundabout for Brimbin access intersection C;
- Two continuous through lanes westbound on Manning River Drive between Phillip Street and Cowper Street;
- Cundletown Bypass.

Full development of Stage 4

- Nil.

In addition, Council has recently received significant funding through the Regional Development Australia Fund for the Northern Gateway Regional Transport Access Infrastructure which includes the Cundletown Bypass and the duplication of Dawson River Bridge, which will complement the infrastructure upgrades associated with Brimbin.

- Water, sewer and recycled water (for more detailed information refer to Appendix 12 Integrated Water Cycle Management Strategy)

Potable Water

Initial Stages:

Servicing of initial stages of the development could be achieved by providing an extension off an existing DN150 main in Lansdowne Road into the site. The number of lots that can be serviced off this existing main would need to be confirmed by MidCoast Water. In order to satisfy minimum pressure requirements, it is likely that the initial stages of development would need to be located below RL 40m AHD. Servicing initial stages off the existing DN150 main in Lansdowne Road is assumed on the basis that initial stages of the development are located in close vicinity to the existing main.

Phase 1 (up to 3000 ET):

Further development would require a new trunk

water main to be constructed off the existing DN375 main between Irkanda Reservoir and Harrington. It is anticipated that the new main would need to be a DN300 main, approximately 6,800 metres in length, capable of supplying approximately 3000 ET. The main would generally follow the alignment of the existing Lansdowne Road and terminate at the northern extent of the proposed 'employment lands' within the site.

Phase 2 (up to ultimate development):

Development beyond approximately 3000 ET would require an additional trunk main to be constructed between Irkanda Reservoir and at least one new potable water reservoir to be constructed at a high point in the north of the site. The new trunk main would be approximately 9,700 metres of DN375 pipe. The ultimate potable water storage capacity required for Brimbin would be around 7.5 ML. A booster pump station would also be required to lift water to the new reservoir.

Sewerage

Initial Stages:

It is proposed to construct sewage transfer infrastructure to connect the Brimbin site to Dawson STP prior to construction of lots within the development site. Interim measures, such as tankering sewage to Dawson STP or supplementing sewage flows from other sources may be required until the site has sufficient sewage loading to minimise sewage detention times within the transfer infrastructure.

Upgrade of Dawson STP:

MCW have advised there is sufficient space within the existing footprint of Dawson STP to allow for future upgrades to cater for growth within the catchment, including Brimbin. This would include augmentation and/or replication of existing units including inlet works, secondary clarifiers, maturation ponds, UV disinfection and biosolids handling.

Phase 1 (up to 4000 ET):

In order to transfer sewage from Brimbin to Dawson STP, a network of sewage rising mains and pumping stations will need to be constructed. A DN300 rising



6.0 Justification

main, approximately 4,400m in length, would be constructed via Lansdowne Road and along the western boundary of the existing railway corridor to Brimbin STP. This main would transfer sewage from the southern and eastern portions of the site, including residential and non-residential development.

Phase 2 (up to ultimate development):

An additional DN300 rising main, approximately 5,400m in length, would be constructed via Brimbin Road and the existing electricity easement which is aligned in a north-easterly direction and traverses the Brimbin site. This main would transfer sewage from the western and northern portions of the site.

Reticulation:

Given the proximity of the site to a number of watercourses including Dawson and Manning Rivers, it would be necessary to adopt a sewerage reticulation system with a low risk of overflow and exfiltration. It is assumed that a leak tight gravity sewerage system would be adopted within the development site to minimise inflow and infiltration, hence reducing the volume of stormwater that would enter the sewerage system. In addition, suitable provision for emergency storage would also be made to minimise the risk of sewage overflow into downstream waters.

Recycled water

Initial Stages:

It is likely that the construction of recycled water infrastructure would be deferred until there are a

sufficient number of residential lots that would connect to the system. The optimum timing of construction, commissioning and connection of a recycled water supply system to Brimbin would be subject to further detailed studies.

Recycled Water Treatment Facility:

In order for a reticulated recycled water system to be implemented for Brimbin, upgrades to the treatment processes at Dawson STP will be required, including an additional treatment facility that would produce effluent of a standard suitable for unrestricted public access. This system would nominally include membrane filtration and chlorination in order to treat the current plant effluent to the required standard. The ultimate design flow for the treatment facility would be approximately 4.5 ML/day, which is equivalent to the ultimate peak day recycled water demand. In order to defer capital expenditure it is proposed that upgrades to the STP for

recycled water treatment be undertaken in stages.

Recycled Water Transfer and Storage:

Ultimate development of the Brimbin site could be serviced off a single DN300 recycled water main. Based on a preliminary assessment of ultimate recycled water demand, this trunk main would be approximately 8,200 metres in length and would be constructed between Dawson STP and the northwestern extent of the site. At least two recycled water pumping stations would need to be constructed to transfer recycled water from Dawson STP into the site, and ultimately to a recycled water reservoir.

• Stormwater (for more detailed information refer to Appendix 13 Stormwater Management Strategy)

Hydrological modelling of the existing and post-development scenarios has been undertaken to determine peak flow rates in a range of design storm events (2 year, 20 year and 100 year ARI). These peak flow rates have been adopted to determine preliminary flood extents within the site, requirements for on-site stormwater detention and potential constraints that flooding may pose on future development.

Preliminary Flood Extents

One-dimensional flood modelling has been undertaken of the major creeklines and tributaries within the site using the industry standard program HEC-RAS. The results indicate that the 100 year ARI flood extent is generally contained within the proposed riparian corridors.

Stormwater Quantity

Each of the internal catchments were modelled in XP-RAPTS. The recommended strategy to manage stormwater quantity on the site is to provide a series of off-line detention basins at a number of key locations along major waterways within the site. The provision of detention basins would attenuate peak flows and satisfy the objectives of protecting existing water courses and preventing increases in flood levels. Detention storage can be provided in many combinations of measures within the development site. These measures include OSD tanks within residential lots, bio-retention swales / basins, open space areas and above constructed wetlands. Any detention facilities for the site would need to be located off-line allowing them to be constructed outside riparian corridors and placing them clear of the 100 year ARI flood extent.

Stormwater Quality

The MUSIC software package has been used to estimate average

annual pollutant exports for the existing and post-development scenarios. The MUSIC model results indicate that the following stormwater treatment measures will be required within the site:

- Gross Pollutant Traps at the upstream extent of bio-retention basins and constructed wetlands.
- Bio-retention swales and/or basins with a gross surface area of approximately 1.5% of the total catchment area.
- Constructed wetlands with a gross surface area of approximately 1% of the total catchment area.

From individual lots runoff will be discharged into a trunk drainage network where, together with runoff from roads and swales, it will be treated in catchment-wide treatment areas (either bio-retention basins or constructed wetlands) before being discharged into downstream waterways.

Overall, the Stormwater Management Strategy demonstrates how stormwater could be effectively managed to provide on-site stormwater detention to ensure no increase in peak flow rates following development when compared to existing site conditions and remove pollutants from runoff to a sufficient extent to meet both Council and State government guidelines and adopt a stormwater treatment train approach that is consistent with current best practice Water Sensitive Urban Design.

• Electricity

Electricity supply is available to the site and capacity exists to supply the first stages of development. Preliminary advice from Essential Energy indicates that as the project develops there will be a need for a zone substation, ideally located within or adjacent the employment lands. The timing and location of this will be determined in consultation with Essential Energy. TransGrid have control of the 132 KV transmission line that cuts through the site in a north easterly direction.

• Gas

In order to have the option of installing reticulated LPG throughout the project, Essential Energy has provided preliminary advice that it would install large bulk tanks strategically throughout the project from which they would then supply to consumers by means of underground pipeline in a common trench with electricity and telecommunication cables. Further discussions will need to be held with Essential Energy in this regard as the project progresses.

6.0 Justification

• Telecommunications

Telecommunication infrastructure will be installed throughout the development to an appropriate standard that will meet the needs of residents and businesses. Telstra have also advised a requirement for sites and access for an exchange and mobile phone transmission tower and accompanying antennae. Further consultation will be undertaken with Telstra to accommodate these requirements at the detailed design phase.

• Community Services (refer to Appendix 8 Community Plan)

Consultation has been undertaken with Greater Taree City Council; NSW Department of Education and Communities (DEC) (formerly the Department of Education and Training); NSW Health (Hunter New England Area Health Service); and a number of non-government service providers to determine their general requirements to cater for the intended future development of Brimbin. A Community Plan was prepared taking into account this feedback, existing facilities, projected population growth and demographics and existing policy standards. The assessment concluded the following community services infrastructure needs:

- 1 large multi-purpose community hub with approximately 1,000sqm - 1,300sqm floorspace on a 1ha-1.3ha site. The hub should include a variety of large and smaller flexible spaces suitable for a range of social, leisure, learning and cultural activities; lounge / foyer area; exhibition space; rooms for health, support and outreach services; meeting rooms for training; play space for children; active indoor and outdoor areas; service desk; cafe; kitchen facilities; toilets; storage space; and an outdoor socialising area with barbecue;
- 1 branch library with approximately 1,100sqm floorspace, co-located with community hub;
- A range of passive and active open spaces and neighbourhood meeting areas.
- 1 police station with 3,000sqm site area;
- 1 ambulance station with 2,000sqm site area; and
- 1 fire station with 2,000sqm site area.
- 3 primary schools of approximately 3ha site area each;
- 1 high school of approximately 6ha site area;
- Potential provision for a special needs facility with 1ha

site area adjoining a school site;

- Potential need for a private/independent school;
- Approximately 4 child care centres;
- Approximately 4 preschools;
- Lifelong learning facility (within community hub);
- General practitioners, dental and other health services in the mixed-use centre;
- Aged care housing/ facilities;
- 1 local centre;
- 3 neighbourhood centres;
- Places of worship;
- Leisure/ entertainment facilities (in local centre).

The Structure Plan has made provision for the above community services infrastructure. The community hub, branch library and open spaces are proposed to be included in a Voluntary Planning Agreement between Roche Group and Department of Planning and Infrastructure. The remaining community services infrastructure is anticipated to be provided by the relevant government authority, non-government organisation or private sector.

What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?

Consultation was previously undertaken as part of the preparation of the two previous Local Environmental Studies and further consultation has been undertaken on the Structure Plan formulation. In this regard, Roche Group wrote to a wide range of Government Departments in June 2010 as recommended by Department of Planning and Council. Responses have been received from the following:

- Ambulance Service of New South Wales;
- Australian Rail Track Corporation Limited;
- Essential Energy;
- Department of Education and Training;
- Department of Local Government;
- Department of Environment, Climate Change and Water;

- Mid Coast Water;
- NSW Fire Brigades;
- NSW Rural Fire Service;
- Forests NSW;
- Gloucester Shire Council;
- Hunter-Central Rivers Catchment Management Authority;
- Great Lakes Council;
- Department of Health-Hunter New England;
- Department of Industry and Investment (includes former Dept of Primary Industries and Mineral Resource and Agricultural Divisions);
- Koalas in Care Inc;
- Land and Property Management Authority;
- NSW Maritime;
- Department of Planning- Heritage Branch;
- NSW Police Force;
- NSW Road and Traffic Authority;
- Telstra; and
- Housing NSW.

All the issues raised have been addressed in this proposal and the technical reports contained in the appendices. Refer to Appendix 15 Public Authority Consultation for copies of the submissions as well as a summary of how the issues raised have or will be addressed. It should be noted that as part of the formulation of technical reports in support of the Planning Proposal, ongoing consultation has occurred with relevant government agencies to ensure that all requirements and or concerns have been addressed as part of this work.



7.0 Community Consultation

As part of the preparation of the Planning Proposal and Structure Plan, Roche Group (and its consultant representatives) has undertaken consultation with the Greater Taree City Council; the Department of Planning; a number of government agencies; and registered Aboriginal groups (Purfleet Taree Local Aboriginal Land Council; Guiwan Cultural Enterprise; Doo-wa-kee Culture & Heritage Surveys; and Ghinni Ghinni Youth and Cultural Aboriginal Corporation).

Three full-day community information and feedback sessions were held in Taree in March 2013, attended by representatives from Roche Group, Greater Taree City Council, Roberts Day, Elton Consulting and RoadNet. The sessions were designed to enable 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. A total of 393 people were recorded as attending the sessions and 67 written submissions were received. Anecdotal and written feedback was generally very supportive of the proposal and feedback has been either incorporated or noted for subsequent more detailed design stages. Refer to the full report in Appendix 16.

A Gateway Determination would specify additional community consultation to be undertaken in relation to the Planning Proposal which would be adhered to as part of the LEP amendment process, to ensure ongoing maximum community involvement to achieve the best possible outcome. The Planning Proposal is not considered to be of low impact, and therefore it is anticipated that it will be on exhibition for a minimum period of 28 days. It is also intended to hold further workshops with local residents and Community Interest Groups as necessary.



Photograph from the community information and feedback sessions, March 2013.

8.0 Next Steps

No.	Task	Duration	Start	Finish	Aug 2013	Sep 2013	Oct 2013	Nov 2013	Dec 2013	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014
1	PP considered at Council meeting	1 day	Wed 21/08/13	Wed 21/08/13	●									
2	Seek DPI Concurrence to exhibit	37 days	Fri 23/08/13	Mon 14/10/13										
3	Public Exhibition of PP and VPAs	58 days	Tue 15/10/13	Thu 2/01/14										
4	Commence Public Exhibition	28 days	Tue 15/10/13	Thu 21/11/13										
5	Forward PP and VPAs to Govt agencies	28 days	Tue 15/10/13	Thu 21/11/13										
6	Council to assess public submissions	14 days	Fri 22/11/13	Wed 11/12/13										
7	Revisions to PP to address submissions	16 days	Thu 12/12/13	Thu 2/01/14										
8	Finalise report to Council	34 days	Fri 3/01/14	Wed 19/02/14										
9	Prepare planning report	30 days	Fri 3/01/14	Fri 14/02/14										
10	Report considered at Council meeting	1 day	Wed 19/02/14	Wed 19/02/14										
11	DPI to make LEP	60 days	Thu 20/02/14	Wed 14/05/14										
12	Final PP considered by DPI	22 days	Thu 20/02/14	Fri 21/03/14										
13	Parliamentary Council consider LEP	21 days	Mon 24/03/14	Mon 21/04/14										
14	Minister considers LEP for approval	16 days	Tues 22/04/14	Tues 13/05/14										
15	LEP is made by DPI	1 day	Wed 14/05/14	Wed 14/05/14										

Abbreviations:

PP	Planning Proposal
VPA	Voluntary Planning Agreement
DPI	Department of Planning and Infrastructure
LEP	Local Environmental Plan



9.0 Conclusion

This Planning Proposal seeks to amend the existing zoning and planning controls contained within the GTLEP 2010 to enable land situated at Brimbin to be developed for a new town, consistent with State and Local Government planning strategies.

The Planning Proposal is accompanied by the Structure Plan and a number of technical reports prepared by specialist consultants which collectively address all of the matters outlined in the Mid North Coast Regional Strategy, State Environmental Planning Policies, section 117 Ministerial Directions, detailed requirements of the Department of Planning and Council, and matters raised from initial consultation with various Government departments.

Overall, the LEP amendment sought by the Planning Proposal would have significant positive impact by enhancing the economic, social and environmental potential of the local area and has been found to result in a significant net community benefit.





RobertsDay
planning·design·place

sydney melbourne perth
level four 17 randle street
surry hills nsw 2010 australia
t+61 2 8202 8000
www.robertsday.com.au