

Social Planning Report

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 Development Project (NTDP). The objectives of the report are to consider the needs for community facilities and open space within the precinct 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 local agencies.

The assessment has involved consultation with:

- Strategic planning, community facilities, open space and economic development staff of former Great Lakes Council
- NSW Department of Education
- Local health and aged care service providers
- Catholic and independent schools in the area.

Findings and conclusions

Key findings and conclusions of the assessment have included:

- 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 a yield of 2,123 dwellings, with the future population projected to be around 4,550 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 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 a number 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 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. 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 provided as works in kind to Council to own and manage, as specified in a Voluntary Planning Agreement. 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 NTDP 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 affordable housing for low to 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.

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1. Objectives of this assessment

At a glance

This chapter outlines the objectives of this Social Planning Report and the study process. It also outlines Landcom's policy to promote socially sustainable communities, 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 North Tuncurry site. The Social Planning Report is one of a number of 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 NTDP
- 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 NTDP 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 on the basis of desk-top research and consultation with staff of former Great Lakes Council, the NSW Department of Education, local health and aged care services and a number of independent schools. It should be noted that this report is an updated version of an earlier reported completed in 2014. The update process did not involve additional consultation with the originally engaged stakeholders. It has included:

1. 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.
2. Identifying the characteristics of potential residents of the future development
3. Reviewing relevant policies of the former Great Lakes Council and MidCoast Council and discussions with former Great Lakes Council's strategic planning, community facilities, open space and economic development staff
4. Assessing requirements for social infrastructure and arrangements for timing, delivery, maintenance / management and public access to proposed facilities
5. Working with Landcom and other members of the project team to develop initiatives in response to the likely needs of the future community
6. Undertaking a social analysis of the potential benefits, opportunities and impacts associated with the development
7. Identifying community development initiatives to be implemented and strategic actions to achieve social outcomes.

1.4 Landcom's Social Sustainability Policy

Landcom describes their 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 considered to be 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 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 shaped liveability. The Community Wellbeing Index and the Deakin University Personal Wellbeing Index will be used to guide and assess Landcom's delivery of liveable communities.
- 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

At a glance

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 in order 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 Development Project 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 NTDP 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 NTDP 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 NTDP 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 NTDP 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 NTDP 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.

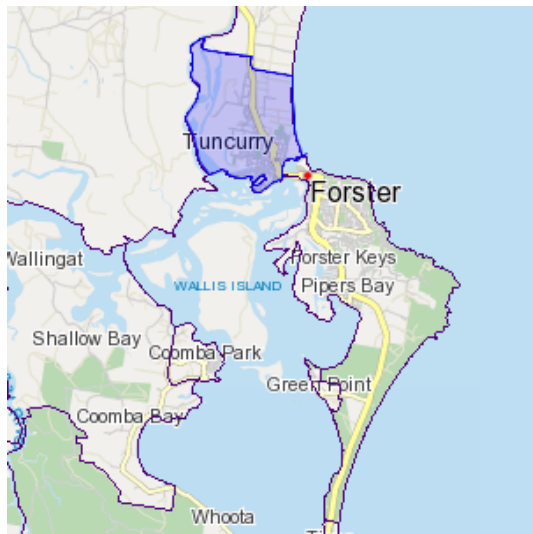
The characteristics of the population surrounding the site have been examined at several different levels, reflecting the differing geographical areas of influence for local, district and regional impacts:

1. **The immediate locality**, being the NTDP 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.

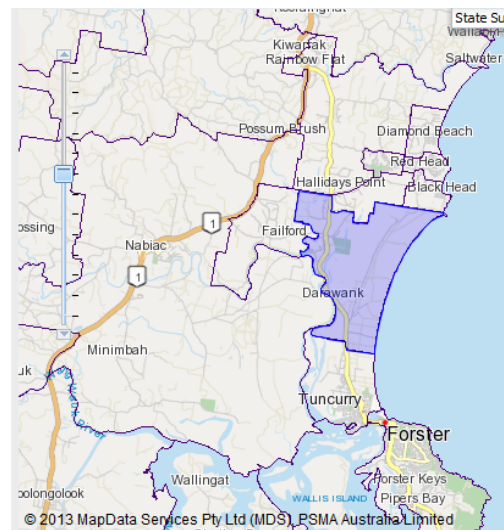
The site straddles two census areas, the state **suburbs of Darawank and Tuncurry**, and these comprise the immediate locality. Darawank also includes the rural residential areas to the north of the site, while Tuncurry residential neighbourhoods are to the south and west (see Figure 2a and 2b). The 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 2c). 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 Local Government Area (LGA)** defines the wider region in which NTDP is situated. Forster and Tuncurry are located 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 NTDP 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.

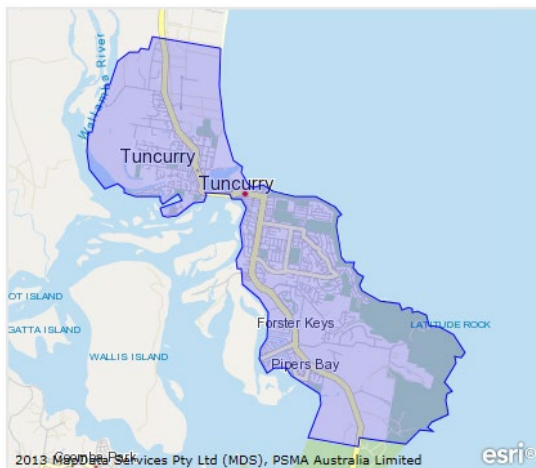
Figure 2 Census statistical areas defining the geographical area of influence of the North Tuncurry site



a) Tuncurry (State Suburb)



b) Darawank (State Suburb)



c) Forster Tuncurry urban centre / locality

2.3 Social profile of local communities

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

- Analysis of data from the ABS Census of Population and Housing 2011 and 2016
- MidCoast Council's Community Profile and forecasts prepared by .id
- Data from Centrelink regarding numbers of people in receipt of pensions and benefits. This information has only been available for the MidCoast LGA as a whole
- 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.

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

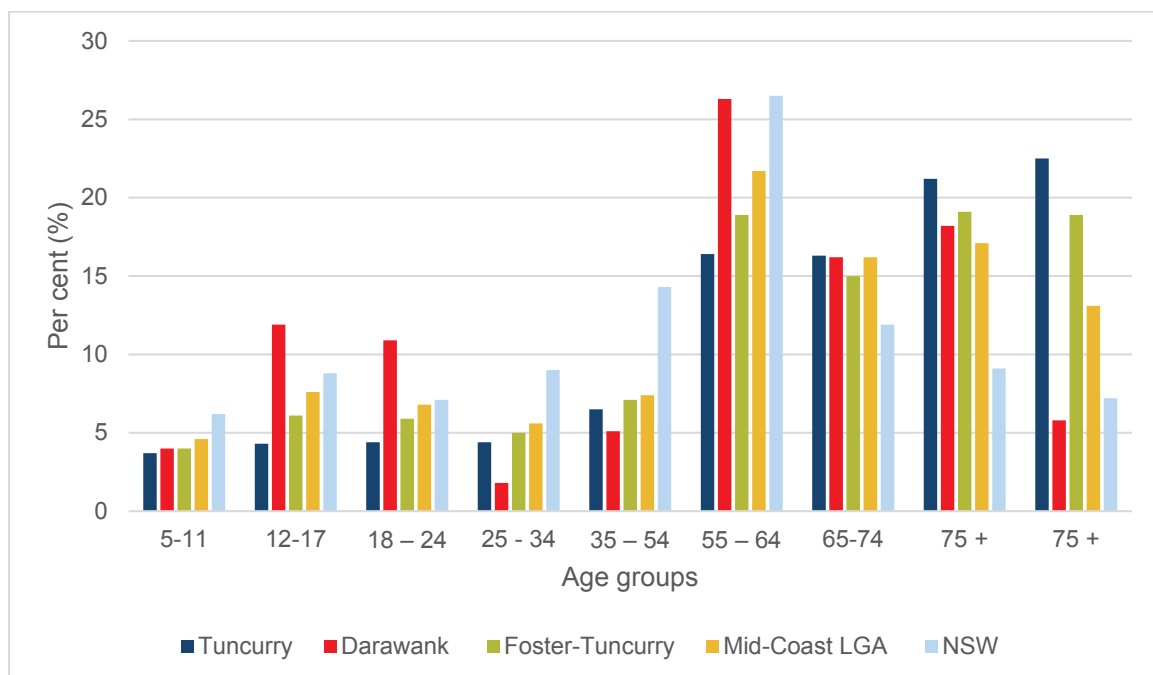
Table 1 – Demographic features of geographical areas of influence (2016)

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>	57.3	74.8	62.2	67.4	72.0
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
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					
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

Indicator	Tuncurry (suburb)	Darawank (suburb)	Forster – Tuncurry (UCL)	MidCoast LGA	NSW
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
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

2.2.1 Tuncurry population profile

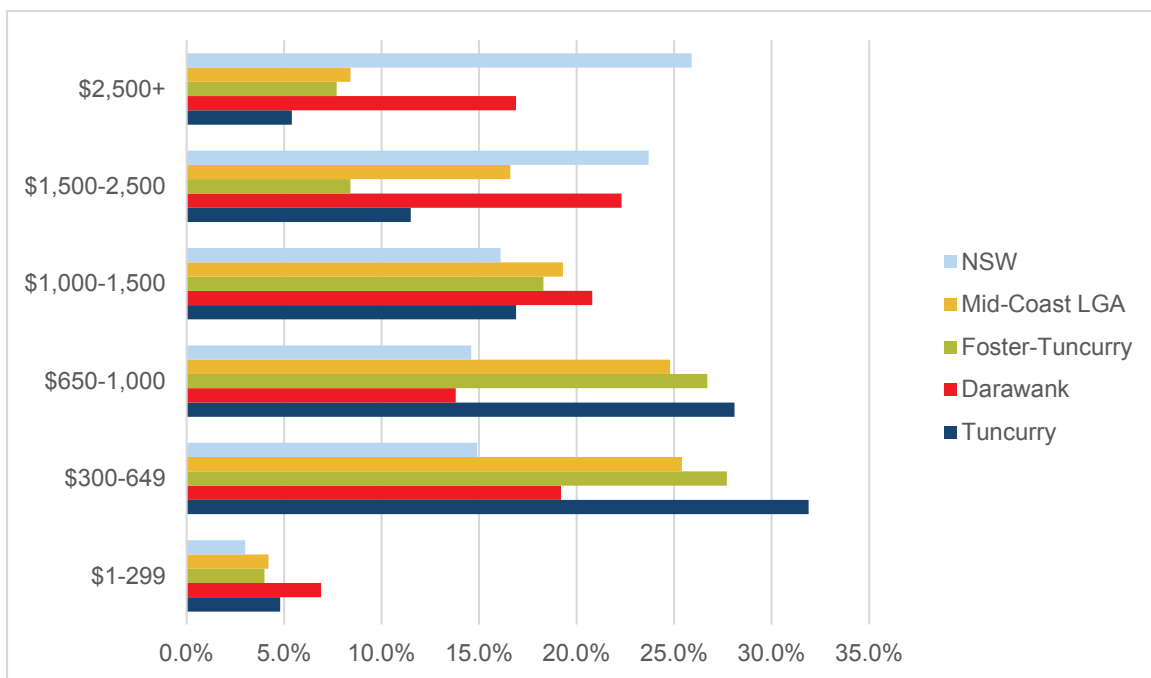
Key features of Tuncurry include:

- **Age** – with a median age of 61 years, Tuncurry has a slow-growing and relatively old population. A low proportion of residents are aged 0-17 years and there are 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



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

2.2.2 Darawank population profile

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

- **Age** - 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 nevertheless low in comparison with NSW.

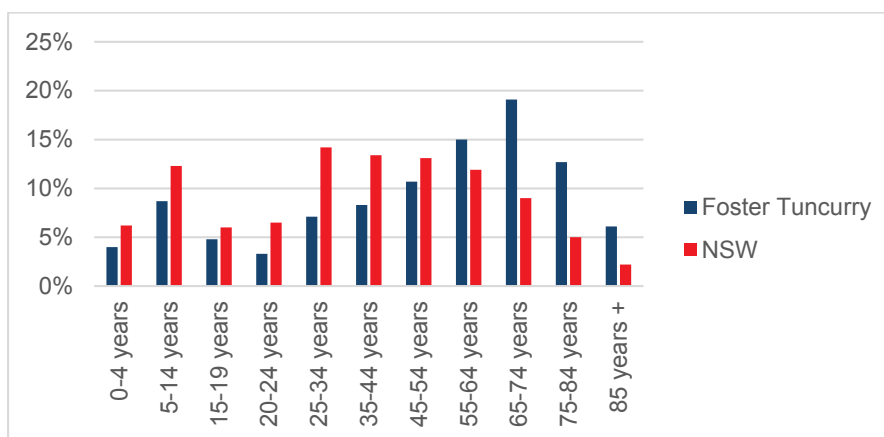
- **Education** – residents of Darawank are relatively well qualified, with around one in ten having a university qualification, however this is still more than half the NSW rate. A very high percentage of adults living in Darawank have certificate qualifications compared to the surrounding areas and 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.

2.2.3 Forster Tuncurry population profile

Forster Tuncurry 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 and NSW 2016



Source: ABS Census 2016

- **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.

2.2.4 MidCoast LGA population profile

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

- **Population growth** – MidCoast’s 5-year growth, at 5.8%, exceeded that of Tuncurry (3.1%) and Foster (4.9%), suggesting that much of the growth is occurring elsewhere in the LGA, including the Tea Gardens – Hawks Nest SA2 (inclusive of North Arm Cove and Pindimar) (12.0%), Bulahdelah – Central Rural (8.8%) and Stroud – Rural West (7.9%).
- **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 district 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

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

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 Foster - 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%).
- **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 Other Socio-economic indicators

2.4.1 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. 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.

ABS prepares four different indexes, each summarising different socio-economic measures. The SEIFA Index of Relative Socio-economic Disadvantage includes measures such as low income, low educational attainment, high unemployment, unskilled occupations and dwellings without motor vehicles.

Based on 2016 census data, Forster Tuncurry has a ranking on the Socio-economic Index of Relative Disadvantage of 920.5, indicating some slight relative disadvantage compared with other Australian suburbs. Tuncurry's SEIFA score was lower, at 890.8, indicating the area is relatively more disadvantaged than Forster Tuncurry or the Australian average. The MidCoast LGA's SEIFA score was 928.

2.4.2 Pensions and benefits

The Department of Social Services currently does not have data for the region post LGA merger, consequently the data set for the Great Lakes LGA was used in its absence. To determine the level of financial support provided to people within the local area, a review of the

Department of Social Services payment data from December 2017 was undertaken to provide a snapshot of the LGA population compared to NSW. Key characteristics included:

- In November 2017, over 12,500 people in the former Great Lakes LGA (40% of the population) received pension benefits (age pensions, carer payments or disability support payments)
- These rates were more than twice the NSW rate of 16%, correlating with the older age profile of the LGA.

2.4.3 Crime (BOCSAR)

The NSW Bureau of Crime Statistics and Research (BOCSAR) ranks LGAs in NSW according to the frequency of particular crimes as a proportion of the total population. Of 130 LGAs with a population of 3,000 or greater in 2017, MidCoast ranks within the top 50 LGAs for 5 of the 10 most frequent crimes in 2017:

- Malicious damage to property (no. 37)
- Non-domestic violence (no. 45)
- Break and enter dwelling (35)
- Other theft (no 9)

MidCoast LGA also ranked highly for other frequent crimes in the 2017 top 10:

- Domestic violence related assault (51)
- Breach bail conditions (no. 51)
- Intimidation, stalking and harassment (59)

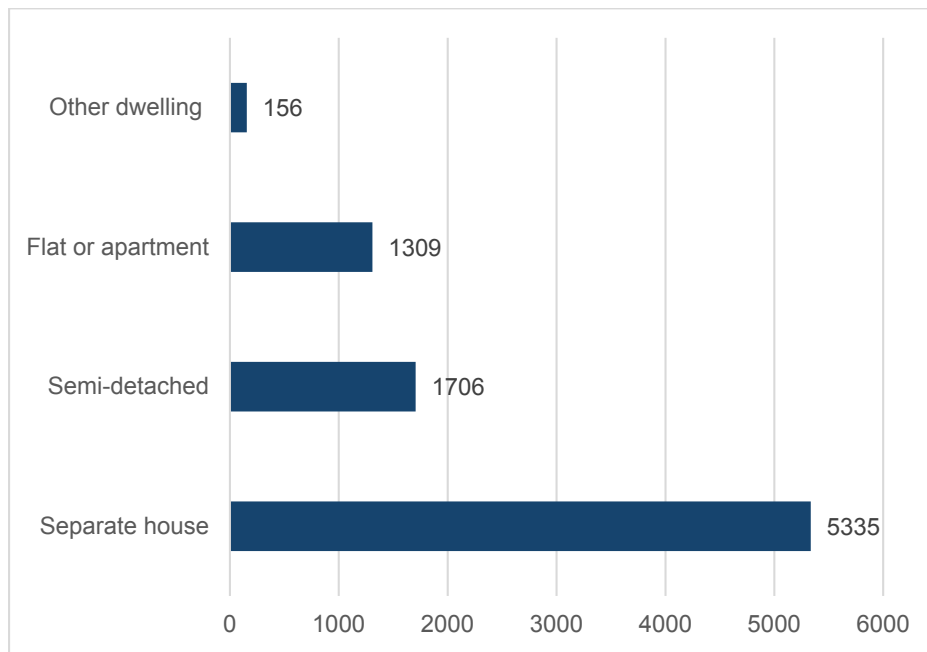
The frequency of offences and rate per population varies from year to year. The only crime which has shown an increase over the last 5 years is fraud, which has increased by 1%. Malicious damage to property and steal from motor vehicle were the only common crime to decrease over this period (5.0% and 4.7%) respectively while the rate of most other common crimes has remained stable.

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. The gap between expectations for safety and community satisfaction was largest for this aspect of Council responsibility.

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 2016



Source: ABS Census 2016

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 at North Tuncurry. 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.

However, there is a substantial supply of aged care accommodation and retirement village units in the MidCoast LGA for those seeking specialist features or associated support services. These facilities are relatively modest in scale.

In numerical terms, the existing supply of retirement village dwellings and residential aged care places in the LGA appears to be in increasing demand with one local service provider making representations at ministerial level.

Expectations about retirement accommodation and aged care facilities are changing, and standards are rising. 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 NTDP Aged Care and Retirement Housing Study, prepared by Elton Consulting for Landcom (March 2019).

2.6 Population forecasts

2.6.1 Demographic trends

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

2.6.2 Tuncurry

The proportion of 40-54 year-olds is expected to have the biggest change in Tuncurry between 2016 and 2036. The proportion of people age 40-54 is set to steadily increase with growth predicted across each 10-year increment. While much of this growth is relatively small, its continual increase over 20 years suggests a notable trend.

2.6.3 Forster North and Forster South

Both areas are expected to have a decline in the proportion of young residents aged 0-15 and increases in the proportion of residents 70 years and older. These shifts, and the information provided in Table 2, suggest population growth will be driven by older migrants rather than new families.

2.6.4 MidCoast LGA

The LGA is expected to have a relatively small decrease in the proportion of 15-19 and 20-24 year olds, reflecting a narrative of limited work and education opportunities for young people. The proportion of residents aged 80+ will continue to increase while the proportion of those aged 50-69 is expected to decrease.

Table 2 Population forecast by age groups

Indicator	Tuncurry			Forster North			Forster South			MidCoast LGA		
	'16	'26	'36	'16	'26	'36	'16	'26	'36	'16	'26	'36
Population	6,262	6,451	6,785	7,217	7,822	8,759	7,390	8,026	9,250	91,958	100,323	113,147
Age groups (%)												
0-4	3.9	3.2	3.0	5.3	4.4	4.1	3.8	3.4	3.3	4.8	4.8	4.7
5-9	3.1	3.9	3.7	5.5	4.9	4.6	4.8	3.7	3.8	5.6	5.3	5.4
10-14	3.2	4.7	4.4	5.5	5.7	5.3	4.7	3.8	3.7	5.5	5.5	5.6
15-19	4.3	3.9	4.1	6.5	5.7	5.3	3.8	3.7	3.2	5.4	4.9	4.8
20-24	3.2	2.9	3.4	5.2	4.9	5.0	2.4	2.8	2.4	4.1	3.8	3.9
25-29	3.4	3.3	3.1	4.5	4.6	4.3	3.4	2.5	2.4	4.0	3.8	3.8
30-34	3.4	3.3	3.2	5.4	4.0	3.8	2.7	2.9	3.0	4.0	3.9	4.0
35-39	3.2	4.1	4.1	5.2	4.4	4.3	3.2	3.3	3.3	4.1	4.5	4.6
40-44	3.8	4.5	4.5	6.3	5.6	5.0	3.8	3.6	3.7	5.2	4.9	5.0

45-49	4.5	4.7	5.1	6.2	5.8	5.5	4.4	4.1	4.2	5.8	5.0	5.2
50-54	5.4	5.5	5.8	6.6	6.4	6.1	5.2	5.1	5.0	6.7	5.8	5.7
55-59	7.5	6.9	7.0	7.0	7.0	6.8	6.5	6.3	6.3	7.7	6.8	6.4
60-64	8.4	8.5	8.5	7.3	8.3	8.2	8.2	7.9	7.9	8.2	7.9	7.4
65-69	10.6	9.9	9.5	7.8	8.4	8.5	10.1	9.7	9.8	9.0	8.5	8.0
70-74	9.9	9.3	9.4	6.3	6.9	7.9	10.3	10.9	10.8	7.4	8	7.9
75-79	8.3	8.9	8.6	4.4	5.8	6.8	8.1	10.3	10.2	5.3	7.3	7.2
80-84	6.6	6.6	6.5	2.9	4.1	4.9	6.4	8.4	8.7	3.6	5.1	5.6
85 +	7.2	5.8	5.9	2.1	3.1	3.7	8.3	7.9	8.3	3.7	4.0	4.9

Importantly, growth in the population will continue to be entirely dependent on a fairly high level of inward migration. Without this, the population would decline rapidly, as the local death rate greatly exceeds the birth rate, associated with the high proportion of older people in the area (see Table 3).

Table 3 Components of projected population change, MidCoast LGA

	2017-21	2022-26	2027-31	2032-36
Births	4,374	4,379	4,495	4,707
Deaths	5,998	6,376	7,136	7,378
Net Migration	5,012	6,715	8,698	9,940
Net pop'n change	3,625	4,740	6,126	6,699

Source: id.com.au (2017)

2.6.2 Characteristics of incoming migrants

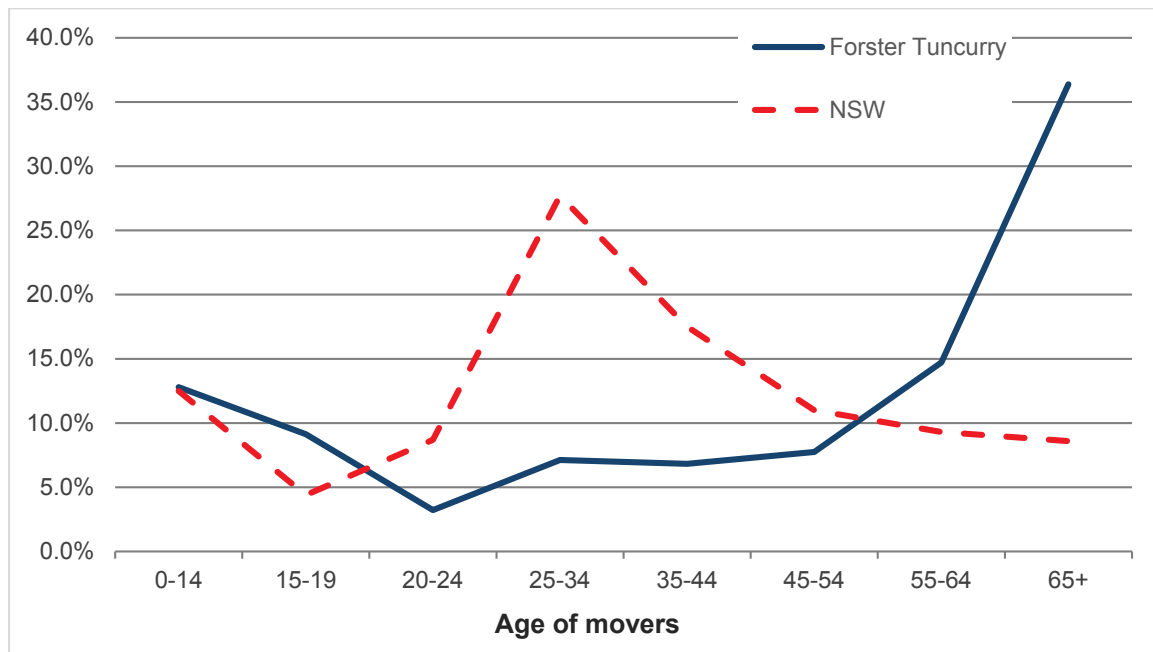
Analysis of inward and outward migration data from the 2016 Census notes that from 2011 to 2016 4,156 residents moved into the Forster Tuncurry area while 3,055 moved out, representing a net migration of 1,101 residents.

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 7). 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 7: Age of inward migration, Forster Tuncurry 2011-2016



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

2.6.3 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 a 3.6% proportional increase in retired residents by 2036 (residents aged 65+). This trend is also expected in Forster North and Forster South – Green Point with the proportion of retired residents to increase by 8.3% and 4.6 % respectively. However, Tuncurry is expected to have a decline in the proportion of retired residents of 2.7% reflect a relatively stable retired proportion.

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 NTDP 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.

If current trends continue, only a very small proportion of the new residents will be in the “first home buyer” age group (25-34 years old), typically the main household groups within new communities. 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 North Tuncurry. 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

At a glance

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 North Tuncurry 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.

A summary of key findings with regard to existing facilities and services is provided below. Figures 8 and 9 show the main facilities in the vicinity of the site.

3.1 Education and children's services

Schools

The closest Government schools to the site are Tuncurry Primary School (k-6) about 2 kms from the site, and the Great Lakes College Tuncurry Junior (years 7-10) and Senior (years 11-12) Campuses, which adjoin the NTDP site to the south.

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 the following enrolment patterns:

Table 4 School enrolments in the Forster Tuncurry area

School	Year								
	2009	2010	2011	2012	2013	2014	2015	2016	2017
Tuncurry Primary School	404	393	390	380	384	367	404	379	382
Forster Primary School	749	735	731	714	690	717	757	761	765
Holy Name Primary School, Forster	289	295	312	323	341	340	316	322	311
Great Lakes College Forster Campus (yrs 7-10)	688	674	664	648	630	614	619	582	581

Great Lakes College Tuncurry Senior Campus (yrs 11-12)	422	453	463	436	431	536	515	541	558
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Source: www.myschool.gov.au

Data from Myschool indicates that enrolment numbers between 2009 and 2017 have been fluctuating somewhat in government primary schools. Great Lakes College has mixed enrolment numbers over this period with the Forster campus increasing between 2013 and 2017 while the Tuncurry campus enrolments have fluctuated over the same period. Enrolment in Great Lakes College Tuncurry Senior Campus has steadily increased between 2013 and 2017 also. Enrolments at the Catholic primary school have also fluctuated.

Advice from the Department of Education (DoE) is that the primary and secondary schools in Tuncurry are operating at around 95% - 100% capacity at present. However, the Forster primary school has some spare capacity and the Forster campus of the Great Lakes Secondary College has 12-15 spare classrooms and is located on a very large site, with potential for expansion if necessary.

The Catholic Education Office has 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.

It is also important to note that future forecasts suggest the proportion of school age children will decrease between now and 2036 with the peak already surpassed. This will result in minimal net growth in this age group meaning the demand will unlikely change in the future.

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 Mychild website (www.mychild.gov.au) and Care for Kids website (www.careforkids.com.au) highlights three long day care facilities within Tuncurry and seven facilities within Forster (Table 4). Information on the website also shows the following status in relation to available capacity for new enrolments:

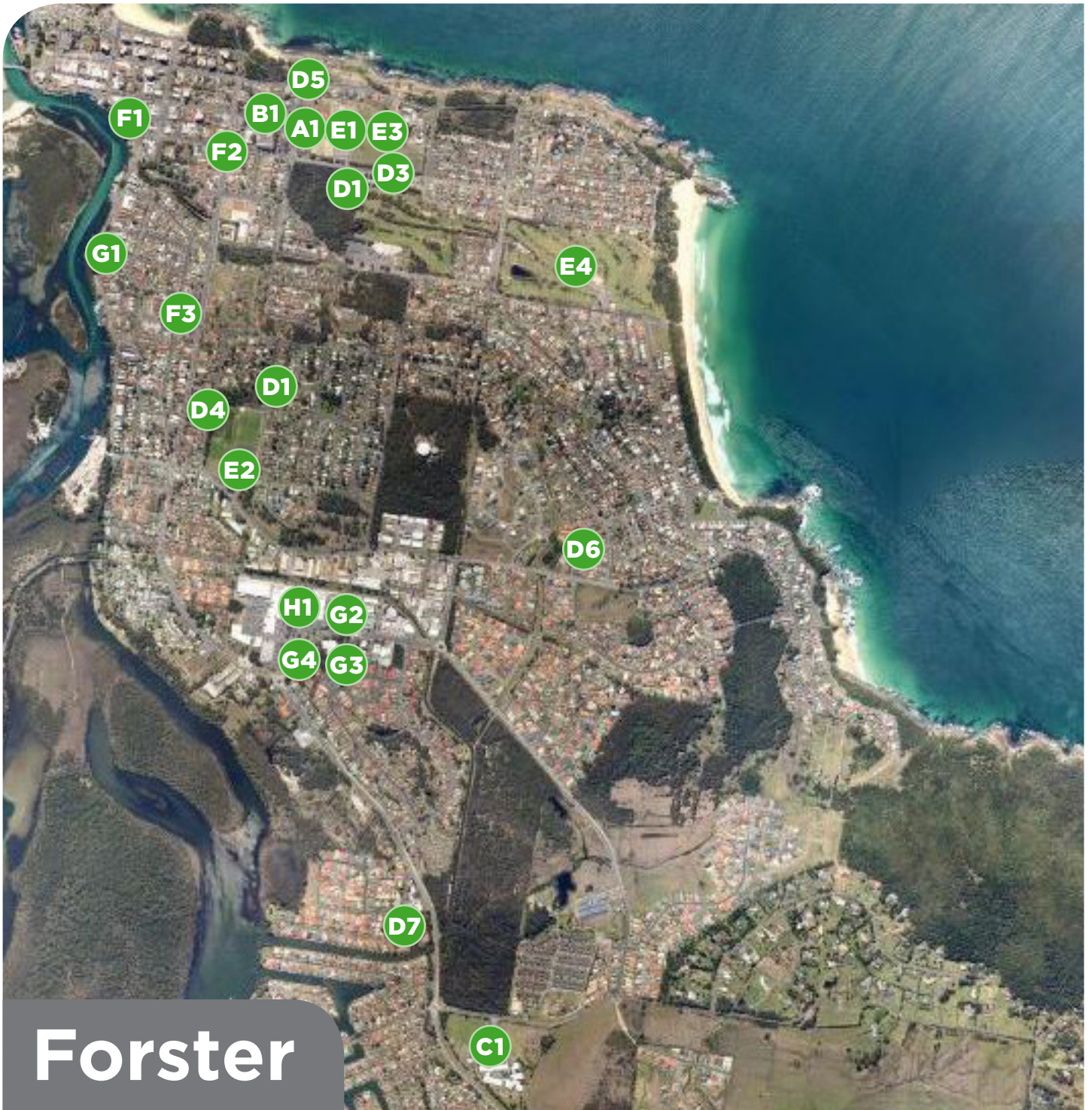
Table 5 Childcare centres in the Forster Tuncurry area

Facility	Services offered	Vacancies
Blossoms Child Care	Long day care	Yes
Bizi Kidz OOSH and Kidz Care	OOSH care, vacation care and before school care	Yes
Dolphins Child Care Centre	Long day care and OOSH care	Not available
Kindilan Early Childhood Centre	Long day care	Not available
Active OOSH Forster	Before and after school care and vocational care	Yes
Giggles Childcare Centre	Long day care	Yes

Great Lakes Children's Centre	Pre-school and long day care	No
Little Beaver Pre-School	Pre-School and long day care	No
Little Pioneers Childcare and Education Centre	Long day care	No
Pokey Possum Pre-School	Long day care	Yes
The Oak Seed Early Learning Centre Forster	Long day care	Not available

Source: www.mychild.com.au and childcare centre websites

Five facilities have some vacancies on different days and for different age groups. Only three facilities are shown as having no vacancies, while three facilities do not provide information regarding vacancy rates. However, it should be noted that while indicative of capacity, this information can be inaccurate or out of date, and existing capacity may well be used by the time the proposed development is built.



Forster

PRIMARY SCHOOLS

- A1** Forster Primary School

CATHOLIC PRIMARY SCHOOLS

- B1** Holy Name Primary School

HIGH SCHOOLS

- C1** Great Lakes College
Forster Campus

PRE - SCHOOLS AND DAY CARE FACILITIES

- D1** Great Lakes Childrens Centre
- D2** Giggles Childcare Centre
- D3** Forster Early Education Centre
- D4** Pokey Possum Pre-School
- D5** Little Beaver Pre-School

- D6** Little Pioneers Childcare and Education Centre

- D7** Lillypilly Pre-School

MAJOR SPORT AND RECREATION FACILITIES

- E1** Forster Sports Complex
- E2** Boronia Park Forster
- E3** Great Lakes Aquatic and Leisure Centre
- E4** Forster Tuncurry Golf Club

EMERGENCY SERVICES

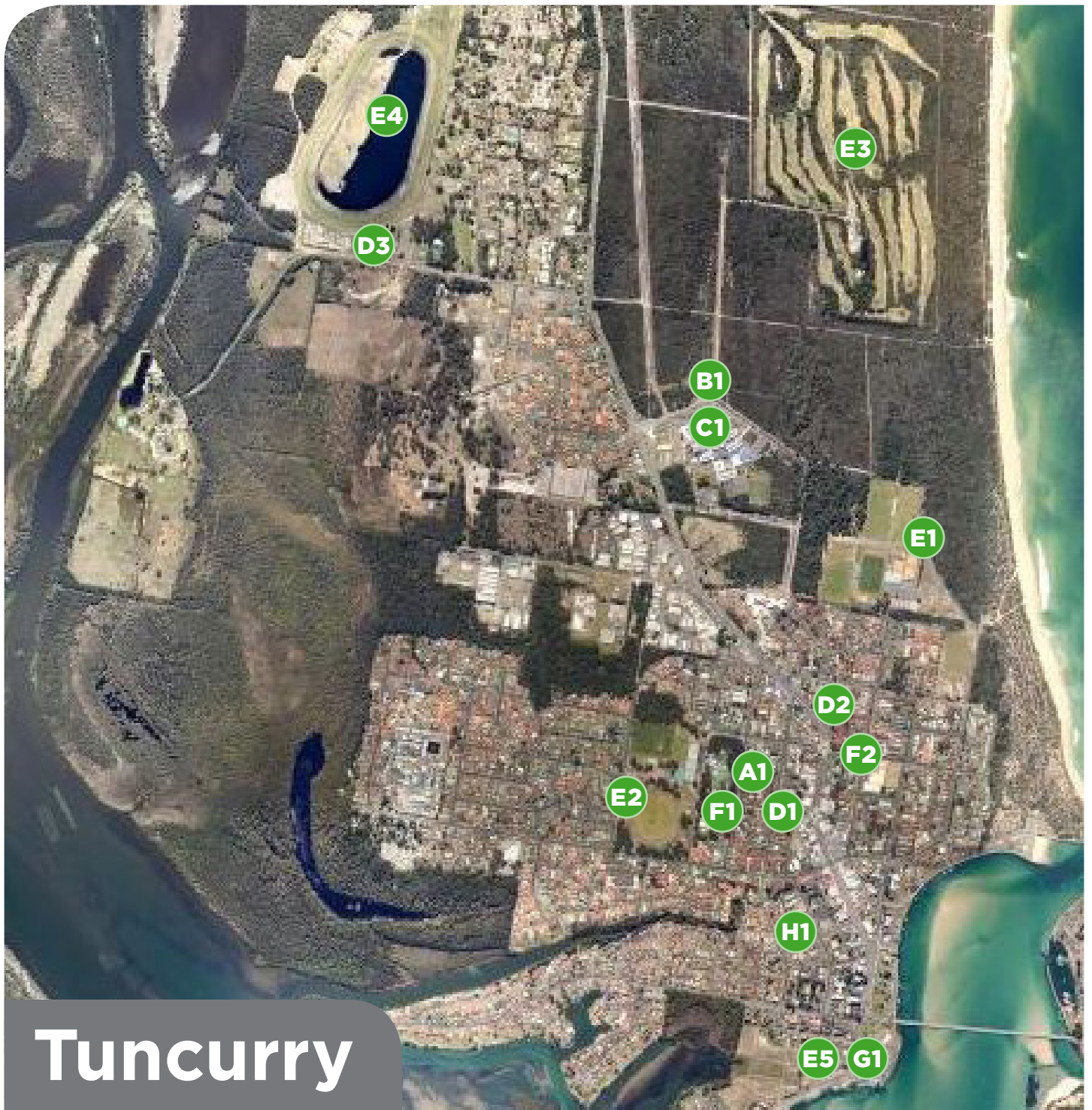
- F1** Forster Police Station
- F2** NSW Fire Brigade Forster
- F3** Forster Private Hospital

COMMUNITY FACILITIES

- G1** Forster Neighbourhood Centre
- G2** Forster Arts and Craft Centre
- G3** Forster Tuncurry Community Health Centre
- G4** Great Lakes Library

MAJOR RETAIL FACILITY

- H1** Stockland Mall Forster



Tuncurry

PRIMARY SCHOOLS

A1 Tuncurry Primary School

HIGH SCHOOLS

B1 Great Lakes College Junior and Senior Campus

TERTIARY INSTITUTIONS

C1 North Coast TAFE Great Lakes Campus

PRE-SCHOOL AND CHILD CARE FACILITIES

- D1** Kindilan Early Childhood Centre
- D2** Dolphins Child Care Centre
- D3** Blossoms Child Care

MAJOR SPORT AND RECREATION FACILITIES

- E1** North Tuncurry Regional Sports Complex
- E2** Tuncurry Sports Complex
- E3** Forster Tuncurry Golf Club
- E4** Forster Tuncurry Golf Driving Range and Race Course
- E5** Tuncurry Swimming Pool and Tuncurry Skate Park

EMERGENCY SERVICES

- F1** NSW Rural Fire service Tuncurry
- F2** Ambulance Service of NSW Tuncurry

COMMUNITY FACILITIES

G1 Tuncurry Memorial Hall

MAJOR RETAIL FACILITIES

H1 Woolworths Tuncurry

Out of school hours care (OOSH or OSCH) and vacation care is offered at or near each of the primary schools. OOSH services are available at Tuncurry primary school. All appear to have vacancies (www.mychild.com.au).

Tertiary and further education

North Coast TAFE (Great Lakes Campus) 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 NTDP 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 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.

3.2 Community centres and meeting places

Within the former Great Lakes LGA there are 20 community halls and centres which are available for a range of public uses. Facilities range in size and age from historical weatherboard community halls established nearly 100 years ago (Bungwahl Historic Hall), to the newly constructed, environmentally friendly Nerong Community Centre.

- Tuncurry Memorial Hall – built as a picture theatre in 1921 and extensively renovated in the last 10 years, this is the closest activity and meeting space to the site. It caters for up to 200 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 and is well used by the local community, including the Great Lakes Amateur Dramatic Society, and a variety of other users.
- Forster Keys Community Building – provides a meeting room with capacity for 12 people.

Consultations undertaken during preparation of Council's Cultural Plan highlighted a need for modern and adequate facilities as venues for 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 Great Lakes Country 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 reduce this short fall by providing indoor and outdoor space capable of accommodating at least 200 people and separate meeting rooms. Stage 1 works are due to commence January 2019.

3.3 Cultural facilities

Cultural facilities within Forster Tuncurry include:

- Great Lakes Library - The Great Lakes Library in Forster 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.
- A new library is planned to be incorporated into the Forster Civic Precinct Development to provide additional services.

Cultural programs and services - facilities in close proximity to the North Tuncurry site include (Great Lakes Cultural Plan, August 2010):

- 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.
- Forster Tuncurry Community College, Tuncurry provides a large number of adult and further education courses and has recently been renovated to accommodate additional classrooms
- Golden Ponds Retirement Village, Forster hosts occasional visiting performance artists in its facility catering for medium sized audiences.
- A number of museums and historical societies operate across the LGA.

As noted above, MidCoast Council has plans to develop a new Civic Precinct 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. The \$18 million project is currently being funded through a mixture of works in-kind (\$6 million), the Stronger Country Communities Fund (\$6 million) and Council (\$6 million).

Details of the expected size and composition of the new population are presented in Chapter 4. It is anticipated that these large district facilities would generally have capacity to absorb the demand likely to be generated by the population forecast for the development.

3.4 Medical facilities and services

The only hospital within Forster Tuncurry is Forster Private Hospital (also known as Cape Hawke Community Hospital). This community owned facility in Forster, five km from the North Tuncurry site, offers acute medical, surgical and rehabilitation services and includes ten public beds, but has no accident and emergency facilities.

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 also located at Bulahdelah, and Gloucester.

Issues related to health services include:

- The Hunter New England Local Health District provides a range of services across the Forster Tuncurry district, mainly delivered through the Forster Community Health Centre. Services include a nursing service and Aboriginal health services. Under the HealthOne NSW banner, a new integrated health precinct is proposed adjacent to Forster Private hospital, however this project is currently on hold. The proposed facility would bring together existing primary and community health services as well as outreach services from Taree’s Manning Base Hospital, and a variety of wellness programs.
- A range of private medical and allied health services (e.g. physiotherapists, dentists, podiatrists) are present in the area. Although a longstanding shortage of medical practitioners has recently improved, it can still be difficult to attract GPs to the area.
- Several private nursing services are also available in addition to the government subsidised services.
- Demand for health services in the area is high and most services are under pressure to meet current and forecast future needs. Hunter New England Health is examining opportunities to increase local service levels rather than increase travel to the hospital at Taree and provide new facilities within the proposed new health precinct near Cape Hawke Hospital. Other initiatives include incorporation of tele-services (delivered on-line) and additional sessional services.
- Limited local health services are a concern for some older people and those who work with them or care for them. There is particular concern about the lack of accident and emergency services and the shortage of doctors, particularly in the holiday season, when the population of the area more than triples. Despite this, health services in the locality have improved over recent years. The HealthOne would further improve the delivery of local health services however its future is uncertain.

3.5 Aged care and support services

Under Federal Government reforms, aged care and support services, which are particularly important to older people living in their own homes, have recently been 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
- Community Age 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 Pools – at Golden Ponds Retirement Village and Forster Private Hospital

Further details of services are provided in Appendix 1.

Demand exceeds supply for many services, including the community aged care packages, although this situation is common in many areas.

A large number of services for older people are also provided through Council's MidCoast Assist program, funded by the Federal or State governments:

- Home Care Packages (HCP)
- Active and Older
- Volunteers
- NDIS Plan Advice
- Building skills and friendship
- Plans and funds management

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. MidCoast 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 in the is increasing, there will be a need for additional provision as the local population of older residents grows. Expectations about retirement accommodation and aged care facilities are changing, standards are rising, and the existing supply does not meet all these expectations.

3.6 Family and community services

Limited facilities in the area are directed at family support.

The Forster Neighbourhood Centre provides generalist and specific community services to residents with two services operating in Forster and Tuncurry. The centre operates the Forster Community Garden and the Women's Shed (crisis centre) and provides 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.

3.7 Youth services

MidCoast LGA does not deliver services directly to young people. Together with the Federal and State governments, Council offers information on mental health issues and services available for young people in the LGA.

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.

3.8 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.

3.9 Open space and recreation facilities

A major attraction of 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 site. 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 NTDP 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
- Great Lakes Aquatic and Leisure Centre
- Forster Sports Complex
- Bicentennial Walk
- Boronia Park, Forster
- 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.

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 NTDP site, which is 3km from most facilities in Tuncurry and 7km from facilities within Forster.

Key points relevant to existing facilities for the proposed development area:

- Schools and childcare centres appear to have capacity to absorb children from the North Tuncurry project. Should significant shortfalls arise, school facilities will 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 in close proximity to the NTDP site.
- Public meeting halls and activity spaces are heavily utilised and will not have capacity to serve the new population at North Tuncurry, 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 / community facility which takes only 10 public patients. Plans for a new integrated health precinct will increase the number and range of health services available to residents, including outreach services from Taree's Manning Base Hospital. This will contribute to a greater focus on health service delivery and skills in the region, for the benefit of all residents including those at North Tuncurry.
- There is also a large number of community arts, community activities and community and commercial clubs active in the community.
- Many services focus on providing support to the large numbers of older residents living in the area. Aged care and support services are provided by a wide range of organisations and in some cases demand exceeds supply, although funding is 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. This however presents training and employment opportunities for the local economy.

- 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 NTDP 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

At a glance

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 proposed development. 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 MidCoast Council is currently in the stages of refining and consolidating their planning framework since the merger of Gloucester shire, Great Lakes and City of Greater Taree Councils. These include the LGAs Rural Strategy, Housing Strategy, Employment Zones Review and Recreational Zones Review.

Relevant policies have been reviewed and are summarised in Table 5.

Table 5: Relevance of policies and plans to proposed development

Policy / plan	Key issues for NTDP
Federal Government	
Native Title Act 1993	<ul style="list-style-type: none"> Section 31 Deed agreement has been negotiated relating to employment, economic development, training and promotion of cultural heritage opportunities for Lakkari people
State Government	
Greener Places	<ul style="list-style-type: none"> NTDP site addresses the following principles of green infrastructure outlined in Green Places by: <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	<ul style="list-style-type: none"> NTDP site addresses the design objectives for NSW in the following ways: <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 as affordable housing for low to moderate income households. This encourages a diverse community

Policy / plan	Key issues for NTDP
	<p>by providing housing choice and diversity accommodating for various life stages and income levels</p> <ul style="list-style-type: none"> ▪ 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 ▪ environmental sustainability met 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	<ul style="list-style-type: none"> ▪ Outlines the goals and strategies for the Hunter Region which includes MidCoast Council ▪ The Plan has 4 primary goals: <ul 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 ▪ The priorities for the strategic area of Forster-Tuncurry include: <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 ▪ The NTDP will address both regional and local goals by: <ul style="list-style-type: none"> – Contribute 2,123 homes as part of the additional 70,000 needed in the region by 2036 – Account for nearly half of the project increase of dwellings in the MidCoast LGA – Contribute to housing diversity in the region and locally – Support 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 – Inclusion of 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	<ul style="list-style-type: none"> ▪ 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 ▪ Common themes raised by the community relate to: <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 – Retain the unique character of the many local towns and villages – Improve local health though improved environmental quality

Policy / plan	Key issues for NTDP
	<ul style="list-style-type: none"> ▪ Key directions and objectives include: <ul 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 – 4. Support growing local and regional economies through strategic planning and economic diversification – 5. Provide strong leadership and a shared vision ▪ Strategies to acknowledge and celebrate diversity and cultural richness include providing equitable access to services/programs/facilities, celebrate and empower local Aboriginal communities, support young people to participate and thrive in community life, support a diverse housing mix, strengthen social connectedness through programs and partnerships, encourage towns and villages to celebrate their unique cultural and support a vibrant and creative arts sector ▪ Strategies to promote community safety and social cohesion include expanding volunteer opportunities, strength social connections through public events and open space/facilities, making travel in the region safer by investing in roads and alternative transport options/public transport, utilise technology for communication/education/work, continue to develop sustainable water/storm water and sewer networks, increase capacity of community-business and organisations to understand and meet public health standards, and encourage physical health and fitness through provision of appropriate recreational facilities ▪ Strategies to enhance environment protection include maintaining and restoring water quality, sustainable manage waste, ensure growth and new development complements existing natural cultural and heritage assets, promote greater utilisation of sustainable design in new development, and encourage well designed street scapes ▪ Strategies to support economic growth include promoting the region as an attractive visitor destination, increase opportunity for quality education and training, support business precincts, develop and attract strategic events, encourage diversification and sustainability of agribusiness through sustainable farming practices and new technologies and innovations ▪ Strategies to support strong leadership and a shared vision include partnerships with State and Federal Governments to deliver programs and services, ensuring the community's interaction with the council is professional and efficient, corporate and financial management that is ethical and transparent and accountable, and empower community members to participate in decision making process
<p>Forster Tuncurry Employment Land Implementation Strategy (2009)</p>	<ul style="list-style-type: none"> ▪ Any future retail area should be in the order of 4,000 sqm in floorspace ▪ NTDP will include a new centre to meet the convenience needs of future residents, while being of a scale that does not conflict with the current role of Manning Street, Tuncurry Town Centre or its economic viability

Policy / plan	Key issues for NTDP
Forster Civic Precinct Master Plan	<ul style="list-style-type: none"> ▪ 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 ▪ 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 ▪ 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 ▪ 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 ▪ The private partnership aims to address the short fall in facilities and services faced by the local area.
Great Lakes Council Community Research (2012)	<ul style="list-style-type: none"> ▪ Residents of the Great Lakes Region were moderately satisfied with the provision of public halls and community buildings, playgrounds, swimming pools and library services within the LGA. Residents had low levels of satisfaction with Council's encouragement of employment growth, assistance for local business operators, consultation with the community and the promotion of safety and prevention of crime. It was considered that improving these issues is of high importance. ▪ The existing provision of community facilities is well regarded by residents of the Great Lakes Region. Additional community facilities (i.e. open space, public halls and community buildings, swimming pools and library services) may need to be provided to ensure the needs of the new community are met and the satisfaction of the existing community is not sacrificed.
Education and Skills Strategic Plan – Manning Valley and Great Lakes	<ul style="list-style-type: none"> ▪ 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. ▪ 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. ▪ 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'. ▪ 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. ▪ 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.

Policy / plan	Key issues for NTDP
Great Lakes Cultural Plan 2010-2015	<ul style="list-style-type: none"> ▪ 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 and parklands, management of some 41 community buildings, management of memorials and public art and management of Council's library services. ▪ 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. ▪ 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.
Great Lakes Recreation and Open Space Strategy 2006	<ul style="list-style-type: none"> ▪ 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 ▪ 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. ▪ Opportunities exist for improved maintenance, minor embellishments to shading, accessibility, seating and landscaping and development of a regional children's playground. ▪ Demand for open space and recreation from new and future residents is expected to take the following forms: <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. ▪ Identified needs mostly related to the 'desire to upgrade or embellish existing facilities (improved access, better walking tracks, improved maintenance to sporting fields, etc). ▪ Additional facility needs included youth skate ramp/bowl, entertainment, club, cycleways and walking tracks and an indoor sports centre / gym. ▪ Some identified facilities have been developed since the plan was prepared e.g. grandstand at North Tuncurry Sporting Complex.

Policy / plan	Key issues for NTDP
Great Lakes Active Ageing Strategy 2015-2018	<ul style="list-style-type: none"> <li data-bbox="443 255 1361 353">▪ The aging strategy identifies three community priorities for an aging-friendly strategy based on community engagement. These priorities should be considered for the NTDP site. <ul style="list-style-type: none"> <li data-bbox="475 365 1361 521">-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 Council is responsible for <li data-bbox="475 533 1361 656">- 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 levels <li data-bbox="475 667 1361 775">-3. 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

At a glance

This chapter presents the dwelling yields proposed for the NTDP and associated population forecasts. Based on a yield of around 2,123 dwellings, the population at completion of development is forecast to be around 4,550 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 NTDP allows for a wide range of dwelling lot sizes, to accommodate a variety of dwelling types. It allows for a yield of 2,123 dwellings, in the following mix:

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 2011 Census for the Great Lakes LGA to the mix outlined above indicates that the population of the development, at completion, will be in the order of 4,550 people, as shown in the following table.

Table 7 – Population estimates

Dwelling type	Average household size	Number of dwellings	Number of people
Apartments	1.6	200	320
Detached dwellings	2.2	1,923	4,230
Total	2.1	2,123	4,550

It is recognised that the precise number and mix of lots proposed in the proposed master plan may change as more detailed planning and development for the site occurs. Assessment of social infrastructure requirements has been based upon this dwelling mix.

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 proposed development. 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.

The proposed housing mix aims to appeal to all of these sectors, both for commercial reasons and in order to address social sustainability objectives of providing opportunity to develop a mixed community which will ensure effective use of housing and infrastructure and provide for different life-stage groups. Attraction of households at all life cycle stages and a mix of age groups will assist in generating a more balanced community profile, and hence a more socially sustainable community that has connections with the wider area.

The proposed housing mix will provide housing in a range of sizes, styles and price points so as 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 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.

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

In this regard, it is noted that there is already a high proportion of housing in the lower price ranges, as well as social housing, in the Forster Tuncurry area. To help overcome its image as a lower socio-economic area, NTDP needs to attract a diversity of people, including younger people, family households across a range of life stages and people with the skills and resources associated with a higher socio-economic profile. This is a key opportunity presented by this site. Accordingly, it is considered not appropriate to make special provision for low income housing within the development, additional to Landcom's affordable housing provisions, as there is already sufficient supply of relatively low cost housing in the surrounding area.

Given the age profile of Forster / Tuncurry, a large proportion of new residents are likely to be older people, and consideration has been given to the need to provide housing suited to meet their changing needs and enable them to "age in place". This includes mainstream housing that is accessible, some housing that is built to Livable Housing Design standards, and retirement village and residential aged care facilities.

Landcom developed universal housing design guidelines, which have since been used to create the Livable 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 with a local provider making representations at ministerial level. Sites for such facilities do not need to be specifically zoned in the master planning process, and there is scope for the inclusion of retirement housing as demand emerges.

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 in order to enhance the socio-economic profile and social mix of the district.

6. Requirements for community facilities and open space

At a glance

The projected population at NTDP 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 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. 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 and provided as works in kind to Council to own and manage, as specified in a Voluntary Planning Agreement.

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

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 outlined in Chapter 5
- Assessment of availability and capacity in existing facilities and services (Chapter 3)
- Discussions with Council staff and the Department of Education
- The anticipated needs and preferences of the future population.

6.1 Likely needs for social infrastructure

The anticipated composition of the future population of the development, 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 it 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 relatively small number of 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.

With a forecast population of around 4,500 people, NTDP 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, 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 NTDP population will rely on existing facilities and services in the wider Tuncurry Forster 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 - meeting and activity rooms

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, 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 considered to be large enough to warrant a community centre where residents can meet to participate in activities or 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.

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 350 sqm based on the following recommendations:

- Community centres are typically planned at around 60-80m² 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 (60 sqm/1000) 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 4,500 people would generate a need for a community centre of between 270 sqm and 360 sqm. Small facilities at the lower end of this range tend to be less viable. For this reason, it is recommended that a larger facility of around 350 sqm be provided, on the basis that Landcom is not required to also contribute towards the provision of 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 needs 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 casual 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 proposed that the facility would be constructed by the developer as 'works in kind' and handed over to Council to own and operate. 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 to inform a Voluntary Planning Agreement.

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 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 is yet to be confirmed.

6.3 Surf lifesaving club and clubhouse

The potential to create a surf club within NTDP 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 former Great Lakes 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 so as to incorporate adequate storage for a mobile or satellite surf lifesaving unit's equipment which could be expanded in future. 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.

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 the employment / commercial lands close to the site entry would provide suitable locations for childcare centres.

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.

GP medical services are provided according to market demand rather than government funding. On the basis of the full-time equivalent (FTE) workforce for GPs per 100,000 on the North Coast (168 FTE GPs per 100,000 population), the forecast population would indicate a need for around seven new GPs. This would be sufficient to support establishment of at least one new medical centre within the development (NSW Health, 2009).

Medical centres may locate 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.

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 retirement village and residential aged care facilities within the site. While it is expected that there may be demand for some purpose built retirement accommodation or residential aged care facilities in future, there is little interest from market providers at this stage. The demand for aged care facilities for older people will continue to be monitored as the project progresses.

6.6 Convenience shopping, business services and employment

A population of the size forecast for the NTDP 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 (SGS, 2014).

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 employment lands. 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 NTDP 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. 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.

In total, the proposed master plan provides for slightly more than 6.2ha 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 considered to be 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. 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
- The need to provide play opportunities for different age groups, including more challenging and adventurous equipment for older children
- 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 NTDP 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 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 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 6.2ha for public open space and 2.0 ha as 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 through the VPA 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 NTDP and associated reduced demand for field sports. For a forecast population of 4,500, the proportional requirement would be for the equivalent of around 3.4 – 3.6 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. 3.4-3.6 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 NTDP 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 separate Cultural Heritage Report 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

A community of 2,100 dwellings is slightly below the threshold that would typically trigger the need for a new primary school, although schools planning is also heavily dependent on the distribution of existing facilities and their capacity to absorb additional students. The demographic profile expected to live in the new community will also influence whether a new school will be required. If the population is likely to be predominantly older people, for example, demand for new facilities for children is likely to be quite modest.

DoE has advised that local schools appear likely to have the future capacity to absorb the numbers of children who would live within NTDP, and that no new schools will be required within the development.

DoE has indicated that Tuncurry primary school and the relatively new (built in 2002) Tuncurry Junior and Senior Campuses of the Secondary College, which adjoin the NTDP site to the south, are expected to have sufficient capacity to absorb new students from this site, particularly if there is potential to clear some vegetated land to accommodate additional classrooms if they are required in future. 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 Catholic Education Office has indicated 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 NTDP.

Consideration has been given to the potential for a private school to be attracted to NTDP, 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.

NTDP 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 Use of services and facilities in the wider district

Beyond the facilities outlined above, the forecast population of NTDP 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 Great Lakes 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 being provided as 'works in kind' will be a matter for negotiation as part of the VPA 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 NTDP population as well as those of the existing population.

The forecast population of NTDP, with a diversity of age groups, household types and income levels, will contribute to a modest demand for health, welfare and 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.

While there is a large number of health, welfare and support services in the Forster Tuncurry area, particularly services for older people, most services are under pressure to meet current and forecast future needs and will have limited ability to absorb demand likely to be generated by the new population without additional resources. Further development of a health precinct in Forster near the Cape Hawke Hospital will provide new spaces for offices and service delivery, and residents of North Tuncurry will be able to access health services in this CBD location.

Government funded health and support services will need to respond to the needs of the new population, once demand has been demonstrated, through additional recurrent funding for extra staff and programs to be provided through regional resource allocation formulae and departmental budgetary processes.

For private sector facilities such as clubs, cinema, restaurants and other leisure facilities, the new population of NTDP 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 NTDP. 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 NTDP 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 NTDP, provision has been made within the proposed master plan for the following local facilities:

- A small 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 6.2ha, 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, such facilities could be located within the employment lands, to draw from a wider catchment area
- 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

At a glance

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:

- Avoiding social exclusion, social isolation and the development of income enclaves
- Encouraging housing diversity and choice, including homes that will enable ageing in place and some affordable housing for low to 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.

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 NTDP are discussed below.

7.1 Social sustainability strategies

7.1.1 Access to employment opportunities

Incorporation of 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, which are expected to provide a variety of employment opportunities. Details have been provided in a separate technical study prepared by SGS Economics and Planning.

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

- Access to high quality internet services to support access for home based employment, education and research

- Remodelling of the golf course and construction of a new clubhouse will also create a small number of additional jobs
- The significant population growth generated by the NTDP will help stimulate the local economy and in particular will help to revitalise the existing Tuncurry commercial area.

7.1.2 Avoiding social exclusion, social isolation and the development of income enclaves

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.

7.1.3 Encouraging integration with neighbouring communities and accessibility between new and existing areas

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
- NTDP 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.

7.1.4 Encouraging social interaction, community cohesion, community networks and an active community life

As noted in Section 3.11, Landcom is committed to implementing a community development strategy and community consultation program during the development process to enhance and strengthen community networks and encourage social interaction and sense of belonging.

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.

7.1.5 Providing facilities which encourage use by both existing and new residents, workers and other users

The facilities to be provided within NTDP 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.

7.1.6 Providing benefit to the 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 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

At a glance

This chapter summarises how the objectives of Landcom's Social Sustainability Policy 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 NTDP 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 4,500 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 NTDP 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 NTDP 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
<p>1. Encourage diversity among new residents, in terms of life cycle stage, household type and socio-economic profile</p>	<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 Livable Housing 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 and home-based businesses</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 Affordability and Diversity Policy. 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' Livable Housing Australian Silver Certified to enable residents to age in place</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>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>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>

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
		Undertake post-occupancy research to monitor the characteristics of incoming households and adjust the housing mix to achieve population diversity objective.	

<p>2. Promote the health, well-being and quality of life of new residents of the development</p>	<p>Provide neighbourhoods with a high level of amenity, good housing design and attractive environments</p> <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>Address need to ensure good housing design, attractive environment, high levels of amenity and public domain planning through the DCP</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 master planning of areas on the southern boundary of the site</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, as part of VPA negotiations</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>
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<p>3. Provide access to social infrastructure to meet the needs of the new population</p>	<p>Implement recommended social infrastructure strategy (Chapter 6), and in particular:</p> <ul style="list-style-type: none"> ▪ Provide a B2 Local Centre, community centre, open space and recreation facilities within the development ▪ Provide information to encourage use of facilities and services in the surrounding area ▪ Provide social infrastructure in ways that will enhance integration with existing populations ▪ Promote residents' access to nearby recreation and sporting facilities and access for the wider community to the NTDP facilities 	<p>Continue discussions with MidCoast Council to resolve master planning and upgrading of the sports complex</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>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</p> <p>Ensure the B2 Local Centre is able to accommodate a medical centre and a childcare centre</p> <p>Continue discussions with private school providers about locating a new school on the site</p> <p>Provide internet access to a level which supports home based business and working from home, and the contemporary and future</p>	<p>MidCoast Council</p> <p>MidCoast Council</p> <p>Surf clubs</p> <p>Telecommunication agencies</p>
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Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
		<p>needs of residents with regard to access to computer-based information, education, entertainment 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>	Forster Tuncurry Golf Club
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, 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>Develop the network of pedestrian and cycle paths within the proposed master plan, including safe and convenient access to the educational precinct and sports fields to the south</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> <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>	Local bus service providers

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
5. Create a development that has strong character, identity and sense of place	<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>	MidCoast Council
6. Promote community interaction, social networks and connections, and the establishment of community activities and organisations	<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>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>
7. Provide opportunities for residents to participate in planning and developing their community	<p>Design and implement community consultation program (refer Section 3.8)</p> <p>Design and implement recommended community development program (refer Section 3.8)</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>	Local community development organisation (yet to be identified) as contractor

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
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 and pedestrian / cycle network as in the proposed master plan</p> <p>Investigate additional safety initiatives</p> <p>Orient main pedestrian and cyclist movements away from The Lakes Way and into Tuncurry</p> <p>Work with MidCoast Council to devise a consistent and workable master plan for the site's southern boundary</p> <p>Avoid high profile entries and boundary treatments to minimise perceptions of status or difference</p>	<p>MidCoast Council</p>

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
<p>10. Promote social cohesion and integration between NTDP and surrounding neighbourhoods</p>	<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>Involve existing residents in the planning of the development and its social infrastructure</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 environmental organisations</p>
<p>11. Ensure the development provides benefits to the wider community</p>	<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>Specific tasks have been outlined in previous initiatives</p> <p>Provide public amenities at key access points along the beach, including change rooms, toilets and showers</p>	<p>Community development organisations</p> <p>Forster Tuncurry Golf Club</p> <p>Surf clubs</p> <p>Local businesses</p>

Social objective	Initiatives required to achieve desired outcome	Specific actions for Landcom	Potential partners / others involved
	Provide for a diversity of housing choice in the area Enhance viability of local shops, facilities and services		

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Appendix 1

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

Aged Care and Support services

Under Federal Government reforms, aged care and support services, which are particularly important to older people living in their own homes, have recently been 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. As is found in most areas, services are provided by a wide range of organisations and in some cases demand exceeds supply, although 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 Aged Care packages and RACs) is in Taree. A geriatrician and gerontic nurses are based on the same site.

Community Age Care Packages

Packages of care services (Community Aged Care Packages and Extended Age Care in the Home - CACP and EACH), which are delivered to eligible seniors at home to avoid the need to go into residential care, are provided locally by:

- Baptist Community Services (BCS) Care Centre Mid North Coast, Tuncurry. 133 packages including Dementia Care.
- North Coast Community Care, Forster: 20 packages including some for non-English speakers.
- Several other organisations based in the wider region also offer some packages in the locality.

Demand exceeds supply for these packages, although this situation is common in many areas.

Senior Citizen’s Centres

Seniors’ Day Care services are operated by Wallis Lakes RSL, by the Community of Christ, and at the Salvation Army Hall.

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.

Hydrotherapy Pool

Funding is in place for a new pool at the Golden Ponds Retirement Village. It will offer access to the wider community.

Services delivered by MidCoast Council:

Many services for older people are also provided through Council’s MidCoast Assist program:

- Home Care (Home Care Packages) - Older people living in the community may need support services including meals, transport, shopping service, home maintenance and modifications, and care services or home nursing. These are available through My Age Care in conjunction with MidCoast Assist and Great Lakes Hospice.
- Active and Older Service - The service provides people the opportunity for conversation, activities, morning tea and lunch, with an outing scheduled approximately once a month.
- Great Lakes Community Options Projects - Community Options provides assistance to members of the community by helping them stay living in their own home as they get older. The service provides support, assistance, information, advocacy and case management
- Great Lakes Leisure and Respite Services (LARO) – This service provides occasional, short-term, planned respite for families who care for a person with a disability. The service assists people with a disability to participate in community life and develop friendships through a wide range of community-based activities.
- Great Lakes Neighbour Aid – This service offers social support services to frail older people, people with a disability and the carers of both. The services aim to connect people in the community who require assistance, with those able to volunteer their time and skills to provide such assistance. Services include shopping assistance, supported transport, social visiting/companionship, minor home maintenance, meal supervision/preparation, provision of information, dementia carers support group and a variety of other services for members of the community.

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 NTDP 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.