

Lot 612 Blackhead Road, Hallidays Point

MidCoast Council invites community feedback on a proposal to rezone land adjacent to the Tallwoods Village from a rural zone to a combination of residential and conservation zones.

The site is located at Lot 612 Blackhead Road and covers an area of around 17 hectares. Currently used for small scale grazing activities, it is relatively cleared land.

A wetland on the north-eastern corner of the site will be included in a conservation zone to protect the wetland, and a residential zone applied over the remainder of the site. This will allow for a future extension of Tallwoods Village of around 80 additional residential lots. Vegetation screening along Blackhead Road will be enhanced with additional plantings to offset the removal of some trees that are scattered through the site.

Details of the project are provided in the following documentation which includes:

- **Planning proposal and relevant studies**– this document explains the proposed development and amendments required to the *Greater Taree Local Environmental Plan 2010* to change the zone of the land from Primary Production (RU1) to a combination of General Residential (R1) and Environmental Conservation (E2) zones. It contains an assessment of the suitability of the site against State and local planning controls. A number of technical studies are provided as attachments to the planning proposal
- **Draft Development Control Plan (DCP)** - provides specific planning controls for the site in the form of a Local Area Plan, which will be included in part L of the *Greater Taree Development Control Plan 2010*. The controls focus on the rehabilitation of the land to be included in the Environmental Conservation zone, an outline of the off-set planting requirements, retention and enhancement of vegetation screening along Blackhead Road and vehicle access to and from the site (including restriction of access to Blackhead Road other than for emergency access)
- **Local Environmental Plan** – the *Greater Taree Local Environmental Plan 2010* is provided to show the current planning controls that apply in the Taree region of the MidCoast Council
- **Gateway determination** – this document is approved by the NSW Minister for Planning and identifies the planning controls and process to be undertaken for consideration of the planning proposal as it proceeds through the rezoning process. This Gateway determination supports the proposal to proceed and specifies amendments, further studies required, community consultation requirements, public authority consultation and time frames for completion. The Gateway also delegated the authority to Council to make the plan.

If you would like to know more, you are invited to a drop-in session on Wednesday, 20 September from 3:30pm - 5:30pm on the southern end of The Pulpit Road, Tallwoods Village. Staff from Council's planning team will be on hand to discuss the proposal and answer questions. You can also contact our strategic planners on 6591 7222.

This application is available until close of business on Friday 29 September 2017 for the community to provide feedback on the proposal. You can email submissions to Council or post to Taree Office, 2 Pulteney St, Taree, by quoting reference number S1250/01/03

