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Shaolin Tourist Residential Development

Comberton Grange, South Nowra
Social Impact Statement

Prepared for: Shaolin Temple Foundation (Australia) Ltd.

June 2012

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1. INTRODUCTION

1.1 Director-General's Requirements

A Social Impact Assessment (SIA) has been requested as part of the Director-Generals Environmental Assessment Requirements for Section 75F of the *Environmental Planning and Assessment Act 1979*, for the development of a tourist and residential development at Comberton Grange, South Nowra, NSW, for the Shaolin Temple Foundation. The socio-economic impact assessment is to:

Provide social impact assessment for the development, addressing the social and economic context of the development (for both tourist and residential components) in terms of infrastructure requirements, public transport, community services and facilities (including schools and medical services).

Consider provision of affordable housing and include into the development where appropriate.

The SIA has been prepared to confirm compliance of the development of a tourist and residential development at Comberton Grange with applicable social planning standards and policies. The SIA intended to provide direction in:

- Understanding and managing the demographic and social changes that are likely to occur in Shoalhaven as a result of the development; and
- The identification, development and implementation of mitigation strategies in order to minimize potential social impacts.

The indicators used to measure the potential social impacts of the development include the following:

- Changes in community demographics and socio- economic profile;
- Demand for public services;
- Local economic effects on employment and existing business;
- Local housing market impacts; and
- Changes in the cultural values and aesthetic quality of the community.

1.2 Development Proposal

The proposed development is an internationally recognised religious and tourist attraction that will be a landmark feature to the South Coast region. The development will provide a high quality tourist and residential complex, with:

- Tourist attractions of the Shaolin Temple religious complex, replicating the original Temple Complex in the Hunan province, China, with a Martial Arts Educational Centre;
- A traditional Chinese medicine centre;
- Traditional Chinese garden and medicinal gardens;
- Hotel, dining, conference and visitor infrastructure facilities;
- Neighbourhood town centre with supporting retail, commercial and community services;
- Residential accommodation with various housing typologies for families and the aged.

1.3 Key Social Findings

Key social findings of this assessment based on demographics statistics of the Shoalhaven local government area and background reports (as identified in Section 5 of this report). The potential social impacts of the Shaolin development are outlined as follows, with the following identified needs to:

- Provide childcare and child support services for families with children, as well as recreation, affordable services for children, and broader community activities that promote the value of families.
- Reinforce families and community networks, especially provide opportunities for young people to socialize and engage with each other.
- Offer broader socialisation and recreation opportunities that are affordable and accessible for older persons that promote the positive impacts of ageing.
- Raise general awareness of Indigenous issues and culture.
- Provide independent housing for the ageing population of Shoalhaven to “age in place”.
- Create a more balanced and sustainable community, including the attraction and retention of younger families.
- Address the impact of the high rate of in-migration of older people on service provision to the existing population.
- Increase the level of services to meet the needs of older people, given the serious shortfall in many services in the LGA.
- Increase visitation to Shoalhaven and broaden appeal by highlighting the regional identity, character, diversity and experiences of Shoalhaven, as tourism is a major employment generator.
- Develop quality products and experiences that best motivate and meet customer demand and expectations of Shoalhaven.

1.4 Key Development Responses

- The development will economically benefit the region by providing jobs, and attracting tourism, industry, and business.
- The development has the potential to host a number of significant cultural events and festivals that will help define the Shoalhaven region as a tourist destination as well as acknowledge the cultural diversity within the region.
- In addition to the growth in permanent residents that the development will foster due to its housing options, the development will also generate a considerable tourist population.
- The development could attract more young people to the region to cater for the demand in tourism that the development is likely to generate, which would balance the growing trend of Shoalhaven's ageing population.
- The quality and expected market value of the housing stock is expected to attract new population that has a higher income level and higher educational achievement than the current population of Shoalhaven.
- Whilst the provision of affordable housing is recommended in the Shoalhaven Housing Strategy due to the shortage of key support services in the area, such as home care and respite care, the development will not be able to provide affordable housing within their detached residential development, but there will be opportunity for multi-unit residential typologies within the proposed Village Centre.

- The development will be eco-friendly and help preserve and promote the natural environment.
- Whilst at present, there is little public transport to and from the site, development of the site will provide for adequate and continuous access to the site, particularly for public transport, such as buses and coaches.

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- A traditional Chinese medicine centre for the teaching and treatment of traditional medicinal practices and techniques;
- A neighborhood Town Centre with retail, commercial, professional, cultural and community services, and multi-unit housing of up to 20,000m²;
- A 250 bed 4 star hotel with restaurant and conference facilities for up to 500 people, with ancillary staff accommodation;
- Ancillary tourist facilities of visitor information centre at the development entry and look-out café within the former homestead precinct;
- Agricultural and herbal farms for traditional medicinal uses;
- Recreational facilities of a Chinese garden complex near the quarry dam and walking trails;
- Up to 300 dwellings comprising:
 - detached and medium density residential developments; and
 - self-contained independent living villas/ adaptable housing for the aged.
- An 18 hole golf course.

The overall development is sited within a landscaped setting.

2.3 Site Description and Existing Uses

The site has its southern boundary to Currumbene Creek which drains to the east to Jervis Bay. There is a 30.5m (100 feet) public reserve (Crown Land) along Currumbene Creek. Currumbene Creek is a Sanctuary Zone within the Jervis Bay Marine Park and is defined as an estuary by the former Department of Water Resources. The northern boundary of the site adjoins the Currumbene State Forest. To the east of the site is Crown land and freehold land.

The former Comberton Grange homestead, located in the south-east corner of the site, was destroyed by fire in 1990. Some farming structures remain including sheds, water tanks and fencing.

An existing sandstone and dolerite quarry used by Council for the harvesting of road base material is within the centre of the site and has an unsealed access from Forest Road. The quarry has been identified by the Department of Primary Industries (DPI) as being regionally significant due to the importance of its in-ground resource. There is a sedimentation control dam downstream of the quarry.

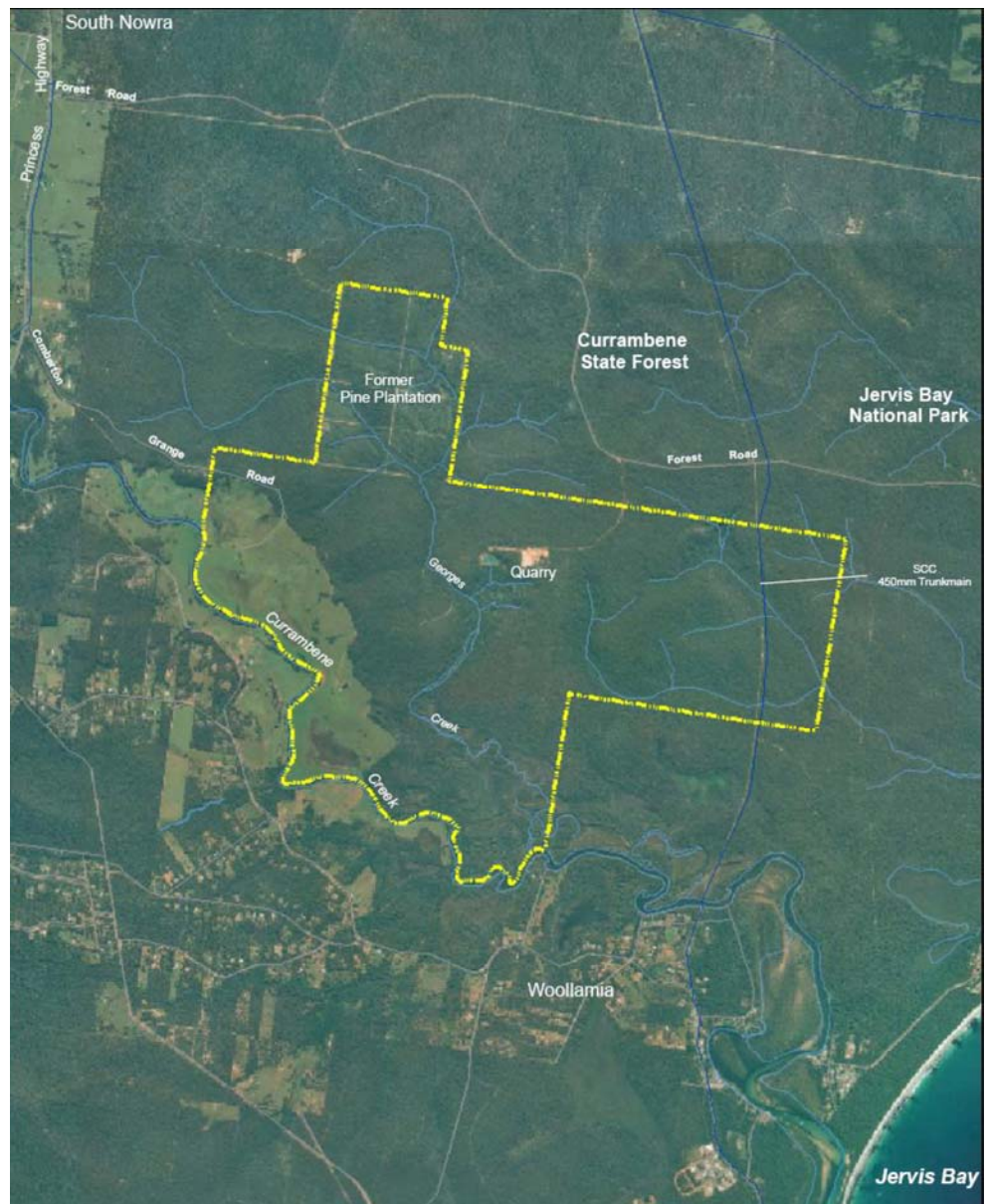


Figure 2: Site Map

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3.0 PROFILE OF THE SHOALHAVEN LOCAL GOVERNMENT AREA

The Shoalhaven LGA has an area of 4660 km² and stretches from north of the rural township of Berry to a point south of the harbourside township of Ulladulla. The region is bounded by the Illawarra escarpment to the west and the Pacific Ocean to the east. Its topography combines mountainous terrain, flat coastal plain, bays, inlets, lakes and rivers. The LGA also comprises 49 towns and villages. Early established towns include Nowra, Berry, Milton and Kangaroo Valley.

3.1 Population Statistics

In 2002, the estimated resident population was 91,000 which have grown by over 29% since 1991. Forecasts based on medium level growth indicate that the population of Shoalhaven will reach 113,000 by 2016.

Shoalhaven continues to have the largest growth of any LGA in the Illawarra region with approximately 32% of the region's population growth occurring in the area. Shoalhaven now has 22% of the region's population.

3.2 Age Profile

- **Children (0-12 years) in Shoalhaven have declined as a proportion of the overall population profile reflecting a significant reduction in the 25-39 year old age group as a result of out migration:**
 - 6.2% of Shoalhaven's population is under 5 years of age;
 - For the youngest age group (0-14), years Shoalhaven has a higher percentage of population than either Illawarra or the State, although the differences are relatively marginal;
 - Children aged 5-12 years comprise 12.4% of the Shoalhaven population.
- **Shoalhaven has a significantly lower than average proportion of young people:**
 - 6.1% of Shoalhaven's population is aged 18-24 years, far lower than for both the Illawarra Region and the State. This low proportion (or out migration) of young people in the area might reflect a need to move out for employment and training opportunities;
 - The strongest growth in youth age groups between 1996 and 2001 has been in the 13-17 year olds;
 - Shoalhaven has a significantly lower percentage of its population in the 15-54 age group (47.1%) compared to Illawarra (53.1%) and NSW (57%).
- **Shoalhaven has a significantly higher than average proportion of residents aged 55 years+ when compared to regional and state averages:**
 - The proportion of the population, for Shoalhaven, aged 55 years+ is 31.3%;
 - The most substantial growth was in the 75+ year age group is at 6.4%;
 - The second largest growth is the 55-64 year age bracket is at 4.0%;
 - Growth for the 40-54 year age bracket is at 3.8%.

3.3 Family and Household Types

- **The majority of households in Shoalhaven are family households:**
 - 72.7% of all households in Shoalhaven are family households (2001 ABS Census).
- **Single parent families have increased in Shoalhaven since 1996:**
 - In Shoalhaven, the proportion of lone parents increased from 8% in 1986 to 15.6% in 2001;
 - Of the 15.6% of single parent families in Shoalhaven, 10.4% have children aged below 15 years.

3.4 Income

- **Income levels in Shoalhaven are low:**
 - Household incomes within Shoalhaven are markedly lower than the rest of the Illawarra Region and the State. The 2001 Census showed that 41.8% of all Shoalhaven households had weekly incomes of less than \$500, compared to 33.8% for the Illawarra Region and 27.9% for NSW;
 - Average household income for Shoalhaven is some \$736 per week;
 - Contributing to lower incomes is the unusually high proportion of people undertaking part time work, with isolation and lack of local employment and educational opportunities are contributors and there are a substantial proportion of people residing within Shoalhaven living on social security pensions and benefits.

3.5 Housing and Accommodation

- **Shoalhaven has a high level of dwellings as separate houses:**
 - Some 88.1% of the 33,392 occupied dwellings in Shoalhaven (in 2001) are single houses, a proportion which has not changed significantly since 1991;
 - Shoalhaven has a corresponding lower level of semi- detached/ terrace/ town houses (3.1%) and flats/ apartments (4.7%) than these other areas;
 - There are a far higher percentage of caravans (3%) amongst occupied private dwellings in Shoalhaven, compared to the Illawarra Region (1.5%) and the State (1.1%);
 - Shoalhaven has a high home ownership rate (50.2% of dwellings compared to 44.7% for the Illawarra Region and 41.1% for NSW);
 - Shoalhaven has a low level of public housing (3.7% of dwellings compared to 6.6% for the Illawarra Region and 4.9% for NSW);
 - Shoalhaven has low occupancy rates (average 2.44 people per dwelling compared to 2.58 for the Illawarra Region and 2.62 for NSW);
 - Shoalhaven has cheaper average rents (\$130 per week) than the Illawarra Region (\$144) or NSW (\$180).

3.6 Indigenous People

- **Shoalhaven has a significant number of Indigenous residents with most living in Northern Shoalhaven:**
 - Some 3,002 Aboriginal and Torres Strait Islanders reside in Shoalhaven (2001 Census);
 - 40% of the 7,584 Aboriginal and Torres Strait Islanders live in the Illawarra Region.
- **Indigenous people have a younger age profile than non- Indigenous people:**
 - In 2001, 53% of Aboriginal & Torres Strait Islanders were aged 19 years or less;
 - The 0-19 age group represents 28% of the population;
 - 22.3% of Aboriginal people in Shoalhaven were aged 40 years or more, compared to 51.6% for all Shoalhaven residents. This partly reflects the shorter life expectancy of Indigenous people compared with the non-Indigenous.
- **Under half as many Indigenous persons have completed Yr 12 when compared to non- Indigenous persons.**
- **Employment is a major concern for Indigenous persons in Shoalhaven,** with their unemployment rate 2.8 times greater than for Shoalhaven as a whole.
- **Indigenous households on average earn \$100 less than non-Indigenous households in Shoalhaven.**
- **Indigenous families are more likely to have children;** however the proportion of single parent Indigenous families is almost double the proportion of single parent non-Indigenous families.

3.7 Unemployment

- **More men are in the Shoalhaven labour force than women:**
 - 55.5% of the Shoalhaven labour force was men, compared with 44.5% women (2001 Census).
- **Shoalhaven has a large proportion of part- time employment when compared to the Illawarra Region and NSW:**
 - In Shoalhaven, 40% of total employment was employed on a part- time basis. This proportion of part- time employment is considerably larger than that for the Illawarra Region (35.5%) and NSW (31.2%);
 - 65% of part-time employees in Shoalhaven were women;
 - Over 60% of unemployed persons in Shoalhaven were men, particularly the 25-34 years and the 35-44 years age groups.
- **Youth unemployment in Shoalhaven is very high:**
 - 19.4% of all Shoalhaven young people aged 15-19 years were unemployed in 2001;
 - Unemployment rate for the 20-24 year old age group was 19.0%. This is far higher than the State average (16.2% for those aged 15-19 and 11.3% for those aged 20-24).

- **Unemployment amongst the 55-64 year age group in Shoalhaven is high:**
 - The unemployment rate for people aged 55-64 years in Shoalhaven in 2001 is 10.1%. This is higher than the comparable rate for the Illawarra Region (7.4%) and the State (5.4%).

3.8 Household Structure

- Almost 40% of persons over the age of 75 years live on their own.

3.9 Persons from a Culturally & Linguistically Diverse Background

- **A relatively small percentage of Shoalhaven residents were born outside of Australia when compared to regional and State averages:**
 - In 2001, 81.8% of all Shoalhaven residents were born in Australia.
- **A low percentage of Shoalhaven residents were born in non-English speaking countries:**
 - Only 4.5% (3,737 people) of Shoalhaven residents in 2001 were born in non-English speaking countries. This is far smaller than for the Illawarra Region (10%) or the State;
 - Shoalhaven is home to a number of diverse communities from South- East Asia, China, Indonesia, the Indian sub-continent and the Middle East.
- **Proficiency in speaking English:**
 - Only 19.1% of Shoalhaven residents can speak a language other than English, considerably lower than the average for the Illawarra Region (41%) and the State (58%).

3.10 Disability

- The rate of disability in the Illawarra Statistical Division (23.9%) was significantly higher than in NSW (19.3%) in 1998.

3.11 Economic Development

Shoalhaven is a key regional centre. Its business, commercial, education and health services are comparable with those offered in metropolitan areas.

Manufacturing, defence, building and construction, education, tourism and agriculture represent the core income generating economic activities for Shoalhaven.

Shoalhaven's expansion in population makes this region an increasingly popular choice for investors and business, both nationally and internationally. Shoalhaven has a wide range of retail and business service options. There are over 4,000 businesses in operation within Shoalhaven. This number has traditionally increased by approximately 100 per annum. This healthy growth in new business is due to the strong population growth and economic development.

3.11.1 Industrial

Shoalhaven is keen to actively entice medium to large size industrial developments into the area. It has industrial land available and offers financial assistance.

3.11.2 Manufacturing

The manufacturing industry generates around \$450m in annual turnover with products such as paper, food, metal products and machinery, chemicals, building products, marine craft and aircraft maintenance.

3.11.3 Defence

The Department of Defence is represented by a number of facilities in the Shoalhaven area, the largest being HMAS Albatross, to the South of Nowra. Defence personnel and support staff number almost 2,000 and inject over \$60m in annual salaries into the local economy.

The upgrading of HMAS Albatross combined with the establishment of an Albatross Aviation Technology Park adds impetus to the growth in the defence sector.

3.11.4 Retail

The local retail industry has a turnover of over \$400m and is the Shoalhaven's largest employment sector, including many part time and casual staff. The region continues to attract considerable investment from retail operators in new ventures and in upgrading of existing facilities. Most of the national retailers (major department, variety and supermarket chains) have a presence in the area, offering products at metropolitan prices.

3.11.5 Rural and Agriculture

The agricultural sector remains an important economic activity for Shoalhaven, with economic activities such as dairy farming, nursery products, seeds and cut flower produce having a gross value of around \$40m. While Shoalhaven's fishing industry is also estimated to contribute \$25m to the areas economy.

3.11.6 Natural Resources

Shoalhaven has a very strong natural resource base including rich agricultural land, forests, and vast waterways. Opportunities for growth in agriculture exists in value added dairy products, aquaculture, grape and berry growing, viniculture, organic farming, ecotourism, the nursery industry, and turf farming.

3.11.7 Tourism

The spectacular natural environment, and its role in quality of life, is a major attraction of Shoalhaven. The region possesses a coastline of pristine beaches and scenic features such as the Jervis Bay Marine Park, Shoalhaven River, Morton and Budawang National Parks, the Budawang Ranges, Kangaroo Valley.

The area's strong tourism sector has significant economic impact and potential for growth. Key attractions include coastal and water activities, national parks, the rural hinterland and the heritage aspects of the region. In recent years, considerable investment has been made in hotel/motel accommodation, upgrading of existing caravan parks and the introduction of new holiday accommodation of all types. Growth opportunities have been identified in the short term, ecotourism, and international visitor markets.

3.12 Housing

A wide range of residential options exist within Shoalhaven and include, suburban lifestyle, rural residential or living by the sea. The range of residential sites is diverse, from small acreages and larger farms to suburban blocks in the Nowra/ Bombaderry area. Shoalhaven's affordable real estate offers a range of lifestyle options. The natural environment is not far from any residential area and gives an atmosphere of rural lifestyle, which characterizes Shoalhaven living. Its rural villages, once primarily occupied by holiday workers, are now increasingly permanent dwellings for its local workforce or those who have retired into the area.

4.0 EXISTING FACILITIES AND SERVICES

4.1 Transport

4.1.1 Road

Shoalhaven is strategically located on the Princes Highway, 160kms south of Sydney, 160kms North West of Canberra and 800kms north of Melbourne. A link also exists from the Princes Highway, between Nowra and Moss Vale through Kangaroo Valley to the main Sydney/ Melbourne corridor of the Hume Highway. Road travel times to key centre's from Nowra are as follows:

- Sydney: 2.5- 3 hours
- Goulburn: 2 hours
- Melbourne: 12 hours

4.1.2 Rail

Both passenger and freight transport are available from north of the Shoalhaven River at Bomaderry. This line connects through Wollongong to Sydney. Trains run seven days a week from Bomaderry and Berry Stations. Access to Sydney and Wollongong usually means changing trains at Kiama. Services operate at roughly two hours apart from early in the morning, to late at night. Extra commuter services run during the week.

4.1.3 Bus and Coach

There a number of bus routes that travel along the Princes Highway. These routes are:

- Route 732, Woollamia to Huskisson, Vincentia, Sanctuary Point, St Georges Basin, Basin View, Tomerong, Nowra and Bomaderry.
- Route 733, Erowal Bay Village to Hyams Beach, Jervis Bay Village, Wreck Bay, Nowra and Bomaderry.

Coach services provide access to the north and south of the site but not directly to the site.

Additional bus stops may need to be added closer to the site as access to the site other than private vehicle access may be difficult. A specialized shuttle bus service within the site that links the residential component to the Shaolin Village Centre, Buddhist Temple, and Kung-Fu Academy, to give easy access for special needs groups should also be considered.

4.1.4 Airport

There are several helipads in the Nowra district and an airport at HMAS Albatross is open to commercial operation.

Regular air services to Sydney operate from Coffs Harbour, Port Macquarie and Greater Taree.

Qantas operates up to 35 return flights to Sydney per week from the recently upgraded Coffs Harbour Airport (the largest regional airport in NSW). Qantas also flies daily to Brisbane and Newcastle from Coffs Harbour while Virgin Blue operates one daily return flight to Sydney.

4.2 Educational Facilities

4.2.1 Tertiary

Education facilities include a campus of the University of Wollongong in Nowra, Illawarra Institute of Technology Colleges at Nowra/ Bomaderry and Ulladulla.

4.2.2 Primary and secondary schools

The area operates five public secondary schools and 23 public primary schools in conjunction with seven private schools offering either secondary or primary education or both.

There are a number of schools located in reasonably close proximity to the site. Falls Creek Public School is the closest school to the site, and is located 3km directly west of the site. Tomerong Public School is located approximately 10kms south of the site along the Princes Highway. There are also a number of schools in Huskisson and Vincentia, including Vincentia High School and Huskisson Public School which are south of the site. To the north of the site in South Nowra there are Shoalhaven High School, Nowra High School, and St John the Evangelist High School.

4.3 Health Facilities

The Shoalhaven local government area is serviced by:

- Shoalhaven District Memorial Hospital, approximately 12km from the site, located on Shoalhaven Street, on the southern bank of the Shoalhaven River at the northern end of Nowra CBD. The hospital has 104 beds and provides accident and emergency, primary care, obstetrics, paediatrics, and medical and surgical services; and
- Nowra Private Hospital, approximately 10km from the site, located on south of Nowra CBD at the intersection of McKay Street and Weeroona Place.

Additionally, a comprehensive range of specialist services are available in the area.

4.4 Recreation

Recreation and lifestyle are strong features in this growth area. Shoalhaven is just two hours easy drive from Sydney. The South Coast is a focal destination for people looking for a relaxed lifestyle in pristine environments. The sea change phenomenon has taken over the country as retirees, professionals and young families relocate out of metropolitan areas to more affordable and pleasant surrounds. These destinations generally are also popular tourist destinations and offer a variety of recreational and cultural activities.

4.4.1 Cultural Facilities

An Arts centre offering a program of art exhibitions and musical performances is located in Nowra. Cultural activities are also available at Arthur Boyd's Bundanon and Riversdale properties. There are four public libraries, within the LGA. Three cinemas operate in the city.

4.4.2 Parks

The LGA has regional and local parks and sporting fields. There are additionally 300,000 hectares of National Parks and State Forests.

4.4.3 Golf courses

There are 12 golf courses in the Shoalhaven area. The closest golf course to the site is Callala RSL Country Club Golf Course which is located a few kilometres east of the site near Callala Beach. To the south of the site there is Vincentia Golf Club in Vincentia. To the North of the site, in Nowra, are the Nowra Golf and Rec Club, Worrigeer Links Golf Course, and the Shoalhaven Heads Golf Club.

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5.0 BACKGROUND SOCIAL AND ECONOMIC STUDIES

A number of studies have been prepared on the Shoalhaven LGA that provides and evaluates the social and economic context of the proposed development. These include the:

- Shoalhaven Community Plan 2005-2010 (2005)
- Jervis Bay Settlement Strategy (2003)
- Shoalhaven Housing Strategy (2006)
- A Place for Ageing (2004)
- Shoalhaven Economic Development Strategy (2005)
- Blueprint Shoalhaven Action Plan (2006)
- Shoalhaven Tourism Masterplan (2007) and Tourism in Shoalhaven (2009)

5.1 Shoalhaven City Council Community Plan 2005-2010

The *Shoalhaven Community Plan 2005-2010* was developed as the Local Government Regulation 1999 requires all councils to develop a social/ community plan. The Community Plan has been derived from demographic and needs analysis, including extensive qualitative and quantitative analysis. Service providers and members of the community have worked closely with Council to identify needs, issues and gaps in service delivery and to identify strategies.

5.1.1 Vision

The Shoalhaven LGA is a large area of 4558km² which has many diverse and isolated settlements including 49 towns and villages. This five year Community Plan sets out a blueprint for action in accordance with the Vision for the City:

"We will work together in the Shoalhaven to foster a safe attractive place for people to live, work, stay and play: where growth, development and environmental protection are managed to provide a unique and relaxed lifestyle".

5.1.2 Demographics

The Community Plan identifies the Shoalhaven demography (based on the 2001 ABS Census) as follows:

- Children (0-12 years) in Shoalhaven have declined as a proportion of the overall population profile reflecting a significant reduction in the 25- 39 year old age group as a result of out migration.
- The proportion of residents aged 55 years and older and people with disabilities is significantly higher than regional and state averages. The proportion aged 55 years and over is 31.1% for Shoalhaven, significantly higher than for the Illawarra Region (25.2%) or the State (22.6%).
- The most substantial growth was in the 75+ year age group with a 6.4% pa.
- The second largest growth was experienced in the 55-64 year age bracket at 4.0% pa just below the 40- 54 year old group at 3.8% pa.
- The age group representing the strongest growth is the 40-65 age group, increasing by 3.2% points in the overall population profile.
- Almost 40% of persons over the age of 75 years live on their own.
- Household incomes within Shoalhaven are markedly lower than the rest of the Illawarra Region and the State.

- Shoalhaven has a significant number of Indigenous residents with most living in Northern Shoalhaven.
- Youth unemployment is generally very high in Shoalhaven.
- Older people find the outlying coastal areas of the City an attractive location for retirement.
- 72.7% of all households in Shoalhaven are family households.
- There are a relatively small percentage of Shoalhaven residents born outside of Australia when compared to regional and State averages.
- Shoalhaven is home to a number of diverse communities from South- East Asia, China, Indonesia, the Indian sub- continent and the Middle East, and these emerging communities, although smaller in total numbers, have specific needs that must be met.

5.1.3 Specific needs

Generally, the need was identified for better transport facilities (particularly in remote areas), more counselling services, access to affordable health care services and support (particularly for the aged and persons with a disability), specialist health services, and accessible and affordable community space and public housing.

Specifically identified are suitable recreational and sporting facilities for all ages and opportunities for the community to come together at the City and the local level for socialisation, celebration and cultural enrichment were themes reflected across the consultations.

Similarly, access to affordable accommodation, supported accommodation and crisis accommodation were also raised as issues across the target groups.

Specific needs for target groups identified are as follows:

Children and families

- Specific childcare service gaps for children less than 2 years and out of school hours care.
- Support services lacking in parenting/family support, counselling, child health, infant care, school care, child care, financial and educational services, and respite and educational/learning.
- Specialist services and support lacking for children with special needs, such as children with a disability (and multiple disabilities, with childcare services are almost unavailable for this group.
- Opportunities for children to develop self- esteem and feel a sense of security.
- Recreation, cultural expression and socialization, with the need to keep children active and motivated with a wide variety of affordable activities and facilities were identified. In particular the role of playground/parks, the library and sporting facilities were considered essential. These spaces, facilities and opportunities need to be safe and accessible.
- Opportunities for families to socialize and recreate together was considered valuable in supporting community cohesion.

- A need for broader community activities that promote the value of families recreating, socializing, and celebrating together. In general, opportunities to celebrate and recreate were seen as critical to strengthen local communities at all levels.
- Provision support networks to families and the community. Breakdown in local community networks and the village atmosphere was also seen as a continuing trend that needed to be abated. Developing a sense of community by strengthening the local villages and creating opportunities and suitable space for neighbourhoods and communities to gather and reinforce local connections was identified as a powerful mechanism to develop community responsibility and provide significant support to the family unit and the community generally.

Youth

Young people are usually defined between the age of 12 and 24 years.

- The major issues for young people in the Shoalhaven centre on transport/access, recreation and entertainment, identity and opportunity.
- Ensuring young people are active and provided with opportunities to engage with other young people in a safe, creative, and interesting environment as an important role in ensuring that productive behaviour cycles are established.
- Lack of opportunities for young people, particularly under the age of 18, to engage in organized and safe activities that are affordable and accessible, with safety and ensuring the well being of youth as a recurrent theme in consultations.
- The need to promote positive images of youth within the community. Developing a strong focus on leadership and citizenship skills amongst young people to assist in creating positive images and strong youth identity.

Older Persons

Shoalhaven has a disproportionate number of older persons living in the LGA, with over 31% of the LGA's population aged 55 years or older compared with 23% for NSW generally. The area is also ageing at a far more rapid rate than NSW.

- Ensure that appropriate measures are in place to ensure that older persons in Shoalhaven are able to age positively.
- For the active aged population, opportunities to make effective contributions and participate in activities that support mental and physical well-being are paramount.
- Broader socialisation and recreation opportunities for both frail and active older persons with the need for adequate capacity, availability and affordability of facilities to support recreational and socialization opportunities.
- Promoting the value of lifelong learning to older persons. Opportunities offered need to be affordable and accessible.
- Promoting the positive impacts of healthy ageing, both physically and mentally was identified as a critical strategy.
- Greater advocacy for community transport options that are more flexible, reliable and available.
- Addressing the inadequate supply of suitable and affordable housing options for older persons within Shoalhaven to accommodate the increasing desire of older people to stay at home for as long as possible.
- The critical shortage of key support services, such as home care and respite care.

Persons with a disability

- The ongoing provision of access for people with disabilities.
- The need for increased community acceptance of people with disabilities, particularly in terms of promoting visible opportunities for employment, ensuring facilities and public spaces are accessible, and adaptive technologies are available in public places.
- Provision and promotion of affordable recreation opportunities.

Persons from a culturally and linguistically diverse background

- The need to focus on community inclusiveness and celebration by identifying more opportunities to acknowledge the cultural diversity within the Shoalhaven area.

Aboriginal and Torres Strait Islanders

Shoalhaven has the largest concentration of Aboriginal and Torres Strait Islanders in a single local government area, and with over 3,000 persons in the area. Identified needs include:

- Greater involvement in decision making affecting Indigenous communities and ensuring that any consultation recognizes and respects Indigenous culture and community hierarchy.
- Opportunities to support cultural preservation, identity, revitalisation and regain land and language connections through the development of capacity within local communities.
- The need to raise general community awareness of Indigenous issues and culture, and to profile the positive contributions being made by Indigenous persons and communities within Shoalhaven.

5.2 Jervis Bay Settlement Strategy (2003)

The *Jervis Bay Settlement Strategy* is a strategic framework that will help guide the conservation of this important region and also manage residential and rural residential growth in the area for the next 15-20 years. It does not itself rezone land for development; it does however identify broad potential development areas that will be further investigated and outlines issues that will be addressed in the more detailed rezoning and development processes that will follow for each area.

The site is located in Area 2 which contains the existing settlements of Culburra Beach, Orient point, Callala Bay, Callala Beach and Currarong. The 2001 Census reveals the following information and trends:

- Culburra Beach/ Orient Point is the major residential centre in Area 2, both as a retirement and holiday retreat as well as a dormitory centre for Nowra;
- Area 2 is characterised by a high aged population, with 23.1% aged 65 years and over, and 36.1% aged 55 years and over;
- The area has the highest percentage of unoccupied dwellings (46.6%) and the highest proportion of separate houses (94.9%) in Shoalhaven; and
- Currarong's population declined by -0.2% per annum during the 1996-2001 period. This decline in population reflects the villages changing population demographics resulting from growing holiday home and absentee ownership.

5.2.1 Vision

The vision of the Strategy is:

“To maintain and enhance the marine, estuarine and natural resources by providing balanced future living and visiting opportunities which are environmentally, socially and economically sustainable”.

The development will comply with this vision.

5.2.2 Goals and Outcomes

To accommodate and manage future growth and settlement of the Jervis Bay Region to 2023, the *Jervis Bay Settlement Strategy* identifies:

- The need to ensure that towns and villages in the Region are provided with an appropriate level of infrastructure and services.
 - Council’s settlement policy is to have three major urban centres based on the north, centre and south of the LGA, the north being Nowra-Bomaderry (the principal town). The site is located 12kms from Nowra.
- A number of key economic development and tourism initiatives.
- Access to services, especially for villages and towns located outside the major centre of Nowra/ Bomaderry.
- Whilst a variety of community services and facilities are provided within the Jervis Bay Region, the majority of larger services such as hospitals, emergency care, counselling, and employment services are provided in the City’s principal town of Nowra/ Bomaderry.
- Local services and facilities such as pre- schools, community centres, and primary schools are provided within easy access to most settlements in the Region.

5.2.3 Comberton Grange

The *Jervis Bay Settlement Strategy* identifies the major issues associated with the future development of Comberton Grange for tourist use being:

- Effluent disposal;
- Road access;
- Impact on the Comberton Grange Quarry;
- Proximity of development to Currumbene Creek in terms of water quality impacts; and
- Threatened species/native vegetation;
- Possible requirement of a reticulated sewerage scheme;
- Access onto Forest Road should be considered in preference to the Princes Highway; and
- The servicing requirements of any future development (reticulated water, sewerage, electricity) are to be fully funded by the development itself.

Development Response

The proposed development ensures that the above infrastructure issues are addressed and provided.

5.3 Shoalhaven Housing Strategy 2006

The *Shoalhaven Housing Strategy* addresses Adaptable Housing, Affordable Housing, and Manageable Housing in Shoalhaven LGA. Adaptable Housing is essentially housing with provision made for a wheelchair user or person with similar disabilities. The definition of affordable housing used by the NSW Government means housing costing less than 30% of the NSW average household income of the time. Manageable housing is housing for either aged people or people with minor disabilities that have a maintenance requirement that is within the capacity of its occupier to meet.

5.3.1 Objectives

The Housing Strategy identified six broad objectives for implementation:

- Increase the supply of housing appropriate for people whose needs are poorly met by the existing stock;
- Manage local housing supply to minimize unsustainable peaks and troughs in dwelling prices;
- Support local providers to increase the supply of housing for special needs groups;
- Increase the supply of affordable housing in Shoalhaven and retain existing affordable housing;
- Ensure maximum accessibility of available community services and facilities to Shoalhaven residents, particularly those with special needs;
- Pursue an active housing strategy for Shoalhaven.

Development Response

The development addresses most of these objectives by providing a range of housing types including, permanent residential dwellings, self contained independent/ assisted living villas which will provide for aged persons and special needs groups, and a hotel to accommodate visiting tourists. The development will also provide community services and facilities to residents through Shaolin Village Centre which will provide commercial, retail, professional and community services. However the development will not provide affordable housing and may have access problems with lack of public transport to the site. This can be overcome due to the nature of the development being under the ownership administration community title of the Shaolin Foundation.

5.4 A Place for Ageing? – An Assessment of the Social Impacts of an Ageing Population in Shoalhaven: Implications for Housing, Services and the Community (2004)

This study aims to inform Shoalhaven City Council in its planning for appropriate housing options for older people and those with a disability, and particularly for developments proposed under the Seniors Living SEPP. Its principal focus is on the adequacy of the range of services required by these target groups.

The Shoalhaven LGA has a high aging population due to:

- The natural ageing of population from an already high base;
- A very high rate of in-migration for affordability and lifestyle reasons from urban centres of Sydney, Wollongong and Canberra.

5.4.2 Housing Needs

The study identifies that appropriate housing is a critical issue for older people and those with a disability, and will remain so well into the future, however:

- On current evidence, the vast majority of Shoalhaven's ageing population prefers to 'age in place' in their family home, or move to houses on smaller lots or to medium density development in their existing communities. This places considerable demands on a wide range of general community services, as well as those that are age or disability-specific.
- There is a slightly higher demand for Self Care Units in purpose built developments, and the demand for Hostel and Nursing Home accommodation will increase after 75, particularly after 80 years of age.
- By 2011, on current projections, Shoalhaven would require:
 - 666 units in retirement villages for those 65+, or 463 units for those 70+;
 - 222 age and disability restricted dwellings on residential in-fill sites, or 154 dwellings for those 70+.
- However, there are around 700 self care dwellings in the LGA that are currently occupied, or in process of planning or construction. There is likely to be a reasonable level of supply according to normative standards up to 2010.
- However, it will be important to continue to identify opportunities for these types of development to service growing demand.

Development Response

The development provides for independent aged accommodation within a community environment, which address the preference for "age in place" accommodation.

5.4.3 Housing Challenges

This study indicates that Shoalhaven is already fulfilling an important role in the provision of housing for older people and those with a disability from the Greater Sydney Region and other urbanized areas outside of the LGA. As such future challenges will include:

- Ensuring that the area does not excessively gentrify to the point where longer-term local residents including older people and those in the first stages of household formation are increasingly priced out of their own housing market;
- Striving to create a more balanced and sustainable community, including the attraction and retention of more younger families, couples and singles to balance out the ageing of the Shoalhaven population and metropolitan "grey flight";
- Monitoring the impact of the high rate of in-migration of older people on service provision to the existing population; and
- Seeking to significantly increase the level of services to meet the needs of older people, given the serious shortfall in many services in the LGA.

Development Response

The development contributes to the provision of various housing typologies to accommodate a variety of housing needs.

5.4.4 Key Housing Principles

The key housing principles for older people and those with disability are:

- **Affordability;**
- **Housing diversity** to allow for choice at different stages of pre- and post-retirement in well- located areas relative to services, public transport and topography;
- **Appropriate location**, regarding access to a broad range of medical, support, recreational and retail services and public transport and to allow for factors related to mobility and retention of personal independence for as long as possible;
- **Appropriate design** (re- access, adaptability, and long- term sustainability).

Development Response

The development provides a diversity of dwelling types within a neighbourhood environment to address the above housing principles.

5.5 Shoalhaven Economic Development Strategy (2005)

Shoalhaven City Council, together with the NSW Department of State and Regional Development, the Commonwealth Department of Transport and Regional Services, and the Shoalhaven Area Consultative Committee, in 2003 collaborated to create the *Shoalhaven Economic Development Strategy* to guide future economic development in Shoalhaven that is **strategic, specific and sustainable**. The creation of this strategy has involved close consultation with all major stakeholders, including the broader Shoalhaven community.

The *Shoalhaven Economic Development Strategy* aims to foster sustainable economic development in Shoalhaven through collaboration between all levels of government, other relevant agencies, and the broader Shoalhaven community. The strategy aims to foster an increase in:

- business growth and capability,
- jobs growth,
- private and public investment in the Shoalhaven, and
- tourism yield.

in a way that protects Shoalhaven's environmental character, yet fosters positive social outcomes.

5.5.1 Vision

The *Shoalhaven Economic Development Strategy* identifies a vision for the economy of its LGA to be one that:

- is characterised by positive growth, a high degree of competitive capability, a diversity of investment opportunities and improved prosperity – **Robust Economy**,
- supports the current and emerging needs of the Shoalhaven economy and that values learning and development – **Skilled Workforce**, and
- leverages Shoalhaven's lifestyle assets, environment and unique character and supports the attraction and retention of investment, relocation and visitation – **Attractive Lifestyles**.

5.5.2 Key needs

The Strategy identifies that economic development in Shoalhaven must address the following key and interrelated needs:

Primary Needs	Development Response
<p>1. Need to create a significant regional centre in Nowra-Bomaderry that has a critical mass capable of:</p> <ul style="list-style-type: none"> ▪ Attracting and retaining a greater range of services through increased demand ▪ Attracting a greater level of investment with respect to economic and social infrastructure ▪ Reducing economic leakage by reducing the community's need to have to source goods and services outside of Shoalhaven. 	<p>The development is located 12kms south of Nowra CBD. The development, with its international brand name, will help attract tourism to the region, through its religious attraction, associated recreational and lifestyle activities and accommodation.</p>
<p>2. Need to develop improved liveability within Shoalhaven and ensure that the Shoalhaven provides a level of amenity and community that offers an attractive alternative to Sydney, Canberra and Wollongong. This improvement needs to target a range of areas including:</p> <ul style="list-style-type: none"> ▪ Improved access to services, ▪ General amenity, ▪ Diversity of housing options, and ▪ Meaningful cultural/recreational opportunities. 	<p>The development is to be a religious and tourist destination that provides a high level of amenity, recreational and tourist facilities.</p> <p>The development will provide housing accommodation through:</p> <ul style="list-style-type: none"> ▪ A 250 room, 4 star hotel to accommodate the public visiting the tourist facility with associated accommodation for its staff. ▪ Self-contained independent/ assisted living residences for older residents comprising a mix of dwelling sizes, with medical and home care support. ▪ Permanent dwellings providing a range of housing typologies including detached houses on medium to large allotments, medium density townhouses and villa developments. The dwellings will be designed and integrated within the tourist development with its overall design and siting to reflect the spiritual and aesthetic character of the development. The dwellings support the religious and tourist uses of the site. <p>The development will also provide recreational and cultural opportunities through:</p> <ul style="list-style-type: none"> ▪ The Buddhist Temple complex and the martial arts academy as cultural attractions; ▪ Convention facilities and amphitheatre for cultural displays;

Primary Needs	Development Response
	<ul style="list-style-type: none"> ▪ A neighbourhood Village Centre at the heart of the development to serve the tourist local needs of the tourist and residential complex; ▪ A traditional Chinese medicine centre for the teaching and practice of traditional practices; ▪ Agricultural and herbal farms; and ▪ Chinese garden around a man-made lake.
<p>3. Need to ensure that the growth, commensurate with the development of a key regional centre, does not negatively impact upon Shoalhaven's attractive character and lifestyle opportunities and assets.</p>	<p>The development will be an eco-style, tourist development that will enhance the qualities of the site and augment Shoalhaven's lifestyle and recreational opportunities.</p>
<p>4. Need to continue to foster Shoalhaven's economic competitive capability including:</p> <ul style="list-style-type: none"> ▪ Fostering an appropriate diversity of primary, secondary and tertiary industry related businesses; ▪ Improved physical access to major markets- Sydney, Canberra and Wollongong; ▪ Quality of infrastructure- particularly with respect to employment lands and information technology and communication (ITC) connectivity; ▪ Diverse and capable workforce. 	<p>The proposed development is expected to generate high employment activity and economic and tourism benefits for the local and broader community. Expected operational employment generated by the project is in the order of 100-150 persons. The development could attract up to 150,000 visitors per annum to its tourist attraction, conference and hotel facilities.</p>

5.6 Blueprint Shoalhaven Action Plan (2006)

Blueprint Shoalhaven Action Plan is a community initiative funded by the Australian Federal Government to engage business, industry and community to explore opportunities for creating further employment and to bolster existing enterprises. The Action Plan offers the community the opportunity to look beyond its immediate concerns and to recognise and highlight capabilities and potential. The Action Plan builds on capabilities and assists in identifying opportunities and actions. The Action Plan promoted a city-wide call for ideas through local media, school competitions, and through industry sector mini-Summits. Each identified concept and idea was recorded and presented for analysis and future action which resulted in the preparation of the *Blueprint Action Plan*.

5.6.1 Outcomes

Key outcomes of Blueprint Shoalhaven include:

- Creating an image for living and working in Shoalhaven;
- A united approach to marketing the Shoalhaven;

- Promoting what we have and what we can do for ourselves and others by “Living, Learning and Leading”;
- Creating better business networks and services;
- Establishing effective conduits for collaboration through a comprehensive business register/database, business networks, individual business and sector capability statements, and the creation of a Shoalhaven e-business gateway.

5.6.2 Objectives

The objectives of Blueprint Shoalhaven were to:

- consider the issues and opportunities surrounding industry sectors,
- to explore the broader issues of education and training, funding for business, employment and infrastructure;
- to provide growth for Shoalhaven’s key industry sectors of:
 - defence
 - health/ageing
 - building and construction
 - education and training
 - tourism
 - agribusiness
 - general business

Development Response

The Shaolin development specifically contributes to the industry sectors of:

- tourism
- aged care, health and community

5.6.3 Tourism

Tourism in Shoalhaven generates annual revenue of close to \$65 million, with a corresponding population increase of some 225,000 people. Shoalhaven’s 95,000 population swells during peak holiday periods to 320,000.

Identified areas of tourism include:

- indigenous tourism;
- event tourism;
- tourism promotion and marketing; and
- tourism development.

5.6.4 Objectives and recommendations

Objectives and recommendations of the *Blueprint Action Plan* in relation to tourism are identified as follows:

Blueprint Shoalhaven Objectives and Recommendations	Development Response
<p>Indigenous Tourism:</p> <ul style="list-style-type: none"> ▪ Establish a dedicated venue to develop and present indigenous culture; ▪ Integrate indigenous culture into mainstream tourism attractions, events and festivals. 	<p>The development will endeavour to incorporate these issues in the tourist development.</p>
<p>Event Tourism:</p> <ul style="list-style-type: none"> ▪ Profile Shoalhaven through events; ▪ Create a conduit for communications, specifically for events, across the local tourism industry; ▪ Develop a signature event(s) for Shoalhaven. 	<p>The proposed development is expected to generate high employment activity and economic and tourism benefits for the local and broader community.</p>
<p>Tourism Development:</p> <ul style="list-style-type: none"> • Develop existing and new niche markets; • Develop a nature based tourism development plan; • Develop a food/ wine/ farm trail business development plan. 	<p>The site is predominantly covered in native forest comprising a number of vegetation communities of high conservation significance, including Endangered Ecological Communities (EECs) and forest types of high conservation priority. A number of vegetation communities present on the site which include Scribbly Gum Silvertop Ash Forest/ Woodland, Blackbutt Forest/ Woodland and Spotted Gum Forest, with 9 vegetation communities have been identified on the site. The central portion of the site is additionally recognised in the Jervis Bay REP 1996 as being part of a habitat corridor.</p> <p>These ecological attributes provides an opportunity for the development to promote itself as part of the eco-tourism industry. The Shaolin brand of herbal farming and treatment practices will also be a strong attraction to the tourist market.</p>
<p>Tourism Promotion and Marketing:</p> <ul style="list-style-type: none"> ▪ Profile Shoalhaven through a promotional approach based on events. ▪ Brand Shoalhaven for its natural beauty and lifestyle, and for its proximity to the major markets of Sydney and Canberra ▪ Develop signature events for Shoalhaven. ▪ Development of existing and new niche markets. Designing products that meet the needs of the city-based consumer, meet their expectations, and distinguishing Shoalhaven from its competitors. 	<p>The aim of the project is to develop a high quality tourist resort based on the religious philosophies, teachings and lifestyle of the Shaolin Buddhist order within a tranquil rural setting. The development will be an integrated tourist facility with associated residential development with a community title under the ownership of the Shaolin Temple Foundation.</p>

5.7 Shoalhaven Tourism Master Plan 2007 & Tourism in Shoalhaven 2009

This Plan is geared to tourism and its resurgence to Shoalhaven City over the next five years.

The total economic impact of tourism to Shoalhaven is nearly \$500 million per annum. Approximately 22% of this goes to the accommodation sector with the remainder going to various retail outlets, service businesses, attractions and for goods and services. This huge injection of funds supports the retail activities and the various service facilities without which these facilities would not be available to locals of Shoalhaven.

In 2005, tourism contributed \$493 million to Shoalhaven's economy in direct expenditure and this directly and indirectly generated 5,812 jobs (in 2009 tourism contributed \$629 million to the economy).

5.7.1 Strategies and Objectives

The main strategies and objectives of the Tourism Plan are to:

- Achieve increased visitation to Shoalhaven;
- Help broaden the appeal of Shoalhaven highlighting its regional identity, character, diversity and experiences;
- Develop quality products and experiences that best motivate and meet customer demand and expectations of Shoalhaven;
- Match Shoalhaven products and experiences that best motivate and meet customer demand and expectations of Shoalhaven;
- Create an agreed development path for Shoalhaven tourism, realistically reflecting its level of maturity, and the reality of its product and market strengths in a competitive environment;
- Link the products and experiences which reinforce the competitive edge of Shoalhaven;
- Identify the destination strengths of Shoalhaven in relation to enhancing future marketing activity;
- Identify and facilitate development of infrastructure for transport, accommodation and visitor services to support the Shoalhaven tourism product and experiences;
- Create an agreed marketing direction for Shoalhaven; and
- Create an environment to guarantee the resources in which to see the Shoalhaven tourism industry develop and grow.

5.7.2 Social Impact on Tourism

5.7.2.1 Employment

The biggest single social impact of tourism on Shoalhaven City is the potential of tourism to generate employment within the community. Tourism represents 18% of the Shoalhaven workforce (approximately 33,000).

Development response

In terms of employment, the proposed development is expected to generate high employment activity and economic and tourism benefits for the local and broader community. Expected operational employment generated by the project is in the

order of 100-150 persons, with additional employment generated in the Shoalhaven and surrounding regions for the provision of goods and services. Council anticipates that half of these positions would be located within the Shoalhaven region.

5.7.2.2 Retail

The total economic impact of tourism to Shoalhaven is nearly \$500 million per annum in 2005 and \$630 million in 2008. Of this, approximately 22% goes to the accommodation sector with the remainder going to various retail outlets, service businesses, attractions and for goods and services to both visitor and locals.

Development response

Retail and other services will be provided to tourists of the site through the Shaolin Village Centre. The neighbourhood centre will comprise a small commercial, retail, professional, and community services centre to be located at the heart of the development to serve the needs of the tourist and local residential complex.

5.7.2.3 Activities

Visitors to Shoalhaven consume goods and services and in so doing create a demand for those goods and services. This is an important social impact as some of the services that are provided to tourists are also of great benefit to residents of Shoalhaven.

Development response

The Shaolin tourist development will contribute to attracting visitors/ tourists to the LGA.

5.7.2.4 Sport

Many visitors to Shoalhaven come to Shoalhaven for sporting events. As such they do not only support those events but they also provide valuable competition to residents of Shoalhaven thereby allowing those residents to develop their sporting skills.

Development response

In terms of sporting events and recreational activities, the development will provide a martial arts/ Kung-Fu academy and outdoor recreational activities. The Kung-Fu Academy is an educational facility run by the Shaolin Order. The facility will also hold events and demonstrations that will attract tourism. Nature walks will be developed within the site for passive recreational enjoyment of the site's ecological attributes.

The development will create a unique tourist experience that will help define Shoalhaven as there are no Shaolin temples in Australia. The development will also fit in with and accentuate the areas natural beauty and setting, as well as encourage tourism to the area.

5.7.3 Events

The Tourism Masterplan identifies events as encouraging visitation to the region. These include:

- Festival and cultural events;
- Food and wine events; and
- Industry and business events.

Development Response

The development aims at hosting several major events centred on the Shaolin and Kung-Fu attractions to encourage tourists to the region.

5.7.4 Accommodation

The *Demand Study for Upmarket Visitor Accommodation in Shoalhaven City* (2002) indicates the requirements for:

- Conference hotel;
- Upmarket meeting and function facilities;
- Corporate hotel in Nowra;
- Upmarket accommodation in Jervis Bay; and
- Boutique resort.

5.7.4.1 Conference hotel

To be viable, a conference hotel would need to service three key markets:

- Corporate travel;
- Conference markets mid week; and
- Short breaks leisure market on weekends.

There is not a location in Shoalhaven where these markets come together.

5.7.4.2 Demand for up-market meeting and function facilities

There is demand in Nowra from the local corporate market for quality purpose built meeting facilities that would cater for small meetings generally less than 30 delegates as well as meetings up to 100 delegates.

5.7.4.3 Corporate hotel in Nowra

The report identified that the strongest need in the City is for a corporate hotel in Nowra that can meet the needs of the local business market and provide facilities for meetings, dining's and local events.

It is envisaged that a 4 to 4½ star standard hotel would be required, of contemporary design with an accommodation rate in the order of \$170 plus per couple per night (2002 figures). The hotel would need to provide purpose built meeting rooms as well as bar and restaurant facilities.

Ideally, the hotel complex should have a range of potential benefits and opportunities, including:

- Co-development of residential apartment style accommodation;
- Possible creation of a training hotel on the South Coast working in partnership with the Nowra TAFE which currently offers a quality range of courses in food, tourism and hospitality;
- Co-located restaurant and café facilities to add value to the experience and act as another training outlet; and
- Scope for managing conferences, entertainment and events that attract visitors who come to the South Coast.

5.7.4.4 Boutique resort hotel/ guest house

The report identifies the need for a small (up to 60 rooms) exclusive property 4.5 to 5 star catering primarily for the couples market. It could also attract senior executives/ executive retreat meetings market.

The facility should have a very high quality location, preferably waterfront with spectacular views. The architecture should be contemporary, minimalist and reflect coastal living.

Development Response

The development proposes the provision of a 4 star, 250 room hotel with ancillary restaurants and conference facilities. This would respond to the need for upmarket boutique resort hotel with quality ancillary conference, function and dining facilities. A conference centre for 300 people will be accommodated within the Village Centre Precinct.

5.7.5 Tourism Opportunities

The Tourism Masterplan identifies tourist opportunities specific to the Shaolin development are:

- Add value to nature- based experiences;
- Develop and promote regional food and cultural products;
- Develop appropriate sub- markets such as golf, gardens, bird watching and wildlife tours;
- Build resort/hotel facilities to satisfy the demand for 5 star accommodations;
- Build conference facilities to cater for professionally run conferences;
- Develop and promote cultural and heritage tourism product; and
- Greater involvement of Aboriginal people in tourism industry.

5.7.5.1 Indigenous tourism

The Shoalhaven Tourism Masterplan identifies Aboriginal culture be integrated into mainstream tourism attractions, events and festivals to enhance and enrich the experience, but these to be presented by Aboriginal people.

Development response

The development will respect Aboriginal culture and anticipates incorporating the region's Aboriginal significance in its visitor's centre.

5.7.5.2 Nature based tourism

Shoalhaven is very rich in natural attractions ranging from beaches, waterways, mountains, national parks and State forests, and native animals and bird life.

The LGA contains 300,000 hectares of National Parks and State Forests. This natural environment has by and large been preserved and promotes Shoalhaven as the ideal holiday destination area. It is recommended that Shoalhaven promote and encourage private operators to include the marketing of the natural environment in their overall marketing.

Development response

The development will be eco-friendly. The residential and tourist development will promote, protect and enhance the natural environment as well as implement ecologically sustainable measures in its development.

5.7.5.3 Tourist attractions

Built attractions for passive visitation encompass such attractions as animal parks, historic homes, art galleries, interpretive centres and museums. Built attractions for active participation can range from places of worship and meditation, theme parks, educational institutions, cultural centres, convention centres and meeting rooms.

Development response

The development, with its varied facilities, will provide a strong tourist attraction that will augment tourism in the South Coast region.

5.8 Shaolin Temple and Tourist Facilities

A key recommendation of *Shoalhaven Tourism Master Plan* is the development of the Shaolin Temple at Comberton Grange.

Development response

The site benefits from its highly attractive and ecological location with frontage to Currumbene Creek that connects the property to the waters of Jervis Bay and adjoins State forests and national parks.

The design and development of the site as a Shaolin tourist resort is backed by a Buddhist philosophy has a following of 60 million people world wide. Shaolin through its philosophy, training and healing will attract visitors to this development. It is reasonable to assume that a significant number of local and international visitors will come to the Shaolin Temple and its facilities per annum.

Visitors would be accommodated in a 250 room hotel with the capacity to house 500 guests. For major event periods, the balance of the international and domestic visitation is anticipated to be accommodated in Shoalhaven's surrounding hotels.

It is anticipated that the economic impact on Shoalhaven LGA will be significant. The Tourism Masterplan estimates that the additional expenditure generated by the increased visitation in NSW because of the Shaolin Temple will cause, directly and indirectly, additional full time or full time equivalent jobs. Of these approximately half will be in Shoalhaven or surrounding regions for the supply of goods and services.

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6.0 SOCIO-ECONOMIC IMPACTS OF THE DEVELOPMENT

6.1 Assessment of Potential Impacts

The Shaolin tourist and residential development will provide a significant tourist attraction to the Shoalhaven region. The Shaolin Temple and its associated defensive style martial arts/ Kung Fu way of exercise and traditional Chinese medicine is a place of dedication and teaching. The Shaolin culture will extend to all parts of the development. Many cultural activities will be held attracting the international and local musicians, acrobats and performers. Additionally, seminars and conferences on meditation, traditional Chinese medicine and wellness will be conducted here. It will be the place where true spiritual experience, revitalizing of the soul and body can be experienced.

The Temple complex and the Kung-Fu Academy will be the feature attraction of the development as it will be the first Buddhist Temple of the Shaolin Order outside China, of traditional design and construction method, to be built. It will be the spiritual destination or pilgrimage of the Shaolin Temple followers to visit the place as well as attract martial arts lovers from around the world. While the Temple will be the feature attraction of the development, the site will have many activities that will cater to everyone such as golfing, eco-tourism, bird watching, spa resort, dining areas, cultural activities, seminars and exhibitions, herbal and market gardens and orchards. The site is additionally surrounded by other Shoalhaven tourist destinations.

The development is anticipated to provide capital investment value of at least \$370 million. It is anticipated that the construction of the development will be undertaken in stages to suit the needs of the development.

6.2 Population Impact

The development will generate a permanent residential and employment population of approximately 1110-1650 people with the accommodation of up to:

- 30-50 monks in-residence;
- 150-300 students within its educational academy as well as 15-30 staff in residence;
- 20 and potentially growing up to 50 practitioners and staff within the Wellness Precinct (Traditional Chinese Medicine facility);
- 34-63 staff within the tourism and hospitality facilities;
- 100 and potentially growing up to 400 staff within the Village Centre Precinct (cafes, retail, commercial and community facilities);
- 10 workers for maintenance of grounds and external areas; and
- 300 permanent dwellings of approximately 750 people (based on ABS statistics of an average of 2.5 people per household).

It is expected that the incoming population will have a higher income level (or asset base) than the current population of Shoalhaven.

In addition to the growth in permanent residents, the development will generate a considerable tourist population. The hotel, in its maximum capacity, could attract from 350-400 overnight visitors daily, with over 90,000 overnight visitors per year, based on 75% room occupancy and a hotel occupancy rate of 80%. Overall, the development could attract over 150,000 visitors per annum to its tourist attractions, conference and hotel facilities.

6.3 Housing Impact

The development will provide a number of housing options for permanent and short-term occupancy which will benefit the region. Permanent dwellings providing a range of housing typologies including detached houses on 700-1500m² allotments and medium density residential developments. The dwellings will be designed and integrated within the tourist development, with its overall design and siting to reflect the spiritual and aesthetic character of the development. The dwellings will support the religious and tourist uses of the site.

The residential component of the development has the capacity of providing age-friendly/ adaptive housing to cater for the needs of its more senior residents to age-in-place. The site is adaptable in its provision from large detached dwellings (for families) to smaller villa dwellings (for its ageing population). The residents could be supported by low level medical and community support services within the development (Health + Wellness Precinct).

The development may additionally provide self-contained independent/ assisted living residences for older residents in the form of one, two and three bedroom apartments near the Village Centre with medical and home care support.

A 250 room, 4 star hotel will provide accommodation for the visitors, with associated accommodation for its working staff. The *Shoalhaven Tourism Master Plan* identifies the need for an upmarket hotel and conference facilities in the region.

6.4 Community Services Impact (Educational and Medical)

The development provides the potential for an influx of children to the region, given the expected population growth; especially in families moving to the region (with the average family having 2 children – ABS data). The development will provide a primary to high school educational academy, focused on academic, religious and martial arts training. External to the site, Falls Creek Public School is located approximately 3 km west of the site, and to the north are Shoalhaven High School, Nowra High School and St. John's Evangelist High School.

Occupants of the proposed development will utilise existing medical facilities within Nowra as well as offer to the region a Traditional Chinese Medicine Centre that promotes a holistic approach to health, healing and well-being. This approach to health and physical well-being will be augmented by the martial arts focused education facility.

6.5 Transport Impact

The incoming population is likely to produce positive impacts on public transport by increasing the demand for existing bus and train services to Nowra and improving their viability. It is expected that as the community grows and develops, additional scheduled services will be introduced. This will provide more business for coach operators.

6.6 Economic Impact

The development is expected to produce positive economic effects for Shoalhaven and surrounding regions by generating high employment activity within the development and in the provision of goods and services to the development. Expected operational employment generated by the overall project will be from 180 persons initially, to over 600 persons. This is expected to have positive flow-on effects for local businesses, and residents of Shoalhaven and surrounding communities are expected to benefit from increased employment opportunities.

The development will attract tourism to the region by offering a range of recreational and cultural experiences, adding to the natural appeal of the region. As the development will be the first Shaolin Buddhist temple in Australia, major events such as Kung-Fu demonstrations and religious events are anticipated to attract tourist to the region and help define it.

6.7 Local Economic Effects

The Shaolin development is likely to produce positive economic effects for the local area of South Nowra by increasing the permanent residential numbers and generating a substantial tourism market. It is anticipated that the incoming population will have a higher income level (or asset base) than the current population of Shoalhaven and this is expected to have positive flow-on effects for local businesses, drawing customers to the Nowra township for retail, commercial and service facilities.

The development will offer a range of accommodation which will cater for students, and for low, middle and higher income groups. The hotel/ resort facilities and the attraction of the site will draw its own tourist appeal. Upmarket visitor accommodation and conference facilities have been identified as a need by Shoalhaven City Council.

In addition to the growth in permanent residents of up to 1,100 people, the development will generate a considerable tourist population with anticipated overnight visitors of over 90,000 people per annum and annual daily tourists of over 150,000 people.

The proposed tourist development will bring a major tourist attraction to the Shoalhaven region, hence generate a considerable tourist population, augment Shoalhaven's tourist revenue of close to \$65 million and provide a positive contribution to Shoalhaven's tourism market and economy, in terms of local employment and visitation to the overall region. The development is likely to produce positive economic effects for the local area of South Nowra by increasing the permanent residential numbers. Tourists will contribute to the economy of Shoalhaven by additionally visiting its many other attractions.

The development will attract tourism into the region by offering a range of recreational and cultural experiences, adding to the natural appeal of the region. Major events, such as martial arts demonstrations and religious events are anticipated to attract tourist to the region. Tourists will contribute to the economy of Shoalhaven by additionally visiting its many other attractions.

Facilities and activities within the development will promote indigenous and event tourism, with the ability to offer a dedicated venue to develop, present and integrate

indigenous culture into its tourism attractions and events. Its festivals and cultural events will draw tourists into the Shoalhaven and contribute to developing signature events for the Shoalhaven. The site will showcase and enable visitors to experience its landscape of endangered ecological communities, environmental/ eco-tourism through its palette of accommodation, food and herbal agricultural activities, health and treatment practices, and its ability to offer quality dining experiences.

The construction and post construction management facility will provide employment for the construction and hospitality indirectly. Jobs will be generated by the construction of the \$300+ million facility and the servicing of the hotel and associated conference, restaurant and tourist facilities.

6.8 Social Impact

The incoming population from the development is not likely to create additional demand for community facilities. The development will also provide a number of services which will socially and economically benefit the region. The Shaolin Village Centre will comprise a small commercial, retail, professional and community services centre located at the heart of the development to serve the local needs of its tourist and residential population. Whilst holistic and traditional Chinese medicines will be offered within the development, the existing health services at the Nowra Township will be utilised by the development.

The development will provide through its education and Traditional Chinese Medicine facilities, a focus on the practice of physical and inner health through its martial arts training and naturopathic healing methods. Pastoral direction of Buddhist philosophy, behaviour and discipline will be offered to all.

The development will provide a number of services which will socially benefit the region. The Village Centre will comprise a small commercial, retail, professional and community services centre, located at the heart of the development, to serve the local needs of its tourist and residential population and be a gathering place for the community.

6.9 Summary

The Development is expected to have mainly positive social and economic impacts on the region by generating employment for the development, attracting revenue from tourism, providing a range of residential housing opportunities, adding to the cultural diversity of the region, enhancing the natural environmental aesthetic quality of the region, and hosting unique cultural events which will help define the region.