

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Webform submission from: North Tuncurry Urban Release Area - Submission 1 - DOC22/378400  
**Date:** Monday, 2 May 2022 8:20:42 PM

---

Submitted on Mon, 02/05/2022 - 20:20

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2430

**Please provide your view on the project**

I support it

**Submission**

I agree for this project to take place

**I agree to the above statement**

Yes

Submitted on Mon, 02/05/2022 - 20:21

Submitted values are:

I am making a personal submission

11

11/11/2016

No

\_\_\_\_\_

Forster 2428

I object to it

I wholeheartedly object to the re-zoning and eventual development of this and any other crown lands in our region.

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 3** - DOC22/378506 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 8:59:44 PM

---

Submitted on Mon, 02/05/2022 - 20:59

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I support it

**Submission**

I think it is a great idea brings on more work and provides a lot of housing in a time when it's such needed. Although other upgrades will be needed to accommodate for this such as double lanes on the lakes way a better water system as we previously didn't do too well with the last drought but if it all considered with doing so I think it would be good

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission 4 - DOC22/378542 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 9:01:11 PM

---

Submitted on Mon, 02/05/2022 - 21:00

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

I would like our environment to be kept as is. I do not think we need more development. Let's get what we have up to a better standard!

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission 5 - DOC22/378563 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 9:02:11 PM

---

Submitted on Mon, 02/05/2022 - 21:01

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

Great idea and great use of land.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 6](#) - DOC22/378572 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 9:18:51 PM

---

Submitted on Mon, 02/05/2022 - 21:18

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

I believe this is not needed in the Tuncurry area. There aren't enough jobs to suffice the extra dwellings.

This release will ruin the ecosystem In that area. Not enough positions in schools in the area to provide for the children of the families that would live in the dwellings of the proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 7](#) - DOC22/378770 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 9:59:01 PM

---

Submitted on Mon, 02/05/2022 - 21:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Failford

**Please provide your view on the project**

I support it

**Submission**

But I would like to know what the town centre will consist of.

Also what measures will be implemented to ensure our region will have the water supply, medical services and other infrastructure to cater for this and other future developments proposed.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 8** - DOC22/378797 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 10:08:39 PM

---

Submitted on Mon, 02/05/2022 - 22:08

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster/2428

**Please provide your view on the project**

I object to it

**Submission**

Forster/Tuncurry needs a hospital to accomodate our exploding population. Manning Base hospital isn't coping now. Put infrastructure above housing and development causing even greater strain on the hospital.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 9** - DOC22/378825 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 10:20:00 PM

---

Submitted on Mon, 02/05/2022 - 22:19

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

No way in hell...no infrastructure in place or on plan...Don't destroy our natural culture for money...especially on a sand island...Fools work

**I agree to the above statement**

Yes

Submitted on Mon, 02/05/2022 - 22:46

Submitted values are:

I am making a personal submission

114



Yes

[REDACTED]

Tuncurry 2428

I am just providing comments

Planning needs to provide a solution for traffic exiting Banksia Estate from Grandis Drive (turning right in particular) due to increased traffic at The Northern Parkway/Lakes Way/Grandis drive intersection. Currently at high traffic times (eg school start/finish times), traffic turning right from Grandis Drive on to the Lakes Way are forced (due to no designated right arrow) to turn at the same time as cars turning left from The Northern Parkway. Increased traffic due to proposed development will only exacerbate this problem and increase risk of accidents if changes to the flow of traffic at this intersection is not also included in the planning for the development.

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 11** - DOC22/378853 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 2 May 2022 10:54:12 PM

---

Submitted on Mon, 02/05/2022 - 22:54

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

All these extra houses but no hospital and still a one lane each way bridge. Great planning.

**I agree to the above statement**

Yes

Yes



Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 14](#) - DOC22/378904 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 1:10:18 AM

---

Submitted on Tue, 03/05/2022 - 01:10

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**

Forster/Tuncurry infrastructure could not possibly cope with a new development like this. The lakes way coming into Tuncurry is congested each morning and afternoon. The bridge is difficult to navigate during busy periods already. No local public hospital. Forster is already being overdeveloped. Families with children buying into this area would place extra pressure on an already struggling public school system which Tuncurry campus would not be able to cope with. Why can't areas of crown land stay as nature?? Why would you put the pressure of humans on such a beautiful stretch of coastline. Too many cars already drive on that beach. Who would want to live so close to a rubbish tip?? What about the koalas and other fauna that live in that untouched parcel of land. Leave it alone!!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 15** - DOC22/378984 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 5:21:27 AM

---

Submitted on Tue, 03/05/2022 - 05:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my submission to remain confidential**

No

**Info**

**Email**

■

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

I strongly object to this! Tuncurry does not need to lose more trees and natural areas for more housing ! The traffic coming in and out of town will be increased, the bridge is already a nightmare without additional traffic. Please don't turn this town into a place where there is houses replacing the environment for money! We have no hospital the schools are struggling how are they meant to cope with 4000+ people in town! It's very sad to see our home turning into a city! Council has already taking the pool from the tuncurry people please don't take our environment either

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 16** - DOC22/379058 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 6:00:44 AM

---

Submitted on Tue, 03/05/2022 - 06:00

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

I agree that this is just what Tuncurry needs

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 17** - DOC22/379081 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 6:20:34 AM

---

Submitted on Tue, 03/05/2022 - 06:19

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**

Where the infrastructure as in: new dual lane roads into Tuncurry / Forster back to Failford road at least, or the whole Lakes to Taree, we need a dual lane bridge to cope with Traffic.

Where the Hospital, you got the Cart before the Horse again.

Also where all the water going to go, a early proposal of this land was waterlogged issues, read this pdf here:

<http://www.floodplainconference.com/papers2013/Ben%20Patterson%20Full%20Paper.pdf>

**I agree to the above statement**

Yes

## Submission 17(2)

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSYC Hunter Mailbox](#)  
**Subject:** HPE CM [REDACTED] - DOC22/380620 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 11:04:22 AM

---

Submitted on Tue, 03/05/2022 - 11:04

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

### Submission

Where the upgrade to Lakes Way Dual lanes required up to the Failford road.

A new Bridge to Forster, without these upgrade the road will be congested constantly.

All the people in the twin towns having to put up with poorly design roadway, that at 30 years behind the times.

Plus build a hospital as well, it will attracted younger generation to rise a family here.

**I agree to the above statement**

Yes

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 19** - DOC22/380570 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 6:47:10 AM

---

Submitted on Tue, 03/05/2022 - 06:46

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

There are not enough resources in town to support current residents. Infrastructure and services need to drastically improve before additional homes should be approved.

Current issues such as not being able to get a doctors appointment for up to 2 weeks will be exacerbated by more homes and more residents. Traffic during peak periods is already an issue and adding further homes will once again make this current issue worse.

There should be no consideration given to such a development until services such as a hospital, improved school (tuncurry) and improved roads (including the bridge) are fully delivered before such a proposal is considered.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 20** - DOC22/380581 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 7:11:04 AM

---

Submitted on Tue, 03/05/2022 - 07:10

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

I support this proposal on the proviso that this is targeted for the general population of those of the employed and young families and NOT to become another aged or retirement village. If that is the case then I withdraw my support. I also support larger block sizes being available and nothing under 400m2.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 21** - DOC22/380587 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 7:21:34 AM

---

Submitted on Tue, 03/05/2022 - 07:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Tuncurry

**Please provide your view on the project**

I support it

**Submission**

Yes please!

Tuncurry is desperate for land and growth.

Our town is stale an run down and needs this new boost to bring the rest of the town up to scratch

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 22** - DOC22/380595 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 8:41:14 AM

---

Submitted on Tue, 03/05/2022 - 08:41

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

████████

**Last name**

████████

**I would like my submission to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

I do not agree with this submission.

This is prime Koala habitat. It is also important coastal habitat for many birds, reptiles, mammals and marsupials.

Also, The Lakes Way is banked up for over half an hour in school peak-times at the Northern Parkway intersection everyday now.

The Lakes Way cannot handle the additional traffic during the construction of this development and subsequently the increased traffic from 4500 residents using this intersection daily.

This land is an important wild space for our town and the infrastructure cannot support this project.

Please do not go ahead with this development.

**I agree to the above statement**

Yes

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 24](#) - DOC22/380665 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 7:25:15 PM

---

Submitted on Tue, 03/05/2022 - 19:24

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

This proposal is ridiculous, not only will it increase pressure on the already struggling road infrastructure adding 2100 extra households going to school/work on the one road into town.

It will utterly destroy one of the premier surf breaks on the east coast of Australia.

Tuncurry beach greatly relies on sand and sand movements through the beach, coastal flows and dunes.

As seen in other areas building on these dune systems greatly affects sand movement.

Tuncurry beach is already dying and this is just going to speed up the process.

It's also a dangerous beach, encouraging a surf club on this beach is ridiculous.

Why not spend the money on the town centre we already have!!!

Or develop behind banksia estate away from the fragile dune ecosystem.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 25](#) - DOC22/380672 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 3 May 2022 8:38:34 PM

---

Submitted on Tue, 03/05/2022 - 20:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██████████

**Suburb/Town & Postcode**

2118

**Please provide your view on the project**

I am just providing comments

**Submission**

I am not anti-development, but no population growth in the Forster-Tuncurry area should be occurring without commitment to duplicate the Head Street bridge and to make improvements to the intersection of Head Street/ Reserve Road. The area is a popular destination during holiday periods and has seen massive increases in vehicle traffic in recent years. During these peak seasons, road users can experience up to 30 -40 minute delays crossing the bridge from Tuncurry to Forster. Population growth will only exacerbate these issues. It is not enough to provide only active transport improvements when the area has a high elderly population who have no choice but to be reliant on cars. These traffic issues are well known to Transport for NSW and Council and should be taken seriously by DPE.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 26](#) - DOC22/380684 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 8:42:41 AM

---

Submitted on Wed, 04/05/2022 - 08:42

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

I think money should be focused on revamping Tuncurrys Main Street, as someone who has grown up in Forster and moved out as an adult, it is shocking returning home through tuncurrys empty Main Street, not a great look for tours it's visiting when all the shops are empty and borderline derelict. As for redeveloping so close to the beach that gets regular large swells will surely impact the dunes and coastal sand movement. This should not go ahead.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 27](#) - DOC22/380696 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 12:48:25 PM

---

Submitted on Wed, 04/05/2022 - 12:48

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

2430

**Please provide your view on the project**

I object to it

**Submission**

i do not agree with the proposal until roads like the lakes way, failford, the bridge to be repaired/expanded to accommodate the influx of traffic and people. services need to be updated and ultimately a bypass from forster to south lakes way needs to be thought about. this will not help the damaged roads in any way

**I agree to the above statement**

Yes



Submitted on Wed, 04/05/2022 - 15:14

Submitted values are:

I am making a personal submission



114

No

\_\_\_\_\_

2428

I support it

I support it to an extent, I am worried about the golf course renovations and changes you would be making in that area, as a 23 year old that has lived here my whole life, we all expected this upgrade to come, it will be great for the community assuming it is done correctly

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 29** - DOC22/380715 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 4:16:36 PM

---

Submitted on Wed, 04/05/2022 - 16:16

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

This is only a small area of Forster and tuncurry there has already been 6 new housing developments in the last 2-3 years the wild life and natural settings of the town need to be left before we have nothing left the council and developers should look at high rise in the already existing areas of Forster and tuncurry specifically the old bilo building in tuncurry has been abandoned for years or the area cabarita ave Forster is an eye sore needs something done along with Robert ,Helen , Bruce , street if the town gets a fresher look everything will start to increase it's not a good look on the coastal town when you have areas like that right for all visitors to see ....

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 30](#) - DOC22/380722 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 5:46:13 PM

---

Submitted on Wed, 04/05/2022 - 17:45

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

I strongly object to the planning of 2100 new houses in tuncurry as our twin towns need a new public hospital for the residents that already live here .

Our roads are terrible with just patching and no upgrades made since I've lived here .

The new housing estate on the lakes way in a horrible development also .

As stated a new public hospital for the residents of our beautiful towns would be more suited to that space .

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 31](#) - DOC22/380737 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 7:33:46 PM

---

Submitted on Wed, 04/05/2022 - 19:33

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

Great opportunity for all ages. Bring it on I say.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 32](#) - DOC22/380746 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 7:53:46 PM

---

Submitted on Wed, 04/05/2022 - 19:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

Our towns both Tuncurry and Forster don't have the infrastructure to support a larger population that we already have. Tourists which boost our economy including holiday time come to our towns because they love the peaceful and relaxed atmosphere that it offers and to commercialize these areas will deter tourists as they would find it too busy.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 33** - DOC22/380764 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 4 May 2022 8:12:53 PM

---

Submitted on Wed, 04/05/2022 - 20:12

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

2155

**Please provide your view on the project**

I support it

**Submission**

This would be great. I hope this proposal continues and funding allocated

**I agree to the above statement**

Yes

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 35](#) - DOC22/380827 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 12:25:09 AM

---

Submitted on Thu, 05/05/2022 - 00:24

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

██

**Suburb/Town & Postcode**

Forster

**Please provide your view on the project**

I object to it

**Submission**

North Tuncurry is a known koala habitat and koala corridor along with rainbow bee eaters wallabies possums and various other animals . Given the destruction of koala habitat and dwindling numbers of koalas the project should be stopped immediately based on this alone . 2 years ago while the country struggled through drought our area was put on severe water restrictions and only scraped through after devastating fires. There has been no upgrades to our catchments to cater for the proposed increase of population which would put the area in severe stress come the next drought with only short term extremely expensive measures available to save the population . Significant population such as this proposal cannot go ahead without significant catchment upgrades ( noting also the bore system that was supposed to give us water for the future failed in 2 weeks ) We have a regional hospital that even with upgrades is overwhelmed and the large numbers of retirees require a hospital in Forster not a 40 min plus drive to Taree that can be isolated by our regular flood waters . These things must all be taken into account before furth population increases as it will cost the government significantly more in the long run than the short term gains offered by landcom .

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 36](#) - DOC22/380870 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 7:52:50 AM

---

Submitted on Thu, 05/05/2022 - 07:52

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Forster

**Please provide your view on the project**

I object to it

**Submission**

Our beautiful town is turning into a spreading suburbia. With all the talk of climate change and protecting wildlife we should not be clearing any more land. The bush is what makes our town beautiful, if we lose that we are just another Bankstown by the beach!! Save our natural areas. No more spreading suburbia!

**I agree to the above statement**

Yes

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 38** - DOC22/380920 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 11:12:32 AM

---

Submitted on Thu, 05/05/2022 - 11:12

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

I support this 100% the town needs an upgrade

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 39** - DOC22/380967 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 3:22:46 PM

---

Submitted on Thu, 05/05/2022 - 15:22

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**

The traffic situation in Forster/Tuncurry, especially during holiday periods, is terrible. A second bridge is desperately needed now, no further estate development should be approved until the bridge situation is addressed.

**I agree to the above statement**

Yes

Submitted on Thu, 05/05/2022 - 16:16

Submitted values are:

I am making a personal submission

11

11

No

████████████████████

Forster

I object to it

There is plenty of land , go somewhere else

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 41** - DOC22/381037 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 4:17:26 PM

---

Submitted on Thu, 05/05/2022 - 16:17

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

Water front cafes, bike tracks, waterfront boardwalk, park with flower beds, family play and picnic tree area, a central hub with fountain and town striking clock. Keep the industrial area totally separate and away from other developments.

Lighting gives a ambience with lighting in trees and buildings for the evening and waterfront attractions.

You have a real chance to put a bit flare into this development to make Tuncurry special and beautiful, popular and different to other towns to attract a great lifestyle and tourist destination.

Kind Regards,

████████████████

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 42](#) - DOC22/381067 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 5:39:41 PM

---

Submitted on Thu, 05/05/2022 - 17:39

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I am just providing comments

**Submission**

2100 homes with less than 200 longterm jobs created?

With that job creation number, id say youre expecting a large number of WFH people to be interested. Which might be accurate, WFH is getting more popular. But it means higher stress on the phone lines/towers. Our current systems struggle during tourist season as it is

Id want to make sure they have the best available systems, like a new tower and FTTP for every building.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 43** - DOC22/381080 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 5:48:07 PM

---

Submitted on Thu, 05/05/2022 - 17:47

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Diamond beach 2430

**Please provide your view on the project**

I object to it

**Submission**

I believe the proposed development is inappropriate for the area. 9 mile Beach would be better suited as a coastal conservation area. The forster Tuncurry area will struggle to cope with that many new residents, and with such little job opportunities. We need hospitals and better roads and infrastructure first.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 44** - DOC22/381099 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 6:02:20 PM

---

Submitted on Thu, 05/05/2022 - 18:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I am just providing comments

**Submission**

This plan has neglected to address the already desperate need for better medical facilities and a public hospital to meet the needs of the current population as well any growing population.

Current developments already in progress in this area have not made adequate provision for all the extra boats, cars and caravans parked in streets. The streets are not wide enough in the latest developments in this area.

The developer must be made responsible for the upgrade of Lakes Way and Failford Rd to accommodate the extra traffic that this development would bring .

A dual carriageway across the lake from Tuncurry to Forster is an absolute necessity.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 45](#) - DOC22/381121 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 5 May 2022 6:09:31 PM

---

Submitted on Thu, 05/05/2022 - 18:09

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2312

**Please provide your view on the project**

I object to it

**Submission**

How is the town's infrastructure going to support another 2100 houses?

Currently have one road in and out of town, one hospital, one bridge that already takes 45min to cross during holiday periods into forster. Making a typical doctors appointment can see wait times take up to 5 weeks. What will change in these areas to support another 4500 residents?

Why are we not buying land of the one owner on the opposite side of the lakes way? Is it because the land being considered is crown land and the council will make a substantial amount of money out of it? How much is the council set to profit from for this project?

What monetary value is classified as Affordable housing? I find it hard to believe houses on the beach with a golf course and parks and with the infrastructure of a new town that is promised will be Affordable for a family.

What is the estimated house price for these proposed properties?

Has research has been done on the socio-economic status of the people who will be investing in these houses? I would like to know this data! If the house prices are not affordable the only investors will be people using them as holiday homes. Investors typically don't invest in the community apart from during specific holidays periods.

Does the town really need yet another golf course? We already have a championship course in Tuncurry. Has data been formulated on the effects this will have on the current courses? Have these clubs even been consulted at all on the impacts it may have?

Looking forward to your response in answer to all my questions as a concerned resident.

Regards

[REDACTED]

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 46](#) - DOC22/381143 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 6 May 2022 9:10:21 AM

---

Submitted on Fri, 06/05/2022 - 09:10

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

Submission re. proposed Tuncurry development.

Why is a housing development of 2000 homes being planned for Tuncurry that will destroy more native habitat and bush, when we have already lost two key wetlands in the past few years, and the development would impact a pristine beach, crowd our already crowded roads, choke the one main road coming in and out of Forster/ Tuncurry, choke the bridge, choke the now choked parking spaces, choke the Tuncurry Woolworths which is already over-burdened and has inadequate parking, over-burden an already choked GP medical system, and build housing unaffordable for young families, teachers, trades people, nurses and hospitality workers and would just be snapped up by rich retirees from Sydney? And why isn't less intense cheaper housing being planned in the Nambucca and Wingham regions where there is plenty of already cleared land available to be govt. acquired?

Council and ratepayers need to block this development and provide a cheaper housing alternative north and south of the Forster / Tuncurry region which has less impact on already stretched roads and services, and is less destructive to the environment on already cleared land.

These are not trivial questions but urgent, highly important issues of town planning and development. Local ratepayers are all concerned about these issues and feel that property developers have many local councils in Australia in their 'pockets.' I hope that the is not so here. Some current examples of these impending disasters are Byron Bay and Noosa. Both destroyed environs. We are loving our coastlines to death. Developers frequently make their cash and leave, with no improved infrastructure or facilities, just an overcrowded human and environmental disaster.

This development must NOT proceed.

██████████

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 47](#) - DOC22/381152 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Saturday, 7 May 2022 5:40:25 PM

---

Submitted on Sat, 07/05/2022 - 17:40

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Wingham 2429

**Please provide your view on the project**

I am just providing comments

**Submission**

Consideration for affordable housing and housing for people on middle to lower middle income are a must as clear land is suitable. Youth homelessness & rental area large issue for the Great Lakes and Midcoast area.

The Bushland and the clearing is also a loss of habitat for vital Bushland and animals habitat. This goes against a climate change-conscious future and does not consider the future rising tides and the impact of coastal degradation and erosion a development such as this would impact.

A public transport service and redevelopment of the LakesWay is a must as the links between Tuncurry, Forster and this North Tuncurry development will cause traffic issues and the need of state funding and cost for rebuilding a new functional road system that isn't weathered and potholes.

A consideration for a project that is not another same-same town centre (eg Huntlee, Gilleston Heights, Lake Cathie) with architectural with attractive terrace and urban dwelling should be consider for this project.

Happy to provide more input if requested.

Kind regards

██████████

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 48** - DOC22/381165 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Saturday, 7 May 2022 5:58:35 PM

---

Submitted on Sat, 07/05/2022 - 17:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Wingham 2429

**Please provide your view on the project**

I object to it

**Submission**

I am against the rezoning due to the impact on the environment

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 49](#) - DOC22/381177 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 8 May 2022 11:05:18 AM

---

Submitted on Sun, 08/05/2022 - 11:05

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

Given the International, National and State published information on Climate change and sea level rises to be expected, together with the current coastal issues of damage and inundation (eg Northern Beaches, Wamberal, Tea Gardens/Hawkes Nest, Old Bar) it is reprehensible and irresponsible to approve further coastal development.

Our local representatives should act in the interests of current rate holders who do not want to meet the current expenses of dealing with coastal erosion and inundation, let alone further potential cost if development proceeds. New owners will not want to meet any expense.

Council goes to some expense to maintain littoral forest in the coastal fringe of Forster Tuncurry. Numerous volunteers work tirelessly to protect these areas. Signs are regularly placed to protect the vegetation. Structures are put in place to obscure views where damage has occurred. How can the same Council with any honesty and conscience plan on obliterating this very same environment.

Council does not allow building where there is potential flooding. This has recently been highlighted with river levels (especially in Northern NSW and SW Queensland, as well as locally) rising to record and unexpected levels. How is it that the same council can even look at this proposal which risks the very same issue of water inundation on which council refuses to allow building. Even more so as the risk will be from sea level rising, increased tidal effects and increased flooding from the Wallamba river.

What proposals are in place to ensure NO cost, current or future, to current and future rate payers, and warnings on all documents as to the potential issues of inundation if the proposal was to proceed. What provision will be made to ensure ANY owner in the future will be unable to make ANY claim from flooding, tidal activity and sea level rising., nor have any expectation that Council (or State or Commonwealth Governments) will act to prevent or rectify any such damage.

What enquiry and information has council obtained as to the insurability of Council assets in the proposed development.

Will all future owners be warned that they may not be able to insure properties in the proposed development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 50](#) - DOC22/381185 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 17 May 2022 8:37:42 AM  
**Attachments:** [ntura.docx](#)

---

Submitted on Tue, 17/05/2022 - 08:16

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tuncurry

**Please provide your view on the project**

I object to it

**Submission file**

[ntura.docx](#)

**Submission**

The plan clearly shows that noise levels for existing homes on the western side of Tuncurry Road will be above acceptable levels. Provision has been made so that the new homes etc on the eastern side do not fall within this zone. No mention is made of existing residents on the western side.

From my experience our council does not have a very good record when it comes to considering the impact of new developments on its ratepayers and residents in the immediate vicinity.

If the development goes ahead it should be with the main road moved to the east to give existing homes the same consideration with regard to noise pollution (acoustic amenity) and create a buffer zone for us as well.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 51](#) - DOC22/381206 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 17 May 2022 8:53:20 AM

---

Submitted on Tue, 17/05/2022 - 08:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I support it

**Submission**

I support the proposal however what upgrades to The Lakes Way are proposed, prior to construction starting are planned. What upgrades to the Forster Tuncurry bridge are proposed with the influx of two thousand more cars a day in the area. 4wd access and ability to drive on 9 mile beach must be maintained for future generations

**I agree to the above statement**

Yes



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission 52 - DOC22/381280  
**Date:** Tuesday, 17 May 2022 10:49:12 AM  
**Importance:** High

---

Hi [REDACTED]

This sort of email should be treated as a submission to the proposal. I have discussed our response and process with DPE and agreed that with any future emails Council will provide the following response to the customer (including the original email with the customer's comments and contact details) with a cc to [hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au):

Hi, thanks for your feedback on the North Tuncurry Urban Release Area proposal.

Please note that **the Department of Planning and Environment is the planning authority** for this application, not MidCoast Council.

This means all submissions must be provided to the Department of Planning and Environment, for consideration in their assessment of the proposal.

Your feedback and contact details are therefore being forwarded to the Department's assessment team at [hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au).

If you have any questions about the proposal or this process please contact the Department of Planning and Environment, Hunter-Central Coast Regional Office:

Phone (02) 4904 2700

Email [hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au)

Website [planning.nsw.gov.au/Contact-Us/Hunter-and-Central-Coast-Region-Offices](http://planning.nsw.gov.au/Contact-Us/Hunter-and-Central-Coast-Region-Offices)

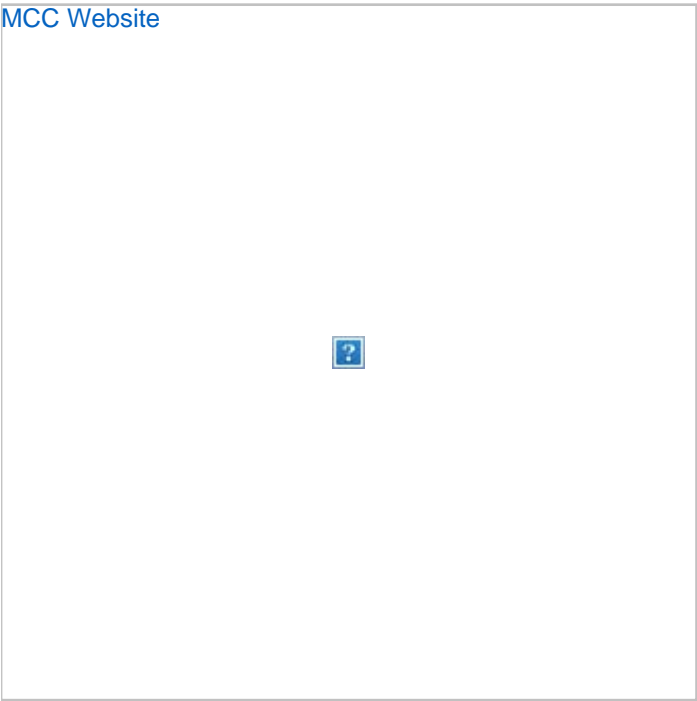
In writing PO Box 1226  
NEWCASTLE NSW 2300

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]



Community Conversations

We acknowledge the traditional custodians of the land on which we work and live,



---

**Sent:** Tuesday, 17 May 2022 9:14 AM

**Subject:** Tuncurry urban release

Hi

We have received some feedback on the Have Your Say Tuncurry urban release page, which requires a response to a community member.

Too many dwelling lots, small sized blocks which will not allow for garden and green space between lots so no trees left in the area. The whole area would become another high density development of metal roofs, no trees on the residential blocks and increase in car traffic on the roads and especially on the bridge to Forster. This is another example of poor planning by the NSW State government putting additional pressure on resources of local government areas, the existing populations in these areas and continued

over development and degradation of coastal regional areas. There are enough developments, housing and future development proposals to not warrant any further deterioration of coastal land and habitat. The region is well known for it's popularity as a coastal holiday region, further over development puts that at risk.

The email address to reply to this response is below:

[Redacted]

Please let me know if you have any questions

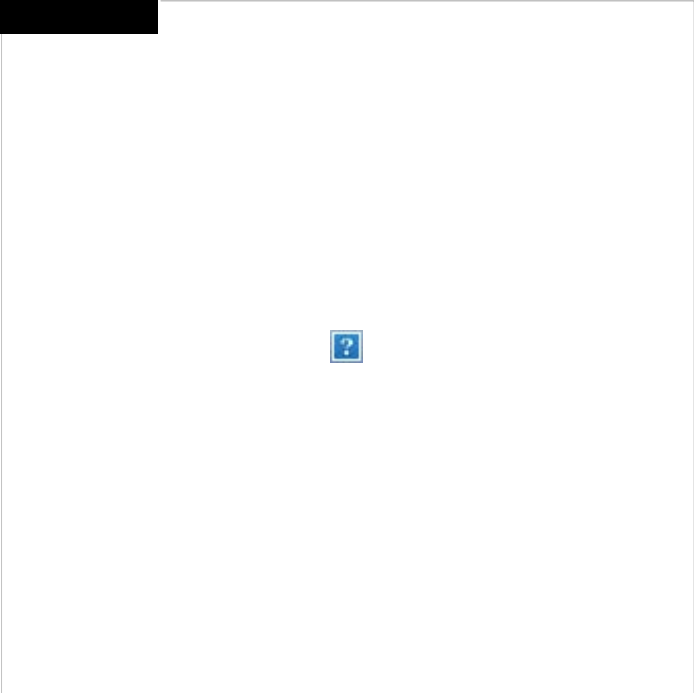
Many thanks,

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted]

[Redacted]

[Redacted]



Community Conversations



We acknowledge the traditional custodians of the land on which we work and live,



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 53** - DOC22/428743 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 17 May 2022 6:25:57 PM

---

Submitted on Tue, 17/05/2022 - 18:25

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

The mid north coast, and in particular that area, does not have any where near the infrastructure required to support that level of influx, it doesn't cope in peak periods as it stands, so to increase the permanent population by approx 4500 residents would just add further pressure, so imagine how congested the traffic would be in peak time, the tourists would reduce which would affect our tourism sector, which In turn affects every business in the area. Not to mention our other strained resources of hospitals, there is no emergency services and manning base is already under enormous strain. And the roads, one way in, one way out unless you come through buladelah, and the bridge traffic for those traveling between tuncurry and Forster. So roads, hospital and emergency services, schools, day care, public transport to name a few, all have to be significantly upgraded before this could be seriously considered as a viable option.

**I agree to the above statement**

Yes

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 55](#) - DOC22/428762 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 20 May 2022 9:31:26 AM

---

Submitted on Fri, 20/05/2022 - 09:31

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

Tuncurry

**Please provide your view on the project**

I object to it

**Submission**

I object to the Landcom's development proposal in North Tuncurry. Regardless of the reports of studies done it will impact the local residents opposite the said proposal.

This being the placement of the commercial building precinct which in turn will add to the already heavy traffic load and high noise levels on the Lakesway especially during the peak holiday periods which sees traffic bank up on the Lakesway from Forster through to Tuncurry as the existing infrastructure being the bridge and road network come under pressure.

This also would present a major traffic hazard to the children attending the high school which is directly opposite the proposed site.

The increased volume of trucks during the construction and after is a huge safety concern.

No buildings should be built on the foreshore as this is a crucial environmental area for wildlife corridor. The building height of the proposed apartments on the foreshore is also unacceptable. The buildings are in line on a flight path causing a potential hazard. Many sea birds as the vulnerable Little Tern, Gannets, shearwaters and many other transitory birds use the area for migration, nesting and feeding.

The land clearing to make way for the proposed housing development is also too great as it will have significant impact on the existing flora and fauna. Given that there are vulnerable species both in flora and fauna the land should be kept free from all development.

No land clearance should be undertaken for building as the heathlands and the mature eucalyptus enclaves should be retained as they are crucial in the survival for the animals living there and for the migratory species that also utilise the area.

To build 2,000 homes and commercial building precinct will greatly impact the area in a negative way destroying the already fragile environment.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 56](#) - DOC22/428767 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 20 May 2022 1:32:02 PM  
**Attachments:** [letter-nth-tuncurry-urban-release-pdf.pdf](#)

---

Submitted on Fri, 20/05/2022 - 13:24

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster

**Please provide your view on the project**

I support it

**Submission file**

[letter-nth-tuncurry-urban-release-pdf.pdf](#)

**Submission**

Submission attached in "Submission File"

Thank you

**I agree to the above statement**

Yes

20 May 2022

Department of Planning and Environment  
Submission on North Tuncurry Urban Release Area

### **SUBMISSION- NORTH TUNCURRY URBAN RELEASE AREA**

Thank you for the opportunity to provide our feedback on Landcom's proposal to rezone 615 hectares of Crown Land at North Tuncurry.

[REDACTED] is part of the [REDACTED] of companies, which are the largest rural and regional bus operators in NSW. [REDACTED] operates all the town route service buses in Forster and Tuncurry and the southern villages as far as Smith's Lake and Coomba Park, as well as conveying over 2,500 students each way to and from school each day, and with its sister company [REDACTED] operates 35 buses across the Great Lakes area.

We are excited to read of the proposal to provide for the growth needs of Tuncurry-Forster, and fully support this proposal. We would like to offer our support in any bus route planning that Landcom and/or MidCoast Council may undertake, we have been in the bus business for over 80 years and are confident we can provide some valuable input of how buses, town route service and school services, could operate efficiently and for the needs of this new area release and its residents.

If you would like to discuss any bus operational issues please do not hesitate to contact me on the following contacts:

[REDACTED]

We look forward to this expansion of Tuncurry-Forster area

Yours sincerely

[REDACTED]

## Submission 57

**To:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission [REDACTED] DOC22/428781  
**Date:** Friday, 20 May 2022 2:07:14 PM  
**Attachments:** [20052022132637-0001.pdf](#)

---

Hello,

I have attached a submission for the North Tuncurry Urban Release Area submission from our company.

Kind regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

20 May 2022

Department of Planning and Environment  
Submission on North Tuncurry Urban Release Area

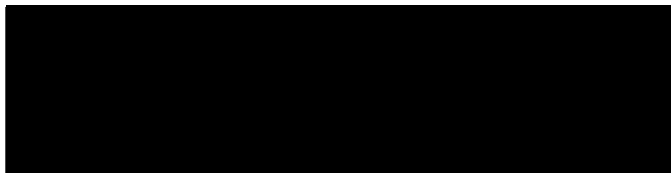
### **SUBMISSION- NORTH TUNCURRY URBAN RELEASE AREA**

Thank you for the opportunity to provide our feedback on Landcom's proposal to rezone 615 hectares of Crown Land at North Tuncurry.

[REDACTED] is part of the [REDACTED] of companies, which are the largest rural and regional bus operators in NSW. [REDACTED] operates all the town route service buses in Forster and Tuncurry and the southern villages as far as Smith's Lake and Coomba Park, as well as conveying over 2,500 students each way to and from school each day, and with its sister company [REDACTED] operates 35 buses across the Great Lakes area.

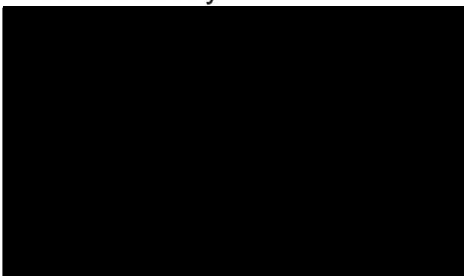
We are excited to read of the proposal to provide for the growth needs of Tuncurry-Forster, and fully support this proposal. We would like to offer our support in any bus route planning that Landcom and/or MidCoast Council may undertake, we have been in the bus business for over 80 years and are confident we can provide some valuable input of how buses, town route service and school services, could operate efficiently and for the needs of this new area release and its residents.

If you would like to discuss any bus operational issues please do not hesitate to contact me on the following contacts:



We look forward to this expansion of Tuncurry-Forster area

Yours sincerely



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 58** - DOC22/428789 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Saturday, 21 May 2022 7:05:58 AM

---

Submitted on Sat, 21/05/2022 - 07:05

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

I have lived in Forster / Tuncurry for 28 years.

Whilst this town remains a beautiful tourist destination, it has become far too congested. Infrastructure and development is undoubtedly needed in Tuncurry. However, this proposed plan will not meet the needs of Tuncurry residents. Rather, it will appeal to tourists. It is important to recognise that Forster Tuncurry's tourist season is very well confined to the months of December - February. Infrastructure and development must meet the needs of residents. There is an entire Main St in Tuncurry that requires modernisation and development. Is there a reason that this is continually ignored? There is an entire arcade that is practically empty. What can be done with that land? Surely this must be considered before another attempt to revitalise Tuncurry commences.

We need to ensure that we are not destroying precious pockets of land and beach access that the locals are able to enjoy, particularly in high seasons as an escape from the chaos that tourism often brings.

Stop developing land. Focus on what is already there. Modernise and revitalise the Main St. Leave the beaches alone.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 59** - DOC22/428795 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Saturday, 21 May 2022 1:37:02 PM

---

Submitted on Sat, 21/05/2022 - 13:36

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

Great idea -

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 60** - DOC22/428805 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Saturday, 21 May 2022 5:53:44 PM

---

Submitted on Sat, 21/05/2022 - 17:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

While I think we need more development in this town. This land is not the right land to do it. It is inhabited by so much wildlife and is koala habitat.

We need to use the cleared land and abandoned buildings that we already have first. E.g grassed area near Tuncurry skate park and the old tafe.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 61](#) - DOC22/428812 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 23 May 2022 3:27:12 PM

---

Submitted on Mon, 23/05/2022 - 15:26

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I am just providing comments

**Submission**

I do not disapprove of the new housing and upgrading of transport connections linking with the Tuncurry town centre via new and improved walkways. I see no mention of schools, shopping centers, hospitals not to mention upgrading of the roads that will connect to the highway or the traffic problem created by the Foster Tuncurry bridge. With more traffic on these roads that will include heavy vehicles the roads and access need attention first. Then we have the concern of lack of foot paths in Tuncurry already. Fix all these concerns before you create more.

[REDACTED]

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 62](#) - DOC22/428820 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 23 May 2022 9:53:43 PM

---

Submitted on Mon, 23/05/2022 - 21:53

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Tuncurry

**Please provide your view on the project**

I support it

**Submission**

Perfect idea! Would benefit the town massively

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 63** - DOC22/428830 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 25 May 2022 10:17:41 AM  
**Attachments:** [REDACTED]

---

Submitted on Wed, 25/05/2022 - 10:07

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

[REDACTED]

**Suburb/Town & Postcode**

Parramatta 2150

**Please provide your view on the project**

I am just providing comments

**Submission file**

[REDACTED]

**Submission**

Please see attached letter from the [REDACTED]

**I agree to the above statement**

Yes

DPE

Department of Planning and Environment  
Submitted via the Planning Portal

**Response to Exhibition**

To Whom It May Concern,

I refer to the North Tuncurry Urban Release project that is currently on exhibition.

The [REDACTED] advises that the proposal does not constitute a Scheduled Activity under Schedule 1 of the *Protection of the Environment Operations Act 1997* (POEO Act).

Given that the proposal in some part will be undertaken by or on behalf of a NSW Public Authority, the [REDACTED] does have an interest in ensuring that the strategy includes sound design and environmental principles and is undertaken in a way that is reflective of Ecologically Sustainable Development (ESD).

In reviewing the documentation presented for comment, we note that they contain the necessary information to ensure that the development is delivered effectively, including the utilisation of environmental conservation areas for noise and odour buffers.

We would encourage particular attention be paid to any sensitive or residential development near existing or proposed industrial and commercial uses, such as the waste management facility to the north of the site.

If you have any further questions about this issue, please contact [REDACTED]

Kind regards

[REDACTED]

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 64](#) - DOC22/428842 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 26 May 2022 11:47:09 AM  
**Attachments:** [letter-of-support-for-tuncurry-development.pdf](#)

---

Submitted on Thu, 26/05/2022 - 11:45

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

████

**Last name**

████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster Tuncurry 2428

**Please provide your view on the project**

I support it

**Submission file**

[letter-of-support-for-tuncurry-development.pdf](#)

**Submission**

See attached letter

**I agree to the above statement**

Yes

26 May 2022

To Whom It May Concern

The [REDACTED] would like to express its support for Landcom's rezoning proposal for North Tuncurry. The proposal will bring a range of benefits to the [REDACTED] and to the wider Tuncurry community.

The masterplan for the project proposes a number of changes to the golf course which will improve the playing experience of members by introducing a new variety of holes on offer whilst still maintaining the existing overall course character.

Construction of the proposed drainage system will help alleviate groundwater flooding on the course which has been a significant issue in recent years. The flooding has resulted in a reduction in full playing rounds and increased remediation costs to repair damage to fairways.

The increase in surrounding population will improve the financial viability of the [REDACTED] and help the existing Tuncurry town centre.

Thank for you the opportunity to make this submission and please let us know if we can provide any additional information.

Yours faithfully

[REDACTED]  
[REDACTED]

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 66** - DOC22/428864 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 30 May 2022 9:54:53 AM

---

Submitted on Mon, 30/05/2022 - 09:54

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

This willl be fantastic!!!

**I agree to the above statement**

Yes

Yes



**From:** [Have Your Say](#)  
**To:** [REDACTED]  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission 68 - DOC22/428888  
**Date:** Tuesday, 31 May 2022 3:56:19 PM

---

Good afternoon,

Thanks for your feedback on the North Tuncurry Urban Release Area proposal as below:

*I want to say that we don't think another estate should be made either Tuncurry or Foster until we get a new bridge and another shopping centre.*

*The new estate south of Forster is massive and once they are sold there will be a massive problem at Stocklands, its bad enough now during school holidays and it is going to be like that all the time with just that South Forster Development so by adding more houses on the Tuncurry side the bridge will backed up again like it is in school holidays.*

*I don't agree with doing this development at all as it will put more strain on our roads, bridge and shopping centre and then know body will be happy, cars backing up right from High School over the bridge and not be able to find parking at Stocklands.*

Please note that the Department of Planning and Environment is the planning authority for this application, not MidCoast Council.

This means all submissions must be provided to the Department of Planning and Environment, for consideration in their assessment of the proposal.

Please head to <https://www.planningportal.nsw.gov.au/North-Tuncurry-PP> to make any further changes to your submission and to find out more about the proposal.

Your feedback and contact details have also been forwarded to the Department's assessment team at [hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au) for consideration.

If you have any questions about the proposal or this process please contact the Department of Planning and Environment, Hunter-Central Coast Regional Office:

Phone (02) 4904 2700

Email [hunter@planning.nsw.gov.au](mailto:hunter@planning.nsw.gov.au)

Website [planning.nsw.gov.au/Contact-Us/Hunter-and-Central-Coast-Region-Offices](https://planning.nsw.gov.au/Contact-Us/Hunter-and-Central-Coast-Region-Offices)

In writing PO Box 1226  
NEWCASTLE NSW 2300

Kind regards,  
[REDACTED]

-----Original Message-----  
[REDACTED]

Sent: Tuesday, 31 May 2022 12:03 PM

To: Have Your Say <haveyoursay@midcoast.nsw.gov.au>

Subject: North Tuncurry urban release area

I want to say that we don't think another estate should be made either Tuncurry or Foster until we get a new bridge and another shopping centre.

The new estate south of Forster is massive and once they are sold there will be a massive problem at Stocklands, it's bad enough now during school holidays and it is going to be like that all the time with just that South Forster Development so by adding more houses on the Tuncurry side the bridge will be backed up again like it is in school holidays.

I don't agree with doing this development at all as it will put more strain on our roads, bridge and shopping centre and then nobody will be happy, cars backing up right from High School over the bridge and not being able to find parking at Stocklands.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 69](#) - DOC22/464341 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 31 May 2022 7:37:00 PM

---

Submitted on Tue, 31/05/2022 - 19:36

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Failford 2430

**Please provide your view on the project**

I object to it

**Submission**

Nine mile beach stretching from Tuncurry to Blackhead is pristine and beautiful.

The biodiversity in the bush behind it is also unique.

Both have suffered from human folly and greed. From the devastation of bushfires and then flooding and debris to the gas guzzling 4 wheel drive traffic on the beach which has increased over the last couple of years and is becoming dangerous to walkers and fisherpeople as well as wildlife.

Damage to the beach and dunes is extensive. They do NOT keep to allocated areas, nor do they slow down.

They also illegally camp and leave rubbish and obviously human excrement.

With an extensive increase in housing and >4000 people expected to live in the new proposed housing development, I can only see the destruction being worse!

This is about filling the pockets of Developers.

We have had a recent election and it is obvious that the majority of people are concerned about climate change. Yet here you are proposing to rip out the bush and further destroy the beaches.

The message obviously is not getting out there. Or maybe it's OK to save the environment in some places but not in my backyard because I want to make money.

What happened to preserving this area as National Park?

Give the Flora and Fauna a break!

I have walked this beach nearly every week for 20 years. The change in biodiversity has been stark. Less of everything- shells/ crabs/ birds/ kangaroos/ turtles/ Birds-especially shore birds. We also have currently a number of magnificent birds of Prey who have delighted walkers with their prowess. What happens to them with traffic increases? dumped rubbish? discarded hooks? and sheer increases in people traffic?

For once lets think of preserving a wilderness - not exploiting it.

The area is unique and it is locals who help keep it that way- collecting rubbish, carrying stranded animals back to where they belong, alerting the authorities when boats are stranded, admiring the eagles- stopping people carving up the whole beach as if it was a racetrack, enjoying sunsets and sunrises.

Yes I know the development says it will preserve biodiversity and make parks etc... But we already have it why not just leave it alone.. Nature knows how to do this better than us. Don't tear down the trees and dig up the undergrowth- don't tidy it up! Nature is not tidy. Nature does what it needs for all the creatures and plants it serves. It's not the same if we tear it down and re grow it tidily. Form it into sections/border it/ mow it/ pick up the leaves... that is human imposed ideas.

Leave this area alone. It is essential we don't dig up everything- just because we can.

Lets continue to enjoy it just as it is. By moving our legs 1 after the other- keeping the health of the land and the health of the people.

..

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 70** - DOC22/464342 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 1 June 2022 2:21:56 PM

---

Submitted on Wed, 01/06/2022 - 14:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

2430

**Please provide your view on the project**

I support it

**Submission**

I think it would be wonderful

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 71** - DOC22/464343 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 10:54:29 AM

---

Submitted on Sun, 05/06/2022 - 10:54

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

Proposed industrial near TAFE (Northern Parkway)

Object to height - 12m - prefer one storey - visual amenity , overshadowing

object to increased traffic - late at night delivery trucks - construction noise

dangerous because of high school

rethink location of the Business Zone to further north

not objecting to housing or shops

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 72](#) - DOC22/464346 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 10:57:07 AM

---

Submitted on Sun, 05/06/2022 - 10:56

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my submission to remain confidential**

No

**Info**

**Email**

■

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I am just providing comments

**Submission**

Visual impacts on residential landowners opposite the proposed B5 zoned area.

12 m height limit is too high.

Traffic impacts on Lakes Way need to be addressed, upgrade to double lanes each way (at least) up to the tip. Turning lane needs be provided to get into the school (north bound).

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 73** - DOC22/464347 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 11:06:05 AM

---

Submitted on Sun, 05/06/2022 - 11:05

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

Local commercial fishers require access between the breakwall and Black Head - entire stretch of beach  
Concerns that increase population from development will push some areas of the beach to have restricted access

Concern about water quality impacts on fishing area - due to acid sulfate soil - this will affect stock levels

[REDACTED]

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 74** - DOC22/464348 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 11:52:34 AM

---

Submitted on Sun, 05/06/2022 - 11:52

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my submission to remain confidential**

No

**Info**

**Email**

■

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**

Traffic impacts will be too substantial, safety issues for school kids.

Having an industrial area opposite the school doesn't seem compatible with the school activities.

12 m height for the B5 zoned is too high and it should not be zoned B5 there, should be located further north near the tip. Trucks used with the future B5 uses and types of activities permitted should not be so close to the school and the residential. Should be further north. Land should be used for cheaper housing, close to school and closer to shops.

Question whether the existing woolworths, shops etc will be large enough to cater for the extra demand from new residents.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 75** - DOC22/464350 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 12:02:47 PM

---

Submitted on Sun, 05/06/2022 - 12:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I am just providing comments

**Submission**

concern that existing health services are no longer servicing existing population and introducing additional population will add more more pressure to existing health facilities . More GPs, specialists but hospital is a goal but not garenteed.

Wallis Lake bridge is a traffic problem

Holiday period population doubles and local street network and parking is inadequate.

Parking is saturated in town centre and shopping centre  
Public transport not useful.

This development will exacerbate traffic problems and concerned council wont bring facilities to meet future needs.

Golf Club recently built a brand new clubhouse 9 months ago and the proposal suggest relocation of the clubhouse. concerned about waste of government funds.

Support some housing increawe.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 76](#) - DOC22/464351 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 12:36:14 PM

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Submitted on Sun, 05/06/2022 - 12:35

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**

Wrong place for the B5 zone - traffic impacts will create safety problems for the school children. Types of vehicles that would result from the B5 zone development would make this worse (eg trucks). Should be located near the tip.

Consider a different zone which allows the school to expand but results in less traffic impacts than the B5 would.

The land proposed for the B5 zone contains habitat for black cockatoos (breeding trees) and these should be retained and protected.

Parking is already a problem at the sporting fields at the southern side of the NTURA site, the extra population and houses will make this worse. The proposal backs right onto it and does not provide space for the current parking and future parking needs of the sports fields.

Bridge is an issue which needs to be addressed as this will make it worse. Same for hospital services, there is not enough capacity/ services provided at Forster-Tuncurry. This is already an issue because Forster-Tuncurry is a hub for other areas like Hallidays Point, Pacific Palms and Nabiatic. This development will exacerbate the traffic/ health/ shopping services issue.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 77](#) - DOC22/464352 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 1:43:00 PM

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Submitted on Sun, 05/06/2022 - 13:42

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I support it

**Submission**

Existing road network is already struggling, particularly the bridge and surrounds. Any increase in population is a major worry because it will make it worse. It is already limiting the ability for emergency services (like ambulance) to get from Forster to the Lakes Way and Taree.

The road and bridge need to be upgraded, need a new connection from the highway to Forster (southern side) to reduce traffic on the Tuncurry road network.

Need a hospital in Forster-Tuncurry as takes too long to get to Taree and it has capacity issues. There is also flooding the limits ability to get to the hospital. Road closures (due to accidents) can also limit the ability to get to Taree Hospital. New residents resulting from the proposal will make the health access and drain on Taree hospital worse.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 78** - DOC22/464354 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 2:05:27 PM

---

Submitted on Sun, 05/06/2022 - 14:05

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

Request and extension of time to make a submission.

Expand golf course - 36 holes - at capacity now

Forster Tuncurry street network will collapse due to traffic impacts.

Increased population will adversely impact on facilities and services in town centre. Infrastructure should come before development.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 79** - DOC22/464355 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 5 June 2022 5:55:33 PM

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Submitted on Sun, 05/06/2022 - 17:55

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster

**Please provide your view on the project**

I support it

**Submission**

I appreciate the opportunity to attend the information session at Club Forster today. I support the proposal for developing the area provided water table issues have been adequately addressed.

Being a golfer I have to admit my main interest is in the proposed changes to the Tuncurry Golf Course. This is a magnificent facility at present and my initial reaction was this should not happen.

Having spoken to a representative from Landcom today my fears have been put at ease when it was explained that the changes were the design of the original course designer Mike Cooper. I now feel comfortable that any changes would be in keeping with, and enhance, the original design.

A few things remain unclear. The proposal includes a new Golf Clubhouse to be integrated into the Village Centre. The Tuncurry Course has recently had a new clubhouse built which has not even been officially opened as yet. be officially. What will happen to this if a new clubhouse is built and who pays for the new clubhouse. Hopefully this will not put back on members to fund.

Also the 15th hole is one of the most picturesque on the course and it appears this will be lost in the new design. It would be great if the design could be altered to allow this hole to be retained in its present form as it appears this area will become a practice zone which I am sure could be accommodated with some minor changes.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 80](#) - DOC22/464359 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 6 June 2022 12:51:55 PM

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Submitted on Mon, 06/06/2022 - 12:51

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

tuncurry

**Please provide your view on the project**

I object to it

**Submission**

Good afternoon ,

I am a resident of Racecourse Estate in Tuncurry and I would like to submit my concerns regarding proposed developments for Tuncurry North.

There are two areas of the proposal that I would like to address: pedestrian safety and environmental impact.

My area of concern regarding the proposal:

A B5 zoned area is planned for the area north of the current Great Lakes College. With this development, the roads are to be increased to 2 lane either way with roundabouts planned for Chapmans Road and Grey Gum Roads.. I also believe there will be an access point created into the proposed B2 zoned area which is closer to the current Tuncurry Tip.

In anticipation that I have interpreted the development correctly, my objections are as follows:

- Pedestrian safety around the school, especially during start and finish times.
- Driver safety around the school, especially during start and finish times.
- Noise and activity around the school from additional cars and especially heavy vehicles accessing B5 zone and housing development.
- Noise to housing backing onto The Lakes Way from additional cars and especially heavy vehicles accessing B5 zone and also Tuncurry.
- Negative impact to values of housing backing The Lakes Way due to drastic increase in traffic and also the removal of the 'green corridor' along The Lakes Way.
- Racecourse Estate, Chapmans Road residents including Sunrise, the also proposed 88 lot retirement development and Banksia Estate residents, traffic needs would NOT be met adequately by a roundabout at Chapmans Road.
- The traffic flow from Grandis during peak times would require radical update of the intersection, not limited to but also enabling safe efficient ability to turn right towards Tuncurry from Grandis Parade at Banksia Estate side during peak times and/or:

A pedestrian bridge to the school connecting Banksia Estate and such area.

Redirection of pedestrians to cross north across Grandis Parade, then east across The Lakes Way and finally south across Grandis Parade again, helping to minimise the delay caused at the intersection during peak times.

Redirection of buses exiting the school grounds so that they encompass the school and exit via a modification link created to the current Parr Road.

- Current infrastructure of The Lakes Way is lacking up to date standards, not limited to, but including curb and guttering, and the traffic flow of the area remains as created around the 1950's. Housing was developed around this infrastructure and therefore the implementation of the proposed development would not only require major upgrade to bring the area up to date, but would also potentially place a huge burden on residents who have built their life around the current infrastructure for many years now.
- The traffic will 'bottle neck' on The Lakes Way where the proposed two lane infrastructure finishes, creating potential black spots.
- There is a known Koala population within the proposed development area, Excessive tree-clearing for urban development has led to the destruction and fragmentation of large areas of koala habitat already. Koalas tend to be faithful to their home range and will attempt to return if moved elsewhere (relocated). Koalas are important to the Australian environment and the ecosystem because their scat deposits feed the forest floor that help the woodlands grow and regenerate leading to an increase in biodiversity. Droppings are also known to be a source of food for small mammals and insects. The biggest threat to koalas is habitat loss. The Australian Koala Foundation estimates that there are less than 100,000 Koalas left in the wild, possibly as few as 43,000. 11 Feb 2022. The NSW Koala Strategy - the biggest commitment by any government to secure koalas in the wild - is supporting a range of conservation actions that will provide more habitat for koalas, support local community action, improve koala safety and health, and build our knowledge to improve koala conservation.
- There are also Black Cockatoos that return yearly to nest in trees within the proposed development area. The South-eastern Red-tailed Black-Cockatoo (*Calyptrorhynchus banksii graptogyne*) is only found in south-east South Australia and south-west Victoria. With an estimated population of about 1500 birds, the South-eastern Red-tailed Black-Cockatoo is in danger of extinction. Black-cockatoos nest in tree hollows that form naturally in

gum trees, but will use artificial hollows too. If a pair raises a chick successfully in a hollow, they will try and use the same hollow again next time they nest. All Black-Cockatoo species depend on nesting hollows to breed

- Black-cockatoos nest in dead and live trees
- Eucalypt trees are the most favoured nest trees for Black-Cockatoos
- Studies have revealed hollows suitable for Black-Cockatoos do not begin to appear in eucalypts until they were over 200 years old
- Some nest trees used by Black-cockatoos are estimated to be 300–500 years of age

In summation:

The Great Lakes Local Environment Plan of 2014 states:

(c) to protect and enhance environmental, scenic and

landscape assets, - PROPOSAL REMOVES GREEN CORRIDOR ALONG THE LAKES WAY TO BUILD A WAREHOUSE!

o (g) to promote public transport patronage and encourage walking and cycling, - BRINGS HEAVY VEHICLES AND INCREASED TRAFFIC THAT WILL INCREASE PEDESTRIAN DANGER!

o (f) to ensure that development does not create unreasonable or uneconomic demands for the provision or extension of public amenities or services, - TRAFFIC INFRASTRUCTURE WILL REQUIRE A MAJOR UPGRADE TO ENSURE PEDESTRIAN AND DRIVER SAFETY!

o (h) to ensure that development has regard to the capability of the land so that the risk of degradation is minimised, - WILL CAUSE DEGRADATION TO THE TOWNSCAPE AND VISUAL IMPACT AT THE ONLY ENTRY TO OUR COASTAL TOWN TUNCURRY!

o (i) to minimise land use conflict, - TUNCURRY RESIDENTS HAVE THE RIGHT TO ENSURE THE DEVELOPMENT OF TUNCURRY AND THE SURROUNDS REMAIN IN KEEPING WITH THE CURRENT COASTAL ETHOS OF THE AREA!

o (k) to protect, enhance and provide for the long-term management of native biodiversity, including habitat linkages, threatened species populations and endangered ecological communities, and to identify and protect biodiversity links or corridors throughout the landscape. – THE DEVELOPMENT WILL ERADICATE OUR THE KNOWN KOALA HABITAT AND BLACK COCKATOO NESTING GROUND THAT TUNCURRY HAS PROVIDED FOR HUNDREDS OF YEARS!

This is not a submission against development per se, just against the wrong type of development, residents have the right to retain the natural beauty of and within our town, Tuncurry!

With Kind regards

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 81](#) - DOC22/464363 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 8 June 2022 9:59:48 AM  
**Attachments:** [080622-north-tuncurry-ura-submission.pdf](#)

---

Submitted on Wed, 08/06/2022 - 09:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Parramatta 2150

**Please provide your view on the project**

I support it

**Submission file**

[080622-north-tuncurry-ura-submission.pdf](#)

**Submission**

Please see the attached submission from the [REDACTED]

**I agree to the above statement**

Yes



7 June 2022

## Purpose

[REDACTED] has prepared this submission on the North Tuncurry Urban Release Area Master Plan. This submission includes three recommendations to promote the Government's Priority for [Greener public spaces](#) to 'Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023'.

[REDACTED] Team is committed to creating policies and strategies that promote the value and importance of the planning, design and delivery of high quality public spaces through championing the need for connected, inclusive and sustainable open spaces. We work in partnership with councils and agencies to deliver public open spaces across NSW from grant program to design and construction of public spaces. Our responsibilities include:

- Creating and delivering best practice public spaces in the planning, design and construction phases,
- Demonstrating design excellence in delivering open space in NSW,
- Providing open space in communities - how much is needed, where it should be located, overcoming barriers and ensuing quality wellbeing outcomes for communities, and
- Partnerships with industry, councils and communities to delivery high quality open space outcomes.

## What is public space?

**Please note the below definition refers to public space as a concept, not a land use term or development type.** To deliver [Greener public spaces](#) [REDACTED] Team has adopted the United Nations' definition of **public space** and is embedding this definition into strategic government policy as a key concept.

Public space is '*places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive*', and these include:

- Public open spaces: active and passive (including parks, gardens, playgrounds, public beaches, riverbanks and waterfronts, outdoor playing fields and courts, and publicly accessible bushland)*
- Public facilities: public libraries, museums, galleries, civic/community centres, showgrounds and indoor public sports facilities*
- Streets: streets, avenues and boulevards, squares and plazas, pavements, passages and lanes, and bicycle paths*

This can also incorporate privately owned public space. Accessibility and quality are key focus areas for [Greener public spaces](#).

**Access** to Public Space is:

For the purpose of the Priority, access is a walkable, well-connected road or pedestrian route to a public space (or to access points around the space where available) within ten minutes (or 800 metres walking distance from homes) as a minimum. However, please note that the forthcoming Design and Place State Environmental Planning Policy and its supporting Urban Design Guide will contain additional details on walkability including smaller walking catchments.

# North Tuncurry Urban Release Area Master Plan

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## Quality of Public Space is:

For the purpose of the Priority quality is as important as access to public space. Quality is not only reflected in a public space's physical form – how it is designed, maintained and integrated with its environment – but also through the activities it supports and the meaning it holds. Further information on principles for quality public space are included under **NSW Public Spaces Charter** in the Policy context section below.

## Policy context

### Government Priorities

The announcement of the Government's Priorities in June 2019 recognises the NSW Government's commitment to providing green, open and public spaces which provide social, cultural, environmental and economic benefits to create more liveable neighbourhoods and communities.

The Government Priorities include:

- **Greener public spaces:** Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023,
- **Greening our city:** Increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022.

More information can be found at: <https://www.dpie.nsw.gov.au/our-premiers-priorities>.

This submission is part of a wider systems change strategy to align the New South Wales planning system and Government strategic policy with the objective of *Greener public spaces* and also promotes the objective of *Greening our city*, which has objectives applicable throughout NSW.

### NSW Public Spaces Charter

To support *Greener public spaces*, the former Public Spaces Division has developed a NSW Public Spaces Charter (the Charter) outlining the Government's commitment to quality public spaces. It sits alongside, and complements, other relevant NSW policies.

The Charter identifies ten principles for quality public space, developed through evidence-based research and discussions with a diverse range of public space experts and closely aligned to the United Nations' Charter of Public Space. These principles support everyone involved in providing advice on, making decisions about, or undertaking planning, design, management and activation of public spaces in NSW.

The Charter was released on 8 December 2021 and local government, industry and other groups caring for and using public space across NSW will be encouraged to apply the principles. The Charter can be found at:

<https://www.dpie.nsw.gov.au/premiers-priorities/great-public-spaces/festival-of-place/public-space-charter>

The Great Public Spaces Toolkit brings the Charter principles to life through practical tools, guides and case study examples and can be found at:

<https://www.dpie.nsw.gov.au/premiers-priorities/great-public-spaces/festival-of-place/great-public-spaces-toolkit>

# North Tuncurry Urban Release Area Master Plan

Team Submission

## How to use this information

The Open Spaces Team has provided three recommendations to further align the North Tuncurry Urban Release Area with *Greener Public Spaces*.

## Team Recommendations

The documents reviewed in making this submission include:

- Statement of Intent
- Explanation of Intended Effect
- Final Rezoning Study
- Landscape Master Plan Report.

The comments provided below are in relation to the Landscape Master Plan Report and Section 4.0 (The NTURA Master Plan) of the Final Rezoning Study. It is noted that the Urban Design Report that contains the full Master Plan did not form part of the exhibition documents.

If you would like to discuss this submission further, please contact

### 1. Make quality public space a focus of the Master Plan vision and refer to 'public space' consistently throughout the Master Plan.

The Team strongly supports the inclusion of public open space in the North Tuncurry Urban Release Area (NTURA) Master Plan's vision. The Master Plan's desired outcomes (Section 4.2 of Rezoning Study) also identifies public open space directly as well as indirectly as part of the community dune park, transport and accessibility and community elements. We recommend that increasing walkable access to quality public space be a focus of the Master Plan's vision to deliver social, environmental, cultural and economic benefits.

The Team recommends using the term 'public space' when referring to any of the three public space typologies i.e. public open space, public facilities and streets, rather than using different references such as 'community spaces', when discussing public spaces. The definition of 'public space' has been adopted by the Department with the aim of standardising the term across planning documents. The standard definition has been included in the Premier's Priorities and other documents and guidelines released by the Department on public space found here:

<https://www.dpie.nsw.gov.au/premiers-priorities/great-public-spaces>

Further, when referring to 'open space' the Departments preference is to use the term 'public open space'.

### 2. Plan for walkable, quality public space in line with the NSW Public Spaces Charter principles.

The Team recommends that the Master Plan reference the Charter to describe how its principles have been considered and reflected in the Master Plan. Section 4.7 Open Space, recreation and Landscape may be the best place to include this. The Team generally recommends that planning documents include context specific objectives, strategies and actions in line with the 10 principles of the Charter:

1. Open and welcoming
2. Community-focused

# North Tuncurry Urban Release Area Master Plan

Team Submission

3. Culture and creativity
4. Local character and identity
5. Green and resilient
6. Healthy and active
7. Local business and economies
8. Safe and secure
9. Designed for place
10. Well managed

It is acknowledged that the general themes represented by the 10 principles above have been taken into account in the Public Domain Concept Plan.

The Department is encouraging all NSW Government agencies, local government, industry and other organisations and groups who care for and use public space across NSW to become signatories to the Charter, therefore it is appropriate that the draft Master Plan should reference the Charter.

## 3. Promote and deliver high-quality open space, parklands and landscape outcomes

The [REDACTED] Team recognises that the North Tuncurry Urban Release Area proposal by Landcom seeks to rezone the land by amending the *Great Lakes Local Environmental Plan 2014* via new planning controls as well as amending the Great Lakes Development Control plan to add site-specific design elements. Landcom's vision of seeking to deliver new homes, jobs, services, conservation land, park and recreation land is supported and it is pleasing that the Master Plan recognises the role of public open space in creating liveable, sustainable and resilient places. The importance of quality and accessibility to public open space should be emphasised as these are areas where people can relax, exercise, play, and enjoy the natural environment.

In particular, we support that the Master Plan will provide:

- 327 hectares of land for biodiversity conservation (60% of site),
- new active transport connections linking with the Tuncurry town centre via new and improved walkways and cycling links,
- improved transport options such as a network of cycling and pedestrian paths within the site and connecting to key destinations; and street and footpath layout to encourage pedestrian activity,
- Nine interconnecting parks providing 6.1 hectares of new open space, and
- a new local centre, co-locating services including a community centre, cultural centre, and public gathering places.

Public open spaces are integral to the character and life of urban and employment areas and support recreational activities. Public open spaces also provide habitat for wildlife, support active and healthy communities, assist in the mitigation of climate change impacts, and improve environmental conditions such as air and water quality. The Open Spaces Team supports the protection of areas of high biodiversity and cultural value at the centre of the precinct in perpetuity through the proposed environmental conservation zoning (C2 – Environmental conservation).

The [REDACTED] Team recommendations include the following:

- The future rezoning should ensure that the open space elements identified in the Landscape Master Plan are fully realised and that there is no reduction in:
  - The quantum of open space

# North Tuncurry Urban Release Area Master Plan

Team Submission

- The degree of accessibility achieved by the distribution of open space, and
  - The connectivity and accessibility provided by the network connections.
- The Master Plan should reference the Draft Greener Places Design Guide: [Draft Greener Places Design Guide \(nsw.gov.au\)](https://nsw.gov.au) at relevant sections of the plan. This would include Section 47 when discussing Open Space, Recreation and Landscape.
- The Master Plan should reference the Great Public Spaces Toolkit ([Great Public Spaces Toolkit | NSW Dept of Planning and Environment](https://nsw.gov.au)) at relevant sections of the plan. This would include Section 4.10.3 when discussing establishing a connected walking and cycling network.
- The Master Plan should promote inclusive public open space that is inviting to all ages, abilities and cultures. The NSW Government has released the 'Everyone Can Play' Guidelines' which outlines the process and tools for inclusive play and helps to deliver improved public open spaces for everyone in the community. The Master Plan should reference the Everyone Can Play guidelines [Everyone Can Play - \(nsw.gov.au\)](https://nsw.gov.au)

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 82](#) - DOC22/464364 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Wednesday, 8 June 2022 4:35:14 PM

---

Submitted on Wed, 08/06/2022 - 16:35

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tuncurry, 2428

**Please provide your view on the project**

I object to it

**Submission**

There are many things needed in this area before accommodating anymore housing.

That is the only coastal strip left in this area if this goes ahead more coastal erosion.

Area needs a better link road, Lakes Way is currently 99% one lane. Only road in and out of town but lets add on another subdivision

Try finding a Dr open on the weekend never alone public holidays. No hospital. Have to travel into Taree.

This development will impact severely on the limited resources available now.

So much for a coastal corridor.

This smells like another Eddie Obied get rich scheme, thinking of lining pockets not social or economical impact

**I agree to the above statement**

Yes

**From:** [Paul Maher](#)  
**To:** [Rachel Murray](#); [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 83** - DOC22/464366  
**Date:** Friday, 10 June 2022 12:53:40 PM

---

Hi Rachel and Nelcy

I think we should include this as a submission to NTURA. Even though Kim says she contracts to Council it appears to be an individual submission.

Nelcy can you file it with the others and Rachel include her point in the submission table please?

Regards

Paul

-----Original Message-----

From: Paul Maher  
Sent: Friday, 10 June 2022 12:49 PM  
To: [REDACTED]  
Cc: Rachel Murray <[rachel.murray@dpie.nsw.gov.au](mailto:rachel.murray@dpie.nsw.gov.au)>  
Subject: RE: North Tuncurry development

Hi [REDACTED]

Thanks for your comments and we will take these on board as a issue raised through the exhibition. Essentially we are seeking finalisation of the rezoning and not the street network and lot layout at this stage. The existing masterplan is indicative at this stage and the details will be worked out through the development application process for the subdivision.

The Bushfire Report seems to have more detail though (see attached). It appears that the indicative lot layout has perimeter roads however there may be a few end lots. I take on board your point about potential edge effects but it looks like this indicative lot layout will alleviate this issue. The perimeter roads can become more certain through the preparation of the DCP and subsequent DA.

<https://pp.planningportal.nsw.gov.au/sites/default/files/documents/2022/Appendix%20S%20-%20NTURA%20Bush%20Fire%20Assessment%20Report%282%29%20%281%29.PDF>

regards

Paul Maher  
Senior Planning Officer

Central Coast and Hunter | Local and Regional Planning Planning and Land Use Strategy | Department of Planning and Environment T 4904 2719 | E [paul.maher@planning.nsw.gov.au](mailto:paul.maher@planning.nsw.gov.au)  
6 Stewart Avenue, Newcastle NSW 2300  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)

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The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

-----Original Message-----

From: [REDACTED]  
Sent: Friday, 10 June 2022 9:56 AM  
To: Paul Maher <Paul.Maher@planning.nsw.gov.au>  
Subject: North Tuncurry development

Good morning Paul.

I cannot make out from the plans if proposed housing is backing directly onto APZs or is there a main road/street between the vegetation and housing.

My concern is with previous developments around Hallidays Point and Forster housing has backed onto vegetation which subsequently has to be cleared for the APZs.

It would be more sustainable planning to have access roads to residential houses to be the buffer between the houses and the existing vegetation and better for fire protection.

I work as a contract Bushland Regenerator for MCC and have constant problems of illegal clearing, dumping of back yard weeds and rubbish thrown over the fences, planting of non endemic plant species in the reserves that become weeds, and general disregard for the vegetation.

Examples are Gate Way at RedHead, Sea Scapes Koala corridor, The Grange at Forster just to name a few.

I am asking that your planning seriously consider using the boundary roads as APZ not the vegetation behind the housing.

Kind Regards

[REDACTED]

Sent from my iPad



**From:** [MidCoast Council](#)  
**To:** [DPE PSVC Hunter Mailbox](#)  
**Cc:** [REDACTED]  
**Subject:** HPE CM: [Submission 84](#) - DOC22/464369  
**Date:** Friday, 10 June 2022 2:09:33 PM

---

Hi Planning department.

Please find below submission for North Tuncurry Development Proposal.

Regards

MidCoast Council

**From:** [REDACTED]  
**Sent:** Friday, 10 June 2022 1:30 PM  
**To:** MidCoast Council <council@MidCoast.nsw.gov.au>  
**Subject:** North Tuncurry development proposal

10 June 2022

To the planning department,

We are writing to you in relation to the proposed development of 615 ha at Tuncurry North (NSW Govt. Hunter Regional Plan 2036 HRP 2036) as we have many concerns that we would like to raise about this proposal.

What is the point of the Federal Census every 5 years if the state governments and local councils aren't using that data to forward plan all that will be needed such as:

- 1). the infrastructure (roads, bridges, footpaths, roundabouts, traffic lights etc),
- 2). the emergency services (ambulances, firefighters, police, SES etc) that will be required,
- 3). community facilities such as :
  - a). Medical - hospitals, medical centres, dentists, optometrists, specialists for aging populations, rehabilitation facilities etc,
  - b). Education - pre-schools, primary and high schools, Tafe and other tertiary facilities,
  - c). Social - shops, parks, sporting facilities etc.

We are also concerned that a large majority of residents weren't aware of this proposal. We haven't heard any mention of it on the local radio or TV news, let alone any signage or even a letterbox drop (either snail mail or electronic). We only found out about it in the local free newspaper, Forster Fortnightly 18th April 2022. Yes, you could access more information at the website they gave (but who is going to read over 80 pages?). The fact that the community could only have access to this information in person with the personnel from Landcom at Club Forster on 5 June 2022 for 4 hours is not good enough when it will impact our sleepy fishing (now mostly retirees) village.

Getting back to the lack of infrastructure and services in this area, these are already being compounded by the housing development (both sides of the Lakes Way at South Forster i.e. the over 55's development and the one surrounding the high school) as well as the 'extra storeys' that have been added onto the new Forster Civic Centre during the pandemic. There is still only a single lane road in and out of Tuncurry/Forster. This road is in very poor condition with no curbing. There is also only a single lane bridge connecting these two towns. This has caused stress to many as there are multiple times a day/week when there is a long queue to cross (and that is not counting the Christmas and Easter holiday periods when the locals just walk as it's just too frustrating). This also doesn't take into account the times it has been closed due to accidents or breakdowns.

If the housing numbers are to increase then you need reassurance from the State Government that the road infrastructure they are proposing between Chapmans Rd and Grey Gum Road (dual carriageways and roundabouts and most importantly a dual lane bridge built to complement the existing bridge before 2036) are in place before the building starts.

In this DA there is a large (6.64ha) area set aside for Business Land and 6.6ha set aside for General Industrial (IN1 p32 Fig.12). When I questioned the staff from Landcom they said that it had been planned to create jobs for the new residents and that they thought it could be used as an 'innovation hub'. They finally admitted that it could be used as warehouses or distribution centres under the type of zoning.

The nature of this industrial area was glossed over in the planning portal until I got to p38, 4.6 Employment Uses. On p 55, 6.2 General Industrial it stated that the buildings could be 10m in height and could be used for:

- Boat building and repair facilities,
- Depots,
- Freight transport factories,
- Light industries,
- Storage premises,

- Transport depots,
- Vehicle repair workshops, and finally,
- Warehouse and distribution centres.

It wasn't until p79, that it suddenly was labelled B5 Business Development Zone i.e. large scale buildings for warehouses, distribution and bulky goods.

Apart from the visual aesthetics (an eyesore right on the main road into town, corner of Manning Rd and the Northern Parkway), who thought that it was a good idea to put this sort of development directly opposite the local senior campus and TAFE? Not to mention all of the residents who live between Chapmans Rd and the Northern Parkway.

We already have an industrial area off Grey Gum Rd and many ha of land have been cleared from Grey Gum Rd across to Chapmans Rd. Couldn't any new industry go there?

We would prefer that this Industrial Area be rezoned so it could be used as a health hub that could include a medical centre, various specialists, a chemist, a prenatal midwife etc. These services, along with a pre-school/daycare centre would be practical for the residents. We are sadly lacking in the health areas across the rural regions as funding and foresight have not been forthcoming for many, many years from either the Federal or State governments.

We need forward thinking leadership for our community as the unrest and disappointment in those who are meant to be looking after the residents is growing and new voices are stepping up.

Looking forward to your response.

Kind regards,

[REDACTED]

Email secured by Check Point

**From:** [Paul Maher](#)  
**To:** [REDACTED]  
**Subject:** HPE CM: Submission 85 - DOC22/464372  
**Date:** Friday, 10 June 2022 2:21:05 PM  
**Attachments:** [image001.png](#)

---

Hi [REDACTED]

Thank you for your submission to the North Tuncurry Urban Release Area public exhibition. It's important to note that the proposal is considered adequate for exhibition but assessment of public submissions and further consultation with Government agencies will occur post exhibition. It's also worth noting the Biocertification Report is on exhibition concurrently with the rezoning. As many of your questions relate to ecology and biodiversity offsets, I recommend you review the Biodiversity Certification Report which can be found [here](#)

Consultation has occurred with NSW Biodiversity Conservation Division (BCD) throughout the preparation of the proposal and any submission to the Biocertification exhibition will be forwarded to BCD at the end of exhibition. BCD will then write a report to the Minister of Environment with its recommendations.

Initial consultation has occurred with Rural Fire Service (RFS) who found the proposed development adequate for exhibition. The proponent has prepared a Bushfire Assessment Report which can be accessed [here](#). Further consultation will occur with RFS as part of the development application process.

Sea level rise and storm surge is addressed in the Coastal Processes Hazards and Planning Study [here](#) and the Coastal Processes Addendum report [here](#). Consultation has occurred on sea level rise and coastal inundation with Department of Planning and Environment - Coastal Policy unit and BCD Floodplain and Coast team. Comments from these experts have been taken into consideration in the proposal to date and will be addressed in the final assessment.

Your email will be placed on file with the other submissions and your questions will be taken into account as areas of concern through the assessment process following exhibition.

Regards

**Paul Maher**  
**Senior Planning Officer**

Central Coast and Hunter | Local and Regional Planning  
Planning and Land Use Strategy | Department of Planning and Environment  
T 4904 2719 | E [paul.maher@planning.nsw.gov.au](mailto:paul.maher@planning.nsw.gov.au)  
6 Stewart Avenue, Newcastle NSW 2300  
[www.planning.nsw.gov.au](http://www.planning.nsw.gov.au)





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*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

---

**From:** [REDACTED]  
**Sent:** Thursday, 9 June 2022 4:11 PM  
**To:** Paul Maher <Paul.Maher@planning.nsw.gov.au>  
**Subject:** North Tuncurry Development Proposal

Good Afternoon Paul,

I am hoping you can enlighten me as I was not able to attend the community information session of the 5th of June due to other engagements.

I am particularly concerned about the ecological impact of the development. As you no doubt know coastal banksia forests are an increasingly rare ecology. Can you please advise me regarding the following points:

1. What are the proposed biodiversity offset ecologies and will they be equivalent to the coastal banksia forest that is slated for destruction;
2. Where will the biodiversity offsets be located, and at what distance from the area to be developed;
3. Will these biodiversity offsets be existing forest or degraded land that will be regenerated? That is, will there be a net ecological deficit or benefit;
4. Given that some species are migratory visitors to the area, for example black cockatoos and glossy black cockatoos, how will the net loss of their vital food sources be calculated and taken into account;
5. Given some declared Vulnerable and Threatened species need very extensive ranges such as brush tailed phascogales (20 to 40 hectares for females and 100 hectares for males) and spotted tail quolls (200-500 hectare for females and over 500 hectares for males) how will this be accommodated?
6. Will corridors be maintained or even regenerated given that increasing fragmentation of habitat is a major contributor to Australia's current extinction crisis?
6. What provision will be made to protect wildlife from roadkill and traffic accident events given the increased vehicle usage generated in the area?
7. Who will manage the reported Conservation Reserve and what resources and KPIs will be incorporated to ensure that area is not further degraded?
8. Given this area is in a high risk recurrent bushfire zone (witness the 2017 fires and the 2019-2020 bushfires) , what extra conditions will be put in place to protect both residents and ecologies and how will this impact on the Conservation Reserve?
9. Will potential owners be made aware in advance of any extra costings associated with their builds?
10. My understanding is that Council and State Government planning for rising sea and storm surge damage is only geared to 2100 and does not include processes associated with the melting of ice-sheets which could result in sea level rise of up to 2.3 metres by 2100 and 5.5 metres by 2150. Are these predictions under consideration given the significant public and private funds will be dedicated to this project?
11. Finally, is the State Government creating such a large development on a Coastal

Dune System setting a highly undesirable precedent?

With thanks in advance for your timely response,

Yours sincerely,

A black rectangular redaction box covering the signature of the sender.

To make a submission, please fill in the following fields. Those marked with an asterisk "\*" are mandatory.

Submission Type\*

- ☒ I am making a personal submission  
☐ I am submitting on behalf of my organisation

Title (Circle the appropriate Title)

Miss | Ms | Mr | Mrs | Dr | Other: \_\_\_\_\_

First name\*

[REDACTED]

Last name\*

[REDACTED]

☐ I would like my submission to remain confidential\*

Email \*

[REDACTED]

Suburb/Town & Postcode

2428

? Submissions will be publicly available on our NSW Planning Portal with personal contact details removed. Please don't include any **confidential** information in the main text of your submission.

Please provide your view on the project

- ☐ I support it  
☐ I object to it  
☒ I am just providing comments

Submission \*

Need to improve bridge size
before development starts.
Also need hospital built before
extra 8,500 people move to
area.

**Privacy Statement**

I have read the Department's Privacy Statement (available at <https://www.planning.nsw.gov.au/Privacy>) and agree to the Department using my submission in the ways it describes. I understand this includes full publication on the Department's website of my submission, any attachments, and any of my personal information in those documents and possible supply to third parties such as state agencies, local government and the proponent.

☒ I agree with the above statements \*

Please return the completed submission form to the DPE officer. Alternatively, scan and email it to [Hunter@planning.nsw.gov.au](mailto:Hunter@planning.nsw.gov.au) or post it to PO Box 1226, Newcastle, NSW 2300.



Department of Planning and Environment

To make a submission, please fill in the following fields. Those marked with an asterisk "\*" are mandatory.

Submission Type\*

- ☒ I am making a personal submission  
☐ I am submitting on behalf of my organisation

Title (Circle the appropriate Title)

Miss | Ms | Mr (Mrs) | Dr | Other: \_\_\_\_\_

First name\*


Last name\*

- ☒ I would like my submission to remain confidential\*

Email \*

Suburb/Town & Postcode

TUNCURRY 2428

 Submissions will be publicly available on our NSW Planning Portal with personal contact details removed. Please don't include any confidential information in the main text of your submission.

Please provide your view on the project

- ☒ I support it  
☒ I object to it  
☐ I am just providing comments



Submission \*

Australia is fast running out of bush areas. Wildlife are struggling.
This area is quite familiar to me I often walk down the fire trail to the beach.
I see tracks of wallabies, snakes, lizards, I hear birds
With climate change causing <del>loss</del> of flooding in areas such as these.
<del>It</del> it seems madness to even consider this. There are plenty of places inland to provide areas (safe areas) for people to live.

Privacy Statement

I have read the Department's Privacy Statement (available at <https://www.planning.nsw.gov.au/Privacy>) and agree to the Department using my submission in the ways it describes. I understand this includes full publication on the Department's website of my submission, any attachments, and any of my personal information in those documents and possible supply to third parties such as state agencies, local government and the proponent.

☒ I agree with the above statements \*

Please return the completed submission form to the DPE officer. Alternatively, scan and email it to [Hunter@planning.nsw.gov.au](mailto:Hunter@planning.nsw.gov.au) or post it to PO Box 1226, Newcastle, NSW 2300.

To make a submission, please fill in the following fields. Those marked with an asterisk "\*" are mandatory.

Submission Type\*

- ☒ I am making a personal submission
- ☐ I am submitting on behalf of my organisation

Title (Circle the appropriate Title)

Miss | Ms | Mr | Mrs | Dr | Other: Miss

First name\*

Last name\*

☐ I would like my submission to remain confidential\*

Email \*

Suburb/Town & Postcode

Tunbury 2428

? Submissions will be publicly available on our NSW Planning Portal with personal contact details removed. Please don't include any **confidential** information in the main text of your submission.

Please provide your view on the project

- ☒ I support it
- ☒ I object to it
- ☐ I am just providing comments

## Submission \*

My problem is infrastructure, nothing  
here to look after the traffic now.

Also the koatas are here in  
Tuncurry & echindas. Who will  
look after them.

The storm water is also a problem. Where will it go?

## Privacy Statement

**I have read the Department's Privacy Statement (available at <https://www.planning.nsw.gov.au/Privacy>) and agree to the Department using my submission in the ways it describes. I understand this includes full publication on the Department's website of my submission, any attachments, and any of my personal information in those documents and possible supply to third parties such as state agencies, local government and the proponent.**

**I agree with the above statements \***

**Please return the completed submission form to the DPE officer. Alternatively, scan and email it to [Hunter@planning.nsw.gov.au](mailto:Hunter@planning.nsw.gov.au) or post it to PO Box 1226, Newcastle, NSW 2300.**

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 89** - DOC22/471337 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Saturday, 11 June 2022 12:55:15 PM

---

Submitted on Sat, 11/06/2022 - 12:55

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my submission to remain confidential**

No

**Info**

**Email**

■

**Suburb/Town & Postcode**

Tuncurry

**Please provide your view on the project**

I object to it

**Submission**

The town is over run as it is we dont need more natural area destroyed to accommodate thise escaping the city.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 90** - DOC22/471345 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 12 June 2022 5:13:01 PM

---

Submitted on Sun, 12/06/2022 - 17:12

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

■

**Suburb/Town & Postcode**

FORSTER 2428

**Please provide your view on the project**

I am just providing comments

**Submission**

I have 2 concerns:-

1. Access to beach without any surf lifesaving structures or patrol in place is a bad scenario.
2. Bushland surrounding the new development would be a danger during bush fires.

**I agree to the above statement**

Yes

Submitted on Mon, 13/06/2022 - 10:36

Submitted values are:

I am making a personal submission

1

111

No

\_\_\_\_\_

Tuncurry 2428

I object to it

As a longstanding resident that will be directly impacted by the proposed plans and zoning requirements, I am writing in objection to NTURA development.

As a B5 Business Development Zone, development will be permissible to allow large floor area retail, office and warehouses premises however the proposed location will directly impact the already heavy vehicle and foot pedestrian traffic of the area and will greatly increase the safety risk posed to both residents and local school and TAFE children.

It would be far more suitable for the B5 Business development zone to be situated further North along the Lakes Way where the proposed entry/exit location is as per figure 4 of the Expansion of Intended Effect document. This location would not directly impact residences as properties within the racecourse estate do not have a shared boundary along the Lakes Way.

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 92](#) - DOC22/471382 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Monday, 13 June 2022 9:25:28 PM  
**Attachments:** [submission-re-north-tuncurry-land-release\\_0.docx](#)

---

Submitted on Mon, 13/06/2022 - 21:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster

**Please provide your view on the project**

I object to it

**Submission file**

[submission-re-north-tuncurry-land-release\\_0.docx](#)

**Submission**

Please see attached file "submission RE North Tuncurry Land release.

I do NOT want my name or personal details recorded nor made public and have ticked the box for my submission to be confidential.

I hope you consider the issues I have raised.

**I agree to the above statement**

Yes



## **Submission Re: North Tuncurry Urban Area Release Proposal**

### **Four major concerns from a community member.**

I am writing to express my concerns about the release of 615 hectares of Crown Land at North Tuncurry. Enabling another urban development in Forster is unnecessary, inappropriate, unsustainable and will have a major impact on both the natural environment and amenity of the coastal landscape.

Having read the documents and attended the community presentation at Club Forster my first concern is that although Landcom has made a demonstration to be transparent the procedure has resulted in minimal community consultation. For example;

- There was only limited information e.g. a page that included a map of the proposed redevelopment in the local Forster Fortnightly publication with reference to the relevant website and public meeting to enable community awareness of the proposal
- The glossy club presentation and website information was accessible to only a limited number of residents who were either tech savvy and/or mobile enough to access the information or attend the meeting.
- The “Explanation of Intended Effect”, which is the 18 page summary, that most residents would be motivated to read if they could access it, only summarises “intended” outcomes. However, most residents would lack the technical ability to interpret the content of the 111 page “Final Rezoning Study” and Biodiversity offset which were characterised by an alarming lack of guarantees, vague timelines, open promises and contradictions all of which reflect no certainty as to the nature of the final development and its impact on the natural environment.

My 3 main concerns relate to;

1. the lack of infrastructure required to deliver the outcomes proposed by Landcom,
2. the impact on the natural environment,
3. the impact of population density and “sea change” culture creating demands that could pressure council to change zoning height regulations which could enable high rise development e.g. when Midcoast council tried to increase the building height along the Harrington village foreshore from 8.5m to 10.5m and 12.5m.

It is a real concern that anything outlined in the Landcom “statement of intent” can be changed by future councils, amendments and future rezoning once the land is released.

#### **Lack of infrastructure**

Landcom’s quest for Forster Tuncurry to become the “destination of choice for the sea change market” reeks of profiteering in the current real estate market. The supporting documents offer no guarantee for delivering the infrastructure required to support major population growth in the region. Landcom was active in creating the urban sprawl which is now the Sydney basin. Most suburbs in Met West and Met South-West Sydney still lack the infrastructure promised 50 years ago when subdivisions were first released.

- There are too many statements of what “could” be provided i.e there are no guarantees or timelines. I commented upon this to the Landcom representative at the community presentation e.g. I expressed my concern that increased high rise could eventuate along the beachfront and was told that the R3 zone would not expand as it was a set rule. I then asked how a coastal destination could be affordable to young families or lower income earners. I was then told that zoning “could” be changed to allow for public demand e.g. low cost rentals. This contradiction proves that their



outcome statements specific to zoning do NOT guarantee that the crown land release will ever represent what has been presented for public agreement.

- a minimum of 2123 new households at 2.2 people per house equals 4,670 new regional residents will further explode during school holidays when extended families visit the coast. Where is the new hospital in the plans?
- Except for a limited section of the Lakes Way which allow direct access to the development there is no forward planning to widen the Lakes Way to cater for increased permanent traffic. The Lakes Way is already in very poor condition which will worsen with increased traffic.
- The land which would enable duplication of the Wallis Lake Bridge has already been developed or sold to the developers of Newport apartments.
- The proposed network of paths and cycle tracks are to be developed “later”, unless Landcom is referring to the rough bush tracks already exist?
- The council has not agreed to maintain the “high quality parklands and open spaces” promised as an outcome in the statement of intent. The Rezoning document states that “Midcoast Council has advised Landcom that land for active open space need not be set aside within North Tuncurry as Council would prefer a contribution towards upgrading the existing North Tuncurry Sports Complex”. This means the outcome of provision of more open spaces for a healthy active community will NOT happen. (and by the way.... Its already “OPEN” space. Its natural coastal heath/bushland if left untouched) If the open spaces don’t eventuate does this mean there will be more houses with respective further increases in population?
- The intent is to “provide for a broad range of housing types suitable to the needs of a diverse range of ages, lifestyle and socio economic groups.” However, no primary school has been planned to attract young families and furthermore, few young families or lower socio-economic people can afford a seaside location! It is already designed for small lots. Therefore, it will become another informal retirement village to compete with Forster Grange, Pacific Cape, Pacific Lakes Resort, Summer Green etc. These developments aim to home the greatest number of dwellings (people) on the smallest available land area. These are still under development. An increase in the ageing population needs another hospital!
- Or, if young families cannot afford to access the development will it fill up with holiday rentals which force the essential workforce and younger demographic out of the area?
- Neither the construction or timing of new shops, surf club, community centre, beach access etc are guaranteed.

## **Impact on the natural environment and coastal landscape**

Increased people in an area equals greater human impact on nature. When human greed clashes with nature, nature loses every time.

- The 375 hectare Biodiversity offset at Nabiac will not be “Like for Like” as it is not coastal habitat with the same beach, dune and wooded vegetation. Ospreys and Pied Oyster catchers don’t live inland.
- The critically endangered Midge orchid and 14 other species including 3 bird species, 3 marsupials and 6 bat species will be displaced. 3% of the orchid population is within the proposed development site. Destruction of 3% of a species facing extinction is not an acceptable sacrifice except to organisations looking for profit. This habitat destruction doesn’t have to happen. The proposed development is unnecessary.
- When species are forced out of their own habitat into other areas they cannot compete with the inhabitants of the new area and die of either starvation due to competition for foraging or injuries

sustained during conflict. What is going to happen to the 14 endangered species on site? Are they going to be moved to the offset site or simply die out as their habitat is quickly cleared for housing?

- More than 4,500 new people in the area (double this during holidays) will result in increased beach and dune traffic. Species such as the endangered Pied Oystercatcher and other migratory birds will have to compete with increased 4WD beach, pedestrian traffic and attack by dogs off leash.
- The dunes and vegetation will degrade when lazy people take direct short cuts instead of using planned beach access routes.
- Dunes are dynamic and beaches constantly erode and travel. A small buffer zone to the residential boundary will not prevent tidal intrusion caused by climate change. Marine Parade residences at One Mile Beach require constant sand clearing as the dune progresses into their yards.
- Landcom's own research paper states that the impact on species cannot be predicted.
- The forested area is a potential Koala habitat!

### **Inappropriate Development and Potential for High Rise along the dune area**

- There is 4.5 km of beach frontage adjacent to the proposed development. This will be the most coveted area of the development. Inappropriate development along the East Coast has allowed for medium density and high rise to destroy the amenity of previously unspoilt and natural areas. There are no guarantees that the R3 zoning will remain at 20m or that the R3 area won't be extended in the future. Unscrupulous developers such as the Obeids have already tried to establish inappropriate development at both Lake Cathie and Hawks Nest on the mid north coast resulting in legal battles with the existing residents who have fought to preserve their local amenity and natural environment.
- Redevelopment and reconfiguration of the golf course means contours can be raised through backfill. The 20m R3 zoning could start at a much higher contour than what is on the application. This allows 20m to protrude much higher above dune level than illustrated in the proposal.
- Competition for views creates the motive for vandalism to dune vegetation to acquire the coveted view. Councils continuously lose this battle.
- R3 zoned at 20m is not 5 storeys if carparks and utilities are subterranean. A 20 m dwelling starting at a newly defined contour divides into more than 5 storeys. The visual impact of the R3 zone has not been honestly presented. When viewed from along the beach a building height of 20 m is extremely significant as it conflicts with the seral progression of the dune vegetation and dune profile.

I believe the release of Crown Land for this specific development is neither appropriate nor sustainable.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 93** - DOC22/471423 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 14 June 2022 12:03:46 AM  
**Attachments:** [north-tuncurry-urban-release-plan-comments.docx](#)

---

Submitted on Tue, 14/06/2022 - 00:01

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my submission to remain confidential**

No

**Info**

**Email**

■

**Suburb/Town & Postcode**

FORSTER 2428

**Please provide your view on the project**

I am just providing comments

**Submission file**

[north-tuncurry-urban-release-plan-comments.docx](#)

**Submission**

Pleased refer to the attached letter with nmy comments and recommendations

**I agree to the above statement**

Yes

FORSTER NSW 2428  
13 June 2022

NSW Department of Planning, Industry and Environment

Dear Sir

**RE: North Tuncurry Urban Release Area (NTURA) Rezoning Comments**

Thank you for the opportunity to provide comments.

I attended the information session on 5 June 2022 at Club Forster and was surprised by the high level of public interest in the project together with the quality of information provided by the representatives from the Department and Landcom.

It is obvious that a huge amount of research, study, expert advice, consultation, design, negotiation, and technical reporting has been invested in the project over the last 10 years to get to the point where the rezoning application was ready for exhibition and determination.

I have read the Frequently Asked Questions section and note:

Page 2 How many and what type of houses does the Rezoning Study pave the way for?

In addition, as part of Landcom's commitment to achieving more affordable communities, up to 10% of dwellings will be affordable housing. Landcom will determine at a later stage in this project what mix of affordable ownership and rental housing will be provided.

As a result, I have reviewed the various reports to better understand this commitment.

1. **NTURA Statement of Intent: Our shared commitment.** The Minister and Council are key stakeholders, and it is important to demonstrate this intent.

I note that there is no commitment to Social Housing in this document.

However, it is noted that the Tuncurry Country Club is not a party to this Statement. The Club is the existing Lessee of Lots 245 and 246 DP 143110, and the proposal includes the reconfiguration of the existing golf course. Future lease arrangements are not documented.

It would seem reasonable to clearly document the details of any proposed tenure and financial arrangements between the Golf Club and the Minister.

In addition, there are no details of the arrangements between the owner of the land (NSW Department of Industry - Crown Lands and Water) and Landcom that was signed in 2010.

Landcom has expended considerable time, effort and finances over the last 12 years to get to the point where this rezoning application is finally implemented.

It is important that the public are fully aware of all the arrangements between the key stakeholders involved in this major regional land development project.,

- 1.1. **RECOMMENDATION 1:** That this document be amended to insert specific commitments to Social / Affordable Housing.
- 1.2. **RECOMMENDATION 2:** That this document be amended to include the arrangements with the Tuncurry Country Club and signed by both the Minister, MidCoast Council, and the Tuncurry Country Club so that there are no misunderstandings about the obligations and commitments of all parties.
- 1.3. **RECOMMENDATION 3:** That the arrangements between Landcom and the NSW Department of Industry – Crown Lands and Water be added to the Statement of Intent

## 2. NTURA Rezoning Study to support State Environmental Planning Policy amendment to the Great Lakes LEP 2014.

The study by Ethos Urban was commissioned by Landcom and based on the NTURA Master Plan prepared by Roberts Day.

This is a comprehensive document that clearly documents the details of the proposed Master Plan and rezoning of the subject land. It incorporates the outcomes and recommendations of a series of studies undertaken by a comprehensive range of engineering, environmental and planning consultants. It has evolved over the last 12 years following consultation and studies.

It is interesting to note

Page 35

### Social Sustainability

The social sustainability objectives for NTURA are: □

Encourage diversity among new residents, in terms of life cycle stage, household type and socio-economic profile, including:

- Provision of some smaller and more affordable dwelling types and diverse housing typologies;
- Provision of **7.5% affordable housing** within the Site consistent with Landcom's Housing and Affordability and Diversity Policy, whereby Affordable Housing most commonly refers to rental properties managed by Community Housing Providers and costs less than 30% of residents gross household income;
- In addition to any State Environmental Planning Policy or legislative requirements, provision of 20% of all dwellings are 'Design' and 'As-Built' Liveable Housing Australian Silver Certified;
- Provision of **10-15% of diverse housing** across the Site consistent with Landcom's diverse housing policy (for example: lower cost market housing, retirement housing and offer housing types that support housing choice); and – Continuing to explore opportunities to attract a provider for aged care facilities or independent living units

Page 37

### 4.4 Land Uses and Distribution 4.4.1 Residential Dwelling Yield, Typologies and Housing Diversity

Approval is not sought for the indicative mix outlined in Figure 13, nor is it Landcom's intention to specifically pre-determine the number of dwellings or mix within each neighbourhood. Dwelling mix is subject to change over the significant time period for implementation of the development as market requirements change. The actual dwelling mix and yield for each dwelling type will therefore be determined as part of future detailed applications for each development stage.

**This is a concern as it means that Landcom is not committing to special social or affordable housing targets.**

### **3. Appendix E: NTURA Communication and Community Engagement Report**

Please note that Attachments 1-14 are not included in the subject Report JKA in 2021.

It is noted that Landcom has undertaken a range of community engagement activities over the last 10 years as the NTURA concepts and planning were developed.

It appears that input and negotiations with key stakeholders has taken place and agreements reached with MidCoast Council, Tuncurry Country Club and a range of NSW Government Agencies as well as the Community Reference Group.

However, it is only now with the release of the Rezoning Application information that a wide range of information has been made available to the general public.

There was an opportunity at the Community Drop-In Session on **5 June 2022** to meet with representatives from Landcom and DPIE to view information displays and ask questions etc.

The large response by the public was indicative of the amount of public interest in the project.

It was noted that staff did not appear to be taking notes in relation to questions asked or concerns raised.

However, given the huge amount of information and technical studies provided, there is the potential for many further questions and comments being raised by the public.

**MidCoast Council has not made public its comments on the rezoning.**

At this stage there is only an opportunity to respond to the DPIE by 17 June 2022.

DPIE will then pass on the responses to Landcom for comment.

Following the responses from Landcom, DPIE will make a recommendation to the Minister.

**It does not appear that the community will have another opportunity to have a say on any future changes to the rezoning documentation.**

3.1. **RECOMMENDATION 4**: That Attachments 1-14 are included in the subject Report

3.2. **RECOMMENDATION 5**: That any significant amendments to the rezoning documentation be made available to the public for final Community Consultation comments before the Minister consents to the NTURA rezoning.

### **4. Appendix V- NTURA Market and Economic Assessment Report by SGS**

This report is dated January 2019 and as a result is needs to be updated to take account of the current state of the Forster Tuncurry market.

The results of the 2021 Census are now available and should be incorporated into this report.

The residential market at Forster – Tuncurry has expanded rapidly since 2020 due to increased demand from retirees moving from Sydney and others who can now reside in regional areas due to the ability to work from home.

At Forster South the Forster Grange (up to Stage 4) and Summer Green (Stage 1) housing subdivisions are well underway as well as the resultant construction of new detached housing on Torrens Title lots. The price of recently subdivided land has escalated due to demand exceeding supply.

Alternative, land lease housing developments such as Palm Lake Resort on the southern fringe of Forster and Manufactured homes estates such as Crystal Waters at Tuncurry, Beachfront at Black Head and other appear to be in demand due to lower up front purchase process.

Villa developments are popular due to the lower cost and more central locations in established areas.

The price of existing strata medium to high density apartments at Forster and Tuncurry has escalated over the past 2 years due to demand from investors and retirees. However, the new apartments development has been very slow the last 10 years. Only “The Cove” and “Astina Apartments” in Forster have been developed in the past 2 years. The “Solaris” strata development is underway at the Forster Civic Precinct site. Marketing is underway for the “Newport” strata development at Reserve Road, Forster – this development is by the same developer of the “Rockpool” at Tuncurry. Rockpool was marketed extensively in 2019 but failed to reach an acceptable level of presales and did not proceed to construction.

Also, there is obvious demand for “assisted” living retirement housing such as GLACIA at Tuncurry, Evermore, Pacific Cape, Golden Ponds at Forster. Later stages at Solaris are planned to cater for “seniors assisted” housing.

**A major omission from this report is the lack of detail relating to Social Housing.**

Ideally, the report should detail the current state of the demand (waiting lists) for and the supply of social housing and low rental housing in the Forster Tuncurry area.

Without this data and analysis of future demand and supply requirements - how it possible to determine what role the NTURA can play in the provision of social housing in NTURA.

The following table shows that social housing in the MidCoast LGA is below the regional NSW % and therefore waiting list for social housing is expected to be high.

## Housing tenure, 2016

Low income households

MidCoast Council area    Regional NSW



**.id** informed decisions

The Communities and Justice website indicates that the expected waiting times for general applicants in the Taree Allocation Zone is 5 to 10 years and on 30 June 2021 there were 262 General applicants and 21 Priority applicants.

**This indicates that there is a significant demand for social housing in the Taree area and that NTURA could assist in reducing the wait time for social housing if new social housing dwellings were provided.**

Were NSW Department of Communities and Justice consulted about their requirements for Social Housing in NTURA? If so, what was where the recommendations?

- 4.1. RECOMMENDATION 6:** That Appendix V be amended to include up to date housing development data, 2021 Census and the supply and demand factors used to determine the quantity and timing of social housing in NTURA.
- 4.2. RECOMMENDATION 7:** That any recommendations by NSW Department of Communities and Justice be added to the Report.
- 4.3. RECOMMENDATION 8:** That Landcom be specific about the planned quantity and location of social housing in all stages of the NTURA development.



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 94** - DOC22/471439 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 14 June 2022 8:17:16 AM

---

Submitted on Tue, 14/06/2022 - 08:17

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

1. 2100 new dwellings is massive over-development
2. This development will ruin the character of Tuncurry and reasons people live and visit.
3. Only a small percentage of local people will benefit job wise and financial wise.
4. The local road network will not cope with the extra traffic
5. Health services are currently not coping with the existing population let alone an extra 5000 residents.
6. 5-10% staged residential development would maybe be acceptable with the rest to be used as public parkland.
7. Any golf course reconfiguration and club house development as well as new "community buildings"are not acceptable reasons to allow this development

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 95](#) - DOC22/471451 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 14 June 2022 3:38:02 PM

---

Submitted on Tue, 14/06/2022 - 15:37

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

blueys beach

**Please provide your view on the project**

I object to it

**Submission**

My objection to the proposed North Tuncurry Development is based on the inadequacy of existing infrastructure and current lack of commitment to expansion of the same.

1. Additional Bridge across Wallis Lake.

In Holiday times the bridge and the Lakes way are in Grid Lock and the Local MP Stephen Bromhead is trying to raise a petition for a second crossing.

2. Hospital.

A new Public Hospital to be completed in the current Electoral Term, was promised by Mr Bromhead at the last State Election. nothing has happened except for "further studies".

3. The Lakes Way main road.

The Lakes way is the only road in and out of Forster Tuncurry and about 60% of it is rubbish. Increases to the existing traffic flows will make this existing road more dangerous.

4. Water.

During the last Drought the Council commenced a Water Treatment works. This Project has been deferred pending other works.

5. Sewer.

New Sewerage service mains and outflows will have to be included in the new development and discharged to the ocean. Discharge to the Lake is not acceptable.

6. Council.

Your Documentation suggests that Midcoast Council are somehow supportive of this proposal. My understanding from Press Releases from Council is that they see themselves as being an applicant and commentator.

7. Better options.

Any large subdivision like this should be located close to Taree. There is already Rail and Air Links in to Taree, a Public hospital and it is closer to the M1. The Land would be more affordable and the existing Taree Commercial , Industrial and Retail precincts have an existing greater capacity.

8. Current and Planned Development.

There is already Consent to Build 155 dwellings and a proposal for a further 70 just at Blueys Beach, 23kms south of Forster. There is also current large residential subdivisions and dwellings under construction in South Forster.

Without major commitment to expenditure by the State Government to provide for the needs I have outlined prior to the sale of any allotments this Project should not proceed.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 96** - DOC22/471459 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Tuesday, 14 June 2022 3:41:11 PM

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Submitted on Tue, 14/06/2022 - 15:40

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**

Tuncurry does not have sufficient infrastructure to support this development . The nearest public hospital is Taree, local medical practices have closed their books, wait time for ultrasounds approx 3 weeks, MRI and cat scans referred to Port Macquarie. No mention of extra schools and 2nd bridge development to take around 9 years. Blocks in the development range from 300sq mtrs to 600 sqr mtrs so the slums of tomorrow are being built, similar to Follyfoot Farm and the development in Kularoo Drive. Width of roads in development would be narrow, making access by essential services difficult. Buffer zone onto pristine 9 mile beach only 200 mtrs, what about erosion? Recent storms have shown it is inevitable. Houses are needed but make it something as special as Tuncurry is,not some downgraded Gold Coast

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 97](#) - DOC22/475709 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 8:25:36 AM  
**Attachments:** [davids-submission-re-nth-tuncurry.docx](#)

---

Submitted on Thu, 16/06/2022 - 08:23

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission file**

[REDACTED] [re-nth-tuncurry.docx](#)

### Submission

Support with conditions

To whom it may concern,

I am making this submission in my personal capacity as a member of the Forster Tuncurry Golf Club (FTGC). My concerns for the North Tuncurry development are focused on the issues arising for the Tuncurry golf course now and in the future.

The communication exercise has been a long process and I appreciate the consultation.

Since the original plans were shared there have been significant impact on Australia as a result of the Covid-19 Pandemic and this has altered much of the status quo for population predictions.

Forster and Tuncurry have seen an influx of people into the area, working remotely from the major centres and with an increase in value of the surrounding real estate.

This has also resulted in an increase in golf club membership and a demand on our facilities.

The full golf club has the 7th largest membership in the state proving its value to the community and its accessibility and affordability.

The proposed development and the land values will be significantly uplifted due to the proximity of the mature, well maintained, and well patronised golf club, which it surrounds. Blocks of land on the golf course with their spectacular golf course views will make land sought after and valuable.

The course at Tuncurry, is a highly rated course in NSW, (within the top 100). As such it is a major draw card, not only for the immediate mid north coast community but also from farther afield, significantly contributing to the local economy through additional tourism dollars. This in turn supplies hospitality employment opportunities within the wider community and increasingly supports a wide range of local businesses.

Additionally, the golf course development plans show "More than 2,100 dwellings to accommodate approximately 4,500 residents via a mix of low density and low rise medium density homes centred around a new local centre," with a current population cited as 6186 in your Social Planning Report for Tuncurry at 2016. That is, the plan offers an increase in population in the immediate vicinity of the course of some 70 % on current.

With the ease of access from surrounding properties I expect a large demand for the use of the facilities from the new community. The new promised clubhouse will be close to the village centre and will no doubt develop into a community hub and a social venue serving the new suburb, a very positive outcome.

The club needs to afford the maintenance of any new facilities and improved facilities as a result of the development.

However presently bookings on the course itself are reaching saturation.

My opinion is that it would be short sighted to maintain the course as an 18 hole facility with the expected increase in patronage and it would be

beneficial for the development to increase the course to 27 and eventually 36 holes. This would increase and support the social, economic and community benefits.

Additionally, as the development is impinging on land over which FTGC hold a lease for the next 11 years, I feel that the rights of the golf course its members and visitors need to be respected as integral to this development.

To this end I request a review of the development planning to include an increase in the number of golf course holes to at least 27 and 36 ideally.

On a more administrative note I would like confirmation in writing of the following promises:

- Continued suitable, unfettered and unimpeded access to the club throughout the development regardless of phases to allow FTGC to continue to serve our community and membership and maintain continuous access and income.
- Development of any new holes and facilities should precede the destruction of any existing holes.
- Maintenance of the integrity of the course. The length of the current course should not be shortened and the quality of the course should be the same or better. New and additional holes should replicate or be in keeping with the current links style and designed by a skilled professional.

**I agree to the above statement**

Yes

To the NSW Government regarding the North Tuncurry Urban Release Area.

To whom it may concern,

I am making this submission in my personal capacity as a member of the Forster Tuncurry Golf Club (FTGC). My concerns for the North Tuncurry development are focused on the issues arising for the Tuncurry golf course now and in the future.

The communication exercise has been a long process and I appreciate the consultation.

Since the original plans were shared there have been significant impact on Australia as a result of the Covid-19 Pandemic and this has altered much of the status quo for population predictions.

Forster and Tuncurry have seen an influx of people into the area, working remotely from the major centres and with an increase in value of the surrounding real estate. This has also resulted in an increase in golf club membership and a demand on our facilities.

The full golf club has the 7th largest membership in the state proving its value to the community and its accessibility and affordability.

The proposed development and the land values will be significantly uplifted due to the proximity of the mature, well maintained, and well patronised golf club, which it surrounds. Blocks of land on the golf course with their spectacular golf course views will make land sought after and valuable.

The course at Tuncurry, is a highly rated course in NSW, (within the top 100). As such it is a major draw card, not only for the immediate mid north coast community but also from farther afield, significantly contributing to the local economy through additional tourism dollars. This in turn supplies hospitality employment opportunities within the wider community and increasingly supports a wide range of local businesses.

Additionally, the golf course development plans show "More than 2,100 dwellings to accommodate approximately 4,500 residents via a mix of low density and low rise medium density homes centred around a new local centre," with a current population cited as 6186 in your Social Planning Report for Tuncurry at 2016. That is, the plan offers an increase in population in the immediate vicinity of the course of some 70 % on current.

With the ease of access from surrounding properties I expect a large demand for the use of the facilities from the new community. The new promised clubhouse will be close to the village centre and will no doubt develop into a community hub and a social venue serving the new suburb, a very positive outcome.

The club needs to afford the maintenance of any new facilities and improved facilities as a result of the development.

However presently bookings on the course itself are reaching saturation.

My opinion is that it would be short sighted to maintain the course as an 18 hole facility with the expected increase in patronage and it would be beneficial for the development to increase the course to 27 and eventually 36 holes. This would increase and support the social, economic and community benefits.

Additionally, as the development is impinging on land over which FTGC hold a lease for the next 11 years, I feel that the rights of the golf course its members and visitors need to be respected as integral to this development.

To this end I request a review of the development planning to include an increase in the number of golf course holes to at least 27 and 36 ideally.

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- Continued suitable, unfettered and unimpeded access to the club throughout the development regardless of phases to allow FTGC to continue to serve our community and membership and maintain continuous access and income.
- Development of any new holes and facilities should precede the destruction of any existing holes.
- Maintenance of the integrity of the course. The length of the current course should not be shortened and the quality of the course should be the same or better. New and additional holes should replicate or be in keeping with the current links style and designed by a skilled professional.

Regards



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 98** - DOC22/478452 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 12:54:13 PM

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Submitted on Thu, 16/06/2022 - 12:54

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2094

**Please provide your view on the project**

I object to it

**Submission**

Currently there is limited to no public parking for residents or visitors, the B5 will only make this significantly worse

The building of B5 will also pose a danger to school children, creating a busier area creating more traffic and potential cases of speeding within the school area.

The Forster-Tuncurry bridge is an issue of significant level that needs to be addressed asap. The building of B5 will only further the traffic and blockage on the bridge that could prevent key services from being accessed by visitors and residents.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: **Submission 99** - DOC22/478460 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 1:23:33 PM  
**Attachments:** [north-tuncurry.doc](#)

---

Submitted on Thu, 16/06/2022 - 13:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██████████

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I am just providing comments

**Submission file**

[north-tuncurry.doc](#)

**Submission**

Attached letter

**I agree to the above statement**

Yes

Submission 99(2) - Attachment  
Page 1/1

16<sup>th</sup> June 2022

North Tuncurry Urban Release Area  
NSW Planning Authority

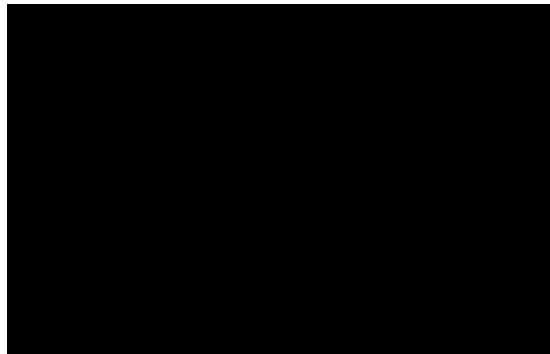
To Whom it Concerns

I am requesting a six-week extension on behalf of the new Board of the Forster Tuncurry Golf Club, to put forward their submission.

The new Board is still in favour of the new development but would appreciate the time to formulate a detailed submission.

Looking forward to your favourable response to this request.

Yours Faithfully



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 100](#) - DOC22/479321 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 6:19:52 PM  
**Attachments:** [ntura---submission-by-\[REDACTED\]-22-06-16\\_0.pdf](#)

---

Submitted on Thu, 16/06/2022 - 18:18

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Bungwahl 2423

**Please provide your view on the project**

I object to it

**Submission file**

[ntura---submission-by-\[REDACTED\]-22-06-16\\_0.pdf](#)

**Submission**

My submission attached raises several detailed points of concern regarding justification of the planning proposal, likely impacts of future development that would be permitted, and proposed implementation measures which include draft planning controls and funding mechanisms. I would appreciate receiving the Department's responses to the matters which I have raised.

**I agree to the above statement**

Yes

16 June 2022

Department of Planning and Environment

Locked Bag 5022

Parramatta NSW 5022

**Re: North Tuncurry Urban Release Area –  
submission to the exhibited planning proposal**

**Scope and summary of this submission**

This submission regarding the Planning Proposal for lands at North Tuncurry – the NTURA – is made, firstly, as a resident of the Mid Coast LGA and, secondly, as a professional urban designer and strategic town planner. For the information of reviewing officers, and to underpin this submission, a copy of my CV is attached.

This submission raises several points of concern regarding the NTURA Planning Proposal:

1. That planning reports which support the Planning Proposal have not demonstrated that urban development of the Site would have acceptable impacts;
2. That aspects of the masterplan and associated LEP provisions would result in unacceptable scenic impacts, or would be contrary to *Connecting with Country* principles;
3. That some types of development which conform with the NTURA masterplan and associated local control amendments would be inherently contrary to provisions or implicit outcomes of two significant state planning policies: SEPP No 65 and SEPP Resilience and Hazards;
4. That draft development controls are incomplete or, in some respects, are likely to have no effect.

The majority of these concerns could be remedied at least in part – by further information together with refinement of the masterplan and associated local controls.

**A Strategic considerations**

**1 Biodiversity**

- Although the Site contains no EEC's or threatened species other than the TMO, the masterplan provides for development of approximately 288 ha at the southern end of the Site which would remove remnant bushland and associated habitat – including approximately 20 ha at the north-eastern corner of the proposed urban development precinct which, according to Figure 11 in the planning study, is of "high ecological quality".
- The planning study presents no strategic rationale for removal of that "high ecological quality" vegetation – comprising scenically-distinctive *Blackbutt – Smooth Barked Apple Shrubby Open Forest* – in a substantial block which measures approximately 300m by 700m.
- Notwithstanding that the *Biodiversity Certification Report* which accompanies this planning proposal presents comprehensive detail, the proposed offset relies upon

forest which surrounds Mid Coast Council's water-extraction fields – hence relies upon lands which are not subject to development pressure and, consequently, would result in a nett loss of sub-regional biodiversity value.

- Consequently, the exhibited documents present insufficient justification for the loss of biodiversity which would result from proposed rezoning and subsequent urban development.

## 2 Traffic

- Any decision to proceed with rezoning of the Site must be guided by a comprehensive analysis of likely traffic impacts, supported by a list of mitigation works might be necessary to ensure satisfactory functioning of district and town centre road networks.
- Future development of approximately 2,100 dwellings – and potentially more subject to the development of multi-dwelling housing which the current LEP permits without numeric restrictions in zone R2 – is likely to have significant traffic impacts.
- Observation of district and town centre road networks confirms the extent of current traffic congestion – which is exacerbated by holiday traffic peaks and by accidents which periodically close the Tuncurry Bridge.
- Documents which have been exhibited with the Planning Proposal do not include a detailed study of traffic and transportation – consequently strategic assumptions which have been made in order to evaluate potential impacts of future urban development cannot be tested.
- The planning report does, however, confirm that future development would be accommodated by the Council's current commitments to amplification of the Tuncurry Bridge and existing roads northwards of the Tuncurry town centre.
- Notably, there is no timeframe for undertaking those works (which will involve considerable expense), and Mid Coast Council's senior management team recently acknowledged significant budgetary constraints during a series of community meetings – which indicates that amplification works are unlikely over the short-to-medium terms.
- Consequently, the exhibited documents provide no confidence that these factors have been addressed by a background detailed study of traffic and transport – and consequently there is no evidence that the proposed rezoning may be justified in terms of likely traffic impact.

## 3 Stormwater discharges

- Notwithstanding positive attention to integrated stormwater management by the masterplan which supports the planning proposal, stormwater would be discharged from the Site into the Wallaba River estuary.
- Quality of stormwater discharges are proposed to be managed by a combination of direct infiltration, capture for local reuse, rain gardens within road verges and basins within the reconfigured golf course.
- Effective management of stormwater quality will depend substantially upon facilities within public lands which typically incur high maintenance costs, but documents do not identify a funding mechanism to ensure that necessary levels of maintenance would, in fact, be achieved.

- Consequently, the viability of treatment objectives which are nominated by the stormwater management strategy cannot be confirmed, and there is the distinct possibility that the quality of receiving waters would be degraded.
- On that basis, the exhibited documents present insufficient explanation and justification of likely water quality impacts which would result from the proposed rezoning and subsequent urban development.

## **B Character and Country**

### **1 Scenic impact of apartments**

- Any decision to proceed with rezoning of the Site must not create a pattern of development which, in terms of scenic impacts, would be contrary to provisions of prevailing SEPP's.
- The masterplan and associated LEP amendments provides for two strips which are zoned R3, located immediately behind the foredune, where building heights to 20m would be permissible over a distance of approximately 1km (or 40% of the total beach frontage which would have a backdrop of urban development).
- Pages 16 to 18 of the Visual Assessment which supports the Planning Proposal present crude illustrations of likely impacts based upon building heights of five storeys, and depict near-continuous walls of development.
- Visual amenity and scenic quality of the North Tuncurry coastline would be compromised by the permissible extent of multi-storey development which is depicted by the Visual Assessment report.
- However, illustrations in that report substantially understate likely impacts by at least one storey: the 20m height would accommodate six storeys with floor-to-floor heights of 3.1m (18.6m) and the combined height of six storeys would allow for lift over-runs.
- Within a permissible height of 20m, seven storey development is not unlikely – notwithstanding the requirement to rely upon clause 4.6 of the LEP – according to current development practice and recent court judgements (notably *Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115*).
- Draft development controls which support the Planning Proposal do not address residential flat buildings and, consequently, offer no means to moderate visual impacts – for example, by limiting the width of any apartment building and requiring substantial landscaped gaps between successive buildings.
- Consequently, the masterplan and associated amendments to local controls are likely to encourage development which would be contrary to considerations and outcomes of two significant SEPP's: *SEPP No 65* (in particular design principles 1, 2 and 5 in relation to context, built form and landscaping) and *SEPP Resilience and Hazards* (in particular clause 2.11(1)(a)(iii) in relation to visual amenity and scenic quality).
- These inherent contradictions indicate the need for amendment of the masterplan and associated controls: firstly, by moving zone R3 to the western side of the hind-dune road, and secondly, by providing detailed development controls which limit the length of apartment buildings and which also require substantial landscaped separation between successive apartment buildings.

- 2 Scenic impact of northern industrial
  - IN1 zoning is proposed at the Site's NW corner facing The Lakes Way.
  - Frontages to Lakes Way between Failford Road and the central portion of the Site currently support remnant sand forest (According to the *Biodiversity Certification Report: Blackbutt – Smooth Barked Apple Shrubby Open Forest*) which provides scenically-distinctive backdrops to the northern gateway of the Forster-Tuncurry centre.
  - A highly-appropriate feature of the masterplan and associated control amendments is the proposed retention of almost all remnant bushland along the Lakes Way frontage.
  - Proposed IN1 zoning at the NW corner adjacent the waste station access road would severely interrupt continuity of scenic backdrops to the road: draft development controls offer no guidance for industrial development, and development practice demonstrates that this form of space-extensive development is particularly-resistant to preserving landscaped buffers.
  - The planning report offers no apparent strategic rationale for the small pocket of IN1 zoning in this location, and no justification for severe disruption of a scenically-significant town centre approach which would result from future development.
  - Proposed IN1 zoning at the NW corner of the Site should be deleted, and lands zoned E2 to complement scenic and natural values of the surrounding lands.
- 3 Landscape design
  - Flora and scenic impact reports which support the planning proposal identify the spatial extent of remnant bushland communities which occur across the Site.
  - For urban developments, the maintenance and enhancement of remnant bushland represents a fundamental means of *Connecting with Country*, as well as demonstrating respect for the scenic qualities of extant indigenous vegetation.
  - The Landscape Masterplan indicates the intention to introduce native and exotic species which, although of themselves not unattractive, would be alien to character and intrinsic natural quality of the Site.
  - In order to demonstrate proper regard for First Nations Culture and existing scenic character of the Site, the *Landscape Masterplan* should be amended to promote species which are indigenous to remnant natural plant communities that survive upon the Site.

## **C Implementation: the proposed planning controls**

- 1 Affordable housing
  - Draft controls demonstrate no mechanism to ensure that a suitable proportion of dwellings are affordable – beyond the option of separate titling for studio units above garages.
  - Because that approach relies upon shared title responsibilities and market preferences – which in terms of suburban development typically are very conservative – it is not likely to deliver a significant proportion of affordable dwelling units.

- 2 Single dwellings and MDH
  - Given that the Housing Code under the Codes SEPP applies to allotments of 250m<sup>2</sup> and greater, development controls for detached dwellings at NTURA are unlikely to have significant effect.
  - A similar situation applies to multi-dwelling housing, where the Codes SEPP applies to allotments of 600m<sup>2</sup> and greater.
  - Consequently, omission of detailed controls for detached and multi unit dwellings in the draft DCP chapter for NTURA would have no impact.
- 3 Apartment design
  - The draft DCP chapter for NTURA does not refer to residential flat buildings or shop-top housing.
  - As noted previously, development controls for NTURA should include a limited width for apartment buildings – desirably in the order of 25m to 30m – together with minimum landscaped separation of at least 12m between successive buildings in order to avoid undesirable scenic and streetscape impacts.
  - Numeric controls should be supplemented by a character statement which is concise, and which provides clear guidance for the scale and exterior architectural character of buildings, together with their landscaped curtilages.
- 4 Commercial elements: town centre and industrial
  - The draft DCP chapter for NTURA does not refer to commercial or industrial developments.
  - Development controls for NTURA should include character statements for each type of development in order to provide concise but clear guidance for the scale and exterior architectural character of buildings, together with desirable landscaped treatments for their curtilages.
- 5 Landscape design: public domain and private properties
  - As noted previously, indigenous species are necessary to demonstrate proper regard for Country and existing character of the Site.
  - Development controls for NTURA should be amended to require indigenous species of trees and shrubs along streets, in public places, and within front setbacks.

I would appreciate receiving the Department's responses to the matters which I have raised.

Yours sincerely

[Redacted signature block]

[Redacted line]

[Redacted line]





## Summary Curriculum Vitae

June 2022

### Qualifications + current role

- Masters degree: Urban and Regional Planning (Sydney University) 1993
- Bachelors degree: Architecture (UNSW) 1987
- Principal of [REDACTED]:  
A proprietary-limited company established in 1999

### Character + compatibility: studies + controls

- Character-based plans and related strategies prepared for:
  - Blue Mountains City Council: character of core village areas + draft controls
  - The former Canterbury Council: character of residential areas + draft controls
  - The former Gosford City Council: LGA-wide study of character + draft controls
  - Hunters Hill Council: character considerations for the local controls
  - Parramatta City Council: character of the Woodville Road corridor + draft controls
  - Penrith City Council: urban residential areas + draft controls, LGA-wide landscape study
  - The former Warringah Council: LGA-wide study of residential areas

### Design quality + panel memberships

- Advisory + consent panels:
  - Gosford City Centre Design Advisory Panel* (Department of Pl & E): current Panel member
  - Ryde City Local Planning Panel*: Panel member 2021 to date
- Design excellence juries:
  - Development sites in Liverpool City, Penrith City, Rockdale
- Design + development review panels + advisor:
  - Central Coast Council Design Review Panel*: current Panel member
  - Hornsby Council Design Excellence Panel*: current Panel member (2015 to date)
  - Hunters Hill Council: former advisor (2010 to 2018)
  - Liverpool City Design Review Panel*: former Panel member + chair (2006 to 2015)
  - Penrith City Urban Design Review Panel*: current independent member (2009 to date)
  - Rockdale City Council: former independent advisor (2014 to 2016)
  - Ryde City IHAP* (former): Panel member (2007 to 2008)
  - Warringah Council IHAP* (former): Panel member + urban design chair (2002 to 2010)

### Development controls + strategies

- City + town centre developments:
  - Prepared for Blue Mountains City, City of Sydney, Hunter's Hill, Penrith City + Parramatta City councils, the former councils of Gosford City, Warringah + Wyong Shire
- Controls for multi-storey residential developments:
  - Prepared for City of Sydney, Hornsby Shire, Hunter's Hill, Parramatta, Penrith City + Warringah councils, the former councils of Canterbury, Gosford City + Wyong





## S u m m a r y C u r r i c u l u m V i t a e

- Design excellence guidelines:  
Prepared for the former Rockdale City Council

### **Expert evidence to the NSW Land + Environment Court**

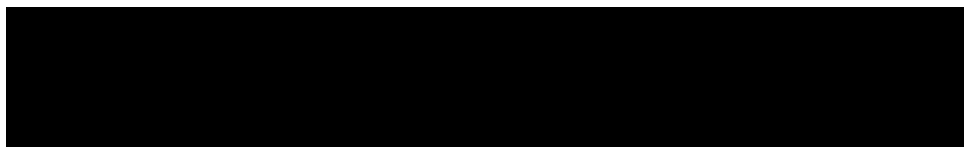
- Advice + evidence in relation to approximately 200 matters
- *Court-appointed Expert or Parties' Single Expert:*  
Proceedings in relation to medium + low density residential proposals  
Appeals in Hornsby Shire, Parramatta City, Port Stephens, Ryde City, Shoalhaven + Waverley LGA's, the former Auburn LGA
- Evidence on behalf of respondents + appellants:  
Proceedings in relation to high, medium + low density residential proposals, seniors' housing, residential subdivisions, commercial + town centres, scenic + residential settings  
Appeals in Bayside, Camden, Canterbury-Bankstown, Central Coast, Georges River, former Gosford, Hornsby Shire, Ku-Ring-Gai, Inner West, Manly, Mid Coast, Mosman, Penrith City, Parramatta City, former Rockdale, Sutherland Shire, Sydney City, former Warringah, Willoughby + Woollahra LGA's

### **Master planning, urban design + architectural design**

- Dwelling houses: Great Lakes, Marrickville, Randwick + Waverley LGA's
- Heritage-listed dwelling houses: former LGA's of Leichhardt, Mosman + Ashfield
- Industrial estates: former LGA's of Botany, Gosford City + Wyong Shire
- Mixed density infill residential developments: Belrose, Canada Bay, Glebe
- Mixed residential + commercial developments: Blue Mountains LGA, Darlinghurst, North Penrith, Penshurst, Rozelle + Woy Woy town centres
- Multi-dwelling housing: Hornsby Shire, Hunters Hill, Parramatta City + Penrith City LGA's
- Residential flat developments: Bayside, Georges River LGA, Glebe Point, Manly LGA, South-West Growth Centre, Woodville Road corridor, former LGA's of Gosford + Wyong
- Seniors housing development:  
Former LGA's of Ashfield, Gosford + Hawkesbury, Toongabbie Town Centre
- Town centre structure plans + development concepts:  
Glenmore Park, Gladesville, St Marys, Terrigal, The Entrance + Woy Woy Peninsula centres

### **Articles, papers + seminars**

- Journal articles:  
"Design quality of apartment developments", *New Planner* June 2022
- Lectures, seminars, papers + workshops:  
Local government workshops: Hornsby Shire, Liverpool City, Parramatta + Penrith City Councils, former councils of Canterbury + Gosford City  
PIA conference papers + seminars: 2004 to 2013  
TAFE 2012 (Design + Environmental Management)



# Submission 101

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSYC Hunter Mailbox](#)  
**Subject:** HPE CM: [REDACTED] - DOC22/479334 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 9:19:57 PM

---

Submitted on Thu, 16/06/2022 - 21:19

Submitted by: Anonymous

Submitted values are:

## Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Coomba Park 2428

**Please provide your view on the project**

I object to it

## Submission

I object to the proposed North Tuncurry Urban Release Area (NTURA) on a number of grounds.

1. I do not accept that this development will improve biodiversity outcomes. It is completely non-sensical to claim that by clearing and developing 40% of the site for urban and industrial uses biodiversity values will be maintained or improved. As a society we need to massively increase the area currently set aside for conservation. The current internationally agreed biodiversity conservation goal, to which Australia is a signatory is 30% of land and sea set aside for conservation by 2030, and even that is likely to be insufficient. Wherever the government already owns land and particularly where that land has significant biodiversity values, it should be set aside for conservation in its entirety. We should exhaust all other options for housing people before undertaking any greenfield developments. We have a low rate of occupancy in the LGA.
2. The NTURA contains most of the known population of the critically endangered Tuncurry Midge Orchid. There are also recent reliable reports of significant fauna species including Koalas, Brush-tailed Phascogales and Long-nosed Potoroos in the near vicinity. The proposed NTURA does not take a precautionary approach to protection of environmental values on the site and adjacent areas and the biodiversity offsets provide no assurance that biodiversity values will be maintained. Specifically
  - a. The areas proposed as biodiversity offsets on the eastern side of the NTURA are not secure in perpetuity as they are within the hazard lines for coastal erosion within this century.
  - b. Likewise the areas proposed as biodiversity offsets on the western side of the NTURA are highly likely to be degraded over time and as such will not be in perpetuity for the critically endangered Tuncurry Midge Orchid.
  - c. Furthermore, like for like off-sets cannot be guaranteed. The proponent suggests that off-site offsets may be delivered in the region or by payments to the Biodiversity Conservation Fund. This is not a good faith approach to biodiversity conservation.
3. Insufficient attention has been given to the management of additional long-term impacts on threatened species on the site and in adjacent areas including Nine Mile Beach. The proposal does not adequately address how sound pollution, light pollution, domestic animals, invasive plants, edge-effects on native vegetation and significant increases in "recreational" use will be managed in the long term.
4. The proposal does not comply with the directive of the Hunter Regional Plan 2036 to protect and connect natural areas. The North Tuncurry has been identified as an important habitat corridor in its natural state. This development will severely adversely impact on connectivity values.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 102](#) - DOC22/479339 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 9:56:49 PM

---

Submitted on Thu, 16/06/2022 - 21:56

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I support it

**Submission**

The MidCoast community has been eagerly awaiting this development for some time now, and the local region is desperate for available vacant land which is not tightly controlled by local developers.

Despite this, I fear that this land will still not be affordable to those who live and work in the area, who are unable to compete with the rapid migration of people from metropolitan areas who are utilising the benefits of remote working to enjoy the coastal lifestyle while maintaining metropolitan wages. What mechanisms will be out in place to ensure this land is accessible to local families?

And considering the rapid growth of our area, what provision has been made for education facilities? In particular, has any consultation been undertaken with catholic and independent schools in our region?

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 103](#) - DOC22/479346 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Thursday, 16 June 2022 10:55:54 PM

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Submitted on Thu, 16/06/2022 - 22:55

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

2428

**Please provide your view on the project**

I object to it

**Submission**

The measures proposed to offset impacts on flora & fauna are grossly inadequate.

Current plans appear to essentially gut the area of safe habitat with limited consideration for the displacement & outright destruction of vulnerable & endangered species.

I fear this project will be another cut into the shrinking wildlife corridors we have.

The recent mass clearing of habitat in our local area for large scale housing projects includes Hallidays Point, the Summer Green Estate at Forster, Forster Grange which has destroyed significant Squirrel Glider habitat & the hideously confronting Palms Lake Resort on The Lakes Way.

The accumulative impact of these projects is not being considered.

Working locally in veterinary care we see daily admissions of injured & displaced wildlife , the majority of cases ending in euthanasia due to the extent of injury.

The majority of these injuries are a direct result of habitat loss.

This area has such potential for enduring protection and the proposed rezoning offers no lasting enrichment to our community.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 104](#) - DOC22/479375 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 12:55:59 AM

---

Submitted on Fri, 17/06/2022 - 00:55

Submitted by: Anonymous

Submitted values are:

## Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

## Submission

To develop land on the ocean side of Tuncurry beach is irresponsible of the state government. To build a large development so close to the beach is at odds with growing concerns of scientists and urban planners to mitigate the damage of rising sea levels and the impact of major weather events on urban areas. The projections are conservative at best. If the sea levels continue to rise, combined with recent rain and flooding events, storm surges and King tides that continue to combine and if the major weather events the MidCoast has witnessed in the past few years continue, the cost of protecting and rectifying damage on this development will fall to the Council and future rate payer. An unnecessary and avoidable cost.

MidCoast council already have to provide services to remove sand from residential streets at North One Mile and move sand on main beach because developments were built close to the sand dunes. The same issue will have to be dealt with in North Tuncurry after large weather events. Whilst I support and I believe more housing is required and land release is necessary, building so close to the beach is reckless and unnecessary.

I also believe the development will reduce not improve the amenity and lifestyle of existing residents in the Forster -Tuncurry region.

The zoning of the development to median Density will only contribute to driving up housing stock prices of the limited supply of housing in existing low/median density areas and "gentrifying" the area even further pushing low-middle income earners out of the Region entirely, these families are usually young families, who are the workers who provide the services for the ageing population the government agencies are so keen to encourage here. It will not alleviate the housing stock shortages unless a percentage of the properties are allotted to long term (potentially rent controlled) rentals, not just the small 7.5% Percentage allocated to social housing providers. As it stands Only people who are means tested and fall into low income categories or qualify under the ndis can apply to qualify for such social housing. It does not alleviate pressure on middle income families at all. To have median density on the beach side of north tuncurry is again ill conceived. If the development was only earmarked for low density it would be more palatable. Most resident do not want a mini Gold Coast along the North tuncurry beach. It is not just unsightly, Such development will destroy the very character of the region people are attracted to the area for.

Tuncurry and the region certainly does not need anymore Moveable dwelling type resort style over 55 developments that have been rampant. These developments are exclusionary, do not attract diversity into the region, do not alleviate housing shortfalls for the greater community and are only affordable for wealthy sea changers. Again lower to middle income families, refugees, support/healthcare/education workers appear to be forgotten.

Whilst I do appreciate that the golf course and club house appear to be well funded, something mentioned numerous times in the 111 pages of report I hold great concerns over destroying rare and endangered flora and fauna species such as the devastated Koala population (which you would see if you visited the area on more than one or two occasions) will have to deal with further encroaching development, increased traffic, domestic animals and destruction of habitat, I am sure the koalas will be thrilled the golf course and club house will be upgraded. I am sure they will also adhere to not leaving and remaining in the 300ha thoughtfully left by Landcom As an environmental protection zone.

I also note and appreciate the donation to the sporting fields is most welcome for the town, however I have concerns around the provisions for extra medical services that an extra 4,000 odd residents (particularly an ageing demographic) will require. Books at many gps are already closed and have been for years and the wait list is long for most medical services. The underfunded Taree hospital has been operating on code red for some time and surgeries are being pushed back and delayed as the already over burdened system tries to cope. I am sure an extra 4,000 residents will not impact the access of existing residents at all.

Presently, Tuncurry beach is also used by professional and recreational fisherman who access the beach at various 4wd drive points to drive along and use the area to undertake their profession (for example when the mullet are running). Are we to assume that 4wd beach access will be removed and already struggling fisherman will have their capacity to earn income impacted?

..Businesses in the Main Street of Tuncurry are already struggling. The Woolworths development in Tuncurry sent many small businesses to the brink and Creating a new business district will only contribute to the struggle of tuncurry's existing business area. Perhaps it would be wiser to inject some funding or incentives into the depressed tuncurry business strip. I am sure an extra 4,000 customers would boost and fund some rejuvenation. Something that creating a competitive business area in the new development will detract from.... Hello empty shops in the old bi-Lo complex all along the tuncurry Main Street.....? Just lovely.

I do not support the development in its current form as I do not believe it will alleviate the housing shortages, encourage responsible economic growth and to attract diversity into the region to make it an attractive and sustainable area to live.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 105](#) - DOC22/479385 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 1:33:21 AM

---

Submitted on Fri, 17/06/2022 - 01:33

Submitted by: Anonymous

Submitted values are:

## Submission Type

I am making a personal submission

## Name

First name

██████

Last name

██████

I would like my submission to remain confidential

Yes

## Info

Email

████████████████████

Suburb/Town & Postcode

Forster 2428

Please provide your view on the project

I object to it

## Submission

To develop land on the ocean side of Tuncurry beach is irresponsible of the state government. To build a large development so close to the beach is at odds with growing concerns of scientists and urban planners to mitigate the damage of rising sea levels and the impact of major weather events on urban areas. There are no details in the proposal addressing the rising cost of beach nourishment if this proposal proceeds and the rising sea levels projections are more extreme than the conservative projections .

If the sea levels continue to rise, combined with unprecedented recent rain and flooding events, storm surges and King tides that continue to combine and if the major weather events the MidCoast has witnessed in the past few years continue, the cost of protecting, providing beach nourishment and rectifying damage on this development will fall to the Council and future rate payers. An unnecessary and avoidable cost if the development is not located on the beach.

MidCoast council already have to provide services to remove sand from residential streets at North One Mile and move and nourish the sand on main beach because developments were built close to the beach and on the sand dunes. The same issue will have to be dealt with in North Tuncurry after large and ever increasing weather events.

Whilst I support and I believe more housing is required and land release is necessary, building so close to the beach is reckless and unnecessary.

I also believe the development will reduce not improve the amenity and lifestyle of existing residents in the Forster -Tuncurry region.

The zoning of the development to median Density will only contribute to driving up housing stock prices of the limited supply of housing in existing low/median density areas and "gentrifying" the area even further pushing low-middle income earners out of the Region entirely, these families are usually young families, who are the workers who provide the services for the ageing population the government agencies are so keen to encourage here. It will not alleviate the housing stock shortages unless a percentage of the properties are allotted to long term(potentially rent controlled) rentals, not just the small 7.5% Percentage allocated to social housing providers. As it stands Only people who are means tested and fall into low income categories or qualify under the ndis can apply to qualify for such social housing. It does not alleviate pressure on middle income families at all. To have median density on the beach side of north tuncurry is again Ill Conceived. If the development was only earmarked for low density it would be more palatable. Most resident do not want a mini Gold Coast along the North tuncurry beach. It is not just unsightly, Such development will destroy the very character of the region people are attracted to the area for.

I have concerns around the provisions for extra medical services that an extra 4,000 odd residents (particularly an ageing demographic) will require. Books at many gps are already closed and have been for years and the wait list is long for most medical services. The underfunded Taree hospital has been operating on code red for some time and surgeries are being pushed back and delayed as the already over burdened system tries to cope. I am sure an extra 4,000 residents will not impact the access of existing residents at all.

..Businesses in the Main Street of Tuncurry are already struggling. The Woolworths development in Tuncurry sent many small businesses to the brink and Creating a new business district will only contribute to the struggle of tuncurry's existing business area. Perhaps it would be wiser to inject some funding or incentives into the depressed tuncurry business strip. I am sure an extra 4,000 customers would boost and fund some rejuvenation. Something that creating a competitive business area in the new development will detract from.... Hello empty shops in the old bi-Lo complex all along



the tuncurry Main Street.....?

I do not support the development in its current form as I do not believe it will alleviate the housing shortages, encourage responsible economic growth and to attract diversity into the region to make it an attractive and sustainable area to live.

It would be great if a proposal could be considered to attract a greater number of further education providers could be attracted to the area to enable young people To be able to study and improve their skills and stay in The region.

The destruction of endangered flora and fauna species such as the devastated Koala population is at odds with the governments own policy of ensuring the embattled species is protected. Increased encroaching development, traffic, domestic animal attacks and destruction of habitat will not assist in preserving the small koala population in the region.

There are limited details around the provisions for extra medical services that an extra 4,000 odd residents (particularly an ageing demographic) will require. Books at many gps are already closed and have been for years and the wait list is long at most medical centres and getting appointments can take weeks.

Presently, Tuncurry beach is used by professional and recreational fisherman who access the beach at various 4wd drive points to drive along and use the area to undertake their profession (for example when the mullet are running) . Will the 4wd beach access will be removed ?

..Businesses in the Main Street of Tuncurry are struggling. The Woolworths development in Tuncurry sent many small businesses to the brink and Creating a new business district will only contribute to the struggle of tuncurry's existing business area. Perhaps it would be wiser to inject some funding or incentives into the depressed tuncurry business strip. I am sure an extra 4,000 customers would boost and fund some rejuvenation.

I do not support the development in its current form as I do not believe it will alleviate the housing shortages the area is experiencing , it will not encourage responsible economic growth and will not attract diversity into the region. The development as it stands will not contribute to making the region an attractive and sustainable area to live in.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 106](#) - DOC22/485444 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 9:58:45 AM

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Submitted on Fri, 17/06/2022 - 09:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

## Info

**Email**

██

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I object to it

**Submission**

The infrastructure issues in Forster/Tuncurry are well known, and the Dept of Planning has done nothing to help mitigate them. It already takes 10-25 minutes to cover 3km between 8 and 9am each weekday morning getting into our out of Tuncurry on the north side. This is excluding holiday periods, which are much worse. Out of holidays, many existing dwellings are vacant - council estimates 2,000 vacant dwellings outside of holiday periods. Adding another 2,100 dwellings, which will likely be permanently lived in, will bring holiday period congestion levels year round. The council planners have assured me that infrastructure and congestion are not something they concern themselves with - once congestion gets bad enough in Forster/Tuncurry then the state government will be forced to spend money to alleviate the problem.. Which sounds good in theory, however viewing the lack of action the state government has shown in alleviating the congestion and infrastructure issues in Sydney, Newcastle, Wollongong, Port Macquarie and Coffs Harbour (among other places), I have little hope that we will ever get out of the mess that the local and state planning departments got us into.

Parking, electricity, water and internet infrastructure are all susceptible to increased population.

Of further concern is the "rental crisis" which is seeing many local people unable to stay in town due to the house they live in being sold, and rental properties are increasingly difficult to come by. Unless you plan on using 100% local labour, bringing in teams of builders from nearby cities will place further strain on the rental market, displacing more existing locals.

These are all just the most obvious issues with your proposal and, like dozens more issues that I have not bothered to go into, do not seem to get any consideration. As the Dept of Planning, I really hope that you can live up to your name, and either refuse this development, or take some serious steps into mitigating the rather drastic effects this will have on a small town that has suffered from ineptitude in planning for a very long time.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 107](#) - DOC22/485497 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 9:59:46 AM  
**Attachments:** [ntura-submission-final.docx](#)

---

Submitted on Fri, 17/06/2022 - 09:57

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Tuncurry

**Please provide your view on the project**

I am just providing comments

**Submission file**

[ntura-submission-final.docx](#)

**Submission**

Please see attached

**I agree to the above statement**

Yes

We refer to the Rezoning 'North Tuncurry Urban Release Area' currently on public exhibition.

As adjoining landowners, we are impacted by the contents of the exhibited rezoning documentation. Whilst we do not object to the development, there are several matters, particularly relating to the Traffic Management and Accessibility Report (TMAP) and the Statement of Intent for traffic related matters.

Please find our comments below;

- 1) There has been no draft Voluntary Planning Agreement provided as part of the exhibition. The documentation states *"It is anticipated that this VPA would include monetary contributions for roads and transport, recreation, and social infrastructure..."* and that *"Landcom has prepared a Statement of Intent to outline the aims, purposes and proposed outcomes of the future VPA. This will be subject to further discussion and negotiation with the relevant authorities as planning for the precinct progresses."*

The Statement of Intent exhibited provides no such proposal for monetary contributions for roads and transport. Given there are gaps in the road upgrades required between the Forster District Section 94 Development Contributions Plan 2014 (s94 Plan) and the TMAP i.e. it would be expected that the duplication of The Lakes Way carriageway would at least extend northwards for the 1.2km to the new roundabout proposed by the TMAP. The s94 plan only accommodates 250m length of duplication.

Furthermore the TfNSW have identified in Appendix A of the TMAP that there is a shortfall in the Wallis Lake Bridge duplication figures in the s94 plan. The NTURA is a significant contributor to the requirement for the bridge upgrade, and a shortfall should be met with in monetary contributions by Landcom and/or collected as a special state infrastructure levy imposed on NTURA at the time of rezoning.

- 2) The traffic counts for the TMAP were undertaken on 11<sup>th</sup> December 2018, which is outside Holiday Periods (acknowledged in the Introduction *"that the holiday peak period does not form part of the scope of this study (previously agreed with MidCoast Council and TfNSW)."*). This is unbelievable that a development the size of the NTURA, which per the exhibited documentation has objectives of enhancing *"Forster-Tuncurry as a coastal tourism destination"*, to *"Attract tourists"* and has a Tourist zone as part of the development, doesn't model the actual tourist peak traffic demands which burden this coastal tourist town.

Furthermore since December 2018, the peaks post-COVID have increased significantly. There is no way that the current intersections are providing the modelled Levels of Services identified in the TMAP. The increase in tourist and permanent traffic volumes in the last 2 years has been previously unexperienced locally and puts doubt on the current modelling and timing requirements identified.

Additionally the TMAP has omitted the additional traffic volumes of the B5 Business Zone (on purpose) which also increases proposed peak flows beyond that modelled.

- 3) Of particular concern is the repeated modelling of the Grey Gum Road intersection as a roundabout. We have had our traffic engineers carry out a detailed assessment of this intersection and concluded that this intersection should not be a roundabout

(as identified in the s94 Plan) but rather a set of Traffic Signals due to the following reasons;

- a. The proposed roundabout cannot accommodate B-Double vehicles into the Grey Gum Industrial area without severe impact on the existing road formation and private land resumption, which would severely impact an essential local business.
- b. During the AM/PM peak periods it is almost impossible for vehicles leaving Grey Gum Road to exit southbound. There are some serious flaws in the traffic modelling as described above. Additionally it doesn't account for the types of vehicles (primarily larger trucks and vehicles from the Grey Gum industrial areas) which take longer to merge/ cross traffic and require longer spaces. A roundabout will not assist in improving this Level of Service. It requires a dedicated signalised intersection which will allow larger vehicles to safely leave/ enter Grey Gum Road.
- c. A roundabout does not assist pedestrians/ bicycles from crossing the 4 lanes of traffic on The Lakes Way at this location. This is obvious everyday for school children trying to run across the existing lanes of Manning Street in proximity to the Grey Gum Road intersection. There is a clear desire line for pedestrians at this point. The TMAP is proposing a new bicycle way up Grey Gum Road but they have given no thought of how the pedestrians get across a 4 lane road/ 2 lane roundabout. A signalised intersection would allow safe crossing opportunity.

Whilst we appreciate the roundabout is identified in the s94 plan, this 2014 plan is outdated and didn't give adequate thought to the types of users/ vehicle types that would utilize this intersection, particularly given the NTURA items identified. Just because an old report identified a roundabout it doesn't mean that this should be the recommendation of the TMAP moving forward.

Council Plans can and do change in light of new requirements, in the past Council had planned for the intersection of the Northern Parkway and Manning Street (the access to Great Lakes College Tuncurry Campus) to be a roundabout. During assessment of the application for the school the local and district traffic committee agreed that traffic lights were more desirable from a pedestrian safety perspective. It is clear the same needs occur at the Grey Gum Road/Manning Street intersection, with the added need for creating the ability for large heavy vehicles (up to B-Doubles) to enter/exit Grey Gum Road to service the industrial areas.

- 4) The proposed road cross sections do not comply with Mid-Coast Council's AUS-SPEC design document. Whilst we do not object to the variation, if the NTURA are successful with variable cross sections, Council should allow other developments to benefit from the same type of reduced cross sections.

In summary the matters identified above should be acknowledged and the TMAP amended accordingly to represent more accurate predicted future traffic demands.

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 108](#) - DOC22/485509 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 12:04:12 PM  
**Attachments:** [tuncurry-biodiversity-rep2.docx](#)

---

Submitted on Fri, 17/06/2022 - 12:01

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Hallidays Point

**Please provide your view on the project**

I object to it

**Submission file**

[tuncurry-biodiversity-rep2.docx](#)

**Submission**

Attached please find a submission regarding biodiversity and predicted coastal erosion issues from the [REDACTED].

**I agree to the above statement**

Yes

Thank you for accepting our submission regarding the proposed Northern Tuncurry Urban Release. This submission follows a communication from Mr Paul Maher, planning officer, in which one of our members asked a number of questions, hoping to get direct answers but in response was referred to the various reports. We have subsequently spent several hours reading and attempting to understand the relevant reports, but as concerned community members rather than trained ecologists we request indulgence if any our technical language is imperfect.

The area concerned is 615 hectares of coastal banksia forest which also includes shrubby forest areas of Blackbutt, Smooth-barked Apple, Eucalyptus Robusta and Eucalyptus Pilularis on coastal sands. Although previously sand-mined several decades ago it has been allowed to regenerate and is now an area recognised as rich in biodiversity including a number of threatened species.

It is also unique in that its size and relatively non-fragmented nature allows native fauna and flora the capacity to migrate and breed. As such this area represents an increasingly rare area of viable coastal habitat. It has also been hit by the bushfires of 2017 and the more recent and ferocious fires of 2019-2020 which may still be impacting the biodiversity.

Despite this, the area has been known to be home to, or frequently used by, several endangered and vulnerable species including:

- the Tuncurry Midge Orchid;
- The Brush-Tailed Phascogale (*Phascogale tapoatafa*);
- The Eastern Pygmy Possum (*Cercartetus nanus*);
- Squirrel Glider (*Petaurus norfolcensis*);
- Grey-headed Flying Fox (*Pteropus poliocephalus*);
- Glossy Black Cockatoo (*Calyptorhynchus lathami*);
- Koala (*Phascolarctos cinereus*);
- Long-nosed Potoroo (*Potorous tridactylus*);
- New Holland Mouse (*Pseudomys novaehollandiae*);
- Little Eagle (*Hieraaetus morphnoides*);
- Swift Parrot (*Lathamus discolor*);
- Square-tailed Kite (*Lophoictinia isura*);
- Little Bentwing-bat (*Miniopterus australis*);
- Eastern Bentwing-bat (*Miniopterus schreibersii oceanensis*);

Eastern Freetail-bat (*Mormopterus norfolkensis*);  
Greater Broad-nosed Bat (*Scoteanax rueppellii*);  
Eastern/Common Blossom Bat (*Syconycteris australis*);  
Yellow-bellied Sheath-tail-bat (*Saccolaimus flaviventris* );  
Eastern Cave Bat (*Vespadelus troughtoni*);  
Eastern Grass Owl (*Tyto longimembris*);  
Masked Owl (*Tyto novae-hollandiae* );  
Little Lorikeet (*Glossopsitta pusilla*);

The beach area has also been identified as part of the habitat range of:

Green Turtles (*Chelonia mydas*);  
Pied Oystercatchers (*Haematopus longirostris*);  
Eastern Osprey (*Pandion cristatus*);

In reading the reports that Mr Maher kindly referred to us, the most glaring issues appears to be their lack of currency.

The Worley Parsons Report: North Tuncurry Coastal Processes, Hazards and Planning Study dated the 6<sup>th</sup> of March 2019.

This report is based on data obtained from the The Crowdy Head Waverider buoy over the time period from the 10<sup>th</sup> of October 1985 to April 2008 and from water levels recorded at Fort Denison in Sydney Harbour with data considered reliable from 1914 to 1991. Both of these data points appear to be insufficient for forecasted climate change induced sea level rise and storm surge.

The climate change predicted sea level and storm surge rise in the report is based on the 5<sup>th</sup> IPCC report of 2014 rather than the current 6<sup>th</sup> IPCC of 2022.

According to the AdaptNSW website current predictions, **if** global warming is limited to 1.5 degrees, increased sea levels are predicted to 1.06 metres by 2100 and 1.95 metres by 2150. Should global warming reach 2°C, two to six metre sea level increases are predicted.

The Adapt website also warns that these projections ***“do not include processes associated with the melting of ice sheets which for NSW could result in sea level rise of up to 2.3m by 2100 and 5.5m by 2150”***. NASA is now reporting dramatic ice sheet losses in Greenland and Antarctica at unprecedented levels (<https://www.nasa.gov/feature/esnt/2021/earth>).



Further, previously once in a 100 year storm events with accompanying surges could become far more regular and frequent in nature.

On the AdaptNSW website is the statement “[Considering sea level rise when planning future developments is essential](https://www.climatechange.environment.nsw.gov.au/sea-level-rise)”. Despite the fact that the NSW planned Coastal Vulnerability Area Map is yet to be finalised the website states that the NSW Government is reportedly “committed to working with councils and communities to ensure that coastal hazards are appropriately reflected in land-use planning” (<https://www.climatechange.environment.nsw.gov.au/sea-level-rise>, p1 ).

Worley and Parsons themselves comment frequently throughout their report on the uncertainty of their predictions in light of outdated data and the need for continual review as “more information develops in the scientific community”.

‘Eco Logical Australia 2022’.

This report likewise appears to rely on ‘old’ data, most obviously studies from 2010 and 2012. We note that the unreliability of this process was recognised by Eco Logical Australia and a further 5 days of survey (between the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> of June and the 14<sup>th</sup> and 15<sup>th</sup> of July 2020) completed.

Two immediate problems seems evident with this approach: one is that the 5 days of extra survey occurred in the winter months when many animals are less active; secondly in this time period the area was still in the very early stages of recovery following the devastation of the impact of 2019-2020 bushfires. In the circumstances it was perhaps not surprising that previously confirmed threatened species were not reconfirmed in this 3 plus 2 day survey.

As an example, we note that Koalas were not reconfirmed in the locality at that time. However one of our members as a FAWNA volunteer has personally been involved in a rescue of a koala in a 7 km vicinity of the proposed development on the 7<sup>th</sup> of June 2022. We also note that Koalas have been recorded by MidCoast Council in the nearby areas of Chapman’s Road, the Racecourse Estate and nearby sporting fields. Given that preferred koala trees (eucalyptus Robusta) and browse trees (eucalyptus Pilularis) are known to be present in the area this assumption of a lack of koala presence seems premature.

The survey of herpetofauna (frog and reptile), (page 124), clearly was also very limited given the bushfire recovery circumstances and the fact that the 2020 survey was completed during the winter months when such animals would be hibernating. It is known that frog populations are increasingly threatened and to not have comprehensively included these animals in the survey would appear to be a major short-coming.

We understand that camera trap detection of Long Nosed Potoroos is best practice if it involves truffle oil lures. There appears to be no mention of this practice in the report?

Brush-tailed Phascogales were also not confirmed in the 2020 survey and yet anecdotally are frequently observed nesting within the area of the Golf Course Clubhouse. Common understanding of this species, is that it is, beyond many others, the most difficult of animals

to detect with a required large /territory range and arboreal habits. Additionally, of course, at the time of the 2020 survey, i.e. winter, is the time of high mortality of males following the mating frenzy. As such the lack of confirmation of this species during 2020 survey does not seem to provide evidence of their absence.

Similarly the Eastern Pygmy Possum, which is known to be solitary and secretive, and an important pollinator, is highly likely to be present in the now regenerated banksia heathland forests despite not being confirmed in the 5 day winter survey of 2020.

Once critically endangered plant species, the Tuncurry Midge Orchid, was recorded and is stated to be directly impacted by the proposed development. However it is not clear whether this includes an updated survey of its numbers and presence, given the bushfire recovery period and the significant long rain/flooding spell of the last two years. Is scientific data available regarding the impact of these previously unusual (but with climate change perhaps more predictable) weather events on the plant itself and its unique pollinator?

We would strongly suggest that the conditions of the 2020 survey being midwinter and whilst the area was still in the very early phases of recovery from the devastating Black Summer Bushfires is essentially flawed and a far less than reliable indication of the current flora and fauna.

#### Commitment to Improve or Maintain.

As non-ecologists and lay persons we struggled to understand some of the technical data and language in the reports that Mr Maher referred us to, particularly the concept of threatened species and/or BAM credits.

However our understanding is that there are two proposed areas of conservation planned to compensate for the destruction of 218 hectares of the land, an area of 'on-site' conservation of 327 hectares and the potentiality of an additional 380-400 hectares at Nabiac (Sands) currently owned by MidCoast Council (previously Mid Coast Water) which may be registered as a Biodiversity Stewardship site. We also believe that there is a requirement, given the recognised biodiversity value of the land to "commit to improve or maintain" which may also involve purchasing biobank credits.

We have a number of questions regarding the BAM Credits:

- It is stated in the Eco Logical Report that a total of 5,744 ecosystem credits are required for the proposed residential rezoning and subsequent development. Does this large number indicate that the amount and quality of habitat that is slated for destruction is particularly valuable? If so, is this consistent with what we understand to be the avoid principle of biodiversity impact, that is to first avoid, then minimise and then offset?
- It would seem that the option to biobank credits or credits paid to the Biodiversity Conservation Fund could involve offset packages outside the local area. How does

this fit the Great Lakes Development Control Plan 2014 which requires biodiversity impacts from local developments to be delivered within the local area?

- Are the Nabiatic Sands already an area zoned either for conservation given the aquifer protection issues or alternatively not slated for development by Midcoast Council due to recognised Conservation significance? If so, is this biodiversity offset an exercise in double dipping as detailed by Lisa Cox in the Guardian on the 8<sup>th</sup> of December 2021 and potentially vulnerable to scrutiny and major reform by the Department of Planning, Industry and Environment as promised by the then environment minister, Mr Matt Kean?
- If this is not the case, how will the area under consideration at Nabiatic be enhanced or uplifted to achieve a biodiversity gain as a Conservation area in order to compensate and match the loss of Northern Tuncurry land?
- Our understanding is that the first stage of the development (stages 1 to 12 including the south-west business park) relies on the biodiversity credits being on site conservation (requiring registration within 12 months of bio-certification). However, the conservation corridor on the eastern side includes land within the immediate to 2060 to 2100 hazard lines which are likely to be impacted by climate change induced erosion and recession within 78 years. As such does this not mean many if not all of the relevant biodiversity credits and values will therefore be lost? Although clearly important conservation areas in the short-term is it not farcical to count them as 'in-perpetuity' biodiversity credits in these circumstances?
- In regard to the Tuncurry Midge Orchid, a 'red flag' critically endangered species, the 22 February 2011 advice to the Minister on Amendment to the list of Threatened Species under the EP BC Act 1999 stated that the main potential threat to the species is future residential development given its very limited distribution. As such, does this not indicate that the Western Offset is unlikely to be effective as a in-perpetuity offset for the Tuncurry Midge Orchid due to increased edge related impacts including exposure to increased human and domestic pet impacts, nutrient increase, fertilizer drift and weed invasion (for example African Setaria Grass which is already prominent in neighbouring disturbed land)?
- The conservation land proposed appears to be in long 'fingers'. Does this design not escalate possible changes in micro-climates including the impact of noise, lighting, disturbance, weed invasion and free-ranging pet animals such as dogs and cats; Will this not significantly increase indirect edge issue impacts generally as detailed?
- Given that research on the Tuncurry Midge Orchid's lifecycle, genetics and population are still in its infancy and the development as planned requires clearing, remodifying and then revegetating of pollinator corridors with unavoidable time delays (5-10 years after commencement of construction) can it be guaranteed that the adverse impact of these modifications will not be overwhelming for its survival?
- The proposed 'orchid park' as designated is a small isolated remnant (4.08 hectares) and lacks flora and fauna complexity. Can this be guaranteed to provide sufficient habitat for the pollinator and other insect fauna?

- Brush tailed phascogales require extensive ranges (20 to 40 hectares for females and 100 hectares for males) and are at risk of dog and cat attacks. The Eco Logical report states that they should be assumed present. How can their ongoing survival be mitigated as a Priority One 'Save Our Species' animal within the proposed on-site conservation area?
- The Eastern Pygmy possum utilises areas that will not be 'cleared' by the proposal but are likely to be indirectly impacted by increased disturbance to the beach and dune areas resulting from increased access to the beach. From the Eco Logical report is the statement that it is difficult to quantify the impact in terms of the area of habitat lost. The BCAM (section 6) requires these impacts to be identified and mitigated.
- The Eco Logical Report (p56) indicates in Section 2.3.6, the proposal is likely to lead to indirect impacts to the Green Turtle and Pied Oystercatcher that have been recorded nesting on Nine Mile Beach immediately adjacent to the BCAA. They note these species are very susceptible to disturbance during the breeding season and will abandon breeding attempts if disturbed by people using the beach and domestic animals such as dogs. The report suggests that CLB will work with MCC to develop policies to restrict and minimise vehicle and dogs egress other than in winter (non-breeding) months as well as minimise adverse lighting of beach and fore dune areas. Realistically it is hard to see how this will be achieved given vehicles currently illegally and routinely access fore-dunes and other prohibited areas of the beach and Council appears unable to effectively police this. It is also implausible to believe that Council will be able to effectively keep dogs from such a large urban development off beaches except in winter periods. Even with public notice and goodwill, dogs escape their confines and invade beaches and one or two dogs are able to do catastrophic damage to nesting threatened species. The proposed \$250,000 over a five year period after biocertification to protect the beaches from dogs and vehicle invasions for this purpose seems totally inadequate.
- The report states a requirement of annual conservation management in perpetuity, monitoring of the outcomes of management actions, and of annual submission/report to the Biodiversity Conservation Trust (BCT) regarding these management obligations and audit by the BCT to be reviewed every 5 years. From current reading, no planning agreements has yet established which agency will hold stewardship and responsibility for the onsite conservation which raises the immediate question as to whether sufficient resources and skill capacity levels will be employed to managing the biodiversity outcomes.
- From our reading of the Hunter Regional Plan 2036 there is a requirement that developments, particularly in high value coastal eco-systems, should be compact (Direction 21) and protect and connect natural areas (Direction 14). At 2,123 dwellings on 218 hectares and with a high edge to area ratio known for threatened species including the Tuncurry Midge Orchid, brush-tailed phascogales, pied oystercatchers, green turtles, pygmy possums and koala can the Northern Tuncurry Urban Release realistically be considered to conform to these requirements?

In summary, we believe that the reports that this developmental proposal are based upon are outdated and limited. There appears to be substantial doubts whether the planned off-sets will improve or maintain biodiversity outcomes. The authors of the Worley Parsons Report themselves advise there is uncertainty with sea level, storm surge and coastal erosion predictions and advise caution and the need for review as more scientific evidence re climate change impacts becomes available.

As such, [REDACTED] believe that advancement of this developmental proposal before up to date data is acquired would be both ill-advised and reckless. There appears to be a real risk of degrading highly valuable biodiversity habitat. Further, this development also appears to be inconsistent with the broader State government advice such as that included in the Hunter Regional Plan 2036 and AdaptNSW.

Yours sincerely,

[REDACTED]

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 109](#) - DOC22/485518 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 12:09:12 PM  
**Attachments:** [submission-on-north-tuncurry-urban-release.docx](#)

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Submitted on Fri, 17/06/2022 - 12:04

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Halliday's Point 2430

**Please provide your view on the project**

I object to it

**Submission file**

[submission-on-north-tuncurry-urban-release.docx](#)

**Submission**

The Halliday's Point Community Action Group have examined the documentation accompanying this proposed development at North Tuncurry and find that many of the studies completed are based on outdated data and poor analysis of the threats that this site will be exposed to in the future.

Some of these studies need to be repeated with more current scientific advice such as the 6th IPCC Report on Climate Change.

The studies do not reflect the risks inherent in this urban release on these lands.

**I agree to the above statement**

Yes

## **SUBMISSION ON NORTH TUNCURRY URBAN RELEASE**

[REDACTED] wish to object to this proposal going ahead before there is reconsideration of the Coastal Processes Hazards and Planning Study and the Biodiversity Credits proposed.

The proposed development by LANDCOM for this very large Urban Release on Coastal Lands at north Tuncurry sets a very poor precedent for all coastal Councils and developers in NSW and probably more widely.

In NSW we are well aware of the legacy issues along our coastline from poor planning in the past and on-going heartache and danger to land owners who have built too close to the coast. There are 16 recognised “Hot Spots” along the NSW coast where houses and lives continue to be threatened in big storms and coastal erosion events. Any measures to try and protect these properties are extremely expensive and ongoing as well causing downstream impacts on coastal processes.

As is required under the Coastal Management Act 2016 Landcom have had prepared a Coastal Processes, Hazards and Planning Study by Worley Parsons in 2019. However this report and assessment is based on the 5<sup>th</sup> IPCC Report released in 2014.

The most recent science is provided in the 6<sup>th</sup> Report released earlier this year, 2022. There are significant differences in the predicted sea level rises given ice sheet

melt and the intensity and frequency of coastal storms are likely to be higher given our poor performance in controlling emissions.

We also understand that this Coastal Processes, Hazards and Planning Study is based on coastal wave and sea height from a 100 year data set that ends in 1991. The Coastal Processes study was completed in 2019 and there should be more data available by now to add to these data sets.

Worley and Parsons themselves comment frequently throughout their report on the uncertainty of their predictions in light of outdated data and the need for continual review as “more information develops in the scientific community”.

According to the AdaptNSW website current predictions for NSW, **if** global warming is limited to 1.5 degrees, are increased sea levels to 1.06 metres by 2100 and 1.95 metres by 2150. Should global warming reach 2°C, 2 to 6m sea level increases are predicted. The Adapt website also warns that these projections *“do not include processes associated with the melting of ice sheets which for NSW could result in sea level rise of up to 2.3m by 2100 and 5.5m by 2150”*. Also the previously once in a 100 year storm events with accompanying surges are predicted to become regular and frequent in nature.

It is well recognised that the impacts of climate change and sea level rise, coastal storm intensity and frequency are predicted to increase into the future, within and beyond the planning horizon of 40-50 years for this development. It is



clear that this development will continue to be impacted and possibly even be eroded by coastal processes in the future, and the hydrological regime will change affecting drainage and inundation given the sea level rise. Remaining vegetation and amenity of this site will change over the next 100-200 years given the proximity to the sea.

The [REDACTED] call on Landcom to seriously reconsider this development, and at least commission a new Coastal Processes, Hazards and Planning Study using the findings of the most recent 6<sup>th</sup> IPCC Report published in 2022. This study is based on out of date information and therefore is misleading.

Yours Sincerely

[REDACTED]

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 110](#) - DOC22/485524 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 1:29:33 PM  
**Attachments:** [tuncurry-biodiversity-vs-urban-release.docx](#)

---

Submitted on Fri, 17/06/2022 - 13:27

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Hallidays Point

**Please provide your view on the project**

I object to it

**Submission file**

[tuncurry-biodiversity-vs-urban-release.docx](#)

**Submission**

Please see attached document

**I agree to the above statement**

Yes

Thank you for accepting my submission regarding the proposed Northern Tuncurry Urban Release Area. The area concerned is 615 hectares of Coastal Banksia forest which also includes Coastal Teatree Scrub and shrubby forest areas of Blackbutt and Smooth-barked Apple on coastal sands. Some Swamp Mahogany is also present. Although parts of the land were previously used as a pine plantation and was sand-mined, it has been allowed to regenerate and is now an area recognised as rich in biodiversity including many threatened species. The assessment of the impact of the biodiversity must relate to the lands' current condition and state; which is highly diverse and valuable.

It is also unique in that its size and relatively non-fragmented nature allows native fauna and flora the capacity to migrate and breed. As such this area represents an increasingly rare area of viable coastal habitat. It has also been hit by the bushfires of 2017 and the more recent and ferocious fires of 2019-2020 which may still be impacting the biodiversity.

The area has been known to be home to, or used by, several endangered and vulnerable species including:

Tuncurry Midge Orchid;

Brush-Tailed Phascogale (*Phascogale tapoatafa*);

Eastern Pygmy Possum (*Cercartetus nanus*);

Squirrel Glider (*Petaurus norfolcensis*);

Grey-headed Flying Fox (*Pteropus poliocephalus*);

Glossy Black Cockatoo (*Calyptorhynchus lathami*);

Koala (*Phascolarctos cinereus*);

Long-nosed Potoroo (*Potorous tridactylus*);

New Holland Mouse (*Pseudomys novaehollandiae*);

Little Eagle (*Hieraaetus morphnoides*);

Swift Parrot (*Lathamus discolor*);

Square-tailed Kite (*Lophoictinia isura*);

Little Bentwing-bat (*Miniopterus australis*);

Eastern Bentwing-bat (*Miniopterus schreibersii oceanensis*);

Eastern Freetail-bat (*Mormopterus norfolkensis*);

Greater Broad-nosed Bat (*Scoteanax rueppellii*);

Eastern/Common Blossom Bat (*Syconycteris australis*);

Yellow-bellied Sheath-tail-bat (*Saccolaimus flaviventris*);

Eastern Cave Bat (*Vespadelus troughtoni*);

Eastern Grass Owl (*Tyto longimembris*);

Masked Owl (*Tyto novae-hollandiae*);

Little Lorikeet (*Glossopsitta pusilla*);

The beach area has also been identified as part of the habitat range of or used by:

Green Turtles (*Chelonia mydas*);

Pied Oystercatchers (*Haematopus longirostris*);

Eastern Osprey (*Pandion cristatus*);

In reading the reports the most glaring issues appears to be their lack of currency and their lack of recognition of the unacceptable scale of the impacts of the development.

The Worley Parsons Report: North Tuncurry Coastal Processes, Hazards and Planning Study dated the 6<sup>th</sup> of March 2019.

This report is based on data obtained from the The Crowdy Head Waverider buoy over the time period from the 10<sup>th</sup> of October 1985 to April 2008 and from water levels recorded at Fort Denison in Sydney Harbour with data considered reliable from 1914 to 1991. Both of these data points appear to be insufficient for forecasted climate change induced sea level rise and storm surge.

The climate change predicted sea level and storm surge rise in the report is based on the 5<sup>th</sup> IPCC report of 2014 rather than the current 6<sup>th</sup> IPCC of 2022.

According to the AdaptNSW website current predictions, **if** global warming is limited to 1.5 degrees, increased sea levels are predicted to 1.06 metres by 2100 and 1.95 metres by 2150. Should global warming reach 2°C, two to six metre sea level increases are predicted.

The Adapt website also warns that these projections “***do not include processes associated with the melting of ice sheets which for NSW could result in sea level rise of up to 2.3m by 2100 and 5.5m by 2150***”. NASA is now reporting dramatic ice sheet losses in Greenland and Antarctica at unprecedented levels (<https://www.nasa.gov/feature/esnt/2021/earth>).

Further, previously once in a 100 year storm events with accompanying surges could become far more regular and frequent in nature.

On the AdaptNSW website is the statement “Considering sea level rise when planning future developments is essential”. Despite the fact that the NSW planned Coastal Vulnerability Area Map is yet to be finalised the website states that the NSW Government is reportedly

“committed to working with councils and communities to ensure that coastal hazards are appropriately reflected in land-use planning”

(<https://www.climatechange.environment.nsw.gov.au/sea-level-rise>, p1 ).

Worley and Parsons themselves comment frequently throughout their report on the uncertainty of their predictions in light of outdated data and the need for continual review as “more information develops in the scientific community”.

In conclusion, the rezoning will place a very large new urban population and expensive urban infrastructure in an area that will be subject to coastal erosion, inundation and shoreline recession. This is poor planning. It will impose an expensive burden on the community and agencies to armour / protect this poorly-planned development from those inevitable sea-level rise impacts. It repeats past planning mistakes by locating development in areas of coastal vulnerability. The rezoning should not proceed as currently proposed.

‘Eco Logical Australia 2022’.

This report likewise appears to rely on ‘old’ data, most obviously studies from 2010 and 2012. I note that the unreliability of this process was recognised by Eco Logical Australia and a further 5 days of survey (between the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> of June and the 14<sup>th</sup> and 15<sup>th</sup> of July 2020) completed.

Two immediate problems seems evident with this approach: one is that the 5 days of extra survey occurred in the winter months when many animals are less active; secondly in this time period the area was still in the very early stages of recovery following the devastation of the impact of 2019-2020 bushfires. In the circumstances it was perhaps not surprising that previously confirmed threatened species were not reconfirmed in this 3 plus 2 day survey.

As an example, I note that Koalas were not reconfirmed in the locality at that time. However as a FAWNA volunteer I have personally been involved in a rescue of a koala in a 7 km vicinity of the proposed development on the 7<sup>th</sup> of June 2022. I also note that Koalas have been recorded by MidCoast Council in the nearby areas of Chapman’s Road, the Racecourse Estate and nearby sporting fields. Given that preferred koala trees (*Eucalyptus robusta*) and browse trees (*Eucalyptus pilularis*) are known to be present in the area this assumption of a lack of koala presence seems premature.

The survey of herpetofauna (frog and reptile), (page 124), clearly was also very limited given the bushfire recovery circumstances and the fact that the 2020 survey was completed during the winter months when such animals would be hibernating. It is known that frog populations are increasingly threatened and to not have comprehensively included these animals in the survey would appear to be a major short-coming.

My understanding is that camera trap detection of Long Nosed Potoroos is best practice if it involves truffle oil lures. There appears to be no mention of this practice in the report?

Brush-tailed Phascogales were also not confirmed in the 2020 survey and yet anecdotally are frequently observed nesting within the area of the Golf Course. My understanding is that

this species, beyond many others, is the most difficult of animals to detect with a required large /territory range and arboreal habits. Additionally, of course, at the time of the 2020 survey, winter, is the time of high mortality of males following the mating frenzy. As such the lack of confirmation of this species during 2020 survey does not seem to provide evidence of their absence.

Similarly the Eastern Pygmy Possum, which is known to be solitary and secretive, and an important pollinator, is highly likely to be present in the now regenerated banksia heathland forests despite not being confirmed in the 5 day winter survey of 2020.

Once critically endangered plant species, the Tuncurry Midge Orchid, was recorded and is stated to be directly impacted by the proposed development. However it is not clear to me whether this includes an updated survey of its numbers and presence, given the bushfire recovery period and the significant long rain/flooding spell of the last two years. Is scientific data available regarding the impact of these previously unusual (but with climate change perhaps more predictable) weather events on the plant itself and its unique pollinator?

I would strongly suggest that the conditions of the 2020 survey being midwinter and whilst the area was still in the very early phases of recovery from the devastating Black Summer Bushfires are essentially flawed and a far less than reliable indication of the current flora and fauna.

Development of the scale proposed requires a high degree of knowledge and understanding. The consultants engaged in this process have not compiled the evidence that is required.

#### Commitment to Improve or Maintain.

I understand that there are two proposed areas of conservation planned to compensate for the destruction of 218 hectares of the land, an area of 'on-site' conservation of 327 hectares and the potentiality of an additional 380-400 hectares at Nabiac (Sands) currently owned by MidCoast Council (previously Mid Coast Water) which may be registered as a Biodiversity Stewardship site. I also believe that there is a requirement, given the recognised biodiversity value of the land to "commit to improve or maintain" which may also involve purchasing biobank credits.

I have a number of questions regarding the BAM Credits:

- It is stated in the Eco Logical Report that a total of 5,744 ecosystem credits are required for the proposed residential rezoning and subsequent development. Does this large number indicate that the amount and quality of habitat that is slated for destruction is particularly valuable? If so, is this consistent with what I understand to be the avoid principle of biodiversity impact, that is to first avoid, then minimise and then offset? It seems clear to me that there is inadequate avoidance of biodiversity impacts given how large this development footprint is and how many credits are required to be provided to offset the residual impacts.

- It would seem that the option to biobank credits or credits paid to the Biodiversity Conservation Fund could involve offset packages outside the local area. How does this fit the Great Lakes Development Control Plan 2014 which requires biodiversity impacts from local developments to be delivered within the local area?
- Are the Nabiac Sands already protected and not slated for development by Midcoast Council due to recognised Conservation significance and preservation of the domestic aquifer as a water supply? If so, is this biodiversity offset an exercise in double dipping as detailed by Lisa Cox in the Guardian on the 8<sup>th</sup> of December 2021 and potentially vulnerable to scrutiny and major reform by the Department of Planning, Industry and Environment as promised by the then environment minister, Mr Matt Kean?
- If this is not the case, how will the area under consideration at Nabiac be enhanced or uplifted to achieve a biodiversity gain as a Conservation area in order to compensate and match the direct loss of 218-hectares of Northern Tuncurry land and the myriad of edge effects and indirect impacts?
- My understanding is that the first stage of the development (stages 1 to 12 including the south-west business park) relies on the biodiversity credits being on site conservation (requiring registration within 12 months of bio-certification). However, the conservation corridor on the eastern side includes land within the immediate to 2060 to 2100 hazard lines which are likely to be impacted by climate change induced erosion and recession within 78 years. As such does this not mean many if not all of the relevant biodiversity credits and values will therefore be lost? Although clearly important conservation areas in the short-term is it not farcical to count them as 'in-perpetuity' biodiversity credits in these circumstances?
- In regard to the Tuncurry Midge Orchid, a 'red flag' critically endangered species, the 22 February 2011 advice to the Minister on Amendment to the list of Threatened Species under the EP BC Act 1999 stated that the main potential threat to the species is future residential development given its very limited distribution. As such, does this not indicate that the Western Offset is unlikely to be effective as an in-perpetuity offset for the Tuncurry Midge Orchid due to increased edge related impacts including exposure to increased human and domestic pet impacts, nutrient increase, fertilizer drift and weed invasion?
- The conservation land proposed appears to be in long 'fingers'. Does this design not escalate possible changes in micro-climates including the impact of noise, lighting, disturbance, weed invasion and free-ranging pet animals such as dogs and cats; Will this not significantly increase indirect edge issue impacts generally as detailed?
- Given that research on the Tuncurry Midge Orchid's lifecycle, genetics and population are still in its infancy and the development as planned requires clearing, remodifying and then revegetating of pollinator corridors with unavoidable time delays (5-10 years after commencement of construction) can it be guaranteed that the adverse impact of these modifications will not be overwhelming for its survival?
- The proposed 'orchid park' as designated is a small isolated remnant and lacks flora and fauna complexity. Can this be guaranteed to provide sufficient habitat for the pollinator and other insect fauna?

- Brush tailed phascogales require extensive ranges (20 to 40 hectares for females and 100 hectares for males) and are at risk of dog and cat attacks. The Eco Logical report states that they should be assumed present. How can their ongoing survival be mitigated as a Priority One 'Save Our Species' animal within the proposed on-site conservation area, especially given the edge impacts and the effects of domestic cats (which cannot be relevantly controlled)?
- The Eastern Pygmy possum utilises areas that will not be 'cleared' by the proposal but are likely to be indirectly impacted by increased disturbance to the beach and dune areas resulting from increased access to the beach. From the Eco Logical report is the statement that it is difficult to quantify the impact in terms of the area of habitat lost. The BCAM (section 6) requires these impacts to be identified and mitigated.
- The Eco Logical Report (p56) indicates in Section 2.3.6, the proposal is likely to lead to indirect impacts to the Green Turtle and Pied Oystercatcher that have been recorded nesting on Nine Mile Beach immediately adjacent to the BCAA. They note these species are very susceptible to disturbance during the breeding season and will abandon breeding attempts if disturbed by people using the beach and domestic animals such as dogs. The report suggests that CLB will work with MCC to develop policies to restrict and minimise vehicle and dogs egress other than in winter (non-breeding) months as well as minimise adverse lighting of beach and fore dune areas. Realistically it is hard to see how this will be achieved given vehicles currently illegally and routinely access fore-dunes and other prohibited areas of the beach and Council appears unable to effectively police this. It is also implausible to believe that Council will be able to effectively keep dogs from such a large urban development off beaches. Even with public notice and goodwill, dogs escape their confines and invade beaches and one or two dogs are able to do catastrophic damage to nesting threatened species. The proposed \$250,000 over a five year period after biocertification to protect the beaches from dogs and vehicle invasions for this purpose seems totally inadequate.
- The report states a requirement of annual conservation management in perpetuity, monitoring of the outcomes of management actions, and of annual submission/report to the Biodiversity Conservation Trust (BCT) regarding these management obligations and audit by the BCT to be reviewed every 5 years. From current reading, no planning agreements has yet established which agency will hold stewardship and responsibility for the onsite conservation which raises the immediate question as to whether sufficient resources and skill capacity levels will be employed to managing the biodiversity outcomes.
- From my reading of the Hunter Regional Plan 2036 there is a requirement that developments, particularly in high value coastal eco-systems, should be compact (Direction 21) and protect and connect natural areas (Direction 14). At 2,123 dwellings on 218 hectares and with a high edge to area ratio known for threatened species including the Tuncurry Midge Orchid, brush-tailed phascogales, pied oystercatchers, green turtles, pygmy possums and koala can the Northern Tuncurry Urban Release realistically be considered to conform to these requirements?



### Concluding remarks

This proposal places a new urban population in an area of coastal vulnerability that will burden the community and governments into the future to protect this area from inevitable sea level rise, coastal erosion and coastal inundation. The reports on which it is based are outdated and limited.

The rezoning proposed does not avoid impacts on biodiversity and will endanger species with extinction. The rezoning appears to focus on development footprint area and lot yield outcomes as the defining metric of success and ignores proper biodiversity, climate change and sustainability principles and outcomes.

The proposal locates 4,500 people in a sensitive, highly constrained site and will significantly exacerbate the infrastructure and community problems already experienced by this area. How will 4,500 people travel to refuge in Forster over the Wallis Lake Bridge in the next inevitable fire emergency? Where are the improvements in housing affordability for disadvantaged people? What access will this massive new population have to medical and other support services? The rezoning is poorly planned and should be rejected.

From a more historical perspective I see this proposed new “settlement” as perpetrating the same colonial doctrine of “terra nullius” used to claim vacant land, ignoring the needs and claims of current occupants, in this case our native wildlife..

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 111](#) - DOC22/485976 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 3:14:23 PM  
**Attachments:** [tuncurry-development-submission---rm.pdf](#)

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Submitted on Fri, 17/06/2022 - 15:13

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Red Head 2430

**Please provide your view on the project**

I object to it

**Submission file**

[tuncurry-development-submission---rm.pdf](#)

**Submission**

see attached pdf

**I agree to the above statement**

Yes

Please find my submission regarding the proposed Northern Tuncurry Urban Release.

This submission follows reviews of reference materials provided by a communication from Mr Paul Maher, (NSW Planning Officer), discussions with Landcom representatives at the Forster community drop-in session day and documents appended to the Planning Portals (noting that Environmental documentation was provided through a separate portal – that there was a separate portal for this was not made obvious).

With community group colleagues [REDACTED] I have attempted to understand the various documentation and references relating to planning and environmental research. Hours of consultations and research have been spent trying to understand the underlying details and evaluating the summaries and conclusions

In summary, this submission is that the planned Urban Development **SHOULD NOT PROCEED** until the matters below have been satisfactorily addressed.

The three areas of concern are:

1. Environmental issues
2. Housing
3. Golf Course and Community

**Environment** (note the following combines comments from assessments and comments from community colleagues. I append these but fully agree and authorise these as my thoughts as well)

*The area concerned is 615 hectares of coastal banksia forest which also includes shrubby forest areas of Blackbutt, Smooth-barked Apple, Eucalyptus Robusta and Eucalyptus Pilularis on coastal sands. Although previously sand-mined several decades ago it has been allowed to regenerate and is now an area recognised as rich in biodiversity including a number of threatened species.*

*It is also unique in that its size and relatively non-fragmented nature allows native fauna and flora the capacity to migrate and breed. As such this area represents an increasingly rare area of viable coastal habitat. It has also been hit by the bushfires of 2017 and the more recent and ferocious fires of 2019-2020 which may still be impacting the biodiversity.*

*Despite this, the area has been known to be home to, or frequently used by, several endangered and vulnerable species including:*

*the Tuncurry Midge Orchid;*

*The Brush-Tailed Phascogale (Phascogale tapoatafa);*

*The Eastern Pygmy Possum (Cercartetus nanus);*

*Squirrel Glider (Petaurus norfolcensis);*

*Grey-headed Flying Fox (Pteropus poliocephalus);*

*Glossy Black Cockatoo (Calyptorhynchus lathami);*

*Koala (Phascolarctos cinereus);*

*Long-nosed Potoroo (Potorous tridactylus);*

*New Holland Mouse (Pseudomys novaehollandiae);*

*Little Eagle (Hieraetus morphnoides);*

*Swift Parrot (Lathamus discolor);*

*Square-tailed Kite (Lophoictinia isura);*

*Little Bentwing-bat (Miniopterus australis);*

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*Greater Broad-nosed Bat (Scoteanax rueppellii);*

*Eastern/Common Blossom Bat (Syconycteris australis);*

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*The beach area has also been identified as part of the habitat range of:*

*Green Turtles (Chelonia mydas);*

*Pied Oystercatchers (Haematopus longirostris);*

*Eastern Osprey (Pandion cristatus);*

**{My comment, adding to this, is that I know several regular golfers of Tuncurry Golf Course and their comments are that the fauna and flora is very special and would obviously be compromised given the scale of the plan. Whilst not a golfer, I am a keen birder and have walked the course many times and agree with this. A summary of the fauna and flora is available on the Tuncurry Golf Club website and provides a firsthand account of the health and diversity of the local environment.}**



FloraAndFaunaAtTunc  
urryGolfCourse.pdf

*Analysis of reports provided identifies the most glaring issues to be their lack of currency.*

*The Worley Parsons Report: North Tuncurry Coastal Processes, Hazards and Planning Study dated the 6<sup>th</sup> of March 2019.*

*This report is based on data obtained from the The Crowdy Head Waverider buoy over the time period from the 10<sup>th</sup> of October 1985 to April 2008 and from water levels recorded at Fort Denison in Sydney Harbour with data considered reliable from 1914 to 1991. Both of these data points appear to be insufficient for forecasted climate change induced sea level rise and storm surge.*

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*The Adapt website also warns that these projections **“do not include processes associated with the melting of ice sheets which for NSW could result in sea level rise of up to 2.3m by 2100 and 5.5m by 2150”**. NASA is now reporting dramatic ice sheet losses in Greenland and Antarctica at unprecedented levels (<https://www.nasa.gov/feature/esnt/2021/earth>).*

*Further, previously once in a 100 year storm events with accompanying surges could become far more regular and frequent in nature.*

*On the AdaptNSW website is the statement “Considering sea level rise when planning future developments is essential”. Despite the fact that the NSW planned Coastal Vulnerability Area Map is yet to be finalised the website states that the NSW Government is reportedly “committed to working with councils and communities to ensure that coastal hazards are appropriately reflected in land-use planning” (<https://www.climatechange.environment.nsw.gov.au/sea-level-rise>, p1 ).*

*Worley and Parsons themselves comment frequently throughout their report on the uncertainty of their predictions in light of outdated data and the need for continual review as “more information develops in the scientific community”.*

#### *‘Eco Logical Australia 2022.*

*This report likewise appears to rely on ‘old’ data, most obviously studies from 2010 and 2012. I note that the unreliability of this process was recognised by Eco Logical Australia and a further 5 days of survey (between the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> of June and the 14<sup>th</sup> and 15<sup>th</sup> of July 2020) completed.*

*Two immediate problems seems evident with this approach: one is that the 5 days of extra survey occurred in the winter months when many animals are less active; secondly in this time period the area was still in the very early stages of recovery following the devastation of the impact of 2019-2020 bushfires. In the circumstances it was perhaps not surprising that previously confirmed threatened species were not reconfirmed in this 3 plus 2 day survey.*

*As an example, I note that Koalas were not reconfirmed in the locality at that time. However as a FAWNA volunteer I have personally been involved in a rescue of a koala in a 7 km vicinity of the proposed development on the 7<sup>th</sup> of June 2022. I also note that Koalas have been recorded by MidCoast Council in the nearby areas of Chapman’s Road, the Racecourse Estate and nearby sporting fields. Given that preferred koala trees (eucalyptus Robusta) and browse trees (eucalyptus Pilularis) are known to be present in the area this assumption of a lack of koala presence seems premature.*

*The survey of herpetofauna (frog and reptile), (page 124), clearly was also very limited given the bushfire recovery circumstances and the fact that the 2020 survey was completed during the winter months when such animals would be hibernating. It is known that frog populations are increasingly threatened and to not have comprehensively included these animals in the survey would appear to be a major short-coming.*

*My understanding is that camera trap detection of Long Nosed Potoroos is best practice if it involves truffle oil lures. There appears to be no mention of this practice in the report?*

*Brush-tailed Phascogales were also not confirmed in the 2020 survey and yet anecdotally are frequently observed nesting within the area of the Golf Course Clubhouse. My understanding is that this species, beyond many others, is the most difficult of animals to detect with a required large /territory range and arboreal habits. Additionally, of course, at the time of the 2020 survey, winter, is the time of high mortality of males following the mating frenzy. As such the lack of confirmation of this species during 2020 survey does not seem to provide evidence of their absence.*

*Similarly the Eastern Pygmy Possum, which is known to be solitary and secretive, and an important pollinator, is highly likely to be present in the now regenerated banksia heathland forests despite not being confirmed in the 5 day winter survey of 2020.*

*Once critically endangered plant species, the Tuncurry Midge Orchid, was recorded and is stated to be directly impacted by the proposed development. However it is not clear to me whether this includes an updated survey of its numbers and presence, given the bushfire recovery period and the significant long rain/flooding spell of the last two years. Is scientific data available regarding the impact of these previously unusual (but with climate change perhaps more predictable) weather events on the plant itself and its unique pollinator?*

*I would strongly suggest that the conditions of the 2020 survey being midwinter and whilst the area was still in the very early phases of recovery from the devastating Black Summer Bushfires are essentially flawed and a far less than reliable indication of the current flora and fauna.*

#### *Commitment to Improve or Maintain.*

*As a non-ecologist and lay person I struggled to understand some of the technical data and language in the reports that Mr Maher referred me to, particularly the concept of threatened species and/or BAM credits.*

*However my understanding is that there are two proposed areas of conservation planned to compensate for the destruction of 218 hectares of the land, an area of 'on-site' conservation of 327 hectares and the potentiality of an additional 380-400 hectares at Nabiack (Sands) currently owned by MidCoast Council (previously Mid Coast Water) which may be registered as a Biodiversity Stewardship site. I also believe that there is a requirement, given the recognised biodiversity value of the land to "commit to improve or maintain" which may also involve purchasing biobank credits.*

*I have a number of questions regarding the BAM Credits:*

- It is stated in the Eco Logical Report that a total of 5,744 ecosystem credits are required for the proposed residential rezoning and subsequent development. Does this large number indicate that the amount and quality of habitat that is slated for destruction is particularly valuable? If so, is this consistent with what I understand to be the avoid principle of biodiversity impact, that is to first avoid, then minimise and then offset?*

- *It would seem that the option to biobank credits or credits paid to the Biodiversity Conservation Fund could involve offset packages outside the local area. How does this fit the Great Lakes Development Control Plan 2014 which requires biodiversity impacts from local developments to be delivered within the local area?*
- *Are the Nabiac Sands already an area zoned either for conservation given the aquifer protection issues or alternatively not slated for development by Midcoast Council due to recognised Conservation significance? If so, is this biodiversity offset an exercise in double dipping as detailed by Lisa Cox in the Guardian on the 8<sup>th</sup> of December 2021 and potentially vulnerable to scrutiny and major reform by the Department of Planning, Industry and Environment as promised by the then environment minister, Mr Matt Kean?*
- *If this is not the case, how will the area under consideration at Nabiac be enhanced or uplifted to achieve a biodiversity gain as a Conservation area in order to compensate and match the loss of Northern Tuncurry land?*
- *My understanding is that the first stage of the development (stages 1 to 12 including the south-west business park) relies on the biodiversity credits being on site conservation (requiring registration within 12 months of bio-certification). However, the conservation corridor on the eastern side includes land within the immediate to 2060 to 2100 hazard lines which are likely to be impacted by climate change induced erosion and recession within 78 years. As such does this not mean many if not all of the relevant biodiversity credits and values will therefore be lost? Although clearly important conservation areas in the short-term is it not farcical to count them as 'in-perpetuity' biodiversity credits in these circumstances?*
- *In regard to the Tuncurry Midge Orchid, a 'red flag' critically endangered species, the 22 February 2011 advice to the Minister on Amendment to the list of Threatened Species under the EP BC Act 1999 stated that the main potential threat to the species is future residential development given its very limited distribution. As such, does this not indicate that the Western Offset is unlikely to be effective as a in-perpetuity offset for the Tuncurry Midge Orchid due to increased edge related impacts including exposure to increased human and domestic pet impacts, nutrient increase, fertilizer drift and weed invasion?*
- *The conservation land proposed appears to be in long 'fingers'. Does this design not escalate possible changes in micro-climates including the impact of noise, lighting, disturbance, weed invasion and free-ranging pet animals such as dogs and cats; Will this not significantly increase indirect edge issue impacts generally as detailed?*
- *Given that research on the Tuncurry Midge Orchid's lifecycle, genetics and population are still in its infancy and the development as planned requires clearing, remodifying and then revegetating of pollinator corridors with unavoidable time delays (5-10 years after commencement of construction) can it be guaranteed that the adverse impact of these modifications will not be overwhelming for its survival?*
- *The proposed 'orchid park' as designated is a small isolated remnant (4.08 hectares) and lacks flora and fauna complexity. Can this be guaranteed to provide sufficient habitat for the pollinator and other insect fauna?*
- *Brush tailed phascogales require extensive ranges (20 to 40 hectares for females and 100 hectares for males) and are at risk of dog and cat attacks. The Eco Logical report states that they should be assumed present. How can their ongoing survival be mitigated as a Priority One 'Save Our Species' animal within the proposed on-site conservation area?*
- *The Eastern Pygmy possum utilises areas that will not be 'cleared' by the proposal but are likely to be indirectly impacted by increased disturbance to the beach and dune areas resulting from*



increased access to the beach. From the Eco Logical report is the statement that it is difficult to quantify the impact in terms of the area of habitat lost. The BCAM (section 6) requires these impacts to be identified and mitigated.

- The Eco Logical Report (p56) indicates in Section 2.3.6, the proposal is likely to lead to indirect impacts to the Green Turtle and Pied Oystercatcher that have been recorded nesting on Nine Mile Beach immediately adjacent to the BCAA. They note these species are very susceptible to disturbance during the breeding season and will abandon breeding attempts if disturbed by people using the beach and domestic animals such as dogs. The report suggests that CLB will work with MCC to develop policies to restrict and minimise vehicle and dogs egress other than in winter (non-breeding) months as well as minimise adverse lighting of beach and fore dune areas. Realistically it is hard to see how this will be achieved given vehicles currently illegally and routinely access fore-dunes and other prohibited areas of the beach and Council appears unable to effectively police this. It is also implausible to believe that Council will be able to effectively keep dogs from such a large urban development off beaches except in winter periods. Even with public notice and goodwill, dogs escape their confines and invade beaches and one or two dogs are able to do catastrophic damage to nesting threatened species. The proposed \$250,000 over a five year period after biocertification to protect the beaches from dogs and vehicle invasions for this purpose seems totally inadequate.
- The report states a requirement of annual conservation management in perpetuity, monitoring of the outcomes of management actions, and of annual submission/report to the Biodiversity Conservation Trust (BCT) regarding these management obligations and audit by the BCT to be reviewed every 5 years. From current reading, no planning agreements has yet established which agency will hold stewardship and responsibility for the onsite conservation which raises the immediate question as to whether sufficient resources and skill capacity levels will be employed to managing the biodiversity outcomes.
- From my reading of the Hunter Regional Plan 2036 there is a requirement that developments, particularly in high value coastal eco-systems, should be compact (Direction 21) and protect and connect natural areas (Direction 14). At 2,123 dwellings on 218 hectares and with a high edge to area ratio known for threatened species including the Tuncurry Midge Orchid, brush-tailed phascogales, pied oystercatchers, green turtles, pygmy possums and koala can the Northern Tuncurry Urban Release realistically be considered to conform to these requirement

*In summary, I believe that the reports that this developmental proposal are based upon are flawed and outdated. There appears to be substantial doubts whether the planned off-sets will improve or maintain biodiversity outcomes.*

## **Housing**

The planning documentation, presentations and discussions with Landcom and NSW Planning representatives identified a very positive plan to address housing affordability. The rigour of this was demonstrated with a stated claim for both the amount and type of affordable housing and the formula for ensuring that low-income persons could access this development.

My submission is that this is a minimum requirement and that there MUST be a statutory obligation that this is delivered. I have a concern in that there was a difference in the discussion between representatives



as to what and how this outcome would be delivered (i.e. whether 'low cost' houses would be in a designated area or undifferentiated across the development) and to how speculative development would be prevented. Any speculative and/or designated areas for 'low cost' housing would compromise the integrity of the proposed development and would be unacceptable.

### **Golf Course and Community**

The current golf course is a very well-regarded layout and provides a challenging and premium presentation for all golfers. A new clubhouse has been recently built (with considerable funding from Government). The proposed redesign, whilst appearing to deliver an equivalent product, is not guaranteed and there would be considerable disruption during the long development period planned. It is also the case that the various community buildings and support services (such as a mobile Surf Lifesaving Club), would not be delivered until late in the life of the development, with considerable community disruption and service compromise until then.

My submission is that any development MUST include a guaranteed golf course and community infrastructure design, which is fully funded. Given the safety risks of the beach (and probably damage to the environment, as addressed previously), a fully equipped and funded surf life-saving service and protection to the environment surrounding any beach access points MUST be provided BEFORE and development works could be commenced.



Red Head NSW 2430

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 112](#) - DOC22/486074 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 4:20:30 PM  
**Attachments:** [20220617---submission---lakkari-corporation-to-dpe-re-north-tuncurry-urban-release.pdf](#)

---

Submitted on Fri, 17/06/2022 - 16:18

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

██████

**Last name**

██████

**I would like my submission to remain confidential**

No

**Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

Redfern, 2016

**Please provide your view on the project**

I support it

**Submission file**

[20220617---submission---lakkari-corporation-to-dpe-re-north-tuncurry-urban-release.pdf](#)

**Submission**

Please see attached file. I note the Submission is provided on behalf of the Lakkari Traditional Owner Aboriginal Corporation.

**I agree to the above statement**

Yes

17 June 2022

Department of Planning and Environment

To whom it may concern,

**RE: North Tuncurry Urban Release Area - State-Led Rezoning In the MidCoast Local Government Area**

I write on behalf of the [REDACTED]

The [REDACTED] represents the Worimi and Birpai People of Forster Tuncurry, and our objectives include to consult with and act on behalf of the Worimi and Birpai People of Forster Tuncurry.

We write to express our **support** for the North Tuncurry Urban Release Area proposal to rezone 615 hectares of Crown Land.

We note that the draft Development Control Plan includes aspects upon which Lakkari Corporation will be consulted including:

- Public art sites;
- Meeting places;
- Learning circles;
- Camping sites; and
- Bush food trail.

We also note that the draft Development Control Plan provides for an opportunity for the establishment of an Aboriginal cultural centre.

[REDACTED] looks forward to continuing to work with Landcom to deliver the shared vision for the development at North Tuncurry.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 113](#) - DOC22/486110 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 4:28:08 PM

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Submitted on Fri, 17/06/2022 - 16:27

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Hallidays Point

**Please provide your view on the project**

I object to it

**Submission**

I am concerned with the impact on local wildlife habitat & the corresponding impact on flora & fauna biodiversity.

I am also concerned with regard to the development along coastal foreshores & the impact of long term sea level rises associated with Global Warming.

It would appear that the proposed development is supported by outdated data included in the The Worley Parsons Report: North Tuncurry Coastal Processes, Hazards and Planning Study dated the 6th of March 2019. Whereby data from This report is based on data obtained from the The Crowdy Head Waverider buoy over the time period from the 10th of October 1985 to April 2008 and from water levels recorded at Fort Denison in Sydney Harbour with data considered reliable from 1914 to 1991. Both of these data points appear to be insufficient for forecasted climate change induced sea level rise and storm surge.

The climate change predicted sea level and storm surge rise in the report is based on the 5th IPCC report of 2014 rather than the current 6th IPCC of 2022.

According to the AdaptNSW website current predictions, if global warming is limited to 1.5 degrees, increased sea levels are predicted to 1.06 metres by 2100 and 1.95 metres by 2150. Should global warming reach 2°C, two to six metre sea level increases are predicted.

The Adapt website also warns that these projections "do not include processes associated with the melting of ice sheets which for NSW could result in sea level rise of up to 2.3m by 2100 and 5.5m by 2150". NASA is now reporting dramatic ice sheet losses in Greenland and Antarctica at unprecedented levels (<https://www.nasa.gov/feature/esnt/2021/earth>).

It would appear to me that in light of recent catastrophic flooding in the Northern Rivers area of NSW that any development that does not adequately address the likely impact of rising sea levels & the predictions of continuing future extreme weather events , should not proceed.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 114](#) - DOC22/486127 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 5:03:00 PM

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Submitted on Fri, 17/06/2022 - 17:02

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my submission to remain confidential**

No

**Info**

**Email**

██

**Suburb/Town & Postcode**

Hallidays Point 2430

**Please provide your view on the project**

I object to it

**Submission**

Thank you very much for accepting my submission.

I acknowledge the attempt of the North Tuncurry Urban Release Area plan to reduce its environmental impact by offsetting land clearings and providing for transport that does not only rely on private vehicles, however it is the scale of the project and the location in the middle of a sensitive natural area and with a low occupancy rate of just over 2 persons/dwelling. I cannot see why these buildings can not be incorporated into the existing town spaces of Tuncurry and Forster with excellent foot and bike paths, and beach and retail infrastructure.

As far as impacts on Fauna and Flora of the project area, the biodiversity, are concerned the question arises why surveys assessing this biodiversity have been conducted during winter (of 2020) and following a catastrophic fire season, in other words at a time when a reduced biodiversity is to be expected?

And while the project attempts to offset impacts on biodiversity through securing Council land near Nabiab, no provisions seem to be made for accounting for the loss of carbon biomass of the coastal shrub and woodland which would require afforesting currently barren land in order to achieve zero carbon balance.

There is also the question why the coastal hazards assessment is based on an outdated IPCC report (IPCC AR5, 2014) rather than the most recent IPCC AR6 (2021/22)?

Another, perhaps minor problem is that the exhibited project proposal is misleading in that it suggests 60% of the total area were made available for conservation while in fact this area is only 53% (327 ha / 615 ha).

At a time in human history when the World is coming together to tackle two existential and overwhelming threats for humanity, climate change and the biodiversity/extinction crisis (of animal and plant species) this project is essentially perpetuating a development trend that got us into the rather awkward position where we are in at the moment, despite the adjustments.

**I agree to the above statement**

Yes

## Submission 114(2)

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [REDACTED] - DOC22/488988 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 19 June 2022 11:33:07 PM

---

Submitted on Sun, 19/06/2022 - 23:31

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2430

**Please provide your view on the project**

I object to it

### Submission

Thank you very much for accepting my submission.

I acknowledge the attempt of the North Tuncurry Urban Release Area proposal to reduce the environmental impact of the planned development project by off-setting land clearings and providing for transport that does not only rely on private vehicles, however it is the scale of the project and the location in the middle of a sensitive natural area and only one of two coastal habitat corridors that is as yet largely unfragmented, and with an occupancy rate of just over two (2) residents/dwelling that I find concerning given the large growth in demand for housing. I cannot see why these homes cannot be incorporated into existing, vacant open spaces of Tuncurry and Forster with their networks of foot and bike paths, beach infrastructure and retail.

As far as the assessment of potential impacts on fauna and flora of the project area (the biodiversity) are concerned the question arises why surveys contributing to the assessment of this biodiversity have been conducted during the winter of 2020 and following a catastrophic fire season, in other words at a time when a reduced biodiversity is to be expected?

And while the project attempts to off-set impacts on biodiversity through securing Council land near Nabic, no provisions seem to be made to account for the loss of carbon biomass through clearing of sizeable portions of the coastal Blackbutt/Dry Sclerophyll Forest and the Wallum Banksia Heathland which would require afforesting currently barren land elsewhere in order to achieve a net zero (or positive) carbon balance.

There is also the question why the coastal hazards assessment is not based on the most recent Assessment Report from the Intergovernmental Panel on Climate Change (IPCC AR6, 2021/22), a worldwide recognised agency whose function is to inform government decisions on all levels, but instead on an outdated report, IPCC AR5 (2014), thus discounting almost a decade of scientific advances in understanding of anthropogenic forcing of the atmosphere-ocean system. Given that the project hopes to "address the housing needs of the Mid North Coast region of the next 20 years and beyond" (Landcom) in my view it is irresponsible to ignore the latest scientific knowledge on coastal hazards, particularly coastal inundation resulting from sea level rise, in a project in such proximity to the shoreline as this. If worst comes to worst this could potentially mean risking the lives and homes of future residents.

The exhibited project proposal is also misleading in that it suggests 60 % of the total area will be set aside for conservation while in fact this area is only 53 % (327 ha conservation land / 615 ha project area).

At a time in human history when the World has started to come together to tackle two existential and overwhelming threats for humanity - climate change and the biodiversity/extinction crisis (of animal and plant species) - this project, if realised, would essentially perpetuate a development trend that helped to bring us into the awkward position we are in now in the first place, despite the adjustments, instead of aiming to provide true, wholistic solutions for the housing demand.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 115](#) - DOC22/486132 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Friday, 17 June 2022 7:20:49 PM  
**Attachments:** [north-tuncurry-urban-release-area-submission.pdf](#)

---

Submitted on Fri, 17/06/2022 - 19:19

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am submitting on behalf of my organisation

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Forster 2428

**Please provide your view on the project**

I am just providing comments

**Submission file**

[north-tuncurry-urban-release-area-submission.pdf](#)

**Submission**

Please find attached submission on behalf of

[REDACTED]

**I agree to the above statement**

Yes

North Tuncurry Urban Release Area (NTURA) Submission

On behalf of:



are the only local rugby league clubs within the Forster Tuncurry community. For 2022, the Junior Hawks registrations are currently at 324 for both male and female players aged between 6 and 16 years - the most registrations the Junior Hawks have ever recorded. The Senior Hawks currently have 110 registered players, fielding teams in League Tag, U18s, Reserve and First Grade. The Senior Hawks are a long-standing community club reaching their 100-year anniversary in 2021.

The North Tuncurry Sporting Complex is the home and training grounds for both clubs. Over recent years facilities have degraded, particularly with the rain experienced in early 2021 and 2022. This is evident in:

- poor drainage of playing fields
- flooding of lower basement level of Harry Elliott grandstand amenities
- growth of mould on sporting equipment stored in basement area
- kitchen facilities infested with pests
- poor condition of fencing surrounding rugby league fields

Other matters identified:

- inadequate parking and lack of lighting in parking area
- change room facilities are inadequate to accommodate female players - a growing area for the junior club
- lack of space for club administration duties
- lack of equipment storage facilities
- need for lights on western field

The North Tuncurry Sporting Complex is utilised by other sporting clubs and hosts a major regional event in the Viking Challenge. Given this is Great Lakes major sporting complex it falls short with current amenities and therefore is potentially underutilised.

Both clubs have spoken to Mid Coast Council regarding upgrades to these facilities. Junior and Senior Hawks, after reading the related documents and discussions with Landcom representatives at the community drop-in session, note:

- Mid Coast Council have advised Landcom that “land for active open space need not be set aside within North Tuncurry as Council would prefer a contribution towards upgrading the existing North Tuncurry Sports Complex” (North Tuncurry Urban Release Area Rezoning Report, page 99).
- The precise nature of the upgrade would be detailed in a master plan for the sporting complex. Funding arrangements and timing of the sport complex master plan are currently



being discussed between Mid Coast Council and Landcom (Social Planning Report, pages 64 - 65).

- Landcoms contribution for upgrading existing facilities would equate to the value of land that would have been required within the NTURA. (Social Planning Report, page 65).

[REDACTED] would support the NTURA if:

- Mid Coast Council provided a timeline for development of the North Tuncurry Sporting Complex master plan.
- Clubs representatives from Junior and Senior Hawks were involved in development of the North Tuncurry Sporting Complex master plan.
- Mid Coast Council provided some guidance on what funding might be available for these upgrades to allow both clubs to strategise future grant funding opportunities.

[REDACTED] are passionate about rugby league and the importance of these clubs in the Forster Tuncurry community. Both clubs understand the health, social and economic impacts that participating in sport provides to a community - it is hoped this can continue for future generations with the upgrade of North Tuncurry Sporting Complex.

[REDACTED]

[REDACTED]

Contact details for submission:

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: [Submission 116](#) - DOC22/486140 - Webform submission from: North Tuncurry Urban Release Area  
**Date:** Sunday, 19 June 2022 12:22:15 PM

---

Submitted on Sun, 19/06/2022 - 12:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my submission to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Tuncurry 2428

**Please provide your view on the project**

I object to it

**Submission**


I am concerned about the impacts of rezoning Crown Land.

1. This area is critical to the area as natural bushland.
2. There is already significant pressure on the major arterial roads in this area. The Lakes Way is already over crowded and the bridge between Tuncurry and Forster is so busy (especially during long weekends and school holidays) that it becomes a major chore to cross from one town to the next. This is inconvenient for locals but potentially life threatening for emergency service vehicles. A new housing development would bring many more people into the area, hence putting more stress on roads that are already inadequate.
3. Furthermore, there are many empty shops in the Tuncurry CBD. Please address this issue before making new 'town centres'.
4. We regularly walk through this area and we know it to be quite boggy at all times so the water table is quite high so huge amounts of potentially toxic fill will need to be added.

Please keep this beautiful natural piece of bush intact and maintain the habitat of our native plants, insects and animals.

**I agree to the above statement**

Yes

**From:**   
**To:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission 117 - DOC22/528659  
**Date:** Tuesday, 28 June 2022 10:36:52 AM

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To Whom It May Concern

Due to ill health, I was unable to attend the planning display but have read your biodiversity justifications to fit within some kind of lawful structure. It totally seems to ignore the Environment Protection Act and Protection of Diverse Biodiversity Act

The very real concern for the earth's biodiversity is much bigger and more important than the man made law. It is about the natural law of the planet and the part we play and the connection we have to all life on our unique planet. The environments which life depends on its health and survival are dependent on every decision we make.

Despite the manipulation of the statutory law I have these questions:

Our unique coastal biodiversity will be impacted how?

Ripped out replaced with foreign sterile ground. How will the development marry with the natural environment?

How much of the development will be self-contained, supply own power, sewage and be sustainable?

How will it fit into the natural environment?

How much recycled material will be used in each part of the plan?

How sustainable is this development into the future by not impacting on the natural environment?

Is this one of those old fashion developments that make humans the dominant species and destroy all others?

Will the natural coastal biodiversity be removed by hand only and band machines from destroying every part of the natural environment?

How will the current infrastructure withhold the increase of population with a one lane bridge in each direction, or will it split the twin town culture of generations, with no medical places for patients in outer regional areas, no industry for future employment, no longer a desired spot for tourism as moving from place to place is just one big road block.

How do the locals afford the rents?

Places more cars on the roads that are also dangerous for local wildlife and road surfaces are badly neglected.

Keep the congestion and development for the cities and stay out of our environment. At least we care and are intelligent enough to know what is good for us and what is a con and money making operation for big corporations who think they are superior to the environment.

Old fashion and not conducive to an environment in trouble from past development abuse and extinction of species one of the highest in Australia.

Our oceans are one big toilet and not even this is being considered in your plans.

Poor strategies and lacks future design ideologies old fashion and no vision. Just money, money, money.

SHAME! SHEAM! SHAME! – Brighten up for the future, environmental rapists.

**From:** [REDACTED]  
**To:** [DPE PSVC Hunter Mailbox](#)  
**Subject:** HPE CM: Submission 118 - DOC22/654487  
**Date:** Thursday, 28 July 2022 10:57:30 AM

---

Hi, I wish to convey my lawful right to assert my opinion that this development should not go ahead. some of my reasons are as follows:

1. Crown land should be kept as open space or used for community projects.
2. Land clearing should not occur here.
3. It will spoil the area.
4. The roads cannot cope.
5. It will compromise protected, threatened and endangered species and the local ecosystem.
6. 2,100 homes is way too many for the site.
7. The pollution and runoff from the site will be detrimental to the local environment
8. Investors will own most of the properties rather than owner occupiers.

Kind regards,

[REDACTED]

Taree area local.

[REDACTED]