



Social Planning Report

North Tuncurry Urban Release Area

Client: Landcom

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Executive summary

Objectives

This report, prepared by Elton Consulting, sets out the findings and recommendations of a social sustainability study to support and inform the proposed master plan for the North Tuncurry Urban Release Area (NTURA). The objectives of the report are to consider the needs for community facilities and open space within the NTURA and to develop a social plan, which includes strategies for the delivery of social infrastructure and measures to enhance the social sustainability of the project.

Methods and consultation

The social planning assessment has been prepared on the basis of desk-top research, housing market analysis, review of the proposed master plan and consultation with MidCoast Council (Council) and state government agencies. The assessment has involved consultation with:

- » Council's strategic planning, community facilities, open space and economic development staff
- » The NSW Department of Education
- » Hunter New England Local Health District
- » Local health and aged care service providers.

Findings and conclusion

Key findings and conclusions of the assessment include:

- » The future population will have ready access to a wide range of community facilities, human services, areas of open space and recreational activities that are found across the Tuncurry and Forster areas. Most facilities are within reasonable proximity to this site, with the adjacent education precinct and district sporting fields providing valuable resources for the new community. Local schools and the Tuncurry TAFE will be able to absorb the increase in demand likely to be generated by the development, while local community halls and some medical facilities, aged care and support services are heavily utilised and would have little capacity, without additional resources to expand.
- » The proposed master plan proposes approximately 2,123 dwellings, with the future population projected to be around 4,750 people. The proposed mix is likely to include detached dwellings on lots of various sizes and some apartments. This dwelling mix is proposed to encourage a diverse population in terms of life cycle stage, household type and socio-economic circumstances.
- » The projected population will be large enough to support some new local neighbourhood community facilities and services. A proposed multi-purpose community facility will provide access to space for community meetings and social activities, and will be co-located with a surf lifesaving club / storage area for surf lifesaving equipment in the B2 Local Centre (Village Centre). In addition, a B5 Local Centre will meet convenience shopping needs and provide a range of business services. Passive open space will be provided in the form of several local parks, walking and cycling paths through the site and links to adjacent recreation opportunities and town centres. Medical centres and childcare centres can be established in residential areas and the B2 Local Centre, and may be provided by the private sector, subject to commercial feasibility assessments. Local employment opportunities will be available at the B2 Local Centre and in the designated employment lands within the site (B5 Business Development Zone and IN1

General Industrial Zone). This social infrastructure will support Landcom's objectives to create new communities that are socially sustainable.

- » It is proposed that the local open space and community centre will be developed by Landcom and are intended to be dedicated to Council (subject to future negotiations with Landcom and Council). The community facility and open space will be available for public use.
- » In addition, a community development strategy and a community consultation program will be implemented to help build social networks and community cohesion within the project.

Recommended strategies for building a socially sustainable community within the NTURA include:

- » Avoiding social exclusion, social isolation and the development of income enclaves
- » Encouraging housing diversity and choice, including homes that will allow ageing in place and some homes for moderate income households
- » Ensuring access to resources and opportunities, such as employment and education, in the wider area
- » Integrating socially, culturally and physically with neighbouring communities and ensuring access between new and existing areas
- » Providing access to a range of community facilities and open space and contributing towards community infrastructure for the area
- » Encouraging social interaction, community networks and an active community life, and promoting community identity and a sense of belonging
- » Providing benefit to the existing community as well as the new.

Recommendations

Recommended actions from the social infrastructure and social sustainability strategies are presented in tabular form in Section 8 of this report, to present a social sustainability plan for the project.

The table identifies the social sustainability objectives, social initiatives required to achieve the desired social outcomes, specific actions to be undertaken by Landcom to implement initiatives and potential partners with whom the recommended actions could be undertaken.

1 Objectives of this assessment

This chapter outlines the objectives of this Social Planning Report and the study process. It also outlines Landcom's sustainable approach, which has provided a guiding framework for the study.

1.1 Introduction

This report has been prepared by Elton Consulting for Landcom, which is assisting the NSW Government in its consideration of development options for the NTURA site. The Social Planning Report is one of several technical studies being undertaken to support and inform the proposed rezoning and master planning of the site.

1.2 Objectives of this report

The objectives of this Social Planning Report are to:

- » Provide details of how a socially sustainable community is to be created at the NTURA
- » Provide population forecasts consistent with the number and mix of proposed dwellings
- » Identify open space and community facility requirements and present arrangements for their delivery and management / maintenance and public access
- » Identify community development initiatives to be implemented by Landcom
- » Identify strategic actions to achieve Landcom's social objectives for the development
- » Present a social sustainability plan for the development, including strategies for the delivery of social infrastructure and measures to enhance the social sustainability of the project.

The purpose of this Social Planning Report is therefore to:

- » Investigate the social context of the NTURA and the demographic and housing characteristics of the surrounding Forster Tuncurry areas, and identify expected characteristics of the community likely to be attracted to the proposed development
- » Provide strategic advice in relation to the community infrastructure and open space needs associated with developing the project to ensure it will be socially sustainable
- » Develop a social plan for the project which identifies social infrastructure requirements, and other social sustainability requirements to be addressed within the proposed master plan and implementation strategy.

1.3 The study process

The social planning assessment has been prepared based on desk-top research and consultation with staff of Council, the NSW Department of Education, Hunter New England Local Health District, and local health and aged care services. It should be noted that this report is an updated version of an earlier reported completed in 2014, based on additional consultation in 2020. It includes:

- » Analysis of the social context within which development will occur, involving:
 - > Identifying the geographic area of influence for the development parcel
 - > Preparing a social profile of the surrounding area based upon ABS data and other relevant social data
 - > Mapping existing community infrastructure and assessing the extent to which services and facilities are likely to have capacity to respond to additional demand.
- » Identifying the characteristics of potential residents of the future development
- » Reviewing relevant policies of Council and discussions with Council's strategic planning, community facilities, open space and economic development staff
- » Assessing requirements for social infrastructure and arrangements for timing, delivery, maintenance / management and public access to proposed facilities
- » Working with Landcom and other members of the project team to develop initiatives in response to the likely needs of the future community
- » Undertaking a social analysis of the potential benefits, opportunities and impacts associated with the development
- » Identifying community development initiatives to be implemented and strategic actions to achieve social outcomes.

1.4 Landcom's Sustainability Approach

Landcom describes its vision for a sustainable future as:

"Our aim is to create innovative and productive places that demonstrate global standards of liveability, resilience, inclusion, affordability and environmental quality. Through our projects, we aim to create a legacy of sustainable places for future generations."

Landcom's approach to social sustainability contains four pillars, 1) climate resilient places, 2) healthy and inclusive places, 3) productive places and 4) accountable and collaborative places. Together these four pillars outline how Landcom can achieve its vision for a sustainable future.

Socially sustainable developments are those which:

- » Have minimal environmental impacts. Landcom has committed to net positive ecological outcomes for both construction and operation of new assets. This includes carbon neutral projects, zero waste, urban heat mitigation and water positive management. Together this will improve environmental quality overall.
- » Are world class liveable places. Communities which are founded on equity, affordability and inclusion support economic prosperity, social stability and equality, educational opportunity, physical and mental health and wellbeing, as well as recreation, culture and entertainment. Together these principals and measures of quality of life shape liveability.
- » Provide opportunity for employment. Ensuring communities are technologically advanced allows them to adapt to the ever-changing job market. Landcom aims to work with government

agencies, the private sector and the community to deliver employment and innovation hubs across their development portfolio.

- » Have transparent decision making process and accountable to ensure decision are made for the betterment and benefit of all stakeholders.

The analysis undertaken and strategies developed through this Social Planning Report will support the social sustainability of the future community proposed for this area.

2 The existing social context

This chapter describes the social context of the development. It describes the site in its locational context and then examines the demographic characteristics of the communities surrounding the site to assess how they may be affected by the development and how integration of new and existing communities might be achieved.

A key feature of the area is the predominance of small households comprising older people on relatively low incomes, and a relatively low proportion of families with children.

2.1 The site

The North Tuncurry Urban Release Area will be carried out on a 615ha parcel of Crown Land on the mid north coast of NSW. Landcom and the DPI – Crown Lands and Water are facilitating rezoning of the land.

The NTURA site is located adjacent to (and north of) the Tuncurry town centre in the MidCoast Local Government Area (LGA), as shown in Figure 1 below. Existing development and land uses surrounding the site include the Tuncurry Waste Management facility and Darawank Nature Reserve to the north, Nine Mile Beach and the Pacific Ocean to the east, The Lakes Way and low scale residential uses to the west, and educational and low scale residential properties, playing fields, club and cemetery to the south.

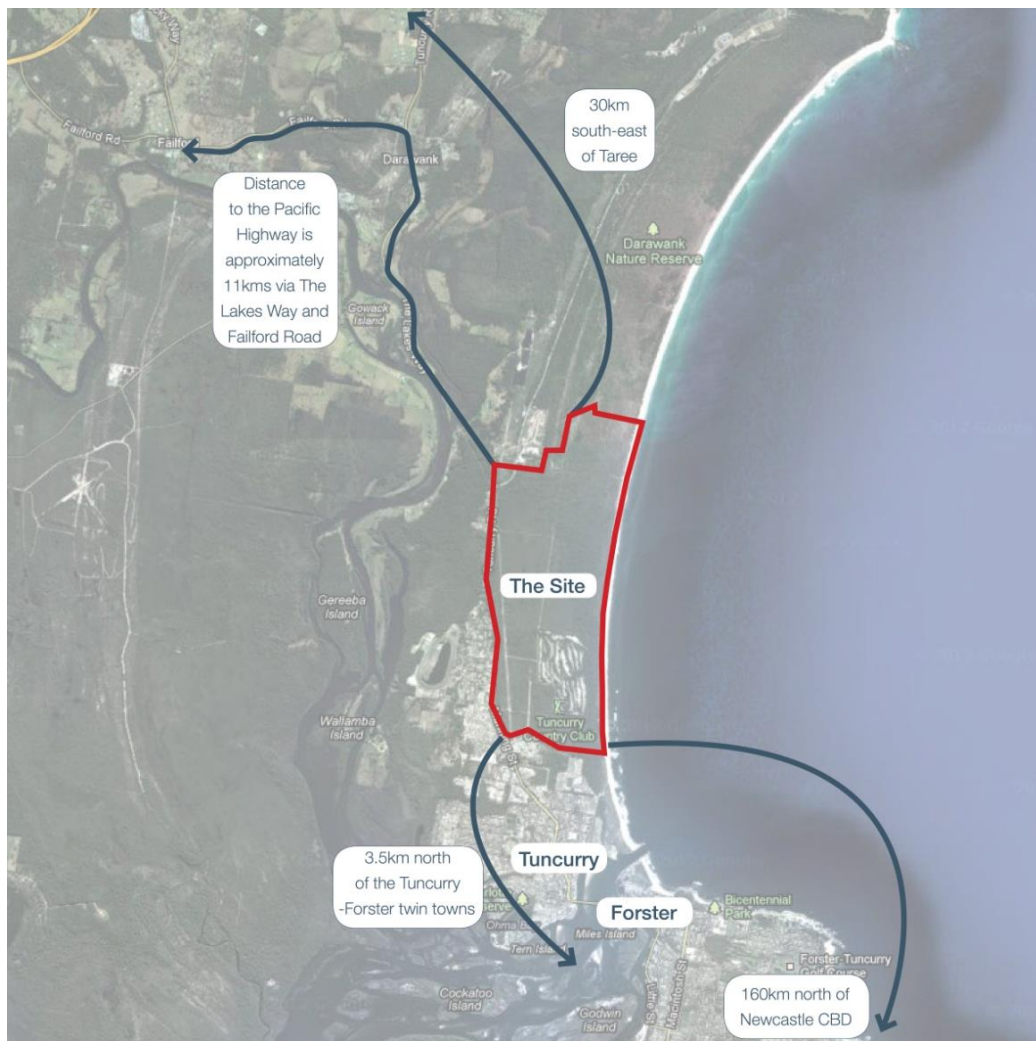
The site is located approximately 3.5km north of the Tuncurry-Forster twin towns, 160km north of Newcastle CBD and 30km south-east of Taree. Distance to the Pacific Highway is approximately 11kms via The Lakes Way and Failford Road. The site surrounds the 18 hole Tuncurry Golf Course which is accessed from the site's southern boundary. The site has an ocean beach frontage of more than 4.5 kilometres and is designated Crown Land under the control of DPI – Crown Lands and Water.

The site has a history of varied uses including as a pine plantation, prison camp and airstrip. The present Tuncurry Golf Course was established between 1983 and 1988. A high school and TAFE college were established immediately to the south of the site in 2001, accessed via a new road from the Lakes Way, named the Northern Parkway. This road will provide a future link to the NTURA site.

The NSW Government's Hunter Regional Plan 2036 (HRP2036) identifies Forster Tuncurry as a strategic centre for the region with the potential to provide housing diversity. The NTURA site is situated as part of the strategic growth of Forster Tuncurry. Landcom is proposing to rezone the site to deliver land-use outcomes that meet the State Government's objectives to increase housing supply, provide community benefits and create jobs.

The site has been earmarked as a new release area on the mid North Coast for a mixed use development that will address regional housing needs, and provide retail and employment activities within close proximity to existing infrastructure and established services.

While there is a reasonable supply of residential land awaiting development, there are few large sites or land suitable for a quality master planned community in the area. The NTURA provides an excellent opportunity to meet a variety of housing typologies in demand in a cost-effective and socially sustainable way. The site also presents a clear opportunity to provide a high quality development which connects to, and interfaces with, the existing development to the south and the foreshore to the east.

Figure 1: NTURA site – locational context

2.2 Geographical area of influence

It is important to understand the social context of any new development, to ensure that the proposal takes account of, and is responsive to, the surrounding social conditions. A key element of the social context is understanding the characteristics of the population in the vicinity of the subject site, in order to assess how they may be affected by the development and how integration of new and existing communities might be achieved. Understanding the profile of the existing population can also help predict the characteristics of the new population who will be attracted to the proposed development.

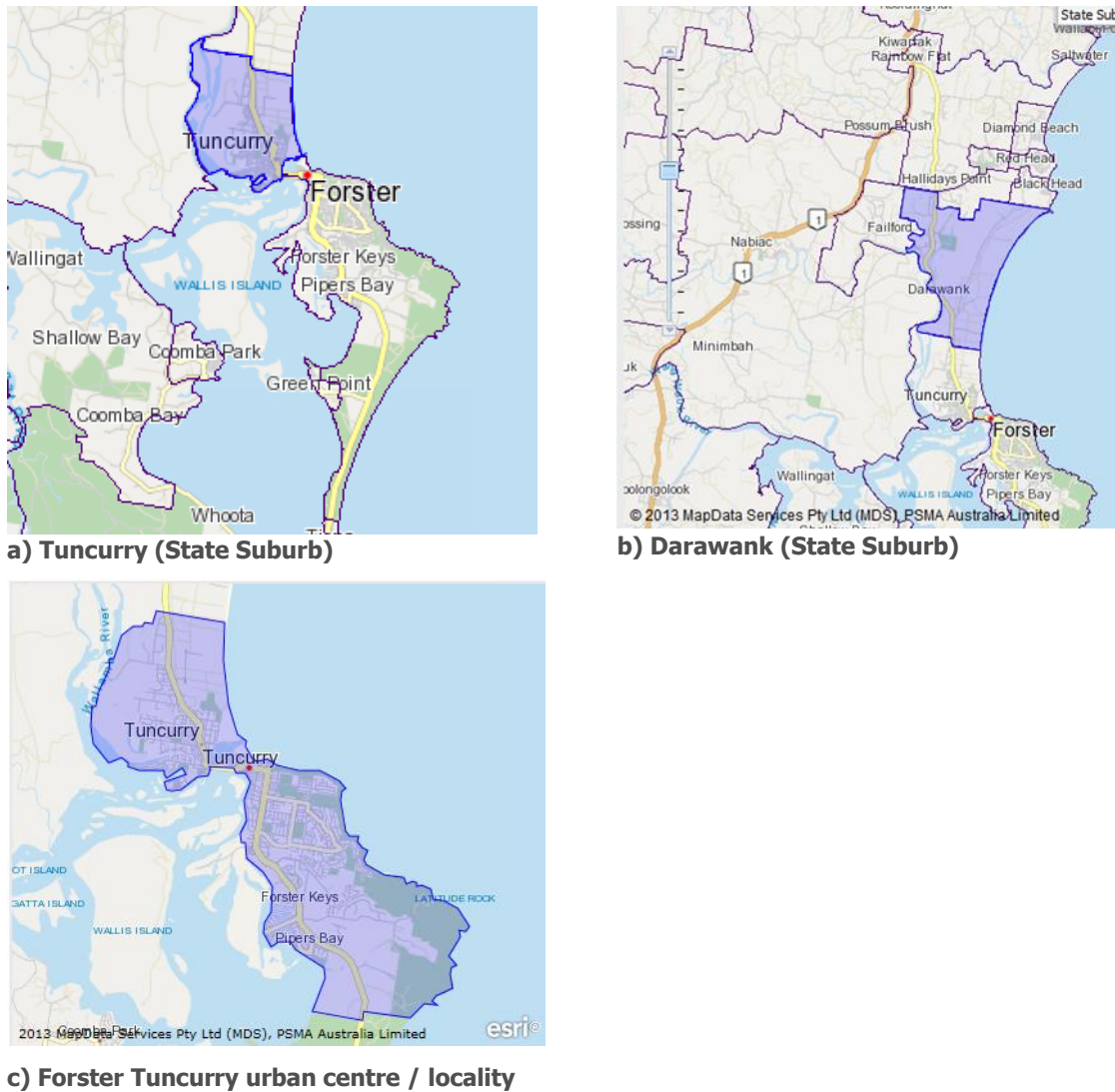
The characteristics of the population surrounding the site have been examined at several different levels, reflecting the differing geographical areas of influence for local, district and regional impacts:

1. **The immediate locality**, being the NTURA site, the golf course facility at its centre and the residential areas which immediately adjoin it to the south, south west and north west. Understanding the immediate locality is important in considering the relationship of the site to the surrounding neighbourhoods and issues of connectivity, physical and social integration and relative equity. Understanding the immediate locality is also necessary to identify other potential impacts of development and opportunities for wider community benefit.

The site straddles two census areas, the state **suburbs of Darawank and Tuncurry**, and these comprise the immediate locality. Darawank also includes the rural residential areas to the

north of the site, while Tuncurry residential neighbourhoods are to the south and west (see Figure 2). The combined population of these areas at the 2016 census was 6,581, of which 395 lived in Darawank and 6,186 lived in Tuncurry. Residents of these areas may wish to access new local facilities that will be provided within the North Tuncurry site and the wider implications of the development on this locality will need to be considered in relation to social cohesion and relative equity.

2. The wider district comprises the twin towns of Forster Tuncurry, one of the larger district centres on the mid-North Coast. This wider community is approximated by the census **Urban Centre / Locality (UCL) of Forster Tuncurry**, which includes a mixture of residential, commercial, tourism uses, and 11,566 dwellings (see Figure 2). The urban centre had a population of 19,918 in 2016. The locality is a popular tourist and retirement destination, with a wide range of local and district level facilities likely to be used by the incoming population.
3. The **MidCoast LGA** defines the wider region in which NTURA is situated. Forster and Tuncurry are in the eastern part of this LGA and residents from this centre would access a range of higher order services and facilities from within this region. The new community at NTURA will have the potential to benefit from these regional services and facilities as well. In 2016, the population of MidCoast LGA was 90,303 people.
4. For purposes of analysis, these areas have been compared with **NSW** (population 7,480,288 in 2016) as a benchmark to identify characteristics of significance.

Figure 2 Census areas defining the site's area of influence

2.3 Social profile of local communities

Preparation of the social profile of the local area and surrounding geographical area of influence has been based upon:

- » Analysis of data from the ABS Census of Population and Housing 2011 and 2016
- » Council's Community Profile and forecasts prepared by .id
- » Data from the Bureau of Crime Statistics and Research (BOCSAR) regarding levels of crime. This information has only been available for MidCoast LGA as a whole
- » Weekly employment payroll data from the ABS to understand the economic recover of the region. The smallest geographical boundary for this information is the Statistical Area 3 (SA3) and Statistical Area 4 (SA4) geographical scales.

A summary of the key demographic features of these areas is provided in Table 1 below, in Figure 3 and in the following sections.

Table 1 Demographic features of selected areas (2016)

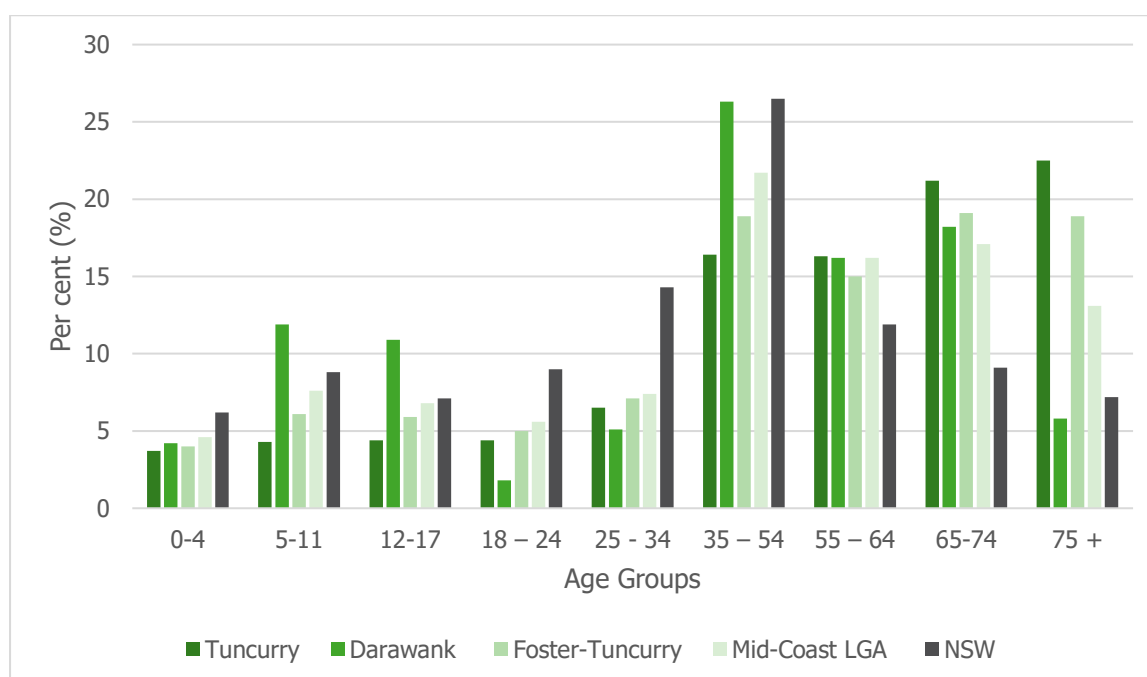
Indicator	Tuncurry (suburb)	Darawank (suburb)	Forster Tuncurry (UCL)	MidCoast LGA	NSW
2016 population	6,186	395	19,918	90,303	7,480,228
% change 2011-2016	6.7	21.5	5.4	5.2	8.1
Age groups (%)					
0-4	3.7	4.0	4.0	4.6	6.2
5 -11	4.3	11.9	6.1	7.6	8.8
12-17	4.4	10.9	5.9	6.8	7.1
18 – 24	4.4	1.8	5.0	5.6	9.0
25 - 34	6.5	5.1	7.1	7.4	14.3
35 – 54	16.4	26.3	18.9	21.7	26.5
55 – 64	16.3	16.2	15.0	16.2	11.9
65-74	21.2	18.2	19.1	17.1	9.1
75 +	22.5	5.8	18.9	13.1	7.2
Median age (yrs)	61	46	57	52	38
Household type (%)					
Families:					
Couples with children	12.3	29.3	15.1	20.3	34.1
Couples without children	34.4	35.4	35.1	35.4	27.2
Single parent families	10.7	9.5	11.8	12.0	11.9
<i>Total family households</i>	<i>57.3</i>	<i>74.8</i>	<i>62.2</i>	<i>67.4</i>	<i>72.0</i>
Lone person households	39.5	23.1	34.9	29.8	23.8
Group households	3.2	2.0	2.9	2.8	4.2
Average household size (persons)	1.9	2.6	3.0	2.2	2.6
Cultural diversity (%)					
Aboriginal or TSI heritage	4.0	7.0	5.3	6.2	2.9
Overseas born	10.3	0.6	10.9	10.2	29.7

Indicator	Tuncurry (suburb)	Darawank (suburb)	Forster Tuncurry (UCL)	MidCoast LGA	NSW
Speaks language other than English at home	3.5	0.8	3.1	2.8	26.9
Median weekly household income (\$)	750	1,169	811	887	1,486
Employment					
Labour Force Status persons aged 15+ (%):					
Employed full-time	44.8	51.6	45.9	47.3	59.2
Employed part-time	38.0	33.3	39.1	37.3	29.7
Unemployed	10.0	11.8	8.4	9.0	6.3
Population aged 15+ and not in the labour force (%)	64.4	47.2	59.0	53.4	36.7
Tertiary qualification of persons aged 15+ (%)					
Bachelor degree or higher	5.9	10.6	9.2	9.9	23.4
Certificate completion/Diploma	26.8	33.0	27.3	28.4	23.8
Internet connectivity (%)					
No internet connection	30.7	15.1	25.6	22.8	14.7
Housing types (%)					
House	52.7	77.5	62.2	81.2	66.4
Semi-detached / attached house	25.3	2.1	19.9	9.5	12.2
Apartment	19.2	0	15.3	6.6	19.9
Other	1.9	20.4	1.8	2.0	0.9
Housing tenure (%)					
Fully owned	50.2	48.1	47.7	46.0	32.2
Being purchased	15.8	36.3	18.9	24.2	32.3
Rented	28.6	8.9	28.4	25.1	31.8
Dwelling status (%)					
Occupied private dwellings	82.1	92.8	79.6	81.2	90.1

Indicator	Tuncurry (suburb)	Darawank (suburb)	Forster Tuncurry (UCL)	MidCoast LGA	NSW
Unoccupied private dwellings	17.9	7.2	20.4	18.8	9.9

Source: 2016 Australian Bureau of Statistics Census of Population and Housing, Quickstats and Community Profile

Figure 3: Age profiles – Tuncurry and comparison areas



Source: Australian Bureau of Statistics 2016 Census of Population and Housing

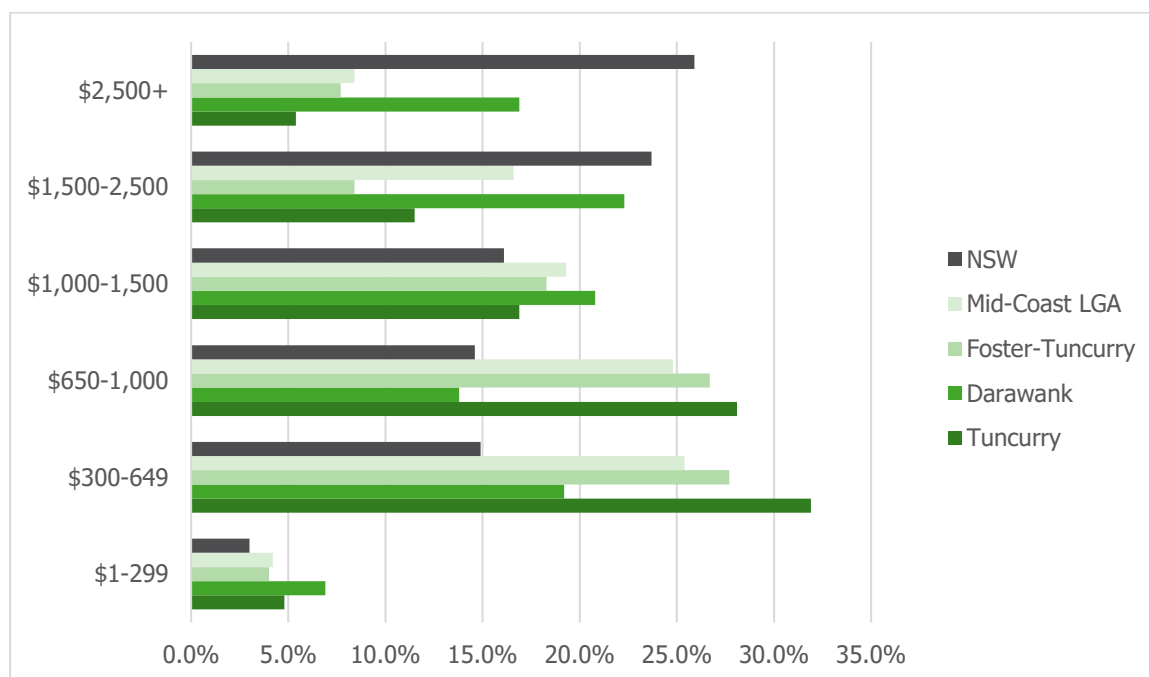
Tuncurry population profile

Key features of Tuncurry include:

- » **Age** – with a median age of 61 years, Tuncurry has a slow-growing and relatively old population with a low proportion of residents aged 0-17 years and few young adults. These characteristics (shown in Figure 3) reflect the well-established retirement community within Tuncurry and propensity of young adults in rural and regional areas to leave to pursue further education and employment opportunities.
- » **Household and family structure** – the great majority of households are couples without children and lone person households. As a result of these small households, median household size in Tuncurry is very low, at 1.9 persons. Less than one fifth of households have children and these are roughly divided between couples with children and single parent families.
- » **Employment and income** – with a high proportion of retirees, less than 40% of Tuncurry residents aged 15+ are in the labour force. Of these, more than half work full-time. Unemployment levels are high in comparison with other areas. As a result, weekly average household income levels are lowest in Tuncurry of all areas examined (Figure 4).
- » **Education** – only 5.9% of Tuncurry residents have a university qualification, which is low in comparison with the other areas and the rest of NSW.
- » **Internet connectivity** – low rates of internet connections in Tuncurry may reflect the area's relatively older and low income population.

- » **Dwelling types and tenures**—Tuncurry contains a mix of dwelling types, particularly in comparison with the wider region. Around one third of residents live in rental accommodation, while half of the residents own their homes outright.

Figure 4: Household income- Tuncurry and comparison areas (2016)



Source: Australian Bureau of Statistics 2016 Census of Population and Housing

Darawank population profile

The northern portion of the NTURA site lies within the census 'suburb' of Darawank. This rural residential area of 395 residents exhibits significant differences to the other comparison areas. Key features include:

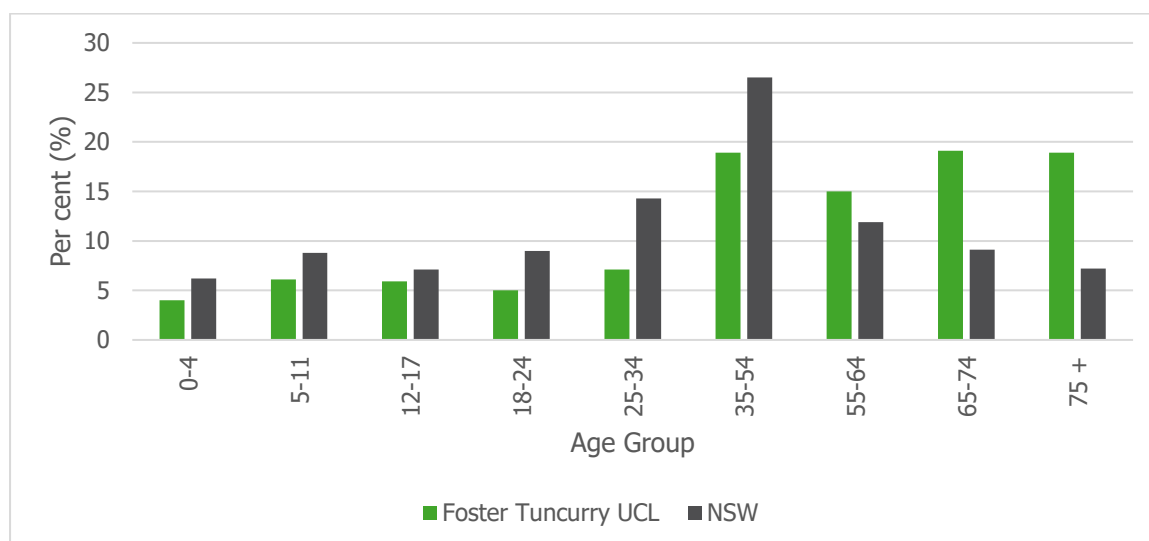
- » **Age** – with a median age of 46 years, Darawank has a younger population than Tuncurry and MidCoast LGA, but older than the NSW average. The area has relatively high proportions of people aged 5-17 years and 35-54 years, suggesting the presence of significant numbers of families.
- » **Household and family structure** - Darawank has a high proportion of couples with children compared to MidCoast LGA, and a low proportion of single parent families. Lone person households are less common here than in Tuncurry and the LGA overall.
- » **Employment and Income** – Darawank has a relatively high labour force participation rate compared with the wider Forster Tuncurry region. In addition, just over half of employees work full time, which is relatively high for the area. These factors contribute to the relatively higher median weekly income, although this is low in comparison with NSW.
- » **Education** – residents of Darawank are relatively well qualified, with around one in ten having a university qualification, however this is still about half the NSW rate. A very high percentage of adults living in Darawank have certificate qualifications compared to the surrounding areas and wider NSW.
- » **Internet connectivity** – Darawank households are relatively well connected by internet.
- » **Dwelling types and tenures**—typical of rural areas, Darawank contains mostly detached dwellings, with a range of 'other' dwelling types such as caravans and sheds. A relatively high proportion of residents are purchasing their homes.

Forster Tuncurry population profile

Forster Tuncurry (UCL) is an urban area in the MidCoast LGA with 19,918 residents and an identity as a popular retirement and tourist destination. Key features include:

- » **Fluctuations in population** - relatively slow rate of growth in permanent residents, although the estimated residential population of around 19,000 residents varies substantially through the year, due to the large number of non-permanent residents. This is shown by the relatively high proportion of dwellings that were unoccupied at the time of the census. During the Christmas holidays, for example, it is estimated that the population of Forster Tuncurry rises to well over 30,000.
- » **Age** – the median age (57 years) is higher than other comparison areas, with the exception of Tuncurry (61 years). More than one third of the population is aged over 65 years, which is more than twice the NSW average (see Figure 5). Only 10% are young children (0 -11 years). The Forster-Tuncurry UCL has marginally more children proportionally than the suburb of Tuncurry.

Figure 5: Age profile, Forster Tuncurry UCL and NSW (2016)



Source: Australian Bureau of Statistics 2016 Census of Population and Housing

- » **Household and family structure** – couples with no children represent the most common family type in Forster Tuncurry, although there is a slightly higher proportion of families with children households in this area than in Tuncurry. Lone persons account for more than one third of households overall. The average household size is 3.0 – which is relatively large by comparison with NSW.
- » **Cultural background** – people from Aboriginal or Torres Strait Islander backgrounds make up a relatively large proportion of the Forster Tuncurry population.
- » **Employment and Income** – median weekly household income is slightly above Tuncurry, but low in comparison with other areas, including the LGA. This again reflects the relatively high proportion of residents retired from the workforce.
- » **Education** – there is a higher proportion of university graduates amongst Forster Tuncurry residents than in Tuncurry itself. The proportion of those with certificate qualifications is similar to Tuncurry.
- » **Internet connectivity** – internet connection levels are below those in the LGA and substantially less than NSW rates. This may reflect difficulties in access, the older population or lower income levels.

- » **Dwelling types and tenures**– there is a mix of dwellings, with less than two thirds being detached, around 20% medium density dwellings and 15% apartments. This is consistent with many other tourist destinations on the north coast. Around half of all dwellings are fully owned. Almost 30% are rented.
- » **Holiday homes** – these comprise a large segment of the housing stock in Forster Tuncurry, where around 20.4% of all dwellings were vacant on Census night in 2016¹. In practice, the number of holiday/second homes is probably higher than the figure for unoccupied dwellings suggests, for two reasons:
 - > Some holiday dwellings would have been occupied by their owners on Census night
 - > Some holiday homes are leased out for much of the year and would therefore be occupied by tenants on Census night.

The number and proportion of unoccupied dwellings was similar at the time of the 2016 Census than it was in 2011, when it was 20.8% of all dwellings.

MidCoast LGA population profile

The main differences between the LGA and NSW or other comparison areas are:

- » **Population growth** – MidCoast’s 5-year growth rate, 5.2%, is at a similar rate to that of Forster – Tuncurry UCL, 5.4%, and slightly lower than Tuncurry suburb, 6.7%. Areas such as Darawank suburb experienced notably greater growth rates than the rest of the LGA, 21.5%, reflecting uneven population growth across some areas.
- » **Age** – consistent with the local and district trends, the LGA contains relatively fewer younger people. In particular, the proportion of young adults aged 18-34 years is about half the NSW average, while there are relatively more people aged over 55 years. The LGA’s median age of 52 years is younger than the Forster Tuncurry average, but well above that of NSW.
- » **Household and family structure** – the LGA is similar to Tuncurry and the Forster Tuncurry area in that a majority of families comprise couples with no children. This is quite different to NSW where a quarter of families are couples with children and only one third are couples without children. Around 30% of households contain only one person, resulting in the relatively low occupancy rate of 2.2 persons per household (NSW 2.6 persons).
- » **Cultural background** – people from Aboriginal or Torres Strait Islander backgrounds make up a relatively large proportion of the LGA population compared with the NSW average. While more than 10% of the LGA’s residents were born overseas (higher than in Darawank and similar to Forster - Tuncurry), cultural diversity is still low compared with NSW where more than one quarter of residents were born overseas and a similar proportion speak a language other than English at home.
- » **Employment and Income** – median weekly household income (\$887) is around half of the NSW average (\$1,486). This again reflects the relatively high proportion of residents not in the workforce, as well as the relatively high unemployment rate.
- » **Education** – a relatively high proportion of residents of MidCoast LGA hold certificate qualifications compared with NSW, although the percentage of university graduates is lower than the NSW rate.
- » **Internet connectivity** – more than one fifth of households (22.8%) in MidCoast LGA had no internet connection, which is higher than NSW (14.7%).

¹ A figure under 10% is more typical of regional areas, and considerably less in urban areas

- » **Dwelling types and tenures**– typical of many low density rural LGAs, most dwellings are detached (81.2%) and there are relatively few apartments (6.6%). However, a larger proportion of dwellings are fully owned in the LGA (46%) than in NSW (32.2%).

2.4 Socio-economic indicators

Socio-economic indicators for Areas (SEIFA)

SEIFA indexes are prepared by the Australian Bureau of Statistics (ABS) and provide a snapshot of an area's socio-economic profile using Census of Population and Housing data. The indexes are useful in comparing relative advantage and disadvantage across census areas.

ABS prepares four different indexes, each summarising different socio-economic measures. The SEIFA Index of Relative Socio-economic Disadvantage (IRSD) includes measures such as low income, low educational attainment, high unemployment, unskilled occupations and dwellings without motor vehicles. An index score above the standardised average of 1,000 indicates the area is relatively advantaged for a particular set of socio-economic characteristics, while a score below 1,000 indicates an area is relatively disadvantaged.

Based on 2016 census data, the MidCoast LGA has a ranking on the IRSD of 928. This makes it the 24th most disadvantaged LGA in NSW. The suburbs of interest, including Forster Tuncurry (920.5), Forster North (910.6) and Tuncurry (890.8), all have scores lower than the LGA indicating have high rates of disadvantage compared to most other areas in NSW. Darawank was the only area to show less disadvantage compared to the LGA with a score 997.0.

Impact of COVID-19

COVID-19 has had a significant economic impact across the nation which is not captured in Census data. The ABS has used weekly payroll data to demonstrate the economic impacts of the pandemic. This data shows that the Great Lakes (SA3)² experienced a major reduction in employment early in the pandemic, but the area has rebounded strongly compared with the rest of Australia³:

- » Between April and October, the decrease in jobs across the Great Lakes went from -12.1% to -2.7% reflecting a steep loss of jobs but relatively quick economic recovery, particularly compared to metropolitan areas such as Sydney – City and Inner South (SA4) where the decrease in jobs went from -10.5% to -6.6% over the same period.
- » Between March and October the region experienced a -2.7% decrease in jobs, compared to -3.6% across the State and -4.1% nationally.

While the Great Lakes Region is recovering relatively well from COVID-19, existing levels of disadvantage facing residents of Tuncurry and Forster North may impact their ability to engage in a recovery economy.

² The Great Lakes Statistical Area 3 (SA3) refers to the lower third of the MidCoast LGA spanning an area from Darawank in the north to Hawks Nest and Carrington in the south and Monkerai in the west. This statistical area is used in a comparison with Sydney – City and Inner South (SA4) to provide the clearest comparison of the impact of COVID-19.

³ The smallest geographical boundary for live COVID-19 employment data is the Statistical Area 3 (SA3). Consequently, it has been included in this analysis as it includes the study area and is the smallest analysis area available at the time of the study.

Crime (BOCSAR)

Promoting safety and preventing crime was raised as the most important issue in community research undertaken on behalf of former Great Lakes Council in 2012. Importantly, the gap between expectations for safety and community satisfaction was largest for this area of Council responsibility.

Overall, crime data from the NSW Bureau of Crime Statistics and Research (BOCSAR) shows a slight decrease in crime across the MidCoast LGA. Between July 2015 and June 2020 in the MidCoast LGA around a third (30.2%) of all crimes remained stable, 14.3% decreased and only 6.3% increased. A total of 49.2% crimes were not calculated due to a lack of data. The only crimes that have increased over the last 5 years are:

- » Breach apprehended violence order (annual change of 7.2%)
- » Breach bail conditions (annual change of 11.3%)
- » Prohibited and regulated weapons offence (annual change of 9.2%)
- » Steal from a motor vehicle (annual change of 5.4%).

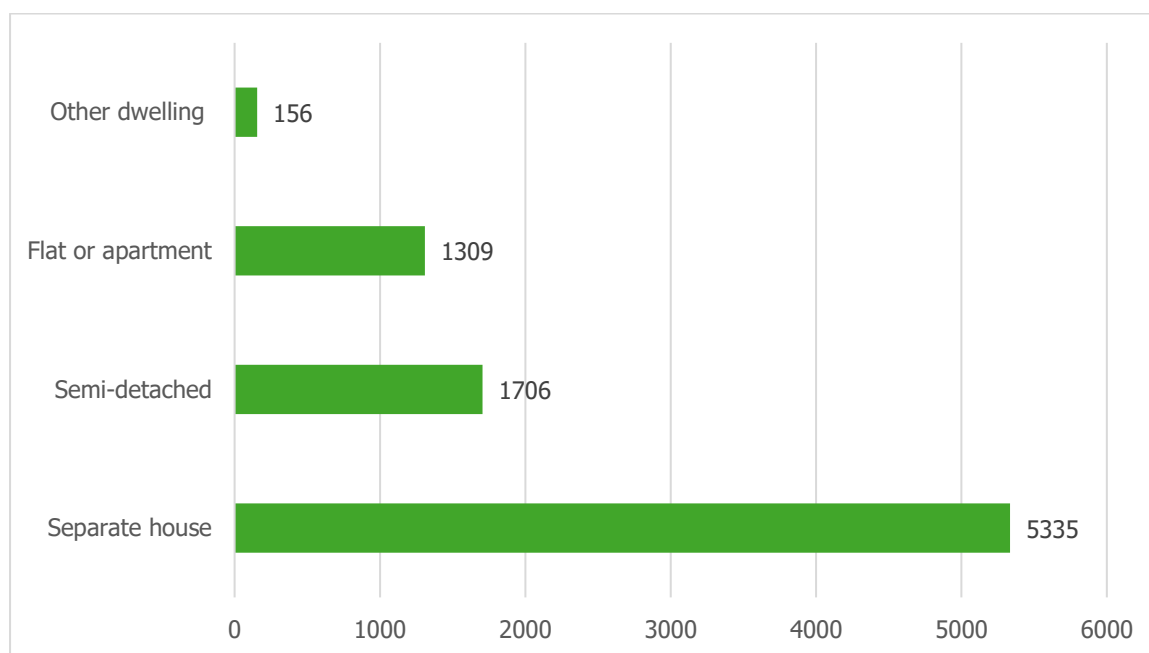
BOCSAR also ranks LGAs in NSW based on relative crime rates. This data indicates that while overall crime in the MidCoast LGA has decreased, rates of property and violent crime were relatively high in 2019. Of the 118 LGAs part of this sample, MidCoast ranked within the top 50 LGAs for:

- » Other theft (16)
- » Steal from a dwelling (28)
- » Break and enter dwelling (38)
- » Steal from a vehicle (42)
- » Domestic violence related assault (43)
- » Non-domestic violence (45)
- » Malicious damage to property (46)
- » Intimidation, stalking and harassment (49).

MidCoast LGA also ranked moderately highly for other frequent crimes in 2019, including breach bail conditions (63) and fraud (78).

2.5 Housing issues

From the 2016 Census, it is apparent that choice of dwelling types in the area is fairly limited. The great majority of homes are freestanding family size houses (Figure 6). Recent developments have had little impact on this situation, with the majority providing more detached housing. New homes on lots smaller than 500 square metres are almost unknown, and available lots in new subdivisions are typically 700-800 sqm.

Figure 6: Dwelling structure, Forster Tuncurry UCL (2016)

Source: Australian Bureau of Statistics 2016 Census of Population and Housing

The MidCoast Council's Draft Housing Study identifies the need to balance desirable residential areas with tourism centres. Housing density in town centres is recognised as playing a role in housing diversity, being an alternative to 'house and land' developments. The NTURA has an important role to play in long term housing supply in the local area with the draft Study stating, "critical to meeting longer-term housing needs is the sizable North Tuncurry development proposal". The draft Study also notes that central to the success of the NTURA and local sustainable growth is integrating the development into the broader urban context. This includes integrating support services and infrastructure.

Internal market analysis undertaken by Landcom has concluded that improved housing choice is required in the area, and that diverse housing typologies should be included as part of the NTURA. It will be important to ensure that any such products have inherent market appeal, however, as the affordability of many existing properties in the area is likely to continue to be better than that of any forms of new housing.

In terms of meeting the housing needs of older residents, most older people do not need or want accommodation specifically designed for them. In the study area, the great majority of older home buyers are choosing mainstream housing designed for the open market, with no design features provided specifically for older occupants.

Local needs for aged care accommodation and retirement village units in the MidCoast LGA are relatively well met. Most existing retirement housing is traditional in style offering villa housing in a landscaped setting, with limited on-site facilities. Recent developments are higher density with apartments and a broader range of services.

The existing supply of retirement village dwellings and residential aged care places in the LGA appears to be increasing. There is some capacity in the market to meet increased demand in coming years with several existing facility operators having plans for expansion.

Expectations about retirement accommodation, aged care facilities and associated facilities and services have changed. Existing provision within MidCoast LGA does not meet all these expectations. In particular, there appears to be a need for additional health and leisure facilities to support older people, and for recreational and community care facilities to support those living in the community.

A detailed analysis of housing options for older people available within Forster Tuncurry is provided in the separate NTURA Aged Care and Retirement Housing Study, prepared by Elton Consulting for Landcom (November 2020).

2.6 Population forecasts

Population projections for the Forster Tuncurry area vary somewhat based on forecast.id data for the areas Tuncurry, Forster North and Forster South. All three areas suggest ongoing population growth with notable changes in the proportion of young people and older residents.

Forecast.id data has been compared to population forecasts released by the Department of Planning, Industry and Environment (DPIE). However, the smallest geographical area for the population forecasts from DPIE is the LGA level. It is important to acknowledge that the Department of Health and the Department of Education rely on DPIE forecasts for service planning.

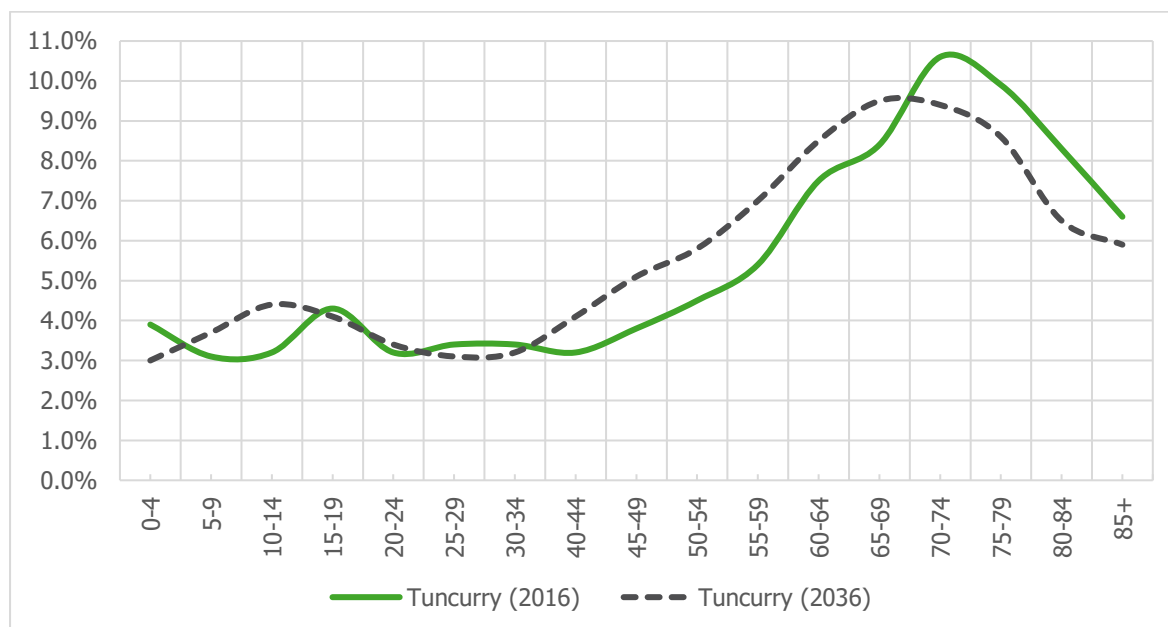
Tuncurry

Between 2016 and 2036, Tuncurry is expected to experience an increase of 523 residents. This equates to an 8.4% population increase from 2016.

The proportion of older residents (70 years and older) is expected to be lower in 2036 than 2016 (Figure 7). The largest age group (70-74 years of age) is expected to shift to towards the 65-69 years of age, with the peak becoming less 'sharp'. Together these reflect a shift towards a relatively younger-older age profile, with a more even proportional distribution across older age groups.

There is also an expected increase in the proportion of residents aged 5-14 and 40-69. Together these increases reflect trends of increasing families with children and a slightly younger profile with a higher proportion of middle aged, older workers and pre-retirees. Despite this 20-year trend, it is important to note that Tuncurry will still have a relatively large older population.

Figure 7: Age profile change for Tuncurry (2016-2036)



Source: Forecast .id (2020)

Forster North and Forster South

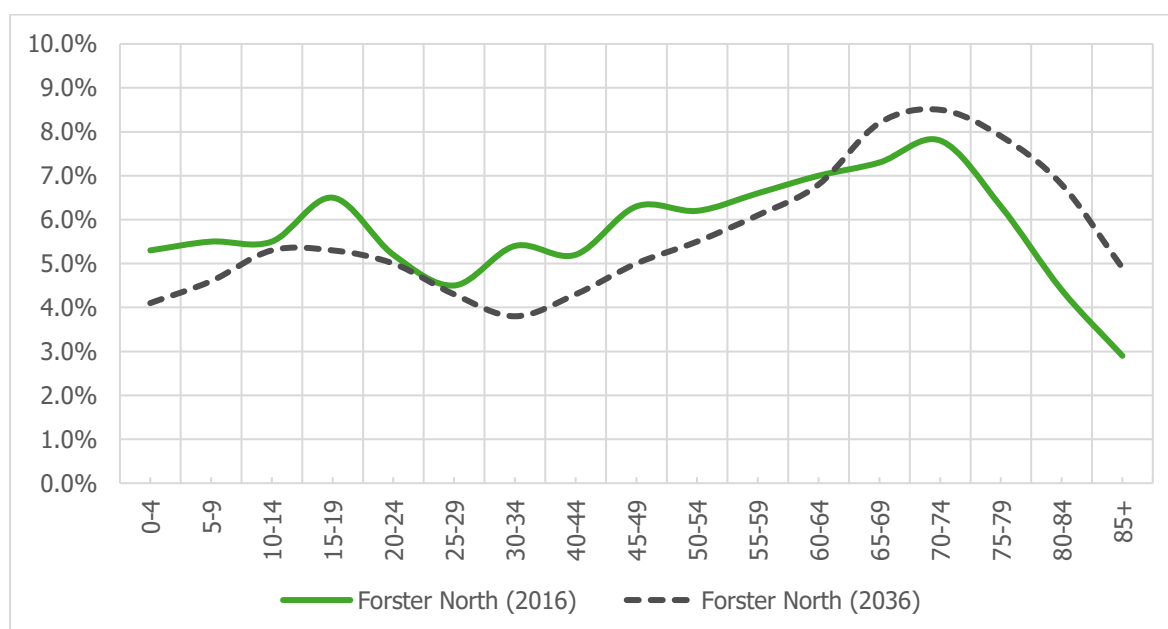
Forster South is expected to experience both greater relative and absolute population growth compared to Forster North between 2016 and 2036. Forster North is expected to have a population increase of 642 people, equivalent to an 8.9% increase from 2016. Forster South is expected to have significantly more growth with a population increase of 1,860 people, equivalent to 25.2% compared to 2016.

Both areas are expected to have a decline in the proportion of young residents aged 0-15 and increases in the proportion of older residents. In Forster North notable changes include (Figure 8):

- » A decrease in the proportion of residents aged 0-4
- » A decrease in the proportion of middle aged, older workers and pre-retirees
- » A increase in the proportion of retirees and elderly (65 years and older).

Together these trends indicate Forster North will continue to be home to an older population and continue to be a destination for retirees and older residents.

Figure 8: Age profile change for Forster North (2016-2036)

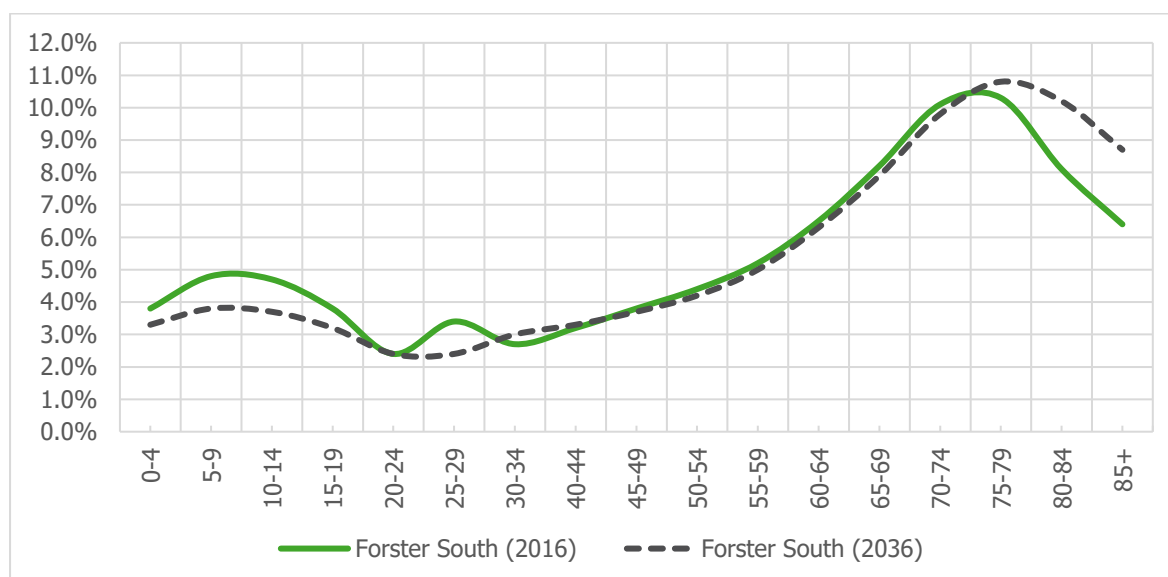


Source: Forecast .id (2020)

Forster South (Figure 9) is expected to experience a slightly different shift in age profile compared to Forster North over the next 20 years. This includes:

- » A decrease in the proportion of children, notably residents aged 5-14
- » A slightly lower proportion of working adults aged 25-29
- » Fairly similar proportions of middle aged, older workers, pre-retirees and older residents
- » An increase in the proportion of residents aged 75 years and older.

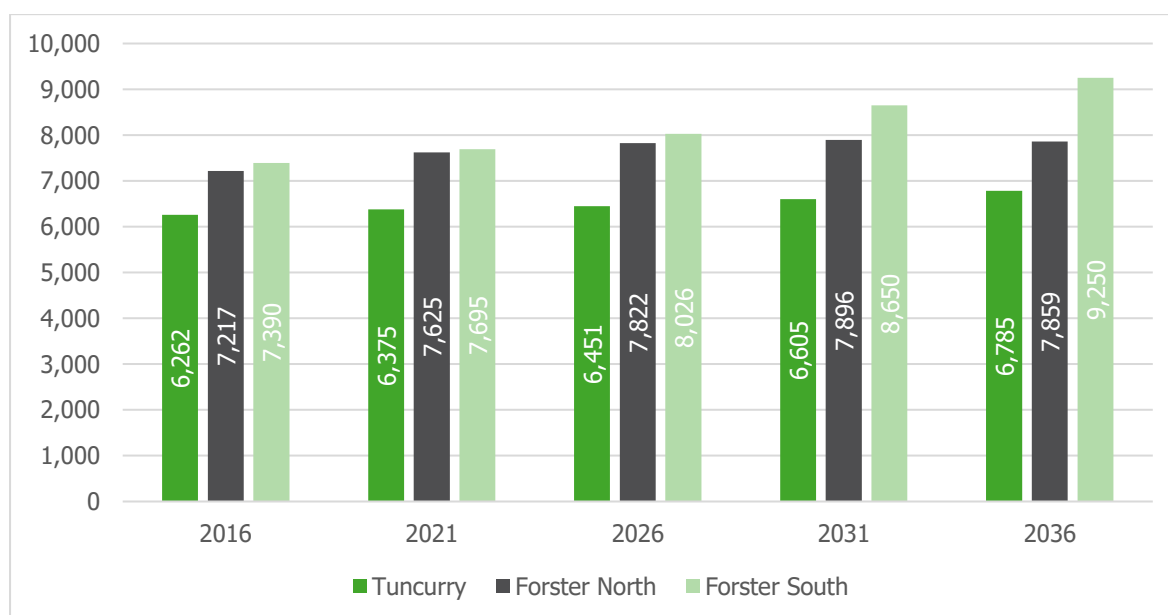
Together these trends suggest that the age profile of Forster South will get older over the next 20 years driven by decreasing proportions of children and increasing proportions of elderly residents.

Figure 9: Age profile change for Forster South (2016-2036)

Source: Forecast .id (2020)

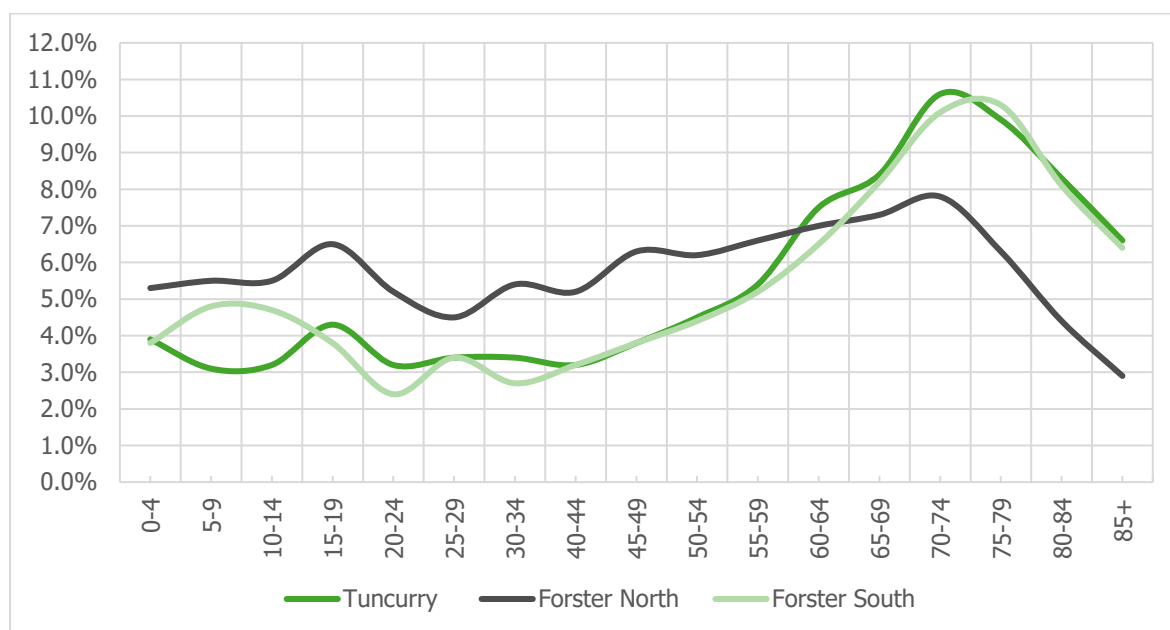
Population growth

Across the three comparison areas, Forster South is expected to have the greatest population increase and growth rate, approximately triple the rate for North Forster and Tuncurry (Figure 10).

Figure 10: Population change for selected areas (2016-2036)

Source: Forecast .id (2020)

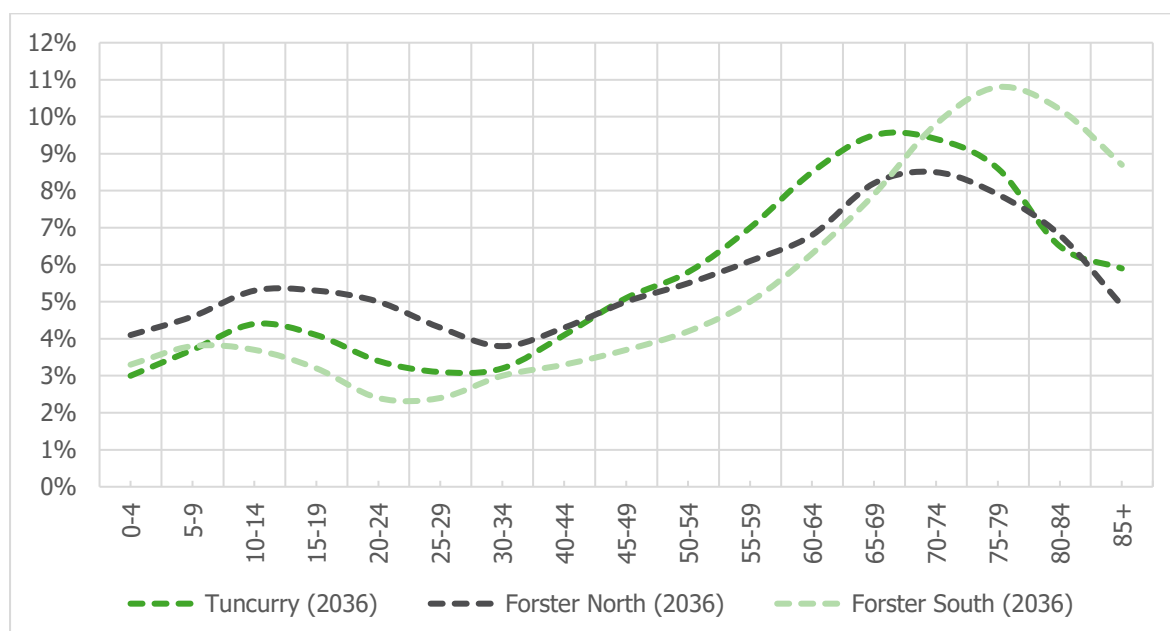
In 2016, Tuncurry and Forster South both had notably older populations while Forster North had a relatively lower proportion of older residents (Figure 11). The major difference regarding older residents by 2036, between the three areas, is the notable shift in Tuncurry (Figure 12). This suggests that by 2036, Forster South will have the highest proportion of elderly residents.

Figure 11: Age profile comparison for selected areas (2016)

Source: Forecast .id (2020)

Foster North will continue to have a larger proportion of children and younger residents compared to Forster South and Tuncurry. This is not expected to change over the next 20 years.

The proportion of residents aged 30-59 in Tuncurry is expected to increase by 2036, reflecting similar rates to that of Forster North. This suggests that both Tuncurry and Forster North will play a future role in housing workers, older workers and retirees.

Figure 12: Age profile comparison for selected areas (2036)

Source: Forecast .id (2020)

MidCoast LGA

Two population forecasts have been taken into consideration for the MidCoast LGA. Because the suburb level analysis utilises Forecast .id data this has been included for the MidCoast LGA for consistency. In 2019 the NSW Department of Planning, Industry and Environment released LGA population forecasts. These have been included to understand the NSW Government's expectation for the area.

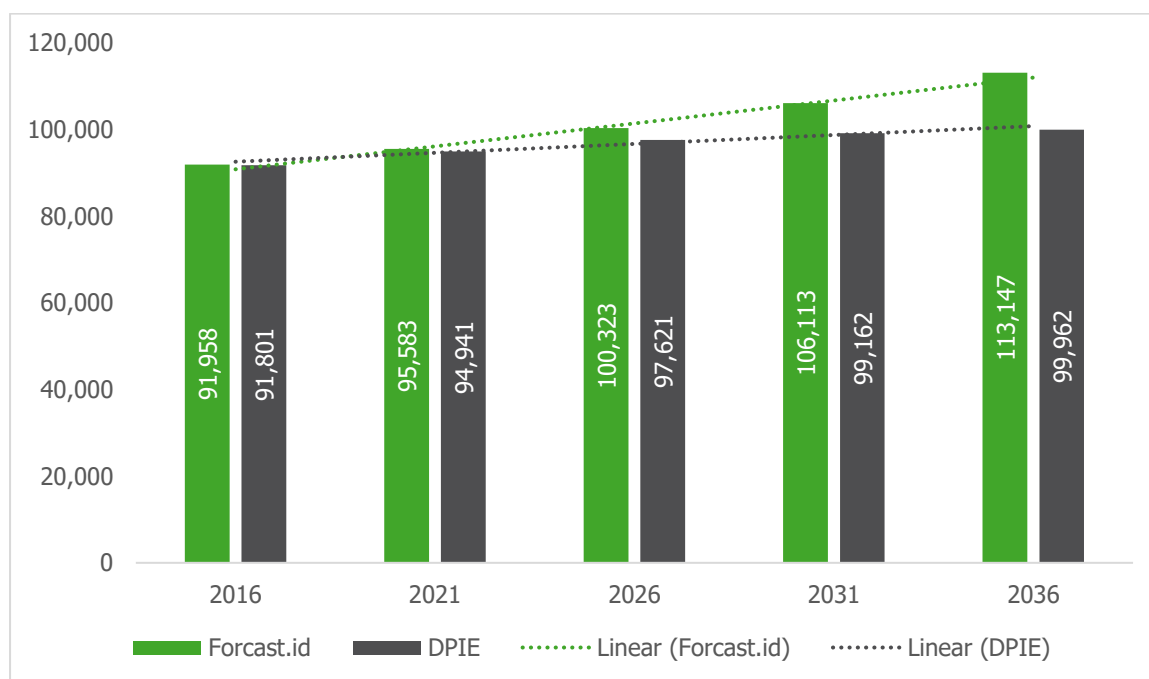
Forecast .id presents what could be described as a high growth scenario compared to DPIE's forecast which anticipates lower growth (Figure 13).

Forecast .id's high growth scenario predicts a 23.0% increase in population from 2016 figures and an absolute increase of 21,189 additional residents across the LGA by 2036. DPIE's low growth scenario is substantially lower, reflecting an 8.9% growth rate across the LGA with 8,161 additional residents.

Key differences between the population forecasts include:

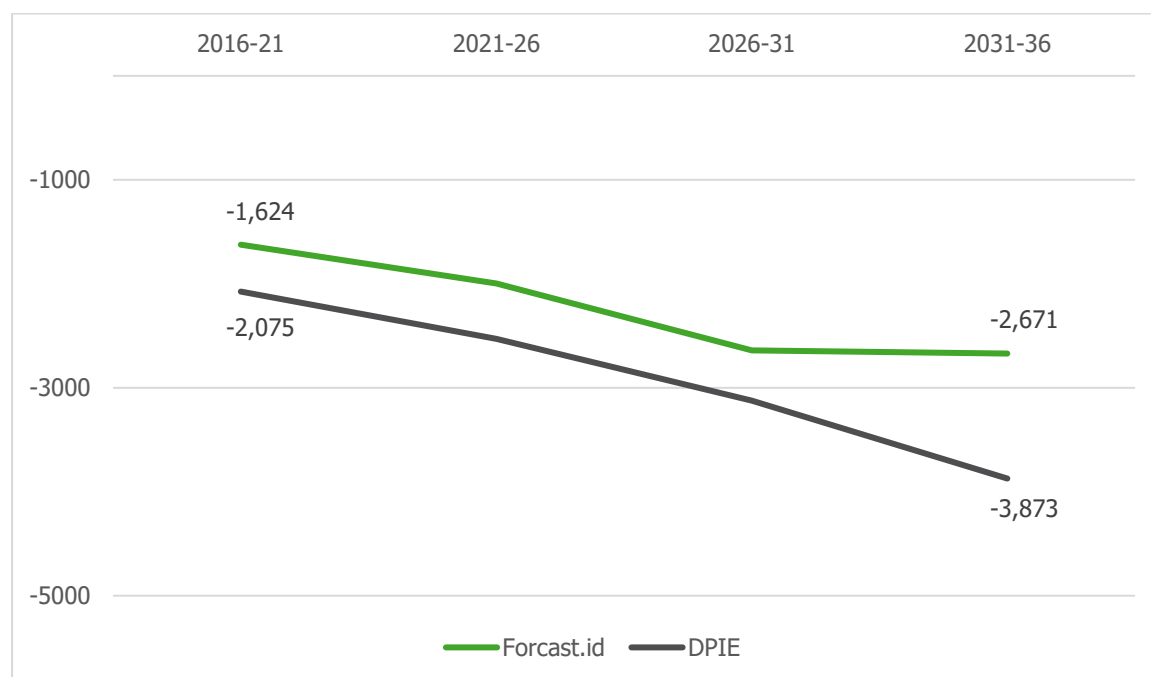
- » Downward trend in births (DPIE) compared to a slight upward trend (Forecast .id)
- » Similar death totals, however, proportionally lower rates for Forecast .id
- » Very strong positive net migration predicted by (Forecast .id) compared to positive but fluctuating trends (DPIE).

Figure 13: Population change for the MidCoast LGA (2016-2036)

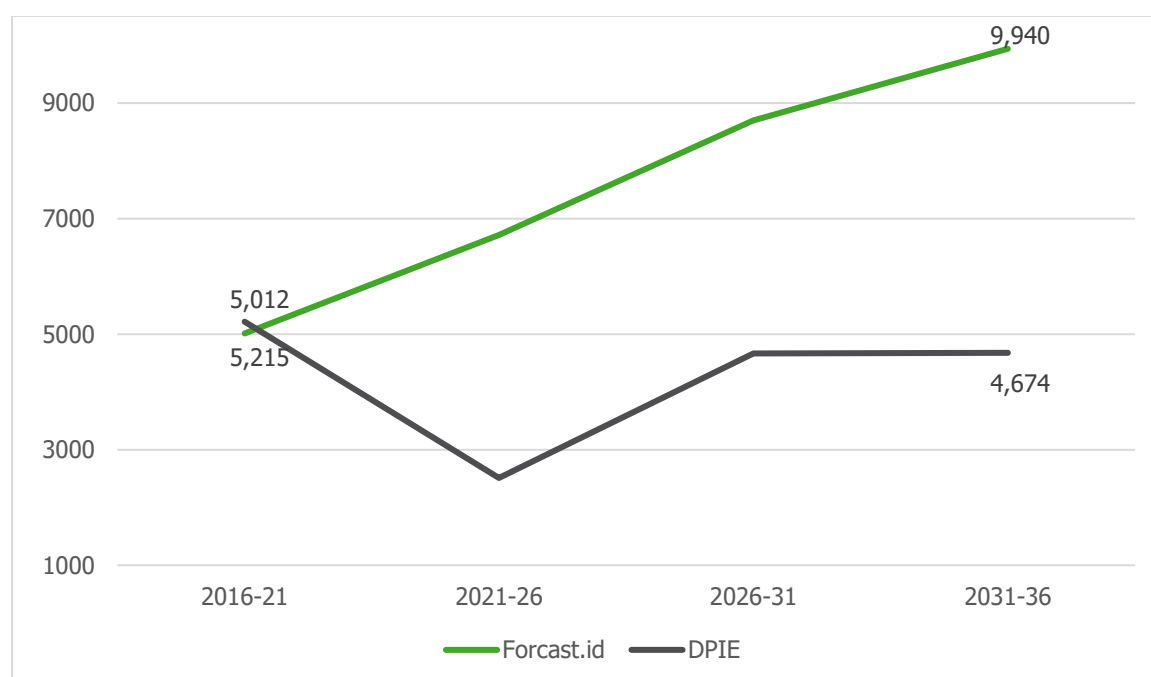


Source: Forecast .id (2020) and DPIE (2020)

Importantly, though, both Forecast .id and DPIE agree there will be negative natural change in population over the period (Figure 14) and that net migration will be the key driver of population growth (Figure 15).

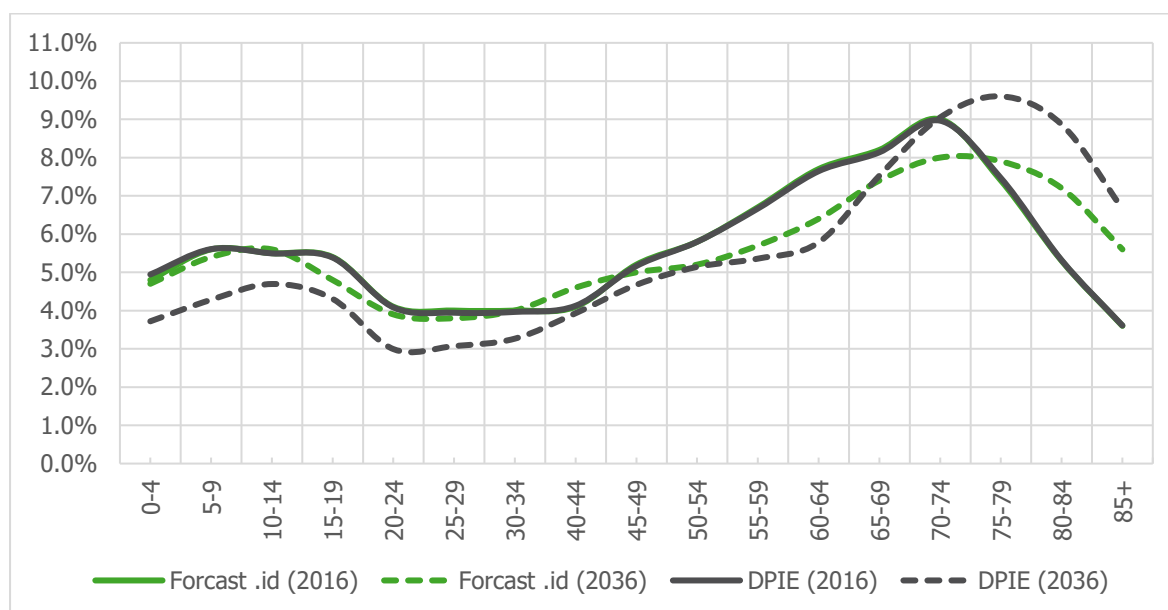
Figure 14: Natural population change across the MidCoast LGA (2016-2036)

Source: Forecast .id (2020) and DPIE (2020)

Figure 15: Net migration across the MidCoast LGA (2016-2036)

Source: Forecast .id (2020) and DPIE (2020)

The difference between Forecast .id and DPIE's age profile predictions for the MidCoast LGA is that DPIE is anticipating trends which will create a significantly older population than Forecast .id (Figure 16).

Figure 16: Age profile change for the MidCoast LGA (2016-2036)

Source: Forecast .id (2020) and DPIE (2020)

Under Forecast .id's age profile changes, the MidCoast LGA is anticipated to experience a proportional increase in residents aged 79 years or older and a slight increase in the 40-44 age group by 2036. DPIE predicts similar aging trends, however:

- » The proportional increase is anticipated to start an age group earlier
- » The proportional increase is expected to be larger.

Additionally, under Forecast .id's age profile changes, the MidCoast LGA is anticipated to experience a proportional decrease in residents aged 15-20 (minor) and 45-79 (notable) while the proportion of children and young adults remains relatively stable. DPIE forecasts reflect greater demographic change, with all age groups under 70 years of age expected to experience a proportion decrease.

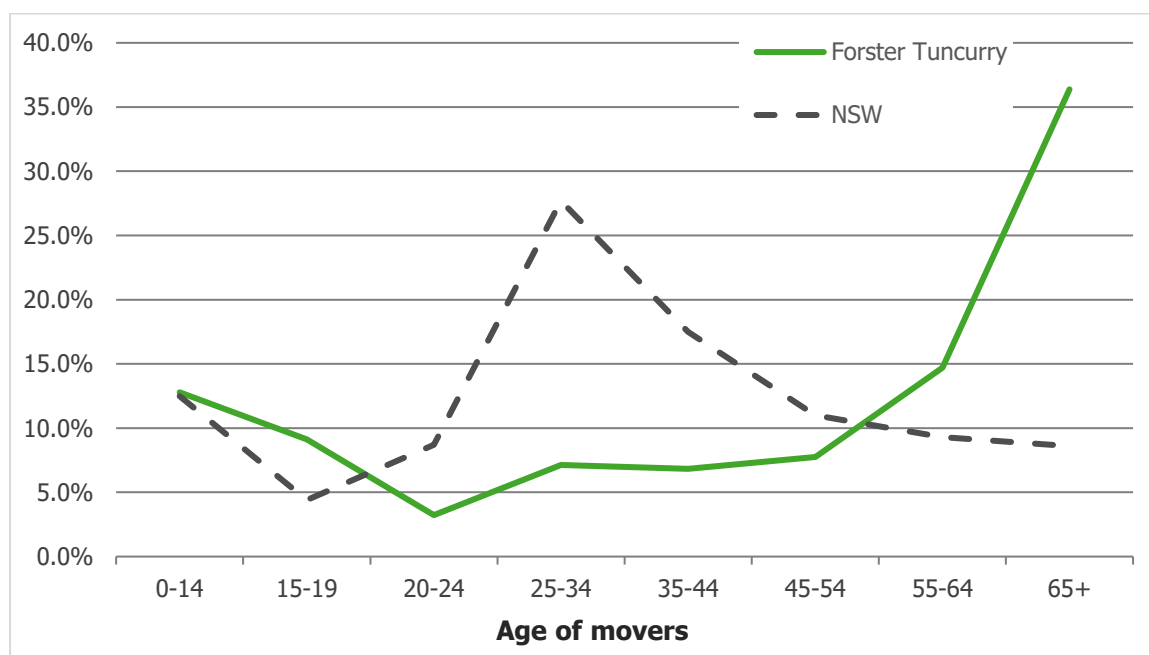
Characteristics of incoming migrants

Analysis of inward and outward migration data from the 2016 Census notes that from 2011 to 2016 4,156 residents moved into the Forster Tuncurry area while 3,055 moved out, representing net migration of 1,101 residents.

In the five years leading to 2016, around 84% of people moving to Forster Tuncurry came from within MidCoast LGA itself.

The most notable characteristic of most migrants to Forster Tuncurry is their age (Figure 17). Just under 40% of inbound migrants were aged 65 or over compared to a NSW average of all movers (to or within NSW) of 8.6%. Less than 10% were in the main "first home buyer" age group (25-34 years old).

Given the age profile, inward migration is likely to contain a significant number of people retiring to the coast from inland and rural parts of the LGA and wider NSW.

Figure 17: Age of inward migration, Forster Tuncurry (2011-2016)

Source: Table Builder 2016, SA2 (UR), AGE5P, SA2 (5YR)

Population growth in older cohorts

Population forecasts (id. forecast) suggest that the population of Tuncurry will increase by 523 residents by 2036 with Forster North and Forster South to increase by 2,502 residents over the same time frame. The LGA is expected to experience between a 2.6% (forecast .id) and 8.2% (DPIE) proportional increase in retired residents by 2036 (residents aged 65+). This trend is also expected in Forster North and Forster South with the proportion of retired residents to increase by 7.6% and 4.3% respectively. However, Tuncurry is expected to have a decline in the proportion of retired residents of 3.9% reflecting a shift in demographic profile.

Population growth in younger cohorts

Across the three forecasts (id. forecast) areas (Tuncurry, Forster North and Forster South), the composition of young residents varies greatly between 2016 and 2036. Table 2 shows the anticipated change (number) of infants and young children (0-4) and young people more broadly (0-24). The three forecast areas are expected to have a total decrease of -45 residents in the infants and young children age cohort and an increase of 121 residents across the 0 to 24 age group by 2036.

Forster South is the only area expected to experience an increase in infants and young children between 2016 and 2036, however this increase is minimal (an additional 28 people). Tuncurry is expected to experience a smaller decrease in infants and young children compared to Forster North (a decrease of 41 residents compared to 59 residents respectively).

Tuncurry and Forster South are both expected to have an increase in the number of young residents (0-24) by 2036. Tuncurry is expected to have the greatest increase, an additional 156 residents aged 0-24, while Forster South is expected to have a notably small increase of 28 residents. It is important to note that in Tuncurry the greatest growth will occur in the 5 to 24 age group while Forster North will experience the greatest growth in the 0 to 4 age group. Forster North is expected to experience a decrease in the number of residents between 0 to 4 and 5 to 24 years of age.

Table 2 Growth in younger cohorts

	Tuncurry			Forster North			Forster South		
	2016	2036	change	2016	2036	change	2016	2036	change
0-4	243	202	-41	379	321	-59	280	307	+28
0-24	1,112	1,269	+156	2,024	1,906	-118	1,439	1,522	+83

Source: Forecast .id (2020)

2.7 Social profile conclusions

The demographic analysis shows the census areas of Tuncurry Forster and MidCoast LGA have generally ageing populations with relatively low income levels, reflecting the high proportion of retirees living in the area. The population profile for Tuncurry shows the greatest concentrations of older and lower income residents, couple or single person households and people who are not in the labour force.

The urban centre of Forster Tuncurry displays a more balanced population profile than Tuncurry, with slightly higher proportions of families with children and larger proportions of young people in its population. Nevertheless, the Forster Tuncurry area and MidCoast LGA have relatively low proportions of young adults compared to NSW.

While population forecasts show growth is expected to continue, planning for the NTURA site needs to take account of the age, income and household characteristics of inward migrants, most of whom have historically been aged over 55 years.

This has important implications for community services and facilities demands within the overall population, and more particularly for the appropriate housing styles, development rates and facility requirements within the NTURA. In addition, current population characteristics will pose challenges to the creation of a mixed and socially sustainable new community. These issues are discussed further in following chapters.

3 Existing community facilities and services

This chapter examines existing community facilities and open space in the area surrounding the site. A wide variety of facilities and services are available within Tuncurry and Forster. Schools and childcare centres have some spare capacity, but most other types of facilities and services will require upgrading or augmentation to meet the needs of the incoming population.

Existing community facilities, human services and open space in the areas around the NTURA site have been identified and examined to assess:

- » Their availability and accessibility for the incoming population
- » Their suitability to the needs of the incoming population
- » Their capacity to absorb demand that may be generated by the future development of the site.

Some types of facilities and services serve a local catchment, while others are provided on a district or regional level.

3.1 Education and children's services

Schools

The closest Government schools to the site are Tuncurry Primary School (k-6) about 2 kilometres from the site, and the Great Lakes College Tuncurry Junior (years 7-10) and Senior (years 11-12) Campuses, which adjoin the NTURA site to the south (Figure 18). In addition, there are a number of schools in Forster. These include Forster Primary School (k-6), Great Lakes College Forster Campus (years 7-10) and Holy Name Primary School (k-6).

The Myschool website indicates enrolments in these schools have been relatively stable across the past six years (Table 3). The exceptions are Holy Name Primary School where enrolments have decreased substantially, and Great Lakes College Tuncurry Campus (Years 11-12) which has experienced a recent decline in enrolments. Enrolment data for 2020 is currently not available.

Advice from the Department of Education received in October 2020 is that the closest schools to the site, Tuncurry Primary School and the Great Lakes College Tuncurry Junior and Senior Campuses, are currently operating close to their capacity. However, the Department projects demand for teaching spaces within these schools will decline to 2036 (from 16 to 12 teaching spaces at Tuncurry Primary School, and from 27 to 23 teaching spaces in each of the Great Lakes College Campuses). Additionally, both sites have room for expansion either through additional demountables or redevelopment of existing buildings.

The Catholic Education Office have also confirmed enrolments at schools within this diocese have been stable over time and there is no indication that there is demand for an additional Catholic school. While there is no local Catholic high school, a majority (55-60%) of Catholic students from the Forster region go on to attend St Clare's Catholic high school in Taree.

Table 3 School enrolments in the Forster Tuncurry area

School	Year					
	2014	2015	2016	2017	2018	2019
Tuncurry Public School (yrs K-6)	367	404	379	382	383	384
Forster Public School (yrs K-6)	717	757	761	765	733	704
Holy Name Primary School, Forster (yrs K-6)	340	316	322	311	280	276
Great Lakes College Forster Campus (yrs 7-10)	614	619	582	581	604	594
Great Lakes College Tuncurry Campus (yrs 7-10)	536	515	541	558	540	529
Great Lakes College Tuncurry Campus (yrs 11-12)	430	419	451	457	412	395

Source: www.myschool.gov.au

Childcare facilities

In terms of services for children, there is a diversity of pre-school and long day facilities across both Forster and Tuncurry. A review of child care services website (www.mychild.gov.au, www.careforkids.com.au) and the Australian Children's Education & Care Quality Authority (www.acecqa.gov.au) highlights there are currently nine long day care centres and four out of school hours (OOSH) care facilities within Tuncurry and Forster area (Tables 4 and 5).

Of the nine long day care centres, three have capacity and four did not have information available on vacancies. Based on approved capacity of facilities:

- » Three facilities can accommodate less than 35 children
- » Five facilities can accommodate between 35 and 60 children
- » One facility can accommodate 90 children.

Table 4 Long day care centres in the Forster Tuncurry area

Facility	Services offered	Vacancies	Capacity
Blossoms	Long day care	Yes	56
Dolphins Child Care Centre	Long day care	Yes	47
Kindilan Early Childhood Centre	Long day care	No	90
Giggles Child Care Centre	Long day care	Not available	29
Great Lakes Children's Centre	Pre-school and long day care	Not available	59
Pebbly Beach Early Learning Centre Little Beaver Pre-School	Pre-School and long day care	No	41
Little Pioneers Childcare and Education Centre	Long day care	Not available	44

Facility	Services offered	Vacancies	Capacity
Pokey Possum Pre-School	Long day care	Yes	27
The Oak Seed Early Learning Centre Forster	Long day care	Not available	28

Source: www.mychild.com.au, www.childcarefinder.gov.au and www.acecqa.gov.au

Two of the four OOSH centres within Forster and Tuncurry have capacity for new enrolments. Existing OOSH services range in size. Based on approved capacity of facilities:

- » One OOSH facility can accommodate less than 35 children
- » Two OSSH facilities can accommodate more than 65 children, with one facility able to facilitate 185 children.

Table 5 OOSH in the Forster Tuncurry area

Facility	Services offered	Vacancies	Capacity
Buzi Kidz OOSH	OOSH care and vacation care	No	75
Dolphin Cottage	OOSH care	Yes	N/A
St Nicholas OOSH Forster	Before and after school care and vocational care	No	30
Active OOSH Forster	Before and after school care and vocational care	Yes	185

Source: www.mychild.com.au, www.childcarefinder.gov.au and www.acecqa.gov.au

Tertiary and further education

Great Lakes TAFE at Tuncurry offers a wide range of courses including fine arts, hospitality, information technology, administration services, business, general education and building and construction courses. The campus is part of the joint education facility at the Great Lakes Secondary College, near the southern boundary of the NTURA site.

The Forster Tuncurry Community College in Forster is a community based organisation providing adult and community education and training facilities. It provides a diverse range of vocational, business and general interest leisure courses. The Alesco Senior College (collocated with the Forster Tuncurry Community College) is a registered and accredited, non-government independent school specifically designed for the inclusion of young people who cannot or will not complete their education within a traditional setting.

The nearest universities to Tuncurry are the University of Newcastle, a campus of Charles Sturt University at Port Macquarie and a campus of the University of New England at Taree.

Figure 18: Education facilities map**Education**

3.2 Community centres and meeting places

Council has a total of 45 community buildings in the LGA. Within the suburbs of Forster and Tuncurry there are currently four council owned buildings (Figure 19). These include:

- » **Tuncurry Memorial Hall** is the closest activity and meeting space to the site. It caters for up to 250 people and features a large community hall space, kiosk area, stage area, change rooms and lighting equipment and facilities. The Hall is available for hire.
- » **Forster Tuncurry Community Centre** is located next to the Forster Library and MidCoast Council Office (Forster) and is part of Council's Ageing and Disability facilities. It has a community hall style space and is available to hire.
- » **The MidCoast Library** in Forster is explored in Section 3.3 as a cultural facility.
- » **MidCoast Council Office** (Forster).

Consultations undertaken during preparation of Council's Cultural Plan highlighted a need for modern and adequate facilities to support a range of cultural events and activities. Discussions with Council also identified a lack of appropriate meeting rooms for large corporate functions or smaller meetings.

A few restaurants and clubs in the region offer commercial venues for conferences and events, including Forster Tuncurry Golf Club (up to 220 guests), Club Forster (several rooms and up to 1,000 guests), Tuncurry Bowling Club (with a boardroom for meetings and small seminars and seating for 330 or more for weddings, dinner and conferences), Forster Bowling Club, Sundowner Tourist Park at Tiona and Moby's at Boomerang Beach (up to 120 guests).

In a document update for the Forster Civic Precinct Project (2017), MidCoast Council stated the Forster-Tuncurry area is currently under-serviced in regards to cultural and community infrastructure with the decommissioning of the Forster School of Arts Hall in 2007 furthering this. The Forster Civic Precinct Project aims to reduce this short fall by providing indoor and outdoor space capable of accommodating at least 200 people and separate meeting rooms. Stage 1 works commenced in January 2019 but were put on hold in May 2020 due to COVID-19.

3.3 Cultural facilities

The major cultural facility within Forster Tuncurry is the MidCoast Library in Forster. It offers borrowing services for books and a variety of digital products, access to computers and internet usage. Other services and activities include author talks, music performances and film nights, an annual Great Books Festival, commissioning of art works, display spaces, children's activities and outreach and support services. The library has public amenities, meeting rooms and community bus drop-off and collection point.

Council has plans to develop a new Civic Precinct at Forster in the area bounded by Lake Street, West Street and Little Street, overlooking Breckenridge Channel. The concept envisages a 'community living room, incorporating a town square, gallery, a 'flexible use hall', library (including meeting rooms and exhibition / display space) and community office spaces.

It is anticipated that these large district facilities would generally have capacity to absorb the demand likely to be generated by the population forecast of the NTURA.

Cultural programs and services near the NTURA site include (Great Lakes Cultural Plan, August 2010)⁴:

- » Great Lakes Art Society and Bridge Club (Lake Street, Forster) hosts art classes, workshops, displays and exhibitions. The building is shared with the Bridge Club, which has a large membership.
- » Golden Ponds Retirement Village (Forster) hosts occasional visiting performance artists in its facility catering for medium sized audiences.
- » Several museums and historical societies across the LGA
- » The Forster Information Centre collates and provides information on local natural, Aboriginal and European heritage.

3.4 Emergency services

Emergency services available to serve the North Tuncurry site include the Ambulance Service and NSW Rural Fire Service in Tuncurry and the Police Station and Fire and Rescue Brigade in Forster. There is also a Marine Rescue facility at Forster.

⁴ It is understood that Council is currently in the stages of preparing a new cultural strategy, however at the time of this report a draft was not ready.

Figure 19: Community, cultural and emergency facilities maps

Community, cultural and emergency facilities



3.5 Medical facilities and services

Across the MidCoast LGA there is a total of 32 general practices, three Aboriginal Medical Services and two public hospitals in Gloucester and Taree.

The only hospital within Forster Tuncurry is Forster Private Hospital (also known as Cape Hawke Community Hospital). The Forster Private Hospital, five km from the NTURA site, offers acute medical, chemotherapy, renal dialysis and surgical and rehabilitation services. It has the capacity to accommodate 69 medical/surgical patients and includes operating theatres and a day surgery unit. The closest public hospital to the site is the Manning Base Hospital, in Taree, approximately 30km north of the site. Accident and Emergency Departments are located at Taree and Gloucester.

The major medical facilities and services operating across North Tuncurry and Forster Tuncurry, include the Forster Community Health Centre, Forster Private Hospital, the Tobwabba Aboriginal Medical Service and nine general practices (Figure 20). Supporting health services such as pathology, radiology, rehabilitation and specialists are clustered near medical centres/services.

When compared to NSW, the MidCoast LGA experiences a higher rate of health risks associated to lifestyle. In 2014-2015, rates of adults who smoked, consumed alcohol at a high risk, had low or no exercise and were obese, was higher than the rate across the State. The Population Health Snapshot for 2018 also identified the following demographic characteristics of the LGA as unique and significant for health services:

- » 15.4% of the population are aged 0-14 years (NSW 18.5%)
- » 30.1% of the population are aged 65 years + (NSW 16.3%)
- » For every 100 people of working age there are 84 who are not.

During consultation completed in October 2020 the Hunter New England Local Health District noted that existing health services are functioning well and are close to capacity. The main public health facility in the area is the Forster Community Health Centre and the area is well serviced by General Practices, unlike many areas within the LHD. Additionally, telehealth and virtual health have become an important part of health services during the COVID-19 pandemic. This model of health care is likely to remain relevant especially for older residents in the future.

While Forster is not very well serviced by public hospitals many residents do use the Forster Private Hospital and there is a partnership between Manning Public Hospital and Forster Private Hospital where Forster Private Hospital will 'take' public patients to assist with managing capacity at Manning Public Hospital. However, the uptake of private health insurance in the future will determine the role of the Forster Private Hospital in serving the local population.

Local health services experience several challenges, including:

- » Staff availability – existing service gaps across the LHD are associated with staff availability rather than provision of facilities. Attracting experienced doctors and specialist to the region is a major issue, with factors such as education options for children and employment choices for significant others notable barriers.
- » Competition for nurses – due to the high demand for health care workers across the LHD and a limited labour pool, there is strong competition between the public and private sectors for trained nurses.
- » Community transport – services like radio therapy, which are available in Port Macquarie, are not provided locally as it is not viable to replicate such services. Previously the distance between residents and specialised services has not been a significant issue, with community transport servicing this need. However, a combination of COVID-19 and insurance issues has seen the number of volunteers involved in these services decrease in recent times.

The LHD noted that there are currently no new HealthOne facilities, or any public facilities, planned for the Forster Tuncurry area. The NSW Government has committed an additional \$100 million in funding to the Manning Public Hospital although details of this commitment are not yet available. Additionally, the LHD has recently reviewed the need for any additional public health services in the Forster/Tuncurry area in developing its Clinical Services Plan. This document is currently with the Minter of Health for review.

3.6 Aged care and support services

Under Federal Government reforms commenced in the early 2010s, aged care and support services which are particularly important to older people living in their own homes, were brought together under one umbrella to improve integration and facilitate “continuity of care”. In general, this has not led to changes in services to individuals, but it will over time allow a more systematic approach to care delivery. Services are provided by a wide range of organisations and funding is allocated on a population basis to each region.

Due to the older age profile of residents within Forster and Tuncurry, the supply of services to support the ageing population is of prime importance. Services available in the Forster Tuncurry region include:

- » Aged Care assessment - which assesses seniors for access to Aged Care packages and Residential Aged Care
- » Home Care Packages – provided to eligible seniors at home by several organisations
- » Senior Citizen’s Day Care services – within Forster this operates from the Forster Tuncurry Community Health Centre
- » Hydrotherapy Pool at Forster Private Hospital.

Further details of services are provided in Appendix 1.

Demand exceeds supply for many services, including home care packages where there have been significant delays in accessing services. Importantly, the Federal Government has recently announced new funding for home care packages to address waiting lists.

Many activities and programs for older people are also provided through Council’s MidCoast Assist service funded by the Federal or State governments. These include:

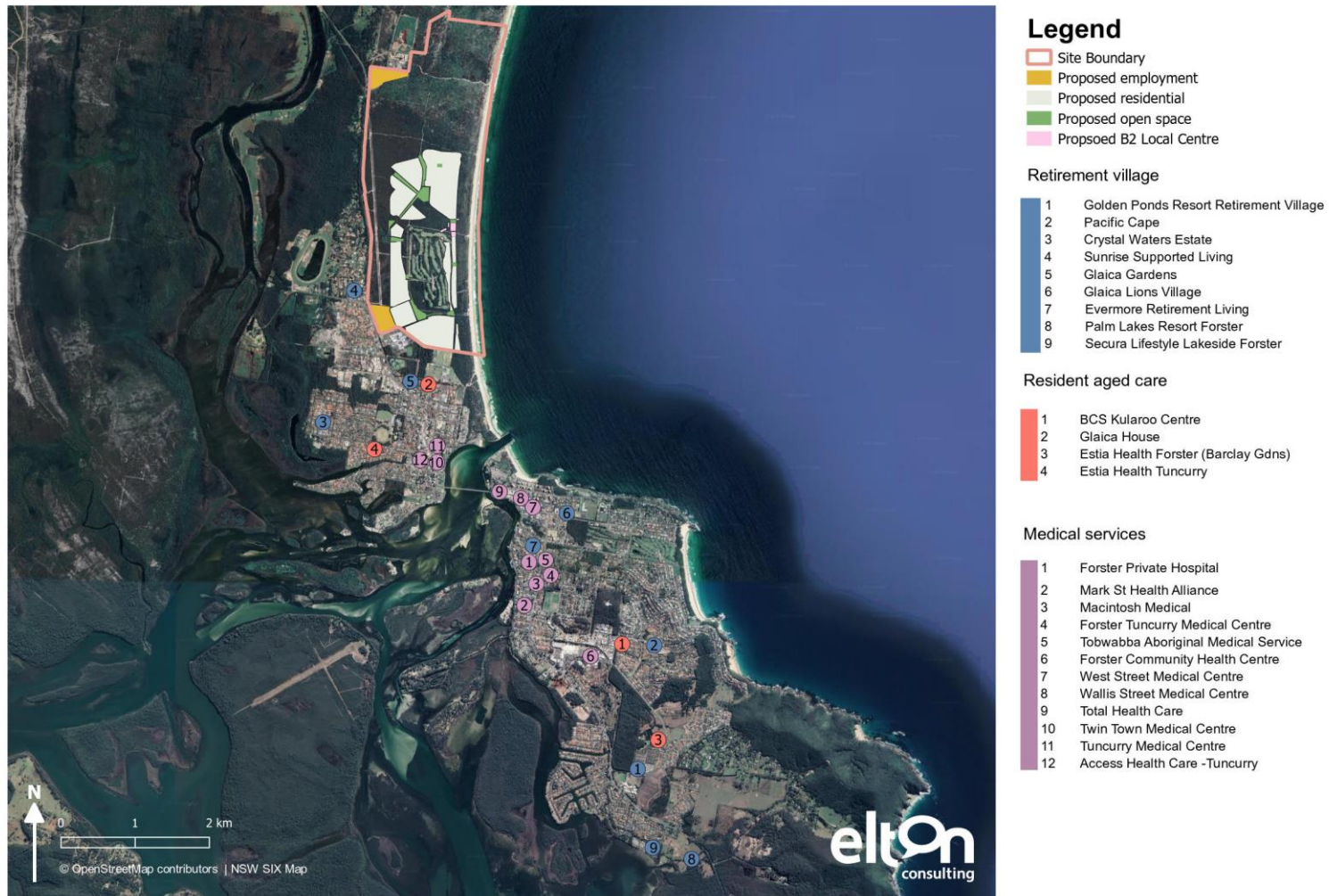
- » Home Care Packages
- » Active and Older which incorporates group activities, outings, art and movement activities
- » Volunteers who assist with outings, transport and companionship
- » Strength for Life which is an exercise program designed for people over 50.

The capacity of support services for older people is patchy, in large part due to shortages of staff and funding limitations under government programs. There is also a major shortfall in office accommodation for staff delivering ageing and disability services. Council is actively working to rezone land and provide office accommodation from which State and Federal government funded services can be delivered. Landcom has advised there may be potential oversupply of office space generally on site with potential for specific ageing and disability services to operate in these spaces.

As mentioned in the previous chapter, demand for retirement village dwellings and residential aged care places is increasing and there will be a need for additional provision as the local population of older residents grows. Further details are also provided in Elton Consulting’s NTURA Aged Care and Retirement Housing Study (November, 2020).

Figure 20: Retirement villages, resident aged care and medical services map

Retirement villages, resident aged care and medical services



3.7 Family and community services

The Forster Neighbourhood Centre provides generalist and specific community services to residents with two services operating in Forster and Tuncurry. Services include the Forster Community Garden, parenting programs, child and family support, financial counselling, personal counselling, housing and homelessness assistance, domestic and legal aid, as well as equipment hire for infants and broadband access for senior citizens.

The Great Lakes Women's Shelter also provides family and community support services to local women and children experiencing homelessness and domestic or family violence. The service provides supported accommodation to five families for up to three months in Forster and Tuncurry.

3.8 Youth services

MidCoast Council's Youth Strategic Plan outlines a strategy to address the needs of young people aged 12-24 who live, work and study in the LGA. The Strategy is part of a whole-of-community plan for service providers and the broader community. Council organises events such as Live n Loud, Youth Week, Summerfest and a range of other events targeted at young people, as part of the Strategic Plan's implementation.

Council provides resources for young people on their website, this includes topics such as bullying, coping with stress and building resilience. Within these resources there are links to a range of non-Government support services including Headspace, eheadspace, Youth Beyond Blue, Reachout, Kids Helpline and Mental Health Line.

The Home Base Youth Service is a community development organisation that provides information, and organises events, training and activities for young people, including young Aboriginal people, in the area. Many activities are run from The Loop youth venue in Tuncurry, operated by Great Lakes Community Resources Inc, a not for profit community development association. Specific initiatives include music events, environmental training, a supported playgroup (which also offers parenting skills for young parents), housing advice and healthy living skills and activities.

The YMCA (Great Lakes Aquatic and Leisure Centre) provides a range of recreational activities for young people including a basketball competition, gym programs and swimming programs. Organisations such as Midnight Basketball, which operate in the region, have previously held youth development tournaments at the Great Lakes Aquatic and Leisure Centre.

3.9 Open space and recreation facilities

A major attraction of the MidCoast LGA is the large number of parks, gardens, beaches and sporting and recreational facilities. Within a 5km radius of the site there are a number of local and regional sporting and recreation facilities that could be utilised by population associated with the NTURA (Figure 21). Open spaces and facilities closest to the site include:

- » Nine Mile Beach, Rock Pool and Wallis Lake
- » Tuncurry Swimming Pool and Tuncurry Skate Park, Fazio Park
- » North Tuncurry Regional Sports Complex - a large collection of tennis courts and playing fields and facilities for rugby league, rugby union and touch football located just south of the NTURA site. Lights, seating and change rooms make the complex a flexible facility available for use day and night

- » Tuncurry Sports Complex – Located near Wallis and Cape Streets and Tuncurry primary school to the west of Lakes Way, this complex consists of two main soccer fields, two mini fields, cricket nets and a cricket pitch. One field is flood lit for night training and competition.

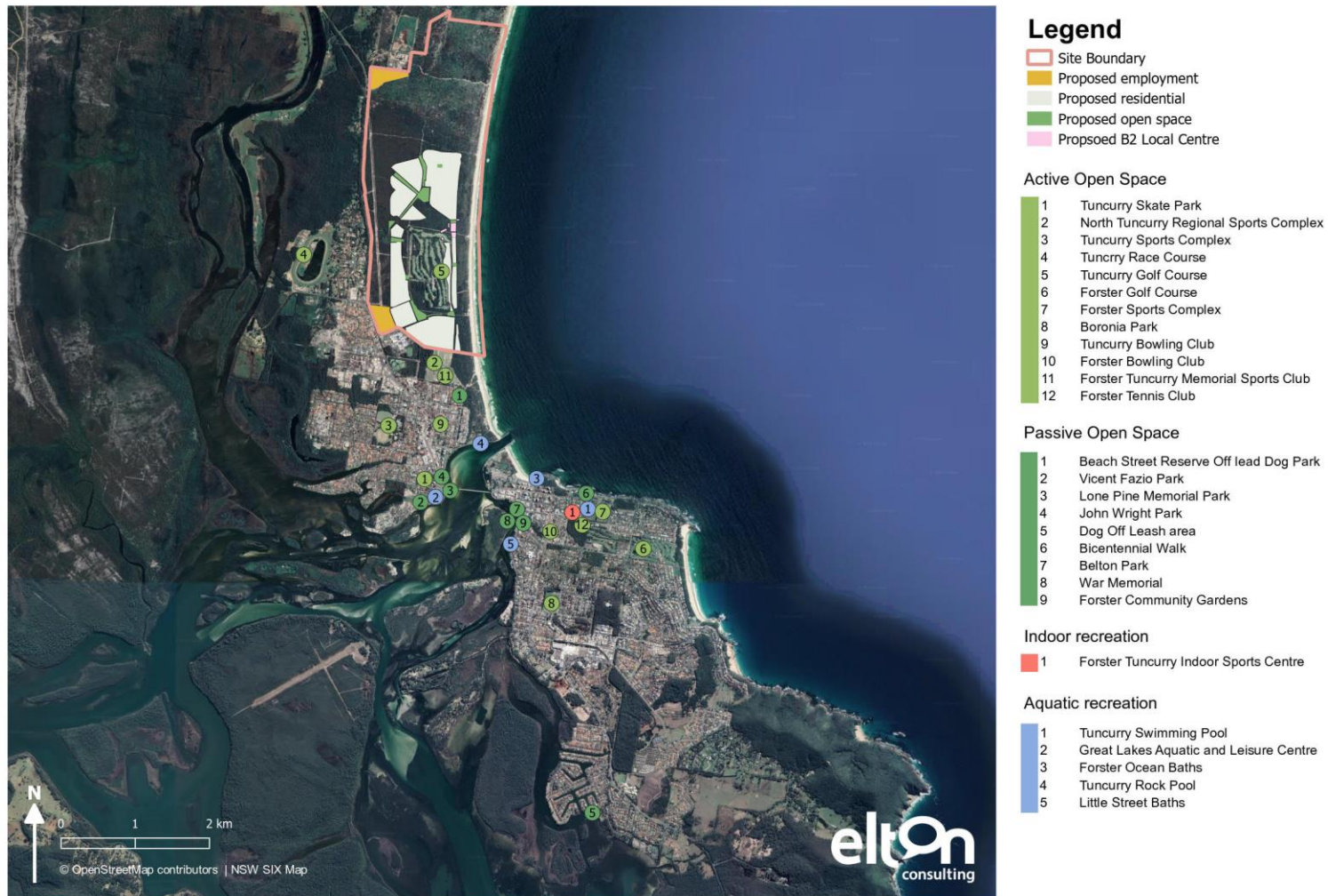
Other larger parks and sporting facilities within Forster and Tuncurry include:

- » Tuncurry Race Course
- » Tuncurry Golf Course
- » Forster Golf Course
- » Forster Sports Complex – located in between Head and Lake Street and next to the Forster Public School, this complex has the Forster Tennis Club (14 courts, mix of clay, synthetic grass and rubber), the great Lakes Aquatic and Leisure Centre and two playing fields with lighting.
- » Bicentennial Walk
- » Boronia Park, Forster – located near Water Street and Kularoo Drive, this space has 8 netball courts and three full sized fields.
- » Private commercial facilities include the Forster Tuncurry Indoor Sports Centre, Great Lakes Gymnastics Centre, squash courts, holiday fun parks, Tenpin Bowling Centres in both Forster and Tuncurry, and the Tuncurry cinema.

In addition, there are a large number of licensed sporting clubs operating in Forster and Tuncurry, including:

- » Forster Tuncurry Golf Club
- » Club Forster and the Forster Tuncurry RSL Sub-branch
- » Forster Tuncurry Memorial Sports Club (known locally as 'The Sporties')
- » Tuncurry Bowling Club
- » Forster Bowling Club.

These facilities will be able to meet many of the sport and recreation needs of the new community. Nevertheless, while MidCoast LGA has comparatively high rates of open space provision, the *Great Lakes Recreation and Open Space Strategy* (July 2006) notes that many of the region's open spaces are not used to full potential due to a lack of embellishment. It also notes the relatively lower rates of provision of sporting fields in the Forster Tuncurry area per head of population.

Figure 21: Open space and recreation facilities map**Open Space and Recreation**

3.10 Summary of key findings

In summary, there are large number of community facilities, human services, areas of open space and recreation clubs across Tuncurry and Forster, with many focusing on provision for the older residents or outdoor recreational activities. The relatively small size of the Forster Tuncurry area ensures that existing facilities are within reasonable proximity to the NTURA site, which is 3km from most facilities in Tuncurry and 7km from facilities within Forster.

Key points relevant to existing facilities for the NTURA:

- » Schools and childcare centres appear to have capacity to absorb additional demand. Should significant shortfalls arise, existing school facilities have the capacity to be augmented and new childcare facilities will be provided on a commercial basis to meet community needs. The shared TAFE and Forster Tuncurry Community College campuses represent a valuable resource for the entire community near the NTURA site.
- » Public meeting halls and activity spaces are heavily utilised and are not expected to have capacity to serve the new population at North Tuncurry in the long term, although new meeting rooms and a community hall are planned for the new Civic Precinct in Forster. The Civic Precinct will incorporate a town square, library, space for delivery of ageing and disability services and community activities.
- » Hospital facilities in Forster are limited to a private facility. The current health service review for Forster Tuncurry is considering the need for public health facilities in the area, while promised additional funding for the Manning Hospital will see service enhancements for residents. Health and wellbeing services in the region are close to capacity, and a lack of skilled workers and limited community transport are barriers to health care delivery.
- » Aged care and support services are provided by a wide range of organisations with funding allocated through government programs on a population basis to each region. Staff shortages, limited funding and adequate accommodation from which to deliver services are critical and ongoing issues which impact on the ability of existing facilities to meet community needs for the current population. Notwithstanding this, Elton's Aged Care and Retirement Housing Study (November, 2020) demonstrates the NTURA is not required to provide aged care and retirement housing. The NTURA should however, provide housing diversity and affordability that supports the community to age in place and meets the changing needs of all household types.
- » Forster Tuncurry boasts a wide range of natural areas, open spaces and recreational facilities for people of all ages, although many would benefit from additional facilities to upgrade the quality for users. Tuncurry Golf Course, Nine Mile Beach, nearby sporting fields, and local clubs provide many opportunities for new residents to take part in recreational activities, meet other residents and enjoy the local environment. District level playing fields near the NTURA site were identified as having the potential to become a regional facility, subject to the upgrading of facilities to support more extensive utilisation.

4 Policy context

This chapter summarises the main state and local government policies and plans relevant to the social planning aspects of the proposed development and provides comments on how they are addressed through the proposed master plan.

Planning policies at state and local government levels are important in providing a guiding framework for considering the social sustainability elements of the NTURA. They also provide guidance on the open space and community facilities Council will seek to have provided within the proposed development.

It is important to note Council is currently in the stages of refining and consolidating its planning framework since the merger of Gloucester Shire, Great Lakes and the City of Greater Taree Councils. These include the LGA's Rural Strategy, Housing Strategy, Employment Zones Review and Recreational Zones Review.

Relevant policies have been reviewed and are summarised below.

Policy / plan	Key issues for NTURA
Federal Government	
Native Title Act 1993	Section 31 Deed agreement has been negotiated relating to employment, economic development, training and promotion of cultural heritage opportunities for Lakkari people
State Government	
Draft Greener Places Design Guide, Government Architect's Office, 2020	NTURA site addresses the following green infrastructure principles: <ul style="list-style-type: none"> » Integration of green infrastructure – inclusion of retention basins on site for stormwater management and water quality control in order to improve health, environment and safety outcomes » Connectivity – interconnected network of public open spaces which link to each other and the surrounding environment » Multifunction – dual use of retention basins and finger drains for active and passive recreation.
Better Placed, Government Architect's Office, 2017	NTURA site addresses the following design objectives: <ul style="list-style-type: none"> » Better fit – active and public transport routes will help support an aging population and reduce car dependency in the site. Cluster of services and retail at the B2 Local Centre Zone will help retain the community and village feel of the wider area » Better performance – water sensitive urban design measures incorporated into the site » Better for community – addresses social disparity by providing housing choice and a provision of 7.5% of dwellings for moderate income households. Encourages a diverse community by providing housing choice and diversity accommodating for various life stages and income levels » Better for people – utilisation of open and public space to increase passive surveillance throughout the development » Better working – colocation of community centre and lifesaving storage facilities increases usability and increased relevance of community centre

Policy / plan	Key issues for NTURA
	<ul style="list-style-type: none"> » Environmental sustainability – through onsite water management and 312.7 ha of conservation area for threatened species » Better look and feel – the network of open space and conservation area surrounding and throughout the site will generate aesthetical value for the community.
Hunter Regional Plan 2036, Department of Planning, Industry and Environment, 2016	<p>The Plan has 4 primary goals for the Hunter including MidCoast LGA:</p> <ol style="list-style-type: none"> 1. The leading regional economy in Australia 2. A biodiversity-rich natural environment 3. Thriving communities 4. Greater housing choice and jobs <p>The priorities for the strategic area of Forster-Tuncurry include:</p> <ul style="list-style-type: none"> » Maintain retail, education, civic and tourism activities » Manage the role of tourism and accommodation » Protect environmental and natural attributes with specific mention of managing environmental values and residential growth in North Tuncurry » Consolidate commercial activities in existing precincts <p>The NTURA will address both regional and local goals by:</p> <ul style="list-style-type: none"> » Contributing approximately 2,123 homes as part of the additional 70,000 needed in the region by 2036. This accounts for nearly half of the projected increase of dwellings in the MidCoast LGA » Contributing to housing diversity and choice » Supporting retail, education, civic and tourism activities in Forster Tuncurry with the development of a new retail precinct, community facilities and consideration of demand for schools in the local area » Including a 312.7 ha on-site Biobank and 327.71 ha of conservation land to ensure environmental protection of threaten species and environmental value in the area.
Local Government	
MidCoast 2030: Community Strategic Plan 2018-2030, MidCoast Council, 2018	<p>Part of the new Integrated Planning and Reporting Framework for NSW Councils, this Plan encapsulates the community's vision with long term implementation strategies set in the context of wider State and Federal government policies.</p> <p>Common themes raised by the community relate to:</p> <ul style="list-style-type: none"> » Supporting an aging population » Conservation of the area's highly valued natural environment » Need for greater employment opportunities for young people » Retaining the unique character of the many local towns and villages » Improving local health though improved environmental quality. <p>Key directions and objectives include:</p> <ol style="list-style-type: none"> 1. Acknowledge and celebrate diversity and cultural richness including local Aboriginal heritage and unique identity of rural towns and communities 2. Promote community safety and cohesion through the provision of services and facilities (such as water, sewer roads, recreational and open space, public space and health services) 3. Embrace and protect the natural environment

Policy / plan	Key issues for NTURA
	<p>4. Support growing local and regional economies through strategic planning and economic diversification</p> <p>5. Provide strong leadership and a shared vision.</p> <p>The NTURA supports the directions and objectives of the Community Strategic Plan by:</p> <ul style="list-style-type: none"> » Providing a diverse range of housing typologies » Additional employment opportunities in the local area through the delivery of the B2 Local Centre Zone, business land in the south west corner and industrial land in the north western corner » Facilitating the conservation of 327 ha of land for ecological conservation
<p>Housing Strategy (Draft), MidCoast Council, 2020</p>	<p>The draft Strategy outlines the vision for the facilitation and delivery of residential housing needs across the MidCoast LGA. Key demographic trends identified include:</p> <ul style="list-style-type: none"> » Inward migration from overseas, Sydney and Central Coast areas » Decreasing household size » An above average and progressively aging population within one of the oldest populations in Australia, a trend which is expected to continue » High demand for affordable housing » Key housing needs which require addressing include the needs of an aging population, balancing affordability and maintaining design quality, promote the development of walkable and sustainable neighbourhoods, and balance housing needs against environmental and rural qualities » Forster and Tuncurry are identified as strategic centres within the region » Forster Tuncurry is an attractive place for retirees. Also, due to its coastal setting, dwelling vacancy is high outside of peak summer periods in Forster. <p>Future housing opportunities in Forster and Tuncurry include quality high density residential development in the town centres, continuing growth within existing zoned areas as well as other major developments including North Tuncurry, intensifying housing around key business and employment areas, encouraging urban infill development in appropriate residential areas, and ensuring demographic factors such as high vacancy rates and an aging population are being addressed.</p> <p>The NTURA has the potential to respond to housing an ageing population in the following ways:</p> <ul style="list-style-type: none"> » Housing that can be adapted to the changing needs of its occupants over their lifecycle while reflecting the relevant guides – this includes setting Liveable Housing Design Guidelines to a standard of Silver for dwellings in the General Residential zone, Gold for Medium density and Platinum for High Density » Ensuring that smaller and more affordable dwellings are available when people seek to downsize » Facilitating a range of housing options for older people » Liveability and attractiveness through the planning and delivery of both 'hard' and 'soft' infrastructure where 'hard' infrastructure refers to things such as foot paths, open space and cycle ways while 'soft' infrastructure refers to programs, events and celebrations which bring people together. Often soft infrastructure requires hard infrastructure to take place or host.

Policy / plan	Key issues for NTURA
Recreation Zones Review (Draft), MidCoast Council, 2019	<p>Draft principles for the application of RE1 Public Recreation and RE2 Private Recreation across the MidCoast LGA. RE1 Public Recreation includes both active and passive recreation.</p> <p>The Review outlines key principles for recreation zones with an emphasis on 'fit for purpose' spaces which adequately fulfil recreational function and meet community expectations. Land which is restricted by topography, vegetation, biodiversity conservation, cultural heritage and/or creek corridors should have low impact recreational uses – such as seating, walking and cycling tracks, signage.</p> <p>RE1 Public Recreation land does not have a minimum lot size with no minimum building height and floor space ratio. Uses include recreational facilities, community facilities and environmental protection works and other uses compatible with the primary use of the land.</p> <p>RE2 Private Recreation zone has a proposed 20ha minimum lot size, a size capable to accommodate a diverse range of suitable private recreation land uses and activities. RE2 Private Recreation is proposed to have a maximum building height of 12m with no floor space ratio.</p> <p>RE1 and RE2 zoning in the NTURA reflects the Draft Recreation Zones with the golf course (RE2) totalling 58.96ha.</p>
Disability Inclusion Action Plan 2017-2021, MidCoast Council, 2017	<p>Statement of commitment:</p> <ul style="list-style-type: none"> » Continually seek ways to improve the accessibility and inclusiveness of the community through advocacy, collaboration and partnerships » Continue to raise community awareness of the needs and rights of people with a disability » Ongoing and genuine dialogue with people with disability » Strategies to create liveable communities include ensuring community and cultural facilities reflect current and future needs, maintain and deliver community infrastructure to service standard and manage urban develop with consideration of accessibility, adaptability and affordability. This includes: <ul style="list-style-type: none"> » Accessible buildings, recreational facilities, beaches, green space » Design features which enhance accessibility such as lighting, footpaths, pedestrian crossing, public toilets and shower facilities » Access fit-for-purpose housing including consideration of Liveable Housing Principles. <p>The community facility within the NTURA should incorporate design principles which support the delivery of universal accessibility (e.g. ramps, accessible bathrooms).</p>
Footpath Activities in Town Centres 2018-2021, MidCoast Council, 2018	<p>Objective of the policy is to make town centres across the MidCoast Council attractive and vibrant while maintaining community access and safety.</p> <p>Aims to balance business use (street dining, banners etc.), pedestrian accessibility and placemaking activities (stalls, buskers) to achieve safe, functional and vibrant town centres.</p> <p>The design of the NTURA B2 Local Centre should consider and account for street activity during pathway design and activation of the centre.</p>
Youth Strategic Plan 2019-2023,	Delivery of strategies which will guide Council, service providers and the broader community to support young people

Policy / plan	Key issues for NTURA
MidCoast Council, 2019	<p>Focus on community's collective work with and for young people, delivery of best-practice support and services are delivered for young people, evidence based planning to better meet the needs and aspirations of young people, actively engage young people and employer young people to participate in community life.</p> <p>Strategies to enhance opportunities for young people including access to meaningful and local employment and training opportunities.</p> <p>Strategies to connect young people with their peers and the broader community including the identification and development of active spaces which are youth-friendly and deliver ongoing activities such as events and workshops (particularly with the creative arts industry).</p> <p>Strategies to support positive mental and physical wellbeing outcomes such as promote local services that are available to young people and support affordable opportunities related to physical activity and encourage collaboration between community groups.</p> <p>Include young people in community consultation activities and involve young people early.</p> <p>Programming of open spaces and the community facility within NTURA can assist with engaging and connecting young people within the NTURA but also to younger residents from the broader area. There is potential to include targeted youth programs in the Community Development Program.</p>
MidCoast Regional Economic Development Strategy 2018-2022, MidCoast Council, 2018	<p>Achieve sustainable economic growth founded on the Region's natural assets, amenity and location, while offering a healthy lifestyle and community connection.</p> <p>Location and lifestyle will appeal to:</p> <ul style="list-style-type: none"> » Business seeking affordable environment with proximity and connection to major centres » Skilled workers seeking a sea-change and tree-change lifestyle while still being connected to Sydney, Newcastle and beyond » Self-funded retirees seeking affordable coastal location with proximity to Sydney and Newcastle » Domestic tourism focusing on natural environment. <p>Strategies to strengthen the Region as a location of choice include infrastructure delivery and upgrades (transport, services and telecommunications), expand employment lands for commercial and light industrial use, invest in tourism assets with a focus on off-season and encourage developments which increase the Region's lifestyle and attractiveness in order to attract sea/tree change professionals.</p> <p>Strategies to create supportive environment for businesses to invest and grow including reducing barriers to business growth, resolve land-use conflicts through completion of a land-use strategy, encourage business partnerships, provide targeted support for key sectors, and actively support businesses by providing advice and other services.</p> <p>Strategies to market the MidCoast Region through promoting infrastructure and locations which support business, encourage relocation of business owners and skilled worker to the Region and focus on visitation cycles where relocation and visitation of family and friends is a key driver of economic growth and further relocation and retirement.</p> <p>The NUTRA supports economic regional development by providing business and industrial space in close proximity to Forster. The delivery of new housing</p>

Policy / plan	Key issues for NTURA
	<p>with different housing topologies supports a diverse range of residents, including; self-funded retirees, skilled workers and relocating residents. COVID-19 has also seen an increase in residents leaving major centres (such as Sydney and Melbourne), choosing a tree-change or sea-change⁵. The NTURA has the ability to support these potential population shifts by providing housing choice and additional employment opportunities as well as support remote working arrangements through infrastructure delivery/partnership.</p>
<p>Employment Zones Review – Part A (Draft), MidCoast Council, 2019</p>	<p>The NTURA proposes to introduce a B2 Local Centre, B5 Business Development Zone and IN1 General Industrial Zone. This summary focuses on these zones</p> <p>The Employment Zones Review (EZR) recommends a set of consolidated and consistent land use rules for business and industrial zones across the entire MidCoast LGA</p> <p>A B2 Local Centre usually services more than 2,000 people with a catchment of up to 30 minutes drive, empathising public transport and active transport. B2 Zones are expected to be between 2ha and 20ha. Proposed prescribed uses are as follows:</p> <ul style="list-style-type: none"> » Residential use: boarding houses, shop top housing; tourist and visitor accommodation » Business and retail use: commercial premises, service stations, oyster aquaculture, tank-based aquaculture » Community use: centre based child care facilities, community facilities, educational establishments, information and education facilities, respite day care centres » Medical uses: medical centres » Entertainment uses: entertainment facilities, function centres, recreation facilities (indoor), registered clubs, restricted premises » Transport uses: passenger transport facilities. <p>A B5 Business Development Zone is usually located close to existing or proposed centres and/or industrial centres and are along transport routes. A key feature of B5 is that it does not detract from the viability of B2 and B3 centres. Proposed prescribed uses are as follows:</p> <ul style="list-style-type: none"> » Business and retail use: specialised retail premises, garden centre, hardware and building supplies, landscaping materials suppliers, warehouse or distribution centres, oyster aquaculture, tank-based aquaculture » Community uses: centre based child care facilities, respite day care centres » Transport uses: passenger transport facilities. <p>A IN1 General Industrial Zone are rarely within 5 kilometres of coastlines, are well connected to arterial roads or highways and separated from residential areas by a buffer such as environmental/open space corridor.</p> <p>Implications for NTURA based on the Draft EZR are that the B2 Local Centres should function as a primary business zone servicing a moderate area with the ability to facilitate cafes, shopping, child care, a medical centre, community facilities and residential. The B2 Local Centre has the zoning capacity to address many needs of future residents with the greatest range of permitted uses for local residents. The B5 Business Development Zone has the capacity to support the B2 Local Centre with an emphasis on larger scale retail, warehouse, auto parts and light industry. While the B5 Zone can support child</p>

⁵ Core Logic: *Can regional housing markets benefit from COVID-19?* 16 July 2020

Policy / plan	Key issues for NTURA
	<p>care facilities, medical uses are not permitted. The IN1 General Industrial Zone will provide very limited 'services' to residents but rather support broader economic development and local job creation.</p>
<p>Forster Civic Precinct Master Plan, MidCoast Council (2020)</p>	<p>Report of a project to develop a master plan for a new civic precinct in central Forster, setting out possible land uses, spatial arrangement and built form.</p> <p>The Vision includes a town square connected to the water and centrally located civic facilities. This would support a more environmentally sustainable urban form, rejuvenate the impact of the town, revitalise the town centre and reinforce civic spirit.</p> <p>The facility will have a library (minimum 2,000 sqm) including offices and meeting rooms and amenities, indoor and outdoor public community space with a minimum capacity of 200 people, a visitor centre, community gardens and green space, and additional parking with a total estimated value of \$18 million.</p> <p>The wider site will also include 139 private senior living apartments, a 102-room hotel, a supermarket, retail shops and gymnasium. A cinema, nightclub and a childcare centre have been proposed in a separate DA process</p> <p>The private partnership aims to address the short fall in facilities and services faced by the local area.</p> <p>Future residents of the NTURA will be supported by the Forster Civic Precinct, with the precinct providing key district and regional level facilities for the broader area. Community facilities delivered within the NTURA will seek to compliment the Forster Civic Precinct rather than compete with it.</p>
<p>Education and Skills Strategic Plan – Manning Valley and Great Lakes, City of Greater Taree and Great Lakes Shire Council, 2012</p>	<p>The plan aims to research, identify and develop opportunities to increase the uptake of higher level vocational education and training (VET) and higher education. The plan responds to localised need and provides solutions to unmet demands.</p> <p>The plan emphasises the importance of collaboration and introduces the concept of the 'East Coast Learning Precinct' – a collective of universities and TAFE campuses already operating in the region who could partner in collaboration to increase the profile of the East Coast as a place of higher learning.</p> <p>Consultation within the region identifies strong perceptions by many that higher learning opportunities are 'a long way away', 'cost too much' and often 'mean moving elsewhere'.</p> <p>The strategy identifies that many young people rate the local employment market within the Great Lakes region and Manning Valley as poor. In contrast, local employers claim to suffer from skill shortages in some trade and professional disciplines.</p> <p>Population growth associated with the North Tuncurry development will provide a real need for workforce and economic planning to ensure new communities within the catchment have in place a labour pool to enable increased participation in higher learning in the region.</p> <p>The NTURA will support local employment opportunities by providing new industrial and business areas. The provision of high speed broad band / NBN within the NTURA will assist young people to engage in further educational opportunities remotely.</p>
<p>Great Lakes Cultural Plan 2010-2015,</p>	<p>The Great Lakes Cultural Plan identifies the role of Council in the provision of venues and facilities within the Great Lakes LGA. Council's current involvement includes management of major cultural infrastructure, including city centres</p>

Policy / plan	Key issues for NTURA
Great Lakes Shire Council, 2010	<p>and parklands, management of some 41 community buildings, management of memorials and public art and management of Council's library services.</p> <p>Consultation with the community indicates that the Great Lakes LGA place a high level of importance on the need for modern and adequate facilities as venues for a range of cultural events and activities.</p> <p>The strategy identifies a need in high growth areas (such as Forster – Tuncurry) for new multipurpose facilities to meet the needs of the incoming population.</p> <p>The delivery of a community facility in the NTURA should aim to deliver a balance of programs and services which are unique but also in demand. This will assist with ensuring residents have access to essential services and programs while also providing an offering which is limited or not available in the local area – providing evident benefit to residents outside the NTURA.</p>
Great Lakes Recreation and Open Space Strategy 2006, Great Lakes Shire Council, 2006	<p>A Strategic Planning document to assist Council in managing its recreation and open space facilities and guide future planning and funding decisions, including those funded through S94 Contributions</p> <p>The Plan notes the 'almost unparalleled range of open space settings and recreational facilities' within the LGA, although much 'space is not used to its potential due to a lack of embellishment'. The rate of provision of usable public open space is comparatively very high overall (7.3 ha per 1,000 residents), but the rate of provision of playing fields is lowest in Forster Tuncurry.</p> <p>Opportunities exist for improved maintenance, minor embellishments to shading, accessibility, seating and landscaping and development of a regional children's playground.</p> <p>Demand for open space and recreation from new and future residents is expected to take the following forms:</p> <ul style="list-style-type: none"> » Children prefer swimming and traditional field sports, visit the beach, sporting fields, outdoor swimming pools and aquatic centre » Adults participate in informal recreation (swimming, walking for pleasure, water activities), whole of life sports such as golf, lawn bowls and tennis and field sports such as soccer and rugby league. <p>Identified needs mostly related to the 'desire to upgrade or embellish existing facilities (improved access, better walking tracks, improved maintenance to sporting fields, etc).</p> <p>Additional facility needs included youth skate ramp/bowl, entertainment, club, cycleways and walking tracks and an indoor sports centre / gym.</p> <p>Some identified facilities have been developed since the plan was prepared e.g. grandstand at North Tuncurry Sporting Complex.</p> <p>It is anticipated that Landcom will contribute to the embellishment of district and regional level recreation facilities rather than deliver new facilities within the NTURA. The details of this arrangement will be finalised with Council.</p>
Great Lakes Active Ageing Strategy 2015-2018, Great Lakes Shire Council, 2015	<p>The aging strategy identifies three community priorities for an aging-friendly strategy based on community engagement. These priorities should be considered for the NTURA site:</p> <ol style="list-style-type: none"> 1. Transport linking residents with local services and spaces was considered key. This included active transport links such as footpaths and bike paths. The importance of door to door transport for older residents was recognised as an important service but acknowledged that it was not a service for which Council is responsible

Policy / plan	Key issues for NTURA
	<ol style="list-style-type: none">2. Access to information and communication of available services was seen as a local priority. Included in this was the changing nature of how information is accessed (the internet). Various communications methods should be used to reach people of all IT and literacy levels3. Attracting medical professionals to the area was seen as necessarily for increased provision of health care and community support services. This was discussed in relation to population growth.

5 Population forecasts

This chapter presents the dwelling yields proposed for the NTURA and associated population forecasts. Based on a yield of around 2,123 dwellings, the population at completion of development is forecast to be around 4,763 residents.

Population diversity will be a critical contributor towards the social sustainability of the project. A housing market analysis has considered the types of people who would be expected to move to this new community. A variety of lot sizes and dwelling forms at a range of price points are proposed, in order to attract a mixed population in terms of age and life cycle stage, household type and socio-economic circumstance.

5.1 Future population size

The proposed master plan for NTURA allows for a wide range of dwelling lot sizes, to accommodate a variety of dwelling types. It allows for a yield of approximately 2,123 dwellings, in the following mix (Table 6).

Table 6 Proposed dwelling mix

Approximate lot size	Percentage of total	Number of dwellings
Detached		1,923
1,000	3%	61
950	4%	85
850	5%	106
750	15%	310
650	14%	294
550	10%	212
450	15%	318
350	15%	318
300	7%	149
210	3%	70
Apartments		200
80	9%	200
Total	100%	2,123

Applying the average household sizes derived from the 2016 Census for the combined suburbs of Tuncurry and Forster to the mix outlined above indicates that the population of the NTURA, at completion, will be in the order of 4,763 people (Table 7).

Table 7 Population estimates

Dwelling type	Average household size	Number of dwellings	Number of people
Apartments	1.7	200	340
Detached dwellings	2.3	1,923	4,423
Total	-	2,123	4,763

The average household size for detached dwellings was derived directly from Census data for separate dwellings, while the household size for apartments uses Profile .id's calculations for high density dwellings (a combination of two ABS dwelling structure categories – 'three storey' and 'more than three stories').

5.2 Future population characteristics

An assessment of the existing housing market within Forster and Tuncurry and analysis of the profile of people who move to the area has provided an indication of the likely target markets for the NTURA. They include:

- » Affluent retirees and pre-retirees seeking quality coastal homes on well-sized lots
- » Middle income retirees and pre-retirees seeking freestanding homes on standard lots
- » Downsizing retirees seeking diverse housing typologies
- » Local families who are 'trading up', and seeking well-priced standard lot housing
- » Other people moving from within the LGA, including first home buyers seeking affordable small lot homes and medium density products
- » Investors, second home and holiday home buyers.

Assuming the future population for NTURA is similar to the future population profile of Tuncurry developed by Profile .id, nearly half of all residents (48.4%) will be 60 or over, around a quarter (26.4%) will be 35-60 years old and around 10% will be of school age (Table 8).

Table 8 Future population profile

Service age group	Forecast	
Babies and pre-schoolers (0-4)	3.0%	143
Primary schoolers (5-11)	5.5%	262
Secondary schoolers (12-17)	5.3%	252
Tertiary education and independence (18-24)	5.0%	238
Young workforce (25-34)	6.4%	305
Parents and homebuilders (35-49)	13.6%	648
Older workers and pre-retirees (50-59)	12.8%	610
Empty nesters and retirees (60-69)	18.0%	857
Seniors (70-84)	24.5%	1,167
Elderly aged (85+)	5.9%	281
Total Population	100.0%	4,763

Source: profile.id and Elton Consulting

This assessment of social infrastructure requirements has been based upon the dwelling mix and population estimates outlined above. However, the number and mix of lots proposed in the proposed master plan may change as more detailed planning and development for the site occurs.

5.3 Proposed housing mix

The proposed housing mix aims to appeal to the target market identified above, both for commercial reasons and to develop a more socially sustainable community with a range of different life-stage groups. It will provide housing in a range of sizes, styles and price points to be attractive to family households with differing age and socio-economic profiles, as well as the many retirees and pre-retirees already living in, or moving into, the area.

The proposed dwelling mix represents a reasonable balance between the objectives of achieving housing diversity and the realities of the market. The lot mix allows for flexibility to respond to market conditions as development of the site proceeds:

- » Apartments and smaller lots would provide a relatively affordable option for lower income and smaller households, including first home buyers. Dwellings on smaller lots may include attached and semi-detached dwellings such as villa and townhouse products and small detached 2 and 3 bedroom dwellings. In this way, the proposed master plan makes appropriate provision for smaller and more affordable dwellings which meet the needs of a range of smaller household types.
- » The proposed 450-799 sqm lots provide for moderately priced detached family housing comprising 3-4 bedrooms. There is some flexibility for dwellings for larger/inter-generational households through use of a study/media room as an extra bedroom, thus encouraging population diversity across household size and age groups.
- » Lots of 800 sqm would allow for premium dwellings and large family homes with 4 or more bedrooms, spare rooms or separate areas for guests, teenagers or inter-generational households and landscaping. This style of housing would be attractive to larger families, mature families seeking to trade up and higher income earners in well-paid employment or with considerable assets. This will help to attract diversity in socio-economic characteristics and skill levels to the area.

Affordability

Landcom generally aims to achieve 5-10% of new housing stock targeted specifically at low and moderate income households. This objective is applied across Landcom's portfolio, rather than being a specific requirement for each new estate. A rate of provision of 7.5% is included within the NTURA to ensure it achieves a mixed socio-economic profile, consistent with the objectives of population diversity. It will also help ensure that the NTURA attracts younger people, including first home buyers, who do not have the assets typical of older buyers.

We note that there is already a high proportion of housing in the lower price ranges, as well as social housing, in the Forster Tuncurry area. As a result, we do not consider there is a requirement to make special provision for low income housing within the development additional to Landcom's affordable housing provisions.

Housing options for older people

As noted above a large proportion of new residents are likely to be older people, and accordingly housing will need to be suited to meet their changing needs and enable them to "age in place". This

includes providing mainstream housing that is accessible, some housing that is adaptable (built to universal design principles) and potentially retirement village and residential aged care facilities.

Landcom has developed a set of universal housing design guidelines to facilitate the development of housing that meets the needs of an ageing population. The extent to which the guidelines are applied in the design of homes will depend upon Landcom's role in the development and construction process.

Consideration has also been given to the need for retirement village and residential aged care facilities within the site. Demand for purpose-built retirement accommodation or residential aged care facilities is growing. Sites for such facilities do not need to be specifically zoned in the master planning process, as demonstrated through Elton Consulting's Aged Care and Retirement Housing Study (November, 2020). However, there is scope for the inclusion of retirement housing as demand emerges, under the proposed land use zones.

Summary

In summary, the proposed lot and housing mix presents an appropriate response to the objective of providing dwelling mix to encourage population diversity, expressed market demand and the need to complement the variety of housing types available in the surrounding area to enhance the socio-economic profile and social mix of the district.

6 Requirements for social infrastructure

The projected population at NTURA will be large enough to support some new local neighbourhood community facilities and services. A multi-purpose community facility is proposed to provide space for community meetings and social activities, and will be co-located with a surf lifesaving club / storage area for surf lifesaving equipment in the Village Centre. In addition, a B2 Local Centre will meet convenience shopping needs and provide a range of business services.

Passive open space will be provided in the form of local parks, walking and cycling paths through the site and links to adjacent recreation opportunities and town centres. Medical centres and childcare centres can be established in residential and commercial areas and will be provided by the private sector. Local employment opportunities will be available at the B2 Local Centre and on local employment lands (B5 Business Development Zone and IN1 General Industrial Zone). This social infrastructure will support Landcom's objectives to create new communities that are socially sustainable.

The open space and community facility will be available for public use and will be designed and constructed by Landcom. These facilities/infrastructure are intended to be publicly accessible and dedicated to Council, subject to agreement by Council.

The development will rely on existing provision in the surrounding area for other types of community facilities and services.

This chapter identifies likely requirements for community facilities, human services and open space for the development and a strategy for their delivery, based upon:

- » The demographic forecasts (Chapter 5)
- » Assessment of availability and capacity in existing facilities and services (Chapter 3)
- » Discussions with Council staff, the Department of Education and the Hunter New England Local Health District
- » The anticipated needs and preferences of the future population.

6.1 Likely needs for social infrastructure

The anticipated composition of the future NTURA population, in terms of its age, household structure and socio-economic mix, was outlined in the previous chapter. Consistent with the profile of the broader Forster Tuncurry area, there is likely to be a predominance of middle aged and older people, and the proportion of children and young people will be relatively low.

A population with these characteristics will generate a need for the following types of facilities and services:

- » Recreation, fitness, sporting, leisure and entertainment facilities, particularly suited to the interests of older adults, seeking places to go and things to do to support their chosen lifestyle. While numbers of young people, younger adults and children may be relatively small, the development will also still need to cater for their recreation and leisure needs, particularly if the NTURA is to attract families and not be stereotyped as a development just for older people

- » Opportunities for informal social interaction, spaces for meeting and gathering and for more structured community activities. This is particularly important to help foster social networks within and across different age groups
- » Access to childcare, pre-schools, primary schools and high schools for the children likely to live within the development
- » Play opportunities for children of diverse ages
- » Access to tertiary education, lifelong learning community education and libraries
- » Access to community arts and cultural facilities
- » Access to health services
- » Access to support services for older people needing help to live independently, and for vulnerable families
- » Access to emergency and safety services
- » Facilities and infrastructure that are designed to be accessible, inclusive and safe in line with Council's Disability Inclusion Action Plan 2017-2021 and other relevant plans and policies.

With a forecast population of around 4,750 people, NTURA will be of sufficient size to warrant provision of a variety of new community facilities and services to meet the local neighbourhood needs of the new population, including:

- » Spaces for informal social interaction and networking
- » Meeting and activity rooms, provided through a multi-purpose community facility
- » Surf lifesaving club / storage area for surf lifesaving equipment
- » Childcare centre/s
- » Medical services
- » Convenience shopping, business services and employment
- » Passive open space in the form of local parks/all abilities playground, as well as walking and cycling paths through the site and links to adjacent recreation opportunities and town centres.

However, the population will not be large enough to justify a broader range of district and regional facilities and services, generally provided for larger population catchments. For these, the NTURA population will rely on existing facilities and services in the wider Forster Tuncurry area.

The ways in which requirements for access to social infrastructure will be addressed are discussed in the remainder of this chapter.

6.2 Community centre

Facilities to support the informal meeting and community networking needs of residents and to facilitate casual social interaction will include cafes, restaurants and public domain areas in the B2 Local Centre (Village Centre), the golf club, and embellishments within open space areas, including pavilions, barbecues, seating and picnic tables.

In addition, residents will require access to indoor space for more structured community activities.

The population at North Tuncurry is large enough to warrant a community centre where residents can meet to participate in activities, events or access services. Spaces which encourage neighbourhood social activity, community interaction and cultural activity are essential to the well-being of the new community. Noting the future population's composition of older people but also a large proportion of younger people (particularly in the 0-4 and 0-24 cohorts), the community centre should ideally be a

flexible multipurpose design that is capable of responding to various age groups' needs across the entire life cycle.

A small community facility is proposed to provide a local venue for resident activities such as community meetings and events, social and hobby groups, lifelong learning classes, exercise and lifestyle programs and children's indoor activities. It will also accommodate the delivery of health care and support services on a sessional or outreach basis. Access to community space at the local level is important in facilitating the development of local social networks, community identity and cultural expression, as well as activities that promote well-being and quality of life.

Landcom has proposed a multipurpose community centre which is 350sqm based on the following recommendations:

- » Community centres are typically planned at around 60-80sqm per 1,000 people. The rate of provision should reflect the extent to which Council may also require contributions towards district level community facilities off-site. If such additional contributions are to be required, the lower rate (60sqm:1,000) should be adopted, on the basis that some of the community's needs will be met by other facilities.
- » Based on these standards, a community of around 4,750 people would generate a need for a community centre of between 285sqm and 380sqm. Small facilities at the lower end of this range tend to be less viable, so it is recommended that a larger facility of around 350sqm be provided (assuming Landcom is not also required to contribute towards off-site district level community centres). A facility of this size would be large enough to include a hall and a couple of meeting/activity rooms, a kitchen, toilets and some storage.

The location identified for the community facility is adjacent to the village centre and the village green. The proposed site offers the following advantages:

- » It will ensure the facility is in an accessible and well used location, with easy access to local shopping, services and recreational activities within the adjoining open space. The siting of community facilities in places with existing activities and where people already congregate is consistent with leading practice principles as it will help to activate the centre and reinforce its role as the focal point for the community, a place for social interaction and gathering. It will also reduce need for multiple trips and allow residents to carry out a number of tasks in a single location. Locating facilities with other uses also maximises personal safety and building security through passive surveillance and high levels of utilisation, particularly at night.
- » Proximity to the village green will provide the opportunity to accommodate a spill-over of activities and outdoor community events which may be too large for the community centre alone or which benefit from access to outside areas, such as private social functions, playgroups, markets, festivals. Locating community facilities adjoining open space is another approach to enhancing utilisation, flexibility of use and providing opportunities for a wider range of community activities.
- » It avoids the potential to adversely impact on adjacent residential uses, such as through noise from events and parking conflicts.

It is intended that the facility would be constructed by Landcom and dedicated to Council as a public facility, however, this will be discussed with Council. Council has indicated support for this proposal in principle, subject to further negotiations about the size and management arrangements. Further discussion will be required to determine design specifications, costs, funding details and timing of delivery in detail.

It is understood that the B2 Local Centre, and hence the community centre, will not be developed until later stages of the project. In the interim, there will be a need for a temporary venue for community activities and to provide a base for community development initiatives. It is proposed that the Sales and Information Office which would be established in the early stages of the project as part of a display village could potentially provide space that can be utilised as a temporary community

centre until the permanent centre is built. The siting of the Sales and Information Office and its use as a temporary community centre is yet to be confirmed.

6.3 Surf lifesaving club and clubhouse

The potential to create a surf club within the NTURA has been explored, building on the history of a previous surf club near the site. It is expected that residents of the new community will wish to swim or surf at Nine Mile Beach, and a surf lifesaving presence would contribute to swimmer safety. However, following discussions with Council, it was agreed that rather than establishing a new surf club at this location, it would be preferable to provide a facility where an existing surf club could store surf lifesaving equipment, and perhaps a first aid room. This would support the operation of a mobile surf lifesaving unit or satellite facility, should this be required in the longer term.

It is considered appropriate to co-locate storage for the mobile surf lifesaving unit as part of the community facility. In this way, if a surf club is eventually established, or there is a need for meeting rooms, amenities or parking for the surf club, these can be accessed at the community centre where equipment is stored.

In addition, the site has the potential to expand the facility to create a full surf club if this is found to be warranted in the future. Accordingly, it is proposed that the community facility is sized and designed to incorporate adequate storage for a mobile or satellite surf lifesaving unit's equipment which could be expanded in future. Making provision for a future expansion provides the added benefit of safeguarding for climate change adaptation responses should the surf lifesaving facility /storage uses have to retreat in the medium to long term. The proposed master plan reflects this recommendation and indicates the location of the community centre and the storage area.

6.4 Childcare centres

The need for and number of childcare centres required will depend on numbers of young children in the future population, which is difficult to predict at this stage. The new population would be expected to create demand for several childcare centres when complete.

Childcare centres are generally permitted within commercial zones and residential areas and do not require land to be designated at the master planning / rezoning stage. Childcare in most new developments is typically left to market forces, through private sector providers, and to the not-for-profit, community based non-government childcare sector, to meet demand as it arises. It is also expected that existing capacity in child care services may absorb some of the demand generated from new residents within the NTURA.

For these reasons, the proposed master plan has not identified any specific sites for childcare centres. It will be up to providers to acquire sites through market processes and their own feasibility assessments. Both the B2 Local Centre and B5 Business Development Zone close to the site entry would provide suitable locations for childcare centres, should demand and the desired market conditions exist.

Other types of activities for children, such as playgroups, before and after school care and vacation care, are often accommodated in multi-purpose community facilities. The rooms within the proposed community centre could be used for children's activities such as these.

6.5 Medical and aged care services

A population of the forecast size, and particularly with a high proportion of older people, will generate a need for local GP services and medical centres.

Medical centres may be in residential and commercial areas and, as for childcare centres, suitable sites will depend on the needs and preferences of future operators. The proposed B2 Local Centre will contain commercial spaces suitable for establishment of a medical centre. Alternatively, the employment lands close to the site entry may provide a location better able to capture business from the established parts of Tuncurry in addition to the proposed development.

Consultation with the Hunter New England Local Health District supported the concept of a medical service onsite. It was recommended that any onsite facility included face-to-face as well as tele-health services. This would assist in addressing the needs of residents, people from the wider community and residents with low mobility. There may be scope to provide some outreach services (such as baby health or preventative health classes) through rooms within the community facility, subject to the service delivery models of community health service providers. There will also be scope to run activities for older people (such as daycare, healthy ageing programs) in the proposed community centre. Home and Community Care services for older people are likely to continue to be delivered from existing bases in Forster.

As mentioned previously, consideration has been given to the need for a retirement village and residential aged care facilities within the site. It is expected that there may be demand for purpose built retirement accommodation or residential aged care facilities in future and there is some interest from market providers at this stage (refer to Elton Consulting Aged Care and Retirement Housing Study, November 2020 for details). The demand for aged care facilities for older people will continue to be monitored as the project progresses.

6.6 Shopping, business and employment

A population of the size forecast for the NTURA is sufficient to support a B2 Local Centre, comprising neighbourhood shops, such as a small supermarket, hairdresser, café, pharmacy and a range of other commercial services (refer to the Market and Economic Assessment prepared by SGS Economics and Planning, January 2019).

The B2 Local Centre is proposed in a central location on a main road near the beach, golf clubhouse and opposite parks. Further employment opportunities will be available within the B5 Business Development Zone and IN1 General Industrial Zone. These have been considered in other technical studies.

High speed internet connections will support opportunities for home based businesses, as well as education and training within the local area.

In addition, residents of the NTURA will access shops and services available within Tuncurry and Forster itself. The new community will contribute to the viability of existing shops and services, rather than take business from established areas. This will support the local economy, and promote the social integration of new and existing populations.

6.7 Local parks and recreation facilities

Community needs for local open space and recreation will be met through the provision of open space in local parks and pedestrian and cyclist pathways throughout the site. Nine new local parks are included within the proposed master plan, ranging in size from 0.2 ha to 2.1 ha. The Landscape Master Plan prepared by Context (March, 2019) proposes a range of open space experiences, specifically designed to cater to the varying community needs. Each park will have an identifiable character and sense of place that encourages people to come together for quiet enjoyment and informal social activities. They will offer a range of recreational experiences and quality embellishments, including informal spaces, open play areas and seating, play equipment, thematic gardens, public interpretive artworks, kiosks, shelters and community pavilions, BBQ facilities,

boardwalks and heritage walking trails. A number of the parks adjoin detention basins, with potential for wetlands and water bodies to add to their scenic quality and provide an attractive setting for walking and cycling. The number and diversity of proposed open spaces specifically respond to the future population profile.

In total, the proposed master plan provides for slightly more than 6.2 ha of open space as parks, which have been distributed across the site to enable residents to easily access and enjoy these outdoor areas. The rate of provision, distribution and the quality of embellishments proposed are adequate and appropriate to meet the needs of the forecast population.

The nature, quantum and embellishments to be provided within the areas of open space have been described in the Landscape Masterplan prepared by Context (March, 2019). From a social planning perspective, key considerations in planning for areas of open space have included:

- » The need for facilities to complement, not duplicate, opportunities available in the adjacent suburb of Tuncurry
- » Provision of a range of parks of different sizes and styles to meet neighbourhood needs for a diversity of recreation opportunities and which satisfy Council's objectives in relation to inclusiveness and safety
- » The need to provide play opportunities for different age groups, including more challenging and adventurous equipment for older children, and all ability playgrounds to address inclusivity requirements
- » The need to provide spaces and embellishments suited to the needs of young people, who will require spaces to meet and socialise that do not impact on adjacent dwellings, as well as recreation facilities that will provide "something for young people to do". The need for specific facilities for young people, such as a skate park, will be subject to further discussions with Council staff. In meeting the recreational needs of young people, it will also be important that safe and convenient walking and cycling access is provided to other sporting and recreational facilities beyond the site in Tuncurry and Forster, where the bulk of the recreation needs of young people may be satisfied.
- » The need to provide public access for NTURA residents and the broader community to Nine Mile Beach
- » The need for dog off-leash parks, which provide important meeting and gathering places for dog owners
- » Opportunities for passive surveillance over activity areas to enhance opportunities for safety and security
- » Recognition of safe, comfortable and amenable walking and cycling as popular recreation activities, and provision of a network of paths and trails throughout the development that connect areas of open space to schools, community facilities, access points, the beach and other recreational facilities around Tuncurry and Forster
- » Inclusion of amenities to encourage informal community gathering and use of open space, such as seats, shade, barbecues, picnic tables and toilets
- » Spaces that provide outdoor areas for community events and gatherings and help create a focal point for the development.

In addition to the 6.2 ha for public open space are 2.0 ha in fingers of open space, including drainage channels. These areas have the potential to be made available for recreation uses.

Council has confirmed that land for active open space (sporting facilities) will not need to be provided within the development. Instead, it is proposed that community needs for active open space will be met through contributions towards upgrading the existing North Tuncurry Sports Complex facilities immediately to the south of the site. The precise nature of the upgrading works that Council would

seek to be carried out on the adjacent sporting field complex is yet to be determined, and will be subject to detailed master planning of the sports complex site. This master planning process will aim to identify how more intensive use of this site can be achieved, for instance through development of new sports courts, improved parking, lighting, shade structures.

It is understood that arrangements for the funding and timing of the sports complex master planning process are currently under discussion between Council and Landcom.

The nature and quantum of contributions that Council would seek towards the off-site provision of active open space is a matter for negotiation between Landcom and Council through the proposed Voluntary Planning Agreement process. Typically, contributions for off-site facilities would be provided to a value equivalent to if the facilities were provided on-site. Former Great Lakes Council staff had advised that their planning of active open space is based on a benchmark of around 5,000 people generating a need for around 3.8 – 4 ha of active open space, to accommodate a double playing field and some courts. This benchmark is consistent with our experience in planning for other new developments, taking account of the likely older age profile of the NTURA and associated reduced demand for field sports. For a forecast population of 4,750, the proportional requirement would be for the equivalent of around 3.6 – 3.8 ha of land, together with the costs of its embellishment for sporting uses.

Depending on the outcomes of the sports complex master planning process, it is anticipated that Landcom will be required to contribute funds for upgrading existing facilities equivalent to the value of the land that would otherwise have needed to be provided within the site (i.e. 3.6 – 3.8 ha).

6.8 Golf club and clubhouse

In developing the proposed master plan for the area, the existing golf course has been reconfigured with a new layout and the clubhouse has been relocated to a new position near the B2 Local Centre. The nature of facilities proposed for inclusion within the clubhouse are yet to be determined but would be expected to include dining, refreshments, and other leisure and recreational opportunities for members and their guests. The new, remodelled golf club and new clubhouse will be important social and sporting facilities that will attract new residents to move to the development and players from the broader Forster Tuncurry area to visit the site.

The golf club will provide an important opportunity for new residents of NTURA to meet members who already live in Forster and Tuncurry and will assist them in becoming involved in established local recreational and sporting networks. The club will also provide a focal point for community activities and social opportunities for new residents and members to get to know one another. In these ways, the golf club will assist in community integration within the area and into the established Forster Tuncurry community.

6.9 Cultural facility

The cultural heritage of the area has been examined in detail in a suite of Cultural Heritage Reports for the project. It is understood that demand exists for an Indigenous Cultural Centre where this heritage is acknowledged and showcased through educational, artistic and interpretive material. It has been suggested that the B2 Local Centre may be an appropriate location for such a use, perhaps co-located with the community centre and surf club.

6.10 Access to educational facilities

Schools planning is heavily dependent on population growth and expected demographics, the distribution of existing facilities, and their suitability and their capacity to absorb additional students.

The Department of Education expects the NTURA could increase demand for primary schools in the area by 290 places (13 teaching spaces) and for secondary schools by 173 places (20 teaching spaces). It considers that local schools are likely to have the capacity to absorb additional demand for children who would live within NTURA based on:

- » A trend of reduced demand for local schools – the Department currently projects demand for teaching spaces within Tuncurry Primary School and the Great Lakes Tuncurry Secondary Junior and Senior Colleges to decline to 2036 (from 16 to 12 teaching spaces at Tuncurry Primary School, and from 27 to 23 teaching spaces in each of the Great Lakes College Campuses)
- » The potential to expand services – each of these school sites has room to significantly increase the number of teaching spaces, particularly if there is potential to clear some vegetated land to accommodate additional classrooms. This could be achieved through provision of additional demountable buildings or redevelopment of existing buildings at a higher density.

There is also the potential to re-draw school catchment zone boundaries and to direct more students to Forster Primary School, which has some spare capacity, and the Forster campus of Great Lakes Secondary College, which occupies a very large site. The projected proportion of school aged children identified in the future population profile is accordingly accommodated for or can be addressed.

The Department has also advised that pedestrian connectivity between NTURA and existing schools is highly important. Ensuring pathways and cycleways are safe, and perceived as safe, will assist in facilitating active transport for school aged children. Schools also need to have bike storage facilities (bike racks) for active transport to be a viable options for students.

The Catholic Education Office indicated during consultation early in this project that there are no plans for new schools (either a primary school or a high school) within Forster Tuncurry, even with the expected population growth at NTURA.

Consideration has been given to the potential for a private school to be attracted to NTURA, as a focal point for the establishment of community networks and to encourage younger households to the area. At this stage, there has been no commitment to establish a private school in this area, although discussions are continuing.

NTURA residents will also have the benefit of easy access to the Tuncurry TAFE college, located within the educational precinct to the south of the site. The college offers a wide range of courses in fine arts, hospitality, information technology, administrative services, business, general education and building and construction. TAFE plays an important role in retaining young people in the school system and attracting families with student children to the local area.

6.11 Services and facilities in the district

Beyond the facilities outlined above, the forecast population of NTURA will not be large enough to warrant the provision of district level facilities and services within the site, but will instead rely on those in the surrounding area. These will include the MidCoast library, entertainment, cultural and leisure facilities, emergency services, major sport and recreation facilities, specialist and community health and hospital services, and welfare and support services, including community aged care services.

With regard to Council facilities, it is noted that the current Forster District Development Contributions Plan requires contributions from new development towards the provision of the Forster Aquatic Centre, improvements to surf lifesaving facilities, expansion of library facilities, and provision of district open space and community facilities. The extent to which Council may require contributions towards district facilities in addition to the local facilities outlined above will be a matter for negotiation as part of the Voluntary Planning Agreement discussions. It is important that the proposed new library and other community facilities within the Civic Precinct are sized and planned to reflect the likely needs of the NTURA population as well as those of the existing population.

The forecast population of NTURA, with a diversity of age groups, household types and income levels, will contribute to a modest demand for health, welfare and community and family support services. Key requirements will be for access to health services, including hospital care, community health and GP services. As the population ages, there will also be demand for some home care and support services for older people. The health, welfare and community and family support services will continue to be provided by state government, the private sector and not for profits. There is also potential for Council support.

For private sector facilities such as clubs, cinema, restaurants and other leisure facilities, the new population of NTURA will support the viability of a greater range of entertainment opportunities, helping to make Forster Tuncurry a more vibrant place.

6.12 Community development strategy

Social infrastructure for new residential development includes not only physical facilities and the services and programs that operate from them, but also resourcing for the processes and initiatives that will enhance and strengthen the community during and after the development process. This requires both a community development strategy and a community consultation program.

As part of its commitment to the development of socially sustainable communities, Landcom provides resources for community development initiatives in all its developments with more than 200 dwellings. These resources typically include:

- » A welcome kit, providing residents with a range of resources to draw on that help them connect with their community and get to know their local area
- » Resources for a 'Welcome Worker' or community facilitator, usually engaged through a partnership with a local community organisation for the duration of the development period. The worker operates collaboratively with the local community and services sector to organise a range of community development activities, ranging from social groups and classes to community festivals and events.

Should it continue with an on-going role in the development of the project, Landcom has indicated a commitment to the provision of such community development resources for the NTURA. The community development worker will work with residents to initiate local activities and events, link incoming residents to facilities, services and networks in the surrounding area and promote the social integration of the new and existing populations.

Further consideration of the nature and resourcing of a community development strategy for the NTURA will occur as planning for the project proceeds, in the context of Landcom's role in the development process.

A program of community consultation has been underway for several years through the project planning stages, to inform residents of Forster and Tuncurry about the project and receive feedback. It is recommended that the community consultation strategy continue through subsequent phases of the planning and development process to provide an opportunity for both existing and new residents to participate in aspects of planning and to reduce uncertainty related to the development process. Community consultation should be a key component of the broader community development strategy - providing a mechanism to foster the social integration of new and existing residents and to facilitate people getting to know each other and establish local networks.

6.13 Summary

To address the needs of the forecast population of the NTURA, provision has been made within the proposed master plan for the following local facilities:

- » A community centre of 350 sqm adjacent to the B2 Local Centre and village green. This facility should also incorporate a storage area large enough to accommodate the equipment of a mobile surf lifesaving unit
- » Nine local parks ranging in size from 0.2 ha to 2.1 ha and totalling 6.2 ha, distributed across the site and embellished to provide for a range of needs and interests for passive open space, as well as additional open space for conservation and drainage uses
- » A B2 Local Centre incorporating convenience shopping and local services, such as a pharmacy, hairdresser, café and other uses. The B2 Local Centre will also provide sufficient space for a medical centre and for a childcare centre, subject to commercial feasibility assessments by private sector operators. Alternatively, a centre-based child care facility could be located within the B5 Business Development Zone, to draw from a wider catchment area. The B5 Business Development Zone does not per medical facilities as a community use in this zone.
- » A remodelled golf club and a new clubhouse near the B2 Local Centre
- » A community development and consultation strategy to involve residents in aspects of the future development of the site, enable new residents to become established within the local community and integrated into social and recreational networks across the wider area.

Needs for active open space will be met through upgrading of the sports complex to the south of the site, with details to be resolved through a master planning process for the sports park. Contributions may also be required towards the upgrading or augmentation of other Council facilities serving the wider district (e.g. library, aquatic centre), in line with Council's current Development Contributions Plan. These are matters to be considered in negotiations of a Voluntary Planning Agreement.

7 Social sustainability strategies

This chapter considers how social sustainability objectives for the development will be addressed, in order to maximise opportunities to create a socially sustainable community.

In addition to the provision of social infrastructure, Landcom aims to ensure its residential developments are socially sustainable, by adopting a number of strategies in the planning for new communities. These include:

- » Creating community cohesion by fostering the integration of community networks and facilities
- » Integrating culture and heritage into new projects
- » Designing places that encourage active, social and healthy lifestyles
- » Delivering high quality public, active and sustainable transport options to key amenities, services, public transport and employment
- » Providing 5-10% of all new homes as affordable housing
- » Delivering 10-15% diverse housing
- » Achieving 20% of dwellings to be 'Design' and As-built' Liveable Housing Australia Silver Certified
- » Future proofing new developments by providing electric vehicle chargers to service a minimum 10% of dwellings
- » Ensuring all homes have access to high speed broadband 20Mb+ and key open spaces have free wifi
- » Fostering education, learning or employment outcomes based on identified needs of the local and regional community.

Strategies to achieve objectives relating to housing diversity, access to education and provision of local community facilities and open space have been discussed in earlier sections of this report. Additional strategies that will support socially sustainable outcomes at NTURA are discussed below.

7.1 Social sustainability strategies

Access to employment

Incorporating employment opportunities within the project, both during the construction phase and within the development, will be an important strategy to attract younger adults and families to the development. Significant employment opportunities will be generated during construction over a 20 to 30 year timeframe. In addition, the project incorporates a B2 Local Centre and employment lands (B5 Business Development Zone and IN1 General Industrial Zone), which are expected to provide a variety of employment opportunities. Details have been provided in a Market and Economic Assessment prepared by SGS Economics and Planning (January 2019).

Other factors that will assist in creation of employment opportunities for residents of NTURA and the wider area include:

- » Access to high quality internet services to support access for home based employment, education and research, particularly considering the effectiveness of many work from home arrangements which were established during COVID-19

- » Remodelling of the golf course and construction of a new clubhouse
- » The significant population growth generated by the NTURA will help stimulate the local economy and in particular will help to revitalise the existing Tuncurry commercial area.

Avoiding social exclusion and isolation

In providing a mix of dwelling types and lot sizes targeted at a variety of price points, the development is intended to appeal to a wide spectrum of households with differing socio-economic circumstances, as well as different age and household circumstances. The inclusion of some affordable housing will further assist this.

This will ensure that the population is broadly representative of the wider area and does not become an enclave of either low income or higher income households which might impact on its image and identity or demand for services. Public access through the development and public use of its facilities and recreation resources will also be encouraged and will help ensure that the development is not seen as 'exclusive' or unwelcoming of 'outsiders'.

The potential for social isolation is a risk particularly for older residents as they lose the ability to drive or develop health problems. This risk will be addressed by the activities, events and programs to be provided at the community centre and through the community development program, where residents will have opportunities to meet others with similar interests and develop support networks. The design of open spaces and the B2 Local Centre will also facilitate casual and incidental contact between residents. Opportunities for involvement in local schools, sports and clubs in the surrounding area will also be available.

The risk of social isolation will also be addressed through encouragement for the provision of public transport services linking the site with the central parts of Tuncurry and Forster. Details are provided in the traffic technical report prepared by Aecom.

Encouraging integration with neighbouring communities

The proposed master plan incorporates a network of local roads, open spaces and pathways that will physically integrate the development with surrounding areas of Tuncurry and Forster and create opportunities for residents to move easily around the site.

Strategies incorporated into the proposed master plan to maximise physical connectivity include:

- » Road access is to be provided to the site from two access points along The Lakes Way - the Northern Parkway and a new road along the northern perimeter of the golf course. In addition, the site will be integrated into Tuncurry through the extension of Beach Street northwards to the proposed B2 Local Centre. The southern perimeter road will be completed to directly link the sports complex with the education precinct and provide direct access from the development to the sports complex. Connectivity and permeability can be encouraged with signage to direct drivers, pedestrians and cyclists to the area.
- » Main roads have been appropriately sized to enable a bus route to loop safely through the site.
- » Parking areas, pathways and amenities enabling public access to Nine Mile Beach will be provided in several key locations, making the beach more accessible for the whole Forster Tuncurry community.
- » Additional internal and shared pedestrian and cyclist networks will create opportunities for residents of all ages to engage in healthy lifestyles, access the range of facilities within this new community and connect with nearby areas. The pedestrian and cyclist network has been designed to avoid the need to use The Lakes Way, connecting instead to the coastal cycleway shared path through a northern extension to Beach Street. This cycleway will provide access to the Tuncurry waterfront parks and recreational facilities and via the bridge to Forster.

- » The focus on physical integration within the site and to surrounding communities will also help to avoid social exclusion and social isolation. Good access, connectivity and public transport will provide relatively low cost access for people without private cars (including those on lower incomes or young adults), and can create opportunities for casual interaction while using these connections.

In addition to physical connectivity, the social integration of new and existing communities will occur through:

- » Residents from the wider area making use of the recreation opportunities within the development, including access to the beach and golf club as well as local parks
- » The community development program, which will provide activities and events designed to bring the new and existing communities together
- » NTURA residents using facilities and services in the wider area. The development will not be self-contained and residents will rely on key facilities in the wider area that generate social networks, such as schools, sporting and social clubs and the library. In addition, the role of the B2 Local Centre as a meeting place and for convenience shopping will not detract from the need for residents to use existing shops and services available within Tuncurry and Forster. In this way, the new community will support established businesses and become integrated with the local area. Rather than becoming a distinctly separate area from the existing community, it is likely to be gradually absorbed into the social and commercial fabric of Forster and Tuncurry.

Encouraging social interaction and community cohesion

To the extent that many new residents are likely to be drawn from other parts of the MidCoast LGA, they may share many lifestyle values and aspirations with existing local residents. The community development strategy will develop activities and programs to help build social cohesion and encourage the integration of new and existing residents. This might be done by initiating social activities and community events designed to bring new and existing residents together around issues of common interest or need, for instance through 'welcome programs', celebration of local achievements and events, kids' activities or hobby groups. As the community grows and new networks are established, residents will develop a sense of identity with the area and feelings of belonging. Sense of identity will also be developed through promoting the cultural heritage of the site, including development of an Indigenous Cultural Heritage Centre.

The recommended community consultation program is also intended to promote social integration, by ensuring that new residents and those from the surrounding area are provided with information and opportunities to participate in the ongoing planning process and to express their views and ideas about the development. Understanding what is proposed for the site and having a stake in the planning outcomes will influence attitudes towards the project and acceptance of newcomers as they move into the area.

Providing facilities which encourage use

The facilities to be provided within NTURA will be available for use by new residents, people working in the area and the wider public. This includes activities and services to be offered at the new community centre, the B2 Local Centre and cultural centre, as well as access to parks and their facilities, other areas of open space and the pedestrian/cyclist network. These open arrangements will support the usage and viability of new facilities as the community grows.

Importantly, the development will allow more widespread public access to Nine Mile Beach and its foreshore, thereby enhancing a variety of recreation opportunities for the wider community. This will need to be supported through provision of public amenities at key access points, including change rooms, toilets and showers.

The golf course and its clubhouse will continue to be available for the use of members and their guests, and membership will be open to residents living in the new development and elsewhere in the area.

At the same time, new residents will contribute to the ongoing viability of the range of services and facilities available across the Forster Tuncurry region, such as schools, the TAFE, shopping, medical and other services, recreation and employment opportunities. As noted in earlier sections, the use of services and facilities by the existing community and new residents will also contribute to community integration.

Providing benefit to existing community as well as the new

Landcom's social sustainability objectives require that new development should bring benefit to existing residents of adjacent areas, as well as to new residents.

Summarising from the above, these benefits will include:

- » Public access to Nine Mile Beach and the recreation opportunities it offers
- » A significant contribution towards community infrastructure for the area, including the upgrading of the regional sports complex and potentially other district level facilities, as well as the provision of new public facilities and open space within the development
- » Remodelling of the golf club
- » New employment opportunities, associated both with the construction phase and with development of the designated employment lands (B5 Business Development Zone and IN1 General Industrial Zone) and B2 Local Centre
- » The inclusion of housing forms which will expand housing choice for existing residents
- » Potentially, the attraction of a wide range of households with a variety of age, life cycle stage and socio-economic characteristics, thereby contributing to the social mix of the area and creating a more demographically sustainable community
- » Population growth in Tuncurry, which will support the revitalisation of the Tuncurry retail and business area and local economy, and contribute to the viability of a range of leisure, entertainment and commercial facilities and services in the area.

8 Conclusions and recommendations

This chapter summarises how the objectives of Landcom's Sustainable Places Strategy have been achieved, and sets out the recommendations of this study.

This Social Planning Report has provided an analysis of the social context of the NTURA site, the forecast housing mix and yield, and the future population of the proposed development. It has considered the characteristics and expected social infrastructure requirements for the forecast population of around 4,750 residents and assessed the potential social benefits that might be generated by the development. The report has also developed strategies to ensure Landcom's Social Sustainability objectives can be achieved.

8.1 Conclusions

The assessment concludes that the proposed NTURA will create a socially sustainable community that encourages diversity amongst residents and offers a range of housing styles not readily available within Forster Tuncurry. The development will meet the social infrastructure needs of residents by providing:

- » A community centre of 350 sqm, including ancillary storage for a mobile surf lifesaving unit
- » A B2 Local Centre, incorporating convenience shopping and a range of local services, including potential for commercial childcare and medical centres
- » Local parks with a diversity of embellishments, dispersed throughout the site
- » A network of pedestrian and cycle paths
- » Road connections that are safe, appropriately signposted and suitable for bus access
- » A remodelled golf course and club house
- » Potential for an Aboriginal cultural facility
- » A community development strategy to facilitate community cohesion, community networks and an active community life.

Other strategies proposed to support the social sustainability of NTURA include:

- » Creation of employment opportunities to attract families and young people to the development
- » Strategies to encourage physical connectivity with the surrounding area
- » Strategies to encourage social integration with neighbouring communities and existing areas
- » Providing facilities that encourage use by both new and existing residents.

8.2 Recommendations

Recommended actions from the social infrastructure and social sustainability strategies are presented in tabular form in the following table, presenting a social sustainability plan for the project.

The table identifies the social sustainability objectives, social initiatives required to achieve the desired social outcomes, specific actions to be undertaken by Landcom to implement initiatives, and potential partners with whom the recommended actions could be undertaken.

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
1. Encourage diversity among new residents, in terms of life cycle stage, household type and socio-economic profile	<p>Provide diverse mix of housing type, size and market segment and a spread of housing types across the development</p> <p>Provide housing which complements supply in the surrounding area to enhance the social mix and social balance of the district</p> <p>Explore opportunities to include housing for older people, including independent living units, residential aged care and housing based on universal design principles to ensure flexibility to meet changing needs</p> <p>Provide employment opportunities to attract families and young people</p> <p>Provide high speed internet connections to attract younger people, home-based businesses and work from home arrangements</p> <p>Monitor take up of properties against diversity targets</p>	<p>Support the lot/ housing mix in the proposed master plan</p> <p>DCP to encourage provision of some smaller and more affordable dwelling types and diverse housing typologies</p> <p>Provide 7.5% affordable housing within the development consistent with Landcom's Housing and Affordability and Diversity Policy (target range 5-10%). Affordable housing most commonly refers to rental properties managed by Community Housing Providers and cost less than 30% of residents' gross household income.</p> <p>In addition to any State Environmental Planning Policy or legislative requirements, 20% of dwellings across all new projects are 'Design' and 'As-Built' Liveable Housing Australian Silver Certified</p> <p>Deliver 10-15% diverse housing across the development consistent with Landcom's diverse housing may include lower cost market housing, retirement housing and offer housing types that support housing choice</p> <p>Continue to explore opportunities to attract a provider of aged care facilities or independent living units to the site</p> <p>Develop a portion of dwellings according to universal design principles to enable residents to age in place</p> <p>Liaise with telecommunications providers to attract high speed broadband / NBN</p> <p>Explore opportunity with Council to establish and provide free WiFi in public domain</p> <p>Undertake post-occupancy research to monitor the characteristics of incoming households and adjust the housing mix to achieve population diversity objective.</p>	<p>Local builders</p> <p>Providers of affordable rental housing,</p> <p>Providers of residential aged care</p> <p>Telecommunication s providers</p> <p>MidCoast LGA</p>
2. Promote the health, well-being and quality of life	<p>Provide neighbourhoods with a high level of amenity, good housing design and attractive environments</p>	<p>Address need to ensure good housing design, attractive environment, high levels of amenity and public domain planning through the DCP</p>	

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
of new residents of the development	<p>Provide easy access and connectivity throughout the development for buses, cyclists and pedestrians and drivers</p> <p>Develop public domain to encourage walking, cycling and incidental exercise</p> <p>Develop public domain to provide accessible and quality parks, promote community interaction and active street life</p> <p>Provide convenient access to the B2 Local Centre, community facility, parks, beach and other recreational areas within the development and in nearby areas</p> <p>Minimise traffic and noise impacts within the development</p>	<p>Street tree selection that allows for 40% canopy cover and creates a perception of 'green and leafy', consistent with the NSW Government '5 million trees' program pending Council approval</p> <p>Tuncurry project to access and participate in the Healthy and Inclusive Places survey to leverage results and measure the local community's well-being</p> <p>Consider opportunities to plan for electric vehicle charging in public spaces. This could include, for example beach parking that incorporates electric vehicle charging so air-conditioning can be activated before returning to the car in summer</p> <p>Establish requirements for electric vehicle charging preparedness in dwelling design guide. This could include, for example, a dedicated 15A, or higher, circuit to each garage</p> <p>Continue discussions with MidCoast Council to resolve arrangements for provision, ownership and management of local parks, community facility and ancillary storage for mobile surf lifesaving unit</p> <p>Design pedestrian and cycle routes to provide ready access within the site, to adjacent areas and places of interest and include appropriate signage</p> <p>All abilities and inclusive playspace to allow for carers >65 to access playspace and playspace equipment.</p>	<p>MidCoast Council</p> <p>MidCoast Council</p>
3. Provide access to social infrastructure to meet the needs of the new population	<p>Implement recommended social infrastructure strategy (Chapter 6), and in particular:</p> <p>Provide a B2 Local Centre, community centre, open space and recreation facilities within the development</p>	<p>Continue discussions with MidCoast Council to resolve provision, ownership and management of local community facility</p> <p>Plan for temporary community centre as part of a Sales and Information Centre</p> <p>Public domain including roads and parking, pedestrian and cycle paths, open space and playspace to be delivered as a critical mass of the first residents move in</p>	<p>MidCoast Council</p> <p>MidCoast Council</p> <p>Surf clubs</p>

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
	<p>Provide information to encourage use of facilities and services in the surrounding area</p> <p>Provide social infrastructure in ways that will enhance integration with existing populations</p> <p>Promote residents' access to nearby recreation and sporting facilities and access for the wider community to the NTURA facilities</p>	<p>Continue discussions with established surf clubs in relation to the role of the mobile surf lifesaving unit and need for storage / first aid area attached to the community centre</p> <p>Provide resources for a community development worker / organisation to initiate activities, programs and services to activate community centre</p> <p>Provide information about availability of facilities and services in the wider area in proposed welcome program</p> <p>Provide accessible, safe and well signposted pedestrian and cycle paths linking residential areas with the surrounding communities, facilities and activities including schools</p> <p>Ensure the B2 Local Centre is able to accommodate a medical centre and a childcare centre should demand exist (should market demand exist)</p> <p>Provide internet access to a level which supports home based business and working from home, and the contemporary and future needs of residents with regard to access to computer-based information, education, entertainment, tele-health and telecommunications</p> <p>Liaise with the golf club to explore the potential for involvement in or hosting of welcome activities and events</p> <p>In the DCP provide connectivity to local sporting facilities, cinemas, etc, via the Beach Street connection</p>	<p>Telecommunication s agencies</p> <p>Forster Tuncurry Golf Club</p>
4. Provide access to employment, education, and other facilities and services in the wider region	<p>Promote connectivity and access to the surrounding road network</p> <p>Provide safe pedestrian and cyclist crossings on roads around the site, across The Lakes Way and in areas of high pedestrian and cyclist traffic e.g. Village Green, B2 Local Centre,</p>	<p>Transport routes to include pedestrian pathways on both sides of street, and a bicycle pathway network/parking</p> <p>Uniform delivery of safe pedestrian and cycle paths during precinct works ensuring all 60km/hour or less have pedestrian paths on both sides of the road. This is also in line with industry benchmarked Green Star criteria</p>	

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
	<p>community centre, near sporting and educational precincts on the southern boundaries</p> <p>Ensure roadways are designed to enable bus services to move safely through the site</p>	<p>Negotiate with bus providers to service the site</p> <p>In the DCP, provide for bus infrastructure along main roads through the site</p> <p>Street design for passive surveillance</p>	<p>Local bus service providers</p>
<p>5. Create a development that has strong character, identity and sense of place</p>	<p>Provide a quality residential development and diverse community with access to appropriate community facilities</p> <p>Identity to reflect cultural heritage of the area</p> <p>Develop community development strategy</p>	<p>Develop community development strategy based on a social needs assessment. The plan should include use of assets that encourage social interaction with both the built and natural environment</p> <p>Develop and implement community development strategy, and resource a community development worker</p> <p>Proposed master plan and DCP to encourage high quality public domain with sustainable management and maintenance provisions</p> <p>Make provision for an Indigenous cultural centre and cultural heritage strategy</p>	<p>MidCoast Council</p>
<p>6. Promote community interaction, social networks and connections, and the establishment of community activities and organisations</p>	<p>Develop community development strategy</p> <p>Provide recommended social infrastructure</p> <p>Create public domain which encourages healthy and active lifestyles, informal meeting and gathering</p>	<p>Early activation of community assets including community programs and activities as critical mass of residents move in</p> <p>Targeted programs for younger residents</p> <p>Resource and implement community development strategy in the context of Landcom's role and responsibilities in community building</p> <p>Community facilities and assets to allow for multi-generational use</p> <p>Encourage inclusion of café as part of B2 Local Centre, to promote focal point for informal gathering and social networking</p>	<p>Local community development organisation (yet to be identified) as contractor</p> <p>Local business operators</p>
<p>7. Provide opportunities for residents to participate in planning and</p>	<p>Design and implement community consultation program</p> <p>Design and implement recommended community development program</p>	<p>Landcom to develop specifications for next phases of community consultation program and implement around key milestones in the planning and development process</p> <p>Project planning to follow the Join-In protocol.</p>	<p>Local community development organisation (yet to</p>

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
developing their community			be identified) as contractor
8. Encourage residents to develop stewardship over open space and public domain areas	<p>Establish programs and opportunities for resident involvement in planning and management of open space</p> <p>Provide support for community initiatives and events associated with open space and public domain use and management</p>	<p>Implement recommended community development strategy</p> <p>Identify partnership opportunities with local environmental groups e.g. bush care, surf lifesaving, heritage interests</p>	<p>local environmental, bush care, lifesaving, heritage groups</p> <p>Lakkari</p>
9. Ensure physical integration and accessibility between the site and surrounding neighbourhoods	<p>Maximise connectivity with surrounding area</p> <p>Portray new development as inclusive and welcoming of others</p> <p>Provide permeable public access to the site for residents from adjacent neighbourhoods via the development</p>	<p>Implement the road network as in the proposed master plan</p> <p>Investigate additional safety initiatives</p> <p>Avoid high profile entries and boundary treatments to minimise perceptions of status or difference</p> <p>Ensure active transport links between the site and schools are safe</p>	<p>MidCoast Council</p>
10. Promote social cohesion and integration between NTURA and surrounding neighbourhoods	<p>Provide social infrastructure that supports the social integration of new and existing populations and that encourages use by both new and existing residents</p> <p>Encourage residents to make use of existing facilities and services in the wider area</p> <p>Provide activities and events that bring together new and existing populations through community development strategy</p>	<p>Implement recommended social infrastructure strategy</p> <p>Implement recommended community development strategy</p> <p>Implement recommended community consultation program</p> <p>Provide information in the welcome program about the availability of local shops, schools, childcare facilities, recreational and other services and facilities in the surrounding area</p> <p>Further explore potential to attract families to the area and involve local young people in the development of the project, through local employment, training and volunteering initiatives</p>	<p>MidCoast Council</p> <p>Local community organisation as contractor for delivery of welcome program and community development strategy</p> <p>Partnership opportunities with local TAFE, youth development or</p>

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
	Involve existing residents in the planning of the development and its social infrastructure		environmental organisations
11. Ensure the development provides benefits to the wider community	<p>Promote opportunities for use and membership of the surf club and golf club through the welcome program and community development activities and events</p> <p>Provide recommended social infrastructure for use by wider community</p> <p>Provide public access to Nine Mile Beach and amenities to support public use of the beach</p> <p>Provide for a diversity of housing choice in the area</p> <p>Enhance viability of local shops, facilities and services</p>	Specific tasks have been outlined in previous initiatives	<p>Community development organisations</p> <p>Forster Tuncurry Golf Club</p> <p>Surf clubs</p> <p>Local businesses</p>

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Appendices

A Appendix 1

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Further details of community facilities and services available within Forster Tuncurry are summarised below.

Aged Care and Support services

Under Federal Government reforms commenced in the early 2010s, aged care and support services which are particularly important to older people living in their own homes, were brought together under one umbrella to improve integration and facilitate “continuity of care”. In general, this has not led to changes in services to individuals, but it will over time allow a more systematic approach to care delivery. Services are provided by a wide range of organisations and funding is allocated on a population basis to each region.

Aged Care assessment

The nearest Aged Care Assessment Team (ACAT) - which assesses seniors for access to Home Care packages and residential aged care facilities is in Taree. A geriatrician and geriatric nurses are based on the same site.

Home Care Packages

Home based aged care services are provided through the:

- » Commonwealth Home Support Programme, which provides entry level support services including help with housework and personal care
- » Home Care Packages Program which helps older people with complex needs to stay at home through coordinated care and services. There are four levels of home care packages from basic care to high-level care needs.

As at 31 December 2019, 4,224 people in the Mid North Coast of NSW had access to a home care package with 49 organisations providing services at each of the four package levels. Most people eligible for home care are also approved for support under the Commonwealth Home Support Programme.

At the same time, there were also 1,421 people who had been approved for a package but were waiting to receive services. Recently, the Commonwealth Government has announced new funding for home care packages. This has seen an additional 1,407 packages released in the Mid North Coast.

Senior Citizen's Centres

Seniors' Day Care services are operated by Wallis Lakes RSL and the Community of Christ. They provide activities for the frail aged and respite for their carers.

Within Forster, services are also operated from the Forster Tuncurry Community Health Centre. They provide many activities for the frail aged and disabled and respite for their carers. Capacity has been stretched for many years but there are limited funds for expansion.

Open space and recreation facilities

A major attraction of Great Lakes LGA is the large number of parks, gardens, beaches and sporting and recreational facilities. Within a 5km radius of the site there are a number of local and regional sporting and recreation facilities that could be utilised by population associated with the site. These include:

- » Great Lakes Aquatic and Leisure Centre - This is a joint venture operated by the YMCA and the Great Lakes Council. The facility offers a number of activities and services. These include pilates studio, yoga, boxing, team sports, swimming and workout programs. The centre also offers crèche child minding service for parents utilising the facility.
- » Forster Sports Complex - includes football/soccer and cricket facilities as well as the adjacent Great Lakes Aquatic Centre. The Forster Tennis Club and Forster Croquet Club also operate from this site.
- » North Tuncurry Regional Sports Complex - This is a large collection of playing fields and facilities for rugby league, rugby union and touch football. Lights, seating, toilets and change rooms make the complex a flexible facility that can be used at different times of the day and night.
- » Tuncurry Sports Complex - This consists of two main soccer fields, two mini fields, cricket nets and a cricket pitch. One field is flood lit for night training and competition.
- » Tuncurry Race Course
- » Forster Tuncurry Golf Driving Range - The facility is located at the Tuncurry Racecourse and provides a 400 metre practice range, water golf facilities and general amenities.
- » Boronia Park, Forster - provides 2 full size soccer fields as well as 2 mini fields, with provision at the southern end of the complex for additional mini fields. One field is flood lit. The park also provides 8 all-weather netball courts 4 grass courts. Flood lights are located on the all-weather courts and canteen, toilet and change facilities are available for all fields and courts.
- » Private commercial facilities include the Forster Tuncurry Indoor Sports Centre, Great Lakes Gymnastics Centre, squash courts, holiday fun parks, Forster Tenpin Bowling Centre and the Tuncurry cinema.

In addition, there are a large number of clubs operating in Forster and Tuncurry. These include:

- » Forster Tuncurry Golf Club manages golf courses at both Forster and at Tuncurry. Both courses have an 18 hole course and bar and restaurant facilities for members and visitors. Tuncurry Golf Club, located at the centre of the NTURA site, has an outdoor barbeque area, but limited clubhouse facilities. Forster Golf Club has a function space which can cater for up to 220 guests.
- » Club Forster provides local members and guests with a variety of entertainment (including live shows, dancing nights and gaming facilities), dining and bar facilities and function and conferencing facilities. The Forster Tuncurry RSL Sub Branch is located on the first floor of the club.
- » The Forster Tuncurry Memorial Sports Club (known locally as 'The Sporties') provides members and guests with three bowling greens, six full-sized tennis courts, and active golf, darts, and many other sub clubs. The Club provides bar and bistro facilities, gaming facilities, free entertainment Friday & Saturday nights and a variety of BBQ & function facilities.
- » Tuncurry Bowling Club provides members and guests with lawn bowl facilities, a variety of live entertainment, function and conference spaces, food and bar facilities and a number of gaming facilities.
- » Forster Bowling Club provides members and guests with lawn bowl facilities, dining and bar facilities, limited gaming and a variety of function or conference facilities.

