



Landcom

North Tuncurry Development Project

Communication and Community
Engagement report

November 2018





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1 Background

The NSW Government's Hunter Regional Plan 2036 (HRP 2036) identifies North Tuncurry on the mid coast of NSW as a potential new release area to address the housing needs of the MidCoast area. Landcom (the proponent) is seeking to rezone approximately 615ha of land for conservation and urban purposes.

It is envisaged that a range of land uses including residential, employment, tourism, community, open space and conservation will be accommodated.

Significant project milestones to date include:

- In March 2011 Landcom's proposal for North Tuncurry was declared a Major Project to which Part 3A applied and a potential State Significant Site (SSS).
- Prior to issue of Director General's Requirements, Part 3A of the Environmental Planning & Assessment Act was repealed and in June 2011 the Part 3A declaration for North Tuncurry was revoked.
- In December 2011 requirements for a SSS Study to support a State led rezoning were issued by the NSW Department of Planning & Infrastructure (now the Department of Planning and Environment). The SSS Study requirements require a Development Control Plan (DCP) to be prepared for the site.
- Through the period of 2013-2018 Landcom engaged technical consultants to undertake detailed studies to inform master planning of the site for future use, including for aspects such as environment biodiversity conservation, transport and visual assessment. During this period Landcom and the project team engaged with relevant government agencies and key stakeholders.
- In 2018, an updated Master Plan was prepared, including revised technical studies.
- An application for approval of proposed new zoning and development controls will be submitted to the Department of Planning and Environment (DPE) in the first half of 2019. Further community consultation will be undertaken in 2019 as a part of this process.

In preparing the SSP Study, there has been extensive consultation with the community, MidCoast Council, and State and Commonwealth Government agencies. This process has included the establishment of an inter-agency working group, community consultation during the master planning process including two community information days and the establishment of a Community Reference Group (CRG) comprising individuals from MidCoast Council and representatives of local community organisations, and consultation with local Aboriginal groups. These processes will continue during the on-going planning for the proposal.

1.1 NTDP Vision and Master Plan

The overall vision for the NTDP is a low-medium density coastal community with approximately 2,123 dwellings centred around a new centre, reconfigured golf course and new open space areas. Providing new housing and neighbourhood supermarket and specialty stores to support local residents, future development will integrate with the existing Tuncurry-Forster urban area.

Environmentally sensitive urban design is a prominent feature of the Master Plan that underpins the NTDP with the dedication of new conservation lands and incorporation of best practice coastal design. The objective for the NTDP is that it will:

- 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 coast.



- Provide a unique offering where the beach, golf course and proximity to amenity and services are delivered as an integrated lifestyle package.
- Facilitate the conservation of 327 ha of land for ecological conservation within the NTDP site and provide the opportunity to dedicate this land to the State Government ensuring long term conservation outcomes.
- Strengthen connections to Nine 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 Zone by co- locating daily convenience services and needs 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.

1.2 Planning process

Landcom is seeking to introduce a new site specific planning framework for the NTDP Site, including land use zones, building heights and floor space ratios. Future development on the NTDP Site will need to be assessed against the new framework. More specifically, the proposal by Landcom comprises:

- A rezoning proposal (State Significant Precinct) consisting of text and maps, which sets out the proposed land use zones and objectives for the NTDP, type of development that is proposed to be permitted and prohibited within each of the zones, development standards relating to the maximum height and development potential within the Site, and other matters that will need to be considered when development is proposed in the future. The Great Lakes LEP 2014 is the underlying environmental planning instrument that currently applies to the NTDP Site.
- *Amendment 1 to the Great Lakes DCP 2014 Forster Tuncurry Site Specific – North Tuncurry* (NTDP DCP), which contains detailed provisions to achieve the purpose of the rezoning and includes built form controls, guidelines for special areas or precincts within the NTDP Site, pedestrian and vehicular access and car parking, landscaping and public domain, and heritage matters. When adopted, the NTDP DCP will be used as a guide to inform future development outcomes.

Development consent for the construction of buildings or the carrying out of any other physical works did not, nor does it now, form part of the rezoning proposal. Development consent will need to be separately obtained in the future for the carrying out of development consistent with the new land use framework.

DPE will prepare a draft State Environmental Planning Policy (SEPP) and supporting maps containing the proposed new zoning and development controls. The draft SEPP and maps, when made, will amend the Great Lakes Local Environmental Plan 2014, and replace the current planning controls for the NTDP site with a range of land uses and development controls that are consistent with the NTDP Master Plan. The NTDP DCP will be subsequently adopted and will amend the existing Great Lakes Development Control Plan 2014 to insert new site specific provisions to guide future development on the NTDP Site.



2 Communication and consultation overview

KJA was engaged initially between 2011 and 2014, to develop and conduct a program of community consultation on behalf of Landcom, to address the consultation component of the SSS Study requirements for the proposed development project at North Tuncurry.

Investigation into the rezoning proposal has involved consultation with a range of stakeholders, including the local community, Federal and State and government agencies, Great Lakes Council (now MidCoast Council), Lakkari, the Forster Tuncurry Golf Club and Forster Tuncurry Chamber of Commerce.

This report covers consultation undertaken with the local Forster Tuncurry community and stakeholders between 2011 and 2014. Consultation with State government agencies and other key stakeholders has been ongoing, and undertaken as a separate piece of work by Landcom and other consultants. A list of meetings with these stakeholders is included at attachment 14. Issues raised during consultation have been considered and addressed in the preparation of the proposed Master Plan and Urban Design Report.

Given that the rezoning proposal is subject to statutory consultation and a public exhibition period, the activities outlined in this report were predominantly structured to provide the community with general information about Landcom's plans. The feedback received during this process has then fed into the work being undertaken by other consultants to assist in finalising the proposed Master Plan for the site.

The key periods covered in this report include:

- Preliminary communication, undertaken after the site was declared a potential SSS and when the subsequent study requirements were issued by the Department of Planning and Environment in December 2011.
- An initial round of community consultation in mid 2013 to identify potential community issues and opportunities for the site, and to help the project team understand the areas of most interest to the local community.
- A second round of community consultation in March 2014 to present details of the proposed Master Plan and rezoning proposal, and to enable the project team to cross check these Plans with the community before they are lodged.

Further consultation to be undertaken during the public exhibition of the State Significant Precinct Study during 2019+.



3 Objectives

The focus of communication and consultation undertaken to date has been to build awareness of the project and to enable community feedback and input into Landcom's plans. Key objectives have included:

- providing strategic positioning for the proposal – focusing on the social, economic, and community benefits;
- demonstrating a commitment by Landcom to environmental sustainability;
- ensuring accurate, consistent and timely communication and consultation with the local community;
- developing and enhancing positive relationships with the local community to help understand community attitudes towards the rezoning proposal; and
- ensuring that consultation activities provide adequate opportunities for community feedback.

4 Tools and activities

A range of tools and activities were developed to meet the SSS Study requirements for community consultation. These included:

- A dedicated project website www.norhtuncurry.com.au (no longer active) which was progressively updated as new and relevant material became available;
- Information posted on Great Lakes Council's (now MidCoast Council) website after the land was declared a potential SSS in 2011;
- Notices and communication via local print media;
- Written correspondence to key stakeholders;
- Project display boards;
- Printed A3 posters and A4 project flyers;
- Community notices and interviews broadcast on local radio; and
- Information provided in Forster Tuncurry Golf Club newsletter.



5 Summary of communication and consultation

5.1 Preliminary communication (2011- 2012)

A preliminary program of communication commenced in 2011 with the establishment of the North Tuncurry project website. This was updated at various times and included an online mechanism to enable the community to register for project updates.

In early 2012, a background briefing was provided to local media, and an advertorial was placed in the Great Lakes Advocate to provide a general update about the project.

Refer attachment 1 for 2012 project advertorial.

5.2 Stage One consultation (2013)

Stage One consultation was undertaken throughout June and July 2013 and included a Community Information Day and the establishment of a Community Reference Group. Details are outlined below.

5.2.1 Community Information Day No. 1

The Community Information Day was promoted via a project advertisement in the Great Lakes Advocate and via community announcements on local radio. Information was posted on the project website, posters were displayed in a number of local shop fronts, and a project notice was distributed to stakeholders who had previously provided their details on the project website. Flyers were also distributed to nearby residents and were available through local clubs.

Refer attachment 2 for a copy of the project advertisement for the first Community Information Day.

The Community Information Day event was staged in a local shop in the Forster town centre on Saturday 22 June 2013 over a 4-hour period (from 11am – 3pm). The event attracted more than 90 attendees. Representatives from Landcom (then UrbanGrowth NSW), Roberts Day (urban designers) and KJA (community engagement specialists) were on hand to answer questions. Information was displayed on project boards and attendees were invited to complete a survey to assist the project team in their understanding of the key areas of interest to the community.

The format of the Community Information Day was designed as a drop-in style event to provide an informal environment for the community to speak with members of the project team and to find out more about Landcom's plans. Community feedback is summarised in Section 6 of this report.

Refer attachment 3 for a copy of project boards for the first Community Information Day.

5.2.2 Community Reference Group No. 1

A Community Reference Group (CRG) was also established to coincide with the first round of consultation. The primary aim of the CRG was to facilitate an exchange of information between CRG members, Landcom (then UrbanGrowth NSW) and project representatives. Expressions of Interest (EOI's) to participate in the CRG were sought from attendees at the Community Information Day and an advertisement was placed in the Great Lakes Advocate.

Refer attachment 4 for a copy of the EOI form and attachment 5 for the advertisement placed in local media.



To ensure different interests and views were considered, membership of the CRG was made up of community members from a diverse range of backgrounds including:

- 5 individual community members;
- 2 representatives from the business community including the Chamber of Commerce;
- 1 representative from Great Lakes Council;
- 1 representative from The Forster Tuncurry Golf Club;
- 1 representative from a local environmental group;
- 1 representative from an education organisation;
- 1 representative from the Police; and
- 1 representative from Lakkari / Forster Local Aboriginal Land Council (FLALC).

An independent Chairperson was appointed and Terms of Reference were established to guide the meeting according to the agenda and the main areas of discussion.

Refer attachment 6 for a copy of the CRG Terms of Reference.

The first CRG meeting was held from 4pm to 6pm on 18 July 2013 at the Tuncurry Beach, Bowling Club and focused on identifying key issues and opportunities for the site. Input and feedback from the first CRG meeting is summarised in Section 6 of this report.

5.3 Stage Two consultation (2014)

Stage Two consultation was undertaken throughout March 2014 and included a second Community Information Day and CRG meeting. The main focus of this stage was to present details of the proposed Master Plan, outline the proposal for integrating the Golf Course into future development and to obtain feedback before the Plans were finalised and submitted to the Department of Planning and Environment.

5.3.1 Community Reference Group Meeting No. 2

The second CRG meeting was held between 5pm and 7pm on 27 March 2014 at the Tuncurry Beach Bowling Club. The agenda included a recap of feedback and comments from earlier consultation, along with a presentation on the proposed Master Plan by Roberts Day, and an overview of the proposed integration of the Golf Course. Feedback from the second CRG meeting is summarised in Section 6 of this report.

5.3.2 Community Information Day No. 2

As per the first event, the Community Information Day was promoted via a project advertisement in the Great Lakes Advocate and via community announcements on local radio. Information was posted on the project website, posters were displayed in a number of local shop fronts, and a project notice was distributed to stakeholders who had previously provided their details on the project website. Flyers with details of the Community Information Day were also distributed to nearby residents and were available through local clubs.

Refer attachment 7 for a copy of the project advertisement for the second Community Information Day.

The event was staged on Saturday 29 March 2014 over a 4-hour period (from 11am – 3pm) in a local shop in the Richards Centre, on Manning Street Tuncurry. The event attracted more than 95 attendees. Representatives from Landcom (then UrbanGrowth NSW), Roberts Day (urban designers), KJA (community engagement specialists) and the original designer of the Tuncurry Golf Course were on hand to liaise with community members and to answer questions. Information was displayed on 20 project boards and covered a range of topics from site history, to future development opportunities.

Refer attachment 8 for a copy of project boards for the second Community Information Day.



6 Feedback from consultation

6.1 Stage One feedback

6.1.1 Community Information Day No. 1

Stage One consultation focused on identifying the key issues and opportunities that were considered most important by the local community. The main themes to emerge from the first Community Information Day are outlined below:

Refer attachment 9 for summary and survey findings from the first Community Information Day.

- The importance on conservation and environmental sustainability;
- Integrating future development with the environment, by incorporating parks, open spaces, walking trails and beach access into the project;
- Providing employment and economic opportunities for locals, particularly for young people;
- Ensuring development maintains the existing character of Tuncurry;
- Delivering a range of community facilities;
- Ensuring that development is in keeping with the local environment - not too many units or high rise buildings; and
- Minimising the traffic impacts on The Lakes Way and providing good access and connections to Tuncurry.

6.1.2 CRG feedback – Meeting No. 1

A summary of feedback from the first CRG is provided below.

Refer attachment 10 for a copy of the first CRG meeting notes.

Workshop exercise No 1. Participants were asked to note the issues that need to be considered in future development. The following comments and themes were raised:

- Environment - climate change / population constraints / flood levels;
- Infrastructure capacity and availability of both utility services and medical facilities;
- Range and type of housing / affordability / amount of high rise;
- Lack of conference and community facilities in Forster (also seen as an opportunity);
- Education opportunities;
- Lack of employment opportunities (particularly for young people);
- Connection with Tuncurry and lack of public transport;
- Traffic access from the Lakes Way, road capacity; and
- Impact on Tuncurry.

Workshop exercise No 2. Participants were asked to note the opportunities that need to be considered in future development. (I.e. what are the main opportunities presented by this project?). The following comments and themes were raised:

- Economic growth, conference facilities, education, tourism (which can contribute to the brand for Forster Tuncurry);
- Development should have a low carbon footprint;
- Mix of housing – affordable with different options;
- Multi-use community facilities and surf club;
- Small scale retail with a short-term option being to co-locate facilities with retail to help ensure B2 Local Centre is commercially viable.



6.2 Stage Two feedback

Stage Two consultation focused on presenting details of the proposed Master Plan and rezoning proposal and on seeking feedback before these Plans were finalised and lodged with the Department of Planning and Environment.

6.2.1 CRG feedback - Meeting No. 2

The key areas of interest by CRG members from the second CRG meeting are summarised below.

- **Housing** - including options being considered to address whole of life living and whether any public housing is planned for the site.
- **Environment** - including the distance (extent of separation) between the coastal heath and buildings to act as a bushfire buffer.
- **B2 Local Centre** – including layout of community facilities and size and location of the Surf Club.
- **Traffic and Access** - particularly whether The Lakes Way needs to be upgraded to accommodate more traffic from future development.
- **Employment** - what long-term employment opportunities are expected from development?
- **Golf course** - how long before work could begin and the timeframe for delivering a new club house and course layout.
- **Timeframe** – including the likely order in which work will occur.

Refer attachment 11 for the meeting notes from the second CRG meeting, which includes (where appropriate) responses to the areas of interest nominated above.

There was also general discussion about future development on the site. The majority of CRG members expressed positive sentiment about how the layout and design of the proposed Master Plan had considered the beach and bushland and also respected the local character of the area. Several CRG members commented that the estimated timeframe for future development may be conservative, with the potential for a much higher level of interest in the project than is currently forecast.

Following the second CRG meeting, separate correspondence with additional comments and feedback was provided by an individual CRG member. Refer attachment 12 for a copy of the correspondence received.

6.2.2 Community Information Day No. 2

The majority of feedback from the second Community Information Day was anecdotal. Almost all people appeared supportive of Landcom's plans for this site and many were simply happy to provide verbal feedback. Few if any attendees expressed concern about future development of the North Tuncurry Development Project.

Overall, there was broad support for the proposed Master Plan, particularly for the large areas of conservation, the proposed community facilities and improvements to the Golf Course. Proposed public open space and recreational facilities also received positive comments.

A common theme to come out of the second Community Information Day related to timing. A significant number of attendees commented that development could not come soon enough. The general feeling was that the North Tuncurry Development Project would provide economic and employment opportunities for the wider Forster Tuncurry area.

Refer attachment 13 for summary of feedback from the second Community Information Day.



7 Summary and Next Steps

The feedback received during both Stages One and Two of the community consultation program demonstrates that there is broad community support for the North Tuncurry Development Project.

The feedback received from both the community and CRG members has been considered by the project team when finalising plans for the site. Potential issues and opportunities that were raised have been specifically addressed in the Urban Design report prepared by Roberts Day.

It should be noted that consultation to date has not been structured to provide a statistical analysis of support or objection, nor should it be interpreted as representing the full range of views from all stakeholders. Rather the consultation process has been designed so stakeholders could provide their comments and feedback to help members of the project team understand community attitudes during preparation of a proposed Master Plan.

Landcom is committed to ongoing engagement with relevant stakeholders, responding to issues and through the ongoing project development. A separate opportunity to make an individual submission on the rezoning proposal and the proposed Master Plan will be provided during the formal public exhibition period by the Department of Planning and Environment during 2019. This exhibition period will include the publication of the updated Master Plan and a series of technical studies which have informed and assessed the proposal, allowing the public to understand and engage with the key issues relating to the State Significant Precinct.

Following the public exhibition period, Landcom will carefully consider feedback received from all stakeholders and use information gathered during this phase to refine or further explain the proposal as required. Based upon this feedback, the NSW Department of Planning and Environment will complete and assessment of the proposal and make a recommendation to the Minister for Planning for the making of the State Significant Precinct.



8 Attachments

- Attachment 1. May 2012 project advertorial placed in local media
- Attachment 2. June 2013 project advertisement placed in local media for the first Community Information Day
- Attachment 3. Copy of project boards for the first Community Information Day
- Attachment 4. Community Reference Group (CRG) Expression of Interest (EOI) form
- Attachment 5. July 2013 project advertisement placed in local media seeking EOI's for CRG membership
- Attachment 6. Copy of the CRG Terms of Reference
- Attachment 7. Copy of March (19 & 26) 2014 project advertisement placed in local media for the second Community Information Day
- Attachment 8. Copy of project boards for the second Community Information Day
- Attachment 9. Summary and survey findings from the first Community Information Day
- Attachment 10. Meeting notes from the first CRG meeting
- Attachment 11. Meeting notes from second CRG meeting
- Attachment 12. Separate correspondence from individual CRG member, following second CRG meeting
- Attachment 13. Summary of feedback from second Community Information Day
- Attachment 14. Summary of meetings with government agencies and other key stakeholders post March 2015

North Tuncurry Progress Update



Since the North Tuncurry site was declared a potential state significant site in early 2011, Landcom has been working closely with Great Lakes Council and other key agencies assessing all of the important attributes of the site.

A number of detailed studies have already been completed including a Climate Change



and Flood analysis of the Wallamba River, as well as an analysis of the potential for coastal erosion. A comprehensive program of ecological investigations continue on the site including some additional survey work and life cycle research on the Tuncurry Midge Orchid during the current flowering season.

From this work a series of constraints maps will be produced that will indicate the parts of the site which can be reasonably developed and those parts which should be conserved.

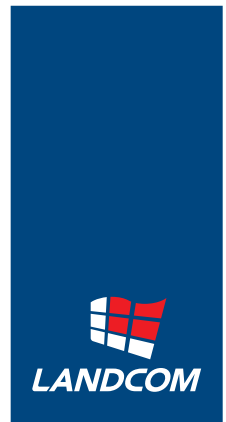
Groundwater and surface water models of the site are being developed to prepare the drainage and servicing strategy for the site. A working group including Council, Mid Coast Water and OEH are contributing to the strategy development.



The continued cooperative consultation with relevant authorities, the community and other stakeholders including the Worrimi Birpai Peoples of Forster Tuncurry will be a key part of planning the development of North Tuncurry.

Landcom has committed to providing regular updates and will seek further community input via a number of information and feedback days during the year.

For more information or to find out what is the latest with the North Tuncurry site please visit www.norhtuncurry.com.au or email an enquiry to enquiry@landcom.com.au



North Tuncurry Development Project Community Information Day

Saturday 22 June 2013

11am to 3pm

11 Wharf Street, Forster

Come and find out more about this important proposal

UrbanGrowth NSW is in the early stages of developing a Master Plan and rezoning proposal for the North Tuncurry Development Project. The site is located immediately north of the Tuncurry town centre, adjacent to the Tuncurry Golf Course. The rezoning proposal will establish a planning framework that will guide all future development opportunities on the site.

The proposed North Tuncurry Development Project aims to be a model for sensitive coastal development in a new era of climate change and environmental awareness. Environmental sustainability will be a key feature of UrbanGrowth NSW's plans, with more than 350 hectares of the project area being set aside for conservation purposes.

Development options are still in the very early stages. Over the coming months UrbanGrowth NSW will be preparing a detailed proposal and will hold further consultation events so you can have your say.

This community information day is a chance for you to drop-in to find out more about the proposal, hear about the work completed so far and provide your feedback.

The Master Plan is expected to be finalised and submitted to the NSW Department of Planning and Infrastructure in early 2014 followed by a public exhibition period.

Insert Image

You can also find out more by visiting the project's website at www.norhtuncurry.com.au

or you can contact UrbanGrowth NSW's Forster office on 6555 8495.



Board 1

Community Information Day for the North Tuncurry Development Project

Welcome to the first community information day for the North Tuncurry Development Project.

What is today about?

This community information day is a chance for you to find out more about UrbanGrowth NSW's plans for the North Tuncurry Development Project and hear about the work completed so far.

Planning for the site is still in the early stages and we are interested in your comments and feedback.

Please take time to review the information and speak with members of the project team. Your input is important to help us understand the key parts of our plans that are most important to you.

Over the coming months UrbanGrowth NSW will be preparing a detailed Master Plan for the site and will hold further consultation events so you can have your say.

Board 2

UrbanGrowth NSW and the Rezoning Process

The North Tuncurry Development Project is a major government initiative that will play a key role in addressing the housing needs of the Mid North Coast region over the next 20 years. Investigation into future development on the site is being managed by UrbanGrowth NSW on behalf of the NSW Crown Lands Division of the Department of Trade and Investment.

About UrbanGrowth NSW

UrbanGrowth NSW is the new name for Landcom. As a government agency its key aims include:

- Driving investment in key locations in NSW; and
- Underpinning the future prosperity of urban and regional centres.

Project team

UrbanGrowth NSW has assembled an expert team of professionals to prepare a Master Plan and rezoning proposal for the site. The team includes a project manager, planner, urban designer and landscape architect. A range of technical consultants have also been engaged to complete a number of detailed studies such as traffic, stormwater management, bushfire, flora and fauna, heritage, social and economic impact, and future housing demand. These investigations are just the first step in a process that will provide a framework to guide future development of the site.

About the Master Plan and rezoning process

The preparation of a Master Plan and rezoning proposal is an important step in the planning process to enable future development. The work underway is not an application for development approval for the construction of any buildings or other physical works.

Future development will be the subject of separate applications, depending on the outcome of the rezoning proposal.

Board 3

The Site and Planning History

The site

The North Tuncurry Development Project involves a proposal to re-zone a 615ha site for a range of uses including retail, education, employment, housing, open space and community facilities. Located between The Lakes Way and Nine Mile beach, the site surrounds the Tuncurry Golf Course and is situated approximately 2km north of the Tuncurry town centre. More than half the site will be dedicated to permanent conservation.



The site location.

Planning history in The Great Lakes – a growing region

The North Tuncurry site has been identified for potential future growth in various planning reports and investigations dating back some 30 years. Prior to 1983, Great Lakes Council and the Department of Local Government and Lands nominated future growth areas for Tuncurry and identified the land at North Tuncurry as a potential urban expansion area that would accommodate significant growth.

In September 1987 Council prepared a position paper in relation to the development of land at North Tuncurry and resolved to prepare a draft Local Environmental Plan (LEP) subject to further investigations of the land. These included drainage, soil and archaeological investigations in 1988 which supported the production of a Draft Precinct plan the following year.

In 2003 Great Lakes Council released its 'Forster Tuncurry Conservation and Development Strategy' which identified the North Tuncurry site as having potential for a developable area of 240 hectares subject to environmental investigations. The NSW Government's 'Mid North Coast Regional Strategy' (2009) earmarked Forster Tuncurry as a major town to help address the region's housing needs over the next 25 years. The Strategy shows the site as a Future Urban Release Area with part subject to studies to determine development potential.



Board 4

The Local Context

Characteristics of the locality – Forster Tuncurry

The population of Forster Tuncurry is forecast to increase by around 45% over the next 20 years. The sustainable development of housing and the expansion of communities in the Great Lakes region is an essential component in accommodating population growth and future housing demand.

The attractive natural environment and laid back lifestyle attracts a large volume of tourists to Forster Tuncurry. Importantly, supporting infrastructure and services including, cafes, restaurants, accommodation and tourism services provide employment for many local residents.

The coastal environment includes beaches extending to the north and south of the Wallis Lake inlet and defines the thriving coastal location.

Housing in the locality is typically detached, with a small proportion of medium density dwellings (units, townhouses and villas).



The local context.

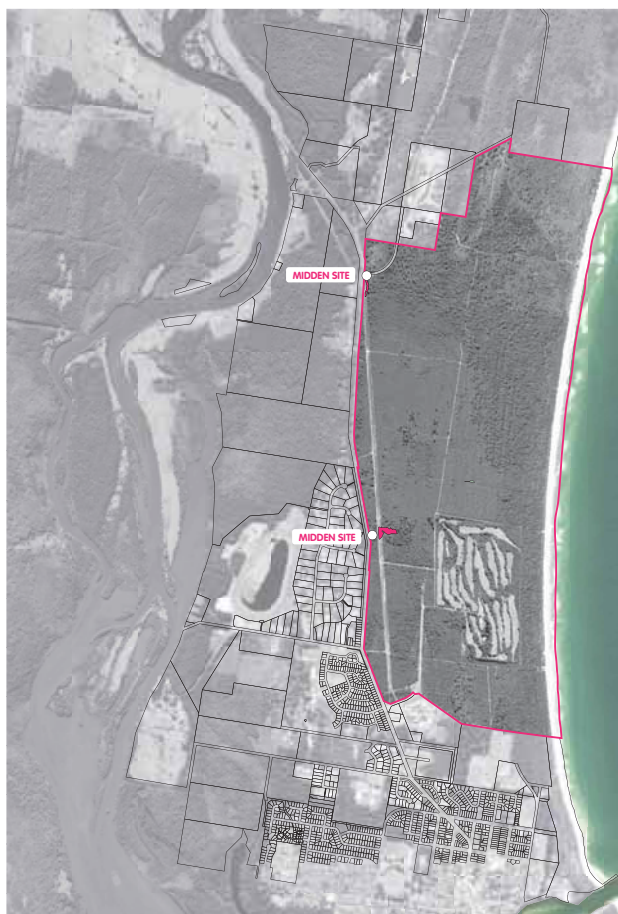
Board 5

Site History

Aboriginal cultural heritage

The traditional owners of the land are the Worimi and Birpai People of Forster Tuncurry. The current proposal for the site follows the signing of a Native Title Agreement between the traditional owners and the NSW Government in late 2010.

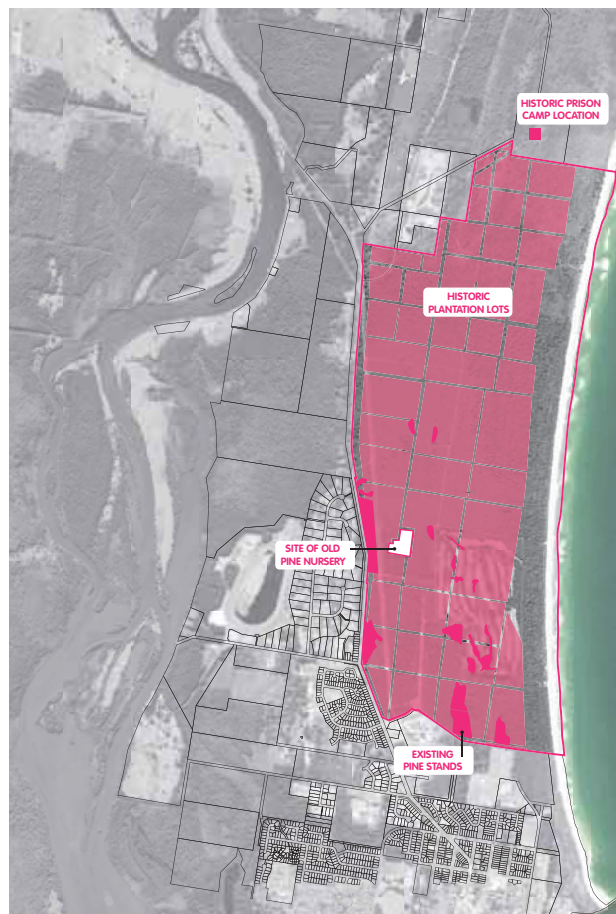
An Aboriginal Cultural Heritage study has identified two midden sites within the project area.



Aboriginal cultural heritage.

European heritage

In the early part of the nineteenth century the site was almost entirely utilised as a commercial pine plantation using prison labour. The plantation was decommissioned in 1938 and destroyed by bush fire in 1939. The burnt and remaining pine was harvested during World War II to make ammunition boxes.



European cultural heritage.



Board 6

Environmental Considerations (1)

Ecology

Ecological investigations have identified four broad vegetation types on the site. These vegetation types are not endangered but do provide habitat for a number of threatened species.

The vegetation is regrowth following the cessation of pine plantation activities in the late 1930s.

The site also hosts populations of the critically endangered Tuncurry Midge Orchid.

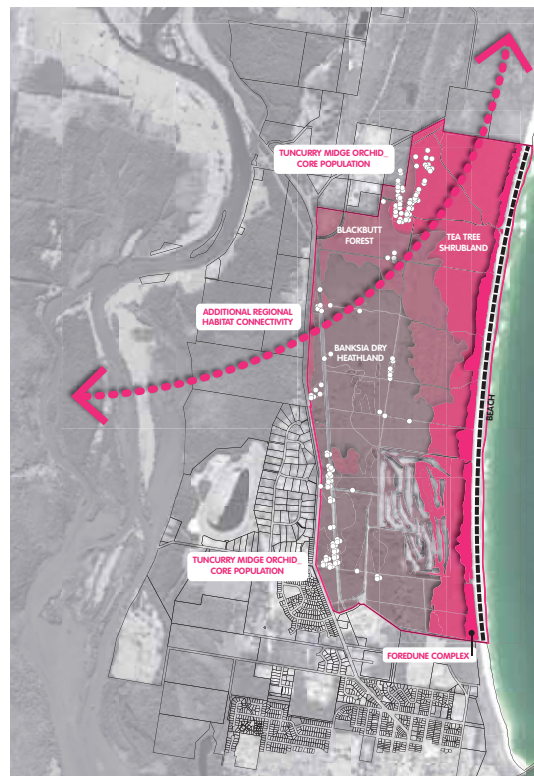
A total of 12 threatened fauna species have been recorded on site, namely:

- Eastern Osprey
- Pied Oystercatcher
- Little Lorikeet
- Brush-tailed Phascogale
- Eastern Pygmy Possum
- Squirrel Glider
- Little Bentwing Bat
- Eastern Bentwing Bat
- Eastern Freetail Bat
- Greater Broad-nosed Bat
- Grey-headed Flying Fox
- Eastern Blossom Bat

It is proposed to place around 350 ha of the project site in permanent conservation. These conservation lands comprise habitat for the threatened fauna species and include 92% of the known Tuncurry Midge Orchid population.



Known Tuncurry Midge Orchid population.



Vegetation types.

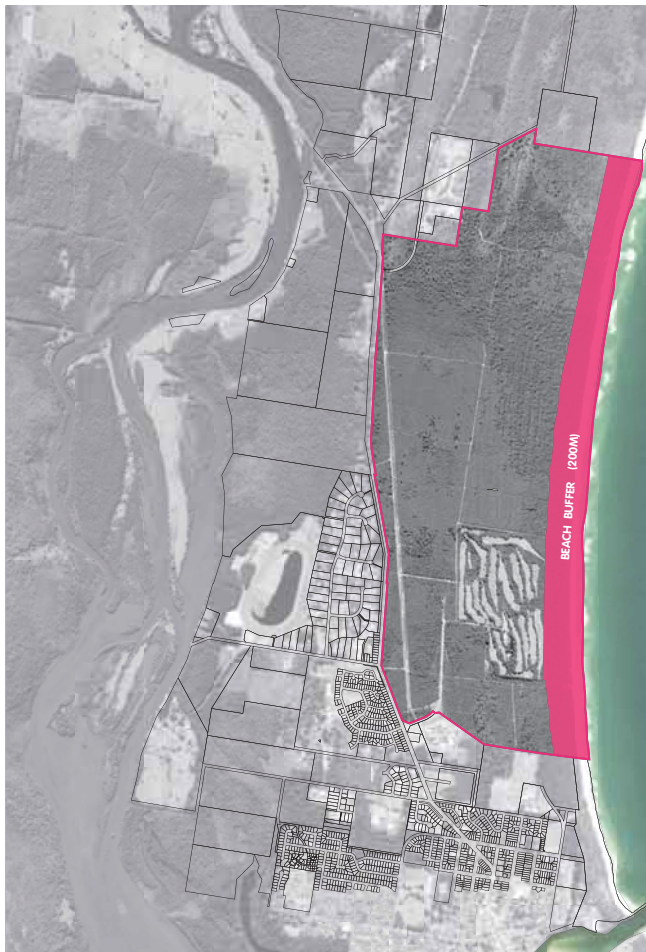
Environmental Considerations (2)

Hydrology

Hydrology studies concerning the potential for flooding, beach regression and ground water impacts have been completed. These studies have regard to the State Government's sea level rise projections to the year

2100 and conclude that the site is above the 1:100 year flood level.

A coastal buffer strip will be retained to ensure that houses will not be affected by potential coastal erosion.



Beach buffer area.



Flood levels.

Board 8

Development Philosophy

A sensitive approach

The North Tuncurry Development Project embodies a bold vision for the future. In collaboration with the local community, UrbanGrowth NSW aims to deliver a project that:

- Is the destination of choice for the NSW 'sea change' market and the aspirational goal for the regional housing market
- 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 precincts which have their own distinct character through variations in housing type, density, location and landscape
- Caters to a diverse cross-section of buyers including first home buyers, change up buyers, downsizers, retirees and weekender/lifestylers.

UrbanGrowth NSW is committed to ensuring the project 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.

UrbanGrowth NSW will adhere to five guiding principles whilst pursuing the vision for the North Tuncurry Development Project:

Guiding principles

1. Social

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

2. Environmental

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

3. Economic

To meet the needs of the future population, strengthen the economic viability and brand of the existing townships by introducing complementary land uses, whilst achieving a level of self sufficiency for residents.

4. 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.

5. 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.

Board 9

Notional Development Footprint

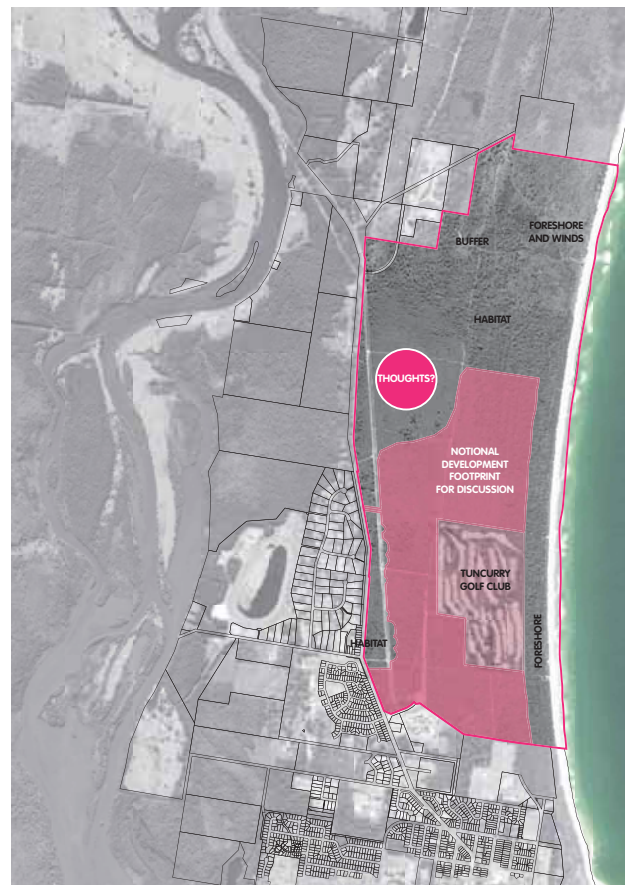
The Notional Development Footprint has been determined by retaining key features of the site for the enjoyment of the local community, residents and visitors and by respecting quality ecological habitats to allow people and nature to exist in harmony.

Key considerations included:

- To establish a notional development footprint that extends and contributes to the vitality of the existing townships;
- To ensure convenient access into and within the site for the local community, residents and visitors on foot, bike and vehicle;
- To dedicate almost 60% of the site for conservation purposes to retain the natural landscape and ecological values of the site;
- To protect 92% of the known Tuncurry Midge Orchid population;
- To retain a 200 metre beach buffer along the entirety of the sites frontage for public access and community safety;
- To maintain and even enhance the scenic amenity of the site through the sensitive and modest allocation of development;
- To respect and celebrate the heritage of the site;
- To provide appropriate separations between surrounding uses to minimise disruption to existing

functionality and to promote high levels of amenity for the local community and future residents;

- To maximise opportunities for passive heating and cooling at the scale of the neighbourhood, street and house; and
- To provide the opportunity for an enhanced and integrated relationship with Tuncurry Golf Club.



Notional Development Footprint.



Board 10

Possibilities for the Site and Local Community (1)

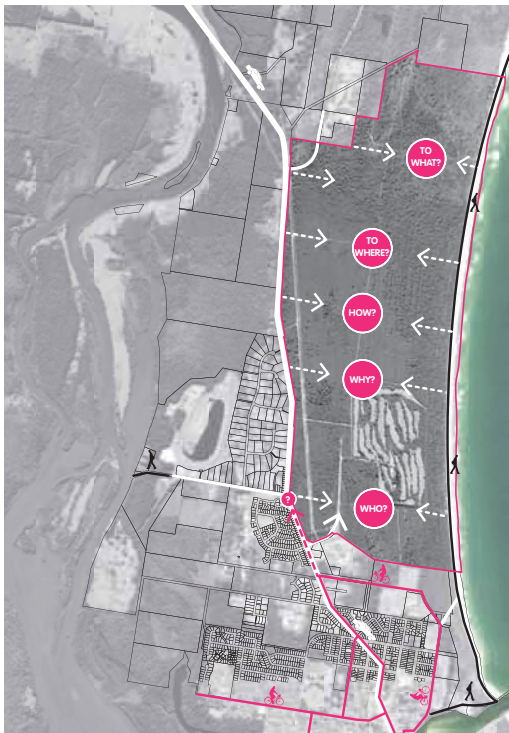
Preliminary indications are that the site can accommodate between 2000 – 2400 dwellings including a range of housing types to cater for the expected population growth in the region. The North Tuncurry Development Project will offer a range of valuable opportunities:

Easy access and movement

Pedestrian and vehicle access will complement the existing road network. Seamless access to the beach and local cycleways will be provided.

Environmental sustainability

Environmental sustainability is the foundation of the project. A significant area covering around 355 hectares within the site will be set aside for conservation purposes.



Movement and access possibilities.



Bushland conservation.



Board 11

Possibilities for the Site and Local Community (2)

Diverse housing options

Future development will provide a range of housing options to cater for first home buyers, 2nd and 3rd home buyers, downsizers, retirees, and weekenders.

An integrated development

A major aim of the project is to integrate future development and provide a range of benefits for the broader community. In addition to quality residential housing, the project will offer retail, health care, employment, education, tourism, community and open space land uses.



Community facilities.



Seniors yoga.



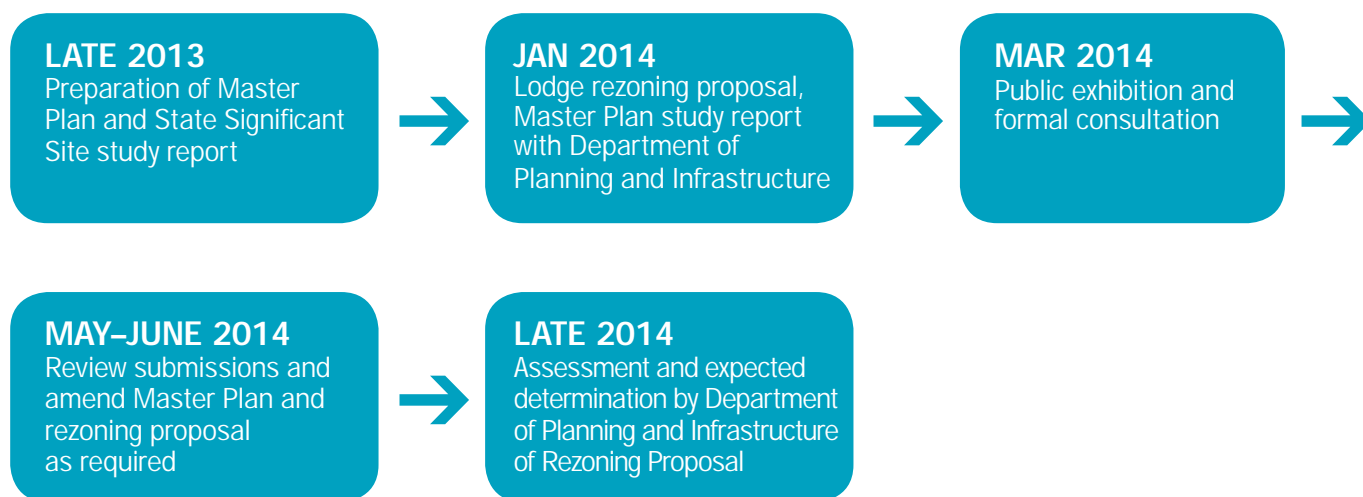
Community events.

The Next Steps and Your Ongoing Involvement

A sensitive approach

Subject to rezoning of the site and ongoing community consultation, it is expected that future residential development will be staged over the next two decades, to take into account market demand. The aim will be to

ensure that housing stock accommodates the expected growth in the region and provides a range of different housing types to cater for a wide cross-section of the community.



Community input

Your feedback is important. UrbanGrowth NSW maintains a sense of social responsibility with strong regard to the interests of the community and is committed to understanding the key issues and opportunities that are most important to you.

Regular updates will be published during the planning process and an additional community information day will be held in the latter part of 2013.

The final proposal is expected to be placed on public exhibition in the first half of 2014.

UrbanGrowth NSW welcomes your questions and feedback on the North Tuncurry Development Project. Please contact us or visit our website for more information:

Project webpage: <http://www.norhtuncurry.com.au>

Project email: norhtuncurry@urbangrowth.nsw.gov.au

Community survey

Please collect and complete a survey today to provide your feedback.

**North Tuncurry Development Project
Community Reference Group
Expression of Interest**

Are you interested in being involved?

UrbanGrowth NSW has a strong interest in involving the community and is committed to understanding the key issues and opportunities that will help guide future development on the site.

As part of our broader approach to engaging with the community that live and work in the region, UrbanGrowth NSW is establishing a Community Reference Group. Membership of the Community Reference Group is voluntary and open to residents and business people aged over 16 years.

The group is expected to meet on three occasions during development of the Master Plan and rezoning proposal. Meetings will generally last two hours, and will be held on weekday evenings.

The primary aim of the Community Reference Group is to provide a forum for discussion and exchange of information between Community Reference Group members, UrbanGrowth NSW and project representatives. It is expected that the Community Reference Group will also provide the project team with local knowledge, including opportunities for incorporation on the site that can make a positive contribution to the Forster Tuncurry region.

If you are interested in being part of the Community Reference Group, please fill out the Expression of Interest form below.

Yes I am interested in being part of a Community Reference Group

Please tell us why you would like to participate.

.....

.....

.....

Please tick which ever applies

- | | |
|---|--|
| <input type="checkbox"/> Resident | <input type="checkbox"/> Not working |
| <input type="checkbox"/> Business owner | <input type="checkbox"/> Stay at home |
| <input type="checkbox"/> Employee | <input type="checkbox"/> Member of club (Please specify) |
| <input type="checkbox"/> Retired | <input type="checkbox"/> Member of community organisation (Please specify) |
| <input type="checkbox"/> Student | |

Please note that completing an Expressions of Interest form does not guarantee selection on the Community Reference Group. To function as intended the Community Reference Group participants will be selected to ensure a balanced representation of different interests and individuals.

Name:

Address

Phone Email

Expression of Interest

North Tuncurry Development Project Community Reference Group

Are you interested in being involved?

UrbanGrowth NSW is establishing a Community Reference Group, as part of a broader approach to engaging with the community to identify opportunities for the North Tuncurry Development Project.

Expressions of Interest are now being sought from community members who would like to be part of the Community Reference Group.

The group will be made up of individual community members, representatives from local businesses and other key stakeholders. The Community Reference Group is expected to meet on up to three separate occasions during the early stages of the project and possibly again in the future as the project proceeds to development. Meetings will generally last two hours and will be held locally on weekday evenings.

Membership of the group will be limited to a maximum of 14 places and individuals will be chosen to ensure there is a balanced representation of different interests and individuals.

If you are interested in being part of the Community Reference Group, please visit our website www.northtuncurry.com.au to complete an application form.

For further information or to arrange hard copy of the application form please contact Marcus Paget Wilkes on 0424 252 024.

Printed applications must be sent to:
North Tuncurry Development Project
C/- KJA
PO Box 302
North Sydney NSW 2059

Applications must be received by Friday 5 July 2013.

North Tuncurry Development Project Community Reference Group

Terms of Reference (Rev A)

1. Preamble

The Community Reference Group (CRG) for the North Tuncurry Development Project is being formed to facilitate two-way communication between UrbanGrowth NSW and members of the community, local businesses and other stakeholders from the Forster Tuncurry area. The CRG seeks to provide a forum for information sharing, including opportunities, constraints and impacts of future development on the townships of Forster Tuncurry.

The CRG forms part of a broader program of community and stakeholder engagement, which aims to maintain clear and transparent communication about the North Tuncurry Development Project with the local community.

These Terms of Reference establish the purpose, principles, protocols, membership, functions and responsibilities, for the North Tuncurry Development Project CRG.

2. Purpose

Primary aims of the CRG are to:

- Establish a forum for discussion regarding the rezoning of the site.
- Allow an exchange of information between CRG members, UrbanGrowth NSW and project representatives.
- Provide the project team with local knowledge and an understanding of local networks, including opportunities for development on the site that can make a positive contribution to the Forster Tuncurry region.
- Assist in establishing links with the broader community to facilitate the accurate and timely flow of information.
- Enable UrbanGrowth NSW and the project team to receive feedback and input from a diverse range of stakeholder interests.
- Respond to the requirements of the Department of Planning and Infrastructure (DP&I) and the prescribed approval pathway.

3. CRG Member Principles

- Work collaboratively as part of the CRG.
- All members should have the opportunity to participate and provide feedback.
- Respect each other's opinions and consider the views of each member to be of equal importance.
- Refrain from any form of conduct that may cause a reasonable person unwarranted offence or embarrassment.
- Undertake to fairly present the discussions and information provided at the CRG to their local communities.
- Seek guidance and direction from project team members to clarify technical matters in relation to the rezoning proposal, Master Plan and the project.

4. Meeting protocols

- The meetings will be conducted and facilitated by an independent (external to UrbanGrowth NSW) Chairperson. Responsibilities of the Chairperson are described in Section 8.
- Meetings will be held on up to three separate occasions.
- Meeting durations will generally be no more than two hours.
- CRG meetings will be held in an appropriate venue in the Forster Tuncurry locality.

5. Meeting agendas and meeting notes

- The meeting agenda and any additional information necessary to inform or facilitate the effective running of the meeting will be distributed three days prior to the meeting.
- Meeting notes will be recorded by a dedicated minute taker, to reflect discussions, issues, opportunities and agreed actions. The notes are not intended to be a verbatim record of discussion, but a list of actions and key discussion themes.
- Meeting notes will be distributed to CRG members within seven days of the meeting.
- Meeting notes will be posted on the North Tuncurry Development Project website following distribution to CRG members.

6. Membership

The CRG will consist of up to 14 members and is intended to comprise:

- Up to 5 individual community members
- 1 representative from Great Lakes Council
- 1 representative from The Tuncurry Golf Club
- 1 member from environmental groups
- 2 representatives from the business community including the Chamber of Commerce
- 1 representative from the education system
- 1 representative from the Police
- 1 representative from Lakkari/FLALC
- 1 representative from the retirement industry.

CRG members can nominate an alternative person to be present at meetings if they are unable to attend, by giving advance notice to the facilitator.

7. Membership functions

Functions of CRG members are to:

- Provide feedback and input on issues and opportunities in relation to the Master Plan, rezoning proposal and the North Tuncurry Development Project.
- Identify, communicate, represent and consider the broad range of needs and interests of the local community.
- Provide advice to the project team on how best to disseminate information via existing community networks.
- Facilitate information sharing with the wider community and other interested individuals.

8. Responsibilities

8.1 – Members responsibilities

CRG members will be provided with a copy of the Terms of Reference and are expected to adhere to the principles outlined.

Members are not authorised to speak to, or comment to the media on behalf of the CRG. All media enquiries should be referred to UrbanGrowth NSW.

Individual members must not purport to represent the views of UrbanGrowth NSW or the CRG itself.

Where personal opinions are expressed outside the CRG there must be a commitment to identifying these comments as personal and not representative of, or made on behalf of, the CRG or UrbanGrowth NSW.

8.2 – Chairperson (independent facilitator) responsibilities

The Chairperson is an independent facilitator responsible for:

- Guiding the meetings according to the agenda and time available.
- Addressing issues and facilitating the resolution of issues that arise at meetings.
- Ensuring CRG members adhere to the spirit and obligations of the Terms of Reference.
- Review meeting notes prior to distribution.

8.3. Note taker responsibilities

The role of the note taker is to:

- Prepare and issue notices for meetings
- Prepare and coordinate meeting agendas and any additional information necessary to inform or facilitate the effective running of the meeting.
- Distribute the meeting agenda three days prior to the meeting
- Take meeting notes and issue same to the Chairperson for approval prior to circulation to CRG members
- Distribute meeting notes to CRG Members and upload same onto the project website.

8.4 Project team responsibilities

The project team will:

- Provide project updates, including forthcoming activities.
- Wherever possible table and present relevant documents at CRG meetings.
- Answer technical questions and queries raised by the CRG.

9. Vacant positions

- Any vacant position will be filled by seeking another nomination from the relevant community organisation or from previous suitable registrants.
- UrbanGrowth NSW will fill any vacancy from the nominations received.

10. CRG outcomes

- A CRG that is knowledgeable of the rezoning process.
- UrbanGrowth NSW and project representatives are knowledgeable about the variety of community opinions.
- Requirements of the Department of Planning and Infrastructure (DPI) approval pathway are satisfied.
- Feedback and input from the CRG may be considered in the preparation of the rezoning proposal and Master Plan.



North Tuncurry Development Project Next round of community consultation

Come along and find out about UrbanGrowth NSW's plans for the future of the North Tuncurry Development Project.

UrbanGrowth NSW is finalising a draft Planning Proposal that will guide future development of the North Tuncurry Development Project. The Planning Proposal outlines the type of development that is proposed for the site, based on extensive investigations and feedback from earlier community consultation.

The North Tuncurry Development Project is set to be one of the most important developments in Forster Tuncurry over the next 20 years. The project aims to be a model for sensitive coastal development that protects the existing character of Forster Tuncurry and provides a framework to accommodate future growth within the Great Lakes area over the long term.

The Community Information Day is an opportunity for you to stop by to view our plans, find out about the work completed so far, and speak to a member of the project team.

Date Saturday 29 March 2014
Time Between 11am and 3pm
Venue Shop 2 Richards Centre,
92-94 Manning Street, Tuncurry

The Planning Proposal is expected to be finalised and submitted to Planning and Infrastructure by mid 2014 and will include a formal public exhibition period.

You can also visit the project website at www.northtuncurry.com.au for more information.



**Urban
Growth
NSW**

North Tuncurry Development Project Invitation to Community Information Day No. 2

Dear community member

Following detailed technical investigations, together with feedback from earlier community consultation, UrbanGrowth NSW is hosting their second Community Information Day to present details of a Planning Proposal and draft Master Plan for the North Tuncurry Development Project.

The Community Information Day will provide an opportunity for you to view the latest plans for the site and speak to a member of the project team to find out about the work completed so far.

Come along at any time on:

Date **Saturday 29 March 2014**
Time **Between 11am and 3pm**
Venue **Shop 2 Richards Centre, 92- 94 Manning Street, Tuncurry**

The North Tuncurry Development Project is set to be one of the most important developments in Forster Tuncurry over the next 20 years and your feedback is important. I hope to see you at the Community Information Day.

You can also visit the project website at www.norhtuncurry.com.au for further information.

Yours sincerely

Michael Pring
Development Director



Board 1

North Tuncurry Development Project Next round of community consultation

Welcome to the second community information day for the North Tuncurry Development Project.

Following on from the feedback received at the first community information day in June last year, UrbanGrowth NSW has been preparing a Planning Proposal and draft Master Plan that outlines the type of development that is proposed for the North Tuncurry site over the long term.

What is today about?

This second community information day is a chance for you to find out how our plans have progressed since the earlier round of community consultation, and to provide you with an update about the project.

The North Tuncurry Development Project is set to be one of the most important developments in Forster Tuncurry over the next 20 years and your feedback is important.

The Planning Proposal and draft Master Plan considers earlier community feedback and extensive investigations. We are now interested in your comments before these plans are finalised and submitted to Planning and Infrastructure for consideration.

Please take the time to review the information and speak with members of the project team to help us understand the areas that are most important to you.



Trade &
Investment
Crown Lands



UrbanGrowth
NSW

Board 2

UrbanGrowth NSW and the Rezoning Process

The North Tuncurry Development Project is a major government initiative that will play a key role in addressing the housing needs of the Mid North Coast region over the next 20 years and beyond. Rezoning of the site is being managed by UrbanGrowth NSW on behalf of the NSW Crown Lands Division of the Department of Trade and Investment.

About UrbanGrowth NSW

UrbanGrowth NSW is a government agency with key aims that include:

- Improving housing supply; and
- Providing additional focus on development in regional areas.

Project team

UrbanGrowth NSW has assembled an expert team of professionals to prepare a draft Master Plan and Planning Proposal for the site. The team includes a project manager, planner, urban designer and landscape architect.

A range of technical consultants are currently completing detailed studies into traffic, stormwater management, bushfire, flora and fauna, heritage, social and economic impact, along with future housing demand. These investigations were the first step to guide the preparation of a Planning Proposal and provide the framework that can accommodate future development that is environmentally and economically sustainable.

About the Master Plan and rezoning process

The preparation of a Planning Proposal is an important step to enable future development. It is essentially an application to change the current zoning of the land to allow different types of development, such as residential housing.

The draft Master Plan provides an outline of development that is proposed for the site, including housing, a village centre, remodelled golf course, road infrastructure, open space and community facilities.

The Planning Proposal and draft Master Plan are not applications for the construction of any buildings or other physical works. These works can only occur following the preparation, submission and approval of separate Development Applications (DAs) subsequent to approval of the Planning Proposal.



Trade &
Investment
Crown Lands



UrbanGrowth
NSW

Board 3

The Site and Planning History

The site

The North Tuncurry Development Project involves a proposal to re-zone 615ha of land for a range of uses including retail, employment, housing, open space and community facilities.

Located between The Lakes Way and Nine Mile beach, the site surrounds the Tuncurry Golf Course and is situated approximately 2km north of the Tuncurry town centre. More than half the site will be dedicated to permanent conservation.



The site location.

Planning history in The Great Lakes – a growing region

The North Tuncurry site has been identified for potential future growth in various planning reports and investigations dating back some 30 years. Prior to 1983, Great Lakes Council and the Department of Local Government and Lands nominated future growth areas for Tuncurry and identified the land at North Tuncurry as a potential urban expansion area that would accommodate significant growth.

In September 1987 Great Lakes Council prepared a position paper in relation to the development of land at North Tuncurry and resolved to prepare a draft Local Environmental Plan (LEP) subject to further investigations of the land. These included drainage, soil and archaeological investigations in 1988 which supported the production of a draft Precinct plan the following year. In 2003 Great Lakes Council released its 'Forster Tuncurry Conservation and Development Strategy' which identified the North Tuncurry site as having potential for a developable area of 240 hectares subject to environmental investigations. The NSW Government's 'Mid North Coast Regional Strategy' (2009) earmarked Forster Tuncurry as a major town to help address the region's housing needs over the next 25 years. The Strategy shows the site as a Future Urban Release Area subject to studies to determine its development potential.



Board 4

The Local Context

Characteristics of the locality – Forster Tuncurry

The population of Forster Tuncurry is forecast to increase by around 45% over the next 20 years. The sustainable development of housing and the expansion of communities in the Great Lakes region is an essential component in accommodating population growth and future housing demand.

The attractive natural environment and laid-back lifestyle attracts a large volume of tourists to Forster Tuncurry. Importantly, supporting infrastructure and services including, cafes, restaurants, accommodation and tourism services provide employment for many local residents. The coastal environment includes beaches extending to the north and south of the Wallis Lake inlet and defines the thriving coastal location. Housing in the locality is typically detached, with a small proportion of medium density dwellings (units, townhouses and villas).



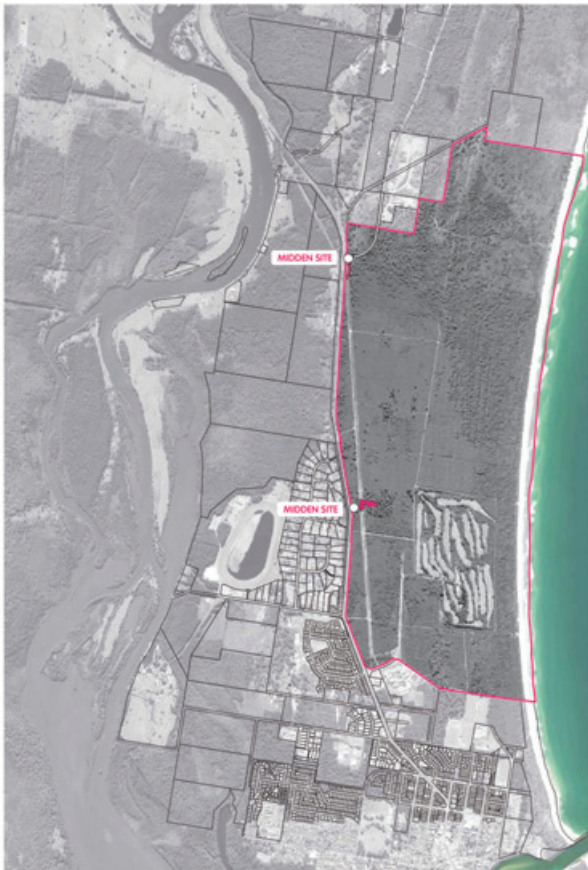
Site context.

Board 5

Site History

Aboriginal cultural heritage

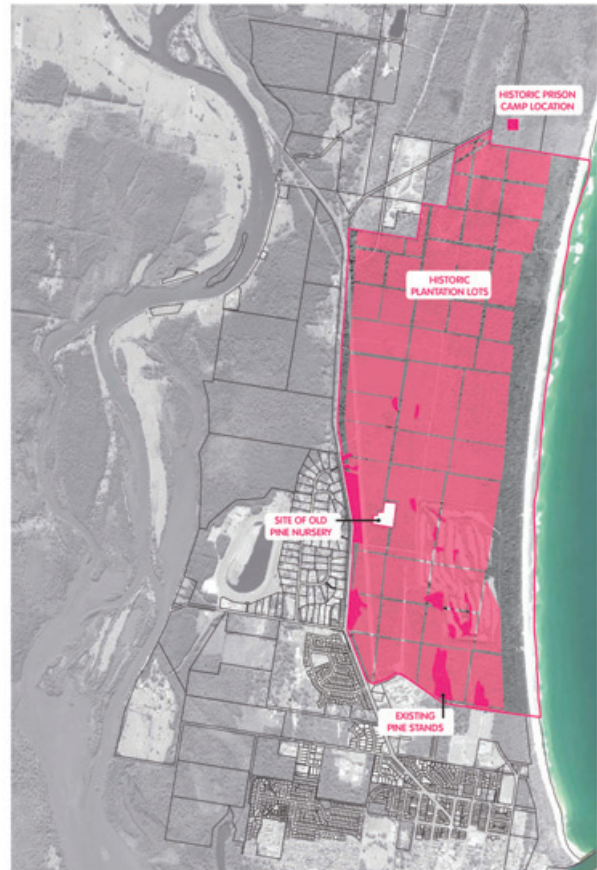
The traditional owners of the land are the Worimi and Birpai People of Forster Tuncurry. The current proposal for the site follows the signing of a Native Title Agreement between the traditional owners and the NSW Government in late 2010. An Aboriginal Cultural Heritage study has identified two midden sites within the project area.



Aboriginal cultural heritage.

European heritage

In the early part of the nineteenth century the site was almost entirely utilised as a commercial pine plantation using prison labour. The plantation was decommissioned in 1938 and destroyed by bush fire in 1939. The burnt and remaining pine was harvested during World War II to make ammunition boxes.



European cultural heritage.



Board 6

Environmental Considerations – Ecology

Ecology

Environmental and ecological considerations are key components in guiding future development. Ecological investigations have identified four broad vegetation types on the site.

These vegetation types are not endangered but do provide habitat for a number of threatened species.

The vegetation is regrowth following the cessation of pine plantation activities in the late 1930s. The site also hosts populations of the critically endangered Tuncurry Midge Orchid.

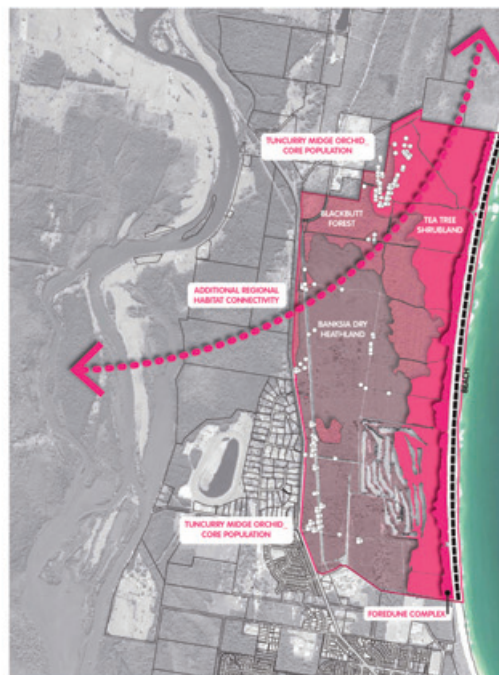
A total of 12 threatened fauna species have been recorded on site, namely:

- Eastern Osprey
- Pied Oystercatcher
- Little Lorikeet
- Brush-tailed Phascogale
- Eastern Pygmy Possum
- Squirrel Glider
- Little Bentwing Bat
- Eastern Bentwing Bat
- Eastern Freetail Bat
- Greater Broad-nosed Bat
- Grey-headed Flying Fox
- Eastern Blossom Bat

Around 350 ha of the project site has been identified for permanent conservation. These conservation lands comprise habitat for the threatened fauna species and include 92% of the known Tuncurry Midge Orchid population.



Known Tuncurry Midge Orchid population.



Vegetation types.

Environmental Considerations

– Hydrology

Hydrology studies assessing the potential for flooding, beach regression and ground water impacts have been completed. These studies have regard to the State Government's sea level rise projections to the

year 2100 and conclude that the site is above the 1:100 year flood level.

A coastal buffer strip will be retained to ensure that houses will not be affected by potential coastal erosion.



Beach buffer area.



Flood levels.

Board 8

Development Philosophy

A sensitive approach

The North Tuncurry Development Project embodies a bold vision for the future. In collaboration with the local community, UrbanGrowth NSW 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;
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UrbanGrowth NSW will adhere to five guiding principles whilst pursuing the vision for the North Tuncurry Development Project:

Guiding principles

1. Social

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

2. 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.

3. Economic

To meet the needs of the future population, strengthen the economic viability and brand of the existing townships by introducing complementary land uses, whilst achieving a level of self-sufficiency for residents.

4. 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.

5. 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.

Comments from Earlier Consultation

Community Information Day – June 2013

UrbanGrowth NSW held the first Community Information Day for the North Tuncurry Development Project on Saturday 22 June 2013 in the Forster town centre. The aim of the event was to obtain community feedback and input that was then used to guide development options for the site.

What did people say?

More than 90 people attended and provided valuable feedback to the UrbanGrowth NSW project team. The main areas of interest included:

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

The diagram below illustrates some of the feedback received at the first information day, while subsequent boards indicate how we have addressed community comments during preparation of the draft Master Plan.



Board 10

Planning and Design Principles

Community feedback from the earlier round of consultation has been a major consideration in developing the key planning and design principles for the site.

Central themes to the Planning Proposal and draft Master Plan for the North Tuncurry Development Project are to:

- Maintain the outlook from the golf course to the hinterland and maximise views within the development to the mountains, water, bushland and foreshore;
- Take advantage of the sites natural attributes by providing walkable access within the development to bushland, the beach and open space;
- Preserve the natural heritage of the site and retain elements of Blackbutt Forest and native vegetation;
- Provide multiple beach connections through the site;
- Incorporate a direct connection to the Tuncurry Town centre through an extension of Beach Street and the Northern Parkway.



Key Views.



Sustainable Footprint.



Walkable Communities.

The North Tuncurry Development Project aims to foster an active, healthy community lifestyle that takes advantage of its unique natural location. All residential dwellings will be located within a two minute walk to bushland, the beach or open space.

Board 11

The North Tuncurry draft Master Plan

Development within the North Tuncurry site will commence from the southern end of the site closest to the Tuncurry town centre, to maintain connections to existing infrastructure and facilities.

Key attributes of the draft Master Plan include:

- Celebrating the prominence of water within the development, through man-made basins and ponds;
- Improving public access and connection to the foreshore and bushland to encourage walking and cycling;
- Providing easy access to the site via the Lakes Way, Northern Parkway and the future Beach Street extension;
- Providing a central focus for community activities through a Village Centre with a co-located new Surf Club and Community Centre, close to the foreshore; and
- Reconfiguring components of the Golf Course and relocating the Club House next to the Village Centre, so it is clustered with other facilities.

Residential development blocks and streets within the development will be oriented to capitalise on the natural features of the foreshore, mountains and conservation areas around the development site.



Illustrative Master Plan.

Board 12

Village Centre

A small coastal Village Centre is proposed to service the convenience needs of the local community and will not compete with Tuncurry town centre. Proposed facilities in the Village Centre include:

- Combined surf club and community centre;
- Village green, with recreational facilities for both children and adults;
- Neighbourhood supermarket and speciality retailing;
- Golf club house; and
- Parking.



Artist Impression.



Village Centre.

Board 13

Open Space and Community Facilities

Open Space Strategy

The landscape and open space strategy will respect the natural environment and enhance development as a community nestled in a coastal setting.

Existing significant vegetation communities such as the Blackbutt Forest, tracts of Banksia Dry Heath and the Fore-dune Complex have been identified and will be conserved as part of the open space network.

A series of attractively landscaped, linked open spaces and parks will provide access to recreational activities such as barbecue areas and playgrounds.

The design of the parks and open spaces will have regard for the site's natural, indigenous and European heritage and incorporate local community values and input.

Opportunities to celebrate and integrate the cultural values of the traditional owners, the Worimi and Birpai People of Forster Tuncurry will be incorporated in the design and interpretation of the parks and open spaces.

These include:

- The protection and interpretation of known sites of archaeology and artefacts, including middens, within the parklands;
- The introduction of parks and a 'heritage trail' focusing on indigenous culture, interpretative artworks and related themes (e.g. Earth, Fire, Water, Air, Celebration of the Seasons); and
- The use of locally sourced materials such as stone walls and driftwood and seasonal plantings of native species and bush foods aligned with traditional practices, festivals and celebrations such as NAIDOC (National Aborigines and Islanders Day Observance Committee) Week.

The coastal character will be retained by the use of predominantly local native species in the public domain, parks and streetscapes.

The golf course will be enhanced, with a new club house co-located in the Village Centre, together with a community centre and potential surf club.

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

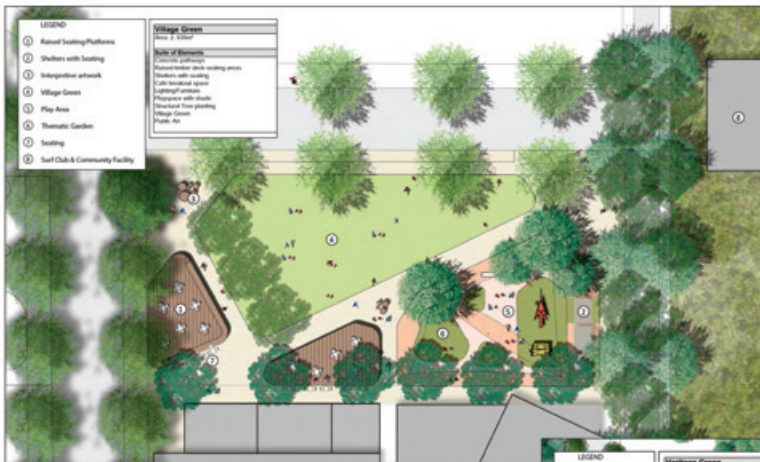
The parklands will be planted with native trees and shrubs to allow for wildlife habitats and wildlife corridors.



Board 14

Open Space and Community Facilities [cont'd]

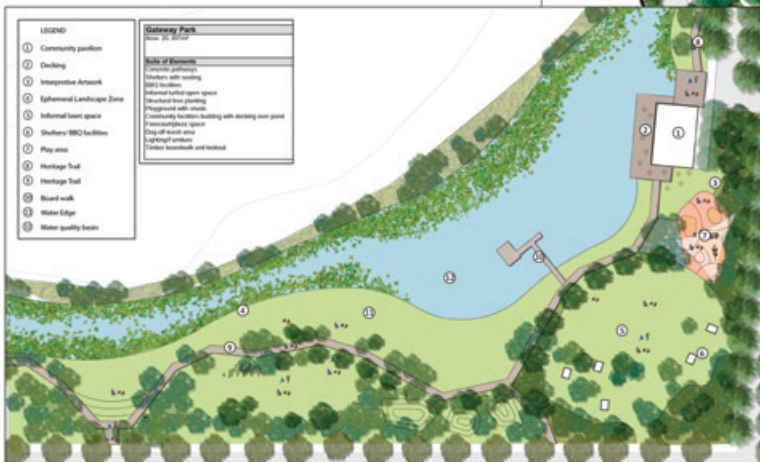
The following plans illustrate how three of the sites feature parks may look and feel when complete.



Village Green.



Heritage Green.



Gateway Park.



Golf Course and New Club House

The Planning Proposal and 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 club house.

Golf course design principles

- The overall character of the golf course will be respected. Conceptual plans for a revised layout have been developed by the original course designer – Mike Cooper.
- Proposed changes have focused on improving the amenity of the course, and on providing new facilities.
- Remodelling of the course will be staged to ensure 18 holes are available for play at all times during the process.
- The current bushland setting is to be retained with minimal housing visible from the course.

What's proposed?

- Limited remodelling of the existing course layout, with five brand new holes provided and several others reconfigured.
- Improved practice facilities including addition of a new three-hole course for beginners.
- Construction of a new clubhouse located within the Village Centre.
- Improvements to course drainage, to minimise the impact of flooding from extreme rainfall events.
- The introduction of water to three of the new holes to add interest and variety to the golfing experience.

Indicative timing

Improvements to the golf course will be subject to the timing of development within the entire North Tuncurry site. Proposed changes are still in the early stages and will be refined over time in consultation with Mike Cooper and the golf club.

Future development of the North Tuncurry site is expected to commence from the south. It is likely that the existing golf course access road would be upgraded early in the project but this would still be a minimum of 3 years away.

Changes to the golf course and club house are unlikely to occur within the first 10 years of the development.

Board 16

Golf Course and New Club House [cont'd]

The plans below illustrate the potential future layout of the golf course including changes to the current course design.



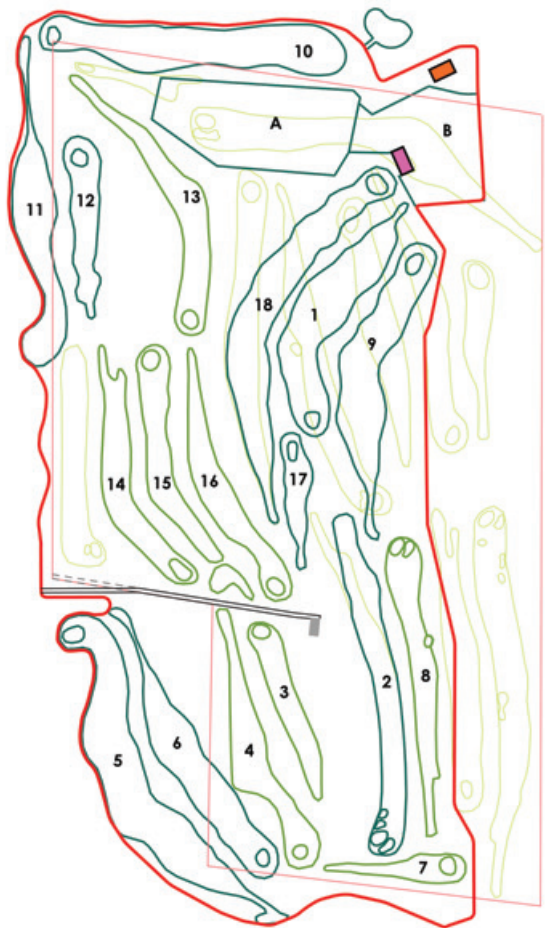
Golf Course concept plan.

NOTES:

- A. All proposed holes as shown subject to site proving.
- B. For new holes - see for blue, yellow and red cards, will be subject to site analysis and location.

Proposed New Golf Holes				
No.	Area	Area (sq. m)	Area (hectares)	Per
1	100	100	0.0023	1
2	100	100	0.0023	1
3	100	100	0.0023	1
4	100	100	0.0023	1
5	100	100	0.0023	1
6	100	100	0.0023	1
7	100	100	0.0023	1
8	100	100	0.0023	1
9	100	100	0.0023	1
10	100	100	0.0023	1
11	100	100	0.0023	1
12	100	100	0.0023	1
13	100	100	0.0023	1
14	100	100	0.0023	1
15	100	100	0.0023	1
16	100	100	0.0023	1
17	100	100	0.0023	1
18	100	100	0.0023	1
Total	1800	1800	0.0414	18

Proposed Existing Golf Holes				
No.	Area	Area (sq. m)	Area (hectares)	Per
1	100	100	0.0023	1
2	100	100	0.0023	1
3	100	100	0.0023	1
4	100	100	0.0023	1
5	100	100	0.0023	1
6	100	100	0.0023	1
7	100	100	0.0023	1
8	100	100	0.0023	1
9	100	100	0.0023	1
10	100	100	0.0023	1
11	100	100	0.0023	1
12	100	100	0.0023	1
13	100	100	0.0023	1
14	100	100	0.0023	1
15	100	100	0.0023	1
16	100	100	0.0023	1
17	100	100	0.0023	1
18	100	100	0.0023	1
Total	1800	1800	0.0414	18



Golf Course existing and proposed.

Community Connectivity

A guiding principle behind the design of the North Tuncurry Development Project is to create a compact neighbourhood structure that respects its unique natural setting, is connected to the existing Tuncurry town centre and fosters an active, healthy community lifestyle.

In keeping with this design approach, the draft Master Plan ensures that all residential dwellings are located within two minutes walk to bushland, the beach or open space.

Key design components

- Dedicated pedestrian and cycle paths
- Pedestrian connections to bushland and open space
- Improved beach access
- Walkable access to community facilities
- Extension of Beach Street and new northerly connection to the Lakes Way
- A bus route to provide direct connections to the Tuncurry town centre



Community connectivity.

Densities and Heights

In keeping with community feedback, the North Tuncurry Development Project will respect the local character of the Forster Tuncurry area. The majority of residential development will predominately be low scale with height restrictions of 1 to 2 storeys.

At the same time, it will be important that the project meets affordability expectations and provides potential residents with a wide selection of housing choice. As such, smaller lots and higher density apartment living is proposed within the Village Centre and includes a small number of buildings up to 5 stories, strategically located to minimise visual impacts.

The draft Master Plan also includes some large lot development and eco-tourism uses towards the north of the site.



View analysis 9 Mile Beach to Village Centre.



View analysis – Main beach photomontage.



View and section analysis – Village Centre to 9 Mile Beach.

Key Outcomes and Benefits

Key outcomes and benefits that will flow to the community from the draft Master Plan include:

- A variety of housing choice to meet different life stages and preferences. This includes smaller lots and apartments close to the village centre, to larger lots with beach, water and golf course frontage, along with eco lots to the north that have less formal support infrastructure;
- 13.24ha of employment / mixed use lands located to the west and north of the site to provide economic opportunities for the local area;
- A new Village Centre incorporating small scale commercial and retail facilities, with a village green and new golf club house, to serve local residents and visitors;
- A new Tuncurry Surf Club combined with multi - purposes community facilities including meeting rooms;
- Multiple parks and open spaces totalling 11.55ha, providing a variety of user experience evenly disbursed throughout the master plan area;
- Strategic remodelling of the golf course to better integrate the layout with future development. This includes a new club house; and
- Connection to the rest of Tuncurry via a major entry point at The Lakes Way, and extension to Beach Street.



Board 20

The Next Steps and Your Ongoing Involvement

The Planning Proposal and draft Master Plan are to be lodged with Planning and Infrastructure in mid-2014. There will be another opportunity to comment on the Planning Proposal during a formal public exhibition period later in 2014.

Subject to rezoning of the site and ongoing community consultation, it is expected that future residential development will be staged over the next two decades, to take into account market demand. The aim will be to ensure that housing stock accommodates the expected growth in the region and provides a range of different housing types to cater for a wide cross-section of the community.

Mid 2014

Submit Planning Proposal and public exhibition

Late 2014

Review submissions and amend Planning Proposal as required

LATE 2014 early 2015

Assessment and determination by Planning and Infrastructure

Community input

Your feedback is important.

UrbanGrowth NSW maintains a sense of social responsibility with strong regard to the interests of the community and is committed to understanding the key issues and opportunities that are most important to you.

UrbanGrowth NSW welcomes your questions and feedback on the North Tuncurry Development Project.

Please contact us or visit our website for more information:

Project webpage: <http://www.norhtuncurry.com.au>

Project email: norhtuncurry@urbangrowth.nsw.gov.au



Trade &
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Crown Lands



UrbanGrowth
NSW

North Tuncurry Development Project Community Information Day - 22 June 2013 Summary of Feedback

Overview

UrbanGrowth NSW held a community information day for the North Tuncurry Development Project on Saturday 22 June 2013 in the Forster town centre. The event was part of a broad commitment to engage with the local community and was the first in a series of community consultation activities that are planned over the next 9 months. A key aim of the event was to obtain community feedback and input that will help guide future development options for the site.

The community information day was promoted in local print and electronic media, posters were displayed in various retail outlets in the town centre and invitations were sent to key stakeholders in the local area.

The event was scheduled over a 4-hour period (from 11am – 3pm) and was hosted by representatives from UrbanGrowth NSW, Robert Day (urban designers) and KJA (community engagement specialists). The format was designed as a drop-in session to provide an opportunity for the community to speak with members of the project team in an informal environment and find out more about UrbanGrowth NSW's plans.

Information was displayed on 12 project boards and covered a range of topics including:

- The rezoning process
- History and context
- European and indigenous heritage
- Indicative development footprint
- Environmental considerations
- Development philosophy
- Possibilities for the site
- Next steps

The community was also encouraged to complete a survey and provide their feedback on the key areas of the development that are of the most interest to them.

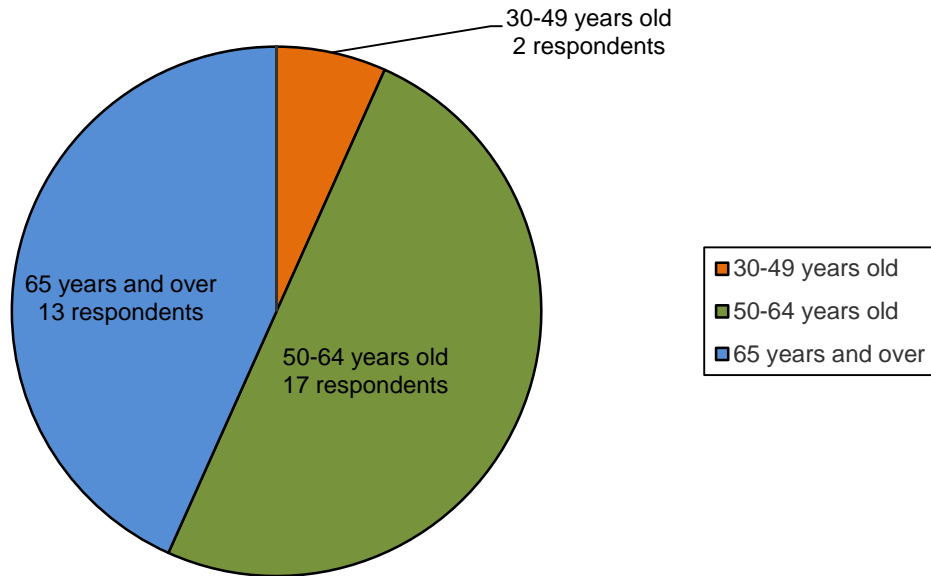
Feedback

The information day generated a wide range of interest with more than 90 people attending over the 4-hour period. Feedback received was overwhelmingly positive. The community appreciated being informed and having the opportunity to provide their input at this early stage in the process. Interest in the future development ranged from traffic (particularly around Chapman Road) to local employment options. There was general support for community facilities, conservation, parks and open space. The feedback suggests that people want an integrated development, in keeping with the local area and no high rise.

Survey responses

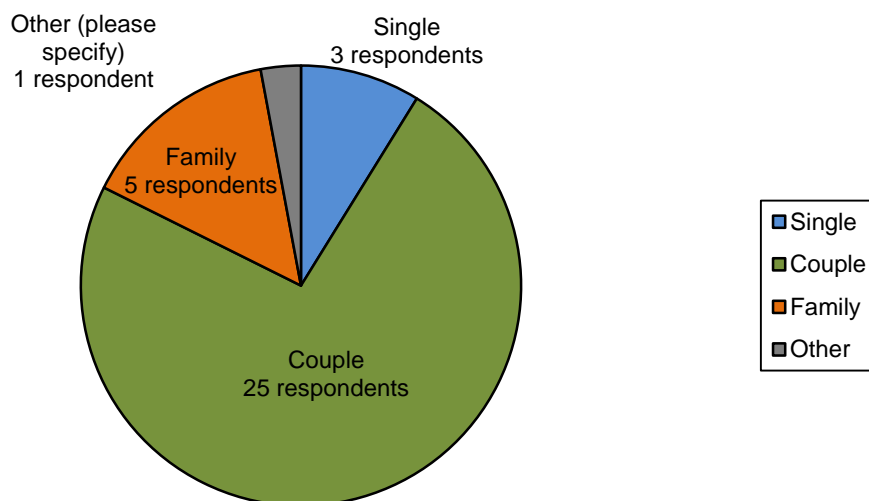
In addition to general feedback, a survey was developed to help the project team understand the key areas of community interest in the project, as well as collect specific information and demographic data. 34 people completed the survey - anecdotally many people completed the survey as a couple. Responses captured in the survey are outlined on the following pages.

Which age group do you belong to?

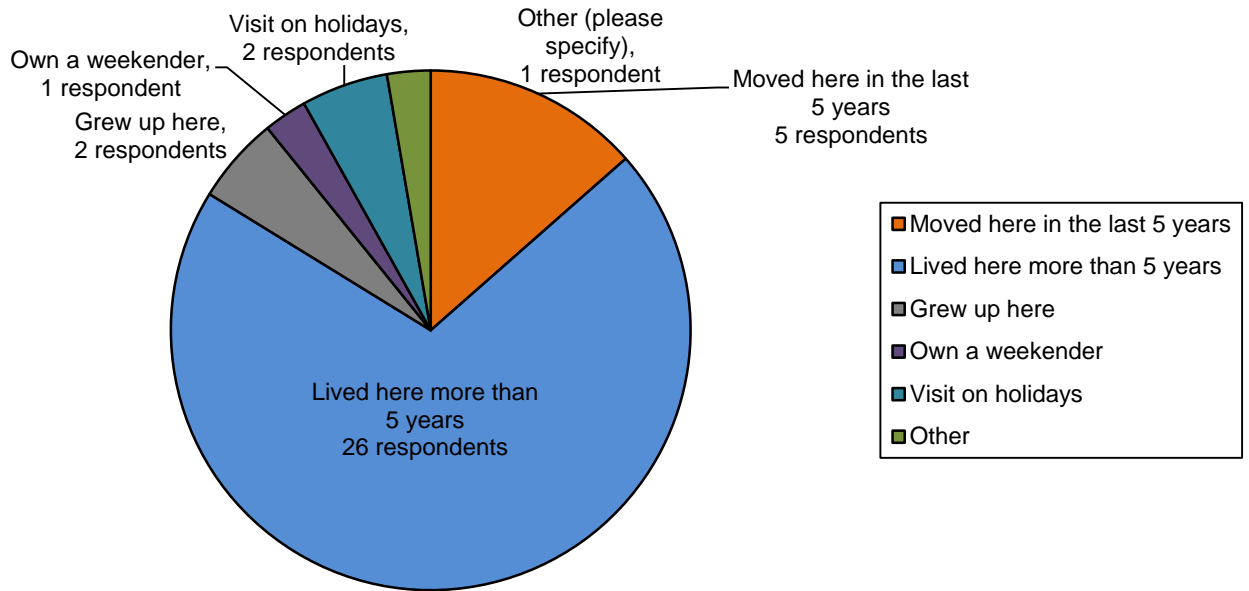


Note: although a number of younger people attended the community information day, no one below the 30-49 years old age bracket completed the survey.

Which of the following best describes your household?

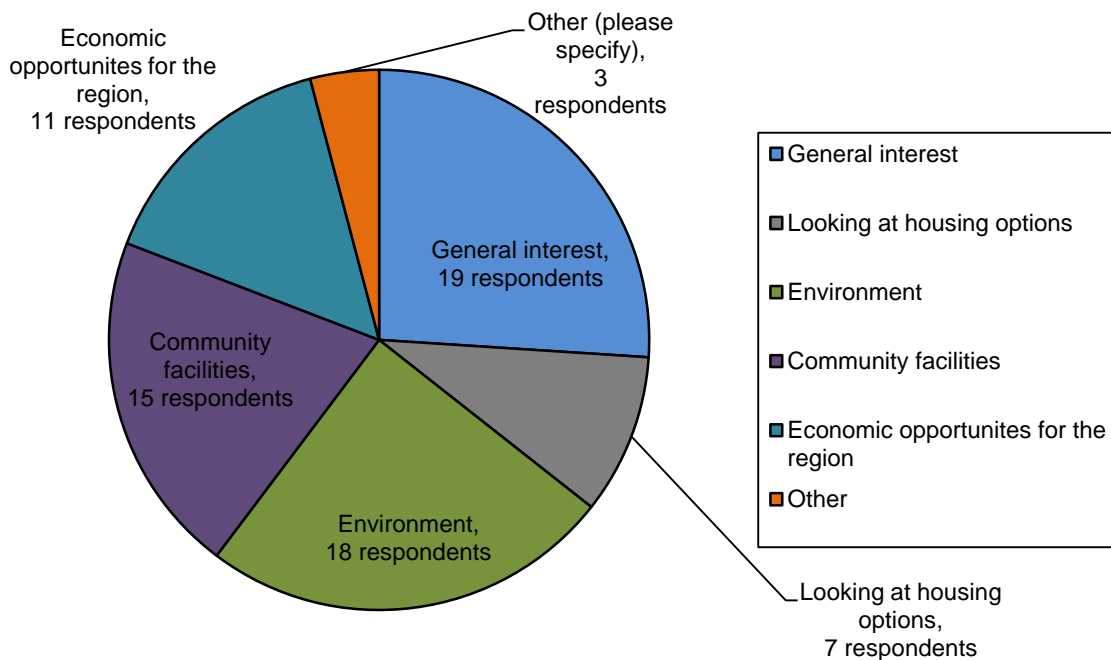


What is your relationship to the area?



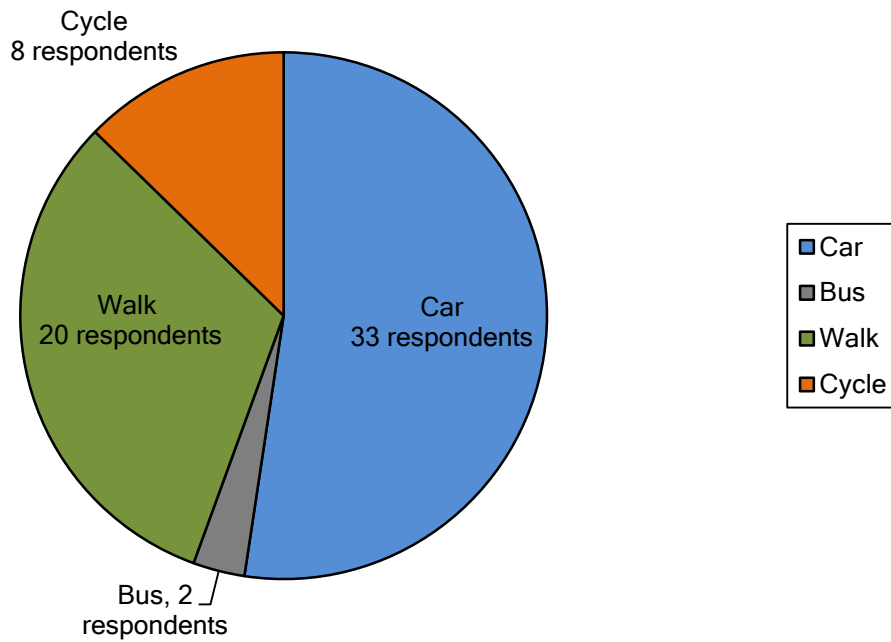
*Other: Work in the area

What is your main interest in the development?

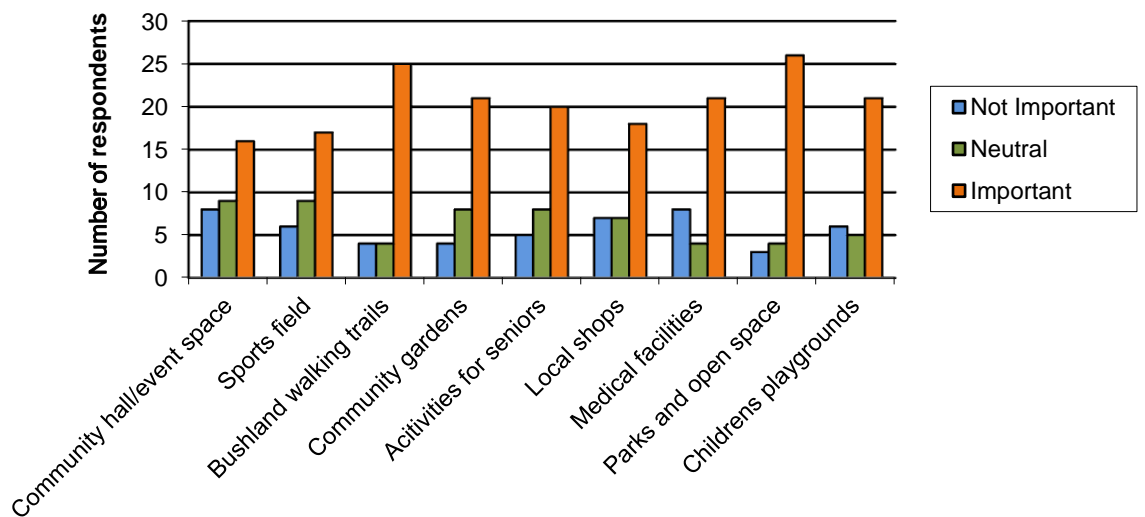


*Other interests: Higher education trades and professional; education; Stockland development

How do you like to get around?

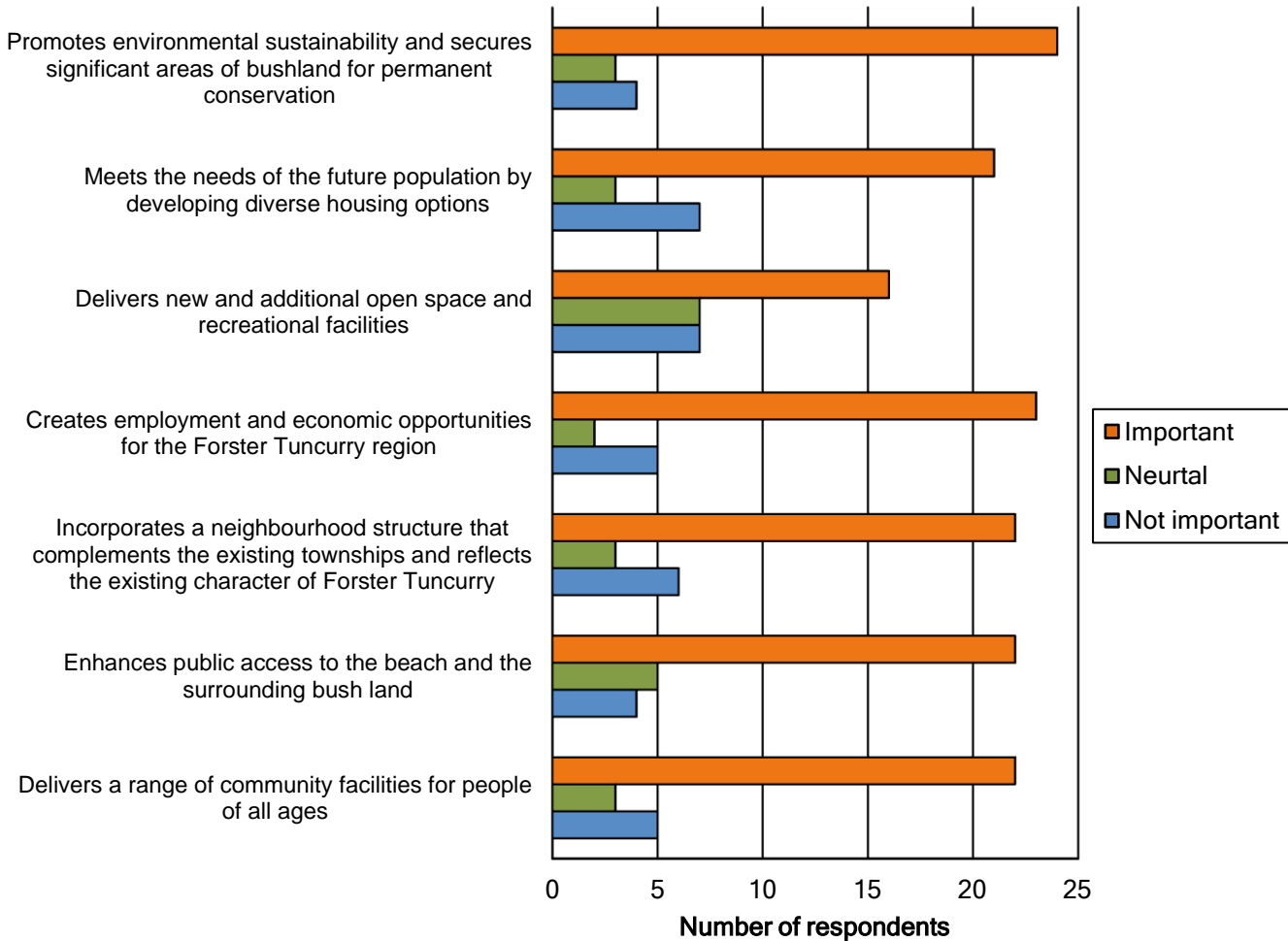


***What things would you most like to see in any future development on the site?**

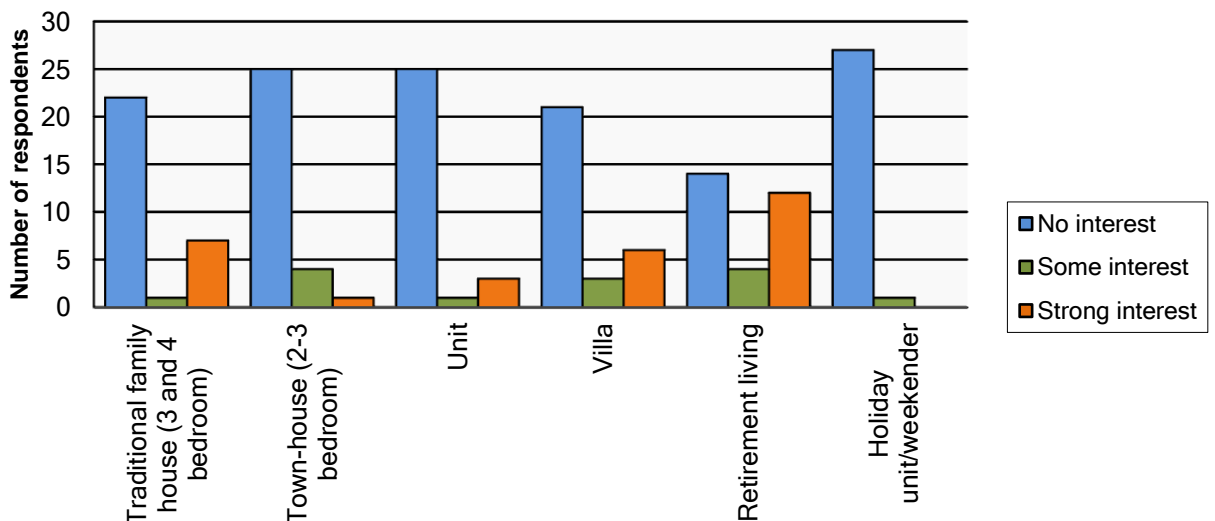


Other activities listed: Skate Park, Cycle way; the impact on the local society; Employment for local people; conservation areas; education

Please indicate the key attributes of the North Tuncurry Development Project that are most important to you.



If you were to consider purchasing a residential property on the site, what type of property would be of interest?



Additional comments: What did people say?

In addition to responding to survey questions, many people provided general feedback about the North Tuncurry Development Project. Comments received are outlined below.

Rezoning application must establish a viable foundation for future development and land management. Dimensions + configuration of land identified for development should accommodate a range of housing types + street patterns which ensure viability of bushland conservation areas. Zoning should be completed by local provision for biodiversity conservation (see Hunters Hill LEP 2012).
- No units, too many already - Good bus service from development to town centre
I would like to see decent size housing, not like Banksia Estate, so neighbours have some privacy.
1. What does a costal buffer strip consist of? - plants, trees etc. 2. How wide is this buffer strip? 3. No high rise on foreshores 4. Would not comment on houses etc. until I saw a complete plan 5. My opinion is that there should be more than a frontal dune: e.g. Tuncurry is very flat. Would like to see dune, then parkland, then road, then housing.
Protection of the environment is my paramount concern - all of the attributes of the plan are secondary to protecting water quality, habitat, dunes etc.
Development would provide future amenities such as shopping, sporting areas also retirement facilities as the Forster/Tuncurry area is accepted as having an average age group of 50years+
As long as road infrastructure is upgraded to cope with extra traffic including bridge. Golf Club upgrade. Surf club at Tuncurry Beach/9 mile beach.
Look forward to the design proposed next year.
Effects of traffic flow into Forster-Tuncurry employment i.e. industrial parks and urban services medical support -doctors-dentists-hospital beds-Police, Ambulance and Fire Brigade. Effects of services water, power, waste. Additional entry egress to Pacific Highway Upgrading of Tuncurry-Forster Bridge.
Concerned that the elderly residents of Tuncurry would be negative about this great potential of this development project.
This development needs to have more "localised" feel for the local community to take ownership, in its completion. Needs to employ local businesses to enhance local ownership. Transport and shops to come first.
I appreciate the opportunity to be informed about the progress of this development. I believe environmental sustainability is extremely important. Please respect and take care of our beach and bush, and all flora and fauna that live there. Walking trails and reserves within the development are very important.
Areas of concern. - Sustainable conservation areas in perpetuity - Concentration of commercial areas that won't draw business away from existing

Tuncurry and Forster - Traffic impact on Lakes Way - Conservation of Aboriginal heritage and it's management in perpetuity - Bushfire protection and impact of buffers on vegetation communication
Protect the beach for surfers.
I would like to see economic opportunities on the site for local businesses.
Public transport to connect to the town centre is important.
Please make sure that potential traffic issues at Chapman Road are resolved as part of future development.

North Tuncurry Development Project

Community Reference Group

Meeting Notes and Actions

Meeting:	Community Reference Group – Meeting No 1
Date:	18 July 2013
Location:	Tuncurry Bowling Club, 21 Parkes Street, Tuncurry
Time:	4pm – 6pm
Attendees:	<p>Chairperson Rick Barraclough (Community member)</p> <p>CRG members Jan McWilliams (Great Lakes Council) Doug Holmes (Forster Tuncurry Golf Club) Jacqui Keats (Community member) Gary Gersbach (Forster Tuncurry Business Chamber) Shane McLeay (Tuncurry Village Group) Ian Lewis (Rural Fire Service member) Grahame Burns (Community member) John Fletcher (Community member) Stacey Harbutt (Community member) John Halpin (Community member) Vincent Jensen, alternative for Graeme Jennings (Great Lakes Campus) Allan Fidock (NSW Police)</p> <p>Project team Michael Pring (UrbanGrowth NSW) Marcus Paget Wilkes (UrbanGrowth NSW) Stephen Moore (Roberts Day) Angela Koepp (Roberts Day) David Robinson (KJA)</p>
Apologies:	Mick Leon (Lakkari) Graeme Jennings (Great Lakes Campus) Troy Kauter (NSW Police)

Item No.	Item	Action
1.0	<p>Welcome</p> <p>Michael Pring welcomed those in attendance, outlined the key aims of the CRG and gave a short status update of the North Tuncurry Development Project (NTDP).</p> <p>Michael then introduced Rick Barraclough and thanked him for agreeing to be the independent Chairperson of the CRG.</p>	Note
2.0	<p>Introduction by Chairperson</p> <p>Rick Barraclough provided a brief introduction and asked the CRG members to introduce themselves, their main areas of interest and identify which organisation or group they were representing.</p>	Note
3.0	<p>CRG format and house keeping</p> <p>Meeting format:</p>	Note

	<p>David Robinson ran through the format for the evening, confirmed that all CRG members had received the Terms of Reference and asked if there were any questions. David stressed the importance of members working together and the need to respect different points of view that may be expressed.</p> <p>Meeting outcomes: The key outcome to be achieved from the first CRG meeting was to understand the major issues and opportunities that CRG members saw as being important in relation to future development on the site.</p> <p>Future meetings: A future CRG meeting will be held later in 2013 once a draft Master Plan has been developed. This will be refined following feedback from CRG members and other project stakeholders. A third CRG meeting is expected to be held in the first quarter of 2014, to present the final Master Plan that will be submitted to the Department of Planning and Infrastructure (DP&I) with the rezoning proposal. This rezoning proposal will be placed on exhibition for public comment.</p>	
4.0	<p>Potential urban design considerations presentation</p> <p>Angela Koepp presented the preliminary findings and initial urban design observations, and the outcomes from a Refining the Vision workshop with the project team that was held earlier in the day. Refer Attachment 1 for presentation.</p>	Note
5.0	<p>Questions</p> <p>Prior to two workshop exercises on issues and opportunities, CRG members raised a number of questions:</p>	
	<p>Q. Will the Forster Tuncurry Crown Harbour Project be considered when developing the NTDP?</p> <p>A. The Forster Tuncurry Harbour Project is not directly related to the NTDP. However It will be considered as it provides opportunities for the NTDP.</p>	Roberts Day to ascertain status of Harbour Project for reference
	<p>Q. How long will the formal public exhibition period be? 28 days isn't long enough.</p> <p>A. This will be determined by the Departments of Planning and Infrastructure (DP&I).</p>	Details to be provided to CRG when confirmed by DP&I
	<p>Q. What does the rezoning process involve and how much detail is included?</p> <p>A. The Master Plan and rezoning proposal will outline future land uses and street patterns. Although future Development Applications will be required for building and civil works.</p>	Note
	<p>Q. Has Roberts Day (Urban Designers) walked through the site, as part of their investigation?</p> <p>A. Yes, Roberts Day has also spent time in Forster Tuncurry looking at how people travel around, their recreational activities, modes of transport etc.</p>	Note

	<p>Q. What is the expected size of the development? How many dwellings are proposed and what will be the expected population of the NTDP when complete?</p> <p>A. The development footprint and dwelling yield will be determined as part of the master planning process. Preliminary estimates are that future development could accommodate around 2,000 dwellings, (this may take 10 years or more to deliver). The current average estimated number of people per dwelling is 2.1 people per household, giving a total expected population of approximately 4,200.</p>	Note
	<p>Q. What is the expected level of high-rise and what type of houses will be built?</p> <p>A. UrbanGrowth NSW doesn't think there will be a great market appetite for high-rise living although this is yet to be determined. A range of housing options will be considered, from large lots to accommodate traditional 3 and 4 bedroom house types, to small lots to accommodate villa style, affordable housing, etc.</p>	Note
6.0	<p>Workshop Exercise 1 - Issues</p> <p>CRG members were asked to identify potential issues to be considered in relation to future development.</p> <p>Issues:</p> <ul style="list-style-type: none"> - Climate change, sea level rise, ground water - *Need to consider 1:200yr flood levels - Population constraints, (reference made to GHD report estimating a maximum of 35,000 people for Forster Tuncurry) - Capacity of utility services, water, sewage (can we tap into aquifer?) - How much high rise? How high? - Housing affordability - Range and size of housing - Nature and environmental connectivity - No large conference or community facilities in Forster Tuncurry - No large chapel - What changes to the golf course? Will it be expanded? - Impact on education with population increase – both physical and financial impact need to be considered - Great Lakes LGA has the oldest population in NSW - Lack of employment opportunities for young people - Transport (public transport), travel distance to work - Potential social isolation for older population if no transport - Lower population than predicted (due to climate change) - Traffic access from Lakes Way - Road capacity - Golf course access (incorporate improved access) - Sensitive development to beach - Impact on character of Forster Tuncurry - Capacity on existing services (health/hospital) - Provision of additional health services come at high operating cost and must be considered. <p>*The initial comment relating to this item was quoted as an incorrect unit of measurement. This was clarified post meeting.</p>	Note

7.0	<p>Workshop Exercise 2 - Opportunities</p> <p>CRG members were asked to identify opportunities that they would like to be considered in relation to future development on the site.</p> <ul style="list-style-type: none"> - Multi-use facility combined clubhouse, surf club, convention centre, restaurant - Sporting centre of Tuncurry - Community health facility. <p>Economic Growth:</p> <ul style="list-style-type: none"> - Interest in industrial usage could be considered – we should look at opportunities that benefit the region - Conference facilities to cater for weddings - chapel - Capacity for 1,000 people – promote to conference market - Educational/ employment opportunities to keep young people here. Satellite University Campus for remote/ongoing education - Professional services - Nabiac as industrial opportunity for employment - Tuncurry tourism - Eco opprtunities, including possible wind farm? Sustainability, green technology - Should we focus on more immediate/manageable employment - Economic base to benefit the region, with sustainable development - Encourage developmnet that has a low carbon footprint - Promote benefits, natural coastline, conservation, ecology - Focus on a brand for Forster Tuncurry. <p>Housing Opprtunities:</p> <ul style="list-style-type: none"> - The days of the large house are gone - 2 car garage/3 bedrooms (is common) - Consider developing smaller options - Provide affordable housing to attract young families (opportunity to promote benefits of the school, close by) - Mix of housing (diversity) - Community gardens - Large lot size with small house to allow for garden plot, (encourage healthy lifestyle). 	Note
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	<p>Discussion point: How does NTDP compare to other developments</p> <ul style="list-style-type: none"> - "Salt": Highend 500 sqm lots. Close enough to commute to Gold Coast - Tallwoods: No other services close by, residential component has been seperated from golf course. <p>Life Long Communities:</p> <ul style="list-style-type: none"> - Business centre and light industrial - Mobile business centre - Convenience retail at NTDP needs to consider timing - short term option maybe to co-locate with club house and subsidise retail activity to encourage businesses. - Long term consider village centre with library - Village centre same size as Forster Quays - Cater for younger population services, education, housing, parklands and cycle ways. <p>Need a "Brand" for Forster Tuncurry:</p> <ul style="list-style-type: none"> - Known as both God's Country and God's Waiting Room. Forster Tuncurry needs a new image to attract and retain younger people - Promote as a destination - <i>A Place where we want to be</i> - Include the benefits of the area human + natural experience (IE: friendly and natural) - Sporting town - Accommodation - Consider all demographics – do not just promote to low- income demographic, promote housing/lifestyle benefits to a wide audience - Need to consider socio economic opportunities up front. <p>Comment: The Chairperson suggested that opportunities need to remain focused on NTDP, rather than broader region.</p>	
<p>8.0</p>	<p>Summary</p> <p>The Chairperson thanked members for their attendance and input and suggested that further comments, ideas or opportunities could be emailed to the project team.</p> <p>Michael Pring ran through the next steps and advised that feedback from the first CRG meeting would be considered by the project team when developing the draft Master Plan and rezoning proposal.</p> <p>The next CRG meeting will be held later in 2013 to get feedback on the draft Master Plan and rezoning proposal before further review.</p> <p>David Robinson confirmed that meeting notes will be distributed to CRG members and will be placed on the NTDP web site. A copy of the State Significant Site study requirements required by DP&I will also be distributed to members.</p>	<p>DR to distribute following sign off</p>
<p>9.0</p>	<p>Next meeting</p> <p>CRG members will be contacted in due course with potential dates.</p>	<p>DR to advise dates when known</p>

Close of meeting

North Tuncurry Development Project

Community Reference Group

Meeting Notes

Meeting:	Community Reference Group (CRG) – Meeting No 2
Date:	27 March 2014
Location:	Tuncurry Beach Bowling Club, 21 Parkes Street, Tuncurry
Time:	5pm – 7pm
Attendees:	<p>Chairperson Rick Barraclough (Community member)</p> <p>CRG members Jan McWilliams (Mayor, Great Lakes Council) Doug Holmes (President, Forster Tuncurry Golf Club) Gary Gersbach (Forster Tuncurry Business Chamber) Ian Lewis (Rural Fire Service member) Grahame Burns (Community member) John Fletcher (Community member) Stacey Harbutt (Community member) Vincent Jensen, alternative for Graeme Jennings (Great Lakes Campus)</p> <p>Guest Lisa Schiff (Director Planning & Environmental Services, Great Lakes Council):</p> <p>Project team Michael Pring (UrbanGrowth NSW) Marcus Paget Wilkes (UrbanGrowth NSW) Angela Koepp (Roberts Day) David Robinson (KJA)</p>
Apologies:	Troy Kauter (NSW Police) Jacqui Keats (Community member) John Halpin (Community member) Graeme Jennings (Great Lakes Campus) Kellie Syron (NTSCorp)

Note:

The meeting notes below provide a summary of the information presented together with the key items questions and comments raised by attendees. The structure of these notes does not necessarily flow in the order in which items were discussed. Items have been grouped into consistent themes and discussion points. These notes are not intended to provide a verbatim record of questions and comments.

Item No.	Item	Action
1.	<p>Welcome by Chairperson</p> <p>Rick Barraclough welcomed those in attendance and noted apologies from the meeting. Michael Pring also noted that Jacqui Keats has advised that she was unlikely to attend.</p> <p>Rick asked if there were any questions or comments about the previous meeting notes and suggested CRG members re-introduce themselves given the lengthy period since the last meeting. Rick then invited Michael Pring to provide an update on the status of the project.</p>	Note

2.	<p>Project update and status</p> <p>Michael Pring confirmed that considerable work had been done over recent months to inform the preparation of the rezoning proposal and draft Master Plan.</p> <p>UrbanGrowth NSW hopes to lodge the rezoning proposal and draft Master Plan in May 2014. This second CRG meeting is an opportunity to present details of these Plans and receive comments and feedback before they are lodged.</p> <p>Michael confirmed that this is an important consultation phase, with presentations recently being made to the Golf Club Board and the Chamber of Commerce. A presentation to Great Lakes Council's planning staff has been scheduled for Friday 28 March and it is hoped that a presentation to elected Councillors will be conducted in the near future.</p>	Note
3.	<p>Summary of previous consultation</p> <p>Prior to a presentation on the draft Master Plan, David Robinson provided a brief recap of the feedback received from the first Community Information Day (CID) held in June 2013, together with some of the main issues, opportunities and comments raised at the first CRG meeting in July 2013.</p> <p>Feedback from CID suggested that the environment, along with parks, open spaces and walking trails were major areas of community focus. Other important attributes in future development that community members would like to be considered included:</p> <ul style="list-style-type: none"> • Conservation and an environmentally sustainable development; • Employment/economic opportunities; • An integrated development, consistent with the existing character of Tuncurry; • Enhancing access to beach and bushland; • Ensuring there are not too many units or high rise buildings; • Good access connections to Tuncurry; • Management of traffic impact on The Lakes Way access; and • Protection of the beach. <p>Similar issues to be considered were raised at the CRG meeting. These included:</p> <ul style="list-style-type: none"> • Climate change/ population constraints / flood levels (environment); • The capacity of infrastructure utility services, medical services and education; • Range and type of housing including affordable options and the amount of high rise proposed; • Lack of conference community facilities in Forster (seen as both an issue and opportunity); • Lack of employment opportunities; • Traffic access from The Lakes Way, road capacity and connections with Tuncurry; <p>The key opportunities identified at the first CRG meeting included:</p> <ul style="list-style-type: none"> • Economic growth, conference facilities, education and tourism that would contribute to a 'brand' for Forster Tuncurry; • Development with a low carbon footprint; • A mix of housing, including affordable options; and • A Village Centre with multi use facilities, surf club and community facilities, (it was suggested that a short term option may be to co-locate facilities with retail to help establish the centre). 	Note
4.	<p>Presentation of draft Master Plan</p> <p>Angela Koepp presented the key elements of the draft Master Plan and</p>	Note

outlined how the Plan had considered many of the items raised during previous consultation. Angela also advised that the Plan being presented commenced with a 'place audit' of how locals live, work, move and spend leisure time. A global review of coastal towns in the same climatic belt was also conducted to understand shared coastal values:

Key elements of the draft Master Plan covered items such as:

- Staging of development - expected to commence from the south.
- Site access will be provided via existing Northern Parkway, Beach Street extension and The Lakes Way.
- The main 'collector road' through the development will loop through the site and provide an opportunity for a bus route to link the development and connect with the Tuncurry town centre.
- The entry streets pass water bodies (wetlands), parks and dunal system to contribute to the arrival experience.
- The foreshore golf course land on the western side of the site will be reconfigured to allow other development and enhance public foreshore access.
- The Village Centre co-locates the heart of the development, *the Village Green*, with a neighbourhood supermarket, new Golf Club, restaurants and cafes and a community centre with shared storage facilities for the Surf Club...all overlooking the created water body and linking to the beach.
- The northern part of the site has streets, blocks and community gathering places (park and basin) oriented towards Mt Talawahl to provide views of the natural surrounds.
- An 'eco village' area is proposed north of the Village Centre. This area will have less structured infrastructure (roads and footpaths) and will transition from the standard development of the site into a bushland conservation area.
- A range of open space types will be provided to cater for different lifestyles and needs.
- The system of parks and basins create a framework for locating community facilities and are linked by the 'collector road' loop and dedicated pedestrian and cycle paths.
- Special places along the loop include:
 - Village Centre;
 - Mixed use and employment;
 - Eco Village;
 - Foreshore and 9 Mile Beach;
 - Heritage Park;
 - Gateway Entry Park; and
 - Mt Talawahl Park.
- A range of street types are provided, with a coastal character, native landscaping and will be accessible by vehicles, cyclists and pedestrians.
- The Norfolk Pines along Beach Street has inspired the use of these trees as a way-finding feature and highlights the Village Centre.
- Density of dwellings – A range of lot size and housing types are proposed to ensure diversity of people and lifestyles are accommodated. Affordable product (terraces, cottages and apartments) to cater to first- home buyers, conventional lots for the majority of the project and larger lots with rural and/ or eco character on the edges.
- Less than 10% of the development is considered for medium density (5 storeys max) and is concentrated at the most urban part of the Master Plan, in the Village Centre.
- Preliminary visual assessment demonstrates there will be minimal

	visual impact from Main Beach and no visual impact from 9 Mile Beach.	
5.	<p>Feedback</p> <p>At the conclusion of the presentation CRG members requested that they be provided with a copy of the PowerPoint presentation. David Robinson suggested that a better option would be to provide a copy of the project boards from the CID, which includes additional information.</p>	Copy of the project boards to be sent with CRG meeting notes
6.	<p>General questions and discussion relating to the Master Plan</p> <p>The presentation of the draft Master Plan raised a number of questions or discussion points by CRG members. These have been captured and grouped under themes below.</p>	Note
	<p>Housing and Accommodation</p> <p>Q. Will development and dwelling construction address whole of life living, and consider how development could align with COTA NSW policies and initiatives?</p> <p>A. Development will provide a range of dwelling sizes so people can remain within their neighbourhood and down size as the need arises.</p> <p>Q. Is any public housing planned for the site?</p> <p>A. Future development will provide a range of housing types to help address issues such as affordability. However, generally new development projects do not set aside areas for dedicated public housing estates.</p> <p>There are a number of models and opportunities to work with social housing providers as well as Council to develop a building model to make some housing within the development more affordable.</p> <p>Comment by CRG member</p> <p>There should be an opportunity for tourist accommodation to be included to support 'stay and play' options for golfers. This could be provided as medium density 'unit style' development in the Village Centre. This will also help make the golf course more commercially viable.</p>	Note
	<p>Environment</p> <p>Q. How far from the foreshore will buildings be set back?</p> <p>A. Approximately 200 metres from the Mean High Water Mark.</p> <p>Q. What is the distance (extent of separation) between the coastal heath and buildings? Why isn't there a perimeter road to separate the coastal bushland and buildings to act as a bushfire buffer?</p> <p>A. There is at least a 20 meters Asset Protection Zone (APZ) buffer, to provide protection from bushfire. This issue has been considered by bushfire consultants. A perimeter road has been considered, but this is not a preferred option of Council. A paved access way for emergency vehicles and shared with cyclists and pedestrians is planned.</p>	Note

	<p>Village Centre and layout of community facilities</p> <p>Q <i>At the last CRG, there was discussion about community facilities including a Golf Club and Surf Club, being co located. Why are they now separated?</i></p> <p>A. This has been looked at in detail. The current plan is to co-locate the surf club facilities with the Community Centre in close proximity to the beach.</p> <p>The golf club is located on the west side of the main 'collector road' through the development. If the surf club had been co-located with the golf club people would need to cross that road to access the beach.</p> <p>Q <i>How big will the Surf Club be? Also if it is set back 200 metres behind the coastal heath, how will Lifeguards be able to see the beach?</i></p> <p>A. The Surf Club is likely to be a small satellite facility in the early stages. It may ultimately evolve into a full club and if so could attain 2 storeys. It will consist of storage facilities initially and utilise the community centre for training, meetings and amenities. It will not be a vantage point for Lifeguards. 'Look out posts' will be situated directly on the beach frontage.</p> <p>Comment by CRG member There needs to be adequate beach parking, change rooms and toilet facilities, closer to the beach than the proposed club house.</p>	
	<p>Traffic and Access</p> <p>Q. <i>The Lakes Way (as a single lane carriageway) is already at peak capacity at some points. It will need to be upgraded. How will it accommodate more traffic with additional entry points to/from the new development?</i></p> <p>A. Traffic impacts have been considered in traffic reports. The findings of these studies suggest that The Lakes Way can handle additional traffic from the development, although it is likely that upgrades will occur over time. Access to Tuncurry will also be provided via an extension of Beach Street, plus the layout of the 'collector road' provides an opportunity for a bus loop that links to Tuncurry.</p> <p>Comment by CRG member The biggest impact for traffic on The Lakes Way is the 40km school zone.</p>	Note
	<p>Employment</p> <p>Q. <i>What long-term employment opportunities will the project provide?</i></p> <p>A. The Village Centre will provide employment opportunities. There is also land allocated for employment at the north western corner of the site off The Lakes Way and at the corner of The Lakes Way and the Northern Parkway</p> <p>Comments by CRG members Development and construction should provide opportunities for local people, particularly the young and unemployed. Forster Tuncurry needs to provide more opportunity for young people generally, so they stay in the area. The area needs to be more than retirement living.</p>	Note

	<p>Timeframe</p> <p>Q. What is the likely timeframe and order of development?</p> <p>A. The project is planned to commence from the south and will start with roads and infrastructure. It may be 10 years before work on the Village Centre occurs.</p> <p>Comment from CRG member The timeframe will really be subject to market demand and a timeframe will be hard to predict.</p>	Note
	<p>Education</p> <p>Q. What education opportunities will there be. Will students be able to attend North Tuncurry Public School and does it have additional capacity?</p> <p>A. Studies indicate that North Tuncurry Public School has capacity to accommodate extra enrolments.</p>	Note
7.	<p>Tuncurry Golf Course.</p> <p>Michael Pring provided an overview of the opportunities to integrate the golf course with future development. The planning underway involves the original course designer Mike Cooper.</p> <p>Improvements being proposed include:</p> <ul style="list-style-type: none"> • a new practice range; • a three hole beginners course; • a new club house; • the relocation of five holes along the foreshore to other areas; and • The introduction of water into a limited number of holes. <p>The proposal is still in the concept stage and further consultation will be undertaken with members of the Golf Club and the Board.</p> <p>The aim of this work is to maintain as many of the existing holes as possible, retain the existing character of the links style course, and the bushland outlook by minimising any housing overlooking the course.</p>	Note
	<p>Questions comments and discussion relating to the golf course</p> <p>Q. How long before work could begin?</p> <p>A. It could be 10 years before changes are realised. It needs to be timed with other development. It is likely that development of the entire site would commence from the south and move north along the western side of the golf course. This would allow new holes to be configured before any holes on the eastern (beach) side were removed.</p> <p>Comment from CRG member The Golf Club President confirmed that the Board are very comfortable with the direction of the proposed changes and are unanimous in their support for the work being undertaken.</p> <p>Note: Throughout the presentation there was also general discussion about staging of work and moving certain holes to enable the redevelopment of the golf course to be fast tracked.</p>	Note
8.	<p>Other comments and discussion</p> <p>Overall there were positive comments in relation to the Plan presented. In particular individual CRG members commented about how the urban design protected the character of Tuncurry and how key attributes had been considered in the design, such as the beach and bushland.</p>	Note

	<p>The CRG representative from the Chamber of Commerce commented that local business would be excited by this proposal, and estimates about the timeframe may be conservative. There may be a much higher level of interest in development than is currently forecast and 140 dwellings per year may not account for the level of interest and future development may need to be accelerated.</p> <p>Reference was made to other developments such as Hallidays Point and Golden Ponds and there was some discussion about how the North Tuncurry Development Project compared favourably with these projects.</p> <p>Another member commented that development needed to consider young people as Forster Tuncurry is more than a retirement village.</p>	
9.	<p>Next steps</p> <p>Michael Pring advised that the next immediate steps in the process involve a presentation to Council officers on Friday 28 March and the Community Information Day on Saturday 29 March, after which it is expected that the rezoning proposal and draft Master Plan will be finalised and lodged with Planning and Infrastructure in May 2014.</p> <p>Subsequent steps include:</p> <ul style="list-style-type: none"> • A Test of Adequacy to ensure requirements for the State Significant Site Study have been met – likely to take 6-8 weeks. • Public Exhibition in August/September 2014 • Assessment and determination by the end of 2014 	CRG members to be advised when lodgement occurs.
10.	<p>Other business</p> <p>On behalf of the Chairperson, Michael Pring thanked all CRG members for their attendance and for their valuable input into the planning and investigation for the North Tuncurry Development Project.</p> <p>Michael advised that it had not been determined whether a future meeting would be held. CRG members will be notified in due course.</p>	Notification to be sent re future involvement

Close of meeting

Mr M. Pring

John Fletcher

Development Manager

68 The Southern Parkway

Urban Growth NSW

Forster NSW 2428

Suite 9 Level 1 Boardwalk

24-30 Forster NSW 2428

31st March 2014

Dear Michael

After attending the Community Reference Group meeting last week I have given some thought to a number of points discussed and I would like to go on record in highlighting the following items for consideration.

Traffic: Increased traffic volume on the Lakes Way must be an integral part of the planning of the development for through traffic as well as access and egress to the project. The northern entry off the Lakes Way is the direct route to the Pacific Highway and Taree in my view will have limited congestion during morning and afternoon periods.

The southern entry at the intersection of the Lakes Way and the Northern Parkway could have a heavy traffic flow during the morning and afternoon peaks, with traffic going to the Pacific Highway, Taree, vehicles transporting students to the TAFE and High School and with local residents of the development transporting young school children to the Tuncurry North Primary School. Traffic management through this intersection will have to be reviewed and may require some road engineering to cater to the higher traffic flow.

The Beach Street entry will generally cater for the developments local residential traffic seeking unrestricted access to the Tuncurry CBD. However road construction should be of a standard to cater for a higher volume of traffic than the current flow, as Beach Street will have increased usage if difficulties arise at the Northern Parkway and Lakes Way intersection.

Fire Trail Road: This road as I understand is to be a sealed single lane road that separates housing from the sand dunes, designed as a fire break and to provide emergency vehicle access and provide public access to the beach parking areas. I therefore suggest that a non-combustible barrier be established adjacent to the sand dune side to prevent unlawful vehicle access to the dune area.

Surf Club House: Beach access track from the surf club should be of a suitable structure to take motorised vehicle movement. i.e. Tractor or similar so surf club boats and equipment can be trailered to the beach, this access should have a lockable gate to prevent public use but the track is to be available for emergency vehicle use.

Community Services and Accommodation Building: The long term proposal is to move the Golf Club House north to be adjacent to the community retail services area and have a building established that will provide public accommodation and conference catering services as a support to the Golf Club and community needs in weddings and business conferences. I would like to mention two Sydney club models for review to determine the administration of this type of service complex. The Bankstown Sports Club is a care taker and management of the Bankstown Olympic Velodrome, The Crest Athletic Track and the Jubilee State Cricket Oval. The Club provides catered function rooms for weddings and conferences and also has motel accommodation within the building structure of the club. The club board has appointed the Travel Lodge Motel Group to manage this division of club activities as the board wanted professional management servicing the hospitality interest of the club activities. Campbelltown Catholic Club did the same by appointing the Rydges Group to manage its hospitality and accommodation services. These models are worth a look at as these two clubs recognised the limits of managerial control in providing services that were outside their expertise. The Golf Club board have all the experience in running and administering golf but adding hospitality and accommodation services is an entirely different field to manage and will need professional management to have it expedited well.

Education: Now is the time to have an innovative planning approach and lead the way in introducing local university education opportunities to a small populated area i.e Forster - Tuncurry. The State Government is encouraging shared facilities to better utilise capital works in public services, to reduce overall provision and running cost. Tuncurry has a good start with the "Great Lakes Combined Education Campus" TAFE and the High School, however now is the time to think of implementing a plan to expand the campus into a FIRST! An "Education Hub". Steps need to be taken to encourage a University Campus to join the shared facility. In today's world of computer media technology and video conferencing it's possible to have small groups of students located well away from a lecturing source and be able to participate in a lectures program. There are a number of University Degree Courses in Administration, Management and others that don't require investment in specialised capital equipment (science labs, moot law courts, practical workshops or machinery) just learning through academic studies. A step in this direction could help resolve a tertiary education question that exists in all small populated country areas throughout the state. If implemented it's a chance to provide university education to students in this area, to obtain a university qualification, if successful, the model could be continued throughout many country areas.

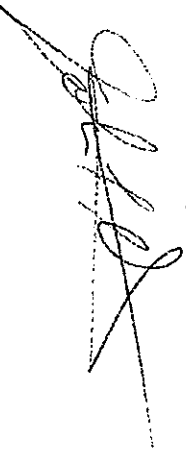
The cost savings to parents in not having adolescent students leave home and set up in rental accommodation close to a distant university would be tremendous.

Water Supply: The principal water supply is from the Bootawa Dam and the Manning River along with recent Midcoast Water introduction of bores to supplement available water volume. I would hope that the future water requirements are being planned beyond the North Tuncurry Development as there will always be continued slow growth throughout the Manning area. (Johns River, Taree, Wingham, Great lakes to Bulahdelah) Catering for future water supply could involve

major works in upgrading dam resources if the bore water table can't keep pace with future growth.

I know I may have touched on a number of issues that are already under consideration in the planning of the North Tuncurry Development. However I hope by highlighting the above points I have given the planners the means to be aware of local issues that are of concern to a member of the community. Should there be any item that I may not have covered to your satisfaction and you need more detail, I am happy to make myself available for any further discussion.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'John Fletcher', written over a horizontal dotted line.

John Fletcher

Copy: Lisa Shiff Great Lakes Town Planning

**North Tuncurry Development Project
Community Information Day – second round
29 March 2014
Summary of Feedback**

Overview

UrbanGrowth NSW held a second Community Information Day on the North Tuncurry Development Project in the Tuncurry town centre on Saturday 29 March 2014. The event was staged over a 4 hour period between 11am and 3pm.

The Community Information Day was promoted through local print, electronic media, posters displayed in various retail outlets in the town centre and flyers in the golf clubs. Attendees from the initial Community Information Day were invited, as were people who had registered their details online via the website. A project flyer was also distributed to key stakeholders in the local area.

The event attracted more than 95 attendees and provided an opportunity for people to view details of the rezoning proposal and draft Master Plan, along with the preliminary plan to incorporate the Golf Course into future development.

Representatives from UrbanGrowth NSW, Robert Day (urban designers) and KJA (community engagement specialists) were on hand to answer any questions. The original designer of the Golf Course also attended to speak to people about plans and improvements being considered for the Tuncurry Golf Course. The format was designed as a drop-in style event so community members could speak with members of the project team in an informal environment and find out more about UrbanGrowth NSW's plans.

Information was displayed on 20 project boards and covered a range of topics including:

- The rezoning process and feedback from earlier consultation
- History and context including European and indigenous heritage
- Indicative development footprint
- Environmental considerations
- Development philosophy, and planning and design principles
- The draft Master Plan including the village centre, open space and the golf course
- Connectivity
- Heights and density
- Key outcomes and benefits
- Next steps and future opportunities for comment.

Feedback

Overall feedback from the event was overwhelmingly positive. Although a feedback form was made available, many people were simply happy to provide verbal comments.

Anecdotally, almost all people appeared supportive of UrbanGrowth NSW plans for this site. Few if any attendees expressed concern about future development. The general feeling was that the North Tuncurry Development Project would provide economic and employment opportunities for the wider Forster Tuncurry area.

Overall, there was broad support for the draft Master Plan, particularly for the large areas of conservation, together with the proposed community facilities and improvements to the golf course. Public open space and beach access also received positive comments.

A common theme related to timing. A significant number of attendees commented that the development could not arrive soon enough.

Comments received from the Community Information Day have been grouped under the main themes and are noted below:

North Tuncurry Development Project – Community Information Day March 2014 Comments and quotes recorded on feedback forms

Access, roads and parking

- Road related - Is there a plan to cut across from the Pacific Hwy through the racecourse to The Lakes Way. Old plan from 20 years ago?
- Entry to site - long term – The Lakes Way – more work needed - single carriageway needs upgrading.
- Subdivision looks great. Problem with extensive traffic coming through Tuncurry, need for green (right) arrow at college early in the morning i.e. 8.30am, long delays getting out of Grandis Drive. Maybe a roundabout at Chapman Road would be a good solution. Has there been discussion of what bridge upgrade will look like / timings?

Development and facilities

- What is the extent of development and number of dwellings?
- Would not like to see more than 2 storeys and existing parking in Tuncurry would be a potential problem.
- Should be no residential / car parking on the ocean side of Beach Street.
- Community Centre should be east of Dune with single road access and parking for ocean views / enjoyment = consider age and walking / drop off point.
- Five storeys in the Village Centre is fine, as long as no overshadowing!
- How much high-rise?
- 200m buffer to beach – should we not be side specific. 200m is too much.
- Is it possible to relocate the surf club closer to the beach? In its current location, the beach is still not accessible for the elderly who can't walk 200m to the beach.
- More people will use beach with better access.
- Reconsider surf club location – no one uses the beach in this location (due to rips and sharks).

Flora and Fauna

- Has the Geebungs (green indigenous shrub) south of site been taken into consideration?
- Do not allow AWD – it rips up mud that then flushes down the road.
- Require confidence that flora and fauna will be maintained during / after development. Is NSW National Parks and Wildlife comfortable with the disruptions to flora and fauna by introducing development - i.e. have corridors been maintained for movement and pollination.
- How does the water get treated?
- Will basins be dry?
- Love seeing so much conservation, especially buffer along The Lakes Way.
- Has beach regression been considered?
- So great to see dunes retained.

Timing

- Hurry up, or it will be too late!
- Can't happen soon enough!!! Economic growth is needed. Shops are closing down as it is.
- Will be great when it's done – hurry!
- Long into the future before completed. Hurry or won't be able to enjoy.
- The quicker the better.
- It's ten years too late. This was a Council plan years ago.

Golf Course

- Plan for golf course is exciting.
- Concerns on drainage especially during long periods of rain were quelled by reference to expert advice, indicating proposal will provide for surface relief even up to 1 in 50 type inundation.
- Older golfers are happy to accept the situation where future disruption made provision for long term viability of the course.
- Keeping 18 holes in play seen as an important feature of proposed change.
- As the golf course is integral to the Master Plan and UrbanGrowth NSW would want to present the very best image possible, could the dirt road (old airstrip) be temporarily sealed? The previous costing to the golf club was \$120,000 and is out of the Club's financial reach.

Overall feedback

- Very interesting plans – look great!
- Interested in timeframe.
- Has education been considered?
- Concerned about being sustainable but impressed with the UrbanGrowth NSW for taking the initiative to plan ahead. Impressive!
- Great spot for 'Over 55's Village'.
- How is the Midden site celebrated?
- 'Looking forward to it!'
- Great if approved!
- Interesting display. Exciting development.
- Good to see planning this far in advance.
- Good to see what's happening in Tuncurry.
- Progress, unstoppable, very comprehensive.
- Very good display and information.
- We need a new supermarket! Great!

Attachment 14: Summary of meetings with government agencies and other key stakeholders post March 2015

Date of Meeting	Other attendees	Matters Discussed	Minutes?
MidCoast Council			
25 June 2015	Lisa Schiff, Roger Busby, Gerard Tuckerman, Paul Robilliard (DOP), Katrina Burley (DOP)	Council's comments in respect of SSS Study	Yes
5 August 2015	Roger Busby, Gerard Tuckerman, Andrew Sandilands	Planning Agreement	Yes
14 August 2017	Roger Busby Trent Wink (Dept. of Planning)	Project Status, Assessment funding, next steps	Yes
14 August 2018	Adrian Panuccio, Paul DeSzell	Project update, offset acquisition	No
25 October 2018	Adrian Panuccio, Paul DeSzell, Roger Busby, Gerard Tuckerman	Planning Agreement	No
Office of Environment and Heritage			
25 May 2017	Richard Bath, Karen Thumm, Trent Wink (DOP), Rob Humphries	Biocertification Assessment Report/ Offsetting	Yes
17 November 2017	Steven Cox, Karen Thumm, Rob Humphries	Biocertification Assessment Report/ Offsetting	No
Department of Planning and Environment (excl. mtgs with Council and OEH)			
20 April 2017	Monica Gibson, Trent Wink	Rezoning process and management, project status	No
MidCoast Water			
15 February 2017	Brendan Guiney	Offset acquisition	No
24 January 2018	Brendan Guiney	Offset acquisition	No
1 June 2018	Brendan Guiney	Offset acquisition	No
Forster Tuncurry Golf Club			
25 April 2018	Board	Project status	No
8 August 2018	Board	Project status	No
Forster Local Aboriginal Land Council			
6 February 2017	Cal Davis	Project status, environmental offsets	No
8 June 2018	Cal Davis	Project status, environmental offsets	No