



DARRYL ANDERSON CONSULTING PTY LTD

TOWN PLANNING & DEVELOPMENT CONSULTANTS

REPORT ON FUTURE DEMOGRAPHICS

PART 3A CONCEPT PLAN COBAKI LAKES

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REPORT ON FUTURE DEMOGRAPHICS
PART 3A CONCEPT PLAN, COBAKI LAKES

1.0 INTRODUCTION

Leda Holdings Pty Ltd has commissioned Darryl Anderson Consulting Pty Ltd to prepare this Report on Future Demographics to accompany a Part 3A Concept Plan application in relation to Cobaki Lakes.

This report addresses the Key Issue No. 11 as identified in the Director General's Environmental Assessment Requirements (DGEARs) dated 21 August 2007. In preparing this report we have relied upon the following documents.

- ♦ Far North Coast Regional Strategy – Department of Planning 2006
- ♦ Tweed Shire Council Social Plan - Tweed Shire Council, 2004
- ♦ Whole of Shire Cultural and Community Facilities Plan – Tweed Shire Council Draft Report March 2007
- ♦ Tweed Shire Council Section 94 Contribution Plans
- ♦ Census Data - Australian Bureau of Statistics 2006

2.0 THE DIRECTOR GENERAL'S REQUIREMENTS – FUTURE DEMOGRAPHICS

Key Issue No.11 of the DGEARs dated 21 August 2007 is in the following terms:

“11 Future Demographics

- 9.1 *Identify the likely future community to occupy the site and forecast the community services and facilities required. This Report should:*
- (a) *Identify the likely demographics and community context after analysing and considering similar development within the region;*
 - (b) *Provide an analysis of demographic projections;*
 - (c) *Identify existing facilities and services and the projected demand the development will have on them, as well as any other implications that might arise;*
 - (d) *Detail strategies and actions to satisfy the future demands for facilities and to mitigate any impacts on existing facilities and services required for the development; and*
 - (e) *Identify future facilities and services that will be required as a result of the development.”*

Each element of the Director General's Requirements (as above) is addressed in the following Sections of this Report.

3.0 IDENTIFICATION OF LIKELY DEMOGRAPHICS AND COMMUNITY CONTEXT AFTER ANALYSING AND CONSIDERING SIMILAR DEVELOPMENT WITHIN THE REGION

The Cobaki Lakes site represents a large proportion (approximately one third) of the area within the Far North Coast Regional Strategy that is allocated for future population growth within the Tweed Shire. In this regard it is considered that the demographic profile of the Cobaki Lakes Development will essentially mirror the characteristics of the incoming population to the area as growth occurs in the Tweed.

Details of the likely future population have been derived from an analysis of the available demographic data relating to the region. The following information is a summary of the ABS 2006 Census data from the Tweed Local Government Area (LGA).

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3.1 Population Age Structure and Growth

The Tweed Shire has experienced a strong growth rate over the past fifteen years with the resident population increasing from 55953 persons in 1991 to 79321 persons in 2006. This represents an average annual growth rate of approximately 2.7% per annum. Population growth data for the Tweed Shire is summarised in Table 1.

TABLE 1 - TWEED SHIRE POPULATION GROWTH 1991 - 2006							
	POPULATION				SHIRE WIDE AVERAGE GROWTH		
	1991	1996	2001	2006	1991-1996	1996-2001	2001-2006
Total	55953	63607	71618	79321	7654 (2.7%)	8011 (2.5%)	7703 (2.1%)
0-14	11986	13789	14389	14612	1803 (3.0%)	600 (0.8%)	223 (0.3%)
65+	11019	14311	16992	17604	3292 (5.9%)	2681 (3.7%)	612 (0.7%)

Source ABS

The annual growth rate is decreasing over time. This reflects the fact that the Tweed population is ageing and that most of the growth is from in migration. In the future the annual growth rate is likely to reduce slightly as the base population increases and the amount of in migration remains relatively constant. Further details relating to the population age structure as it relates to Cobaki Lakes is provided in Table 3 of this report.

3.2 Families and Households

Information provided in relation to dwelling occupancy rates by Tweed Shire Council Planning Reform Unit, based on the available 2006 Census data is as follows:

- Detached Dwelling – 2.60 people per dwelling.
- Medium Density Unit, Villa or Townhouse – 2.3 people per dwelling.
- Medium Density Apartment – 1.95 people per dwelling.

3.3 Likely Demographics and Community Context

In 2001 the Tweed LGA was divided into two Statistical Subdivisions known as Tweed (A) which included the Urban Centres of Tweed Heads, Tweed Heads South, Banora Point, Bilambil Heights and Kingscliff and Tweed (B) which included the Tweed Coast, Murwillumbah and the Rural areas.

In the 2006 Census the boundaries of the Statistical Areas within the Tweed Shire were altered. Tweed (A) Urban Centres remained the same but Tweed Coast (Kingscliff to Pottsville) was separated from Murwillumbah and the Rural area.

Table 2 below demonstrates that the demographics of the 2006 Tweed Coast and Rural Areas and the 2001 Tweed (B) statistical area are quite different to the Tweed (A) statistical area which contains the main established areas of the Tweed (ie. Tweed Heads, South Tweed, Banora Point, Kingscliff and Bilambil Heights).

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TABLE 2 – SUMMARY OF POPULATION AND HOUSING TWEED 2001- 2006						
Criteria	2001 CENSUS			2006 CENSUS		
	Tweed A (Urban Centres)	Tweed B (Tweed Coast and Rural Areas)	Australia	Tweed A (Urban Centres)	Tweed* (Composite of Tweed Coast and Rural Areas)	Australia
0-14 Population cohort	17.2%	23.1%	20.8%	16.8%	21.3%	19.8%
+55 Population cohort	39.9%	25.1%	22%	39.6%	26.6%	24.3%
Couples with children	31.9%	42.6%	47%	32.5%	40.6%	45.3%
Couples without children	49.8%	38%	35.7%	48.9%	38.4%	37.2%
Detached dwellings	53.4%	82.1%	75.3%	54.2%	73.3%	74.8%
Single person households	26.9%	23.1%	22.9%	27%	22.3%	22.9%

*Tweed Coast and Rural Area 2006 includes composite statistics of Tweed Coast and Rural Centres for comparison purposes with Tweed (B) Coast and Rural Areas 2001.

Major differences arise in Tweed A (Tweed Urban Centres) compared to Tweed B (Tweed Coast and Rural Areas) in the number of children 0-14 16.8% to 21.3% (2006), the ageing population 55+ 39.6% to 26.6% (2006) and the type of housing 54.2% detached housing to 73.3% (2006).

The Cobaki Lakes development is to be constructed on a greenfield site. The census data indicates that younger families with children are moving into areas with similar greenfield developments, for example the Tweed Coast (Kingscliff to Pottsville) and Rural Centres such as Murwillumbah. Whereas the established urban areas of the Tweed are ageing and have a higher proportion of older persons.

On this basis the demographics of the 2006 Tweed Coast statistical area reflects the incoming population to the Tweed and this will continue in the Cobaki Lakes development as it will provide a range of housing types and choices to respond to the market demands of the incoming population.

4.0 ANALYSIS OF DEMOGRAPHIC PROJECTIONS

The Far North Coast Regional Strategy indicates that between the period from 2006 – 2031 a total of 19100 additional dwellings will be required within the Tweed LGA. The Concept Plan is proposed with 5500 dwellings comprising 2500 detached dwellings, 2400 small lot integrated housing types and 600 multi unit apartments. This dwelling mix is an estimate based on current trends in South East Queensland and may change over time to reflect the market demands of the incoming population.

Based upon the average Shire wide annual growth rate over the past fifteen year period, a growth rate of 2.0% – 2.5% per annum is anticipated across the Shire. By applying this growth rate and the projected dwelling demand and release areas within the Far North Coast Regional Plan, it is anticipated that development will occur at a rate of approximately 300 to 450 dwellings per year over an twelve to eighteen year time horizon within the Cobaki Lakes site.

In the first six years it is anticipated there will be approximately 1833 dwellings comprising 833 detached dwellings, 800 small lot integrated housing types and 200 multi dwelling units. The population at that time is likely to be approximately 4470 based on 2.6 persons per detached dwelling, 2.3 persons per small lot dwelling and 1.95 persons per multi unit dwelling. The total population of Cobaki Lakes with 5500 dwellings based on the above occupancy rates is 13190 people however household occupancy rates are decreasing over time and the total projected population is likely to be 12000 people at the completion of the development.

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In the 2006 Census the coastal strip from Kingscliff to Pottsville was separated for statistical purposes and the growth in this area reflects mainly new entrants to the Tweed. There are new estates along the strip (eg. Seabreeze, Koala Beach, Black Rocks, Casuarina and Salt) in which the population growth has mainly occurred since 2001. The Cobaki Lakes estate is proposed as a greenfield development with a wide range of master planned housing types which will appeal to all market segments of the new entrants to the Tweed. Therefore the future demographic of Cobaki Lakes will generally mirror the demographic of the Tweed Coast statistical area (see Table 3). This will be much closer to the national average population than the ageing population of the Tweed A (Urban Centres) statistical area.

TABLE 3 - 2006 CENSUS – Tweed Coast Local Area		
Criteria	Tweed Coast	Australia
0-4 Population cohort	6.6%	6.3%
5-14 Population cohort	16.0%	13.5%
15-24 Population cohort	10.7%	13.6%
25-54 Population cohort	40.6%	42.2%
55-64 Population cohort	11.3%	11.0%
+65 Population cohort	14.9%	13.3%
Couples with children	38.7%	45.3%
Couples without children	40.8%	37.2%
Detached dwellings	66.0%	74.8%
Single person households	22.3%	22.9%

Source ABS 2006 Census

The number of children within the 0-4 age cohort at the end of the first six years is estimated to be 295 children and the number of +65 persons is estimated to be 666. Not all of these children and aged persons will need care facilities however there should be sufficient demand for 1-2 Child Care Centres and 1 Aged Care Facility. There will also be a need for community facilities which are proposed to be met through contributions to the Tweed Shire Council's Cultural and Community Facilities Section 94 Plan. The Child Care and Aged Care Facilities will be provided by the private sector to meet the communities' needs in these areas through normal approval processes. The Concept Plan facilitates these uses throughout the site but more particularly in the town/neighbourhood centres to maximise community access without vehicle trips.

5.0 IDENTIFICATION OF EXISTING FACILITIES AND SERVICES AND THE PROJECTED DEMAND THE DEVELOPMENT WILL HAVE ON THEM

5.1 Identification Existing Community Facilities and Services

The existing public and private Community Facilities and Services available in the Tweed include a Regional Art Gallery, Cemeteries, Libraries, Museums, Community Halls, Civic Centres, Preschools, Primary, Secondary and Tertiary Education Campuses, Youth Centres, Aged Care Services, Child Care Centres, Community Health Centres, Hospitals (Tweed Heads and Murwillumbah), Police Fire and Ambulance Services, State Emergency Services, Rural Fire Services.

Tweed Heads has a population of approximately 40000 located approximately 5km southeast of Cobaki Lakes. Tweed Heads provides a range of facilities including a Hospital, two Sub Regional Shopping Centres, a Council Office and Civic Centre, Southern Cross University and a number of State Government Offices, a total of five High Schools and seven Primary Schools.

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The Cobaki Lakes site has a major access road into Tugun in Queensland where there are existing community facilities. These facilities include the John Flynn Hospital, the Gold Coast Airport, the Gold Coast public transport system and public sports fields, beaches, parks, etc. Whilst the Cobaki Lakes development is planned as a master planned, self contained urban estate and has no reliance on these interstate community facilities there will be some cross utilisation of the community facilities between and within the Cobaki Lakes and Tugun communities.

5.2 The Projected Demand the Development will have on Community Facilities

The Cobaki Lakes development will create demand for the provision of the normal range of urban services and community facilities. It is acknowledged that new development creates demand for new services and improvements to existing services to which nexus can be demonstrated.

Many existing community facilities located within the established regional centre of Tweed Heads may be accessed by the future population of the Cobaki Lakes site. Apportioned contributions pursuant to existing Section 94 Contribution Plans will be applied to the development towards existing and future capital cost items and where it is not necessary to duplicate the facility within the Cobaki Lakes site.

Other facilities that may be required to service the development will include casual and structured open space, childcare centres, preschools, primary schools, a multi purpose community centre, a youth facility, branch library and aged care services. The Cobaki Lakes site will develop incrementally over an eighteen to twenty two year period. Given that there is some uncertainty as to the future composition of the Cobaki Lakes population and therefore the precise needs of that community, some flexibility is required to enable service providers to respond and adapt as the community needs are ascertained and as needs, expectations and lifestyles change over the development period. Nevertheless planning for the social infrastructure required for a future population of 12000 people has been carried out. This is contained in the Tweed Shire Council Section 94 Contribution Plans which include all of the community infrastructure required for the Tweed community including a future population of 12000 in Cobaki Lakes. The developer will include the agreement to pay these levies in the Statement of Commitments.

Additional demand will be created for emergency services, and healthcare. However the State infrastructure required to cater for the population growth in the Tweed Shire for the period 2006 – 2031 is detailed within the Far North Coast Regional Strategy prepared by the Department of Planning. The development of the Cobaki Lakes site is included within the Far North Coast Regional Strategy and therefore does not create any additional requirements to those identified in the Far North Coast Regional Strategy.

6.0 RECOMMENDED STRATEGIES AND ACTIONS TO SATISFY AND MITIGATE IMPACTS ON THE FACILITIES AND SERVICES REQUIRED FOR THE DEVELOPMENT

The provision of community facilities and services with the Cobaki Lakes site will be in accordance with the established Section 94 Plans for the provision of facilities such as public open space, regional open space, community facilities, cemeteries, library facilities, distributor roads and Council administrative offices. Section 94 Contribution Plans allow for monetary payments or the dedication of land/provision of the public benefit in lieu. Acceptance of land dedication or work in kind will be a matter for Tweed Shire Council at the subdivision stage. Section 64 Contributions will be payable to provide water and sewer reticulation. The current monetary Section 94 and Section 64 contributions per lot are provided in **Table 4**.

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TABLE 4 – COBAKI LAKES SECTION 94 CONTRIBUTIONS PER LOT	
TWEED SHIRE COUNCIL SECTION 94 PLAN	RATE/LOT
No 4 – TRCP (Sector 3)	\$5904.00
No 6 – Street Trees	\$297.00
No.10 – Cobaki Lakes Public Open Space and Community Facilities	\$391.00
No 11 – Library Facilities	\$688.00
No 12 – Bus Shelters	\$26.00
No 13 – Eviron Cemetery	\$131.00
No 16 – Emergency Facilities	\$200.00
No 18 – Council Admin Office & Support Facilities	\$2000.00
No 22 – Cycleways	\$352.00
No 26 – Regional Open Space – Casual	\$855.00
– Structured	\$2327.00
Local Casual Open Space and Local Structured Open Space	To be dedicated on site
Water Headworks	\$9997.00
Sewer Headworks	\$4804.00
TOTAL	\$27972.00

Provision shall be made in each stage of the project for the dedication and embellishment of casual open space (local parks) generally in accordance with the requirements contained in Tweed Development Control Plan 2007, Part A5 – Subdivision Manual. Details shall accompany each Development Application or Major Project Application for residential subdivisions. Tweed Shire Council requires a minimum of 2.83 hectares of public open space per 1000 population to be provided as part of subdivision approvals. The developer will include an agreement in the Statement of Commitments to provide 34 hectares progressively as development applications are submitted and approved.

The location and size of these park areas will accord with Tweed Shire Council's requirements as set out in Development Control Plan 2007, Part A5 –Subdivision Manual or as agreed with the Council. Structured open space areas shall be dedicated and embellished generally in accordance with the requirements contained with Tweed Development Control Plan 2007, Part A5 – Subdivision Manual. Open space and lake areas are indicated on the Concept Plan.

7.0 IDENTIFY FUTURE FACILITIES AND SERVICES THAT WILL BE REQUIRED AS A RESULT OF THE DEVELOPMENT

The Concept Plan includes suitable areas to locate emergency service facilities, should the relevant agencies require sites for their facilities in the future.

In addition, provision has been made in the Concept Plan for two Primary School sites based on the requirements of the Department of Education. The school sites have been nominated in the Concept Plan and both sites are centrally located to the higher population areas as well as adjacent to the proposed sports fields for efficiencies to be obtained with shared use. These sites satisfy the future educational requirements of the Cobaki Lakes development.

Childcare centres are generally provided by the private sector and the proposed zoning and Development Code allows for these facilities in the town centre mixed use areas as well as all of the residential precincts.

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The likely future population based on the 2006 Census Tweed Coast demographics is that 6.6% will be in the 0-4 cohort. This means that there will be approximately 792 children (in the ultimate population) who may require child care services. It is envisaged that three to six childcare centres will be required depending on size and these would occur through the private sector responding to market demands incrementally as the Cobaki Lakes develops.

Other services and facilities required by the development including local shopping facilities, public transport facilities and commercial development will be provided. The provision of these requirements for the future population has been included within the Cobaki Lakes Concept Plan.

8.0 CONCLUSION

Tweed Shire has undergone considerable growth in the period from 1991 to the present with an annual average growth rate within this period of 2.7%. The future demographic of Cobaki Lakes will mirror the future incoming population of the Tweed. It is planned to have 5500 dwellings in the Cobaki Lakes Concept Plan providing a wide range of housing types with some conventional lots, integrated housing on smaller lots, unit development and housing in the mixed use areas of the development.

The projected demand for housing in the estate is 300 to 450 tenements per annum over an twelve to eighteen year time horizon and the development is likely to appeal to all market segments and will be guided by consumer preferences and demands.

The future community will therefore be consistent with the anticipated future population for the Tweed as per the Far North Coast Regional Strategy, the Regional Environmental Plan and the Tweed Local Environmental Plan. Based on the 2006 Census data, the future demographics of the Cobaki Lakes development is likely to be similar to those for the Tweed Coast statistical area and not the Tweed LGA as a whole. This is due to that statistical area containing recent residential subdivisions while the Tweed (Urban) Statistical Area contains no significant new residential subdivision and therefore does not accurately represent the demographics of the population occupying new residential release areas.

Cobaki Lakes is anticipated to generate demand for additional public services and community facilities on an incremental basis and in the context of overall population growth and demand within the region.

Suitable areas are available on the Cobaki Lakes site to accommodate additional facilities if required by relevant State Agencies. Areas have been designated for schools and community facilities and the additional demands on infrastructure will occur incrementally over an eighteen to twenty two year period.

The future population will accord with that anticipated in the Far North Coast Regional Strategy for which State infrastructure requirements have been planned.

The demands on local infrastructure and facilities are catered for by the existing Tweed Shire Council Section 94 Contribution Plans and Section 64 Development Servicing Plans.

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