



Landcom

North Tuncurry Urban Release Area

Communication and Community
Engagement report

April 2021

KJA





Table of Contents

1	Background.....	3
1.1	NTURA Vision and Master Plan	3
1.2	Planning process	4
2	Communication and consultation overview.....	5
3	Objectives	6
4	Tools and activities.....	6
5	Summary of communication and consultation	7
5.1	Preliminary communication (2011- 2012)	7
5.2	Stage One consultation (2013)	7
5.2.1	Community Information Day No. 1	7
5.2.2	Community Reference Group No. 1.....	7
5.3	Stage Two consultation (2014)	8
5.3.1	Community Reference Group Meeting No. 2.....	8
5.3.2	Community Information Day No. 2.....	8
6	Feedback from consultation.....	9
6.1	Stage One feedback	9
6.1.1	Community Information Day No. 1.....	9
6.1.2	CRG feedback – Meeting No. 1.....	9
6.2	Stage Two feedback	10
6.2.1	CRG feedback - Meeting No. 2.....	10
6.2.2	Community Information Day No. 2.....	10
7	Summary and Next Steps.....	11
8	Attachments.....	12



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- Prior to issue of Director General's Requirements, Part 3A of the Environmental Planning & Assessment Act was repealed and in June 2011 the Part 3A declaration for North Tuncurry was revoked.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, Industry and Environment (DPIE)). The SSS Study requirements require a Development Control Plan (DCP) to be prepared for the site.
- Through the period of 2013-2021 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, Industry and Environment (DPIE). Further community consultation will be undertaken as a part of this process.

In preparing the Rezoning Study to support the North Tuncurry Urban Release Area (NTURA), 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 NTURA Vision and Master Plan

The overall vision for the NTURA 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 NTURA with the dedication of new conservation lands and incorporation of best practice coastal design. The objective for the NTURA 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 NTURA 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 NTURA Site, including land use zones, building heights and floor space ratios. Future development on the NTURA Site will need to be assessed against the new framework. More specifically, the proposal by Landcom comprises:

- A rezoning proposal consisting of text and maps, which sets out the proposed land use zones and objectives for the NTURA, 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 NTURA Site.
- *Amendment 1 to the Great Lakes DCP 2014 Forster Tuncurry Site Specific – North Tuncurry* (NTURA 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 NTURA Site, pedestrian and vehicular access and car parking, landscaping and public domain, and heritage matters. When adopted, the NTURA 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.

DPIE 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 NTURA site with a range of land uses and development controls that are consistent with the NTURA Master Plan. The NTURA 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 NTURA 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 Rezoning Study in the coming months, subject to DPIE approval to proceed to a statutory exhibition of the proposal.



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.northtuncurry.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