

# L11 - Lot 612 Blackhead Rd, Hallidays Point

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**About this part:**

This part provides detailed guidelines for development of the land located in the south western section of Tallwoods village which has been rezoned for residential development. This part applies in addition to the other requirements of the DCP.

**Applies to:**

Land within the site shown in Figure L11.1 and identified as Lot 612 DP 1160096, being Lot 612, Blackhead Road, Hallidays Point.

**Date adopted by Council:**

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**Effective date:**

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**Related Policy / Technical Manual:**

Nil

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## L11.1 Introduction

The subject land is located in the south western part of the Tallwoods village in the Hallidays Point area. This land has been identified to provide residential growth of the Tallwoods village.

Future development of the subject land is to ensure that environmental and visual objectives are maintained and enhanced; and an effective road network is achieved.

## L11.2 Relationship to other parts

All standard relevant provisions from within this DCP apply to development on the subject land where not varied by this part.

## L11.3 Principle objectives for the site

- Ensure that the ecological values of the site (wetland and woodland vegetation) are maintained and enhanced.
- Enhance the vegetated buffer along the frontage of Blackhead Road to visually screen the road for future residents.
- Ensure an effective and efficient road network is achieved.

## L11.4 Performance Criteria

**Ecological and landscape values:**

1. A vegetation management plan is to be lodged with any development application and must address the following requirements in the locations identified in Figure 20:
  - improvements to the Environmental Protection Area to enhance the ecological (wetland and woodland) values of the site by:

- maintaining the surface water regime (current hydrological pattern and volume) that feeds into the wetland
  - avoiding disturbance of the remnant plant communities, particularly the wetland community
  - implementing appropriate weed control measures
  - promoting natural regeneration of native plants including groundcover, understorey and canopy
  - installing permanent fencing to control access
- establish a vegetated buffer along the Blackhead Road frontage which is a minimum of 10 metres wide and planted with native species
- provide offset planting to compensate for the loss of vegetation associated with the development. The offset planting is to be provided in the Environmental Protection Area and vegetated buffer and must be:
    - provided at a ratio of 2 trees for each native tree that is removed. At the time of lodgement of the development application an inventory of trees is to be undertaken to determine the number required. The number of trees present on the site may change over time. The minimum number of trees to be considered in this offset ratio is 70 trees (present on the site at the time of the land being rezoned)
    - of the same species as the native trees being removed (representative of the dry sclerophyll forest vegetation community)
    - appropriately managed to ensure an 80% survival rate after 12 months and replacement planting where required.

The vegetation management plan is to:

- provide a maintenance regime to ensure the ecological and landscape objectives are maintained. To achieve this outcome, the vegetation management plan should be implemented early in the development of the site
  - ensure effective ecological and landscape outcomes at the time the use commences through the planting of local native tube stock and at an appropriate density
  - be registered on the title of the affected land through a Section 88b instrument under the Conveyancing Act 1919.
2. Land included in the Environmental Protection Area, must remain in single ownership to minimise disturbance of the site. This land must form part of one of the adjoining residential lots. Any construction proposed on this lot is to be located outside of land included in the Environmental Protection Area.
  3. Ensure the water quality of the site is maintained or improved.

#### **Traffic:**

4. Vehicular access to/from the site will be via southern extension of The Pulpit. Provision will be made in any subdivision of the land for public road connections to Lot 62 DP 1077935 (east) and Lot 1 DP 242332 (west) to facilitate access for future development of those lands.

No vehicular access is to be provided directly to Blackhead Road, other than restricted emergency access to enable residents and emergency services access during bushfires.

