

SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

**Planning Proposal at Oliver Avenue, Goonellabah
Bundjalung Nation**

**Prepared for Nimble Estates
3 November 2022**

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1.0

INTRODUCTION

1.1 INTRODUCTION

Purpose of the study

This study has been prepared by Urbis Pty Ltd on behalf of Nimble Estates to accompany a request for planning proposal to amend the *Lismore Local Environmental Plan 2012* (LLEP) to enable mixed use development of land referred to as 1055 Bruxner Highway, Goonellabah (the Site). The proposal comprises residential, employment and public open space land.

The purpose of this study is to provide recommendations for social infrastructure and open space to support the needs of the new community of the proposal site (the 'incoming population').

The findings of this study will inform developer contributions to social infrastructure and open space and inform detailed planning and design of the site.

Approach to assessment

This assessment recognises the importance of early planning to ensure the needs of the incoming population can be met by existing, upgraded or new social infrastructure and open space.

Planning for future social infrastructure and open space, whether in new or established communities, is a complex task. This assessment has taken a good practice approach to identifying social infrastructure and open space needs and requirements. It has involved:

- Understanding the site and strategic context of the area, including policies, strategies and plans that guide future planning decisions.
- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the incoming population to understand future needs and demands for social infrastructure and open space.
- Understanding the existing provision of social infrastructure and identifying capacity, as well as key gaps, in provision.
- Consulting key stakeholders, including Lismore City Council (Council) representatives, to better understand the existing community, site context, existing provision and Council's directions and plans for social infrastructure and open space.
- Considering leading practice principles, standards and benchmarks, and applying these appropriately to the site.
- Developing recommendations for preferred social infrastructure and open space provision, on-site or off-site.

“Early coordination of social infrastructure planning is likely to result in more connected, well used and efficient infrastructure”

State of Queensland, Department of State Development, Manufacturing, Infrastructure and Planning, 2019

1.2 ABOUT THE PLANNING PROPOSAL

Project background

The site is located at Oliver Avenue, Goonellabah, in the Lismore Local Government Area (LGA).

The planning proposal will provide new residential lots and lots for new employment opportunities.

In early 2022, many households and businesses in the area were extremely impacted by the floods, resulting in a loss of houses and businesses in flood effected areas. This proposal aims to unlock flood-free land for development and provide a potential opportunity for a land-swap arrangement for residents and industries affected by recent flooding events.

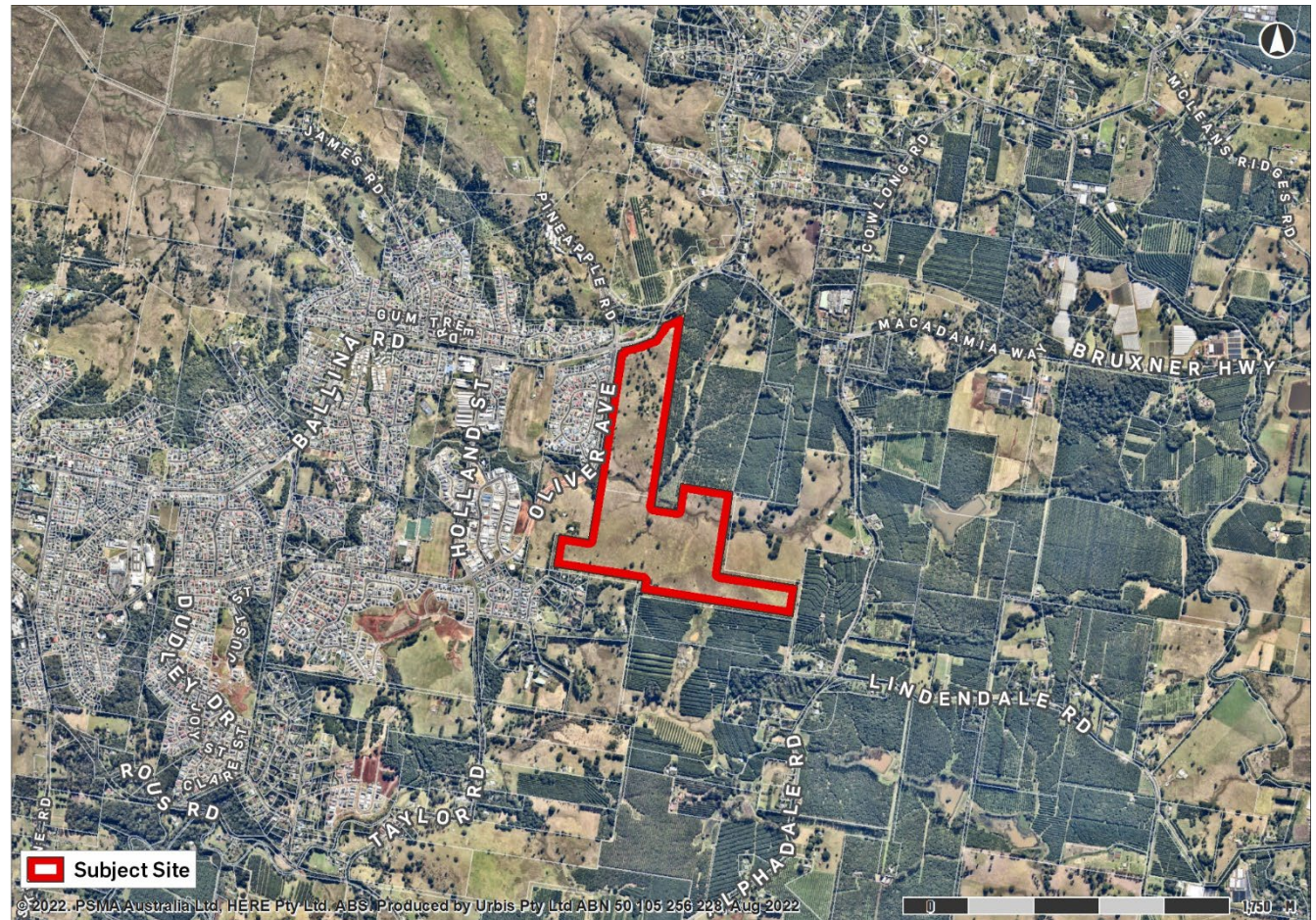
Project proposal

The proposal involves rezoning of the site from RU1 Primary Production to a mix of the following uses:

- General Residential (R1) in the north of the site consisting of 89 low density lots and 257 medium density lots
- Industrial uses (IN1) in the southern section of the site consisting of 100 lots
- Mixed-use (B4) business lots between Tuck Tuck Creek and Industrial land, consisting of 16 lots
- Open space (RE1) consisting of parks, buffer zones and riparian corridors
- A Local Centre consisting of retail uses (future inclusions and uses are to be determined).

A Concept Plan for the site, illustrating the layout and above uses, is shown on the following page.

Figure 1: Site context map



Source: Urbis

1.2 ABOUT THE PLANNING PROPOSAL CONTINUED

Figure 2: Illustrative Concept Plan



1.2 ABOUT THE PLANNING PROPOSAL CONTINUED

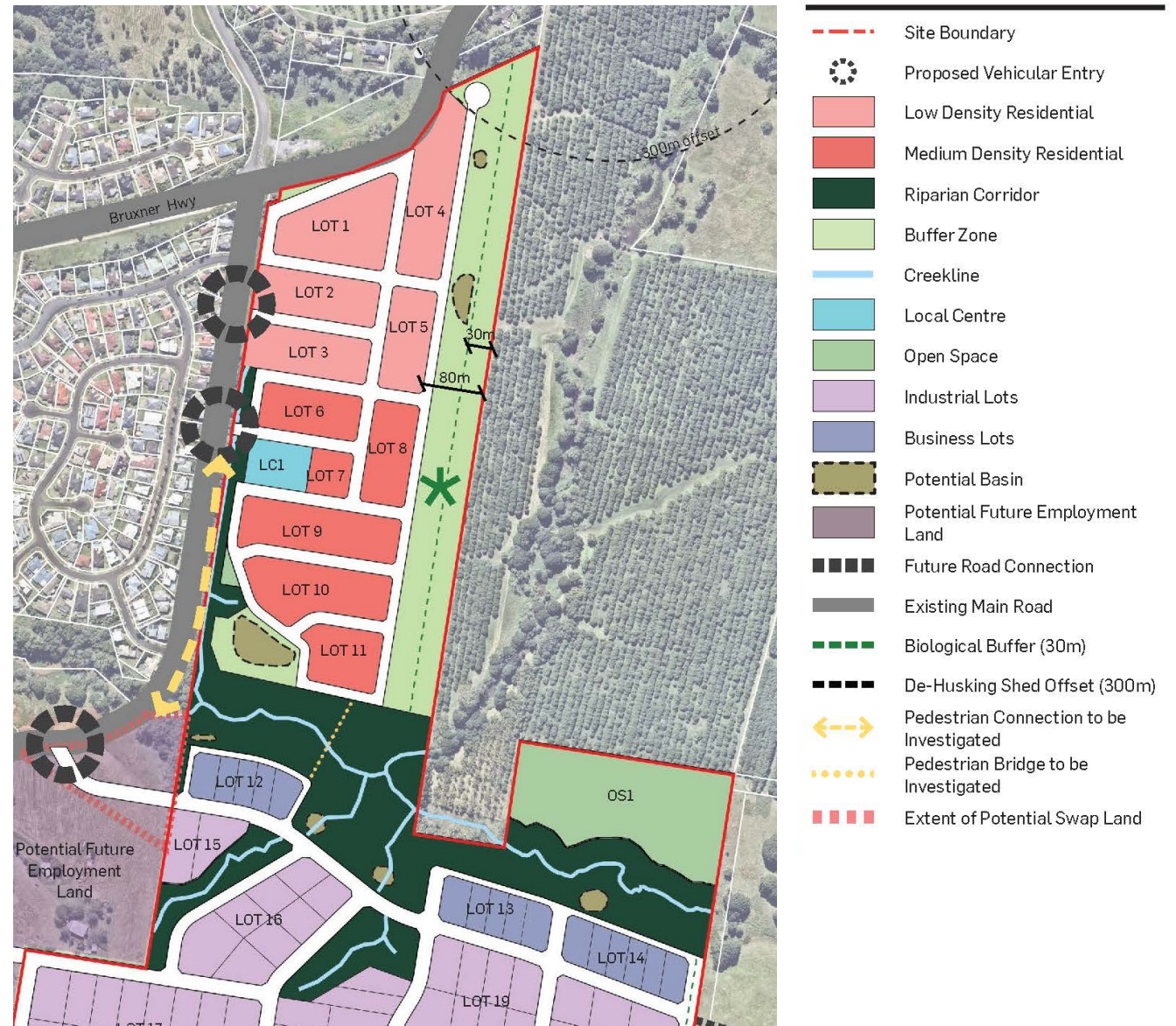
Proposed social infrastructure and open space

The proposal includes the following areas of open space:

- An open space of 3.47ha adjoining the riparian corridor.
- A buffer zone of 6.64 ha to the east of the residential lots, consisting of a 30 metre wide vegetated buffer between the neighbouring operational rural lands. A potential location for a local park has been identified within the buffer zone (indicated by asterisk).
- A riparian Corridor of 7.00ha that runs east-west through the site between the employment uses to the south and the residential lots to the north.
- A potential pedestrian bridge across Tucki Tucki Creek, connecting the business and industrial uses to the south with residential areas to the north.

The proposal does not include provision of any other form of social infrastructure however the inclusion of a Local Centre provides the opportunity for a community meeting and gathering point for future residents.

Figure 3: Enlarged plan showing proposed open spaces



1.4 ABOUT SOCIAL INFRASTRUCTURE

Social infrastructure is a combination of 'hard' and 'soft' infrastructure. Hard infrastructure is the buildings, spaces and facilities which serve a social need, while soft infrastructure is the programs, classes, services and networks that run from a building, space or facility. Categories and examples of social infrastructure is shown in Table 1 on the following page.

Social infrastructure such as hospitals and medical facilities, schools and early education and care facilities support the health and education needs of a community. Other forms of social infrastructure such as community facilities, libraries and cultural and recreation centres also play a role in supporting community health and wellbeing by providing places to exercise, learn, celebrate, perform and create, and places to gain help and support.

Social infrastructure can provide opportunities for people to participate in, and to feel part of, their communities. It can also play a role in developing and strengthening social connections.

Open space also plays a critical role in supporting the health and wellbeing of communities. Like social infrastructure, open space provides places for the community to recreate, meet and form social connections. Open space can provide other important health benefits. There is a growing bank of evidence indicating that interacting with green and natural areas can provide significant mental and physical health benefits.

1.4 ABOUT SOCIAL INFRASTRUCTURE CONTINUED

Table 1: Categories and examples of social infrastructure

	Community	Arts and culture	Open space	Recreation	Education	Health
HARD	<ul style="list-style-type: none"> Community centre Library Men's shed Seniors centre Youth facility 	<ul style="list-style-type: none"> Cultural centre Gallery Exhibition space Performance centre Theatre Museum Creative spaces Artist studios 	<ul style="list-style-type: none"> Parks Informal sports play Natural space Green and blue links Passive recreation opportunities (i.e. cycling, walking, running pathways) 	<ul style="list-style-type: none"> Sports fields Outdoor courts Aquatic facilities Recreation centres Outdoor gyms Community gardens 	<ul style="list-style-type: none"> Early education Primary school High school Technical college University 	<ul style="list-style-type: none"> Community health centre General practitioner Hospitals
SOFT	<ul style="list-style-type: none"> Community classes Community events Outreach services Playgroups 	<ul style="list-style-type: none"> Performances Art exhibitions Community programs, classes and workshops (music, art, performance) 	<ul style="list-style-type: none"> Exercise classes Playgroups Public art 	<ul style="list-style-type: none"> Community classes and programs (i.e. aqua aerobics, seniors gym classes) 	<ul style="list-style-type: none"> Intergenerational programs/services 	<ul style="list-style-type: none"> Primary health services (community-based care, including care provided by a general practitioner, dentist, nurse, allied health professional or pharmacist) Secondary health services (services provided by a medical specialist or other health professional that is not the first point of patient contact) Tertiary health services (highly specialised healthcare, mostly provided within a hospital on referral from a primary or secondary health professional or through and within an emergency department) <p>Source: Health System (Queensland Government, 2019)</p>

2.0

CURRENT CONTEXT

2.1 SITE CONTEXT

Site location and broader context

The site is located at Oliver Avenue, Goonellabah, south of Bruxner Highway and approximately 6.5km from the Lismore Regional City Centre. It is currently occupied by rural land.

Lismore is recognised as a Regional City and features regional scale social infrastructure relating to health, education, retail, entertainment, culture and sport that services the Northern Rivers region. The North Coast Regional Plan 2036 (NSW Department of Planning and Environment - DPE) identifies Lismore as an area for growth. The area is projected to grow to 51,750 people by 2036, creating demand for a total of 23,900 dwellings.

Lismore's proximity to other regional cities, natural assets, significant rural production areas in Richmond Valley and the Lismore Airport enhances the LGA's potential for employment, residential and tourism growth.

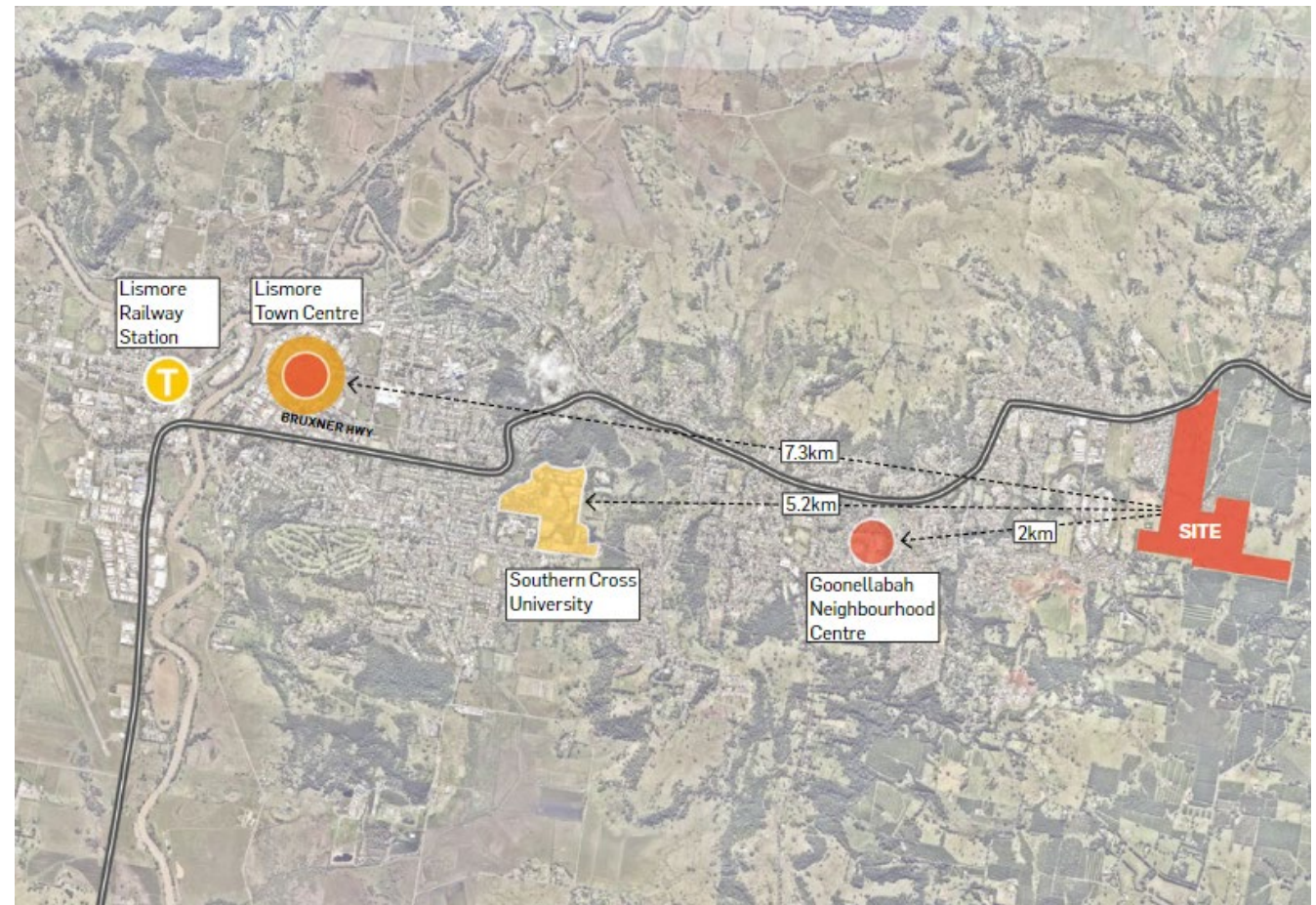
Local surrounding context

The site is surrounded by a mix of low density residential, rural and agricultural land. The suburb of Goonellabah primarily comprises of low density residential lots.

There is no social infrastructure or open space within walking distance from the site. There is however social infrastructure and open space within the suburb of Goonellabah, within a short drive from the site.

The site is positioned on the eastern end of Goonellabah, close to the boundaries of Richmond Hill to the north of the site and Lindendale to the east of the site. Richmond Hill and Lindendale both have very small populations and consist primarily of rural and agricultural land. East of Goonellabah is the Lismore Regional City Centre, where several regional level facilities and services are available.

Figure 4: Broader context map



Source: Urbis

2.2 STRATEGIC CONTEXT

This section provides a summary of the strategic context for the planning and provision of social infrastructure and open space, based on a review of relevant state and local government strategies and plans. This has included:

- North Coast Regional Plan, DPE (2017)
- Lismore Regional City Action Plan, DPE (2021)
- Local Strategic Planning Statement (Inspire Lismore 2040), City of Lismore (2020)
- Community Strategic Plan (Imagine Lismore), City of Lismore (2020)
- Sport and Recreation Plan to 2024, City of Lismore (2020)
- Section 94 Contributions Plan, City of Lismore (2014)

Key implications for this assessment

- There is a focus on growing and establishing knowledge-based, education and health services industries within the Southern Cross University and Lismore Base Hospital precincts to service future needs.
- The provision of both active and passive open space, recreation facilities and opportunities is a priority for Council and the community. Council is committed to supporting the rise of Lismore's status as a regional sport and recreation hub.
- Community facilities should be accessible, co-located, flexible and provide spaces to enhance social connections across the community.
- Innovative, economical and effective models of social infrastructure and open space provision should be explored to overcome challenges faced by Council in maintaining existing and future community, sport and recreation facilities.
- Lismore's natural and scenic landscapes should be maintained as the city continues to grow.

North Coast Regional Plan 2036, Department of Planning and Environment (2017)

The North Coast Regional Plan (the Plan) provides an overarching framework to guide subsequent and more detailed land use plans, development proposals and infrastructure funding decisions.

The population of the North Coast Region is expected to grow by an additional 76,200 residents by 2036, creating demand for an estimated 46,000 new homes. The Plan notes that all communities need access to social infrastructure and that councils should establish benchmarks for social infrastructure and ensure it responds to community needs, is delivered in timely manner, and creates focal points for social participation.

Lismore is recognised within the Plan as a Regional City that provides essential and high-level services to residents and will accommodate a significant proportion of future population growth in the region.

Goonellabah is identified as a smaller local centre that fulfills local service needs and contributes to the unique local character of the area. Several key pieces of social infrastructure were noted within the Plan, including the Lismore Base Hospital and Southern Cross University; both provide essential health and education services to the community. The Lismore business centre, a facility that showcases public art and hosts markets and events, was also recognised as an important asset supporting a growing and desired creative arts scene.

The Plan identifies several regional priorities to support the growth of Lismore Regional City and the North Coast Region. Priorities of relevance to the proposal include:

- Identify opportunities to expand nature-based, adventure and cultural tourism.
- Foster the growth of knowledge-based, education and health-service industries within the Southern Cross University and Lismore Base Hospital precincts.
- Deliver housing in Goonellabah and other growth areas.

2.2 STRATEGIC CONTEXT CONTINUED

Lismore Regional City Action Plan 2036, Department of Planning and Environment (2021)

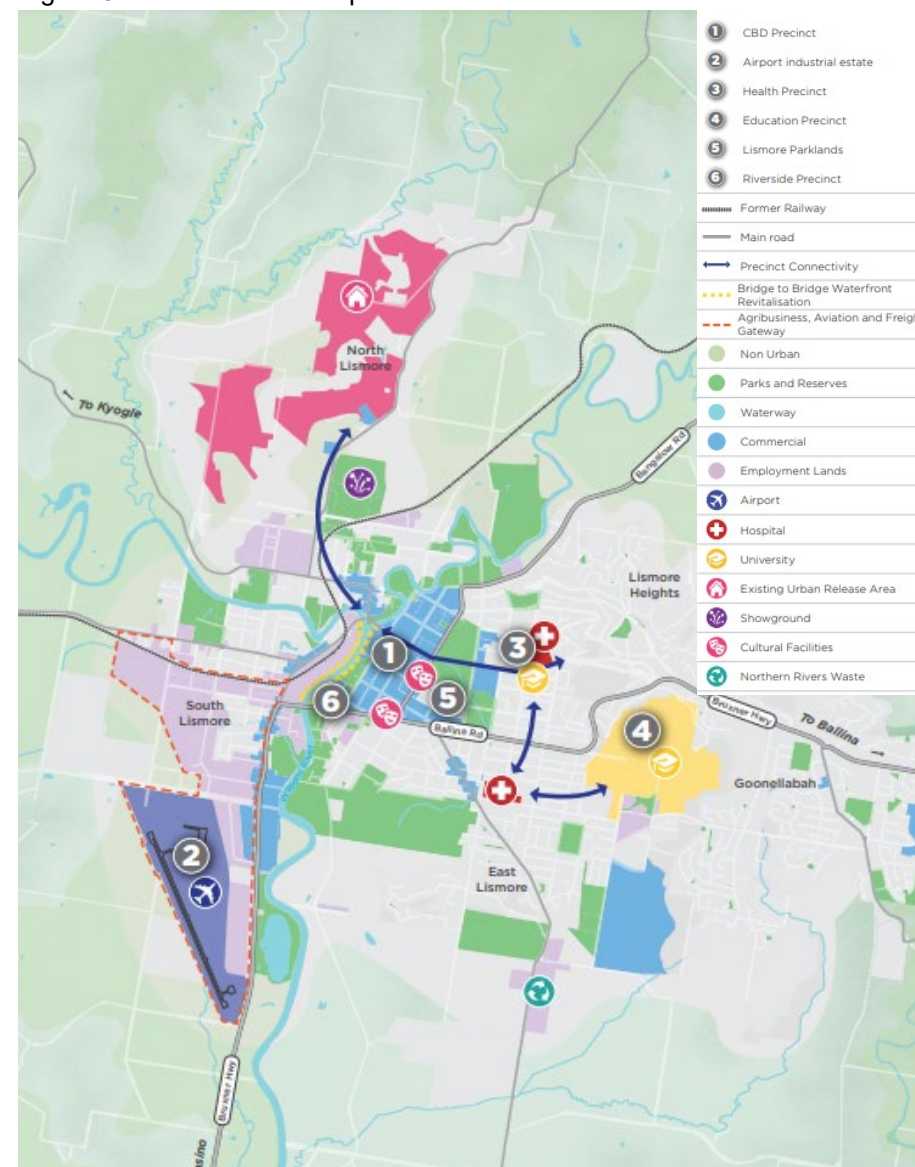
The Lismore Regional City Action Plan 2036 (the Plan) is an action plan for directions set out in the North Coast Regional Plan 2036 and will be implemented through Council's plans and strategies. The Plan identifies three future drivers that aim to shape Lismore. These include:

- The heart of the Northern River.
- A city for innovation and knowledge.
- Expanding arts, culture and business for a vibrant city centre.

The Plan also includes several actions to enhance the provision of social infrastructure, open space, and sport and recreation facilities. These include:

- Identify opportunities to consolidate creative industries in the city centre and opportunities for flexible spaces through adaptive reuse, shared spaces and interim uses.
- Encourage Local Aboriginal Land Councils and artists early in planning and decision-making processes to appropriately recognise and celebrate culture.
- Provide inclusive open space and recreational areas for people of all ages, ability and cultural backgrounds.
- Consolidate, link and enhance high quality open spaces and recreation areas to respond to the needs and values of the community.
- Support active and healthy living by prioritising walking and cycling infrastructure around schools, aged care facilities and open space.
- Consider the changing needs of the community and sports sector, participation demand for sports, and sport governing body facility requirements in open space and facility planning.
- Investigate the potential for shared use of sport and recreation facilities to increase community access, sustainability and delivery efficiencies.
- Plan for supporting infrastructure in new recreation spaces, such as lighting, wayfinding and amenities.
- Investigate opportunities arising from the region's walking trails and future Rail Trail links.

Figure 5: Lismore Vision Map



Source: Lismore Regional City Action Plan 2036, DPE (2021)

2.2 STRATEGIC CONTEXT CONTINUED

Figure 6: Key employment and innovation areas



Source: Lismore Regional City Action Plan 2036, DPE (2021)

Figure 7: Recreation assets



Source: Lismore Regional City Action Plan 2036, DPE (2021)

2.2 STRATEGIC CONTEXT CONTINUED

Local Strategic Planning Statement (Inspire Lismore 2040), Lismore City Council (2020)

Inspire Lismore 2040 provides a 20-year roadmap for the strategic development of the Lismore LGA. The strategy was informed by community engagement, which identified several land use priorities for the community. Those of relevance to the proposal include:

- Create more employment opportunities.
- Protect village character and allow for managed growth.
- Parks, open space, pedestrian and cycle ways are very important to quality of life.
- Protect the natural environment and wildlife corridors.
- Increase public transport services.

The vision of Inspire Lismore is directed by several strategic growth principles and form the basis for ensuring appropriate development within the LGA. Those of relevance to the proposal include:

- Create livable, safe, connected, diverse and healthy-living environments.
- Protect, promote and enhance Aboriginal and non-Indigenous cultural heritage.
- Support the timely, cost effective and efficient provision of infrastructure
- Co-locate compatible land uses.
- Promote a diverse and thriving economy.
- Provide a range of community services and sport and recreational opportunities.
- Maintain and enhance the scenic amenity, character and identity of the LGA.
- Avoid putting people and property at risk from natural hazards.

Community Strategic Plan (Imagine Lismore), Lismore City Council (2020)

Imagine Lismore outlines the community vision for Lismore over the next ten years. It was developed with extensive community consultation and was underpinned by the NSW Governments four social justice principles: equity, access, participation, and rights.

Imagine Lismore includes a list of challenges that the plan aims to address. Those of relevance to the proposal include:

- Limited public transport restricts the community from accessing the services they need.
- Limited housing choice impacts Council's ability to attract a diverse range of people to live and work in the region.
- Changing social structures require public spaces, activities and facilities to help bring people together and build social connections in the community.
- To retain Regional City status, Lismore must retain key regional institutions in sectors such as education and health.
- The current lack of resources to maintain community assets has resulted in a maintenance backlog for Council that can not be addressed adequately.

Several key directions were developed to address the above challenges and to incorporate the community's vision for Lismore, these include ensuring:

- Sporting and recreational spaces encourage active and passive community participation.
- The community has access to essential services.
- The city, villages and riverbank precincts are vibrant and provide diverse activity that strengthens social connections.
- The community has a diverse and thriving arts and cultural life.
- The community is connected and the city is accessible.
- The city and village facilities and services are well managed and maintained.
- The built environment is managed and enhanced to meet the needs of the growing community.
- Land-use planning caters for all sectors of the community.

2.2 STRATEGIC CONTEXT CONTINUED

Sport and Recreation Plan to 2024, Lismore City Council (2020)

Council's Sport and Recreation Plan (the Plan) was developed to prioritise current and projected sport and recreation needs until 2024. The vision of the plan is to foster a diverse range of sustainable sport and recreation opportunities which respond to community needs and provide economic benefit where possible by capitalising on the unique strengths of the region.

The Plan is underpinned by seven guiding principles. Those of relevance to this proposal include:

- Access and equality – all residents will have access to sport and recreation opportunities.
- Diversity of opportunity – formal and informal sport and recreation opportunities will be provided.
- Support active lifestyles – Council will support residents to adopt active lifestyles.

The Plan also highlighted several achievements since the completion of the previous Sport and Recreation Plan (2011). These included the redevelopment of Oakes Oval and the development of a regional netball centre, regional tennis centre and Crozier Field. The Hepburn Park Precinct also received significant investment and now includes a regional hockey centre, grandstands, cricket nets and lighting.

Section 94 Contribution Plan, Lismore City Council (2014)

The Section 94 Contributions Plan (the Plan) identifies the public facilities and amenities that will be required to meet the needs of the incoming population of the Lismore LGA. The Plan identifies the existing provision (as of 2014) of community facilities, open space and recreation facilities and considers the likely future demand of these facilities.

The Plan identifies that:

- Population growth will require the enhancement of existing facilities.
- There will be a need for a range of children's services, such as long-day care, pre-school, etc to accommodate young families moving to the area.
- Community facilities for youth related activities are lacking and the need for these facilities will increase in the future. These facilities should provide a range of recreation and entertainment options for young people, in locations that are accessible by bus, bicycle, wheelchair, and on foot.

The Plan notes that Lismore's scenic and natural qualities and the recreational opportunities available in passive open space settings are significant contributors to the quality of life of the Lismore community. The three main actions identified to meet the likely future demand for open space and sport and recreation facilities are:

- The existing level of provision of passive open space will be maintained through the acquisition of the Tucki Tucki Creek corridor, embellishment of that corridor with a walking track and the embellishment of existing open spaces to increase capacity.
- Lismore Park is not adequately embellished to meet future population needs.
- Open space contributions should be sought for open space embellishment and provision of recreation facilities.

The Plan also notes the following objectives for facilities:

- Provide increased flexibility to address changing community needs over time.
- Provide more innovative, economical and effective models of provision.
- Meet a range of community needs.
- Establish a focal point where community services and amenities are co-located.

2.3 CURRENT POPULATION OF GOONELLABAH

This section provides an overview of the current and future demographic profile of Goonellabah using data from the 2016 and 2021 ABS Census, and projections from Forecast.id.


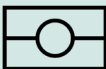






2021 Census data will be released in a phased approach, with key population data being released in June 2022, location variable and employment data released in October 2022, and complex topics in 2023. Therefore, 2016 Census data for some more complex categories such as education, employment, and travelling to and from work remain the most recent.

What is the current community profile of Goonellabah?

In 2021, Goonellabah was home to 13,351 permanent residents, representing 30% of the Lismore City LGA.

Table 2 adjacent provides an overview of the key demographic characteristics of Goonellabah.

Table 2: Demographics for Goonellabah

	Goonellabah (41 years) and Lismore City (44) both had a high median age in comparison to NSW (39), and parents and home builders aged 35 to 49 was the dominant service age group in Goonellabah and Lismore City (both 18%).
	The Aboriginal and Torres Strait Islander population was greater in Goonellabah (8%) and Lismore (7%), compared to NSW (3%). The Aboriginal and Torres Strait Islander population in Goonellabah increased by 1% since 2016.
	Goonellabah had a linguistically homogeneous population as the majority of residents were born in Australia (85%) and only spoke English at home (85%), similar to Lismore City (82% and 87% respectively).
	The average number of people per households was lower in Goonellabah and Lismore City (both 2.4), compared with NSW (2.7). Goonellabah (31%) and Lismore City (30%) both had a higher proportion of lone person households , compared with NSW (25%).
	Private motor vehicle was the dominant form of transport in Goonellabah, more than half of households had two or more motor vehicles (55%) in 2021 and the majority of residents travelled to work by private car (82%) in 2016.
	A high proportion of residents owned their household outright (36%) or with a mortgage (32%) in Goonellabah, similar to Lismore City (38% and 32% respectively).
	In 2016, the top industries of employment in Goonellabah were in healthcare or providing essential goods and services . These industries were hospitals (7%), supermarket and grocery stores (4%) and aged care residential services (4%).
	In 2016, Goonellabah was ranked within the lowest 30% of Australian suburbs for relative socio-economic advantage and disadvantage . The Lismore LGA was ranked within the lower 40% of Australian LGAs.

Source: Urbis, ABS 2016 and 2021 Census

2.4 FUTURE POPULATION OF GOONELLABAH

What is the likely future demographic profile of Goonellabah?

This section provides an overview of the future demographic profile of Goonellabah using data from Forecast id.

This assessment is primarily concerned with the new population generated by the proposal. However, it is important to recognise the profile of the future population in the wider area to understand the context and the contribution the development will make to population growth and change.

Based on data from Forecast id, the Goonellabah population in 2036 is expected to be 16,796. This represents an additional 3,423 residents making up a 20% increase from the 2021 population. The greatest increase is expected to be in the parents and home builders service age group (aged 35 to 49) with an additional 749 residents. The young workforce (aged 25 to 34) and seniors (aged 70 to 84) will be the equal largest service age group in 2036, each accounting for 12% of the total population.

Forecast id also predicts there will be an additional 1,208 dwellings between 2021 and 2036.

Table 3 provides a summary of the predicted population growth in Goonellabah.

Table 3: Population projections for Goonellabah

	2016	2021	2026	2031	2036	% change 2021 to 2036
Population	13,375	14,010	14,967	15,917	16,796	+20%
Five-year population change	-	+635	+956	+950	+880	-

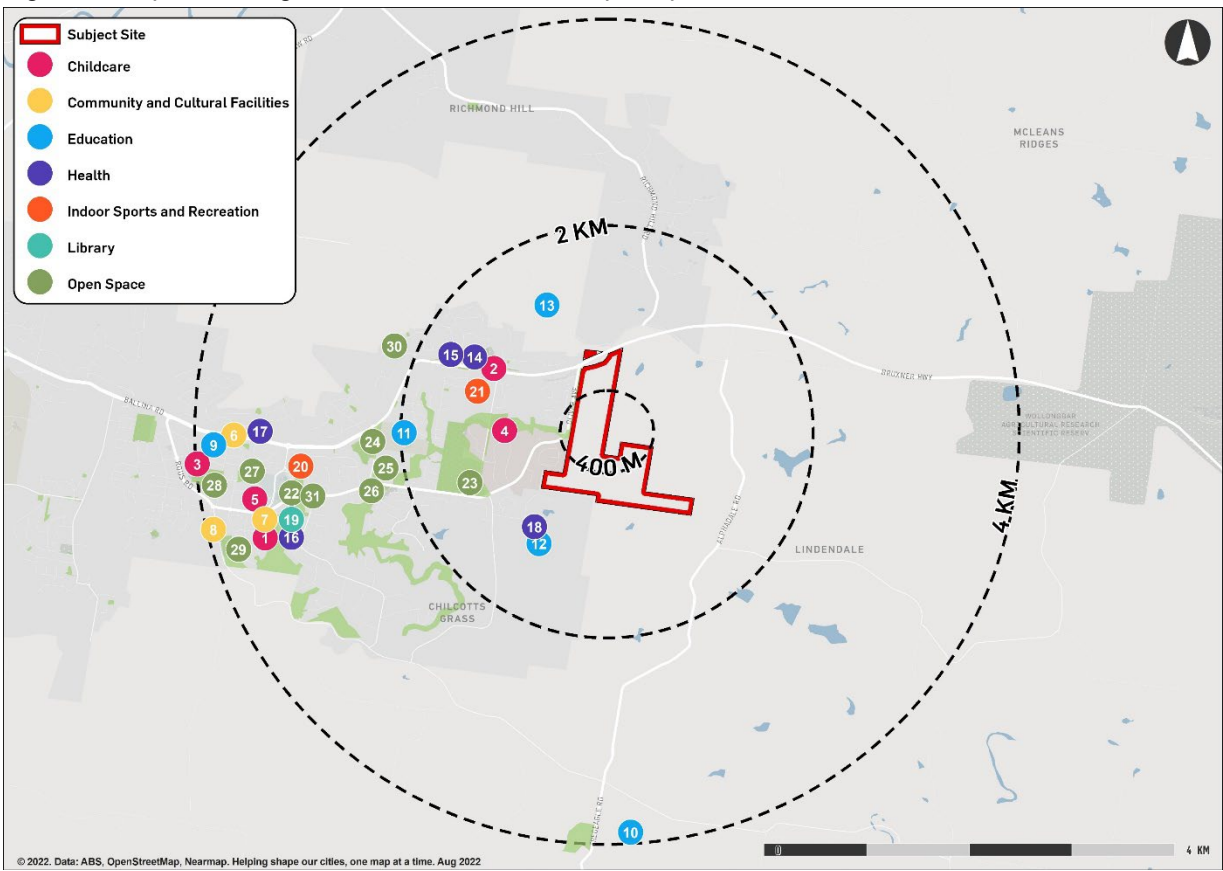
Source: Urbis, Forecast id

2.5 AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE

Overview of social infrastructure and open space

As part of this assessment, all social infrastructure and open space within 4km radius of the site was mapped to understand the existing level of provision (refer Figure 8). Given the low density and rural nature of the area, there is limited social infrastructure within 400m radius and limited social infrastructure within a 2km radius of the site. The site is, however within 4km of a greater range of social infrastructure given it's proximity to the Lismore Regional City Centre. Table 4 on the following page summarises the provision of social infrastructure within a 2km and 4km radius.

Figure 8: Map of existing social infrastructure and open space



Source: Urbis

Childcare		Health		Open Space	
1	Nestle in Preschool and Early Learning	14	Coastal Child Health	22	Hepburn Skate Park
2	Goodstart Early Learning	15	Gum Tree Family Medical	23	Hepburn Park
3	Goonellabah Preschool	16	Goonellabah Child and Family Health Centre	24	Kadina Park
4	Bumblebee Early Education Centre	17	Goonellabah Medical Centre	25	Richmond Birdwing Butterfly Gully
5	Care-Ring Children's Centre	18	Blue Hills Lung Centre	26	Holmes Park
Community and Cultural Facilities		Library		27	Elders Memorial Park
6	Rochdale Theatre	19	Goonellabah Library	28	Weston Park
7	Goonellabah Community Centre	Indoor Sport and Recreation		29	Captain Rouse Park
8	YWCA Goonellabah	20	Goonellabah Sports and Aquatic Centre	30	Sunrise Park
Education		21	Summit Sports and Fitness Centre	31	Arboretum Walking Track
9	Goonellabah Public				
10	Tregeagle Public				
11	Kadina High				
12	Blue Hills College				
13	Summerland Christian College				

2.5 AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE CONTINUED

Table 4: Facility audit provision summary

Facility type	2km radius	4km radius	Provision summary
Community and cultural centres	-	3	<p>There are no community and cultural facilities with 2km of the site, however there are three within 4km of the site. These include:</p> <ul style="list-style-type: none"> ▪ Goonellabah Community Centre – available for hire and includes a large meeting room and kitchen. The capacity of this facility to accommodate additional needs is to be confirmed. (Feedback has been sought from Council). ▪ Rochdale Theatre – produces shows and entertainment to the community and can be hired by the community for classes, performances, parties, etc ▪ YWCA Australia – provides programs and facilities to support young women and culturally diverse communities, including free childcare programs and other services for disadvantaged and vulnerable groups. <p>Outside of the 4km radius, the Lismore Regional Gallery is located in the Lismore Regional City Centre, approximately 7.3km east of the site. However this facility is currently closed due to flooding impacts.</p> <p>The Goonellabah Sports and Aquatic Centre also serves as a community centre and offers several spaces for hire including a meeting room, multipurpose room and stadium.</p>
Health	3	2	<p>There are three health facilities within a 2km and two within a 4km of the site. These include:</p> <ul style="list-style-type: none"> ▪ Coastal Child Health (2km) – a health centre specialising in paediatric care ▪ Gum Tree Family Medical (2km) – a medical centre with general practitioner (GP) services ▪ Goonellabah Child and Family Health Centre (2km) – a health centre that provides community-based nursing, paediatrics and allied health services ▪ Goonellabah Medical Centre (4km) – a medical centre with GP services ▪ Blue Hills Lung Centre (4km) – a medical centre specialising in respiratory and sleep issues. <p>Lismore Base Hospital is located approximately 6km west of the site in the Lismore Regional City Centre and is the closest regional public hospital. The hospital has been undergoing staged upgrades to meet population needs. Upgrades are expected to be completed in 2022. Other private and specialist health facilities are clustered in this area.</p>
Libraries	-	1	<p>There is one library within 4km of the site, Goonellabah Library. The library is a small branch of the Richmond Tweed Regional Library network. Council noted the library is currently constrained in terms of size, limiting the ability to expand services and programs.</p>

2.5 AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE CONTINUED

Facility type	2km radius	4km radius	Provision summary
Education	3	2	<p>Within a 2km radius, there is one secondary school and two combined schools and within a 4km radius there are two primary schools. These include:</p> <ul style="list-style-type: none"> ▪ The Rivers Secondary College, Kadina High Campus (2km) – a government secondary school with 358 students enrolled in 2021, a decrease from 498 enrolled in 2016 ▪ Blue Hills College (2km) – a non-government co-educational combined school with 210 students enrolled in 2021, the same as in 2016 ▪ Summerland Christian College (2km) – a non-government Christian combined school with 524 students enrolled in 2021, an increase from 393 in 2016 ▪ Goonellabah Public School (within 4km) – a government primary school with 240 students enrolled in 2021, a decrease from 269 in 2016 ▪ Tregearle Public School (within 4km) – a government primary school with 108 students enrolled, an increase from 103 in 2016. <p>Outside of the 4km radius, the Southern Cross University is located approximately 5.3km west of the site in East Lismore and is co-located with TAFE NSW Lismore campus. The TAFE NSW Wollongbar campus is also located approximately 5.6km west of the site.</p>
Childcare	2	3	<p>There are two childcare centres within 2km and three within 4km of the site. These are listed below. The results of a desktop review of data from Care for Kids, undertaken to understand vacancy and capacity, is also provided:</p> <ul style="list-style-type: none"> ▪ Goodstart Early Learning (2km) – provides care for children aged 6 weeks to 5 years and has no vacancies ▪ Bumblebee Early Education Centre (2km) – provides care for children aged 6 weeks to 5 years and has limited vacancies ▪ Goonellabah Nestle In Preschool and Early Learning Centre (4km) – provides care for children aged 6 weeks to 5 years and has vacancies across all age groups ▪ Goonellabah Preschool (4km) – provides care for children aged 2 years to 5 years and has vacancies across all age groups ▪ Care-Ring Children's Centre (4km) – provides care for children aged 6 weeks to 5 years and has minimal vacancies for pre school aged children only.

2.5 AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE CONTINUED

Facility type	2km radius	4km radius	Provision summary
Indoor sport and recreation facilities	1	1	<p>There is one sport and recreation facility within 2km of the site and one within 4km of the site. These include:</p> <ul style="list-style-type: none"> Summit Sports and Aquatic Centre (2km) – a privately owned recreation facility that offers a gym, squash courts, a aquatic facility and hydrotherapy facility Goonellabah Sports and Aquatic Centre (4km) – a council owned facility that provides gym, aquatic and organised sport facilities including a stadium, as well as rooms for community hire. Council reported this facility is not at capacity as there is scope to extend opening hours.
Open space	1	9	<p>There is one park within 2km of the site and nine open space areas within 4km of the site. These include:</p> <ul style="list-style-type: none"> Hepburn Park Precinct (2km) – provides a flexible oval and enclosed dog park area, and is co-located with Hepburn Skate Park and The Lismore Hockey Club, a regional hockey facility. Council representatives reported that Hepburn Park is currently at capacity. Kadina Park, Sunrise Park and Elders Memorial Park (4kms) – three parks that include a range of recreational amenities Captain Rous Park Mountain Bike Trails, Arboretum Walking Track (4km) – two tracks that provide unstructured recreation for mountain bikers and walkers Weston Park (4km) – a park with flexible ovals, co-located with two privately owned sports clubs (the Goonellabah Football Club and Goonellabah Tennis Club), that provide paid access to participate in organised sport or for the use of courts. <p>The Tucki Tucki Creek Recreational Track is also located approximately 900m from the site and includes several small open space areas along the track.</p>

3.0

GAPS AND NEEDS OF THE INCOMING POPULATION

3.1 INCOMING POPULATION OF THE PROPOSAL SITE

To assess community needs, it is important to understand the number of people a proposal will introduce into an area and the likely demographic characteristics of the incoming population.

As identified in Section 2, the population of the Goonellabah area is projected to increase from 14,010 in 2021 to 16,796 in 2036. This social infrastructure needs assessment recognises this slight broader increase in population projected for the wider area, but specifically considers the needs generated by the population associated with the proposed development.

Dwelling mix and density of the proposal

Projected average household sizes for Goonellabah in the future are provided by Forecast id. and summarised in Table 5 below. The decreasing average household size reflects the types of dwellings that are likely to be provided in Goonellabah through greenfield development, primarily being low density with small lots.

As the proposal is for low density residential lots, the average household sizes projected for Goonellabah are considered to best reflect the proposal’s likely household sizes. With consideration for the likely development timeframe, the 2036 average household size is used to estimate the likely incoming population.

Applying this rate of 2.47 to the target residential lot yield of 346 suggests an **estimated future residential population of approximately 850 people for the proposal site.**

Table 5: Projected average household size for Goonellabah










	Forecast year				
	2016	2021	2026	2031	2036
Average household size	2.52	2.50	2.47	2.47	2.47

Source: Urbis, Forecast id.

Indicative age profile

For the purposes of benchmarking social infrastructure needs (refer Section 3.3), a likely age profile has been developed for the projected incoming population (refer Table 6). The indicative age profile is based on the projected age breakdown for the Goonellabah area in 2036 (Forecast. id). Indicative age group percentages are applied to the incoming population.

Table 6: Indicative age profile for the incoming population

Age bracket	Goonellabah 2036 projected profile (%)	Indicative age profile for the proposal (no.)
 Babies and pre-schoolers 0-4	6.5	55
 Primary schoolers 5-11	9.4	80
 Secondary schoolers 12-17	7.9	67
 Young adults 18-24	8.6	73
 Young workforce 25-34	12.4	106
 Parents and homebuilders 35-49	19.0	162
 Older workers and pre-retires 50-59	11.0	94
 Empty nesters and retirees 60-69	9.7	83
 Older adults 70+	15.4	131

Source: Urbis, Forecast id.

These characteristics suggest that the incoming population will have an ageing population with a high proportion of families with older children, as well as older adults aged over 70 years. Social infrastructure will need to be adaptable to meet the needs of multi-generational groups.

3.2 STAKEHOLDER IDENTIFIED GAPS, NEEDS AND DIRECTIONS

Lismore City Council consultation

Urbis undertook a videoconference interview with representatives from Lismore City Council on 25 August 2022 to discuss existing social infrastructure and open space provision, capacity, gaps and Council's directions for social infrastructure, to inform this assessment.

A summary of the discussion is provided below:

Community profile

- The Goonellabah area is relatively socio-economically disadvantaged, however Council representatives have observed some early shifts in the demographic profile of the area. This is a result of new people moving to the area as it represents a more affordable option to coastal towns such as Byron Bay.

Connectivity

- Consideration needs to be given to public and active transport to the site, which is currently limited.
- The pathway along the southern verge of Ballina Road currently terminates west of Oliver Avenue, at the nearest bus stop to the site.

Community facilities

- Goonellabah Library is a very small library of only 75sqm, which is below the recommended standard.
- The Goonellabah Library is very well utilised and highly valued by the community. In 2019/20 the library was receiving 4,000 visitors per month. The library has experienced increased utilisation since the Lismore Library closed due to flooding impacts. Some demand on Goonellabah Library may lessen when Lismore Library reopens.
- In addition to standard book hire, programs are run at the Goonellabah Library. Library staff reported that they would be interested in expanding program provision (including computer space, technology lessons, children's sessions etc.) however they are constrained by a shortage of space.
- There are no plans to upgrade the library as there is currently no physical capacity in the building. The library is constrained as some areas in the building are leased to community service organisations, as per the condition of the grant that was received and used to build the facility.
- The community centre at the library venue has two meeting rooms that are available for community hire.

- Council representatives also noted there were previously plans for a new library in Alstonville, however confirmation is required whether planning is progressing. While not in the City of Lismore LGA, the new facility would be relatively close to the site (approximately 10 minute drive).

Education and care

- Some schools impacted by floods remain closed, with other schools in the area hosting students from impacted schools. There have been suggestions that some school campuses on flood prone land may not reopen. This may have an impact on school capacity in the area.
- There are not a lot of options for primary schools in Goonellabah. Existing schools are potentially at capacity.
- Consultation with the Department of Education is required to discuss school capacity in the area.
- Family day care is a popular care option in the City of Lismore LGA.

3.2 STAKEHOLDER IDENTIFIED GAPS, NEEDS AND DIRECTIONS

Lismore City Council consultation [continued]

Open space and recreation facilities

- Council has been exploring opportunities to create recreational linkages for walking and cycling in Lismore and the surrounding area and has undertaken a community survey to inform development of a future walking and cycling strategy.
- Tucki Tucki Creek is recognised as an important environmental and recreational asset and there are opportunities for further enhancement. In response to a community survey conducted by Council, community members indicated they highly value the creek's natural and recreational elements and use the creek corridor for social recreation, running and walking, dog walking, relaxation and nature play.
- There is a walking and cycling path along the creek that currently terminates to the west of Holland Street. Provision of a walking and cycling link along the Creek through the site would present an opportunity for extension of this recreational infrastructure, noting additional works would be required to the west of the site, to connect to the existing path network.
- Goonellabah Sports and Aquatic Centre has capacity to accommodate additional community needs by extending opening hours.
- There is a gap in local open space and playgrounds close to the site. There is no local park and play opportunities in the residential area immediately to the west of Oliver Avenue.
- There is a shortage of larger district level parks with sporting infrastructure in the Lismore – Goonellabah area. Several sportsfields are constrained in that many include single fields and are in flood impacted areas.
- There is growing demand for open spaces such as Hepburn Park which are not in flood-prone areas. Hepburn Park is currently at capacity. Embellishment would be required to accommodate additional needs, including the upgrade of sportsfields and amenities and provision of a play space.
- Council is in the process of developing an open space strategy which will include directions and standards for open space. Council representatives noted the strategy will likely propose new parks to be minimum of 3000sqm, however there will be some flexibility around this standard and consideration will be given to the size of the population catchment and needs.
- Goonellabah is very car-centric and the community are reliant on private vehicles to access facilities and services. Representatives noted the importance of providing local infrastructure, in particular parks, to address this issue moving forward.
- Council representatives expressed concern in relation to the open space proposed in the Concept Plan. Representatives noted that the linear buffer zone would be difficult for Council to maintain.
- Council representatives were not supportive of the location identified on the Concept Plan for a local park. The park's location would provide limited opportunity for passive surveillance. It would be preferable if the park were better integrated within the residential area and centrally located, ideally adjacent to the proposed Local Centre. A centrally located park would provide an important meeting and gathering place for the incoming community.
- Council representatives supported the use of principles and standards in the NSW Government Architect's Draft Greener Places Design Guide (Greener Places) to assess open space need.
- It was suggested that the concept of 'play streets', whereby streets have more community function than simply acting as 'roads', be explored.
- The functionality and connectivity of open spaces were seen by Council representatives as very important. It was seen to be essential that the Concept Plan and lot layout provide a robust starting point to support this.
- The balance of private/public open space provision was also seen as important given the increased density and smaller lot sizes. Council representatives were of the view that balconies and smaller gardens would still need to be of sufficient size and aspect to enable residents to grow their own food and have private outdoor amenity.

Community consultation conducted by Council

Council representatives shared the results of a survey conducted by Council through which the City of Lismore community provided feedback on open space, walking and cycling. The survey indicates the community:

- Faces barriers to accessing and using playgrounds, in that they are too far to walk to and lack shade and amenities
- Are interested in improved walking and cycling paths and networks.

3.3 APPROACH TO BENCHMARKING AND ASSESSING OPEN SPACE

Benchmarking approach

The following section proposes benchmarks for social infrastructure and open space derived from relevant state and industry policies and guidelines. These benchmarks are applied to the incoming population, identified in Section 3.1, to understand the potential level of demand for social infrastructure and open space.

The assessment focuses on the needs of incoming residents, while also considering local services and facilities to support incoming workers, such as outdoor spaces and childcare.

It is noted the proposal provides the potential opportunity for a land-swap arrangement for residents and industries affected by recent flooding events. If this eventuates, some of the demand identified may not represent new demand, as some residents may already reside in the local or district area and already be utilising existing facilities, open space and services.

Approach to assessing open space

There are two categories of open space to consider when assessing needs for open space:

- **Unstructured recreation:** spaces that allow for unstructured activities such as walking, running, cycling, playing, meeting friends, walking the dog or relaxing
- **Structured recreation and organised sport:** spaces that enable more structured or organised sporting activities, such as sportsfields and courts.

This assessment considers the demand generated by the incoming population for both categories of open space.

This assessment has involved a review of open space proposed in the Concept Plan against recognised NSW Government principles and standards. Greener Places was prepared by the Government Architect of NSW (GANSW) in 2020 to support the implementation of the Greener Places Policy. The Guide proposes standards and requirements (or 'core criteria') for open space, by open space hierarchy level (local, district and regional), with an aim to guide the delivery of high quality open space that adequately meets the needs of a community.

The core criteria are:

- Accessibility and connectivity
- Distribution
- Size and shape
- Quantity
- Quality
- Diversity.

The assessment has considered core criteria relevant to the planning proposal stage.

3.4 SOCIAL INFRASTRUCTURE AND OPEN SPACE BENCHMARKING ASSESSMENT

Table 7: Social infrastructure and open space benchmarking assessment

Type	Proposed benchmarks and standards	Source	Demand generated by incoming population
Community and cultural facilities	<p>1 district community performing arts centre/theatre per 50,000-150,000 people</p> <p>1 neighbourhood community centre per 7,500 people</p> <p>1 district community centre per 15,000-25,000 people (900sqm minimum). Incorporating multipurpose spaces for broad range of community activities and programs.</p> <p>80sqm of community centre space per 1,000 people*</p>	<p>Guidelines for Community Infrastructure, Parks and Leisure Western Australia (2020)</p> <p>*Floor area benchmark for community centres is regarded as a good practice provision rate for metropolitan Councils. It has been adopted by several NSW Councils including Hornsby Shire Council, City of Parramatta, Ku-ring-gai Council, Blacktown City Council and the City of Ryde.</p>	<p>The incoming population will not generate need for a new community or cultural facility. It will however generate demand for approximately 68sqm of community facility floor area.</p>
Education	<p>Maximum school enrolment numbers of 1,000 primary students and 2,000 secondary students for new schools</p>	<p>School Infrastructure NSW</p>	<p>In 2036, population projections indicate that 9.4% of the incoming population will be primary school aged (5-11 years) and 7.9% will be secondary school aged (12-17 years). Applying these proportions to the total incoming population in 2036 indicates the incoming population will include:</p> <ul style="list-style-type: none"> ▪ 80 primary school aged children ▪ 67 secondary school aged children. <p>The incoming population will not generate demand for a new primary or secondary school but it will generate demand for the above school places.</p> <p>The incoming population will likely also generate some demand for tertiary education places.</p>


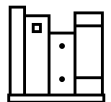

3.4 SOCIAL INFRASTRUCTURE AN OPEN SPACE BENCHMARKING ASSESSMENT CONTINUED

Type	Proposed benchmark	Source	Demand generated by incoming population
Libraries	<p>1 branch library per 20,000-50,000 people</p> <p>42sqm per 1,000 people (for populations less than 15,000)</p>	<p>Guidelines for Community Infrastructure, Parks and Leisure Western Australia (2020)</p> <p>Based on State Library of NSW (People Places population calculator)</p>	The incoming population will not alone generate need for a new library, but it will generate need to approximately 36sqm of library floor area.
Childcare	1 long day care place for approximately every 3 children aged 0-4 years (80-100 places per centre)	City of Parramatta Community Infrastructure Strategy, Parramatta City Council (2018)	In 2036, 6.5% of the incoming population will likely be aged 0-4 years. The size of the incoming population alone will not generate demand for a new childcare centre, however it will generate demand for approximately 18 long day care places.
Health facilities and services	<p>1 community health centre per 20,000-30,000 people</p> <p>1 medical practice for every 4,000 - 5,000 people (approximately five General Practitioners in each)</p>	<p>Economic Development Queensland: Community Facilities PDA guideline no. 11, Queensland Government (2015)</p> <p>Integrated Primary and Community Care Development Plans for the South West Growth Centre, NSW Health (2012)</p>	The incoming population will not generate demand for a new community health centre or medical practice but will increase demand for health services in the area.
Sport and recreation facilities	<p>1 indoor sport and recreation centre per 30,000-50,000 people</p> <p>1 aquatic centre for every 100,000-150,000 people</p>	<p>Guidelines for Community Infrastructure, Parks and Leisure Western Australia (2020)</p> <p>Indoor Aquatic and Recreation Facility Development Guidelines, Aquatics and Recreation Victoria (2011)</p>	The incoming population will not alone generate demand for sport and recreation facilities, however it will contribute to demand for these facilities in the broader area.
Open space	<p>Accessibility benchmarks:</p> <ul style="list-style-type: none"> Local park – 5 minute walk or 400m. Minimum 5,000sqm-7,000sqm. District open space – 25 minute walk or 2km. 2-5ha in size. Regional open space – 30 minutes travel time in vehicle. 5ha+ in size. 	Draft Greener Spaces Design Guide, Government Architect of NSW (2020)	<p>The incoming population will require access to quality local open space offering unstructured recreation opportunities within 400m walking distance.</p> <p>The incoming population will also contribute to demand for district and regional open space for unstructured and structured recreation.</p>




3.5 GAPS AND NEEDS ANALYSIS

The assessment in Table 8 below compares the benchmarking outcomes outlined in Section 3.4, against existing and proposed social infrastructure and open space in Goonellabah and on-site, to consider demand based on qualitative and quantitative measures.

Table 8: Social infrastructure and open space demand assessment

Social infrastructure	Demand assessment
Community and cultural facilities 	<p>Community and cultural facilities provide spaces for community activities, programs and services. They provide opportunities for people to meet, gather, learn, exercise, perform, celebrate, and to access important information and services. They also contribute to the forming and strengthening of social connections and facilitate community cohesion.</p> <p>As identified in section 3.4, the incoming population will not alone generate demand for a community centre or cultural facility, however residents will generate some level of demand for these facilities. Community facilities are best located in town centres so they are easily and conveniently accessed by the broader community, therefore the site does not represent the most appropriate location for a new community or cultural facility. The incoming population will have access to existing facilities in Goonellabah. Off-site contributions to upgrading these facilities to meet additional needs is recommended.</p>
Libraries 	<p>As identified in Section 3.4, the incoming population will not alone generate demand for a library but will require access to libraries and library services. Library needs could be met through the Goonellabah Library in the Goonellabah Local Centre however, as noted by Council, the library is currently operating at capacity and is constrained in terms of its size. Off-site contributions to future upgrades to library facilities and services to meet additional needs is recommended.</p>
Education 	<p>In the context of relatively low projected population growth in the Goonellabah area to 2036, identified in Section 2, and the relatively low level of demand generated by the incoming population, it is expected that the population's needs for primary school and secondary school places will be able to be met through existing schools in the area long-term. However, due to the impacts of flooding on some schools, consultation with the Department of Education in future planning phases should be undertaken to discuss how school needs can be met in the short term.</p> <p>As the site is not within walking distance to existing schools, consultation with the Department of Education and Transport for NSW is suggested to discuss opportunities for modification or expansion of bus services to facilitate public transport access to schools for future students of the proposal site. The proposal will also need to ensure provision of connections from the site to surrounding footpaths and bus stops to facilitate active and public transport access to school for students and families.</p> <p>With regard to tertiary education opportunities, the incoming population will be in close proximity (approximately 8km) to Southern Cross University and TAFE NSW Lismore campus, and to TAFE NSW Wollongbar campus.</p>

3.5 GAPS AND NEEDS ANALYSIS CONTINUED

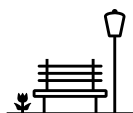
Social infrastructure	Gaps and needs analysis
Childcare 	<p>As identified in Section 3.4, approximately 18 long day care places will be required to meet the needs of the incoming resident population. As identified in Section 2, a desktop review suggests there are limited vacancies among some of the childcare centres in the surrounding area. Incoming population needs could be met in part through existing centres and family day care, as well as through any future centres in the Goonellabah and surrounding area.</p> <p>Consideration could also be given to the provision of a childcare centre within the proposed development, within the residential or mixed-use areas. This would provide a convenient, accessible childcare option for future incoming residents and workers on-site, as well as the surrounding community.</p>
Health 	<p>As identified in Section 3.4, the incoming population will not alone generate need for a new community health centre or medical centre. It is expected the incoming population's needs for community health and GP services will be met through existing services in surrounding areas.</p> <p>Higher order health needs are likely to be met by services at the upgraded regional Lismore Base Hospital, St Vincent Private Hospital and specialist services located in the Lismore Regional City Centre.</p>
Sport and recreation facilities 	<p>As identified in Section 3.4, the incoming population will not alone generate demand for sport and recreation facilities. Needs will likely be met through existing facilities in Goonellabah and the surrounding area, including the Goonellabah Sports and Aquatic Centre, which Council representatives noted has the potential to accommodate additional needs by increasing hours of operation.</p>

3.5 GAPS AND NEEDS ANALYSIS CONTINUED

Social infrastructure

Gaps and needs analysis

Open space and outdoor recreation



As identified in Section 3.4, the incoming population will need access to open space for structured recreation and organised sport within the surrounding area. It will also need access to open space for unstructured recreation within walking distance. The provision of local open space on-site is particularly important given the gap in local parks in the surrounding area, and the significant distance of the site to existing open spaces.

Open space for structured recreation and organised sport

The proposal does not include provision of open space for structured recreation (such as sportsfields and courts). The incoming population's needs for these facilities can be met through contributions to upgrades to open space in surrounding areas.

Open space for unstructured recreation

The open space proposed in the Concept Plan to the north of and adjoining the riparian corridor has a steep gradient and is not well-connected to surrounding land-uses. It will therefore provide little recreational value and opportunities for the incoming population.

The Concept Plan identifies that a local park will be provided. This will be very important amenity for the incoming population and provide a place for recreation, play, relaxation and socialising. A local park will also provide a place for residents to meet and form social connections. The park will need to be of a sufficient size to enable it to be functional and include a range of amenities and recreational offerings for local residents.

A potential location for the local park is proposed within the buffer zone on the eastern edge of the site. Best practice open space planning principles (including those outlined in the Greener Places) and feedback from Council representatives, indicates the proposal does not present the best location for a local park. The site is not centrally located or integrated within the residential development, and therefore does not promote equitable access. The park is not surrounded by active land-uses and is relatively isolated, therefore opportunities for passive surveillance are limited and the location will not promote perceptions of safety for future users. Recommendations for an alternative location for a local park, as well as for key park inclusions and embellishments are included in Section 4.

The Concept Plan also identifies the potential for a pedestrian bridge across Tucki Tucki creek, linking the business and industrial uses to the south with residential areas to the north. The bridge would provide workers in the south access to the Local Centre and local park during working breaks. It will also provide residents access to amenities within the business area, including potential food outlets, shops and services.

The Tucki Tucki Creek riparian corridor will provide future residents and workers visual and physical access to natural, green open space. Access to natural areas can provide mental and physical health benefits. Recommendations to increase the recreational value of the corridor for the incoming population of the proposal site and the surrounding community are included in Section 4.

Should the recommendations for open space on-site outlined in Section 4 be adopted, the needs of the incoming population for local open space will be adequately met.

4.0

SUMMARY AND RECOMMENDATIONS

4.1 SUMMARY OF NEEDS AND PROVISION

Summary of gaps and needs

The following provides a summary of the gaps and needs of the incoming proposal population identified through demand assessment:

- Community, library and cultural facility needs are likely to be met through contributions to upgrades to existing facilities.
- Primary and high school needs are likely to be met by existing schools in surrounding areas, however consultation with the Department of Education is suggested to confirm if flood impacts are likely to impact school capacity in the long term.
- The likely incoming population of children aged 0-4 years will generate need for around 18 childcare spaces. This may be met by existing and future centres in the surrounding area, and/or potential on-site provision of a childcare centre.
- The health service needs of the incoming population will likely be met through existing medical centres, community health centres and hospitals in the Goonellabah and Lismore area.
- Indoor recreation facility needs are likely to be met through existing facilities, in particular the Goonellabah Sports and Aquatic Centre which has capacity to accommodate additional needs.
- The incoming population will need access to open space for structured recreation and organised sport. This could be met off-site, through contributions to the upgrade of open space in surrounding areas.
- The incoming population will also need access to local open space within walking distance. Needs of the incoming population for open space for unstructured recreation could be met on-site through a local park, Tucki Tucki Creek riparian corridor and buffer zone. These spaces however will need to be planned and designed to be well sited, accessible, functional and adequately embellished. Recommendations for open space provision on-site are provided on the following page.

4.2 RECOMMENDATIONS

Recommendations

The following is recommended to be considered as part of the detailed planning of the proposal site:

- Consider provision of a childcare centre on-site, either within the residential or business area to meet the needs of the incoming residential and worker population, and the surrounding community.
- Undertake consultation with the Department of Education to confirm schools in the area will be able to accommodate the needs of incoming students of the proposal site.
- Undertake consultation with the Department of Education and Transport for NSW to investigate opportunities to improve public transport access from the site to schools in the area, as well as to other important facilities and services.
- Recommendations for the local park include:
 - Review the location of the park. It is recommended the park be co-located with the proposed Local Centre (e.g. on the lot immediately to the east). Co-locating the Local Centre and park would create a focal point and activity hub within the proposed residential area. This hub would provide an important meeting and gathering point for the local community.
 - Include a range of offerings to cater to diverse needs including play and recreational opportunities for children and young people, seating and picnicking amenities, adequate shade and a flexible open space for informal games and small community gatherings and events.
 - While Council's minimum size standards (3000sqm) may not be able to be achieved in this location, the park should be of a suitable size to provide a functional space that provides the recreational opportunities and amenities proposed.
- Consider provision of amenities within the cleared buffer zone e.g. walking/jogging and cycling path, outdoor fitness equipment, dog park) to increase access to open space and recreational opportunities for the incoming population.
- Investigate opportunities to provide a pedestrian/cycling connection along the Tucki Tucki Creek riparian corridor to provide an east-west connection through the site. Work with Council to explore opportunities to coordinate with any Council plans for the extension of the Tucki Tucki Creek pathway and other walking and cycling networks.
- Pursue investigations for the pedestrian bridge over Tucki Tucki Creek to connect the northern and southern sections of the site.
- Provide shaded seating and picnic areas along the southern edge of the riparian corridor to provide outdoor break spaces for workers from the industrial and business areas, and spaces for recreation for the broader community.
- Explore opportunities for the embellishment of streets so that they provide places for people, not just vehicles, and they encourage walking and cycling, and perform a recreational function.
- Connect the internal site pedestrian and cycle pathways with external footpath networks, to facilitate access to public transport and encourage active transport and exercise. This would include contributing to the installation of new footpaths along Bruxner Highway and Oliver Avenue.
- Undertake consultation with the local Aboriginal community throughout the planning process to guide decisions around naming and design of the site, streets and open space areas.

“Social infrastructure connects people and communities to services and opportunities that enhance their quality of life, enable them to live together and help each other, keep them safe, and healthy”

Infrastructure Australia, 2019

