

HOUSING FOR AN AGEING POPULATION

The MidCoast is one of Australia's oldest resident populations - particularly in Forster, Tuncurry, Hawks Nest and Tea Gardens.

This is part of a national trend towards an ageing population as the 'baby-boomers' reach retirement age and highlights the importance of planning for a broad range of ages. It is important that housing responds to this demographic change.

Livable Housing Guidelines:

Council is seeking to apply an industry standard - the Livable Housing Design Guidelines - to help ensure that housing built now can meet the needs of an ageing population.

This means housing in some zones will be designed to be useable by people with changing physical needs, in particular, as people grow older or lose full mobility. Recommendations include different standards for each zone.



ZONING IN ON HOUSING

Our housing needs are as diverse as the people who make up the MidCoast community and will continue to change into the future.

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast-wide plan.

The Housing Strategy proposes a new framework for housing in the MidCoast.

Our aim is to offer a broad range of housing options to cater for our diverse needs - families, our ageing population, tourists and everyone in between... all the while delivering housing that is affordable.



HOUSING FOR AN AGEING POPULATION



Downsizing opportunities:

Ensuring there is a choice of housing for an ageing population is important. We need to encourage well located 'downsizing' opportunities.

This may include the availability of apartments or smaller houses on smaller lots (known as Integrated Housing). This enables smaller, often more affordable homes that respond to the needs of retired couples, smaller families and single-person households. These are often single storey with easy access and the same features as any other home, but at a smaller scale.



Well located and suitable housing:

Providing a diversity in housing forms aimed at an ageing population (and other demographic groups) is important.

Housing for an ageing population is ideally located in areas with high levels of services and facilities - typically town centres. Different types of housing may include retirement village style developments, manufactured home estates, assisted living and nursing homes. These can be single level or 'vertical' in nature.



Zoning in on our future

We're zoning in on the zones used across the MidCoast to develop a clear, consistent planning framework. It will guide the way we manage land use across the entire region.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: midcoast.nsw.gov.au/zoningin