



Roberts Day  
*planning.design.place*

# URBAN DESIGN REPORT

NORTH TUNCURRY JANUARY 2019





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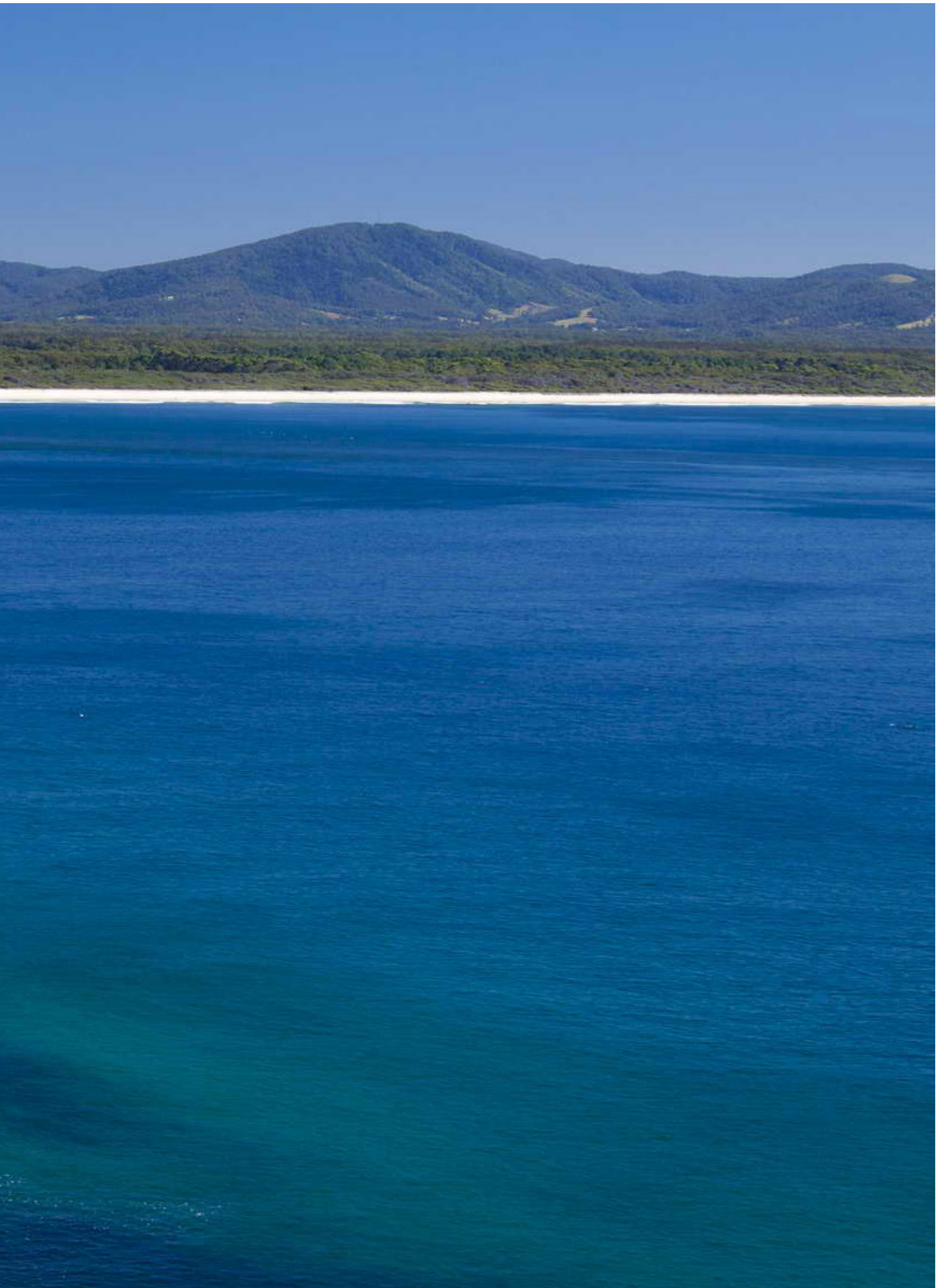
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# NORTH TUNCURRY WILL:

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- Be the destination of choice for the NSW 'sea change' market and the aspirational goal for the regional housing market.
- Enhance Forster Tuncurry as a coastal tourism destination.
- Be an innovative and authentic coastal community with a genuine sense of place that can enhance and expand the existing Tuncurry community.
- Be a new coastal community that reflects local lifestyle, offers housing diversity that is not available elsewhere in the Mid North Coast.
- Provide a unique offering where the beach, remodelled Golf Course and proximity to amenity and services are delivered as an integrated lifestyle package.
- Facilitate the conservation of 327 ha of ecologically valuable vegetation and provide the opportunity to dedicate this land to the State Government ensuring long term conservation outcomes.
- Strengthen connections to 9 Mile Beach and the foreshore.
- Celebrate and interpret local culture and heritage.
- Attract employment, tourists, sea- changers and a younger generation.
- Accelerate the growth and activation of a 'heart' at the B2 Local Centre by co- locating daily convenience with the beach, a new golf clubhouse, community centre, cultural centre, mobile surf club and public gathering places.
- Accommodate a diverse range of residents with shared values as to how they choose to live, move around and recreate.
- Facilitate healthy living through a connected loop of destinations that encourage walking and cycling as a convenient and desirable mode of transport.
- Promote social equity and interaction by rethinking streets, open space and retail as places to meet and gather.



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# OUR PROCESS- GREAT PLACES

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RobertsDay has been engaged by Landcom to prepare a Master Plan for the 615 ha North Tuncurry Development Project (NTDP).

Our team uses an intuitive process to naturally embed place making into our design process to ensure that the qualities and characteristics inherent to a place are retained as the foundation for authentic place design. RobertsDay has now established a formal six step process called the Great Places process. This simple method follows the six basic steps of the value chain to take our projects from the initial concept through to the delivery of vibrant, mixed use, walkable places.

This integrated place making approach has guided the master planning process to ensure it reflects Landcom development philosophy. In addition we have worked with the community and a range of stakeholders to develop a shared Vision that has ultimately resulted in the creation of a great place – one that will have a strong sense of place and a unique identity- North Tuncurry.

The process is comprised of six distinctive stages and this report documents the completion of the first four phases:

- Understanding client needs and project possibilities;
- Discovering the essence of a place and the aspirations of stakeholders;
- Envisioning the future of a place, and partnerships to deliver it;
- Designing a commercially robust development true to the Vision, including a built form strategy;
- Converting the design into approvals; and
- Delivery of communities with quality physical space and lively public places.



# UNDERSTAND

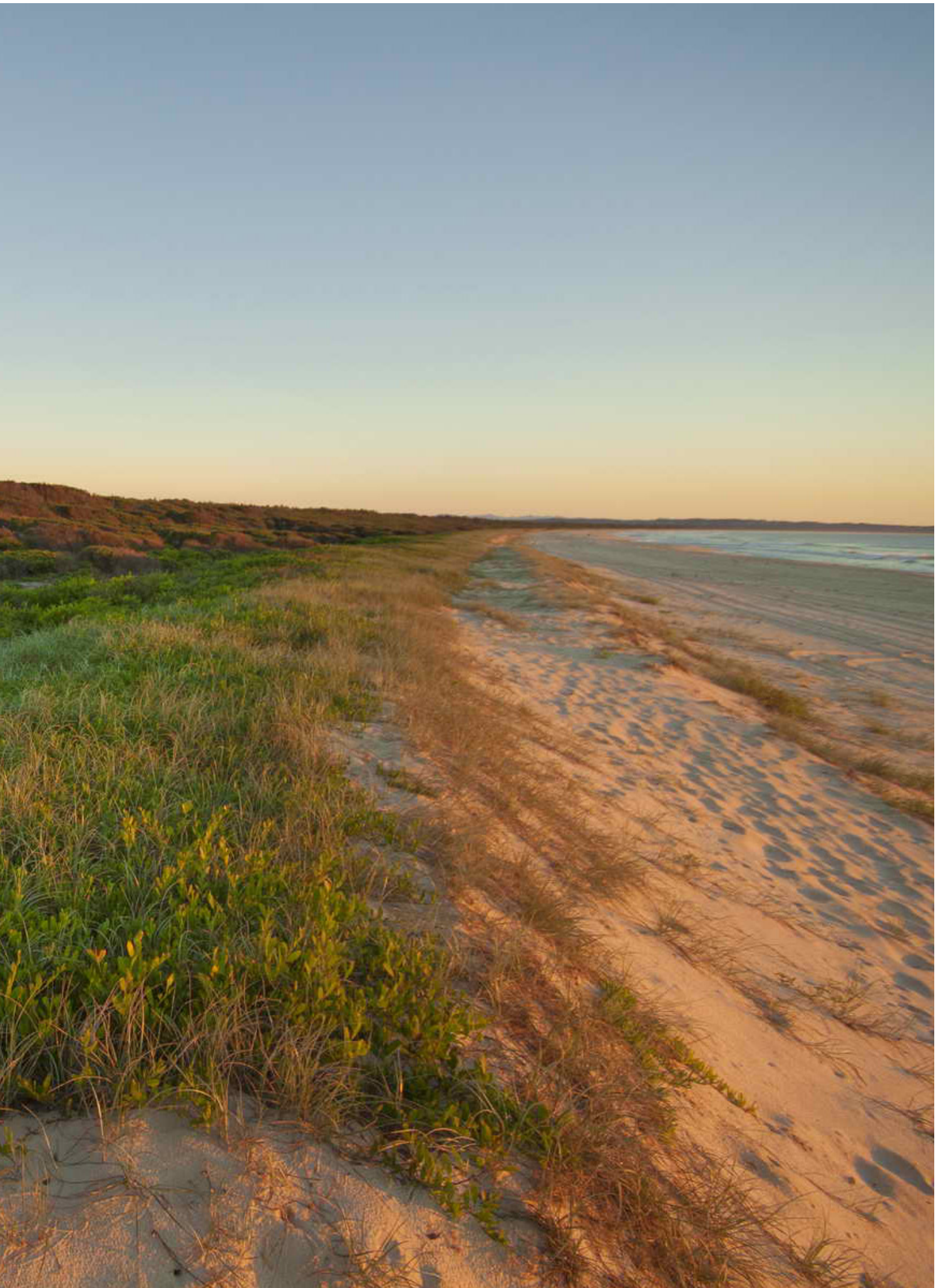
## North Tuncurry Project Vision

RobertsDay has worked with Landcom to understand the significant body of work undertaken to date and to establish the Project Vision and Design Philosophy. We are committed to evolving and delivering this work to meet the social, environmental and economic objectives of the project.

- Be the destination of choice for the NSW 'sea change' market and the aspirational goal for the ww housing market;
- Provide all the wants and needs of the contemporary retiree without the look and feel attributed to traditional 'retirement living';
- Embrace the cultural heritage of the traditional owners of the land – the Worimi and Biripai People of Forster Tuncurry;
- Be a model for sensitive coastal development in a new age of climate and environmental awareness;
- Create precincts that have their own distinct character through variations in product type, density, location and landscape;
- Cater to a diverse cross section of buyers including first home buyers, change up buyers, downsizers, retirees and weekender/lifestylers;
- Foster employment growth by providing incentives and pre-requisites for business, industry, education and health sectors to establish;
- Have as its 'heart' a contemporary B2 Local Centre that provides the social and recreational focus of the development; and
- Through creation of a unique coastal community, generate new residential and employment land markets.

Source: North Tuncurry Development Philosophy, UrbanGrowth NSW (now Landcom)





ROBERTS DAY

# UNDERSTAND

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## Background

RobertsDay has been engaged by Landcom to prepare a Master Plan to support a rezoning proposal to introduce a new landuse framework for land at North Tuncurry to address the housing needs within the Mid North Coast region.

RobertsDay has engaged with the local community, the Community Reference Group, MidCoast Council (former Great Lakes City Council), Lakkari and the Indigenous Design Unit of the NSW Government Architect's Office to appreciate the local needs and aspirations for the Project and Forster Tuncurry.

The North Tuncurry Development Project (NTDP) will be carried out on a 615 ha parcel of Crown Land on the mid north coast of NSW. Landcom and the Department of Industry - Crown Lands and Water are facilitating rezoning of the land.

This Master Plan supports the rezoning proposal and preparation of a Development Control Plan to facilitate a range of land uses including residential, employment, tourism, community, open space and clubhouse.

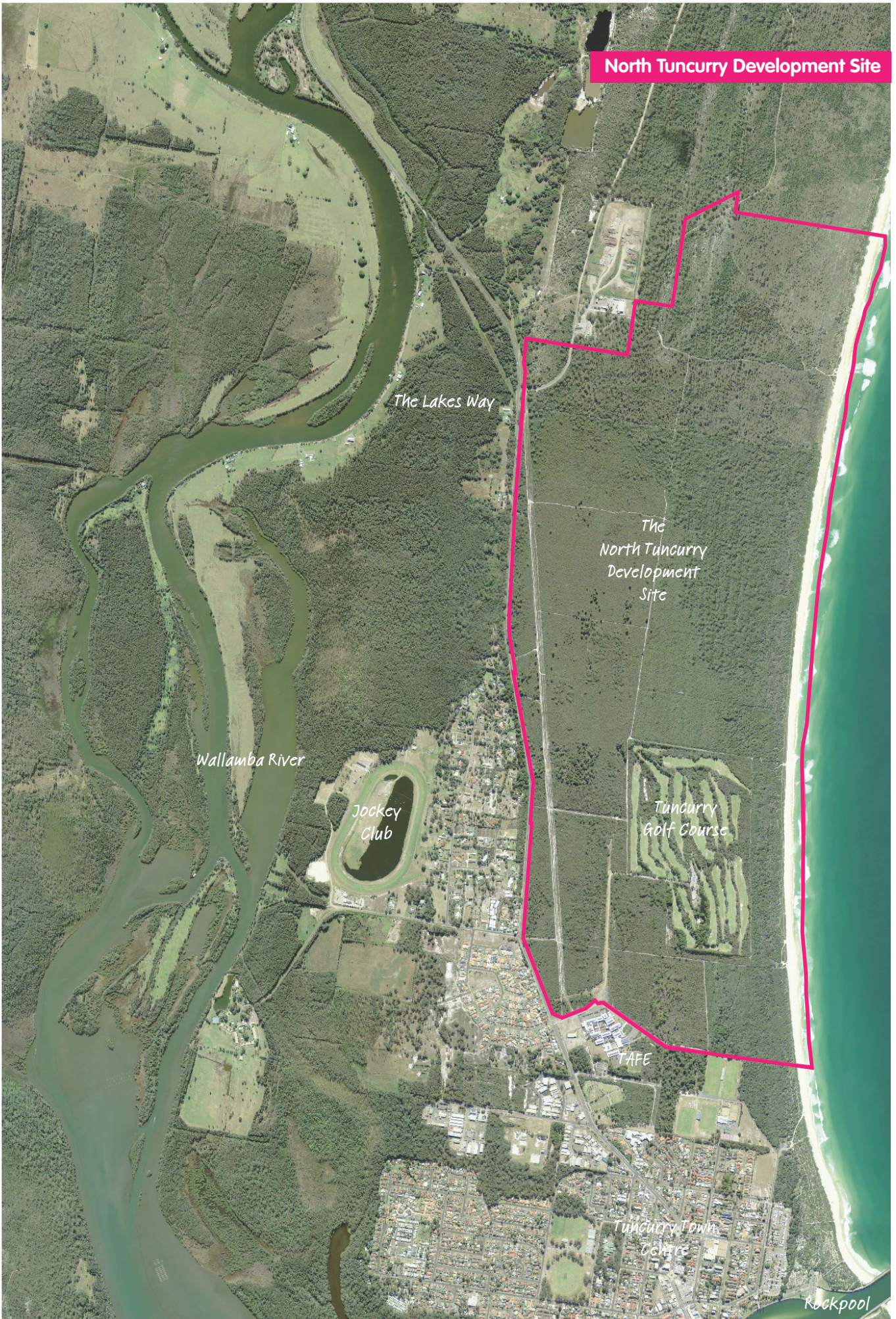
Significant milestones achieved to date include:

- In March 2011 North Tuncurry was declared a Major Project to which Part 3A applied and a potential State Significant Site;
- Prior to issue of Director General's Requirements, Part 3A of the EP&A Act was repealed and in June 2011 the Part 3A declaration for North Tuncurry was revoked;
- In December 2011 requirements for a State Significant Precinct (SSP) Study to support a State led rezoning were issued by Department of Planning and Environment, formally the NSW Department of Planning & Infrastructure (DP&I); and
- The SSP Study requirements require a Development Control Plan (DCP) to be prepared for the site.

The site has been earmarked as the major new release area to address the regional housing needs of the Mid North Coast Region. Accordingly, it presents a significant opportunity to provide residential dwellings and retail and employment activities within close proximity to existing infrastructure and established services.

The introduction of retail and employment uses can be supported by the proposed residential uses envisaged for the Site. With the limited supply of readily available residential land, large sites or land suitable for development in the area, the NTDP provides an excellent opportunity to provide a variety of housing typologies to meet housing demand.

North Tuncurry Development Site



Wallamba River

The Lakes Way

The North Tuncurry Development Site

Jockey Club

Tuncurry Golf Course

TAFE

Tuncurry Town Centre

Rockpool



# UNDERSTAND

## Background



### The North Tuncurry Development Philosophy

The North Tuncurry Development Philosophy was developed by Landcom as a Project Vision and Guiding Principles to inform the Master Planning process.

#### A sensitive approach

In collaboration with the community, Landcom aims to deliver a project that:

- Is the destination of choice for the NSW 'sea change' market and the aspirational goal for regional housing;
- Embraces the cultural heritage of the traditional owners of the land – the Worimi and Birpai People of Forster Tuncurry;
- Is a model for sensitive coastal development in a new age of climate and environmental awareness;
- Creates places that have their own distinct character, through variations in housing type, density, location and landscape; and
- Caters to a diverse cross-section of buyers including first home buyers, change up buyers, downsizers, retirees and weekender/life stylers.

Landcom is committed to ensuring that NTDP is a model for sensitive coastal development and integrates the natural qualities of the location, such as the beach, the coastal hinterland and existing community values.

## Guiding Principles

The following principles have informed the development of the Master Plan.



### Social

To provide a range of housing diversity and lifestyle opportunities to accommodate and foster relationships amongst all ages, socio-economic and life stages, cultures and aspirations.



### Environmental

To understand, protect and enhance the features of the site and surrounds valued by the local community, residents and visitors to the Forster Tuncurry area.



### Economic

To meet the daily needs of the future population by introducing neighbourhood services and land uses that are complimentary but not competing or compromising the economic viability of existing townships.



### Design

To create a compact neighbourhood structure which respects and reflects its unique natural setting, is connected, fosters a healthy community, is attractive and safe, promotes community pride and participation and complements the existing townships.



### Development Strategy

To deliver infrastructure and amenity at the early stages of the project in parallel with the first stages of housing and located to capitalise upon the unique features of the site and to respond to the wider community need.

# UNDERSTAND

## The Site and Context



### The Site

The site is located on the eastern side of The Lakes Way, directly to the north of, and adjoining, the existing Tuncurry Town Centre. It is an irregular shaped waterfront parcel of land situated on a peninsula that has been created by the Wallamba River to the west. The site enjoys an ocean beach frontage of more than 4.5 kilometres and also fronts onto The Lakes Way and Northern Parkway.

The site is low lying (RL 3 - 6 metres AHD) and undulating, due to its coastal location and presence of a dunal system.

### Existing Development

Existing development includes an 18-hole Golf Course on the southern portion of the site, and a 66kV power line running along the western edge of the site (parallel to The Lakes Way). Current road and pedestrian access is via The Lakes Way, however a number of access roads and tracks traverse the site and provide informal beach access and access to, and from, the Golf Course located on the site.

The condition of current vegetation on the site varies from exotic pasture with negligible ecological value to areas of good condition vegetation with high recovery potential. The cleared portions of the site generally coincide with the Golf Course and contain exotic species. Otherwise, the site is predominantly characterised by re-growth coastal and heath vegetation.



# UNDERSTAND

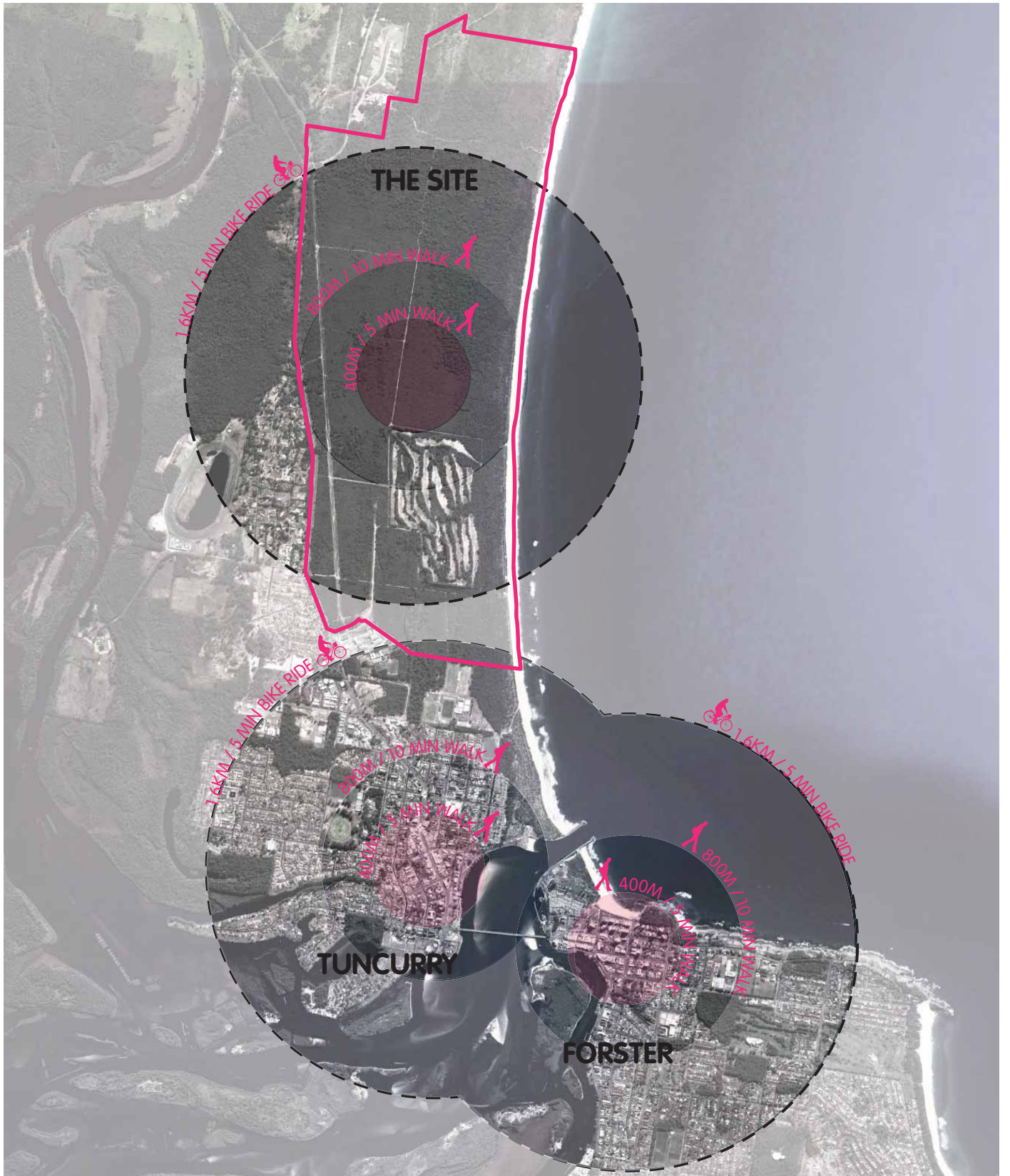
## The Site and Context



### Surrounding Development

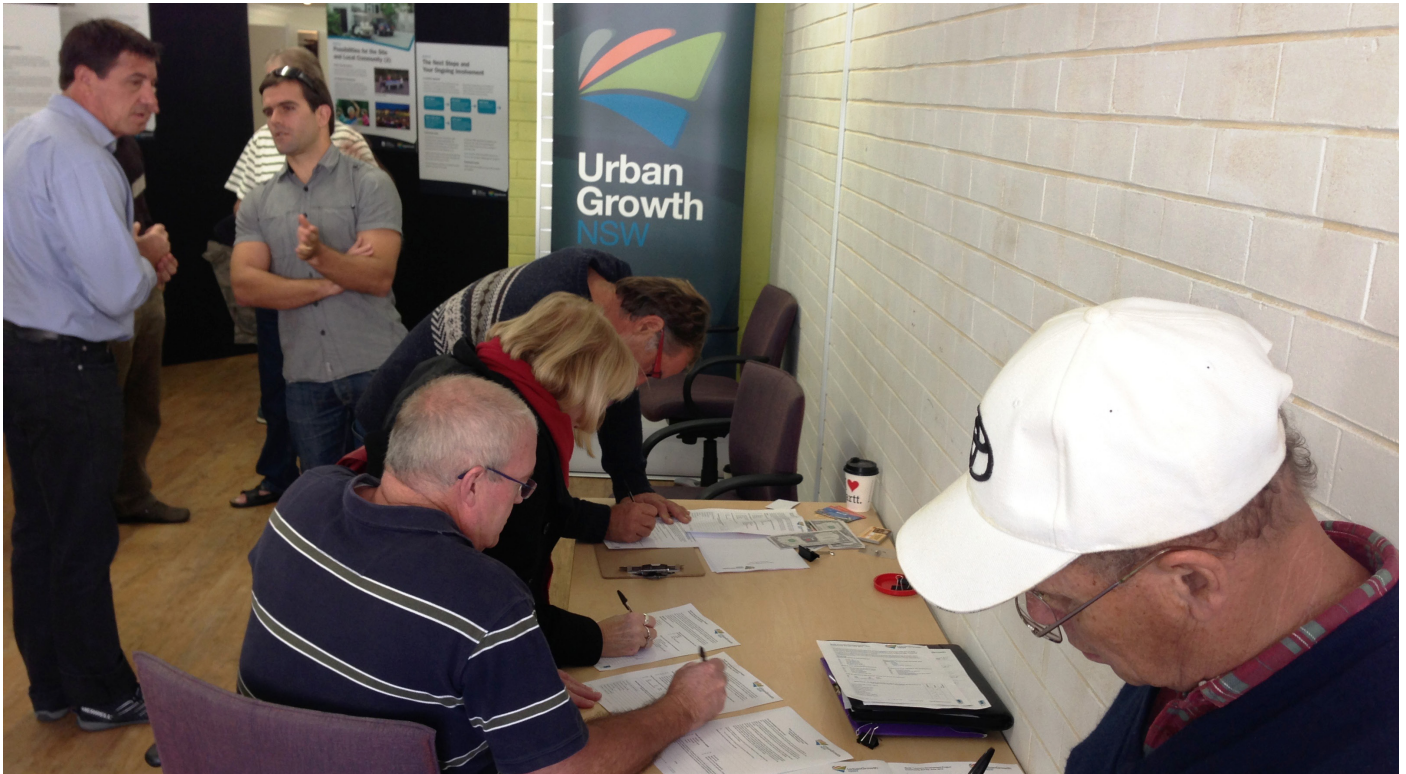
The site is located adjacent to (and north of) the Tuncurry Town Centre. Existing development and land uses surrounding the site include the Tuncurry Waste Management facility and Darawank Nature Reserve to the north, 9 Mile Beach and the Pacific Ocean to the east, The Lakes Way and low scale residential and rural residential uses to the west, and educational and low scale residential properties, playing fields, club and cemetery to the south. The site is located approximately 3.5km north of the Forster Tuncurry twin towns or a 5 minute cycle ride from Tuncurry Town Centre utilising existing cycle infrastructure and linking key destinations. The site is 160km north of Newcastle CBD and 30km south-east of Taree. Distance to the Pacific Highway is approximately 11kms via The Lakes Way and Failford Road.





# UNDERSTAND

## Community Input



Early consultations took place in 2013 and 2014 to obtain the community input for the development of the Master Plan.

As the project progresses, Landcom is committed to ongoing consultation with the community to address the limited consultation that has occurred in intervening years since 2014.

### June 2013 Community Information Day

Two community information days and Community Reference Group consultation sessions were held to inform the design process.

The aim of the first community event was to obtain community feedback and input to guide the development of the Master Plan. More than 90 people attended with the key areas of interest being:

- Protecting the environment and local character of Forster Tuncurry;
- Providing employment options, particularly for young people;
- Ensuring better access to the beach;
- Establishing an interface between the Golf Course and future development; and
- Delivering new facilities that could be used by the entire Foster Tuncurry community.



**March 2014 Community Information Day** The draft Master Plan was presented at the second community forum and feedback sought from the 95 participants. Key areas of interest raised included:

**Housing:** opportunities for whole of life living + public housing;

**Environment:** distance between the coastal heath and proposed development and whether this was a sufficient buffer for bushfire;

**B2 Local Centre:** provision and location of community facilities and size and location of the Surf Club;

**Traffic and Access:** will The Lakes Way and Wallis Lake Bridge need to be upgraded to accommodate traffic generated from future development;

**Employment:** what long-term employment opportunities are expected from development?;

**Golf Course:** when will construction commence and the timeframe for delivering a new club house and course layout?; and

**Timeframe:** timing and sequence of development?

# DISCOVER

## Overview

RobertsDay has undertaken a comprehensive analysis of the site and surrounding areas, reviewed national and international coastal communities and identified unique 'observations' and 'innovative ideas' that were documented into the Discovery Report contained within Appendix 1 of this report.

A summary of this information is provided over the following pages and informed the design process.





2



3



4



5

Our work included:

1. Analysis of the site's immediate context including Tuncurry and Forster to develop an understanding of how North Tuncurry could support and enhance the existing townships;
2. Immersing ourselves in Forster Tuncurry over three consecutive days in May 2013 to experience firsthand how the local community live, work, move and play;
3. Visiting nearby coastal villages to better understand how we can create a point of difference at North Tuncurry;
4. Undertaking rigorous investigation of the site's unique characteristics enabling us to identify opportunities to deliver a new coastal community that reflects the local lifestyle; and
5. Reviewing successfully branded and delivered coastal communities around the world to identify shared values.

# OUR UNIQUE OBSERVATIONS

## What Did We Notice About the People, Place and Experience?

There are limited housing options for youth, young families and older singles.

The 19- 25s are leaving Forster Tuncurry

The sandy site soils rapidly infiltrated rainwater with few signs of pooling.

The distance from the development edge is approximately 50m from the dunes.

North Tuncurry's coastal scrub and vegetation is a dominant coastal characteristic.

The waste plant and project could be mutually supportive.



The rockpool, markets, cinema and Woolworths are a 6min bike from the Golf Course.

Beach Street has a memorable avenue character defined by Norfolk Pines.

Green businesses and domestic solar panels are evidence of a local green market.

A dedicated cycle trail off Parr Rd is close to the site but appears under utilised.

The Golf Course location will either create a green break or consolidate the township and project.

The existing entry to the site is shared with the TAFE and dominated by fencing and parking.

The Tuncurry Golf Course is a valuable community asset.

The dunal nature of Forster Tuncurry is reflected in floating paths and streets.

Arrival along The Lakes Way is memorable before diminishing as it enters Tuncurry.

People appear comfortable walking down slow speed streets.

There must be greater separation between groundwater and the surface to be safe.

Mount Talawahl is a prominent visual characteristics when viewed from the site.

# INNOVATIVE IDEAS

What Ideas Could Create a Point of Difference?

Can we provide housing diversity at North Tuncurry to attract the youth, young families, older singles and retirees?

Will the 19- 25s stay if we provide the right jobs?

Can we use the sand soil to create a 'light imprint' WSUD strategy with place focus?.

Could the village creep closer to the beach?

Can the coastal heath create a sustainable, xeriscape landscape attractive to residents?

Could the waste plant reinvent itself as a waste-to-energy plant?





Could a sustainability focus and green marketing strategy benefit the project?

Could we create a "loop" of experiences connecting our site to local attractions?

Can we connect to Beach Street - an amazing avenue of Norfolk Pines?

Can we connect into the existing, dedicated cycle way on Parr Rd?

Could a new clubhouse anchor a viable golf club and B2 Local Centre?

Is the project an extension of Tuncurry or the new village of North Tuncurry?

Can we work with the TAFE to improve the interface?

Can we use the alluvial plain to create a unique ground plane with different characters?

Could The Lakes Way "peel" into the site to create a connected high street?

Can we create cost effective shared streets with a relaxed, coastal character?

Could an inland waterbody resolve groundwater issues?

Can we celebrate Mount Talawahl by creating new view corridors?

# ENVISION

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## Vision and Values Workshop

Using the Discovery Report as a basis, RobertsDay and Landcom led a Vision and Values Workshop, held on the 18th July 2013 in Forster Tuncurry. At the workshop the team shared the unique insights discovered during the Understand phase and worked together to review, refine and communicate the Project Vision.

The Workshop involved rigorous investigation of the site parameters and potential. Each consultant gave a 5 minute presentation capturing key opportunities and constraints that would inform the Vision and the creation of a great coastal community.

This Workshop served as a design brief for Roberts Day and enabled the design team to start testing the physical realisation of the Vision. Key aspects of the design brief included:

- The site is characterised by a unique combination of features: the beach, Golf Course, level terrain and proximity to the existing township;
- All disciplines must work together to ensure an authentic coastal development is delivered- not a conventional suburban development on the coast;
- The existing assets of Forster Tuncurry need to be celebrated and supported by the North Tuncurry development to attract potential residents;
- North Tuncurry could 'complete' Tuncurry and significantly reduce the need for residents to cross the bridge to access required services;
- North Tuncurry needs to accommodate the prevailing demographic of local market predominantly retiree couples as well as be attractive to sea- changers and the younger generation;
- The Master Plan needs to provide a robust framework to facilitate growth and employment as the market demands;
- The Golf Course is an asset and has the potential to further contribute to North Tuncurry; and
- There is a market for compact lot housing on torrens titles, including villas and cottages that currently does not exist.

Landcom is committed to ongoing consultation with the community to address the limited consultation that has occurred in intervening years since 2014.

WHO?

- retiree golfers
- lifestyle

PROGRAMS

- > GOLF COURSE ASSET
- > DIRECT TUNCURRY ACCESS
- > WALKING
- > HOUSING

DESTINATION projects to deliver

VALUES

religious institutions (West Lakes, SA)  
private school.  
jobs strategy.  
sell land to Uni?  
Waste to Energy  
- Sand Extraction LAKE

STAGING

① CORNER STORE / SERVICE STATION  
(GARE)  
② INTER

CO-LOCATED w/ SURF CLUB.

PINESIDE

Diagram:

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    graph TD
      Town((TOWN)) --- GolfCourse((GOLF COURSE))
      GolfCourse --- Beach((BEACH))
      Town --- Beach
      N.Tuncurry((N. Tuncurry))
  
```

# ENVISION

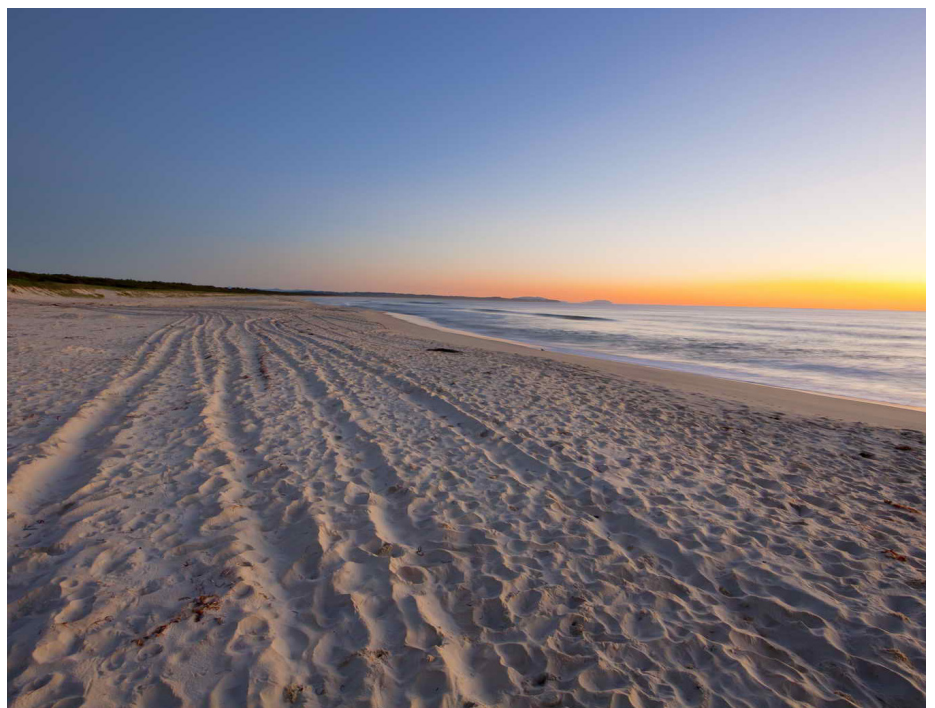
## Best Practice Coastal Design

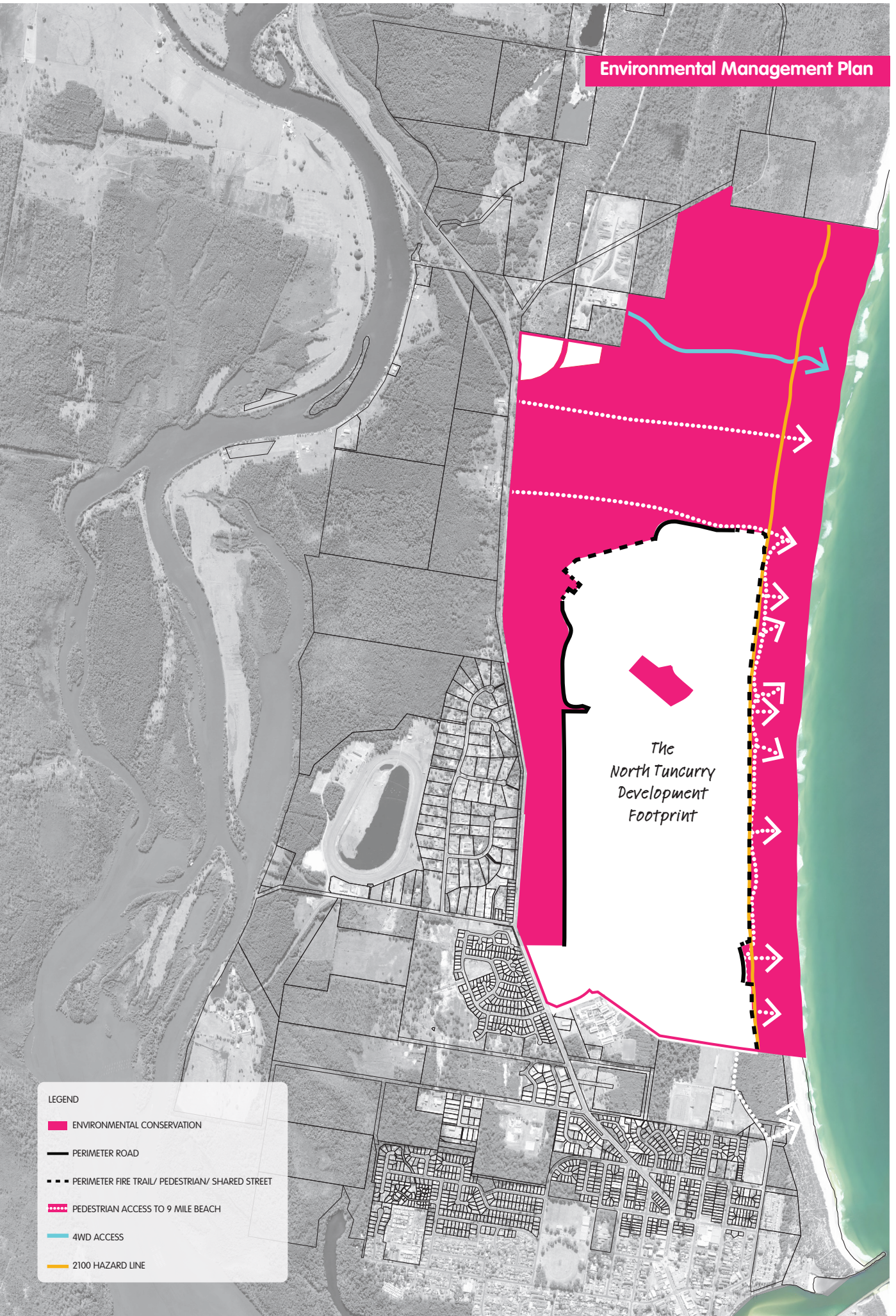
### Resilience

Developing coastal communities is a unique opportunity with a unique set of challenges including designing for the future changes to our beaches, coastal conservation and delivering an authentic coastal lifestyle for a diverse population through innovation using today's standards. The following section identifies pragmatic design innovations to deliver a best practice coastal community at North Tuncurry. The innovations build on the world- standard approach of the Coastal Design Guidelines for NSW which NTDP adheres to and supports.

As the sea- change lifestyle becomes more desirable, new coastal developments must balance well- located and designed urban development with responsible future- proofing and coastal conservation. Climate change and associated issues such as coastal regression requires the urban design of places to be resilient. However, climate resilience must be combined with efforts to promote good urban development.

Harnessing urban innovation potential is necessary in order to foster resilience. The North Tuncurry development footprint protects the dune system, mitigates against coastal erosion and goes one step further to protect foreshore residents livelihood in the event of beach regression. Innovative access arrangements and lot and housing types have been introduced along the foreshore to eliminate resident's reliance on foreshore access whilst encouraging development, public beach access and activation. Bushfire protection and emergency access has also been provided in a manner that balances the other site and community objectives.

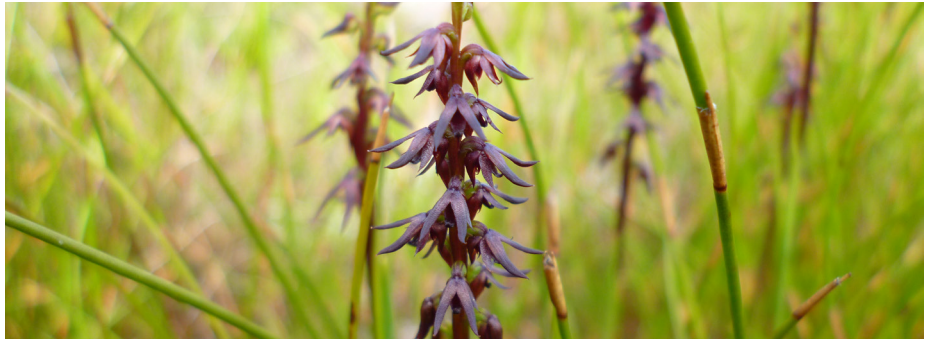




- LEGEND
- ENVIRONMENTAL CONSERVATION
  - PERIMETER ROAD
  - PERIMETER FIRE TRAIL/ PEDESTRIAN/ SHARED STREET
  - PEDESTRIAN ACCESS TO 9 MILE BEACH
  - 4WD ACCESS
  - 2100 HAZARD LINE

# ENVISION

## Best Practice Coastal Design



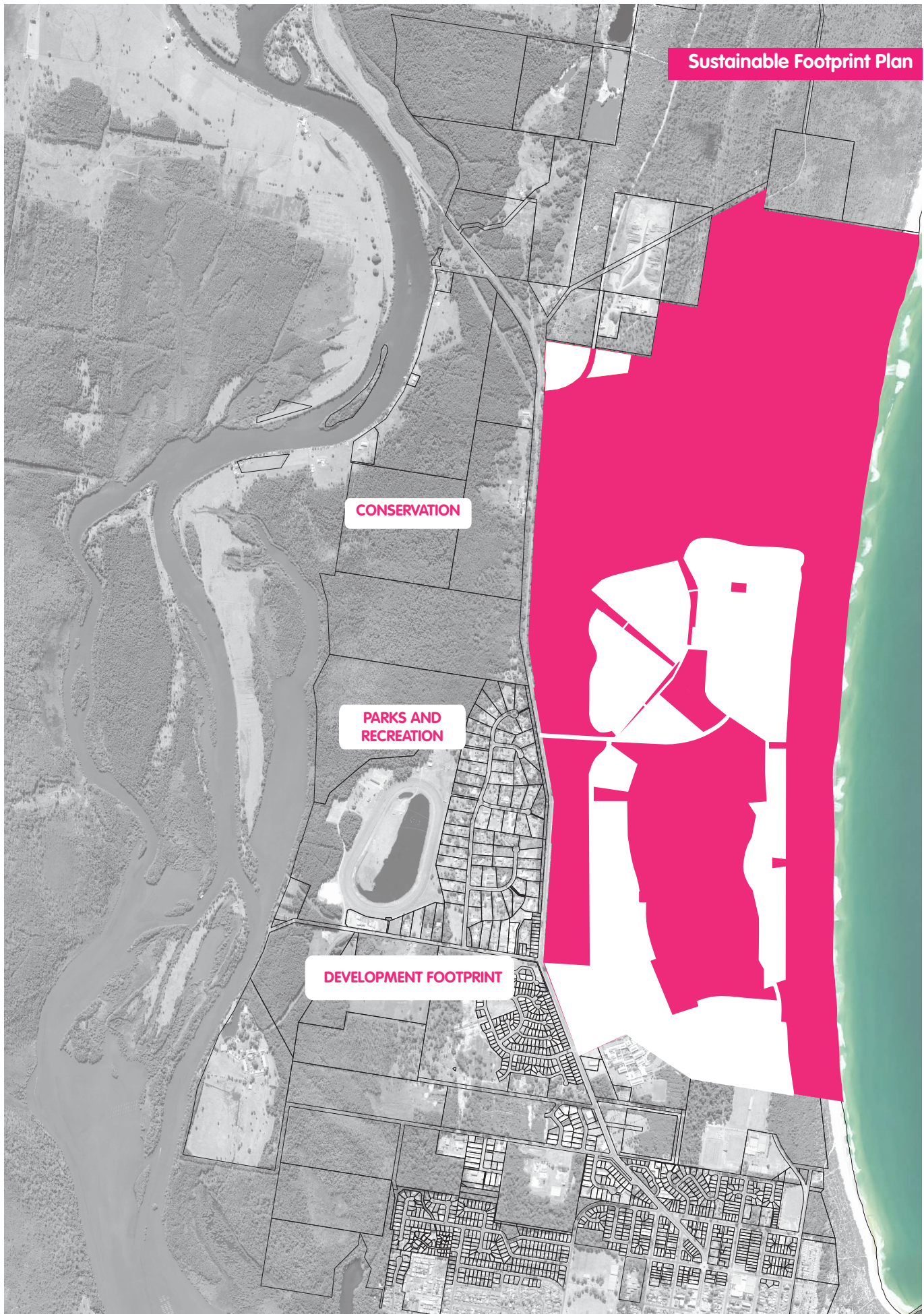
Consistent with the North Tuncurry Development Philosophy's Guiding Environmental Principles, designing urban places with our environment in mind is an agreed position. Whilst water sensitive urban design, sustainable architecture, and green technologies have become increasingly topical, sustainability at the scale of the neighbourhood is not as well defined or commonly implemented.

### Ecological Urbanism

Ecological Urbanism draws from ecology to inspire an urbanism that is more socially inclusive and responsive to the environment and creates a dynamic integration between natural and urban systems. True integration and multi-disciplinary collaboration has enabled the North Tuncurry Master Plan to achieve urban design excellence and ecological innovation on a much larger scale than generally seen in Australian and globally. North Tuncurry will balance the natural & human habitat.

North Tuncurry will deliver ecological urbanism through:

- Almost 60% of the North Tuncurry site is retained as conservation land in the form of foreshore dunes, quality vegetation, and significant Tuncurry Midge Orchid habitat. A continuous open space system links into the conservation areas and is holistically shown within the Sustainable Footprint Plan opposite in dark pink. Development of the site is limited to a compact, sustainable footprint illustrated in white that connects to and celebrates the surrounding natural systems through green fingers, sensitive development transitions and controlled access to nature;
- The fingers of open space link the significant Tuncurry Midge Orchid conservation habitat, located north of the golf course, to the conservation area to the north providing flora and fauna connectivity and pollination; and
- An integrated urban stormwater treatment system is proposed that includes street scape rain gardens, swales as well as on lot controls such as rainwater tanks. Stormwater infiltration will be encouraged in areas of the site where groundwater flood risks are considered to be manageable. In areas where higher groundwater flood risks have been identified, treated stormwater runoff will be directed into water management basins that will comprise a mixture of deep water and ephemeral zones. Excess water from these basins will drain to the Wallis Lake Entrance Channel during periods of high rainfall through a piped drainage system that will be constructed as part of the project.



# ENVISION

## Best Practice Coastal Design



### Context Sensitive Design

The Vision for North Tuncurry endeavours to deliver a community reflective of the shared coastal values associated with seaside living and particularly the way people in coastal communities move.

North Tuncurry will provide a range of street typologies that consider traffic capacity combined with place character and function. This approach results in complete streets as immersive environments where dimensions, landscaping, adjacent uses and dwelling setbacks work together to contribute to place.

This approach is known as context-sensitive design where a street functions holistically for its users and surrounding community, supporting all modes of transportation, but also appropriate adjacent land uses and activities.

The realisation of this at North Tuncurry includes collector roads that provide adequate lane widths and turning radii to accommodate through traffic and buses and introduces lower order streets such as yield streets and shared streets to connect to the beach, parks and/ or dedicated pedestrian and cycle routes that are configured to slow traffic and promote walking and cycling.

All street types within the network are tied together with landscaping and Water Sensitive Urban Design (WSUD) strategies.





### **Collector Road**

Provides a bus capable route and complete vehicle connectivity to all destinations within North Tuncurry and links into Tuncurry township.



### **Avenues**

Provide scenic, landscaped streets linking open space to conservation.



### **Local Street**

Provides localised access to lots for cars, cyclists and pedestrians.



### **Yield Street**

Provides a fine grain street network where cars move slowly and give way to pedestrian, cyclists and other vehicles.



### **Shared Street**

Give pedestrians and cyclist priority over cars along desire lines such as beach links and open space.

# ENVISION

## Best Practice Coastal Design



### Housing Diversity and Choice

Great housing diversity achieves social objectives by meeting the needs of increasingly diverse household types, creating diverse communities by enabling households with different incomes to live in the same neighbourhood, and responding to the full range of lifecycle stages. The change in household composition (with baby boomers becoming empty nesters and entering retirement) and Generation X families having generally fewer children also needs to be recognised as a driver for changing household types.

North Tuncurry will deliver 'affordable quality' to the local market, a necessity today, for economic growth to continue in a manner which is sustainable and socially equitable. For this to occur, an innovative and holistic approach to project delivery has been taken at the scale of the neighbourhood, lot and house.



Findings from our coastal benchmarking has informed layout and housing at North Tuncurry to ensure the coastal lifestyle of choice can be offered. Studying coastal projects within the same climatic belt has assisted in understanding efficient, affordable and successful building typologies and construction techniques that can be applied at North Tuncurry.

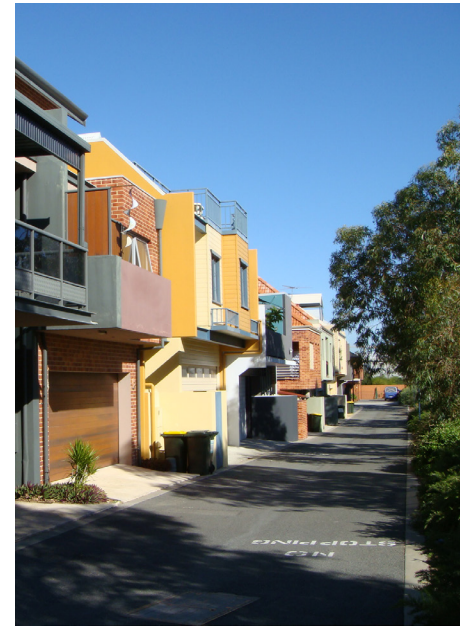
The North Tuncurry Master Plan uses infrastructure efficiently, is eminently walkable and supports public transport, providing significant cost savings which provide impetus for more affordable house and land packages.

The range of lot sizes and housing types facilitated at North Tuncurry will provide the flexibility to respond



to the needs of the market, provide options for first- home buyers and trade- down empty nesters. The housing forms are designed to meet the needs of the occupants, whilst enforcing the broader objectives of urban consolidation and affordability.

The cost of land accounts for approximately two-thirds of the cost of house and land packages. Reducing land size is therefore an important cost containment strategy. The introduction of smaller housing typologies can reduce the price of new homes, enabling potential home owners who are typically locked out of the market to purchase their own home. Key workers such as teachers, health-care professionals and those in the service sectors are also provided



with greater access to housing. This will be an attractive proposition to future investment in the town and to the younger generation.

Compact housing uses less land and resources satisfying environmental objectives. Smaller homes are more thermally efficient than larger homes reducing heating and cooling needs. Innovative building typologies such as studio apartments provides an affordable housing alternative for studio occupants, a potential second income for home owners and also encourages a healthy social mix. Realisation of the target residential densities at North Tuncurry will assist in the viability of public transport and retail and services in the new community.

# DESIGN

## The Master Plan Design Principles

The Master Plan is underpinned by the North Tuncurry Development Philosophy. Throughout the design development of the Master Plan, the Project Team has rigorously reviewed and tested the Master Plan against the Vision and Guiding Principles of the North Tuncurry Development Philosophy and remains steadfast that consistency with these will achieve best practice outcomes.

The Master Plan Design Principles further refine the Guiding Principles and incorporate findings from the Understand, Discover and Envision project phases.

The Master Plan Design Principles are documented here.



Deliver an authentic coastal community



Design for social and physical resilience



Natural + human systems- an integrated ecosystem



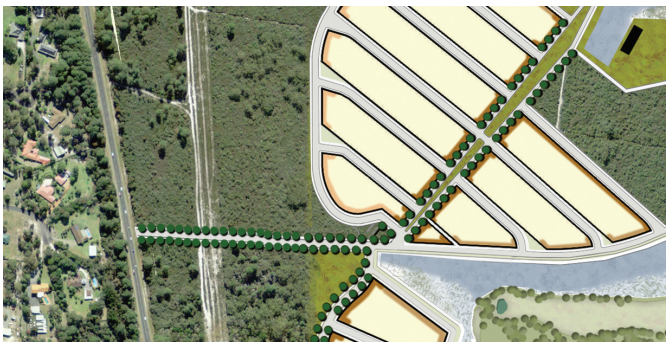
Create complete streets that work for everyone



Signature sites for community facilities and gathering



A variety of parks that are a joy to use for all people



Connect people to other people and to destinations



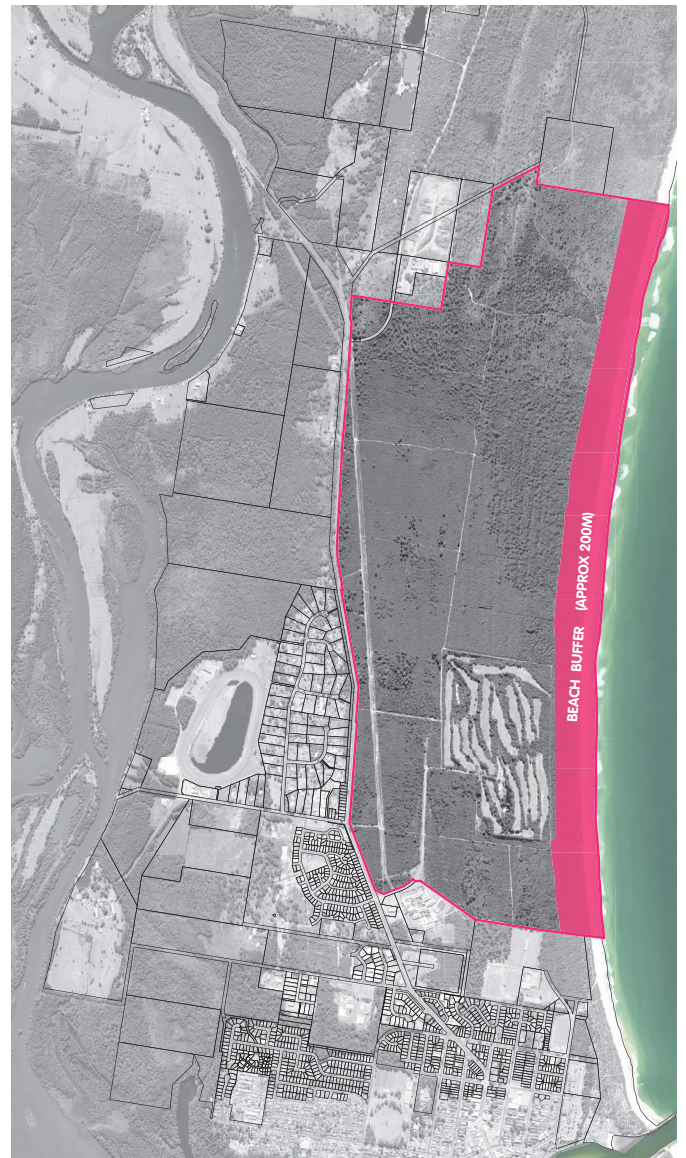
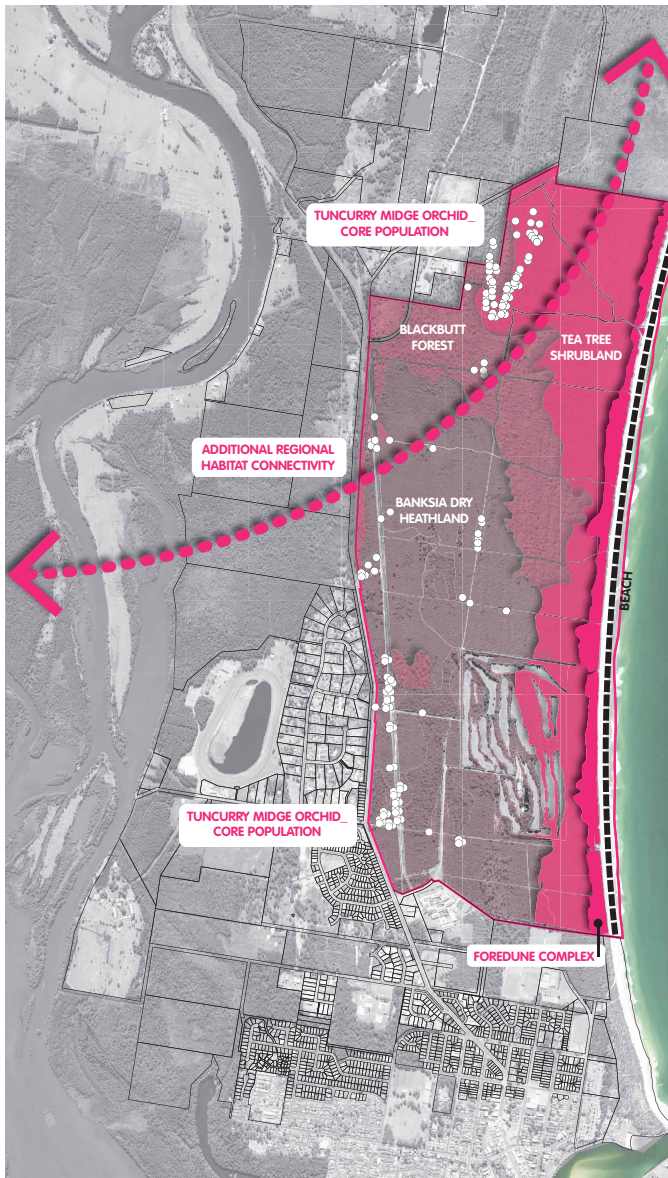
Celebrate natural features



Celebrate cultural significance



Mix of housing types



## DESIGN

### Refinement of the Development Footprint

#### Overview

In determining the Development Footprint for the site the Project Team sought to acknowledge the connection between the community and the natural environment and respond to the Master Plan Design Principles. The aim was to:

- Establish a notional development footprint that extends and contributes to the vitality of the existing townships;
- Ensure convenient access into and within the site for the local community, residents and visitors on foot, bike and vehicle;
- Dedicate almost 60% of the site for conservation purposes to retain the natural landscape and ecological values of the site;
- Protect 96% of the known Tuncurry Midge Orchid (TMO) population;
- Retain a beach buffer approximately 200 metres wide along the entirety of the site frontage to protect against beach erosion and beach regression due to climate change impacts;



- Maintain and enhance the scenic amenity of the site through the sensitive and modest allocation of development;
- Respect and celebrate the heritage of the site; and
- Provide retail, health care, employment, tourism, community and open space land uses.

### Western Conservation Corridor

Balancing the spatial requirements for the preservation of the future TMO population with a viable developable area has resulted in further refinement of the Notional Development Footprint.

The western conservation corridor has been amended in response to TMO pollination studies and now comprises an area of 50 ha plus an internal TMO conservation area of 4ha. In response to the increased western TMO conservation corridor development land was added to the northwest corner of the notional development footprint such that a development area of 200 ha was maintained.

The Development Footprint has also been designed to respond to noise constraints from the Lakes Way. The Noise Assessment (MAC, 2019) recommended that dwellings of standard construction materials could be constructed within the proposed Master Plan footprint at a perpendicular distance of 150m or greater from the northern section of The Lakes Way to satisfy noise criteria. For the southern section of The Lakes Way, the DoP criteria would be satisfied at a perpendicular distance of 75m.

### On- Site Water Treatment

Other land uses that were required to be contained within the Development Footprint impacted on the amount and location of land readily available for development. Approximately 18 of land is required for a combination of open basins, ephemeral areas and associated batters to manage water on site.



# DESIGN

## Refinement of the Development Footprint

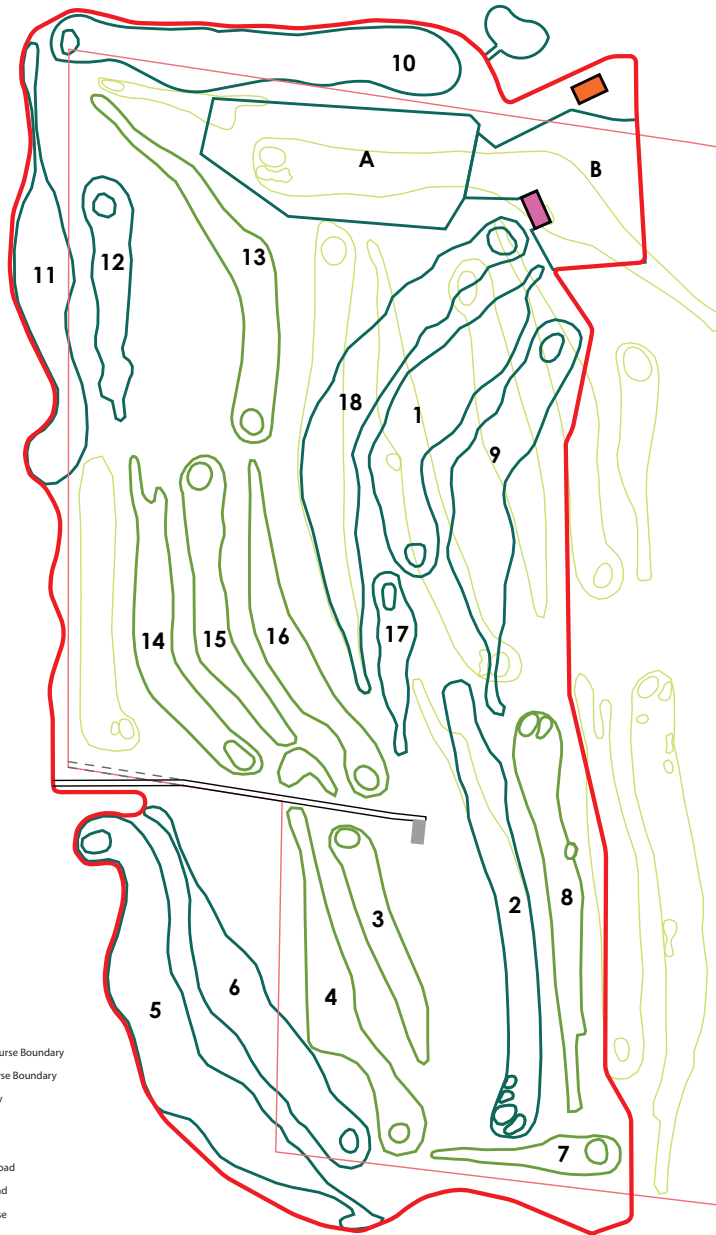
### Golf Course

Whilst the remodelled Golf Course will not impact on the overall developable area, the proposed land exchange will result in more developable land along the foreshore and an increased Golf Course footprint to the north and southwest of the existing course.

The draft Master Plan for the North Tuncurry site provides an opportunity to better integrate the Golf Course with future development by remodelling some components of the course layout and delivering a new clubhouse. In order to ensure that the overall character of the current Golf Course will be respected, the remodelled course layout has been developed by the original Golf Course designer Mike Cooper.



## Existing and Proposed Golf Course



- ▬ Proposed Golf Course Boundary
- ▬ Existing Golf Course Boundary
- ▬ Proposed Fairway
- ▬ Existing Fairway
- ▬ Replaced Fairway
- ▬ Proposed Entry Road
- - - Existing Entry Road
- Existing Clubhouse
- Proposed Clubhouse
- Proposed Pro Shop
- A** Proposed Fairway Or Driving Range
- B** Proposed Parking

The remodelled Golf Course will allow greater public access to the foreshore and the relocation of the Golf Clubhouse to the B2 Local Centre. Additional developable land has been created on the eastern edge of the Golf Course enabling improved public access to the foreshore through the extension of Beach Street with lots to the east and west. Some of the fairways have been realigned to extend towards the Northern Parkway creating an iconic southern entry to the high class remodelled Golf Course.

The nature of facilities proposed for inclusion within the clubhouse are yet to be determined but may include dining, refreshments, and other leisure and recreational opportunities for members and their guests. The remodelled Golf Course and new clubhouse will be important social and sporting facilities that will attract new residents and players from the broader Forster Tuncurry area.

Improvements to the remodelled Golf Course include:

- a new practice range;
- a three hole beginners course;
- a new Clubhouse;
- a new pro shop;
- the relocation of five holes along the foreshore to other areas; and
- the introduction of water into the design.

The proposal is still in the concept stage and further consultation will be undertaken with members of the golf club and its Board.

Changes to the remodelled Golf Course and clubhouse are unlikely to occur within the first 10 years of development. Remodelling of the course will be staged to ensure that the 18 hole course will be operational at all times.



# DESIGN



## Design Development

The development of the North Tuncurry Master Plan was collaborative and iterative, involving transparent consultation, design and technical workshops with the local community, Community Reference Group, MidCoast Council (former Great Lakes City Council), Lakkari, Landcom, the Project Team and key stakeholders.

The Master Plan outlined within this Report is in accordance with the North Tuncurry Development Philosophy Vision, the Master Plan Principles and innovatively responds to the technical issues identified by the Project Team and local needs expressed by the community and key stakeholders.



# DESIGN

## The Master Plan

North Tuncurry will deliver 'the coastal community' of the region. North Tuncurry will be an authentic place from the onset and be allowed to naturally evolve into a vibrant community because it is founded on local coastal values and principles of inclusion, healthy living, diversity and respect for ecological and cultural values. Residents and visitors entering North Tuncurry will have a memorable experience. Whether entering from the pristine Lakes Way, the existing Northern Parkway or the Beach Street extension; immediate and distant views of parks, basins, the remodelled Golf Course, dunes and/ or parks will make it a pleasure to come home and be a constant reminder of the coastal setting.

The creation of a series of basins which may be open water, ephemeral planting or a combination of both is critical to resolving the hydrology of the site and is celebrated as a feature, giving the perception of bringing the ocean into the site and contributing to the legibility and unique sense of place. Continuous basins trace three edges of the remodelled Golf Course. The shape of the basins are reflective of surrounding coastal beach coves.

A connected network of streets combined with the linked basins and open space guides visitors directly to the heart of North Tuncurry- the B2 Local Centre. The main entry via The Lakes Way takes residents along a sequence of experiences along an east –west visual axis with views across the basins and following the water's edge towards the B2 Local Centre before terminating on the Centre Green, Community Centre and Surf Club with dunes as the backdrop.

The B2 Local Centre co- locates the new Golf Clubhouse, Community Centre and mobile Surf Club, potential cultural centre, neighborhood supermarket, specialty retail, destination cafes and restaurants focused around and activating the Centre Green that connects the main basin to the foreshore.

The northern neighborhood is structured to celebrate views to Mount Talawahl with a discernible centre at Mount Talawahl Park and provides large lots as a transition from the compact urban neighborhood into the conservation lands to the north. Conservation lands and the foreshore create the edges to this neighbourhood and pedestrian links to nature are provided.

Foreshore Golf Course land is reclaimed for development enabling improved public access to the foreshore and broader community benefit. Relocated fairways extend towards the Northern Parkway creating an iconic southern entry to the development that announces the high- class remodelled Golf Course as part of North Tuncurry. Development blocks and streets are oriented to capitalise on the amenity associated with the natural features of the foreshore, mountains and conservation areas as well as the created basins and parks and remodelled Golf Course whilst achieving solar access. All streets; and therefore all residents, connect to one or more of these features.



North Tuncurry Master Plan

## Special Places

The Master Plan has been designed with a series of Special Places to reflect the unique place character and to nurture an authentic place attachment. These places will draw people together, connect people to place, views, water, nature and each other.

Dune Park

An aerial-style urban design map of North Tuncurry. The map shows a grid of streets and various land use zones. A prominent white line, likely a road or boundary, runs diagonally across the map. In the lower right, a purple-shaded area represents a coastal or water zone. A green area labeled 'Dune Park' is surrounded by a ring of red dots. A row of yellow triangles is located along the boundary between the purple area and the rest of the map. Two large white arrows point from the 'Special Places' text box towards the left side of the map.



# DESIGN

## Special Places



Dune Park will be the first special place to be created as the development is staged from the south. The coastal dunes will form the backdrop of the park and are visible from the entry to the development from the Beach Street extension.



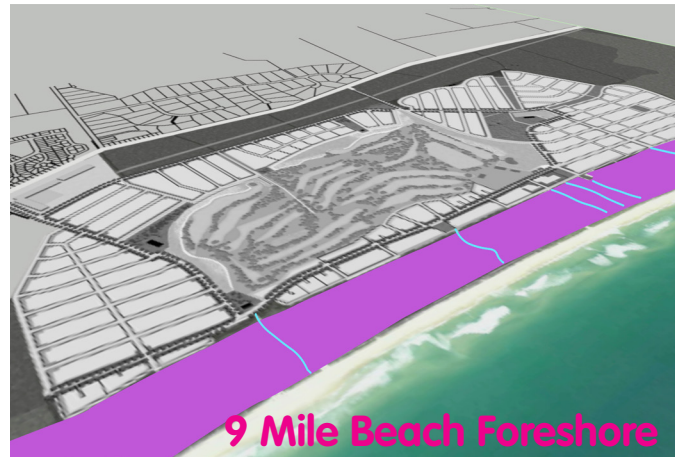
The Heritage Green celebrates a nearby indigenous midden and overlooks an interconnected series of basins that surround the remodelled Golf Course. The Green will contain heritage interpretation along the heritage trail and bushland education and regenerated bushland conservation enhanced with a raised platform.





**The B2 Local Centre**

The B2 Local Centre is located immediately adjacent to the foreshore and establishes a northern destination for North Tuncurry's existing loop of assets that will be connected to the existing Tuncurry Township and waterfront through the extension of Beach Street. Upon entry to North Tuncurry, residents will be connected to the ocean with a long view terminating on the Surf Club / Community Centre adjacent to the dunes.



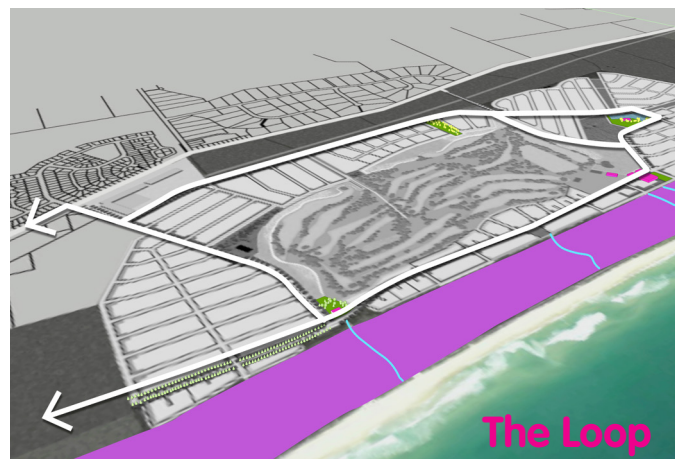
**9 Mile Beach Foreshore**

The attraction of the beach draws people to live by the sea. Connections to this special place have been created throughout the site to enhance public access to the foreshore. The beach dune is contained within a buffer and protects residential development from future beach regression.



**Mt Talawahl Park**

Mount Talawahl Park forms the focal point for the northern neighbourhood and is the convergence of the ecology and mountain views to the north, the B2 Local Centre and hydrology to the south and the beach to the east. The natural ecology of the site is pulled into Mount Talawahl Park with ephemeral areas providing potential water habitats, a wildlife island and incorporating of Blackbutt forest planting.



**The Loop**

Defined by the edge of the remodelled Golf Course, pedestrian and cycle paths and trails follow the introduced basins. The trail connects the network of parks and the B2 Local Centre and provides an accessible walking and cycling network.

# DESIGN

## Special Places



### Tuncurry Destination Loop

North Tuncurry will complete a loop of experiences already celebrated within Tuncurry currently including a TAFE, high school, supermarket, cinema, the Rockpool, beachfront promenade, 9 Mile Beach and the Tuncurry Golf Course at the centre of the NTDP site. The diagram above demonstrates the potential, pedestrian cycle catchment of Tuncurry.

The extension of Beach Street and its unique Norfolk Pine character into the site along with the provision of a system of cycle paths, foreshore and heritage trails connecting the special places within site means that Tuncurry and North Tuncurry will be elevated as a local and tourism destination.

**Tuncurry Destination Loop**



Mt Talwahl Park

Heritage Green

The Promenade

The Gateway Park

Education focus

Sporting Hub

Sports Club

Beach (Norfolk) Street

Retail focus around Woolworths and cinema

Market focus

B2 Local Centre-  
Golf Clubhouse, Community and Cultural Centre and Surf Club

Beach Trails

The Community Dune Park

Community focus around Rockpool and park. Summer hotspot

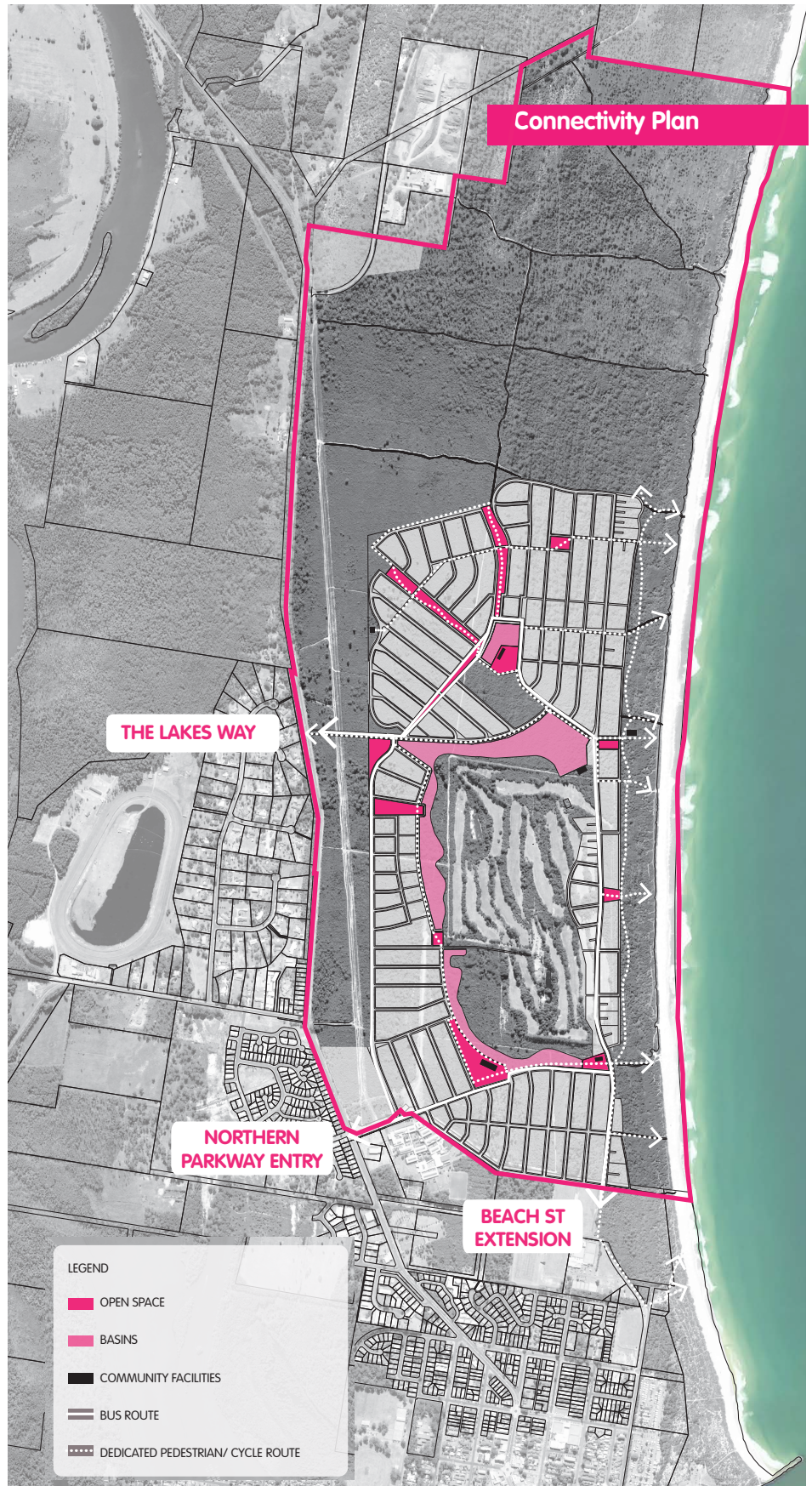
# DESIGN

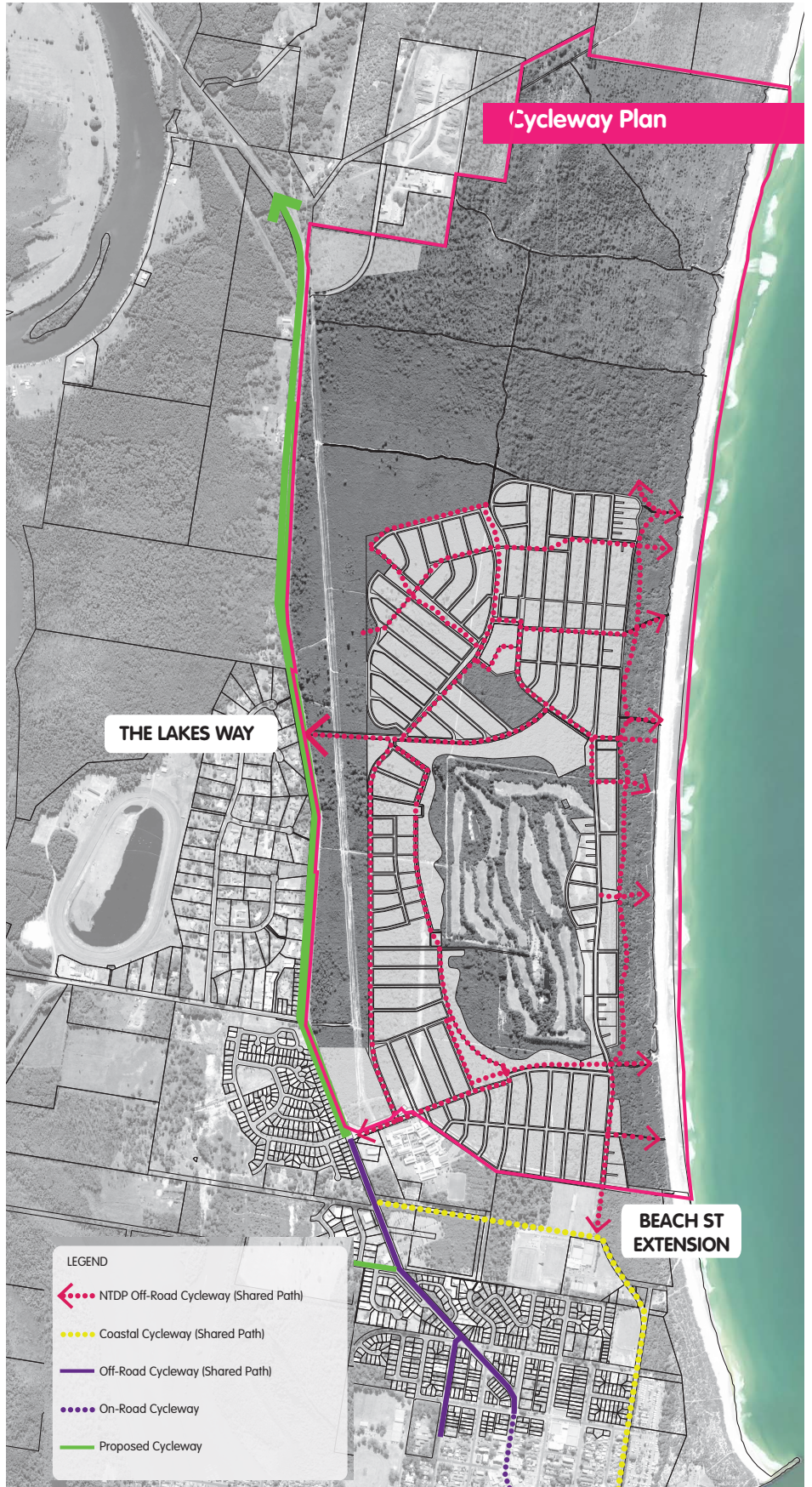
## Special Places

A shared pedestrian and cycle way loop will be provided throughout North Tuncurry promoting a walkable community and connecting to Tuncurry and The Lakes Way.

Streets will be designed to be safe for cyclists due to their design encouraging slow vehicle speeds and good visibility.

Existing beach access trails will be retained and additional beach access paths have been proposed near the B2 Local Centre.





Cycleway Plan

THE LAKES WAY

BEACH ST EXTENSION

LEGEND

- NTDP Off-Road Cycleway (Shared Path)
- Coastal Cycleway (Shared Path)
- Off-Road Cycleway (Shared Path)
- On-Road Cycleway
- Proposed Cycleway





**The  
B2 Local Centre**

The B2 Local Centre has been located to respond to the observation during our Place Audit that the most successful retail and community places occur where people can sit in the sun and enjoy amenity such as water, parks and other people. The B2 Local Centre is orientated with a north-south street to maximise sunlight. Cafes and restaurants are positioned to overlook water or north-facing to overlook the Centre Green.

At the heart of the B2 Local Centre is the Centre Green which will be a park providing a playground, amenities, grassed areas, seating, picnic facilities and community gathering space.

# DESIGN



**B2 Local Centre** The retail, golf clubhouse and community centre with mobile surf club have been co-located to create a hub of activity focused around the Centre Green.

The B2 Local Centre will encourage active frontages to face streets and the foreshore to encourage place activation. The neighbourhood supermarket will have large open windows allowing engagement with public space and the street. The frontages will include a continuous lightweight awning attached to the street facade, this may be moveable to respond to seasonal conditions.

The combined neighbourhood supermarket and retail floorspace within the B2 Local Centre is limited to net 2,333 sqm to provide local daily needs but to ensure that there is not competition with the existing Tuncurry Town Centre. The B2 Local Centre land area extends beyond this footprint to occupy an area of approximately 7,000 sqm to facilitate outdoor dining, waterfront promenading, parking servicing and circulation. It will also include a community centre with a development footprint of approximately 360m<sup>2</sup> which is located close to the foreshore and will provide additional space for storage for a mobile surf club.

A range of potential commercial and community uses have been identified to support the local population. A need for medical and health and wellbeing services has been identified and would be located in or near the B2 Local Centre. Direct access to the beach will be provided through the introduction of multiple beach paths establishing a strong beach identity and character.



## Artist's Perspective



### Community

The community centre may be up to two storeys with the potential for a 3rd storey viewing deck.

The multi-purpose community centre will include:

- Spaces where residents can gather, meet, and participate in activities or events or access services;
- Activities such as community meetings and events, social and hobby groups, lifelong learning classes, exercise and lifestyle programs and children's indoor activities;
- Meeting and activity rooms, kitchen, toilets and some storage; and
- A small storage area (approximately the size of a domestic garage) or a mobile surf lifesaving unit should also be provided.

The B2 Local Centre has potential to include a cultural facility that will acknowledge and showcase local indigenous heritage through educational, artistic and interpretive material.

### Residential

Residential development around the B2 Local Centre will include apartments, terraces, apartments and cottages with a maximum building height of five storeys. Apartments and potentially a boutique hotel for golfers may also be located overlooking the waterfront.

### Development Summary:

- B2 Local Centre Footprint: Approx. 7,000sqm
- Neighbourhood Supermarket: Approx. 1,200 sqm
- Specialty Retail: Approx. 1,133 sqm
- Multi- Purposed Community Centre: Approx. 360 sqm
- Mobile Surf Club Facilitated (attached to Community Centre): TBD
- Golf Course Clubhouse: TBD
- Centre Green: Approx. 2,600 sqm

# DESIGN

## Special Places

### Shop + Dine

The B2 Local Centre will provide for a mix of retail including a neighbourhood supermarket, speciality stores, destination cafes and restaurants facing north overlooking the Centre Green or waterside offering waterfront cafes and dining, a boardwalk gazebo and a variety of commercial services. Buildings constructed within the B2 Local Centre will use natural materials that reflect the coastal location.



### Clubhouse

A location for a new Golf Course Clubhouse has been identified on the western side of the collector road overlooking the basin and contributing to B2 Local Centre activity through its inbuilt community.

The Clubhouse is the southern anchor to the B2 Local Centre and also looks towards the 10th tee island .



### Community

The Centre Green is the land- bridge connecting people from basin to ocean. The raised pavement at the juncture of the park and the basin creates a throat and enables the Centre Green to 'cross' the adjoining collector road and naturally calm traffic, giving priority to pedestrians.

The community centre is located on the dune side of the Centre Green completing the space and linked to the beach.



## Coastal Inspiration

The Norfolk Pines along Beach Street have been extended along the foreshore and have been used as a way-finding feature.

The pines highlight and celebrate the coastal character of North Tuncurry and contribute to the authenticity of the place.



## Outdoor Room

The public domain of the B2 Local Centre will act as an outdoor room, extending the community gathering opportunities into the parks, along the boardwalks and engaging with the water. The B2 Local Centre will provide for landscaping, seating and paved footpaths including outdoor seating and dining that is orientated to maximise solar access and shade depending on season.



## Water Sensitive Urban Design

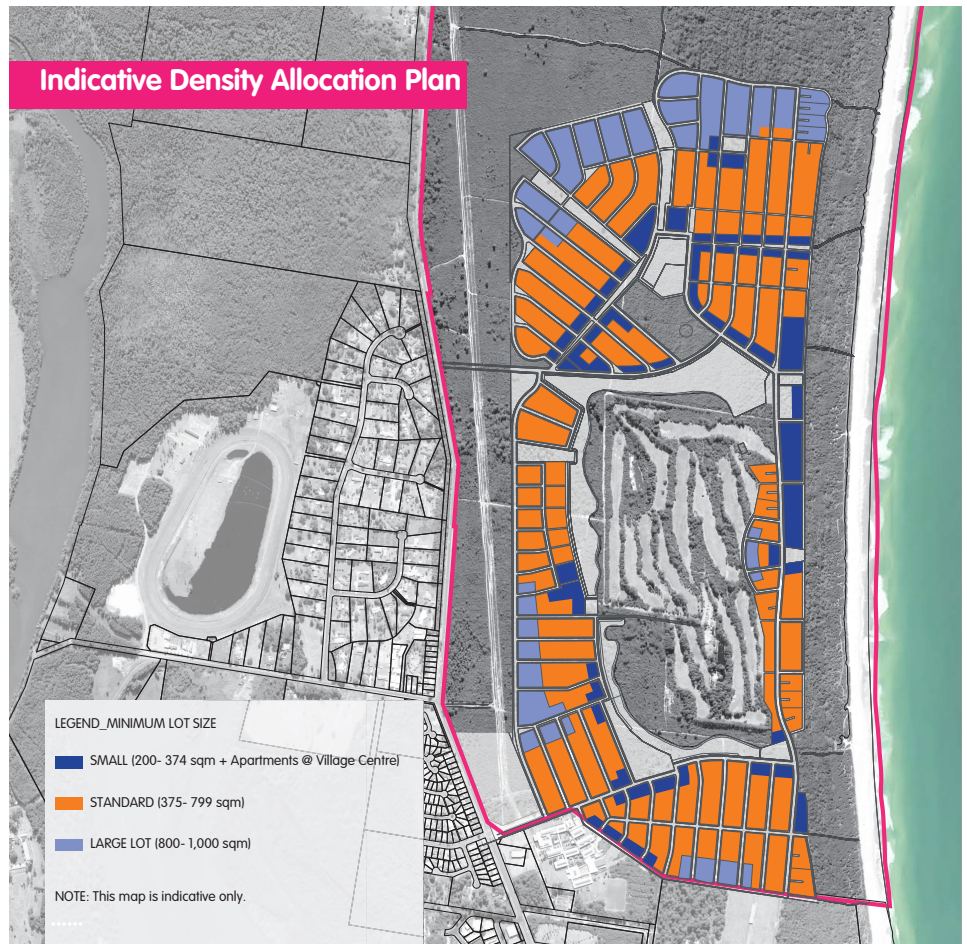
The B2 Local Centre will celebrate the hydrology of the site with the B2 Local Centre basin and ephemeral edges providing an opportunity to passively interact with the water, to promenade and as a tool for education on sustainable systems.



# DESIGN

## Special Places

### Residential Structure and Character Based Density



The Master Plan will create a seaside community at North Tuncurry with approximately 2100 lots of varying sizes categorised as small, standard and large. Lot size and density is based the unique and special future intended character and responds to existing and created amenity, mountain and water views and the desire to provide diversity and equity across North Tuncurry.

Different lots sizes enable North Tuncurry to respond to market demand and support a range of lot and dwelling types. The Foreshore Regulating Plan and Indicative Lot and Dwelling Typologies Plan (page 65) demonstrates this layering and that lot type and dwelling characteristics can apply to more than one lot size.

The residential areas will be serviced by an open space network of parks, basins, remodelled Golf Course, B2 Local Centre and employment land. There is 107.6 hectares of net residential land development blocks and streets are oriented to capitalise on the amenity associated with the natural features of the foreshore, mountains and clubhouse areas as well as the created basins and parks and remodelled Golf Course. Most streets have been orientated north/ south to maximise solar access to lots. In the northern neighbourhood, streets have been orientated to allow views towards Mt Talawahl and to celebrate the scenic character and significance of the setting.

Key View Response Plan

VIEWS TO MT TALAWAHL

WATER VIEWS

FAIRWAY LONG VIEWS

ARRIVAL- PARK, WATER, AND GREENS

DUNE VIEWS

# DESIGN

## Special Places



A range of lot size and housing types are proposed to ensure a diversity of people and lifestyles can be accommodated. Affordable housing including terraces, cottages and apartments to cater to first home buyers will be included. Most of the project will comprise conventional lots with larger lots located on the edges.

Less than 10% of the development will be considered for apartments. Apartments will be concentrated at the B2 Local Centre with an additional opportunity in the early stages of development and will have a maximum height limit of 5

storeys. The earlier Indicative Density Allocation Plan depicts one way that densities could be distributed across the Master Plan.

The minimum lot size ranges are as follows:

- Small: 200 – 374m<sup>2</sup> with apartments located at the B2 Local Centre;
- Standard: 375 – 799m<sup>2</sup>;
- Large Lot: 800 – 1000m<sup>2</sup>; and



Dwelling typologies may include shop- top housing, medium density, rear lane access, houses on four- packs, traditional and double front lots (all described in the next spread) as well as:

**Detached Houses:** Detached houses are stand- alone single family dwellings typically sited on torrens tile lots.

**Small Cottages:** Small cottages are detached dwellings typically sited on a 'small lot' size with a relatively narrower frontage. Due to the narrow frontage, cottages are sometimes accessed via a rear lane to avoid front garages dominating the streetscape.



**Terraces:** Terraces, row- houses or townhouses are a medium density single family dwelling that are 'attached' or share side boundary parti walls. Generally, also having a narrow frontage, access is preferred via a rear lane.



**Studio Apartments:** Studio apartments, fonzie or granny flats are generally located above the garage of a primary dwelling (detached or attached) where the garage is access via a rear lane. A separate access to the studio should be provided which does not rely on access to the primary dwelling.

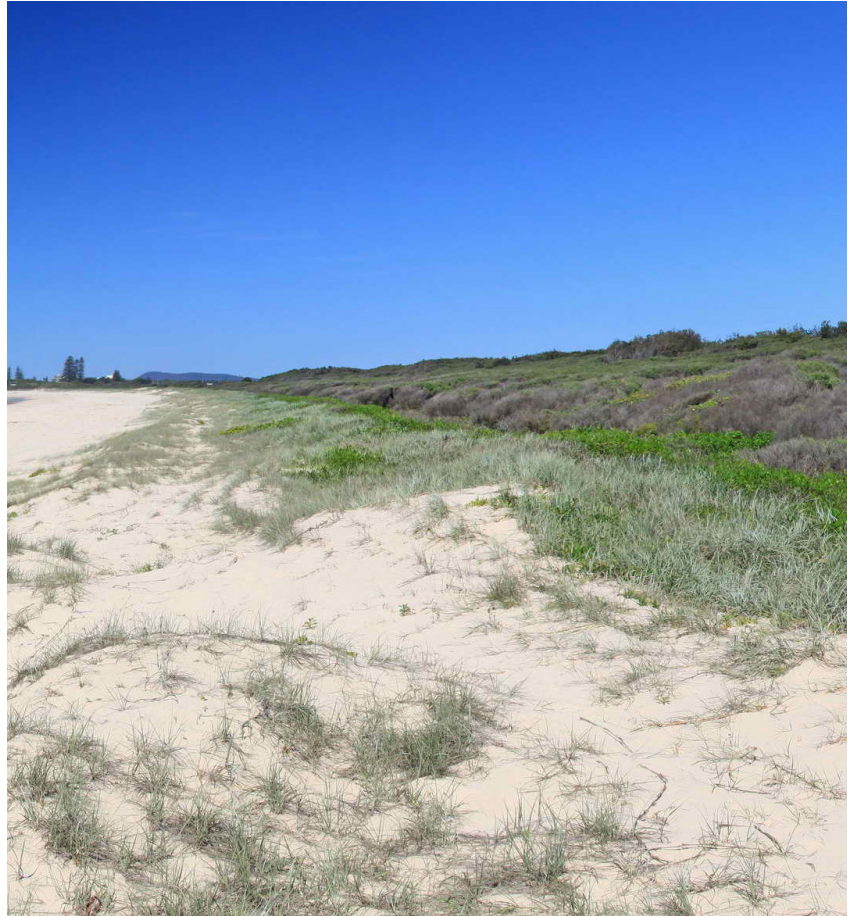
**Live- Work Terrace:** A live- work terrace, for the purpose of this report, is a terrace that is planned, designed and constructed to a standard consisting of both a publicly accessible commercial and a residential component. The Live- work terrace is the primary dwelling of the occupant. The commercial component is preferably street- facing, in the form of a shopfront and with separate access to that of the dwelling.

A range of dwelling types will be facilitated within the above lot sizes. North Tuncurry will accommodate a range of ages, lifestyles and socio- economic groups. A diverse lot and dwelling offering will ensure that North Tuncurry is attractive to the prominent retiree demographic looking to downsize or reduce maintenance, families seeking proximity to amenity, services and jobs and young people entering the market.

**Apartments:** Low rise apartments considered at North Tuncurry are multi- dwelling, strata titled residential lifestyle opportunities with no requirement for ground level retail and/ or commercial. Apartment design must comply with the Apartment Design Guide.

# DESIGN

## Special Places



### 9 Mile Beach Foreshore

Awareness of climate change and coastal regression has led to a focus on resilience and future-proofing in the design of future communities. The reclaimed Golf Course foreshore land creates an opportunity for an additional lifestyle focus, improved public access and beach activation. However, there also needs to be a focus on the future safety and stability for residents.

Primary access to all foreshore dwellings is from the internal collector road to eliminate reliance on access from the foreshore edge. However, a range of potential lot and dwellings types are proposed to front and/ or side onto both the collector and the beach. This combined with beachfront shared streets and pedestrian/ cycle paths have been explored to balance internal access with a desire to provide activation and surveillance to the beach.

The shared streets and pedestrian/ cycle paths form a perimeter trail that meets bushfire emergency vehicle access requirements and forms part of the required Asset Protection Zone (APZ).

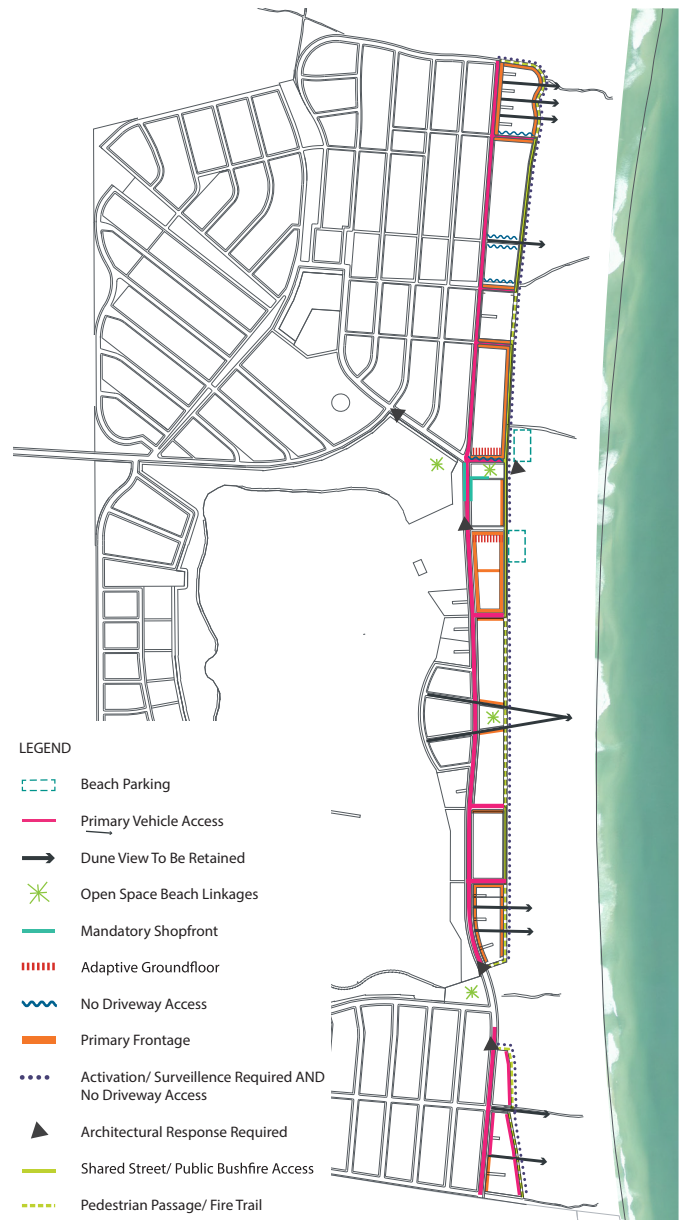
Within the foreshore zone, the Community Centre and the associated Surf Club, non-residential development is designed to engage with the foreshore through the relationship of indoor and outdoor space, large opening windows and views over the ocean.

The Foreshore Regulating Plan and Indicative Lot and Dwelling Typologies Plan illustrates one way that development could occur along the foreshore to balance future-proofing, activation and bushfire requirements.





**Foreshore Lot and Dwelling Typologies Plan**



**Foreshore Regulating Plan**

**Shop Top Housing:** Shop top housing typology is one or more dwellings located above ground floor retail premises. It offers an alternative to more traditional housing types and contributes to the economic and social vitality of the B2 Local Centre.

**Medium Density Housing:** Terraces or low rise apartments contribute to the activation nodes of the B2 Local Centre and coastal community dune park, providing an affordable lifestyle offering next to high amenity, services and public transport.

**Rear Lane Access Dwelling:** Best practice coastal design solutions comprise of rear loaded housing products that deliver uninterrupted pedestrian movements and a highly attractive streetscape along the coast. Rear lane access dwelling typology includes rear loaded single and double storey terraces located in narrow lots creating a fine grain and diverse streetscape.

**Four Pack:** The module consists of four dwellings with a shared driveway access. Garages are to located in a central courtyard not directly visible from the street. Four pack housing is a contemporary design innovation which allows greater passive surveillance of the public realm and direct frontage to amenity.

**Traditional Lots:** A more traditional offering whereby a single street/ vehicular access frontage exists. Houses on these lots still focus on activation and surveillance with visible entries, habitable rooms fronting the street and no dominant garages.

**Double Fronted Lots:** Double fronted lots are designed to address the coastal frontage, while maintaining a regular street frontage. These lot do not rely on vehicular access from the coastal side but will have pedestrian paths and gates to promote safety and activation of the foreshore shared street/ paths.

# DESIGN

## Natural + Human Systems

The North Tuncurry Master Plan considers the natural and human systems as overlays that when combined create an authentic and logical basis for a new community.

The function and synergies between the following systems are outlined in this section.

- Conservation;
- Water Sensitive Urban Design;
- Open Space;
- Movement; and
- Residential Structure and Density.

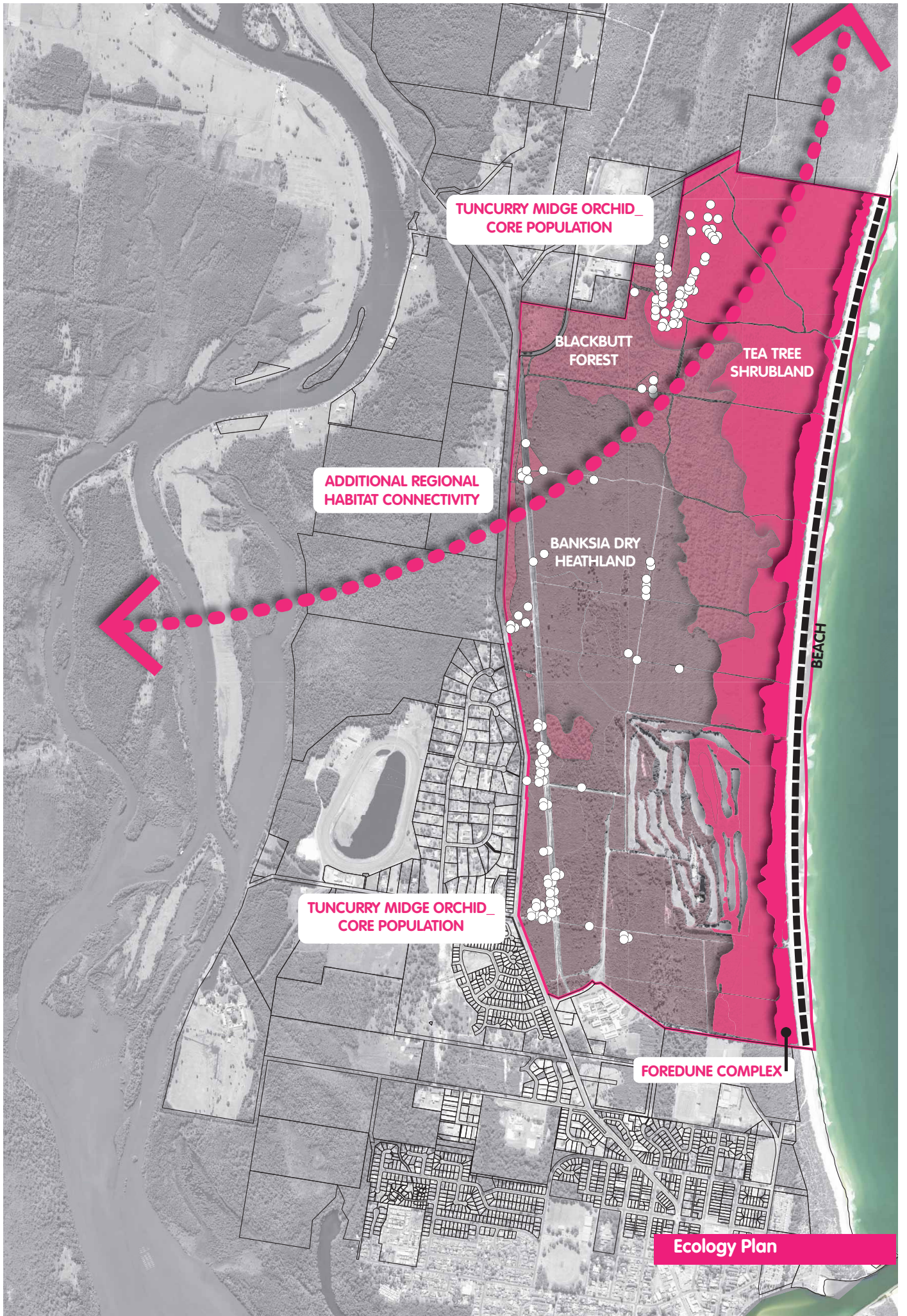
### Conservation

Approximately 327 hectares of land within the Site has been conserved as part of the Master Plan. This includes 97% of the known site population of the Tuncurry Midge Orchid (TMO) being conserved and the retention of wildlife corridors that respond to the Mid North Coast Regional Conservation Plan and protection of Banksia Dry Heath, Blackbutt Forest and Tea Tree Shrubland.

An environmental buffer has been established to the west of the development site to protect the TMO habitat and to ensure local habitat connectivity. This buffer ranges in width from 215m to more than 350m consistent with conservation requirements. An additional 4ha of TMO conservation has been provided within the development footprint with links to the broader conservation area.

A second environmental buffer has been created on the east side of the development. With a width of approximately 200m from the mean high water mark it will protect beach habitats, particularly for the Pied Oystercatcher and other dunal species or seasonal migrants. Development within this buffer will be limited to off street parking, public assets such as a community centre, surf lifesaving club or amenities, viewing platforms, emergency vehicle access, dedicated pedestrian and cycle paths.

APZs ranging from 15- 24m are provided along the entire development footprint perimeter and as an interface between development and conservation land. APZs are typically accommodated within bushfire perimeter road reserves and a combination of perimeter fire trails and shared streets and private lot setbacks.



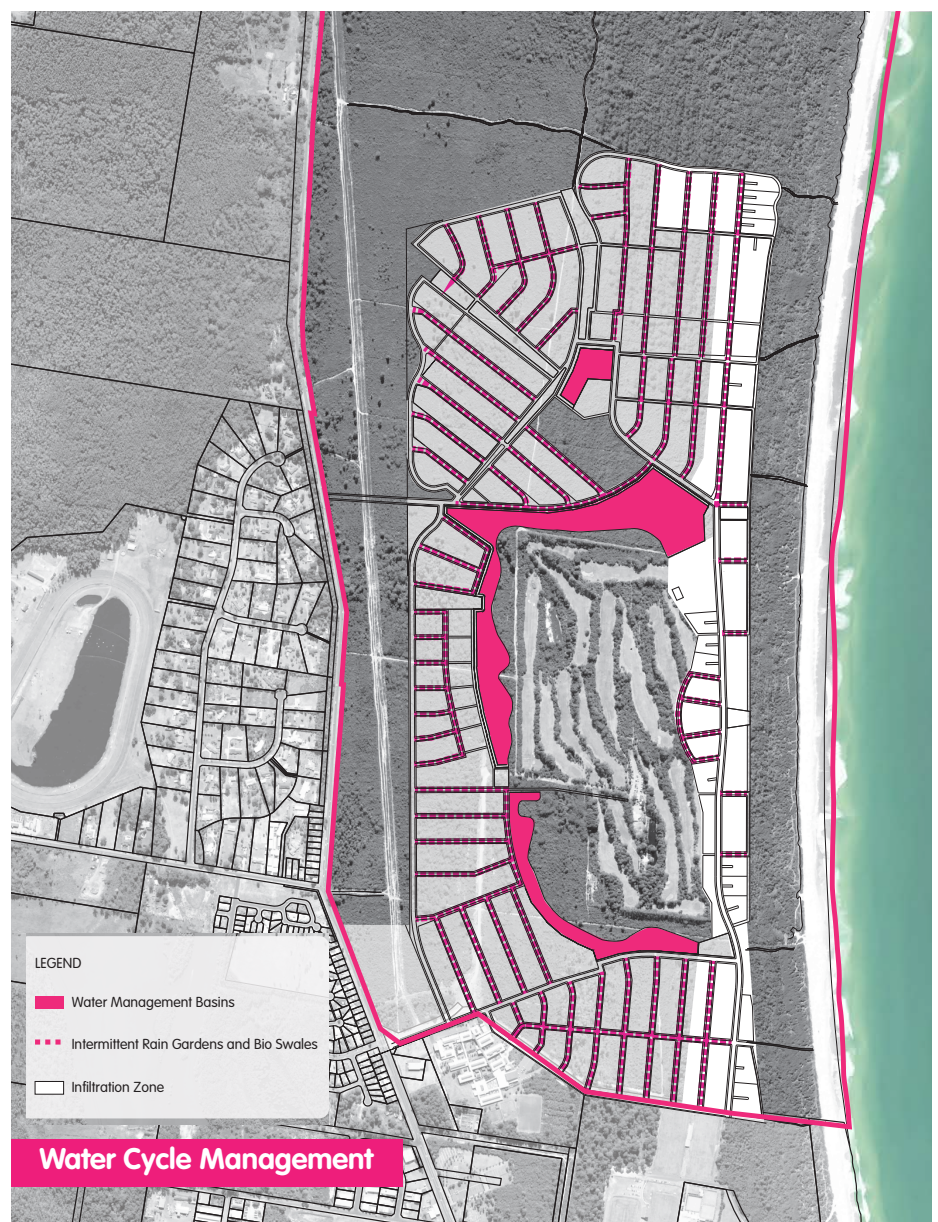
# DESIGN

## Natural + Human Systems

The development of the site will require water management basins to manage issues with fluctuating groundwater levels and water quality. Water Sensitive Urban Design has been integral to the design process shaping the development of the size and location of ephemeral zones, potential open water zones, rain gardens and swales within designated foreshore areas.

The design, location and form of the water management basins offer opportunities to integrate amenity, recreation and ecological habitat into the development. Management of the high water table and fluctuating water levels on the site is a key sustainability and management issue.

### Water Sensitive Urban Design





Waterscapes that have been created through the design of a series of interconnected water management basins which surround the remodelled Golf Course reinforce the coastal experience of North Tuncurry. The basins create a soft, naturalistic edge abutting the remodelled Golf Course to assist in integrating the basins into the surrounding residential areas. The Master Plan incorporates the water management basins as ornamental features, recreational settings, environmental habitats and as entities for stormwater management and water filtration. A minimum of 48% of water management basins will be ephemeral zones and will contain Paper Bark, Swamp Mahogany Forests or other similar varieties and the remainder may be in the form of open water ephemeral planting or a combination of both. The future form, ownership and management of the water management basins is subject to ongoing investigations by Landcom,

and could include, for example, a Community Title arrangement.

The design of the basins enhances the entrance to North Tuncurry from The Lakes Way. Green links and pedestrian routes, have been designed to reflect the high water table, salt environment and other local topographical and environmental constraints. The basins incorporate a variety of edge treatments and will allow a range of activities including interpretive signage, art and walking and cycling infrastructure. These include use of landscaped terraces, planted embankments, informal stone walls, decks and turfed amphitheatres.

The WSUD strategy has been designed to treat stormwater runoff in rain gardens, swales and potential on lot controls such as rainwater tanks before being directed into basins that will comprise a mixture of deep water and ephemeral zones.

# DESIGN

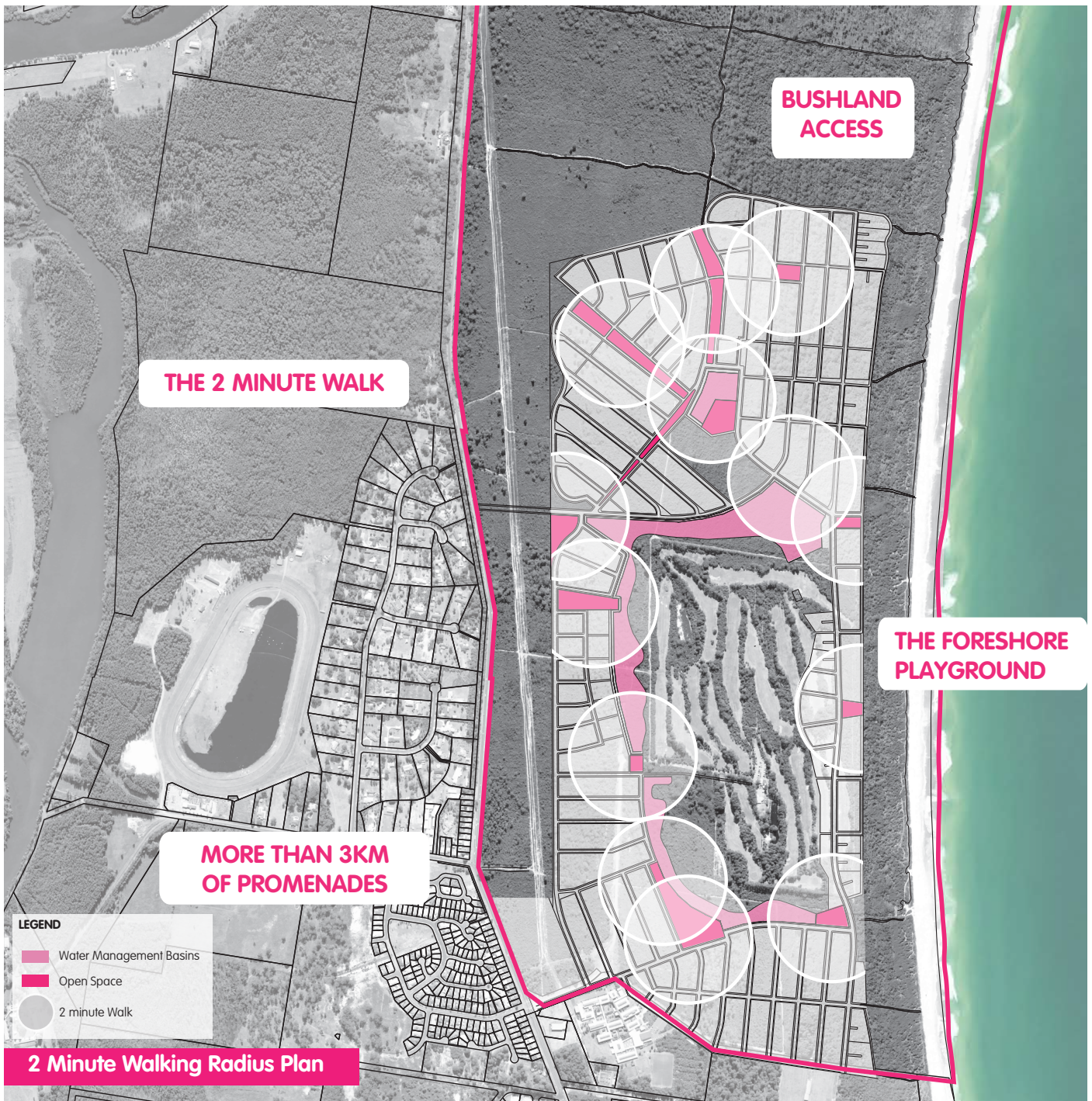
## Natural + Human Systems



Source: Context, Landscape Master Plan Report 2015.

**Open Space** The North Tuncurry site benefits from its coastal position. 9 Mile Beach creates a natural playground for residents and visitors, which will only be enhanced by the proposal for a mobile Surf Club at North Tuncurry. In addition to the beach, a range of additional open space and recreation options will be provided catering to the diversity of age and lifestyle that North Tuncurry will accommodate.

The open space network has been designed to reinforce the natural setting, it consists of a series of interconnected parks connecting the development to the existing surrounding natural landscape through native green avenues and links. Most of the parks are connected to the basins or enable views over the basins, establishing the coastal sense of place. This interconnected design also enables the efficient maintenance of the open space.



There is a total of 6.2 hectares of formal open space that will be dedicated to the construction of nine parks.

The parks have been designed to reflect the natural landscape features and are located within the development to maximise the number of dwellings within a 2 minute walk to a park. Centred around the remodelled Golf Course, a series of interconnected basins create a buffer between the remodelled Golf Course and residences. Each of the parks will have a unique character and sense of place that will attract residents for a diversity of passive recreation and social activities. Each of the parks will offer different amenities including picnic facilities, outdoor exercise facilities, seating, shade structures, playgrounds, walking paths and public art.

# DESIGN

## Natural + Human Systems



Source: Context, Landscape Master Plan Report 2015.



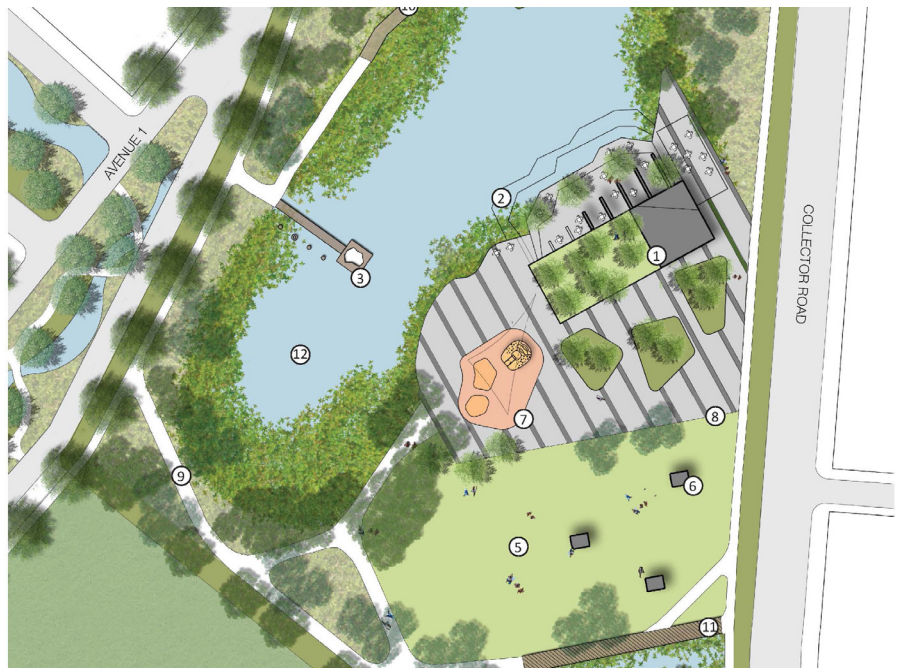
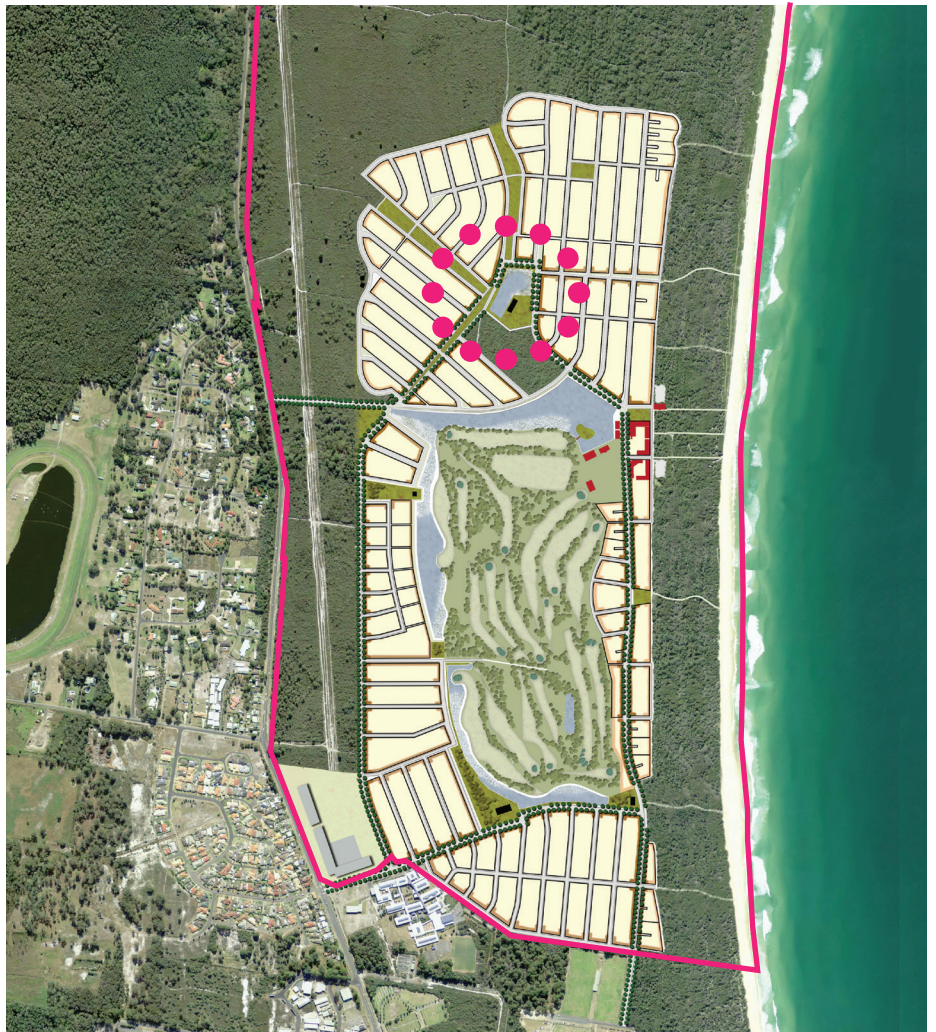
The parks provide focal points around the development that will bring the community together for different purposes. The Centre Green will be shared by various user groups and will be the primary focus for the North Tuncurry community.

In addition to the 6.2 hectares for public open space, a further 1.81 hectares is provided in the form of additional conservation areas as well as a 4 hectare TMO conservation area within the development footprint, and 3.61 hectares as fingers of open space with WSUD functions. These areas have the potential to be made available for recreation uses.

Approximately 18 hectares of land is required for a combination of open basins, ephemeral areas and associated batters to manage water on site. The future form, ownership and management of the water management basins is subject to ongoing investigations by Landcom, and could include, for example, a Community Title arrangement.

The remodelling of the 58.96 ha Golf Course has freed up the foreshore land for increased public access associated with development in the form of public streets, open space beach linkages, shared streets and dedicated pedestrian/ cycle paths and access to existing and new beach paths.

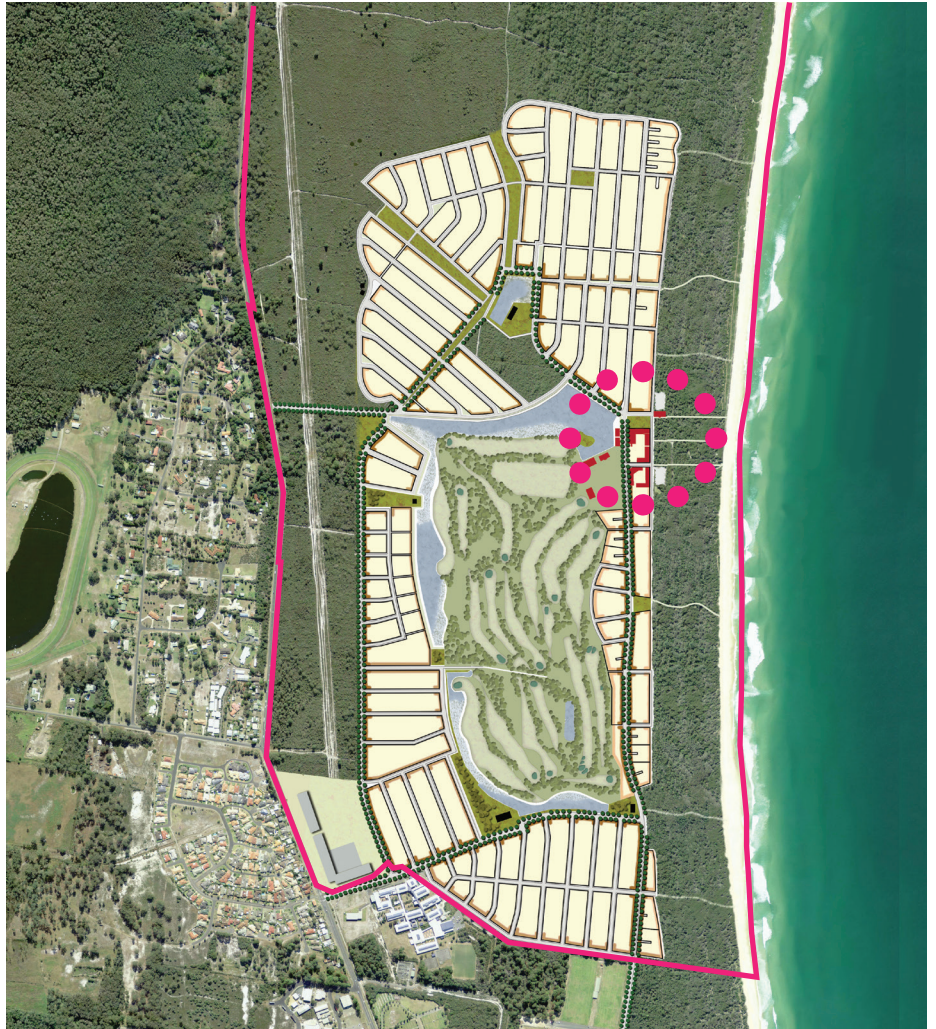




Source: Context, Landscape Master Plan Report 2015.

**Mount Talawahl Park**

The streets in this part of the master plan are oriented to celebrate and retain views to Mount Talawahl. This structure and the need for a community focal point for the northern neighbourhood has driven the location and configuration of Mount Talawahl Park. The Park also captures the ecology of the site and links to the TMO land.



Source: Context, Landscape Master Plan Report 2015.

### The Centre Green

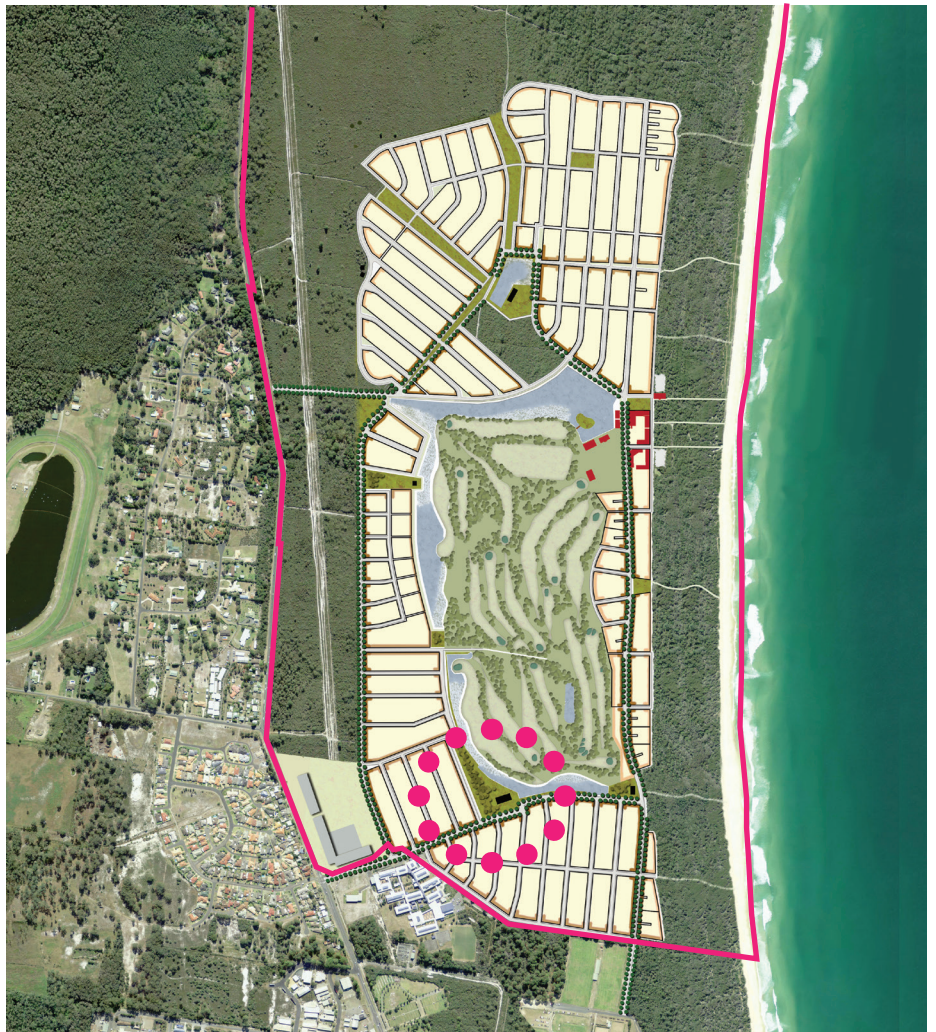
The Centre Green will be the heart of North Tuncurry and has been located to terminate, with the dunes, the major entry axis and view corridor from the Lakes Way to the dunes. The Centre Green also links the retail to the beach via beach paths.



Source: Context, Landscape Master Plan Report 2015.

**The Heritage Green**

Known indigenous middens have been protected within the site and are celebrated within the Heritage Green through a heritage interpretation strategy. The Heritage Green connects conservation land to the west with the basin and promenade to the east.



Source: Context, Landscape Master Plan Report 2015.

**The Gateway Park**

The Gateway Park announces entry to North Tuncurry from the Northern Parkway and ensures that visitors and residents feel that they have arrived at place- not just driven through it. The Gateway Park provides the opportunity to engage with the water and ephemeral areas.



Source: Context, Landscape Master Plan Report 2015.

### The Community Dune Park

The Community Dune Park was designed as part of the Beach Street extension entry experience. The Park is visible from the Norfolk Pine-lined entry street heading north with the street aligned to view the dunes as a backdrop to the Park. The Community Dune Park will be delivered in the early stages of the project and celebrate the coastal values of the project.

# DESIGN

## Natural + Human Systems

The movement system at North Tuncurry ensures connected and equitable access to the conservation areas, foreshore, parks and basin- edges. The street system is also critical to the hydrology function of the site, accommodating intermittent raingardens and swales. A variety of streets and pedestrian paths are located along the perimeter of the development footprint to assist in balancing and managing bushfire risk, coastal regression, access and surveillance and tailored to the character of their surrounds.

**Movement** Access in the early stages of development will be via Northern Parkway and an extension to Beach Street. The primary access will be via the new entry to the site from the Lakes Way to the north. The entry street will offer views over water management basins and will deliver visitors and residents to the B2 Local Centre with views to the foreshore creating an exciting entry experience and affirming the sense of place.

A collector road is provided linking North Tuncurry with Tuncurry B2 Local Centre and is a bus capable route. The current access to the Golf Course will be maintained to serve the current clubhouse until it is relocated and thereafter to access the maintenance area. Parking will be providing at the B2 Local Centre allowing public access to the retail, commercial and recreational services. Beach parking is also proposed for public use.

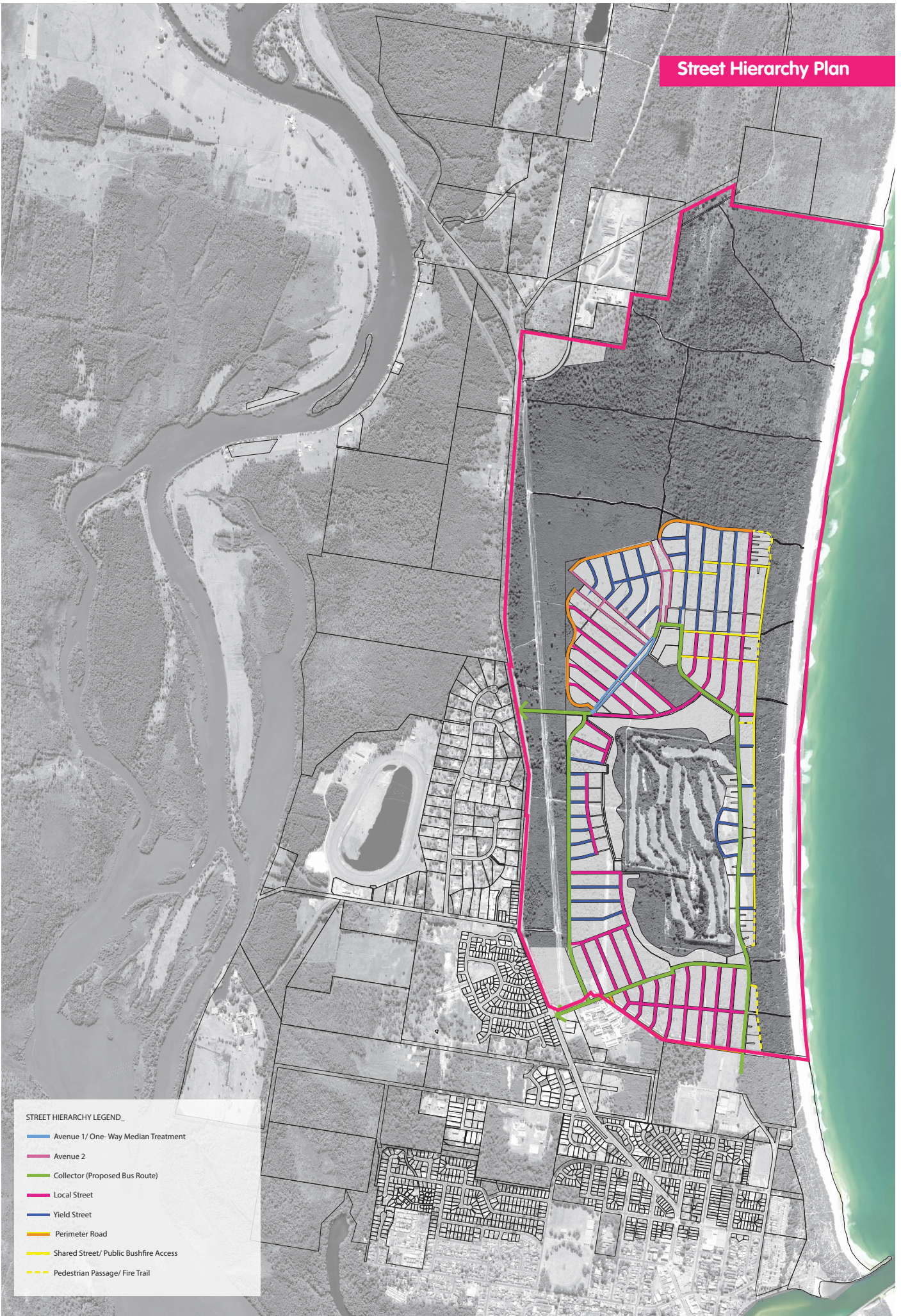
### Street Hierarchy

A range of street typologies are provided at North Tuncurry to facilitate movement for everyone and to respond to how streets will be used within the context that they occur. The road layouts for industrial and business development lands will be finalised through the design development stage. It is premature to include road layouts at this stage as a single user may occupy each site.

The character and context of streets are outlined below followed by the configuration which balances vehicle capacity and character.

- Collector Road: Provides a bus capable route and complete vehicle connectivity to all parts of North Tuncurry and links into Tuncurry township;
- Avenues: Provide scenic, landscaped streets linking open space to conservation;
- Local Street: Provides localised access to lots for cars, cyclists and pedestrians;
- Yield Street: Provides a fine grain street network where cars move slowly and give way to pedestrian, cyclists and other vehicles;
- Shared Street: Give pedestrians and cyclists priority over cars along desire lines such as beach links and open space; and
- Pedestrian Passage: Provides unobstructed pedestrian access and activation to all aspects of North Tuncurry.

# Street Hierarchy Plan



### STREET HIERARCHY LEGEND

- Avenue 1/ One-Way Median Treatment
- Avenue 2
- Collector (Proposed Bus Route)
- Local Street
- Yield Street
- Perimeter Road
- Shared Street/ Public Bushfire Access
- Pedestrian Passage/ Fire Trail

# DESIGN

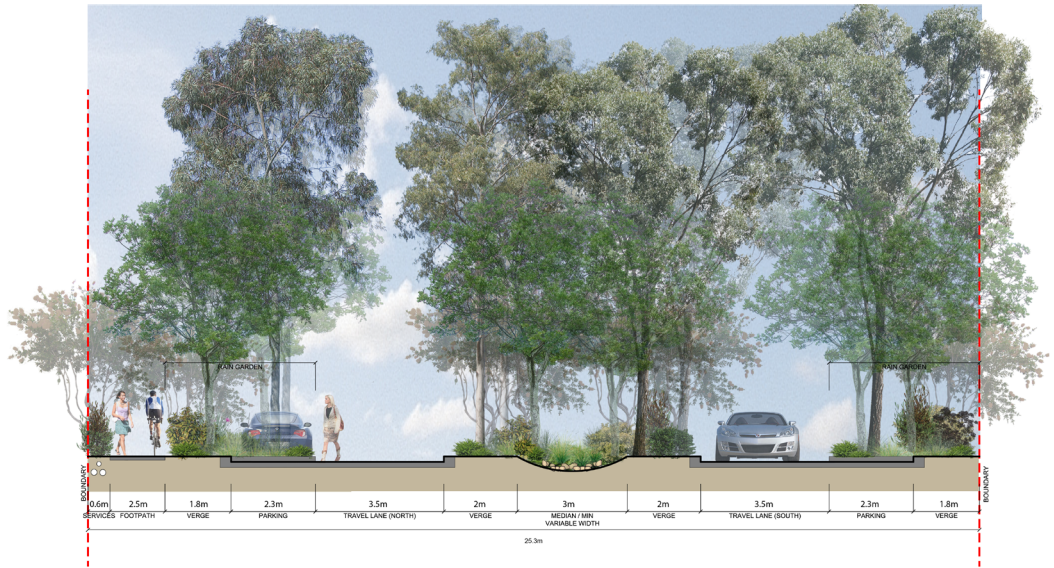
## Natural + Human Systems

The range of street typologies and configurations will deliver a clear and legible road hierarchy that provides for the efficient and safe movement of vehicles, pedestrians and cyclists at North Tuncurry. The general characteristics are shown below. In some cases there are multiple versions of the street type where groundwater conditions vary and require swales or raingardens. The typical street types are illustrated in the following street cross sections and plans.

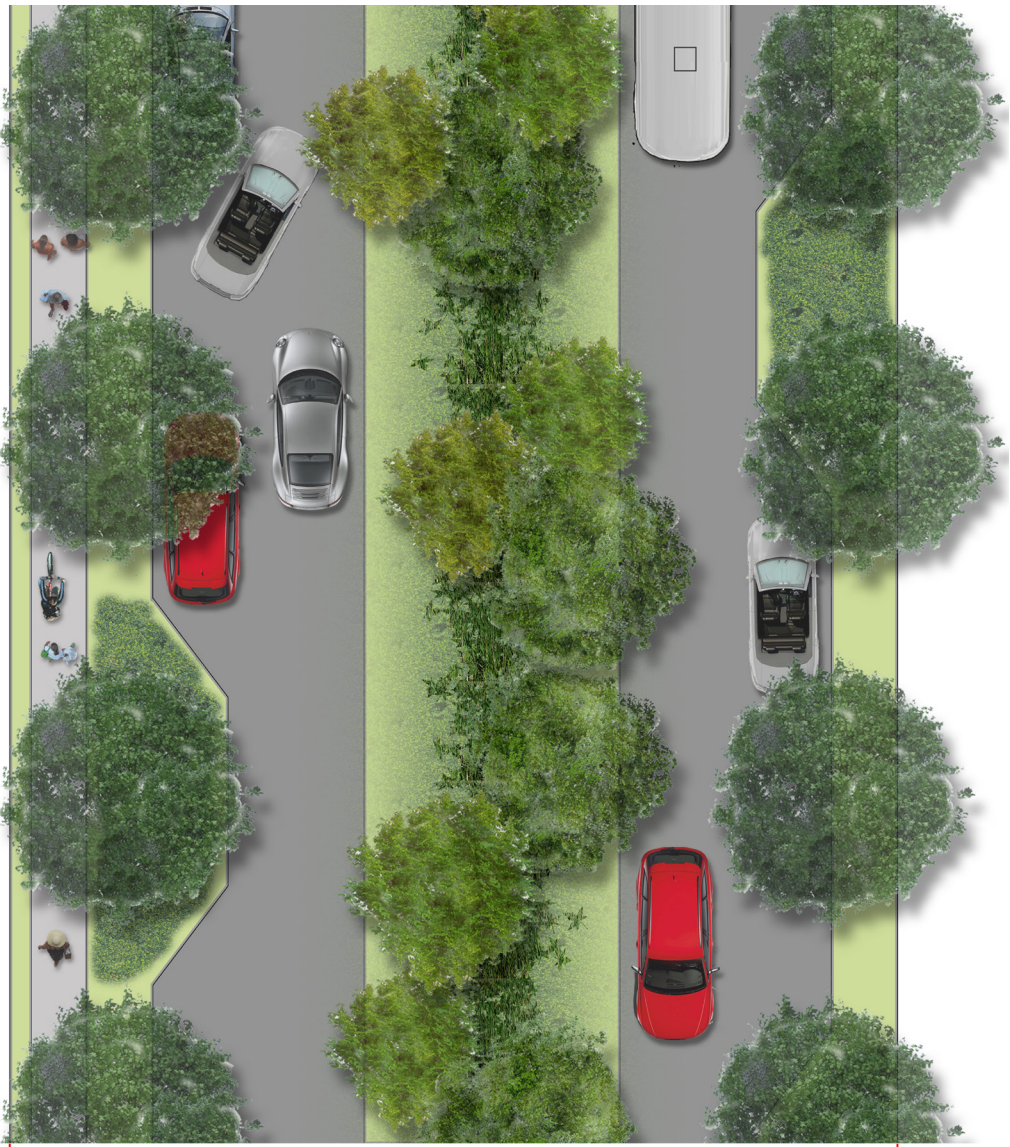
Street type	Characteristics
Avenue 1	<ul style="list-style-type: none"> <li>• 25.3m minimum wide road reserve, including 14.6m minimum carriageway</li> <li>• Parking is provided on both sides of the street</li> <li>• Directional travel lanes are segregated by a planted centre median of variable width</li> <li>• Planting is provided in the parking area and verges</li> <li>• Pedestrian and cycle paths are provided on one side of the street</li> </ul>
Avenue 2	<ul style="list-style-type: none"> <li>• 45.3m minimum wide road reserve, including 19.6m minimum carriageway</li> <li>• Parking is provided on one side of each two- way street</li> <li>• Two- way streets are segregated by a planted centre median of a minimum width to accommodate ephemeral drainage functions</li> <li>• Planting is provided in the parking area and verges</li> <li>• Pedestrian paths are provided on one side of the street</li> </ul>
Collector Road	<ul style="list-style-type: none"> <li>• 20.4m minimum wide road reserve, including a 11.6m minimum wide carriageway</li> <li>• Where identified as for a bus route on the Street Hierarchy Plan each travel lane is capable of accommodating a bus</li> <li>• Parking is provided on both sides of the street</li> <li>• Planting is provided in the parking area and verges</li> <li>• Pedestrian paths are provided on both sides of the street</li> </ul>
Local Street	<ul style="list-style-type: none"> <li>• 16.4m minimum wide road reserve, including a 10.1m minimum wide carriageway</li> <li>• Parking is provided on both sides of the street</li> <li>• Planting is provided in the parking area and verges</li> <li>• Pedestrian paths are provided on one side of the street</li> </ul>
Yield Street	<ul style="list-style-type: none"> <li>• 13.5m minimum wide road reserve, including a 7.2m minimum wide carriageway</li> <li>• Parking is provided on both sides of the street</li> <li>• Pedestrian paths are provided on one side of the street</li> <li>• Planting is provided in the parking area and verges</li> <li>• Rain gardens are provided on both sides of the street</li> </ul>
Shared Street / Public Bushfire Road	<ul style="list-style-type: none"> <li>• Shared streets / public bushfire roads are to prioritise pedestrian and cyclist movement whilst accommodating vehicular access and movement, in particular for emergency service vehicles, in a low speed traffic environment.</li> <li>• 9.7m minimum wide road reserve, including a 5.5m minimum wide carriageway</li> <li>• A flared verge / swale is provided on one side of the street</li> </ul>

Source: Ethos Urban, Great lakes DCP 2014- Draft Amendment





JJ AVENUE 1  
RR-25.3M MIN (C- 14.6M) SCALE 1:50 @ A1



JJ AVENUE 1  
RR-25.3M MIN (C- 14.6M) SCALE 1:50 @ A1

**Avenue 1**

Source: Context, Landscape Master Plan Report 2015.

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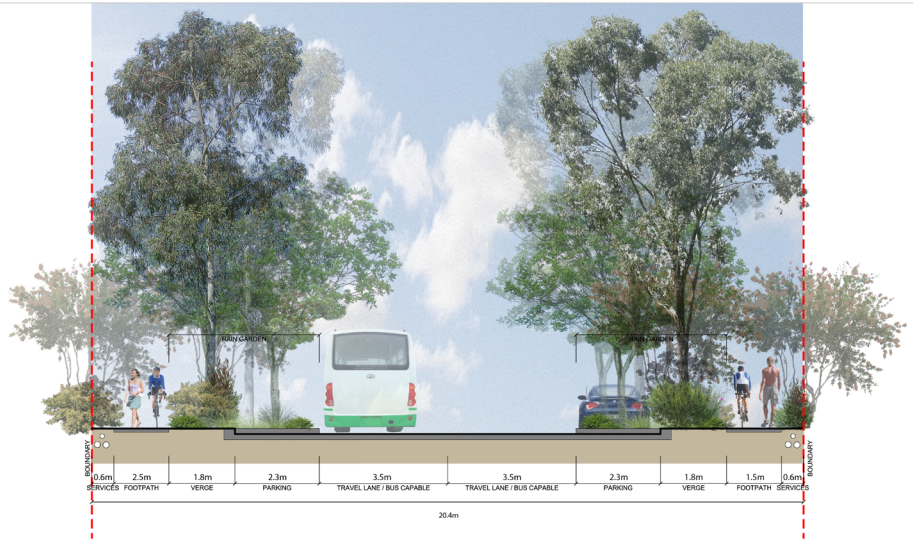


II AVENUE 2  
RR- 40.3M MIN (C- 14.6M) SCALE 1:50 @ A1

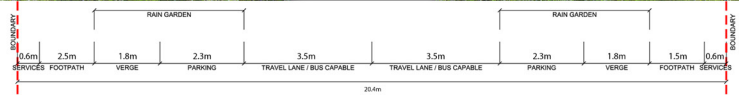
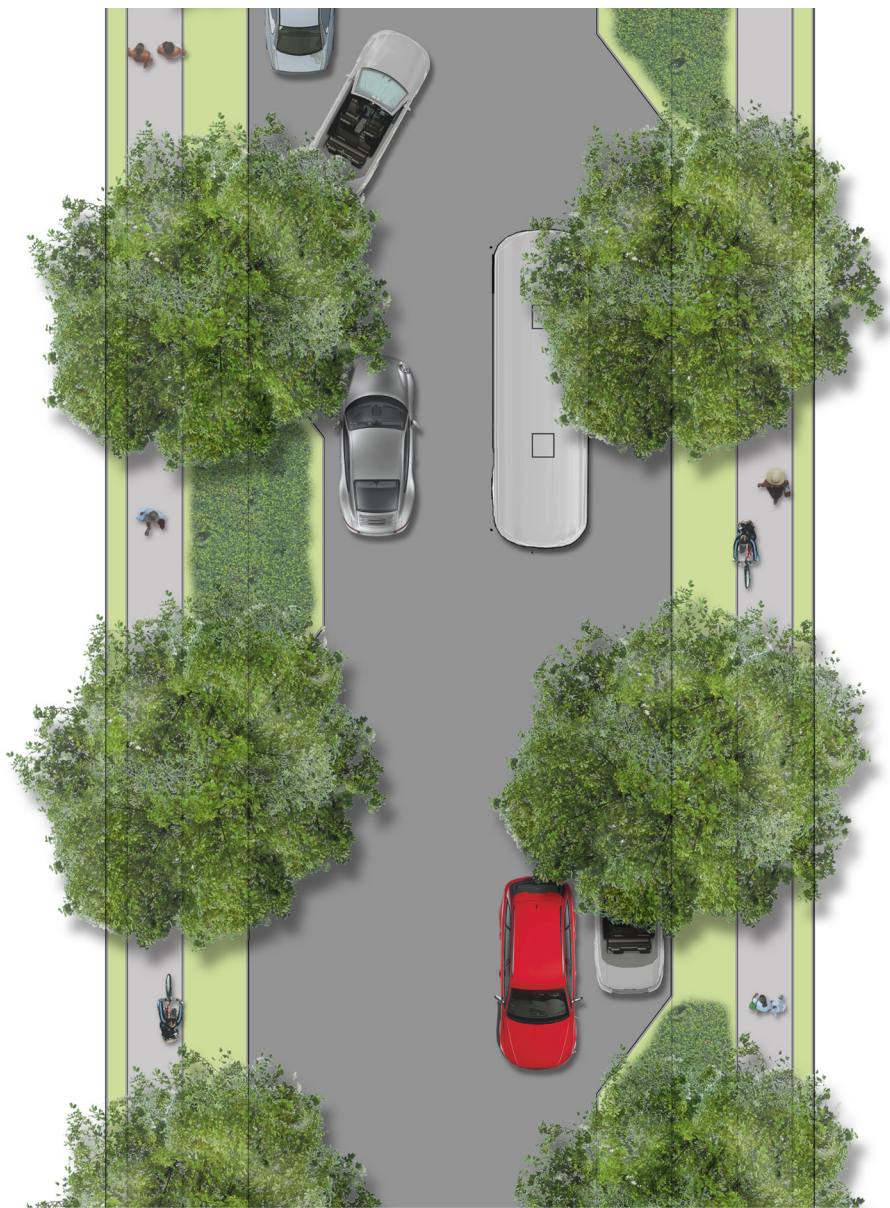


**Avenue 2**

Source: Context, Landscape Master Plan Report 2015.



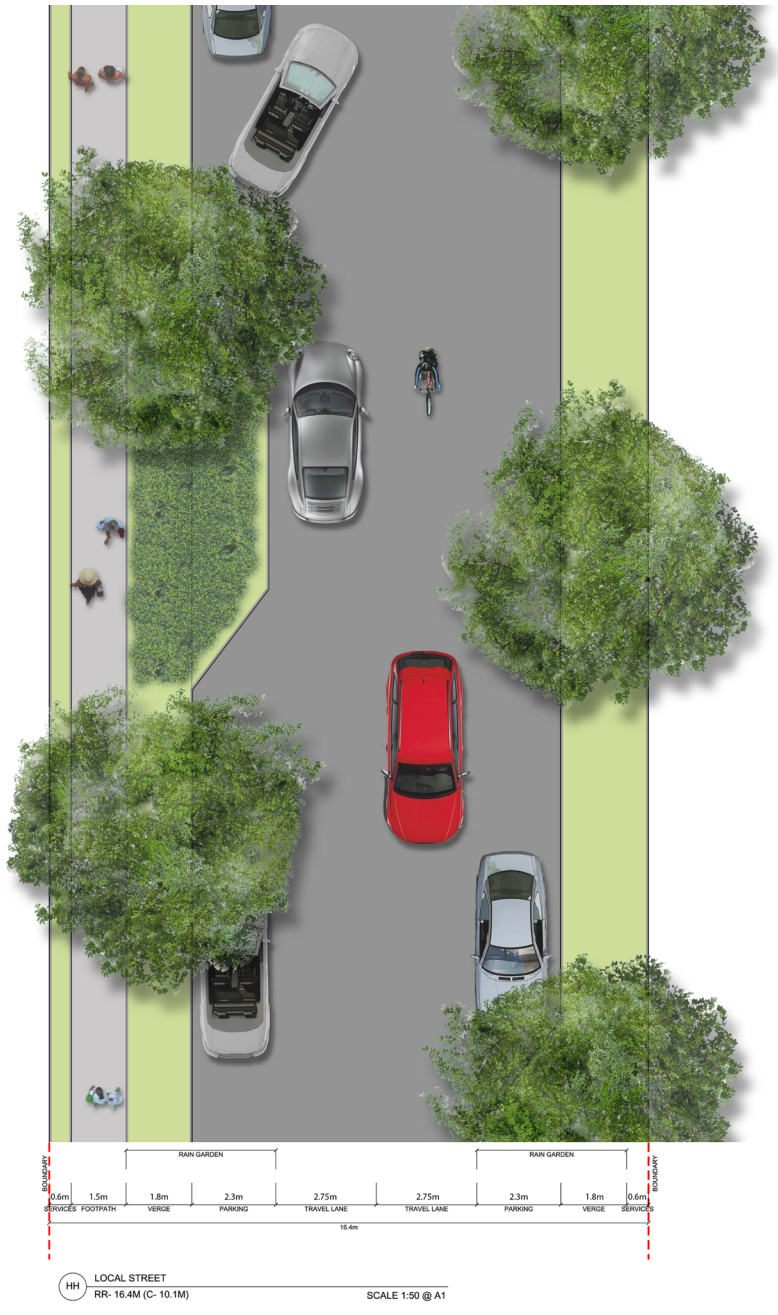
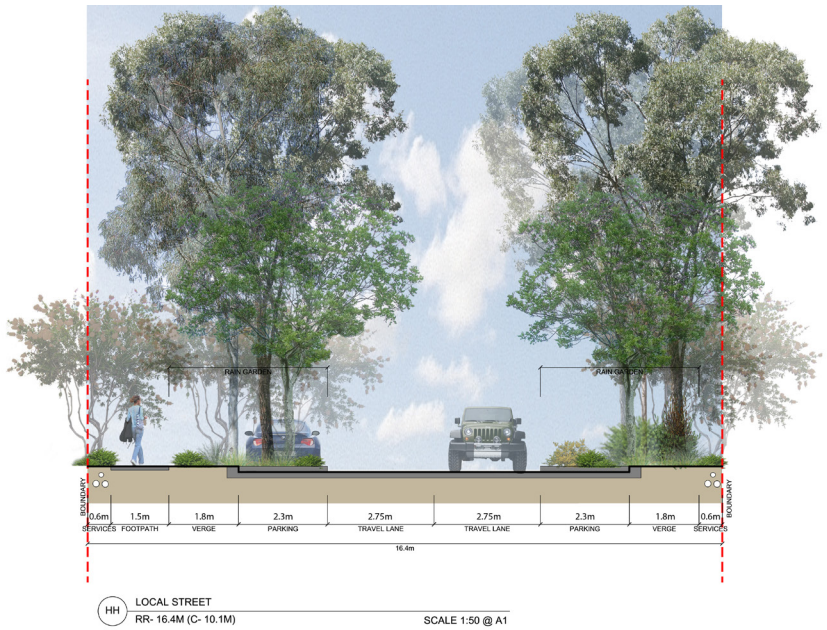
LL COLLECTORS STREET (BUS ROUTE)  
RR-20.4M MIN (C-11.6M) SCALE 1:50 @ A1



**Collector Road**

LL COLLECTORS STREET (BUS ROUTE)  
RR-20.4M MIN (C-11.6M) SCALE 1:50 @ A1

Source: Context, Landscape Master Plan Report 2015.



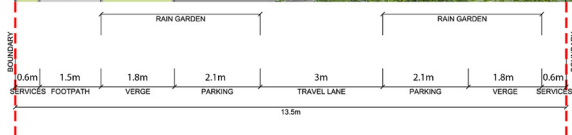
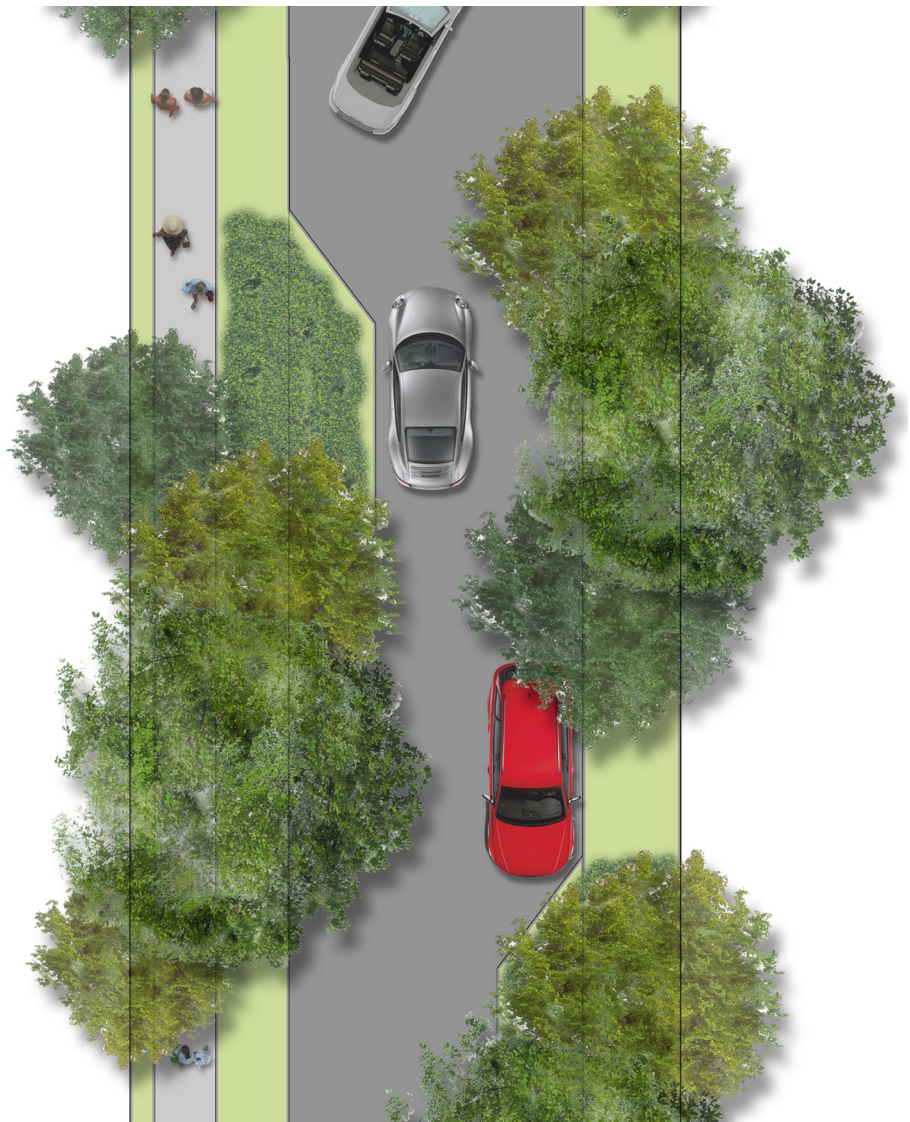
Local Street

Source: Context, Landscape Master Plan Report 2015.



EE YIELD STREET  
RR- 13.5M (C7.2M)

SCALE 1:50 @ A1



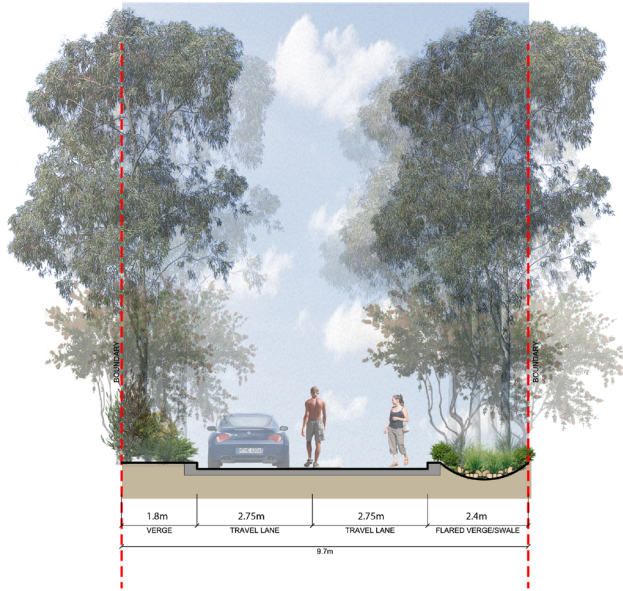
Yield Street

EE YIELD STREET  
RR- 13.5M (C7.2M)

SCALE 1:50 @ A1

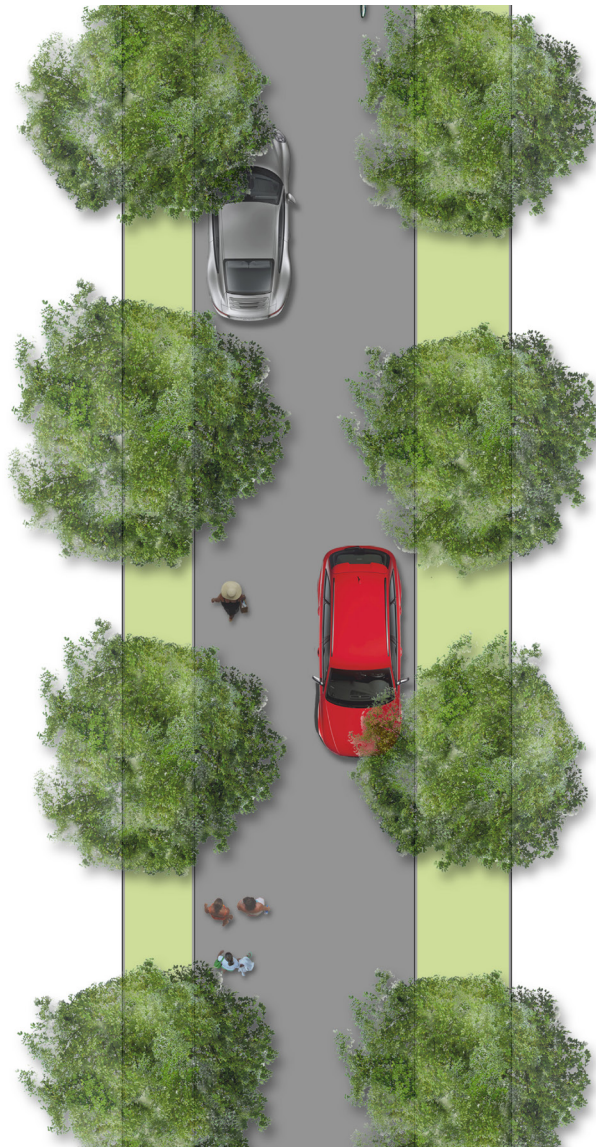
Source: Context, Landscape Master Plan Report 2015.

ROBERTS DAY

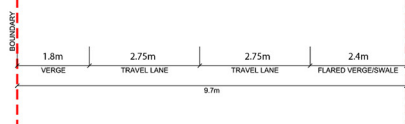


CC SHARED STREET / PUBLIC BUSHFIRE ROAD  
RR- 9.7M (C-5.5M)

SCALE 1:50 @ A1



**Shared Street**

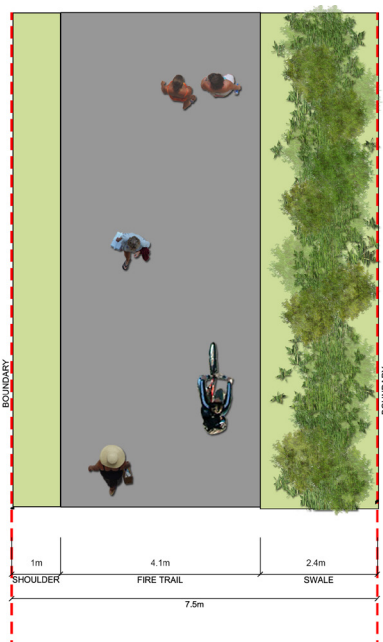


CC SHARED STREET / PUBLIC BUSHFIRE ROAD  
RR- 9.7M (C-5.5M) SCALE 1:50 @ A1

Source: Context, Landscape Master Plan Report 2015.



BB PEDESTRIAN PASSAGE / FIRE TRAIL  
RR- 7.5M (C- 4.1M) SCALE 1:50 @ A1



BB PEDESTRIAN PASSAGE / FIRE TRAIL  
RR- 7.5M (C- 4.1M) SCALE 1:50 @ A1

**Pedestrian Passage/ Fire Trail**

Source: Context, Landscape Master Plan Report 2015.

ROBERTS DAY

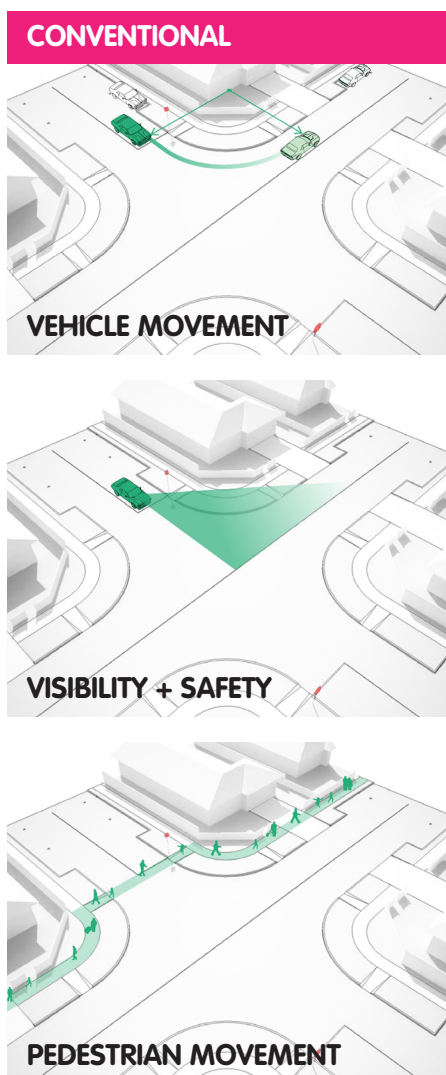
# DESIGN

## Natural + Human Systems

### Movement Network- Reduced Kerb Radii

Reduced kerb radii and removal of truncated or splayed corner lots have a significant impact on the function and form of not only intersections but communities generally.

North Tuncurry will have kerb radii of 3.5m on all streets excluding collectors in order to promote safety, walkability and improved social interaction.



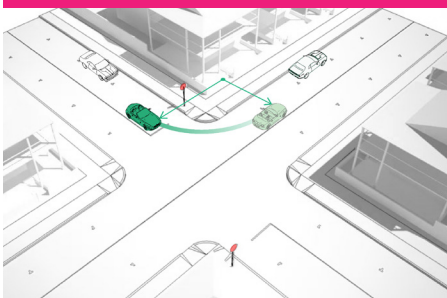
- Typical suburban intersection with 'bulb out' corners adding to expense;
- 8m 'actual' kerb radius;
- 9m 'effective' kerb radius;
- Ability for vehicles to accelerate around corners; and
- Compromised pedestrian safety.

- Stopping vehicles forced back from intersection to accommodate kerb radii;
- Consequently, splayed lots are typically provided to maintain sight lines; and
- Splayed lots significantly limit built form, often resulting in monotony.

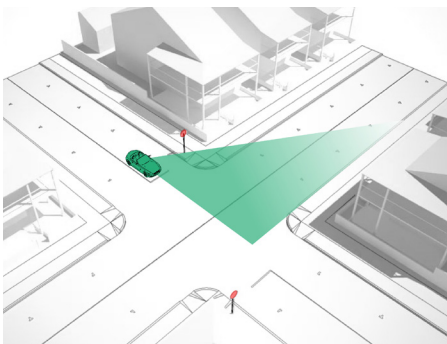
- The natural 'desire-line' is to take the shortest distance between two points;
- Pedestrian desire-line is interrupted, almost quadrupling crossing distance;
- Double garages and blank walls fail to stimulate pedestrian interest;
- Shade trees are reduced by wider intersections and driveways; and
- Reduced walking results from physical discomfort and lack of stimulation.



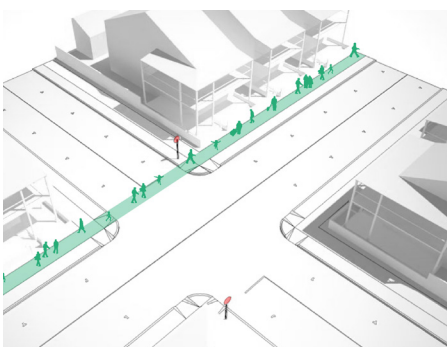
## BETTER PRACTICE



- Turning 'clear-zone' created by removal of bulb-out and on street parking;
- 3.5m 'actual' kerb radius;
- 9m 'effective' kerb radius (as shown);
- Vehicles forced to slow down around corners; and
- Improved pedestrian safety.



- Stopping vehicles can move closer to the intersection;
- Consequently, intersection visibility and hence safety is maintained;
- The need for splayed corner lots is eliminated and square corner lot frontages maximise built form possibilities and diversity; and
- More affordable construction techniques are available for regular lots.



- Pedestrian desire-line is maintained, making walking easier;
- Pedestrian travel time to a destination can be reduced by 20% due to direct pedestrian crossing;
- Verandahs replace garages and splays, enabling social exchange;
- Shade trees are increased, adding to the pedestrian experience;
- Walking increases as a result ease of movement, comfort and stimulation;
- Safety is improved by pedestrians crossing at predictable locations; and
- Walking is more appealing to the visually impaired and less mobile.

# DESIGN

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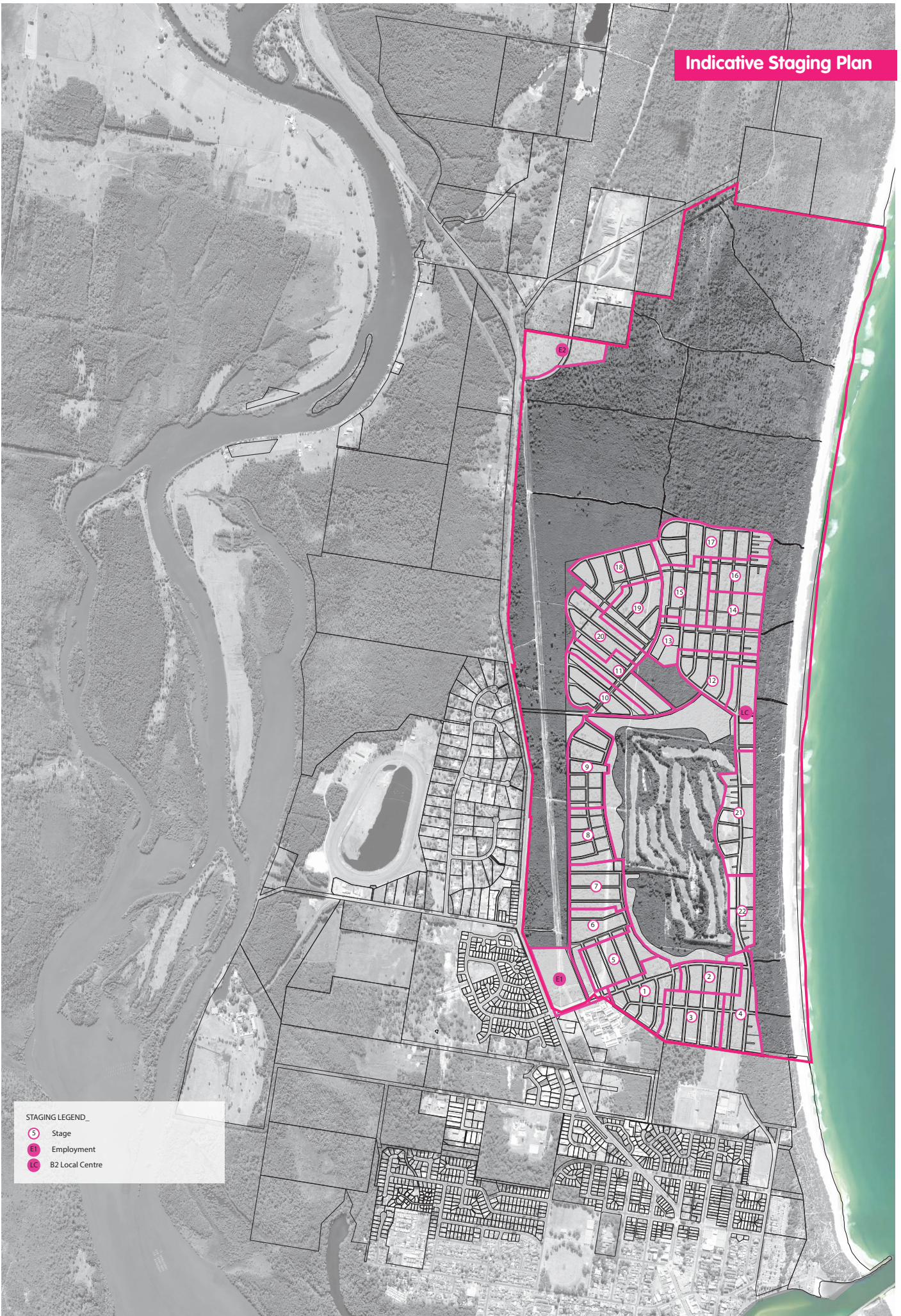
## Staging

NTDP will be developed over the next 30 years in a series of stages. The Indicative Staging Plan provides only an estimated order of release of the land to assist in the delivery of infrastructure and may change as development rolls out across NTDP or market factors change. The various stages may be developed concurrently. Development of the B2 Local Centre will coincide with commencement of the northern stages of North Tuncurry and the Lakes Way access.

The first stage of the NTDP will commence in the southern portion of the site to augment and strengthen the existing Tuncurry township and leverage off existing infrastructure including the proposed Beach Street extension into the site. Community infrastructure, including a community pavilion associated with the temporary sales centre at Dune Park, will be provided in parallel with the residential development ensuring amenity for the first residents. This park will have direct beach access and picnic facilities and outdoor showers to support recreational use. Access will also be available from the existing entry via The Northern Parkway

The third access point to the site will be from the Lakes Way along the northern boundary of the remodelled Golf Course. This will become the primary entry and provide a unique and memorable experience for visitors and residents coming home.

# Indicative Staging Plan



STAGING LEGEND\_

- S Stage
- E1 Employment
- LC B2 Local Centre

# DESIGN

## Strategic Benefit

NTDP provides numerous strategic benefits to the community. The following benefits will be achieved through the development of NTDP:

- Contribute to and enhance Forster Tuncurry as a destination for tourism and an attractive investment opportunity;
- Contribute to economic performance of Tuncurry through an increased population;
- Enhanced and increased access to 9 Mile Beach;
- Neighbourhood supermarket and speciality shops to serve local residents;
- Community Centre for community gathering and to respond to local demand for meeting space;
- Mobile surf club to improve safety increase usage of 9 Mile Beach;
- Improved Golf Club and course to enhance the user experience and further elevate its status;
- Housing diversity offering increased housing choice in the area;
- Facilitate a potential Indigenous Cultural Centre through site planning that can link to interpretive trails, signage and artwork to educate and celebrate;
- Conservation of flora, fauna and coastal habitat for enjoyment by future generations;
- Confidence in living in a resilient community;
- Beach Street extension to seam together the Tuncurry township and North Tuncurry community and link local destinations- existing and future;
- Facilitate a future bus connection to Tuncurry to reduce reliance on the private vehicle and provide equitable access for all; and
- Connected and experientially diverse pedestrian and cycle network connecting North Tuncurry and to surrounding networks.





RobertsDay  
*planning·design·place*