

Socio – Economic Impact Assessment

Part 3A – EP&A Act, 1979

Walter Elliot Holdings P/L



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Section

SEIA 1

Introduction

1.1 Introduction

Planit Consulting Pty Ltd has been engaged by Walter Elliot Holdings Pty Ltd to prepare a Socio-Economic Impact Statement (SEIS) in respect of a proposal to develop land at Creek Street, Hastings Point for residential and tourism purposes.

The site is legally described as:

| Property Description | | | |
|----------------------|------------------------|---------------------------------|----------|
| Lot Number | Plan Number | Address | Area |
| Lot 156 | Deposited Plan 628026. | 32 Creek Street, Hastings Point | 17.77 ha |
| Total Area | | | 17.77 ha |

Lot 156 is zoned 2(e) Residential Tourism and 7(a) Environmental Protection (Wetland and Littoral Rainforest). It is estimated that approximately 4.8 hectares of the property is zoned for residential/tourism purposes.

The proposal will ultimately yield 37 residential allotments, two (2) tourist development allotments and two (2) allotments for Integrated Housing.

1.2 Terms of Reference

The terms of reference of this report have been derived by Planit Consulting from Tweed Local Environmental Plan 2000 and Development Control Plan 2007 – Section A13 Socio - Economic Impact Assessment, requirements for the assessment of socio - economic impacts of developments. The provisions of Clause 17 of the LEP state:

17 Social impact assessment

(1) Objective

- *to ensure proper consideration of development that may have a significant social or economic impact.*
- (2) *Where the consent authority considers that a proposed development is likely to have a significant social or economic impact in the locality or in the local government area of Tweed, the consent authority may grant consent to the proposed development only if it has considered a socio-economic impact statement in respect of the proposed development.*
- (3) *The socio-economic impact statement that the consent authority considers must do at least the following:*
 - (a) *identify the likely future impacts of the development on the affected community,*
 - (b) *analyse the impacts in terms of magnitude, significance, duration, effect on current and future conditions and community services, and the like,*
 - (c) *determine if the impacts will cause a loss of amenity within the locality due to a net reduction in community services and facilities,*

- (d) *determine and assess possible measures for the management or mitigation of likely impacts.*

Section A13 of Development Control Plan 2007 - Socio-Economic Impact Assessment sets out Council's Policy in respect of developments for which SEIS is required. As the development is seeking approval under Part 3A of the EPA Act 1979, the Director General provided a list of requirements which are to be addressed. The SEIS has also been prepared to provide the Director General a description of the potential socio-economic impacts likely to be generated in terms of magnitude, significance, duration, the effect on current and future conditions and community services, justification for the proposal including an analysis of other alternatives, and possible measures for the management and mitigation of potential impacts.

Under Section A13.6 of DCP 2007 the following matters are listed for inclusion in the SEIS;

1. *State the objectives of the development or activity proposed;*
2. *Analyse any feasible alternatives to the carrying out of the development, including the consequences of not carrying out the development;*
3. *Identify the likely impacts of the development, their nature and extent, in terms of issues identified in the Matrix (see Section 7.1) for the specific development;*
4. *Evaluate the social and economic impacts by;*
 - *Scoping – identify issues and affected group*
 - *Profiling – data collection, historic trends, assessing current social and economic context*
 - *Predicting – identifying possible future impacts*
 - *Assessing – analyse the impacts*
5. *Consult with the community and other local agencies to determine the acceptable limits of impacts associated with the development.*
6. *Justify the carrying out of the development with respect to social and economic considerations.*

In addressing these matters, this report has been structured as follows:

Section 1. Introduction

Section 2. Proposal

Section 3. Objectives

Section 4. Alternatives

Section 5. Consultation

Section 6. Demographics

Section 7. Socio Economic Impact Assessment

Section 8. Evaluation and Justification

Section 9. Conclusion and Summary

Section

SEIA 2

The Proposal

2.1 Proposed Development – General Summary

It is proposed to develop part of the 2(e) - Residential Tourist zoned land portion of the property by way of a residential subdivision comprising a mixture of development types including residential allotments, integrated housing and two larger lots for tourist related development. The development will also include provision of public open space and parkland adjacent to the foreshore areas of Christies and Cudgera Creeks.

The following table summarises the proposed developments physical parameters.

Table 6: Physical Parameters

| | |
|------------------------|---|
| Residential Allotments | 37 Residential Lots varying in size from 450m ² to 1295 m ² . |
| Integrated Allotments | 2 townhouse style allotments (1800 m ² and 1115m ²) |
| Tourist Component | 2 tourist allotments (1555 m ² and 1775 m ²) |
| Public Open Space | 15 ha |

It is also proposed to carry out rehabilitation works on-site in accordance with the recommendations contained within the Environmental Assessment document and the Terrestrial Flora and Fauna Report.

2.2 SUBJECT SITE AND EXISTING IMPROVEMENTS

The site is currently a vacant allotment. Past activities on site, most notably filling and dredging works undertaken during the 1980's have resulted in vegetation clearance, wetland disturbance and filling of the land across portions of the allotment.

The results of these activities are still visible on site and include the cleared central portion of the allotment; estuarine lagoon located adjacent to the western boundary, open artificial drainage ditch and generally disturbed wetland areas fringing the eastern, southern and western boundaries.

2.3 ROADS AND ACCESS

The site is afforded access via both formed and unformed sections of Creek Street. Access to the surrounding area is provided via direct intersection with Coast Road.

2.4 STATUTORY ZONING

The site is subject to a number of statutory zonings under the Tweed Local Environmental Plan 2000 (TLEP 2000). As identified within the TLEP 2000 the site contains the following zones:

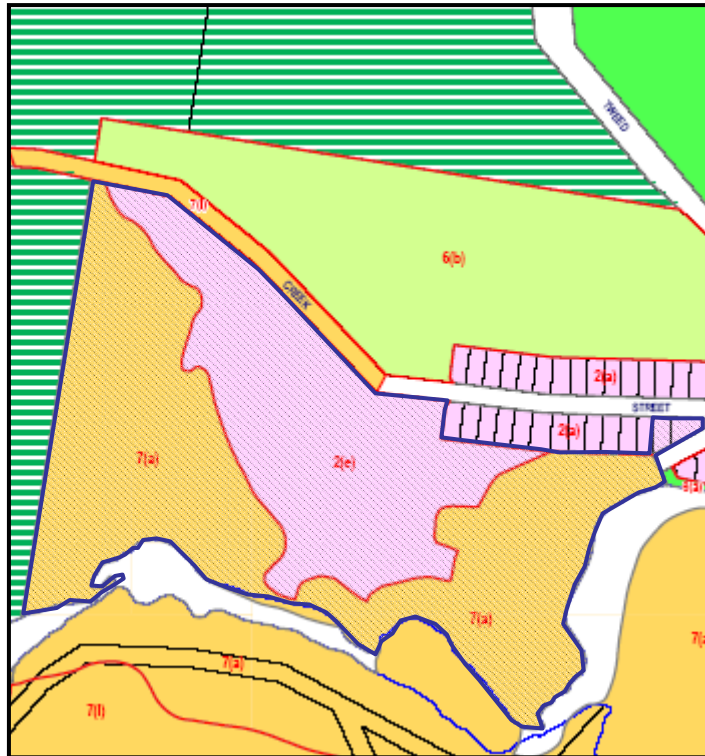
- 2(e) Residential Tourist;
- 7(a) Environmental Protection (Wetland and Littoral Rainforest).

Further to these zonings a portion of the Creek Street Road Reserve is proposed to be developed to service the residential lots and this land has the following zoning;

7(l) Environmental Protection (Habitat)

For details please refer to the attached zoning extract. A zoning extract to the right of the text demonstrates the zoning of the land.

The proposed allotments have been located such that they are contained almost entirely within the Land zoned 2(e) Residential Tourist. Pursuant to the TLEP 2000, subdivision is permissible with development consent in the 2(e) Residential Tourist zones.



2.5 LOCATION/CONTEXT

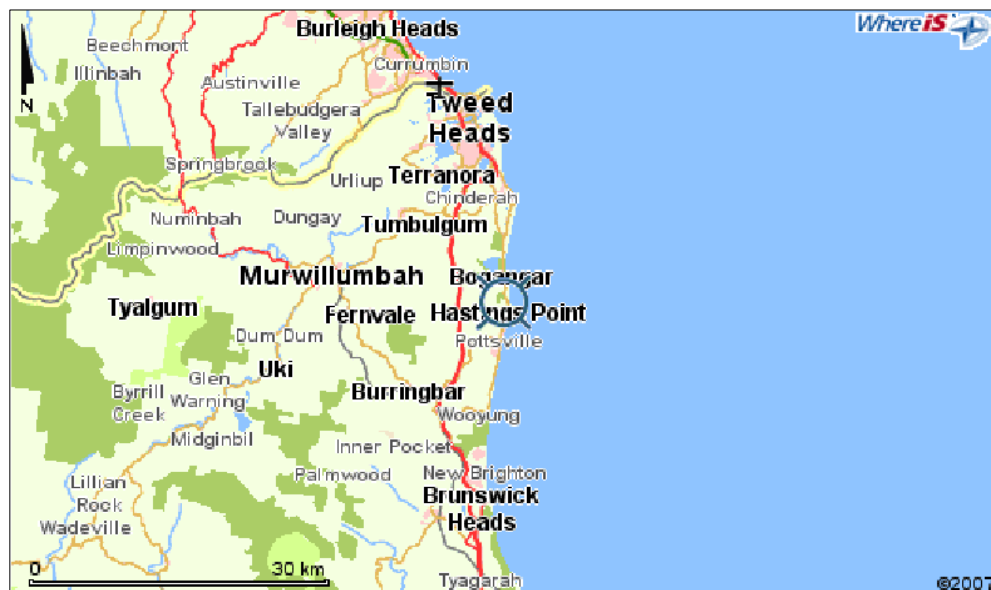
The subject site is located within Hastings Point in the Shire of Tweed. Within the immediate vicinity, the following elements frame the context of the site:

- The North Star Holiday Resort is located on the northern side of Creek Street opposite the site. The resort includes camping and caravan sites, permanent caravans and manufactured homes, motel style accommodation, a restaurant and swimming pool and a service station.
- Single Detached Dwellings adjoin the site, located between Creek Street and the northern boundary.
- The Cudgen Nature Reserve is located to the west of the site, and adjoins the western boundary of the property. The property also sits adjacent to Christies Creek and Cudgera Creek. A section of the property within the south east corner is identified as a State Environmental Planning Policy 14 (SEPP 14) Coastal Wetland.
- Medium Density Apartments, holiday flats and tourist units are located to the east of the property on Tweed Coast Road.
- The remainder of Hastings Point is dominated by a mix of housing types comprising single dwelling houses, older style medium density forms, holiday flats and houses, a Council Caravan Park and a privately run and operated caravan park. In terms of other commercial activity, this is restricted to a general store/post office and

takeaway food shop within the centre of Hastings Point and a service station at the southern extremity of Hastings Point.

2.6 REGIONAL CONTEXT

Hastings Point is located on the Tweed Coast approximately twenty minutes drive from Tweed Heads and forty minutes drive from Byron Bay. Historically Hastings Point was one of the six villages found along this section of coastline including Fingal, Kingscliff, Bogangar, Pottsville and Wooyung. Substantial population growth over the past 10 years and further development has substantially altered the dynamics of the Tweed Coast. This includes the new residential estates of Casuarina Beach and Salt at South Kingscliff, and Black Rock, Sea Breeze and Koala Beach at Pottsville resulting in growth of residential occupancies and population along the Tweed Coast.



2.7 DEVELOPMENT LAYOUT

The proposed development seeks to provide for a mix of housing types and opportunities for future tourist accommodation. In this regard the following is proposed:

- 37 standard low density residential allotments;
- 2 townhouse style allotments;
- 2 tourism allotments.

The development will seek in part to utilise the existing road reserve of Creek Street and extend this carriageway to service part of the development while further internal roads will be constructed as part of the subdivision. Care has been taken in the subdivision design to provide for suitable buffers between the development and the wetland and foreshore areas of Christies and Cudgera Creek and the other natural features located on the site.

The proposal also seeks to provide for public open space and improved pedestrian and cycleway access through the property to connect with existing pedestrian facilities along Coast Road and Hastings Point Bridge to provide access to the greater Hastings Point area.

A complete description and concept plans of the proposal is contained under Section 3 of the Environmental Assessment prepared by Planit Consulting.

Section

SEIA 3

Objectives

3.1 Objectives

The objectives of the proposal are:

- to develop the residential and tourist components of the property without adversely impacting upon the natural features of the land and the surrounding wetland areas adjoining Christies Creek and Cudgera Creek;
- To provide additional low density housing and tourist accommodation that is in demand in the Tweed Coast locality.
- to ensure the development respects the low density character of the Hastings Point village;
- to formalise public access arrangements to the surrounding waterways by providing additional foreshore open space,
- develop a pedestrian and cycleway network that links the coastal open space areas east of the Hastings Bridge with the riparian ecosystems associated with Cudgera and Christies Creeks to the west of Hastings Bridge, creating a cohesive open space network within the village of Hastings Point.
- to minimise the impact on surrounding residences in terms of noise, visual amenity and traffic whilst maintaining the economic viability of the proposed development;
- to provide for the rehabilitation of disturbed areas from past dredging and clearing activities upon the property.

Section

SEIA 4

Alternatives

4.1 Alternative Forms of Development

A number of alternatives for the site have been examined in the Environmental Assessment including:

- Not Proceeding and leave the land vacant; (Do Nothing Option)
- Developing the land for agricultural purposes;
- Developing the entire site for tourism purposes;
- Developing the entire site for residential purposes;

The advantages and disadvantages of these alternatives are summarised in the table below.

| Alternatives | Advantages | Disadvantages |
|---|--|---|
| Not Proceeding – The Do Nothing Option – | Neighbouring landowners in Creek Street will continue to overlook vacant land toward the riparian zones of Christies and Cudgera Creeks and the Hills to the west. | <p>The land will not be properly managed and potentially become a site for dumping rubbish including lawn and garden vegetation. The property potentially will become infested with weeds and other exotic species if not properly managed.</p> <p>Vacant urban land which is slowly becoming a scarce resource would not be developed for the purpose it has been zoned for.</p> <p>Loss of housing and tourism opportunities;</p> <p>Loss of Income for the property owners;</p> <p>The economic benefits including multiplier effects which would flow on to the region would not be realised.</p> |
| Developing the land for agricultural purposes - Primarily grazing of livestock | Neighbouring landowners in Creek Street will continue to overlook land which is predominantly vacant. | Land is not zoned for agricultural purposes and therefore not permissible under current planning regime. |

| | | |
|---|---|--|
| | | <p>Approximately only half of the property could be used for agricultural purposes with the remainder identified and zoned as wetland.</p> <p>Potential for livestock to enter into wetland areas and the adjoining Cudgen Nature Reserve.</p> <p>The property could only sustain a small number of livestock and even then it is suggested they would need to be fed with supplements.</p> <p>The soils are unsuitable for cultivation of small crops and the like.</p> |
| Developing the entire residential/tourist zoned component of the site for tourism. | <p>Potential to meet the increasing demands of tourists wanting to visit and stay on the Tweed Coast for their holidays.</p> <p>Possible increased employment opportunities in the hospitality industry for local residents of the Tweed Coast.</p> | <p>Such a development would ignore the demand for residential allotments along the Tweed Coast.</p> <p>Potential for additional traffic generation on Creek Street compared to residential low density residential development.</p> <p>Potential to adversely impact upon surrounding wetland and creek areas from overuse.</p> |
| Developing the entire residential/tourist zoned component of the site for residential dwellings. | <p>Potential to meet the increasing demand for Coastal Residential land.</p> <p>Less traffic generation when compared to a tourist development.</p> | <p>Would not meet the increasing demands of tourists by failing to provide further tourist accommodation or facilities.</p> <p>Potential for a much denser residential development being proposed including medium density housing such as residential flat buildings which would be out of character with the low density nature of Creek Street.</p> |

In summary it is concluded that the alternatives are not feasible, and that the proposal can occur with identified impacts being suitably mitigated and managed.

Section

SEIA 5

Consultation

5.1 Consultation

The Consultation process is discussed in Section 1.3 of the Environmental Assessment. Preliminary and ongoing consultation has been formally undertaken with the following relevant Government and Regulatory Authorities.

- Tweed Shire Council;
- Department of Planning including Director Generals Requirements;
- Department of Lands;
- Hastings Point Community (One Meeting);
- Department of Primary Industries;

The proposed development has taken form following the consultation undertaken to date and issues raised have been addressed in the Environmental Assessment. One formal submission was forwarded to Planit Consulting Pty Ltd raising issues primarily relating to the Public Consultation process, flooding, environmental impacts upon the wetland and amenity impacts upon existing residents. Issues raised at the public meeting included impacts from filling on surrounding properties, traffic impacts, environmental impacts upon the wetland and impacts upon the amenity of the area.

Section

SEIA 6

Demographics

6.1 Existing Community Profile

6.1.1 Delineation

The subject site is located in the Coastal Village of Hastings Point which is situated halfway between the two larger Coastal Towns of Pottsville to the south and Bogangar to the north. The 2006 Census figures indicated a population of 614 persons for the village.

The 2006 Census provides statistical data for the area of Hastings Point (Urban Centre/Locality) as defined by the map presented blow. This statistical area shall be used for the compilation of data within this report alongside 2006 census data for the Tweed Local Government Area providing a comprehensive analysis of present trends in Hastings Point and the wider Tweed area.



General Census Data - 2006

| Area | | Hastings point (Urban Centre/Locality) | Tweed LGA | NSW |
|-------------------------------|------|--|-----------|-----------|
| Population | 2006 | 614 | 79,321 | 6,549,177 |
| | 2001 | 706 | 73,821 | 6,311,168 |
| Occupied Private Dwellings | 2006 | 351 | 33,513 | 2,470,451 |
| | 2001 | 374 | 30,283 | 2,343,676 |
| Unemployment | 2006 | 15.8% | 7.1% | 5.9% |
| | 2001 | 17.4% | 12.6% | 7.2% |

Source: ABS 2006 Census of Population and Housing New South Wales, Local Government Area: 17550

6.1.2 Demographic Profile

Population and Age Trends

At the 2006 Census, Hastings Point is shown to have an 'elder' demographic with 55.8% of the population being over the age of 55 years whilst across Australia 22% of people are above the age of 55 years. Only 15.7% of the population of Hastings Point is in the age bracket 0-24 years. Along with long term residents of the area the figures may also reflect the sea change culture being adopted by the baby boomers who are gradually moving into retirement or semi retirement and who have moved to the area in recent years.

| AGE | Hastings Point | % of total persons | Tweed LGA | % of total persons for Tweed LGA | Australia | % of total persons for Australia |
|--|----------------|--------------------|-----------|----------------------------------|-----------|----------------------------------|
| 0-4 years | 17 | 2.4% | 4223 | 5.3% | 1,243,969 | 6.6% |
| 5-14 years | 54 | 7.6% | 10,387 | 13.1% | 2,668,506 | 14.2% |
| 15-24 years | 40 | 5.7% | 8,498 | 10.7% | 2,566,346 | 13.7% |
| 25-54 years | 207 | 29.3% | 28,546 | 36% | 8,159,808 | 43.5% |
| 55-64 years | 153 | 21.7% | 10,061 | 12.7% | 1,759,742 | 9.4% |
| 65 years and over | 241 | 34.1% | 17,606 | 22.2% | 2,370,878 | 12.6% |
| On Census Night in Hastings Point (L) (Urban Centre - Locality) there were 71 children aged between 0-14 years and 394 persons aged 55 years and over. The above values exclude overseas visitors. | | | | | | |

Population Projections

The Tweed Shire Community Profile 2004 states that the Tweed is one of the fastest growing local government areas in Australia and that population growth has created a flourishing construction industry. Census figures indicated the population grew from 74,580 in 2001 to 79,321 in 2006.

Forecasts within the Tweed Shire Community Profile 2008 (Draft) indicate that the population of the shire will continue to rise with a population estimate of approximately 105,180 for 2021. The projected population profile as shown in this document reflects the socio-demographic changes which have resulted in middle to older age groups undertaking a sea change. It is anticipated that this movement will contribute to a continued growth rate over the next two decades (Tweed Shire Council Community Profile 2008 Draft).

To the north of the Shire lies South East Queensland with the ever expanding Gold Coast City. The Gold Coast City Local Government area, as of June 2005, has a population of 482,566 people. The City Council has projected that the population will increase to more than 700,000 people by 2021. (Source: Gold Coast City Council web site)

In summary the population for the region will continue to grow significantly over the next twenty years and there will be ongoing demand for residential land and tourist accommodation near the coastline.

Employment Data

Hastings point having an 'elder' population has a high percentage of the population that is not in the labour force or otherwise retired. The total labour force of Hastings Point is 178

people whilst those not considered being in the labour force totals 354 individuals. At the 2006 census, the unemployment rate in Hastings Point was 15.8% (i.e. the percentage of the labour force not employed).

The statistics for employment for the Tweed LGA also show a high level of unemployment compared to the national average. The Tweed figures also show a high number of individuals that are not considered to be a part of the labour force which strengthens the trend of 'baby boomers' moving to the desirable destination of the Tweed Coast for the 'sea change'.

Labour Force Status by Age – Hastings Point

| | 15-19 years | 20-24 years | 25-34 years | 25-44 years | 45-54 years | 55-64 years | 65-74 years | 75-84 years | 85+ | Total |
|-----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------|------------|
| Employed, worked: | | | | | | | | | | |
| Full-time(a) | 3 | 3 | 14 | 15 | 16 | 11 | 3 | 0 | 0 | 65 |
| Part-time | 12 | 6 | 13 | 8 | 22 | 8 | 6 | 0 | 0 | 75 |
| Employed, away from work(b) | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 0 | 0 | 6 |
| Hours worked not stated | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 3 | 0 | 7 |
| Total | 15 | 9 | 30 | 27 | 38 | 22 | 9 | 3 | 0 | 153 |
| Unemployed, looking for: | | | | | | | | | | |
| Full-time work | 0 | 3 | 5 | 0 | 3 | 6 | 0 | 0 | 0 | 17 |
| Part-time work | 0 | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 8 |
| Total | 0 | 3 | 9 | 4 | 3 | 6 | 0 | 0 | 0 | 25 |
| Total labour force | 15 | 12 | 39 | 31 | 41 | 28 | 9 | 3 | 0 | 178 |
| Not in the labour force | 8 | 3 | 10 | 14 | 24 | 103 | 117 | 67 | 8 | 354 |
| Labour force status not stated | 3 | 0 | 0 | 0 | 0 | 0 | 4 | 11 | 4 | 22 |
| Total | 26 | 15 | 49 | 45 | 65 | 131 | 130 | 81 | 12 | 554 |

Labour Force Status by Age – Tweed Local Government Area

| | 15-19 years | 20-24 years | 25-34 years | 25-44 years | 45-54 years | 55-64 years | 65-74 years | 75-84 years | 85+ | Total |
|--------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------|---------------|
| Employed, worked: | | | | | | | | | | |
| Full-time(a) | 662 | 1,348 | 2,902 | 4,195 | 4,877 | 2,177 | 240 | 41 | 6 | 16,448 |
| Part-time | 1,427 | 833 | 1,496 | 2,525 | 2,543 | 1,591 | 326 | 51 | 10 | 10,802 |
| Employed, away from work(b) | 104 | 68 | 183 | 252 | 267 | 182 | 47 | 8 | 0 | 1,111 |
| Hours worked not stated | 129 | 94 | 155 | 198 | 179 | 102 | 27 | 11 | 3 | 898 |
| Total | 2,322 | 2,343 | 4,736 | 7,170 | 7,866 | 4,052 | 640 | 111 | 19 | 29,259 |
| Unemployed, looking for: | | | | | | | | | | |
| Full-time work | 221 | 202 | 279 | 277 | 266 | 151 | 3 | 5 | 0 | 1,404 |
| Part-time work | 178 | 67 | 129 | 179 | 179 | 89 | 10 | 3 | 0 | 834 |

| | | | | | | | | | | |
|---------------------------------------|-------|-------|-------|--------|--------|--------|-------|-------|-------|--------|
| Total | 399 | 269 | 408 | 456 | 445 | 240 | 13 | 8 | 0 | 2,238 |
| Total labour force | 2,721 | 2,612 | 5,144 | 7,626 | 8,311 | 4,292 | 653 | 119 | 19 | 31,497 |
| Not in the labour force | 2,095 | 591 | 1,530 | 1,905 | 2,459 | 5,287 | 7,527 | 5,921 | 1,625 | 28,940 |
| Labour force status not stated | 270 | 207 | 404 | 578 | 589 | 483 | 606 | 792 | 341 | 4,270 |
| Total | 5,086 | 3,410 | 7,078 | 10,109 | 11,359 | 10,062 | 8,786 | 6,832 | 1,985 | 64,707 |

Source: ABS 2006 Census of Population and Housing New South Wales, Local Government Area: Cat No.2068.0

6.2 Local Community Area Characteristics

Industry of Employment by Occupation in the Tweed Local Government Area

The following table has been extracted from the 2006 Census figures and indicates the various sectors the local labour force is employed in.

| | Total | % |
|---|---------------|-------|
| Agriculture, forestry & fishing | 938 | 3.21 |
| Mining | 92 | .31 |
| Manufacturing | 1,979 | 6.76 |
| Electricity, gas, water & waste services | 236 | .81 |
| Construction | 3,566 | 12.19 |
| Wholesale trade | 832 | 2.84 |
| Retail trade | 4,135 | 14.13 |
| Accommodation & food services | 2,966 | 10.13 |
| Transport, postal & warehousing | 1,177 | 4.02 |
| Information media & telecommunications | 345 | 1.18 |
| Financial & insurance services | 536 | 1.83 |
| Rental, hiring & real estate services | 683 | 2.33 |
| Professional, scientific & technical services | 1,181 | 4.04 |
| Administrative & support services | 919 | 3.14 |
| Public administration & safety | 1,567 | 5.36 |
| Education & training | 2,097 | 7.17 |
| Health care & social assistance | 3,610 | 12.34 |
| Arts & recreation services | 504 | 1.72 |
| Other services | 1,108 | 3.79 |
| Inadequately described/Not stated | 788 | 2.7 |
| Total | 29,259 | |

Source: ABS 2006 Census of Population and Housing New South Wales, Local Government Area: 17550

The major characteristics, developments, infrastructure and employers in the area include:

Educational institutions (including pre-schools) The Shire contains the following educational establishments:

- 25 state and 10 private primary schools;
- four state and four private high schools,

- three TAFE institutions located at Tweed Heads, Kingscliff and Murwillumbah;
- Southern Cross University Campus located at Tweed Heads; and
- Three public libraries are located in Tweed Heads, Kingscliff and Murwillumbah.

There are no educational facilities within the village of Hastings Point. However, there are primary schools in Pottsville, Bogangar and Kingscliff and Kingscliff contains a high School and TAFE. The education sector employs approximately 7.17% of the workforce within the Tweed LGA.

Health Sector – Hastings Point does not contain any medical practitioners or government health services. However, there is a medical centre within the Kingscliff Shopping Centre and at Pottsville and Doctors practices are present within Kingscliff, Cabarita and Pottsville. A three storey aged care facility is presently under construction at the southern extremity of Hastings Point.

The Shire contains two public hospitals located at Tweed Heads and Murwillumbah. In addition medical centres, private doctor surgeries and public health community services are located within Tweed Heads which is easily accessible by road and public transport from Hastings Point. The health sector makes up approximately 12.34% of the employed workforce in the Tweed LGA.

Retail – Retail opportunities in Hastings Point are limited to a general store with post office and small shop at the North Star Holiday Resort.

Within the area retail opportunities range from the sub-regional shopping centres in Tweed Heads and South Tweed Heads to strip retail in Kingscliff, Cabarita Beach and Murwillumbah. Smaller Shopping centres can be found at Banora Point, Kingscliff and Murwillumbah with the centres anchored by a supermarket.

A small commercial business district is located within the heart of the Pottsville village, while a supermarket, tavern and specialty shops are located within Pottsville Waters.

In total the retail sector is a major employment generator with over 14.13% of the employed workforce in the Tweed LGA engaged in this sector.

Hospitality – Hastings point contains a number of tourist accommodation options and cafe/food outlets. The Hastings Point Holiday Village and the North Star Caravan Park and Resort contain a range of accommodation types ranging from campsites, caravan sites, permanent cabins/villas and unit style accommodation. There are a number of unit buildings that are also available for tourist accommodation within the town. These are largely located to the north of Hastings Bridge.

Within the immediate area a range of recreational facilities can be found including the Pottsville Beach Bowls Club, Cabarita Bowls Club, the Pottsville Tavern, Mooball Hotel and a range of small restaurants and cafes located within the Pottsville Hastings Point and Bogangar area. Further a-field, residents of the Tweed have access to a range of other Licensed Clubs including Twin Towns Services Club, Tweed Heads and South Tweed Bowling Clubs, the Coolangatta-Tweed Heads Golf Club, Seagulls Club, Murwillumbah Golf Club, Murwillumbah Bowls Club, Terranora Lakes Country Club as well as a number of football clubs. Numerous cafes and restaurants can be found within Tweed Shire.

Tourist accommodation facilities range from 5 star resorts to caravan and camping facilities. This includes the recently opened Outrigger Resort - South Kingscliff, Peppers at Salt, the Paradiso Resort – Kingscliff, Kingscliff Beach Caravan Park, Cabarita Beach Caravan Park, Hastings Point Holiday Village, The North Star Caravan Park and Resort,

Pottsville Beach Holiday Park and various motels along the Tweed Coast. A range of residential units are put up for holiday lease at various times throughout the year. Over 10.13% of the employed workforce of the Tweed LGA is engaged in the hospitality sector. For further detail in regard to Hospitality and Tourism Data refer to Section 6.3 below.

Construction - The construction industry is a major employment generator in the Tweed Shire. Figures from the 2006 Census indicate that this sector employs approximately 12.19% of the employed workforce. The release of various residential estates along the Tweed Coast including Casuarina Beach, Salt, Koala Beach, Sea Breeze and Black Rocks, and to the west of Murwillumbah has played a major part in the growth of this sector over the past decade. Numerous residential flat buildings have recently been constructed along the Tweed Coast and numerous buildings of this type have been approved for development on land zoned for these purposes. This is a reaction to the areas attraction as a tourist destination for overnight stays. Further areas of the Tweed Coast are presently being developed as residential estates and include Cotton Beach to the south of Casuarina and Seaside City to the north of Casuarina, representing the demand for housing for the increasing population trend within the area.

6.3 Hospitality and Tourism Data

Tourism to the Tweed Shire and indeed the North Coast of NSW is a growth industry. A Regional Profile of the Far North East NSW Region has been compiled by the Department of Transport and Regional Services (June 2003). The profile identifies the Northern Rivers Tropical NSW Tourism Region as *“undeniably a beautiful and spectacular part of Australia”* and *“popular with national and international visitors alike”*. The profile includes Domestic and International Visitor Data for the Region and the following information is provided.

Domestic and International Visitor Data, Northern Rivers Tropical NSW Tourism Region (a) – 2002

DOMESTIC OVERNIGHT VISITORS

| | | |
|------------------------|---------------|-------|
| Overnight trips | '000 | 2,072 |
| Visitor nights | '000 | 8,246 |
| Average length of stay | no. of nights | 4.0 |

INTERNATIONAL OVERNIGHT VISITORS

| | | |
|------------------------|---------------|-------|
| Visitors | '000 | 196 |
| Visitor nights | '000 | 1,253 |
| Average length of stay | no. of nights | 6.4 |

(a) Includes the following LGAs: Ballina, Byron, Copmanhurst, Grafton, Kyogle, Lismore, Maclean, Pristine Waters, Richmond Valley and Tweed.

Source: Bureau of Tourism Research, National and International Visitor Survey.

In terms of guest numbers, occupancy and room nights occupied the following detail is provided in the profile which is specific to Tweed Shire and provides comparisons with the Region and the State.

Tourist Accommodation, Hotels, Motels and Serviced Apartments (5 or more rooms) – December Quarter 2007

| | Tweed Government (LGA) | Local Area | Northern Rivers Tropical NSW Tourism Region | New South Wales |
|----------------|------------------------------|---------------|--|-----------------|
| Establishments | 31 | | 145 | 2040 |
| Employment | 322 | | 1270 | 36,825 |

| | | | |
|------------------------|--------|---------|-----------|
| Rooms | 1285 | 3,590 | 75,728 |
| Guest arrivals | 67,496 | 204,434 | 3,835,131 |
| Room nights occupied | 71,858 | 208,792 | 4,400,623 |
| Room occupancy rates % | 60.8% | 63.2% | 63.6% |
| Takings \$'000 | 8,439, | 26,093, | 674,086, |

(b) Total Region includes Ballina, Byron, Lismore and Tweed LGAs. Tourism data for Kyogle LGA are not available.

Source: ABS, Survey of Tourist Accommodation.

Also of importance is those camping and caravanning in the region with a number of Caravan Parks located within close proximity to beaches and recreational opportunities. The following data has been collated for the Tweed LGA, Northern Rivers Tropical NSW Tourism Region and New South Wales for the Year 2006.

Tourist Accommodation, Caravan Parks, and December Quarter 2007

| | Tweed (LGA) | Northern Rivers Tropical NSW Tourism Region | New South Wales |
|------------------------|-------------|---|-----------------|
| Establishments no. | 19 | 67 | 514 |
| Persons Employed | 135 | 430 | 3,457 |
| Total capacity sites | 2,909 | 9,897 | 77,551 |
| Site nights occupied | 175,585 | 542,567 | 4,224,903 |
| Site occupancy rates % | 65.56% | 59.6% | 59.2% |
| Takings \$'000 | 4,872 | 14,386 | 94,985 |

Source: ABS, Survey of Tourist Accommodation.

The following highlights are summarised

- Over 450 people are employed directly by tourist accommodation facilities in the Tweed LGA.
- In the December Quarter of 2007 tourism in takings received, for accommodation alone, contributed more than \$13 million in expenditure to the Tweed LGA and \$45 million in the Northern Rivers Tropical NSW Tourism Region.
- 247,443 visitor nights were paid for in the Tweed LGA in most forms of tourist accommodation in the December Quarter of 2007.

The above statistics show that tourism is an important economic contributor to the progress of towns in the Tweed Coast area and to the livelihoods of those that live within the Tweed Coast.

Section

SEIA 7

Socio – Economic Impact Assessment

7.1 Definition of Social and Economic Impact

Effective social impact assessments (SIA's) involve an understanding of demographics, economic and social indicators, and the values of communities and cultures. By "social impacts" we mean the consequences to human populations of development that alter the ways in which people live, work, play, relate to one another, organise to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalise their cognition of themselves and their society. In this instance, however, social impact assessment is defined in terms of efforts to assess or estimate, in advance, the social consequences and community impacts that are likely to follow from a proposed specific development.

The purpose of an SIA is to provide an indication of the ability of a community or group to adapt to changing conditions; define the problems or clarify the issues involved in a proposed change; anticipate and assess impacts on the quality of life; illuminate the meaning and importance of anticipated change; identify mitigation opportunities or requirements; and advise communities and other stakeholders on how to comply with regulations and policies.

The social and economic impact of any development is the effect it has on people. Such effects include changes to peoples way of life (how they live, work, play and interact), their cultural traditions (shared beliefs, customs and values), economic issues (employment, financial and business impact) and their community (population structure, cohesion, stability and character).

A Socio-Economic Impact Assessment can be defined as "the systematic appraisal on the day to day quality of life of persons and communities whose environment is affected by the development or policy change." (Burdge 1985:1).

DCP 45 – Socio Impact Assessment contains a matrix which outlines the specific requirements that must be addressed within SEIS for certain types of development.

The matrix is reproduced below.

Matrix: Specific Requirements for Socio-Economic Impact Statement

| Development Type SIA Requirement | Res. Subdivision | Multi-dwelling House | SEPP 5 Development | Place of Employment | Club / Rec. Facility | Recreation Area | Tourist Facility | Hotel | Caravan Park | Retail | Restricted Premises |
|-------------------------------------|------------------|----------------------|--------------------|---------------------|----------------------|-----------------|------------------|-------|--------------|--------|---------------------|
| 1 Economic Impacts | x | x | x | x | ✓ | ✓ | ✓ | ✓ | x | ✓ | ✓ |
| 2 Employment | x | x | x | x | ✓ | ✓ | ✓ | ✓ | x | ✓ | ✓ |
| 3 Investment | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4 Community Networks | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5 Public Realm | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 6 Housing | ✓ | ✓ | ✓ | x | x | x | x | x | ✓ | x | x |
| 7 Human Services | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8 Access | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

(Note: For more specific SIA requirements refer table 1)

7.2 Economic Impacts

The proposed development based on the concept plan will generate employment opportunities both at the construction stage and at the operational stage. In particular employment will be initially generated with the construction of the subdivision and integrated housing. Once the subdivision is completed it is anticipated that the individual residential allotments will be further developed for housing purposes and tourist accommodation will be constructed upon the tourist allotments. The development will also value add to the local economy by providing post employment opportunities within the future tourist accommodation developments. This is discussed in detail below.

Further to this, the visiting tourists to the tourist development and day visitors to the open space areas arriving from the wider regional catchment, will spend money at the retail outlets in Hastings Point and the surrounding towns of the Tweed Coast further maintaining and expanding employment in the locality. This will increase the spending base for local Tweed Coast businesses making these and new businesses more viable.

The statistics for takings arising from tourist accommodation facilities alone, as shown in Section 6.3 of this report, are extremely important to the continued economic viability of the Tweed Coast region through visitor dollars spent and employment provided to the local population.

7.2.1 Employment Generation from Construction, Revenue, Costs and Multiplier Effects

The multipliers for output and employment in the construction industry show that, for every \$1m spent on construction output (houses, non-residential buildings, etc.) in 1996-97, a possible \$2.9m in output would be generated in the economy as a whole, giving rise to 9 jobs in the construction industry (the initial employment effect), and 37 jobs in the economy as a whole from all effects.

Based on an estimated construction cost for the initial subdivision and the fifteen detached dwellings (integrated housing) of \$5 million, it is estimated that the proposal will generate approximately 30 jobs for one year.

Additional jobs will also be created once the individual allotments are sold and developed for housing purposes. Assuming an average construction cost of \$300,000 per dwelling and a total of 37 (including three lots with potential for dual occupancy development) vacant residential allotments, this will result in further expenditure into the local economy of \$12.6 million and generate approximately 87 jobs for one year.

Further construction opportunities will arise with the development of the Tourist allotments, however as plans are yet to be prepared for this site, the exact form and likely construction cost is unknown. However, for the purposes of an assessment a \$5 million construction costs has been assumed and this would generate a further 30 jobs for the year. Based on the above, significant additional employment opportunities will be generated.

The 1996 ANA Input – Output Tables identified employment multipliers for first round effects, industrial support effects and consumption induced effects. These are defined as:

First Round Effects: All outputs and employment required to produce the inputs for construction;

Industrial Support Effects: Induced extra output and employment from all industries to support the production of the first round effects;

Consumption Induced Effects: Relate to demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

The multiplier effects likely to result from the development are as follows:

| Output | Initial Effects | First Round Effects | Industrial Support Effects | Consumption Induced Effects | Total |
|--|-----------------|---------------------|----------------------------|-----------------------------|--------|
| Output Multipliers | 1 | 0.466 | 0.438 | 0.962 | 2.866 |
| Output \$(millions) | \$24.4 | \$11.4 | \$10.7 | \$23.5 | \$70.0 |
| Employment No/ \$million of construction cost | 6.06 | 2.82 | 2.65 | 5.83 | 17.36 |
| Total Jobs Created for 12 month period or employee years created | 147.8 | 32.15 | 28.35 | 137.00 | 345.3 |

Although the multiplier effect are based on national averages, and some care must be taken in there interpretation, it is demonstrated that the proposed development based on the construction activity will generate on average, employment for 345 people over a calendar year.

Operations Generated Development

Tourism in general is a labour intensive industry, and based on figures extrapolated from the Australian National Accounts: Tourism Satellite Accounts 2003 (5249) the industry employed 523,000 people in 2006 – 2007. As a percentage of the workforce this accounts for 4.7% of the workforce. Based on the 2006 Census for the Tweed LGA some 8.7% of the local workforce (2089 persons) derives an income directly from the Hospitality sector, and as such tourism plays a major role in the local economy.

The exact format of the tourist accommodation possible on the two lots dedicated for this purpose is unknown, however potentially the development could generate employment opportunities for chefs, kitchen hands, cleaning staff, groundsman, front office staff, administration and management. It is considered that up to five full time and part time jobs could be created through the tourist component of the proposal.

7.2.2 Location Advantages and Competition

Development in Hastings Point is generally located along either side of Tweed Coast Road hemmed in by the Pacific Ocean to the east and Cudgera Creek to the west. The subject site is located on Creek Street away from Tweed Coast Road and as such will not be subject to issues associated with traffic noise from Tweed Coast Road. The site provides for an attractive environment to establish a residential estate with land set aside for tourist accommodation. The natural appeal of the landscape surrounding the site and the close proximity to the coast would ensure that any tourist accommodation would remain viable into the future. The high occupancy rates of the North Star Caravan Park and other tourist accommodation in Hastings Point and nearby coastal towns shows that accommodation on sites close to the coast are economically competitive.

As the site is located within close proximity to Cudgera and Christies Creek and the Pacific Ocean, the property is geographically well suited for residential and tourism uses. The proposal will benefit the local economy by providing additional housing stock along the Tweed Coast which is generally in high demand, whilst the tourism component will provide further accommodation and additional facilities for tourist in a location surrounded by natural features.

It is our opinion the proposal will encourage further visitation to the Tweed Locality and extend the range of facilities and services provided by the local hospitality and tourism sector. The proposal will also provide further competition between hospitality providers in the Tweed area and assist the locality to compete against other providers in the broader region.

In summary it is anticipated that the proposed development will not generate any adverse economic impacts.

7.2.3 Investment

As discussed above the proposed development will result in an initial capital investment of \$5 million dollars to carry out the subdivision of the land and further investment to construct the tourist accommodation and construct dwellings on the proposed allotments. It would be reasonable to expect that much of this capital investment will be spent within the Tweed region in the construction industry.

In addition to this, \$100,000 has been budgeted for the preparation of the Part 3A Application including the Environmental Assessment, Engineering Management Plans,

Soil Reports, Archaeological Assessment, Ecological Assessment and town planning fees. Much of this work has been carried out by professionals based within South East Queensland or the North Coast of NSW. The retention of these investments largely in the Tweed region means economic flow on effects through increased income of local residents to spend locally.

7.3 Community Networks

The proposed development includes substantial opportunities for social interaction through the provision and dedication of public open space, and pedestrian and public cycle ways linking with the existing road networks and open space areas to the east of Hastings Bridge. At this point in time the subject property prevents residents in Creek Street and the North Star Caravan Park from gaining legal access across the site, to Cudgera and Christies Creek.

The development is located to the centre of Hastings Point on the north side of Hastings Bridge which effectively divides the village into two areas. The site is located adjacent to the tourist developments of the North Star Holiday Resort and Hastings Cove, whilst some holiday units are located to the east side of the Coast Road. This area of Hastings Point is recognised as the area where tourist accommodation is located. The proposed location of the tourist allotments is in keeping with the grouping of tourist accommodation in a recognised part of the village.

The proposed pedestrian/cycleway network will provide an easily identifiable open space linkage from the creek areas on the west of the Hastings Bridge to the coastal and headland open space areas to the east of the Hastings Bridge, which is not available to the public at this stage. This shall create a cohesive open space network linking the west to the east and the north to the south allowing the community to more readily (and legally) interact with foreshore areas of Cudgera and Christies Creeks in close proximity to the scenic hills and Cudgen Nature Reserve, further enhancing the identity of Hastings Point as a Coastal Village located upon Cudgera Creek.

It is anticipated the future residential and tourist accommodation development of the land will be at a scale consistent with Council's requirements for development along the Tweed Coast. In this regard it is considered the development which is predominantly low density residential and not a gated housing community will become a part of the Hastings Point Village and will maintain the community's identity, whilst assisting in cohesion between the distinct natural and built locations within the area.

The village of Hastings Point is already a heavily visited area particularly on weekends during summer and school holidays. The proposal will not significantly increase demands on the village and will provide increased open space opportunities which may alleviate some of the pressures existing on the open space areas to the east of Hastings Bridge. The low density nature of the residential component of the development is in keeping with the existing low density residential nature of Creek Street and is not of a size that will detrimentally impact upon the residential amenity of Hastings Point.

The proposed development provides substantial opportunities for further public open space and parkland for residents, not just of the proposed estate, but of the entire village to access and enjoy. Potential short term impacts are anticipated to occur during construction of the subdivision and of any subsequent buildings within the site; however such works are controlled by way of restricting the hours of construction work, and controls on builders noise and the like.

It is recognised that views from the rear of the existing properties on the southern side of Creek Street will alter. However, the dedication to the Council of the open space areas

adjoining the banks of Cudgera and Christies Creeks and the proposal to rehabilitate and create recreational open space areas will provide local residents with legal access to these areas and go some way to mitigating the change in outlook to these areas and the existing link these residents may have with these foreshore areas.

It is considered the proposal will not have a significant adverse impact upon the residential amenity of Hastings Point or surrounding rural residential localities.

The proposal is not considered to have any negative impacts upon local disadvantaged groups nor will it dislocate any existing social or cultural networks.

7.4 Public Realm

A Heritage Assessment has been carried out by Everick Heritage Consultants Pty Ltd and is presented as an appendix to the Environmental Assessment. A representative from the Byron Tweed Local Aboriginal Land Council participated in a field survey. The abovementioned report and correspondence from the Tweed Byron LALC show that no items of either European or Aboriginal heritage significance were found on the site.

The proposed development makes available additional public areas and recreational open space. In particular the development will result in approximately 14 hectares of land dedicated to the Shire as public open space. This land area is to be suitably embellished by the developer with, shelters seating, a playground and walkways/cycleways to encourage its use by residents and visitors. Further to this, substantial areas of the site will undergo rehabilitation to enhance the natural qualities of the foreshore areas of Cudgera and Christies Creeks.

The proposed development will result in less than 30% of the property being developed for urban purposes with a large proportion of the developable area committed for low density housing. Any future residential and tourist accommodation development proposed will be required to comply with Council's provisions in regard to building heights and densities. In terms of large buildings the property is subjected to a three storey height limit pursuant to Tweed Local Environmental Plan 2000. However, Section A1 of the DCP contains Area Specific Development Controls which state that a maximum of two stories and 8m height is permissible. Any future dwellings and tourist accommodation will comply with the requirements of the DCP. It is submitted that the proposal is not an overdevelopment of the site and maintains a low density in line with that of the existing development within Hastings Point.

A public meeting was held at the Tweed Coast Raiders Football Ground in February of 2007. A letter was forwarded to Planit Consulting on behalf of the Hastings Point Progress and Residents Group objecting to the proposal outright. It is anticipated that when the application is exhibited by the DoP, formal submissions will also be made to the consent authority.

7.5 Housing

The proposed development will provide additional housing stock within the growing Tweed Coast area, assisting to meet the demands of the Tweed Coast housing market. The proposal is not considered to increase or decrease the stock of low income housing. As shown in Section 6.1 of this report the present population of Hastings Point is dominated by the 'elder' age bracket of 55 years and beyond. The proposed subdivision is anticipated to bring an increase in the number of younger families to the area as has been anecdotally shown to occur in areas such as the Casuarina development whilst still

appealing to the ever increasing movement of ‘baby boomers’ seeking the ‘sea change’ on the Tweed Coast.

The proposal will in no way decrease the availability of special needs housing in the area. It is not anticipated that this proposal will have any significant impact upon land or housing prices nor upon rental averages on the Tweed Coast.

7.6 Access

The site is central to Hastings Point and residents and tourists will be situated close to the facilities on offer in Hastings point. The proposal will not have any effect on local resident’s ability to gain access to community facilities and services. Creek Street is proposed to be upgraded and will benefit those residents that access properties via Creek Street.

The proposal significantly improves pedestrian and cycle access to the foreshore areas of Cudgera and Christies Creeks and also promotes linkages between these proposed open space areas and those existing to the east of Hastings Bridge. All pedestrian/cycleways within the proposed open space areas and the street network to be provided within the subdivision will be provided to Australian Standards for disabled access.

7.7 Human Services

Based on an average of 2.6 persons per household the proposed development will on average result in an increase in the permanent local population of 135 people (should all houses be developed and used as permanent residences). This will place some increase upon the demand for community, health or educational services, retail and commercial outlets, civil services, and recreational opportunities within the Tweed Shire Local Government Area. These services at present are very limited in Hastings Point but are provided for in close proximity by the other Tweed Coast towns and to a greater extent Tweed Heads and Tweed Heads South which are all easily accessible by road and by public transport.

Tweed Shire Council has anticipated the population of the Tweed to grow from 79,321 in 2006 to approximately 105,180 by 2021 and 118,750 by 2031 (Source: TSC Community Profile 2008 Draft). As such the additional population likely to be generated by this development is within these forecasts. No constraints have been identified in terms of physical services to the land such as water, sewer, power and telecommunications. Open Space is proposed to be rehabilitated and recreational space developed to be used and easily accessible to the general public.

Section

SEIA 8

Evaluation/ Justification

8.1 Evaluation/ Justification

It is considered the proposed development, as evidenced in this assessment, will generate positive outcomes in relation to:

- Employment generation;
- Housing opportunities;
- Recreational opportunities and public open space development;
- Competition; and
- Multiplier effects throughout the local economy.

Potential impacts associated with the development at the construction stage can be appropriately managed within acceptable limits. These issues have been fully addressed within the Environmental Assessment and associated Plans of Management. In areas where the development is likely to place a demand on Council infrastructure such as roads, surf lifesaving, libraries, cycleways and other public facilities suitable Section 94 Contributions will be levied accordingly to enable these services and facilities to be maintained, embellished and upgraded as required and planned for by Council.

It has been identified that the proposed residential tourism development will generate positive socio-economic impacts. In particular the potential economic benefits provide significant justification for the proposed development to proceed, whilst a large area of the property which is of environmental value is to be dedicated as public open space to enable all members of the community to enjoy and access.

Section

SEIA 9

Conclusion

The proposed development will have a positive economic impact upon the local economy through the construction period with upwards of 345 job years being created and a measurable contribution to the local economy of \$24.4 million and an economy multiplier effect of \$70 million on direct and indirect costs and associated consumption. Other benefits will also accrue through the construction of two (2) tourist accommodation developments on the subject property which will provide further employment opportunities for those working in the hospitality sector and living within the region.

The development will also provide added social benefits to the local community and will see more than 70% of the property dedicated for public open space purposes and will provide public access to these areas by way of pedestrian and cycleway links. It is noted that the subject land has been zoned for urban purposes since the early 1990's and the development as such will provide for low density residential housing across much of the developable area. Alternative uses of the site would permit a more intense form of residential development on the property; however these have not been pursued so that the property would not be overdeveloped.

In summary, the potential socio economic impacts arising from the proposal are of a positive nature and provide strong justification for the proposed development to proceed.