

Addendum to the Communication and Community Engagement report (April 2021) - North Tuncurry Urban Release Area

Background

The North Tuncurry project is a major government initiative that will help address the housing needs in the Mid North Coast region over the next 30 years and beyond. The project aims to deliver approximately 2,123 new homes around a new village centre and reconfigured golf course, with new community facilities, parks and open spaces, improved access to the beach and 327ha of conserved bushland, helping to foster an active, healthy community lifestyle that takes advantage of its unique natural location.

Following community consultation about the project between 2011 and 2014, further technical studies were completed and the masterplan was revised. This is documented in a Communication and Community Engagement report prepared by KJA in April 2021.

Following this, a Planning Proposal (and related technical documents) to rezone land in North Tuncurry for development was lodged with the NSW Department of Planning and Environment (DPE) in November 2021, and later placed on public exhibition between 2 May and 17 June 2022.

Prior to and during the public exhibition period, Landcom facilitated additional meetings with key stakeholders, promoted the public exhibition period and opportunity for submissions to DPE, and held a drop-in community information session in Forster on 5 June 2022.

This addendum is a summary of the additional consultation that occurred after April 2021 and should be read in conjunction with the report prepared by KJA.

Summary of participation and consultation

Promotion of rezoning proposal public exhibition period

Landcom promoted the DPE-led public exhibition of the rezoning proposal and related technical documents, as well as the drop-in community information session, in the following ways:

- letters posted to around 3,400 Tuncurry households (Attachment A)
- personalised letters emailed to key stakeholder groups, including MidCoast Council elected representatives and General Manager, Forster Tuncurry Golf Club, local Members of Parliament, Forster Tuncurry Business Chamber, Forster Local Aboriginal Land Council, Lakkari Native Title group, and a range of local community organisations
- personalised letters emailed to members of the former Community Reference Group who were engaged during the project's initial consultation between 2012 and 2014
- personalised letters emailed to people who registered interest in the project in 2013
- information published on Landcom's project webpage
- information provided by email to local radio station Great Lakes FM to promote on-air

- advertisements placed in local newspapers Great Lakes Advocate (published Thursday 26 May 2022) and Forster Fortnightly (published Wednesday 1 June 2022) (Attachment B)
- 1 x pre-event social media post on Landcom's LinkedIn platform, plus 2 x post-event social media posts across Landcom's Facebook and LinkedIn platforms to thank attendees and promote final opportunity to provide a submission through the DPE planning portal.

In addition to Landcom's promotional activity, DPE prepared and distributed a media release to local media outlets, which resulted in news coverage in local newspapers (print and online), radio and TV. DPE also arranged for paid geo-targeted social media posts to promote the information session and submission period.

Information session

Landcom facilitated an information session at Club Forster in Forster on Sunday 5 June 2022 between 10am and 2pm.

The information session was designed and promoted as a 'drop-in' style session with more than one dozen information boards (Attachment C). The information boards were themed to various components of the project (e.g. summary of previous consultation, sustainability initiatives, masterplan features, project timeline) and placed around the venue to allow community members and other invited stakeholders to learn more about the project proposal at their own pace. The format allowed for community members to discuss their views or ask queries directly to the six Landcom personnel and consultants in attendance, providing a more personal alternative to a structured sit-down program and formal Q&A process.

Landcom encouraged attendees who wanted to provide formal feedback to lodge a submission through DPE's online planning portal.

Two planning officers from DPE's Newcastle office were in attendance to assist attendees to lodge a submission through the online planning portal and explain how to lodge a submission prior to the public exhibition period concluding. Attendees were also provided with the DPE planning portal URL.

Landcom staff provided their contact details to some attendees who wanted to discuss components of the project in further detail at a later date, and noted from feedback that additional project information should be made available in print format at any future information sessions. The information boards displayed at the event were available in PDF format on the North Tuncurry project webpage.

A summary of participation for the information session is provided below:

- Around 190 people attended the session, expressing that many local residents seem to be aware of the project proposal and the information session in response to Landcom's promotional communications and by hearing about the event from family or friends.
- A range of views were expressed at the session, with the majority of attendees expressing overall support for the project.

- Potential positive impacts raised included:
 - boost to housing supply and greater housing choice
 - delivery of affordable housing
 - job creation during and beyond construction
 - upgrades to golf course and new community facilities
 - delivery of new public spaces, walking and cycling paths, plus improved connections to the beach to encourage active lifestyles
 - increase in tourism opportunities.
- Potential negative impacts raised included:
 - scale of development, height of buildings in village centre impacting visual amenity
 - noise and traffic disruption during long construction period
 - increased traffic and impact on local road network, in particular the capacity of The Lakes Way and Forster-Tuncurry bridge
 - added pressure to regional health network and local schools
 - impact on flora and fauna
 - flood and bushfire risks to future homes
 - development could attract predominantly retirees and older residents due to proximity to golf course
 - limited employment opportunities to justify number of dwellings
 - new village centre could take trade away from existing Tuncurry town centre.
- A broad range of questions were asked by attendees, particularly in relation to the project's history and delivery timeline, future road upgrades and additional health infrastructure to support population growth. Landcom provided details regarding the project's history and future development stages, and advised that TfNSW and NSW Health are responsible for planning and delivering upgrades to road and health infrastructure respectively.
- 111 attendees registered to receive future project updates by email and/or post from Landcom, while 108 attendees registered to receive future project updates by email and/or post from DPE.



Images from the drop-in information session at Club Forster on Sunday 5 June 2022

Targeted stakeholder meetings

Several government stakeholders, local community organisations and businesses were invited to attend meetings with Landcom's project team between April and June 2022.

Email invitations were sent to the Member for Myall Lakes (NSW MP), elected representatives at MidCoast Council, the Forster Tuncurry Business Chamber, the board of the Forster Tuncurry Golf Club, the principal at Great Lakes College and the Lakkari Native Title group. Representatives from the latter five organisations accepted invitations and met with Landcom.

Landcom provided attendees with an update on the progress of the project, preparation of documents, planned consultation in-line with the Planning Proposal exhibition period and talked through concerns and opportunities.

Organisation	Meeting date
MidCoast Council (Councillors, General Manager and Director Liveable Communities)	20/4/2022
Lakkari Native Title group (Implementation committee members)	3/6/2022
Forster Tuncurry Golf Club board	3/5/2022
Great Lakes College (Principal and Deputy Principal)	10/5/2022
Forster Tuncurry Business Chamber	7/6/2022

Further to meetings with the above stakeholders, Landcom's project team has continued to meet several government organisations throughout the project lifespan to talk through any concerns or opportunities in relation to the project and delivery process, and to help inform technical studies. Since public exhibition of the Planning Proposal concluded in mid-June 2022, Landcom has met with representatives from Transport for NSW and NSW Rural Fire Service, members of the planning units of MidCoast Council and DPE, and with the Floodplain and Water unit of DPE's Biodiversity and Conservation Division.

All meeting attendees were given the opportunity to discuss and share their thoughts, and Landcom noted both concerns and opportunities.

Actions following consultation

Feedback gathered from targeted stakeholder meetings was noted and participants were encouraged to provide feedback formally through a submission during the rezoning proposal public exhibition period.

Following the drop-in information session, Landcom made the information boards displayed at the event available in PDF format on the North Tuncurry project webpage.

Landcom will provide future project updates, as determined appropriate, via its North Tuncurry project webpage, its social media platforms, in direct letter correspondence to nearby residents and by email and/or post to people who have registered their interest.

Attachments

Attachment A - Copy of letter distributed to local residents

Attachment B - Local newspaper advertisements

Attachment C - Information boards displayed at June 5 community information session

Attachment A – Copy of letter distributed to local residents



Creating more affordable
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landcom.com.au

23 May 2022

Dear Resident

Re: North Tuncurry urban release area – community information session

In 2013 and 2014 Landcom (formerly UrbanGrowth NSW) consulted with the community to inform the masterplanning process for proposed development in North Tuncurry. After some delays, the project has progressed and Landcom has now lodged a Planning Proposal with the Department of Planning and Environment (DPE). Exhibition of the proposal commenced on Monday 2 May. We invite you to attend a community information session on Sunday 5 June to learn more about our plans.

Update on the planning proposal

Between 2014 and 2018 Landcom consulted a range of government agencies, key stakeholders in the MidCoast Local Government Area (LGA), and a range of technical consultants on matters including environmental biodiversity conservation, transportation, and visual impacts. The planning proposal was refined in response to this further consultation and technical analysis.

Planning for the future

The NSW Government's Hunter Regional Plan 2036 identifies the site in North Tuncurry as a potential release area, to address local housing needs. DPE projections suggest the resident population of MidCoast LGA will increase by 8,300 people between 2016 and 2041, from 91,800 to 100,100 people. To help plan for the future, Landcom is seeking to rezone approximately 615ha for new homes, employment opportunities, community open space, and conservation.

Community information session about the proposal

When: 10am – 2pm on Sunday 5 June

Where: Club Forster, 19 Strand Street, Forster NSW 2428

Submitting feedback

If you are unable to attend this information session, we invite you to review the proposal, and submit your feedback by 5pm on Friday 17 June, through the DPE planning portal:

www.planningportal.nsw.gov.au/North-Tuncurry-PP

If you have any questions, please feel free to contact the team at Landcom via info@landcom.nsw.gov.au or by calling (02) 9841 8600.

Yours sincerely

A handwritten signature in blue ink, appearing to read "M Pring", written over a circular scribble.

Michael Pring
Development Director, Landcom

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Attachment B – Local newspaper advertisements



Learn more about development plans for North Tuncurry

Landcom has prepared a Planning Proposal to rezone approximately 615ha at North Tuncurry for residential, employment and open space. Approximately 327ha of the bushland on site will be conserved.

The proposal has been placed on public exhibition for assessment by the NSW Department of Planning and Environment. Submissions close at 5pm, Friday 17 June 2022.

We invite you to attend a drop-in information session to learn more about our Planning Proposal for North Tuncurry.

10am - 2pm
Sunday 5 June 2022

Club Forster
19 Strand St, Forster

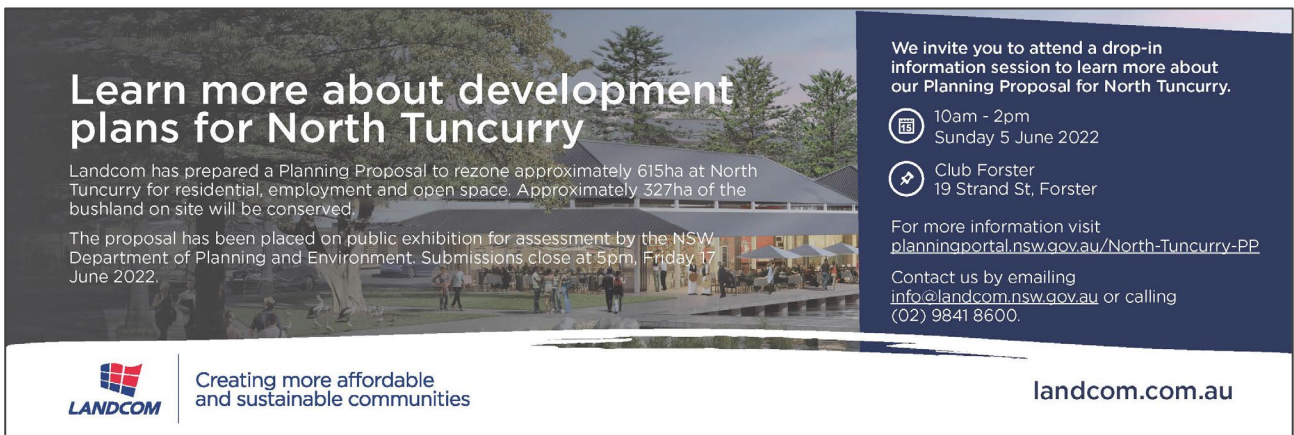
For more information visit planningportal.nsw.gov.au/North-Tuncurry-PP

Contact us by emailing info@landcom.nsw.gov.au or calling (02) 9841 8600

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1. Advertisement published in Great Lakes Advocate Thursday 26 May 2022



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2. Advertisement published in Forster Fortnightly Wednesday 1 June 2022

Attachment C - Information boards displayed at June 5 community information session

1. The North Tuncurry development project



Artist's impression: North Tuncurry village centre

Landcom will transform North Tuncurry over the next 20 years

For the last decade, Landcom has been preparing a Planning Proposal to outline the proposed development of North Tuncurry.

The last time we consulted with the community was in 2014.

The planning process has been delayed over recent years due to additional studies that needed to be carried out.

We have now submitted our Planning Proposal to the NSW Department of Planning and Environment for public exhibition before it is assessed.


The North Tuncurry project will be one of the most important developments to occur in Forster-Tuncurry over the next 20 years.

The NSW Department of Planning and Environment is coordinating the public exhibition of the Planning Proposal. **To have your say on the proposal, you can make a submission via the planning portal by 5pm, Friday 17 June 2022.** You can access the planning portal here: www.planningportal.nsw.gov.au/North-Tuncurry-PP



Come and talk to a member of our friendly project team with any questions you may have!

2. About the project and planning process



The North Tuncurry project is a major government initiative that will help to address the housing needs in the Mid North Coast region over the next 20 years and beyond.

About the project

The masterplan

The masterplan outlines what is proposed on site including:

- housing
- village centre
- an upgraded golf course
- new streets, pedestrian paths and cycleways
- open spaces, and
- community facilities.

To see details of the proposal, please visit:

www.planningportal.nsw.gov.au/North-Tuncurry-PP

Rezoning explained

A rezoning Planning Proposal seeks to change the current 'zone' or use of land to allow different types of development to occur in that location.

The rezoning of the North Tuncurry site is being managed by Landcom on behalf of the NSW Crown Lands Division of the NSW Department of Planning and Environment.



The Planning Proposal and masterplan are not applications to construct any buildings or physical works. These works will require separate Development Applications (DAs) at a later date.

Landcom or UrbanGrowth NSW?

You may have noticed that the 2014 consultation was hosted by UrbanGrowth NSW.

Since then, our organisation has gone through some changes and is now called Landcom.

Landcom is the NSW Government's land and property development organisation. We are a State Owned Corporation working with government and the private and not-for-profit sectors to deliver exemplary housing projects that provide social and economic benefits to the people of NSW.

Landcom helps the NSW Government achieve its urban management objectives by taking a lead role in improving the supply, diversity and affordability of new housing.

Our mission is to create more affordable and sustainable communities.

3. Site context and development planning

We acknowledge the traditional custodians of the land which makes up the MidCoast Council area - the Gathang-speaking (Worimi and Biripi) people. They have lived and cared for the land for thousands of years.

Site context

Located between The Lakes Way and Nine Mile Beach, the 615ha site surrounds the Forster Tuncurry Golf Club and is situated approximately 2km north of the Tuncurry town centre.

NSW Department of Planning and Environment projections suggest the resident population of MidCoast Local Government Area will increase by 8,300 people between 2016 and 2041, from 91,800 to 100,100 people.

The North Tuncurry site has been identified as a potential urban expansion area, to accommodate some of this growth for locals and those looking to move to the region. This growth will support infrastructure and services, including cafes, restaurants, accommodation and tourism, which will provide employment for many local residents.



Site location and context

History of development planning

Investigations for this site began in 1987, when Great Lakes Council resolved to prepare a draft Local Environmental Plan, including drainage, soil, and archaeological investigations.

In 1989 a draft precinct plan was created, and in 2003 the council released a development strategy that identified 240ha of land with development potential.

In 2009, the NSW Government's 'Mid North Coast Regional Strategy' earmarked North Tuncurry as a potential future urban release area to address the region's housing needs over the next 25 years.



4. Previous consultation



Landcom includes community consultation in its project planning.

Consultation was first undertaken with the wider community at an information session in mid 2013. This was attended by over 90 people, who expressed interest in:

- environmental conservation
- employment for diverse ages
- golf course interface
- community facilities.

Following this, a Community Reference Group was established. This included members of the community, business owners, as well as representatives from community groups, government, schools and the Forster Tuncurry Golf Club.

The group met twice, and provided feedback on:

- housing
- environmental concerns
- the layout of community facilities, and the location of surf lifesaving facilities
- traffic access
- employment opportunities
- delivering a new golf course
- the timeframe for delivery.

Community feedback

Feedback from community and stakeholder engagement activities has been incorporated into the masterplan for the site.

What we heard:

- maximise the views, by maintaining the outlook from the golf course to the hinterland.
- ensure walkability, with access between the site's bushland, beach and open spaces, and provide multiple beach connections.
- preserve natural heritage, retaining

- elements of Blackbutt Forest and native vegetation.
- provide a direct connection to the Tuncurry town centre, by extending Beach Street and the Northern Parkway.



5. The North Tuncurry masterplan

The North Tuncurry project aims to foster an active, healthy community lifestyle that takes advantage of its unique natural location. Most homes will be located within a two minute walk to bushland, beach or open space.

Residential development will be oriented to provide a visual connection to the natural features of the foreshore, mountains and conservation areas within the site.

To optimise connections to existing infrastructure and facilities, development within the site will commence from the southern end, closest to the Tuncurry town centre.



Key attributes

The masterplan seeks to improve community amenity in the area by:

- celebrating the prominence of water within the development, through basins and ponds
- improving public access and connection to the foreshore and bushland, to encourage walking and cycling
- providing easy access to the site via the Lakes Way, Northern Parkway, and the future Beach Street extension
- providing a village centre, with a new community centre and surf lifesaving facilities close to the foreshore
- reconfiguring the golf course and relocating the club house to be next to the village centre
- providing around 2,123 new homes to support population growth and provide housing choice.



6. Development philosophy

A sensitive approach

More than half of the site will be dedicated to permanent conservation.

In collaboration with the local community, Landcom aims to deliver a project that embraces cultural heritage, creates an aspirational ‘sea change’ option for regional housing, is resilient to climate change, and creates a precinct that has its own distinct character.

The guiding principles that have shaped the project can be seen in **table 1**.

GUIDING PRINCIPLES	
Social	Offer lifestyle opportunities that foster a community of all ages, backgrounds and life stages.
Environmental	Understand, protect and enhance the natural features of the site and surrounds that are so valued by the local community.
Economic	Meet future population needs by strengthening economic prosperity of existing townships and introducing new business and customers.
Design	Create a compact neighbourhood that respects its natural setting, is connected, healthy, attractive and safe, while promoting community pride and connection with existing townships.
Development strategy	Deliver infrastructure and amenity alongside the first stages of houses, to respond to wider community need and establish a sense of place.

Table 1



327ha of the site will be dedicated to conservation, including the Foredune Complex between the beach and the area to be developed.

7. Coastal village centre and open space

A small coastal village centre is proposed to service the convenience needs of the local community and will not compete with Tuncurry town centre.

A new village centre



Proposed facilities

- community centre, with surf lifesaving facilities
- village green, with recreational facilities for children and adults
- neighbourhood supermarket and speciality shops
- golf clubhouse, and
- parking.

Public open space

The landscape and open space strategy will respect the natural environment as a community nestled in a coastal setting. This includes conservation of Blackbutt Forest, Banksia Dry Heath, and the Fore dune Complex.

There will be nine unique neighbourhood parks across the site, providing numerous places for people to relax, connect and play.

Heritage

The proposal will celebrate the site's natural heritage. It protects known sites of Aboriginal archaeological significance and artefacts, introduces a 'heritage trail' focusing on Indigenous culture, and will use locally sourced materials (stone, driftwood) during construction.



8. Community facilities and golf course

A series of attractively landscaped, linked open spaces and parks will provide access to recreational BBQ and playground areas.

Community facilities

The parks and open spaces will be linked by pedestrian and cycle paths, providing safe access to a wide variety of different open space experiences within the site.

Parklands will be planted with native trees and shrubs, to allow for wildlife habitats and corridors.



Golf course concept plan



Legend

- 4 Existing fairway
- 2 Proposed new fairway
- 1. Clubhouse
- 2. Motorised cart shed
- 3. Potential accommodation site
- 4. Parking
- 5. Pro shop
- 6. Practice putting green
- 7. Practice fairway or driving range
- 8. Practice chipping and bunker area
- 9. Site for nursery and short course
- 10. Reserved for special use
- 11. Maintenance buildings

Redesigned golf course and clubhouse

This is an opportunity to better integrate the golf course with future development.

Proposed changes include:

- remodel the existing course layout, introduce five new holes
- new three-hole course for beginners
- new clubhouse located within village centre
- improvements to course drainage to minimise the impacts of flooding
- introduce water features to three of the new holes to add interest and variety.

The course will retain its overall character and current bushland setting, with the revised layout being developed by the original course designer Mike Cooper. Construction will be staged to ensure the course is available for play during the process.

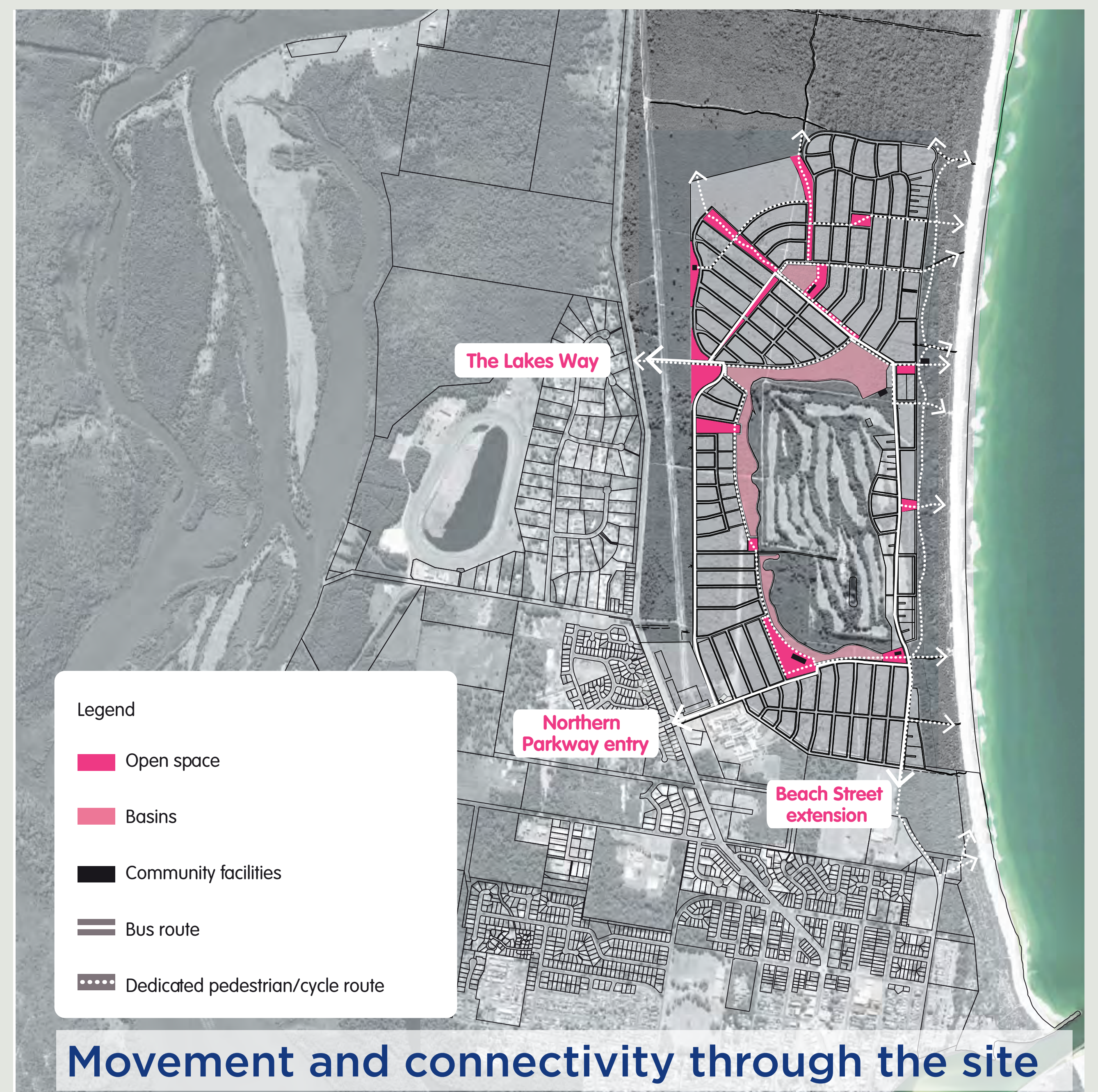
9. Neighbourhood structure

The North Tuncurry project aims to create a compact neighbourhood within a natural setting, connected to the town centre in a way that fosters an active, healthy community lifestyle.

Movement and connectivity

Movement and connectivity have been considered in the following ways:

- integration of streets with the local bus network
- dedicated cycling and pedestrian routes that follow the natural landscape through the site and into the wider neighbourhood
- opportunities for discounts on public transport passes and the cost of purchasing a new bicycle
- an extension of Beach Street, and new northerly connection to the Lakes Way
- a bus route to provide direct connections to the Tuncurry town centre.



Densities and heights

Community feedback has expressed the importance of respecting the local character of the Forster-Tuncurry area. Most of the housing will be low scale with height restrictions of one to two storeys.

To provide residents with housing choice, the proposal includes a small number of lots earmarked for higher density apartment living, mainly within the village centre. This 'higher density' includes a small number of buildings up to five storeys, strategically located to minimise visual impacts. Additionally, as part of Landcom's commitment to achieving more affordable communities, up to 10% of dwellings will be set aside for affordable housing.

Improving local roads and infrastructure

The initial stages of the North Tuncurry development are unlikely to contribute to a significant increase in traffic. Later stages of development will be aligned with key road and infrastructure upgrades.



10. Mitigating the impact of climate change

The North Tuncurry masterplan has been designed and informed by a climate change adaptation and resilience plan to help mitigate the risks resulting from sea level rise, heatwaves, droughts, bushfires and other climate-related impacts on our communities.



Flooding

The masterplan has been informed by flood and hydrology assessments to understand how to mitigate the risk of extreme rainfall and sea level rise between now and the year 2100.

Key measures to mitigate the impact of flooding include:

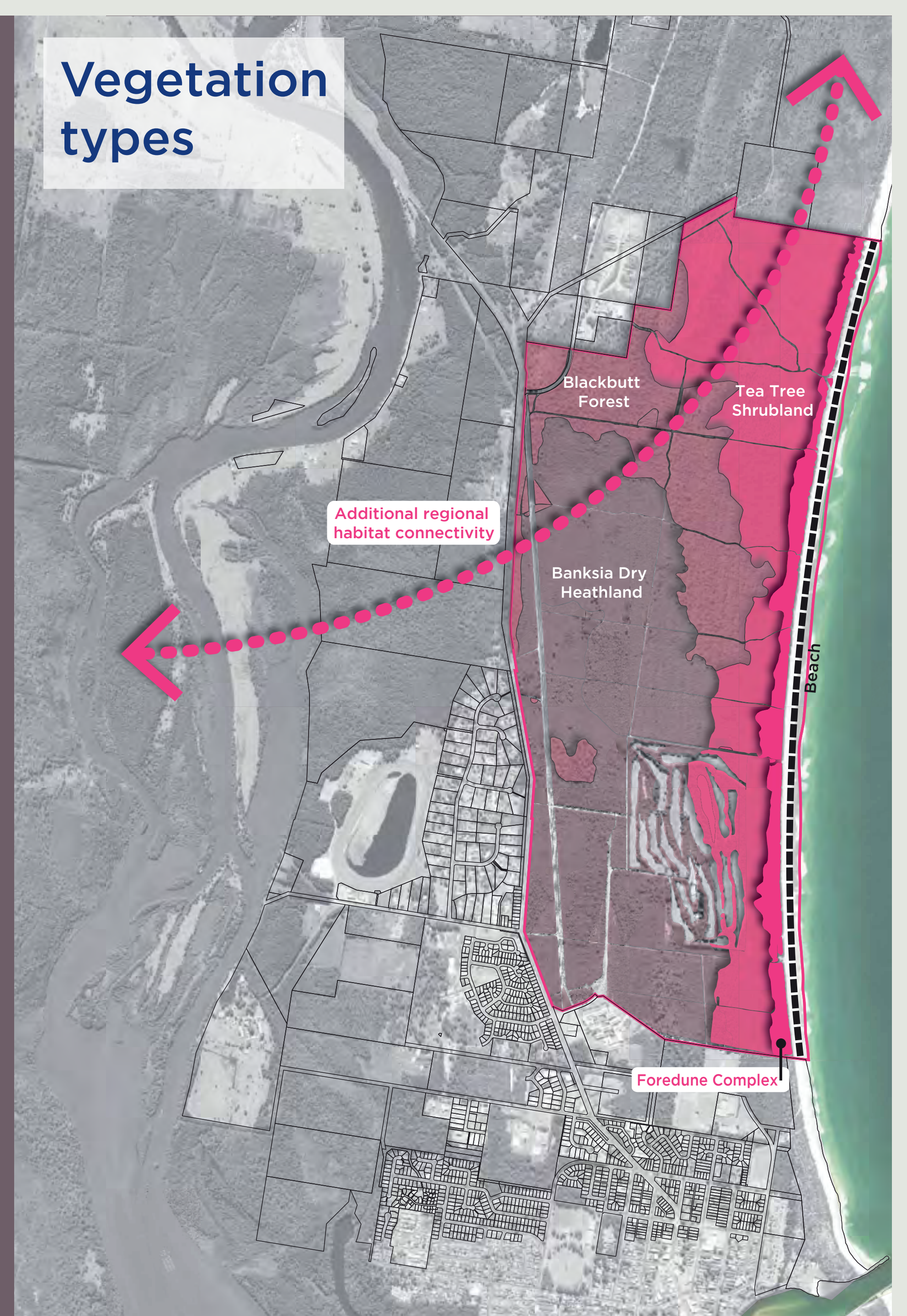
- locating the development above the 1:100 year flood level
- innovative stormwater management including water retention ponds connected to the lake entrance
- building floor levels above the 1:200 year flood level
- use of rainwater tanks to capture and use water for residential use and irrigation.

Ecology

Approximately 327ha of bushland on site will be permanently funded, managed and protected as a 'stewardship site' in agreement with the NSW Biodiversity Conservation Trust. Management of the site will be guided by an approved site management plan.

This conservation area will provide habitat for many species of flora and fauna found on site, including:

- Tuncurry Midge Orchid
- Eastern Osprey
- Pied Oystercatcher
- Little Lorikeet
- Brush-tailed Phascogale
- Eastern Pygmy Possum
- Squirrel Glider
- Little Bentwing Bat
- Eastern Bentwing Bat
- Eastern Freetail Bat
- Greater Broadnosed Bat
- Grey-headed Flying Fox
- Eastern Blossom Bat



11. Mitigating the impact of climate change



Droughts and bushfires

To reduce the impact of droughts and to protect the community against bushfires, Landcom has worked with the NSW Rural Fire Service to identify opportunities to mitigate risks. These measures include:

- landscaping that includes green corridors and numerous, fire-resistant plant species
- potential widening of the roads between the site and surrounding bushland to create a buffer
- potential for recycled water for community facilities and irrigation
- 'asset protection zones' to reduce the impact of bushfires.

Extreme heat

To reduce the impact of warmer days and prolonged heatwaves, the masterplan includes several key features:

- light-coloured buildings, street furniture and play equipment, where possible
- increased tree planting and water features to help reduce background temperatures
- homes oriented to capture breezes for natural ventilation.

12. Respecting Traditional Owners



Engaging the Worimi and Biripi communities

The project team has worked with the Indigenous Design Unit of the NSW Government Architects Office and the Lakkari Native Title group (Worimi and Biripi people) throughout the planning process.

Consultation has included:

- engagement with Registered Aboriginal Parties between October 2020 and February 2021 about cultural heritage research and cultural management options for the site
- meetings with the Lakkari Traditional Owners Corporation
- meetings with the Forster Local Aboriginal Land Council.

Incorporating Connecting with Country into the masterplan

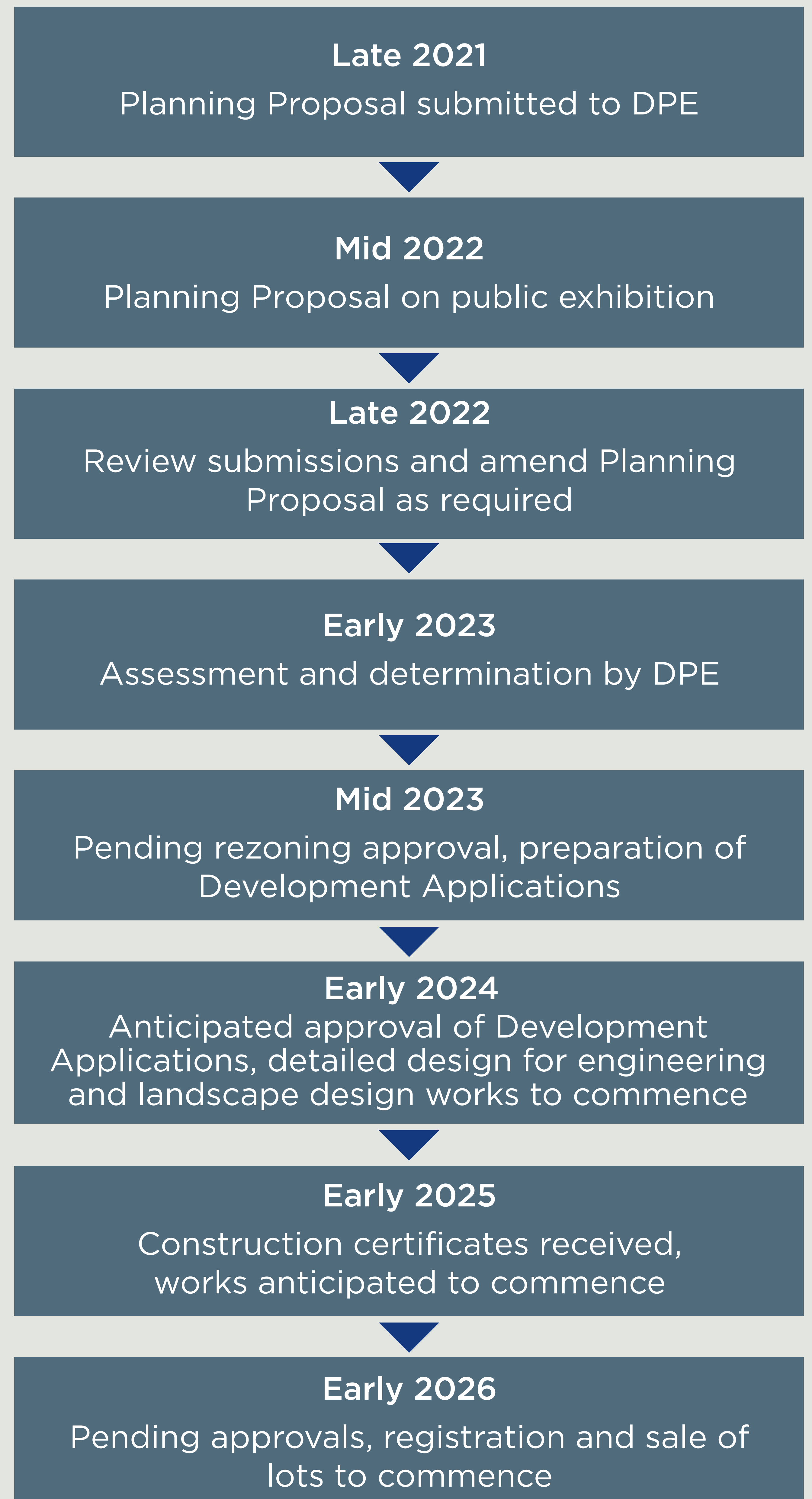
Feedback from Aboriginal and Torres Strait Islander community members and groups helped design a 'heritage trail' through the site. The trail focuses on Indigenous culture, interpretative artworks and related themes. These include earth, fire, air and celebration of the seasons.

The heritage trail will use locally sourced materials such as stone walls and driftwood, seasonal native planting and bush foods aligned with traditional practices.

13. Key outcomes and benefits

The masterplan includes:

- housing choice for different life stages and preferences
- increased economic opportunity, with 13.24ha of employment and mixed use lands located to the west and north of the site
- a new village centre, with small scale commercial facilities, a village green, and a new golf clubhouse
- a new community centre and surf lifesaving facilities, close to the foreshore
- 6.2ha of parks and open spaces
- upgrades to the golf course
- improved connectivity throughout Tuncurry, via a major entry point at The Lakes Way, and extension to Beach Street.



Next steps

The Planning Proposal and masterplan were lodged with the NSW Department of Planning and Environment in late 2021.

Subject to rezoning, future Development Applications and ongoing community consultation, we anticipate that future residential development will be staged over the next three decades to ensure housing is available to meet growth in the area.

Please talk to the project team if you have any questions and send your feedback in a formal submission by 5pm, Friday 17 June 2022, via the NSW Planning Portal: www.planningportal.nsw.gov.au/North-Tuncurry-PP