

From: Anna-Maria Styles-Tape (Hunter New England LHD)
To: [Paul Maher](mailto:Paul.Maher@planning.nsw.gov.au)
Subject: RE: HPE CM: North Tuncurry Urban Release Area - agency consultation post-exhibition
Date: Monday, 5 September 2022 9:06:27 AM
Attachments: [image001.jpg](#)
[image006.png](#)
[image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)

Thanks for the opportunity to respond. HNELHD have no further comments.

Regards,

[REDACTED]
Director of Clinical Service Planning and Delivery | Infrastructure and Planning
Area Administration, Locked Bag No 1, New Lambton NSW 2305
[REDACTED] [@health.nsw.gov.au](mailto:[REDACTED]@health.nsw.gov.au)



From: Paul Maher [mailto:Paul.Maher@planning.nsw.gov.au]
Sent: Friday, 2 September 2022 1:50 PM
To: [REDACTED] (Hunter New England LHD)
[REDACTED] [@health.nsw.gov.au](mailto:[REDACTED]@health.nsw.gov.au)>
Subject: FW: HPE CM: North Tuncurry Urban Release Area - agency consultation post-exhibition

You don't often get email from paul.maher@planning.nsw.gov.au. [Learn why this is important](#)

Hi [REDACTED]

Can I check that you are tracking to provide a response for this referral by 7 September 2022 please? Let me know if you have any question about this matter.

Regards

Paul

From: Paul Maher
Sent: Wednesday, 10 August 2022 12:02 PM
To: [REDACTED] [@health.nsw.gov.au](mailto:[REDACTED]@health.nsw.gov.au)' <[\[REDACTED\]@health.nsw.gov.au](mailto:[REDACTED]@health.nsw.gov.au)>
Cc: Ben Holmes <Ben.Holmes@planning.nsw.gov.au>
Subject: HPE CM: North Tuncurry Urban Release Area - agency consultation post-exhibition

Hi [REDACTED],

North Tuncurry Urban Release Area rezoning proposal will deliver 2,100 new residential lots to the Tuncurry Forster area over the next 30 years. It is a State-led rezoning and the Department

of Planning and Environment placed the proposal on public exhibition on the Department's website [here](#) from 1 May 2022 to 17 June 2022.

The Department received a number of submissions from the local community stating the proposal will impact on health services in the area which currently do not meet local needs. MidCoast Council also made a submission to the proposal which indicates that the proposal does not adequately consider the impacts on limited health services.

Landcom as the proponent, indicates it has consulted with Hunter New England Health in its Social Planning Report (attached), there are relevant statements on pages 39-40.

Please note, it is proposed the site will be an Urban Release Area under Great Lakes Local Environmental Plan 2014. This will require that satisfactory arrangements be made for the provision of State and public infrastructure before subdivision of the land.

I have also attached the Final Rezoning Study and the Aged Care and Retirement Housing Study which may also be relevant. All technical studies are available at the link provided above.

It would be appreciated if your Department could provide comment in response to the public exhibition in 28 days from this email (due **7 September 2022**). If you would like to discuss any of these matters, please do not hesitate to contact me on the number below.

Regards

Paul Maher
Senior Planning Officer

Central Coast and Hunter | Local and Regional Planning
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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.

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