

# 1. The North Tuncurry development project



Artist's impression: North Tuncurry village centre

## Landcom will transform North Tuncurry over the next 20 years

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

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

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

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


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

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



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

## 2. About the project and planning process



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

## About the project

### The masterplan

The masterplan outlines what is proposed on site including:

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

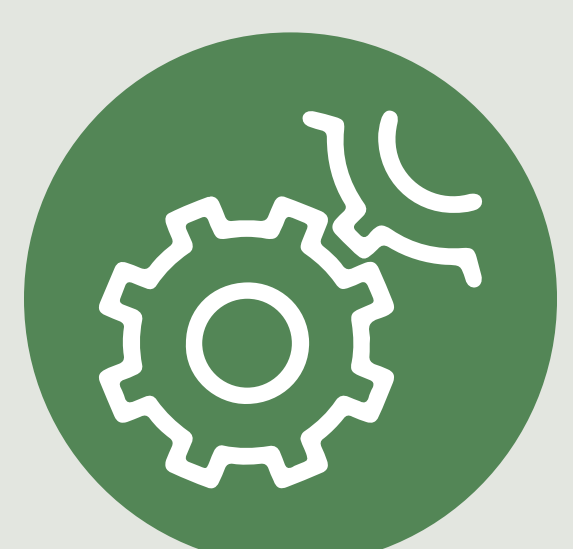
To see details of the proposal, please visit:

[www.planningportal.nsw.gov.au/North-Tuncurry-PP](http://www.planningportal.nsw.gov.au/North-Tuncurry-PP)

### Rezoning explained

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

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



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

### Landcom or UrbanGrowth NSW?

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

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

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

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

Our mission is to create more affordable and sustainable communities.

## 3. Site context and development planning

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

### Site context

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

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

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



Site location and context

### History of development planning

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

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

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



## 4. Previous consultation



Landcom includes community consultation in its project planning.

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

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

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

The group met twice, and provided feedback on:

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

### Community feedback

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

#### What we heard:

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

elements of Blackbutt Forest and native vegetation.

- provide a direct connection to the Tuncurry town centre, by extending Beach Street and the Northern Parkway.



## 5. The North Tuncurry masterplan

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

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

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



### Key attributes

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

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



# 6. Development philosophy

## A sensitive approach

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

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

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

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

**Table 1**



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

# 7. Coastal village centre and open space

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

## A new village centre



### Proposed facilities

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

### Public open space

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

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

### Heritage

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



## 8. Community facilities and golf course

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

### Community facilities

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

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



#### Golf course concept plan



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

### Redesigned golf course and clubhouse

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

#### Proposed changes include:

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

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



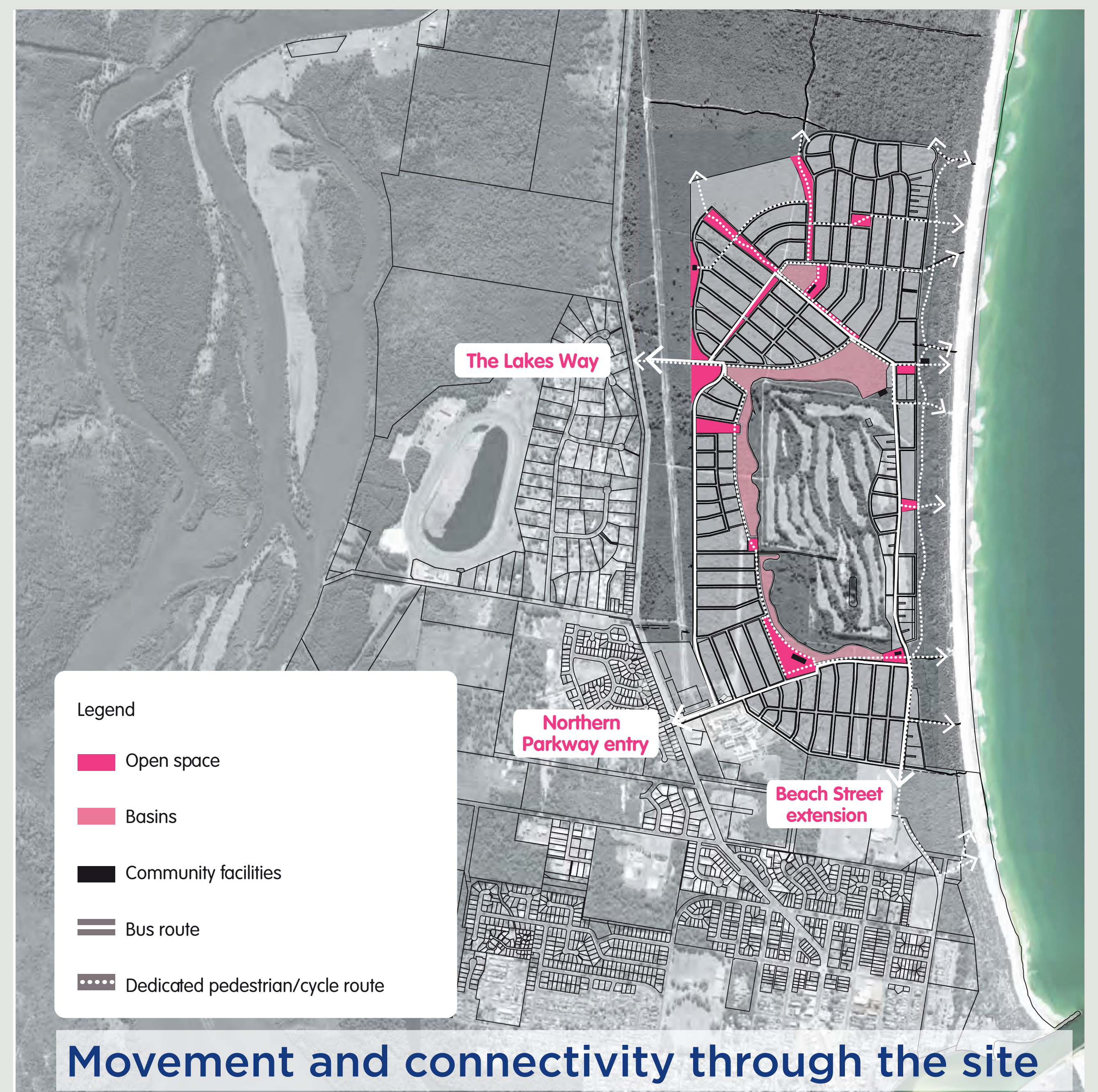
## 9. Neighbourhood structure

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

### Movement and connectivity

Movement and connectivity have been considered in the following ways:

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



### Densities and heights

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

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

### Improving local roads and infrastructure

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



# 10. Mitigating the impact of climate change

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



## Flooding

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

Key measures to mitigate the impact of flooding include:

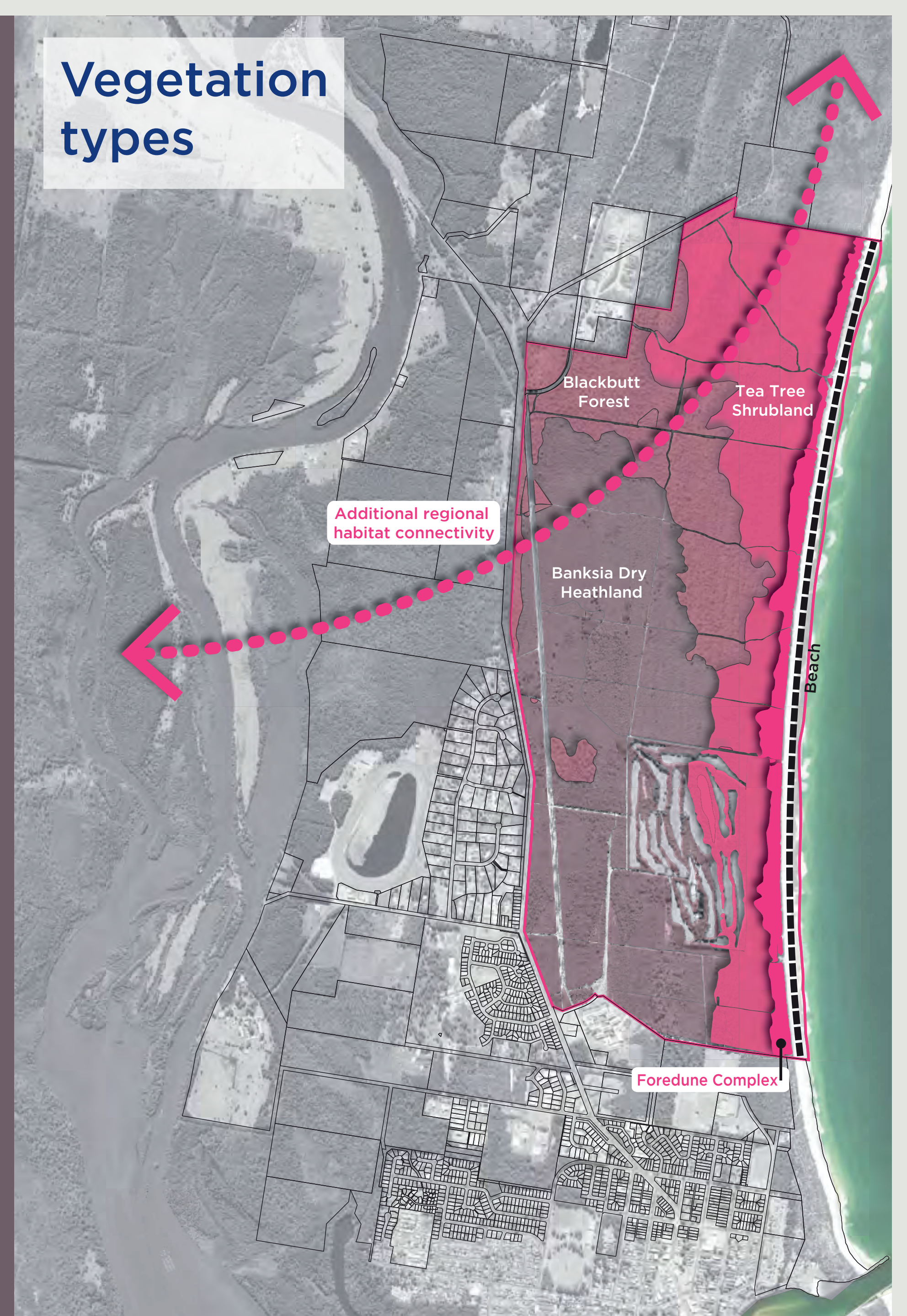
- locating the development above the 1:100 year flood level
- innovative stormwater management including water retention ponds connected to the lake entrance
- building floor levels above the 1:200 year flood level
- use of rainwater tanks to capture and use water for residential use and irrigation.

## Ecology

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

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

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



# 11. Mitigating the impact of climate change



## Droughts and bushfires

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

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

## Extreme heat

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

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

## 12. Respecting Traditional Owners



### Engaging the Worimi and Biripi communities

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

#### Consultation has included:

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

### Incorporating Connecting with Country into the masterplan

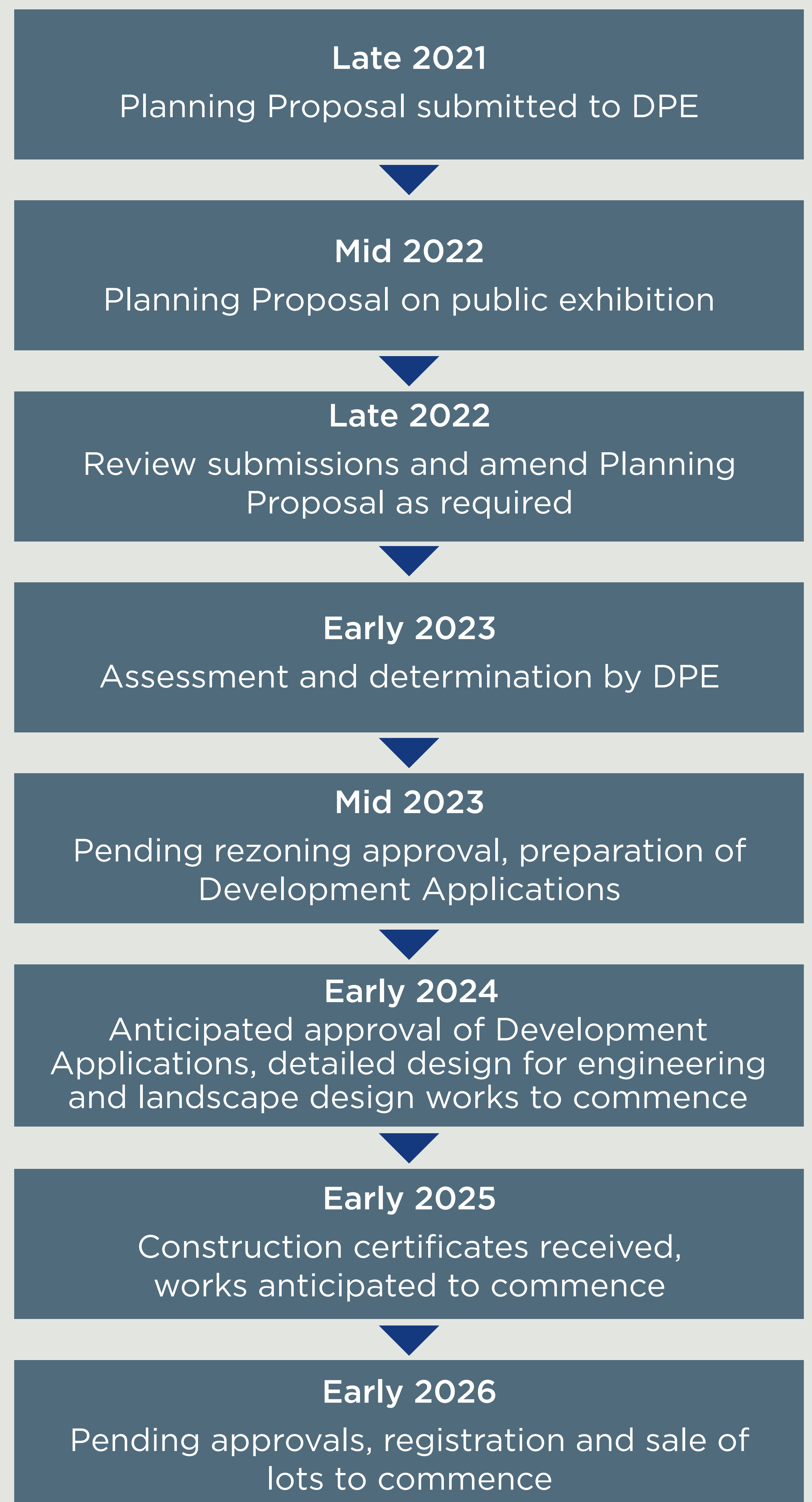
Feedback from Aboriginal and Torres Strait Islander community members and groups helped design a 'heritage trail' through the site. The trail focuses on Indigenous culture, interpretative artworks and related themes. These include earth, fire, air and celebration of the seasons.

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

# 13. Key outcomes and benefits

## The masterplan includes:

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



## Next steps

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

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

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