

Appendix N

Socio Economic Impact Assessment



Socio Economic Impact
Assessment
Fraser Drive, Tweed Heads South
Prepared For: MFS Diversified

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Executive Summary

The Far North Coast Regional Strategy (FNCRS) has provided dwelling targets for the Tweed Shire and expects that an additional 19,100 dwellings will be required from 2006 to 2031. The aim of the FNCRS is to locate the majority of expected future housing within the boundaries of the existing urban area of Tweed Heads. The remainder is likely to be accommodated mainly in the coastal villages of the shire.

The development as proposed is primarily an urban infill area and would assist in achieving the aims of the FNCRS (NSW Department of Planning) and the Tweed Futures report (Tweed Shire Council 2004) in locating the future population growth in the existing areas of the Tweed Shire. It is considered that the release of residential land and housing in this location is in accordance with appropriate sequencing of development in the Tweed Shire. The site is considered to be suitable for the proposed development. The retail development, Banora Central Shopping centre will be supported by residents of the proposed residential development. The proposed development will be compatible with the amenity and character of the residential development in the locality of the site.

The proposed development will function to serve a need for a diversity of residential housing types in the South Tweed locality. The market has demonstrated a need for residential housing stock in this area as the projects developed to date are in the most part taken up with comparatively little stock on the market.

Access to the subject site will be via five entry points, and the proposed road hierarchy will provide for pedestrian and cycling throughout the site. The linkages through the development would appear to improve the access to Fraser Drive for existing urban areas to the west, improving access to community facilities. The development is not likely to impact adversely on the capacity of Fraser Drive. There may be some potential impact on Dry Dock Road. The development allows the proposed resident community access to existing community infrastructure and efficiently uses the exiting community services.

The number of sales of separate homes within the market area of the proposed development is supply led as evidenced by the lack of stock on the market at present. The number of sales recorded appears to relate directly to the release of new stock to the market.

The data available for the 2007/08 period suggests that the trend of increasing median prices and fewer sales will continue.

Based on 2006 census data and a decreasing average household size in the local area, when fully developed the site will accommodate approximately 700 people. Decreasing occupancy per dwelling and changing household types due to ageing populations and social changes will impact on future demand in the Tweed Shire. The dominant housing type required over time will shift to fewer bedrooms in those areas that are on public transport routes and close to medical services to cater for the increasing retired community. The rise of single person households and couples without children is expected to be significant in the locality of the subject site over time.

It is expected that the House and land, townhouse and duplex product as proposed will meet the demand from this market group. Changing demographics and the ageing population of the area reinforces the issue of need and provision of medium density housing in the local area.

Introduction

INTRODUCTION

This Socio-Economic Impact Assessment (SEIA) has been prepared in response to a request by Pradesh Ramiah of Conics Sydney (formerly PMM) in November 2007, in order to provide a SEIA for the proposed development of the subject site at Fraser Drive, Tweed Heads South.

The proposed development sees the residential subdivision, both Torrens and strata subdivision, of 32.89 Ha of land located in Tweed Heads South. The development in total proposes 179 lots for detached housing, including 16 lots for duplex product and 26 lot strata subdivision of a 2.87 Ha medium density lot. The development seeks to subdivide the site in two distinct parts; Part A – the north east flat portion and Part B – the western and southern slopes.

This report will provide a clear picture of the market, the development potential of the subject site and the need and impact of the development.

METHODOLOGY

The methodology for undertaking this Socio-Economic Impact Assessment (SEIA) included:

- A description and analysis of the existing economic and social environment
- Predicting the economic and social changes that may result from onsite development
- An assessment of the positive and negative impacts

This report takes an issues oriented assessment, which concentrates on the analysis of particular social and economic aspects considered to be most significant.

OBJECTIVES

The objectives for this SEIA report have been derived by Conics on the bases of experience in similar matters and the issues that have been identified to date relevant to the information request from the NSW Department of Planning and in relation to the proposed residential subdivision development. This SEIA will provide an assessment of the economic and social impacts of the proposed residential development in accordance with the Far North Coast Regional Strategy (FNCRS) and the requirements of the Tweed Shire DCP.

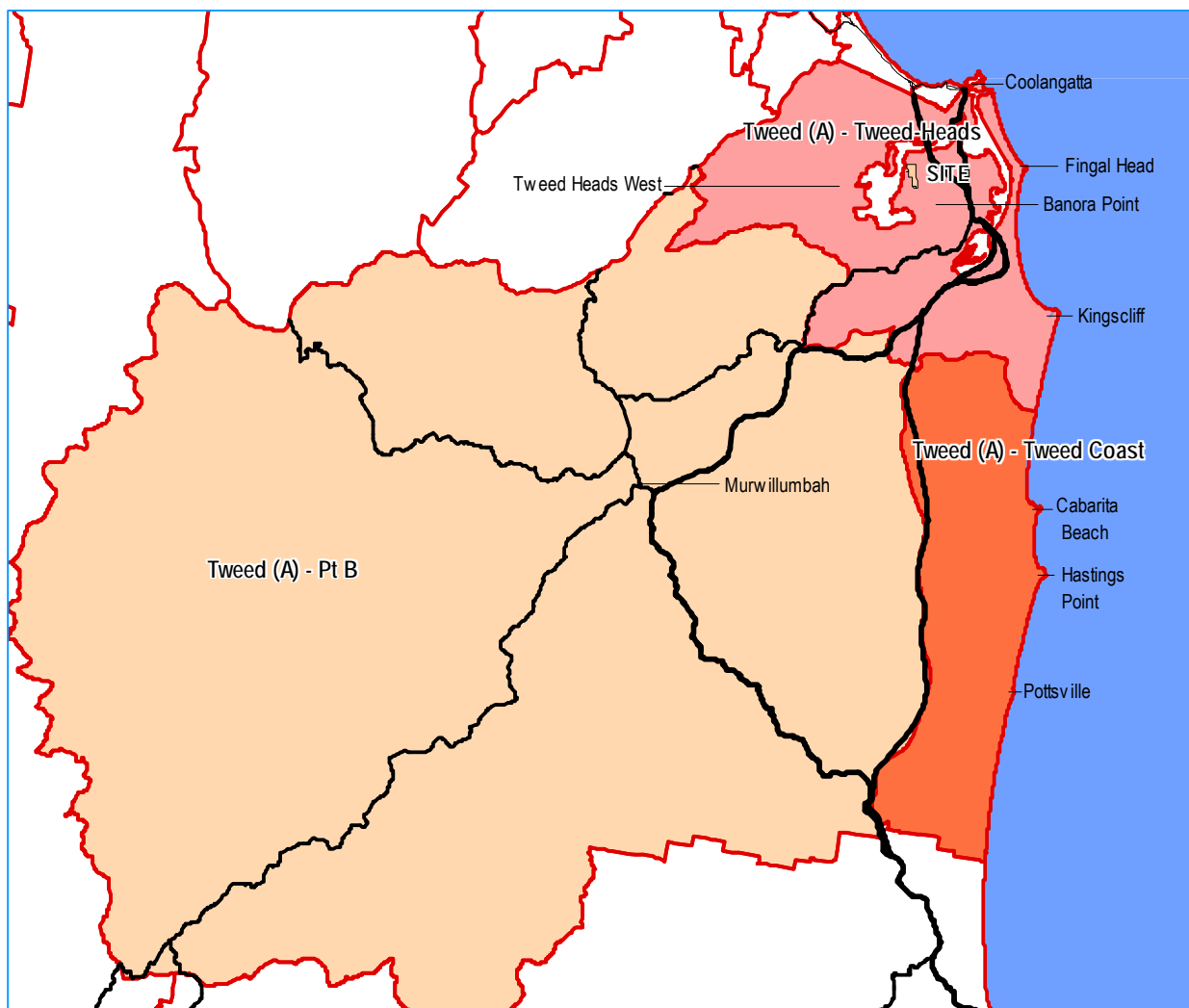
1.0 Regional Overview

1.1 INTRODUCTION

This section assesses the site and the general area in order to determine key characteristics and their implications. The Tweed Shire may be divided into three major areas: Tweed Heads, Tweed Coastal and the Rural West. The subject site falls within the Tweed Heads urban area.

Figure 1.1 illustrates the three SLAs which comprise the Tweed Shire LGA.

Figure 1.1 Tweed Shire LGA



1.2 REGIONAL OVERVIEW

1.2.1 Regional Urban Growth

The Tweed Heads urban area along with Lismore and Ballina are identified in the Far North Coast Regional Strategy (FNCRS) as the three main regional centres in northern NSW. They are the location for the key community services and are linked by the main transport corridors and infrastructure networks. These regional centres will be reinforced over time as the major service and population centres in the region.

The FNCRS has provided dwelling targets for the Tweed Shire and expects that an additional 19,100 dwellings will be required from 2006 to 2031. The aim of the FNCRS is to locate the majority of expected future housing within the boundaries of the existing urban area of Tweed Heads. The remainder is likely to be accommodated mainly in the coastal villages of the shire.

1.3 SITE FUNCTIONAL ASSESSMENT

The site is located approximately 1.5Km to the south of the Tweed River. The main road access to Tweed Heads to the north is via Dry Dock Road.

The development as proposed is primarily an urban infill area and would assist in achieving the aims of the FNCRS (NSW Department of Planning) and the Tweed Futures report (Tweed Shire Council 2004) in locating the future population growth in the existing areas of the Tweed Shire. Considerable new housing stock has been provided on sites in near proximity to the subject site in recent years.

It is considered that the release of residential land and housing in this location is in accordance with appropriate sequencing of development in the Tweed Shire. The site is considered to be suitable for the proposed development.

1.4 SITE & SURROUNDING USES

The site is located on Lot 9 DP 1039569 Fraser Drive in South Tweed. The existing use of the site is vacant land. Based on the 2000 Tweed Local Environmental Plan, the subject site is zoned residential and is located within an urban expansion zone.

Figure 1.2 illustrates the locality of the subject site, and the proximate land uses.

Figure 1.2 Subject Site

The completion of the Tugun Bypass will reduce drive time between Currumbin in SE QLD to Tweed Heads West in Northern NSW to only five minutes. It is anticipated that the Bypass will take 55% of traffic off the existing Gold Coast Highway by 2017. The Tweed Heads Bypass Interchange will see the existing Tweed Heads Bypass realigned to a new interchange.

Dry Dock road is the focus of developer attention currently, with the recent completion of Djenne Shores and the construction of 100 Dry Dock Road.

Part A: The north east level portion of the site.

Part B: The western and southern slopes



Proximate housing estates such as Vintage Lakes Estate are currently at or near capacity.

Banora Central shopping centre was completed in late 2007 and houses a Coles as well as a chemist and newsagency, and a number of specialty stores.

The site has been developed as Oasis Estate since this imagery was captured, and now houses approx. 100 townhouses and a number of free standing homes.

Accessibility & Transport Infrastructure

The Tweed area's transport infrastructure will be greatly improved by the opening of the \$543M Tugun Bypass Project, which is scheduled for completion in mid 2008. The Tugun Bypass will take traffic to the west of the Gold Coast Airport, connecting to the Stewart Road interchange at Currumbin and the Tweed Heads Bypass north of Kennedy Drive at Tweed Heads West.

The Tugun Bypass will provide a superior road link between the southern Gold Coast and northern New South Wales.

The Queensland Department of Main Roads anticipates that the bypass will take 55% of traffic from the existing Gold Coast Highway by 2017 and reduce travel time between Currumbin and Tweed Heads to five minutes.

Access to the subject site will be via five entry points, and the proposed road hierarchy will provide for pedestrian and cycling throughout the site. The linkages through the development would appear to improve the access to Fraser Drive for existing urban areas to the west improving access to community facilities. The development is not likely to impact adversely on the capacity of Fraser Drive there may be some potential impact on Dry Dock Road. The development allows the proposed resident community access to existing community infrastructure and efficiently uses the existing community services.

Proximity to community facilities and residential areas

The development will make use of the existing educational, medical and commercial and retail infrastructure in the vicinity. As such, there is considered to be sufficient capacity to absorb the subject development. The Banora Central shopping centre was completed in late 2007. Tenancies include a Cole's supermarket as well as a chemist and newsagency, and a number of specialty stores.

Residential development in close proximity to the site over the past four years has provided a mix of good quality detached housing and townhouse villa homes.

Directly to the east of the proposed site is the Oasis Views gated community. Data collected by Conics shows 99 sales within this complex between July 2005 and October 2007. The median price of these townhouses was \$305,050. Proximate to Oasis Views along Harrier Street and Firetail Court is River Heights Estate, which contains free standing four bedroom houses which had a median sale price of \$465,000 in 2007. New four bedroom houses within adjacent streets are currently being marketed for between \$495,000 and \$598,000.

The housing along Fraser Drive is well established, and proximate estates such as Vintage Lakes appear to be at capacity, with few 'For Sale' signs evident.

The newly opened Banora Central shopping centre is situated approximately 1.5km from the site and houses a Coles along with a newsagency, chemist and other assorted specialty stores.

Housing diversity

The planned development has the potential to offer improved housing choice and a diversity of housing product to the Tweed marketplace. The housing mix proposed for the site will include integrate small lot housing, townhouse and duplex product and some house sites on the higher ground in Pt B. Whilst the steeper land in Part B may pose some design issues for suitable house design, the views to be obtained from these blocks would be well received by the market. The development of the higher density housing product will also provide an opportunity to include a range of price categories across the development.

1.5 IMPLICATIONS

The proposed development will be compatible with the amenity and character of the residential development in the locality of the site. At present the site is underdeveloped and could provide additional residential product which would be well received by the market and also assist in achieving the aims of the FNRS and Tweed Shire DCP.

The development will make use of the existing educational, medical and commercial and retail infrastructure in the vicinity. As such, there is considered to be sufficient capacity to absorb the subject development. The planned development has the potential to offer improved housing choice and a diversity of housing product to the Tweed marketplace.

2.0 Residential Market Analysis

2.1 INTRODUCTION

This section assess the current market conditions for the area, including developer interest and activity, and the current and future competitive estates in the region. The purpose of this section is to outline the existing residential development pattern in the locality.

2.2 COMPETITIVE ESTATES

The Tweed Shire is experiencing a relatively high level of developer interest. Currently most of the low density residential development is occurring in the coastal regions from Kingscliff to Pottsville. The Tweed Futures – Strategic Plan contains a set of population projections for suburbs and areas within the Tweed Shire. The report identified that the future potential population capacities will be concentrated in and around the coastal villages of the Tweed coast.

Existing / under construction or planned developments in the Tweed Heads locality are:

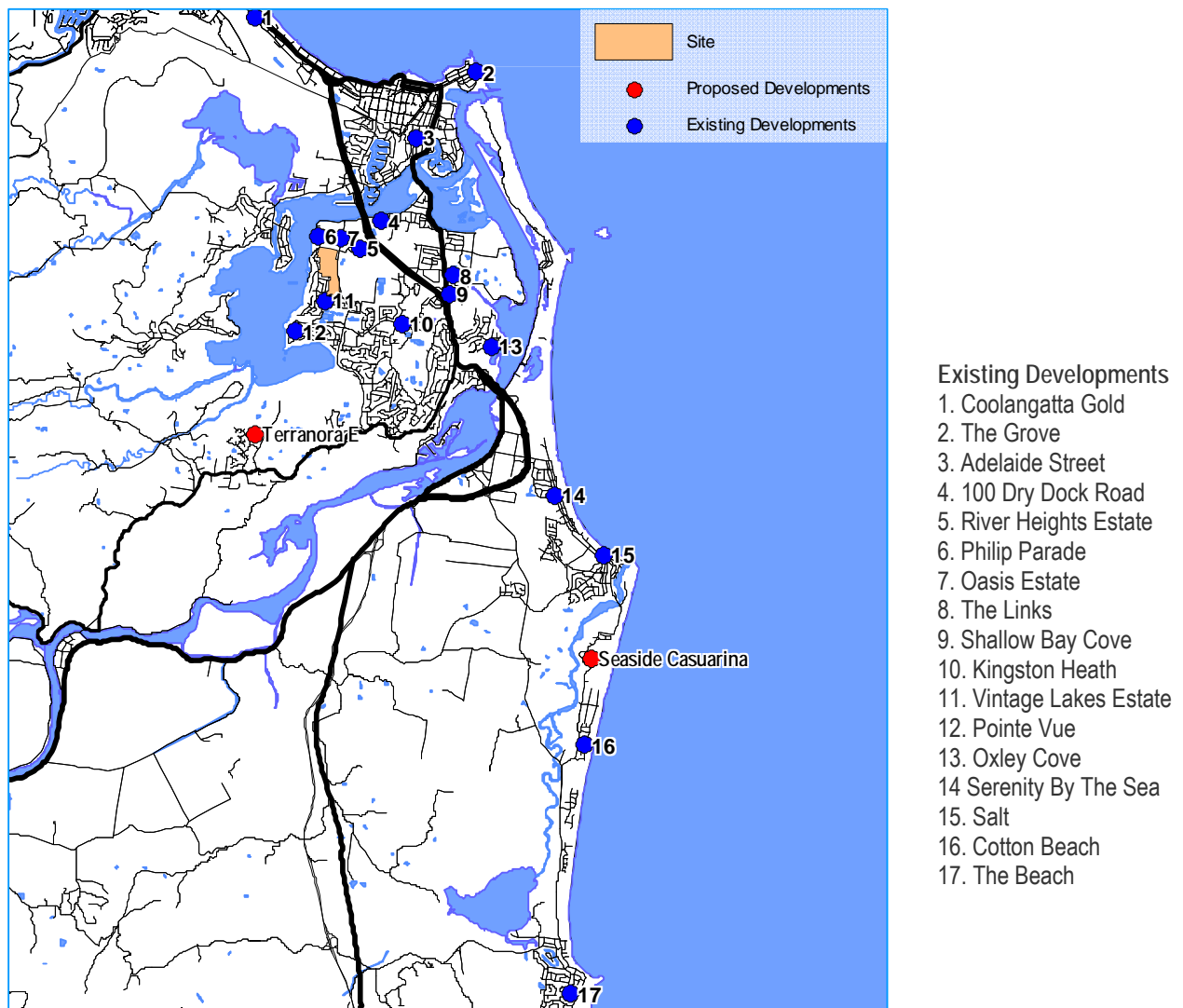
- Flame Tree Park is a \$100 million; master planned residential community located off Fraser Drive, on Trutes Bay at Banora Point. The Pointe Vue precinct is the latest release, it is considered to be the premium product within this estate. There have been 76 lots released over three stages, with 8 lots remaining for sale priced from \$225,000 to \$385,000.
- Cobaki Lakes is a Leda Developments project which is expected to begin construction this year with an expected final population of 10,000 people.
- Directly to the east of the proposed site is the Oasis Views gated community. Data collected by Conics shows 99 sales within this complex between July 2005 and October 2007. The median price of these townhouses was \$305,050.
- River Heights Estate – new four bedroom homes for sale on selected lots. The free standing four bedroom houses had a median sale price of \$465,000 in 2007. New four bedroom houses within adjacent streets are currently being marketed for between \$495,000 and \$598,000.
- D'Jenne Shores – residential housing lots with new four bedroom homes priced from \$489,000.
- Azure Bay - to the north of the subject site along Dry Dock Road, currently under construction. These luxury two and three bedroom waterfront apartments are currently being marketed from \$364,500 for off the plan purchases.

The Tweed Coast has a number of residential estates and medium density projects underway:

- Salt, developed by the Ray Group, at Kingscliff is a master planned community that is expected to be fully developed within five years. Peppers Resort & Spa at Salt– 164 one and two bedroom apartments from \$350,000 to \$505,000.
- Casuarina Beach at Kingscliff, a \$1.5 billion project, has been under development for a number of years and is nearing completion of the residential lots, some medium density sites remain.
- Cotton Beach at Casuarina – a 1.6 ha beachfront site of a total 7 Ha parcel being developed by Multiplex for estimated \$350 million. Cotton Beach apartments are 129 two and three bedroom apartments priced from \$820,000.
- Seaside development is a 32Ha site between Salt and Casuarina that will commence construction of homes and apartments this year.
- Azura apartments at Kingscliff a \$28 million project under construction.
- Serenity by the Sea – 12 three bedroom apartments at Kingscliff priced from \$535,000. one for sale
- Koala Beach inland from Hastings Point has released its final stages of residential land.

- Seabreeze Estate at Pottsville Stage 13A has recently been released with 26 lots between 647 Sq M to 917 Sq M, priced from \$240,000 to \$290,000.
- Peppers Beach House at Salt – 41 one and two and three bedroom apartments priced from \$965,000 to \$1.775 Million. Nine for sale
- The Beach at Cabarita – redevelopment of the Cabarita Beach Hotel recently opened offering, 57 three bedroom apartments priced from \$470,000 to \$1.375 Million. Eleven remain for sale

Figure 1.2 Proposed Developments



2.3 FUTURE SUPPLY

The Tweed Heads region is undergoing renewed developer interest and a number of residential projects are underway. The majority of these are medium and high density residential apartments and most of these are located in the coastal areas. A number of residential low density projects have been recently completed or are nearing the final stages of development and sale, in the vicinity of the subject site. The market has demonstrated a need for residential stock in this area. The proposed project will add further supply in this location.

2.4 IMPLICATIONS

The subject site is located in the South Tweed within the Tweed Local Government Area (LGA). It is located within the established residential areas of South Tweed and Banora point to the east. At completion, the development is anticipated to contain approximately 700 permanent residents.

The proposed development will function to serve a need for a diversity of residential housing types in the South Tweed locality. The market has demonstrated a need for residential housing stock in this area as the projects developed to date are in the most part taken up with comparatively little stock on the market.

The development as proposed will assist in meeting the aims of the FNRS by providing diverse housing stock in an area other than the coastal village locations.

3.0 HOUSING DEMAND

3.1 INTRODUCTION

This section illustrates the residential market performance of the Tweed Shire and Tweed Heads area from 2001/02 to 2007/08. Settled sales to date (Jan 08) have been included for illustrative purposes.

Residential demand is derived from a number of sources, including: population growth, internal market churn (residents upgrading / downsizing as they move through lifecycle stages) and external demand (from investors).

3.2 MARKET OVERVIEW

The Northern NSW and SE Queensland market is experiencing a relatively high level of developer interest. Currently most of the low density development is occurring in coastal regions from Kingscliff to Pottsville. Traditionally the Tweed Shire was considered to be more affordable than the Gold Coast urban area to the north. This is becoming less evident as the sales data in the following sections illustrates.

3.3 TWEED SHIRE LGA

3.3.1 House Sales

Table 3.1 and 3.2 illustrate the house sales for the Tweed Shire Local Government Area (LGA) for 2001/02 to present.

The analysis shows that the number of house sales for the Tweed LGA peaked in 2001/02 with 1,721 taking place during that period. The median price of housing increased by 100% from the 2001/02 to 2006/07. The largest increase in pricing took place from the 01/02 financial year to the 02/03 period, with a median price increase of 34%.

The number of houses purchased dipped to 1,167 in 03/04, but has been steadily increasing until the present, with 1,469 sales recorded in 06/07. There has been a distinct upward movement in the price range scale over the six years, with the market shifting from \$200k in 2001/02 to \$400 to \$450k in 2006/07. From 05/06 to 06/07, there was a 39.3% increase in the number of houses priced over \$600k.

Significantly during 2001/02, 50% of house sales within the Tweed LGA were \$200k or less. In 2006/07, this figure had dropped to 2.3%.

The highest proportions of houses sold in 2006/07 were priced between \$300k and \$400k with 522 (35.5%). Only 13.3% of houses were sold for less than that amount in the same year. The remaining 51.2% were sold for over \$400k. The higher end market is becoming an increasingly active market, with sales over \$500k accounting for 22% of the market during 2006/07. The data available for the present 07/08 financial year indicate that demonstrated trends in increasing pricing will continue.

3.3.2 Unit Sales

Table 3.3 and 3.4 illustrate the unit sales for the Tweed Shire LGA for the period 2001/02 to present.

The number of unit sales in the Tweed Shire LGA has been experiencing a somewhat steady decline since 1,586 sales were recorded in 2001/02, with the exception of 2005/06 when the number of sales spiked by a 71% increase on the previous year to 1,252. The median price of units increased by 116% from 2001/02 to 2006/07.

The number of units sold per annum has decreased by 38% from 2001/02 – 2006/07
 There was a 21% decrease in the number of units sold from 2005/06 to 2006/07.
 There has been a distinct upward movement in the price range scale over the six years, with the market median shifting from \$152,000 in 2001/02 to \$330,000 in 2006/07. During 2001/02, 77.2% of unit sales within the Tweed LGA were \$200,000 or less. In 2006/07, this figure had dropped to 7%.
 In 2006/07, almost a third off the total unit sales (279 units) sold for over \$400,000.
 In 2006/07, the highest proportion of units sold was priced between \$250,000 – \$350,000 with 21.2%. In the previous year, the highest proportion were priced between \$200,000 – \$250,000 with 23.4%. The highest number of units priced >\$600,000 were sold in 2006/07 with 97 units, or 9.8%. Only 175 units (17.5%) of units were sold for less than \$250,000 in 2006/07.

The data available for the present 07/08 financial year indicates that demonstrated trends in increasing pricing will continue.

3.4 TWEED HEADS MARKET AREA

The sales data contained in the following tables relates to the area shown in Figure 1.1 as Tweed (A). The proposed development is located within the boundaries of this statistical local area (SLA) and is considered to be a comparative market area for the proposed development.

3.4.1 House Sales

Figure Table 3.5 and 3.6 illustrate the house sales for the Tweed SLA for 2001/02 to present.

The number of house sales in the Tweed SLA has been experiencing a decline since 1,152 sales were recorded in 2001/02, with the exception of 2006/07 when the number of sales spiked by a 40% increase on the previous year to 970.

The median price has increased by 88% from 2001/02 to 2006/07.
 The market remained fairly stagnant between 2004/05 and 2005/06, with little or no change to the number of houses sold or the median price. This was followed by a 40% increase in volume and a 4% increase in the median price in 06/07.

The data available for the present financial year indicates that median prices will continue to rise, while the number of sales will once again begin to diminish.

During 2001/02, 39.6% of house sales within the Tweed SLA were \$200,000 or less. In 2006/07, this figure had dropped to 1.6%.

In 2006/07, over half off the total sales (536 houses) sold for over \$400,000.

In 2006/07, the highest proportion of houses sold were priced between \$300,000 – \$400,000 with 35.6%. Only 9.1% of sales were less than \$300,000.

The highest number of houses sold for more than \$600,000 was sold in 2006 with 143 sales (14.7%).

The data available for the 2007/08 indicates that the highest number of houses sold will be between the \$400,000 and \$500,000.

3.4.2 Unit Sales

Table 3.7 and 3.8 illustrate the unit sales for the Tweed SLA for the same period.

The number of unit sales in the Tweed Area peaked in 2002/03 with 1,298 sales.

While the volume of sales fluctuates from year to year, there is a steady trend in increasing median prices.

The median price increased by 106% from 2001/02 to 2006/07.

The highest number of sales took place in 2005/06, with 1,034 sales.

The largest decrease in sales took place from 2002/03 to 2003/04 at 37%. There were 813 sales in 2003/04.

In 2001/02, unit sales under \$200,000 accounted for approximately 76.1% of the SLAs total unit sales. By 2006/07, this figure had dropped to only 3.6% (25 units).

In 2006/07, almost a third of all unit sales were over \$400,000 (210 units)

In 2006/07, the highest proportion of units sold were priced between \$300,000 and \$400,000. Approximately 40% of all unit sales were under \$300,000 in that same year. The highest number of units sold for over \$400,000 was sold in 2005/06 with 240 sales (23.3%).

The data available for the 2007/08 period suggests that the trend of increasing median prices and fewer sales will continue.

3.5 IMPLICATIONS

The Tweed Shire has experienced significant increases in housing prices for both apartments and single dwellings. Traditionally the Tweed Shire was considered to be more affordable than the Gold Coast urban area to the north. This is becoming less evident as the sales data has illustrated.

Currently most of the low density development is occurring in coastal regions from Kingscliff to Pottsville. The supply of new housing stock in the vicinity of the subject site is required to assist in achieving the aims of the FNRS and the Tweed Futures 2020 report.

The number of sales of separate homes within the market area of the proposed development is supply led as evidenced by the lack of stock on the market at present. The number of sales recorded appears to relate directly to the release of new stock to the market.

The data available for the 2007/08 period suggests that the trend of increasing median prices and fewer sales will continue.

Table 3.1
Tweed LGA House Total Sales

	No	Median	Average	Change	No.	Median	Average
2001/02	1,721	\$200,000	\$216,606				
2002/03	1,548	\$268,000	\$298,719	01/02-02/03	-10%	34%	38%
2003/04	1,167	\$355,000	\$379,585	02/03-03/04	-25%	32%	27%
2004/05	980	\$373,000	\$408,643	04/05-05/06	-16%	5%	8%
2005/06	1,068	\$380,000	\$408,032	05/06-06/07	9%	2%	0%
2006/07	1,469	\$400,000	\$451,295	05/06-06/07	38%	5%	11%
2007/08*	519	\$450,000	\$488,971	01/02-06/07	-15%	100%	108%

Source: Conics and RPData

2008* - Sales as at 10 Jan 2008. Sales may underestimate true level of settled sales due to time lags.

Table 3.3
Tweed LGA Unit Total Sales

	No	Median	Average	Change	No.	Median	Average
2001/02	1,586	\$152,500	\$169,302				
2002/03	1,530	\$189,900	\$216,567	01/02-02/03	-4%	25%	28%
2003/04	1,058	\$245,000	\$268,744	02/03-03/04	-31%	29%	24%
2004/05	732	\$265,000	\$307,037	04/05-05/06	-31%	8%	14%
2005/06	1,252	\$300,000	\$355,511	05/06-06/07	71%	13%	16%
2006/07	991	\$329,000	\$389,083	06/07-07/08	-21%	10%	9%
2007/08	420	\$330,000	\$364,439	01/02-06/07	-38%	116%	130%

Source: Conics and RPData

2008* - Sales as at 10 Jan 07. Sales may underestimate true level of settled sales due to time lags.

Table 3.2
Tweed LGA House Total Sales, by Price

	<\$100k		\$100k-\$150k		\$150k-\$200k		\$200k-\$250k		\$250k-\$300k		\$300k-\$400k		\$400k-\$500k		\$500k-\$600k		>\$600k		Total	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
2001/02	102	5.9%	311	18.1%	447	26.0%	402	23.4%	241	14.0%	137	8.0%	42	2.4%	22	1.3%	17	1.0%	1,721	100%
2002/03	19	1.2%	76	4.9%	212	13.7%	309	20.0%	344	22.2%	381	24.6%	111	7.2%	40	2.6%	56	3.6%	1,548	100%
2003/04	3	0.3%	16	1.4%	47	4.0%	79	6.8%	174	14.9%	465	39.8%	233	20.0%	79	6.8%	71	6.1%	1,167	100%
2004/05	2	0.2%	8	0.8%	24	2.4%	50	5.1%	143	14.6%	360	36.7%	222	22.7%	76	7.8%	95	9.7%	980	100%
2005/06	5	0.5%	13	1.2%	26	2.4%	50	4.7%	125	11.7%	403	37.7%	257	24.1%	87	8.1%	102	9.6%	1,068	100%
2006/07	2	0.1%	12	0.8%	20	1.4%	38	2.6%	124	8.4%	522	35.5%	428	29.1%	135	9.2%	188	12.8%	1,469	100%
2007/08*	1	0.2%	4	0.8%	5	1.0%	10	1.9%	16	3.1%	130	25.0%	178	34.3%	89	17.1%	86	16.6%	519	100%

Source: Conics and RPData

2008* - Sales as at 10 Jan 2008. Sales may underestimate true level of settled sales due to time lags.

Table 3.4
Tweed LGA Unit Total Sales, by Price

	<\$100k		\$100k-\$150k		\$150k-\$200k		\$200k-\$250k		\$250k-\$300k		\$300k-\$400k		\$400k-\$500k		\$500k-\$600k		>\$600k		Total	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
2001/02	291	18.3%	475	29.9%	460	29.0%	152	9.6%	94	5.9%	63	4.0%	28	1.8%	6	0.4%	17	1.1%	1,586	100%
2002/03	94	6.1%	286	18.7%	506	33.1%	269	17.6%	173	11.3%	113	7.4%	51	3.3%	15	1.0%	23	1.5%	1,530	100%
2003/04	39	3.7%	75	7.1%	194	18.3%	248	23.4%	221	20.9%	171	16.2%	52	4.9%	29	2.7%	29	2.7%	1,058	100%
2004/05	10	1.4%	43	5.9%	86	11.7%	161	22.0%	169	23.1%	149	20.4%	41	5.6%	35	4.8%	38	5.2%	732	100%
2005/06	17	1.4%	31	2.5%	88	7.0%	198	15.8%	282	22.5%	353	28.2%	94	7.5%	85	6.8%	104	8.3%	1,252	100%
2006/07	6	0.6%	44	4.4%	14	1.4%	111	11.2%	210	21.2%	317	32.0%	103	10.4%	89	9.0%	97	9.8%	991	100%
2007/08*	4	1.0%	15	3.6%	10	2.4%	43	10.2%	82	19.5%	148	35.2%	64	15.2%	27	6.4%	27	6.4%	420	100%

Source: Conics and RPData

2008* - Sales as at 10 Jan 07. Sales may underestimate true level of settled sales due to time lags.

Table 3.5
Tweed Heads SLA House Total Sales

	No	Median	Average	Change	No.	Median	Average
2001/02	1,152	\$220,000	\$233,019				
2002/03	1,104	\$282,000	\$316,225	01/02-02/03	-4%	28%	36%
2003/04	817	\$365,000	\$392,833	02/03-03/04	-26%	29%	24%
2004/05	696	\$387,500	\$428,561	03/04-04/05	-15%	6%	9%
2005/06	693	\$395,000	\$432,946	04/05-05/06	0%	2%	1%
2006/07	970	\$412,750	\$463,386	05/06-06/07	40%	4%	7%
2007/08*	369	\$462,000	\$505,373	01/02-06/07	-16%	88%	99%

Source: Conics and RPData

2008* - Sales as at 10 Jan 2008. Sales may underestimate true level of settled sales due to time lags.

Table 3.7
Tweed Heads SLA Unit Total Sales

	No	Median	Average	Change	No.	Median	Average
2001/02	1,267	\$157,500	\$179,915				
2002/03	1,298	\$189,900	\$219,137	01/02-02/03	2%	21%	22%
2003/04	813	\$240,000	\$271,608	02/03-03/04	-37%	26%	24%
2004/05	685	\$265,000	\$313,801	03/04-04/05	-16%	10%	16%
2005/06	1,034	\$300,000	\$365,856	04/05-05/06	51%	13%	17%
2006/07	681	\$325,000	\$384,145	05/06-06/07	-34%	8%	5%
2007/08*	339	\$331,000	\$370,385	01/02-06/07	-46%	106%	114%

Source: Conics and RPData

2008* - Sales as at 10 Jan 2008. Sales may underestimate true level of settled sales due to time lags.

Table 3.6
Tweed Heads SLA House Total Sales, by Price

	<\$100k		\$100k-\$150k		\$150k-\$200k		\$200k-\$250k		\$250k-\$300k		\$300k-\$400k		\$400k-\$500k		\$500k-\$600k		>\$600k		Total	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
2001/02	39	3.4%	123	10.7%	294	25.5%	322	28.0%	192	16.7%	122	10.6%	33	2.9%	15	1.3%	12	1.0%	1,152	100%
2002/03	10	0.9%	27	2.4%	91	8.2%	224	20.3%	271	24.5%	307	27.8%	93	8.4%	35	3.2%	46	4.2%	1,104	100%
2003/04	0	0.0%	7	0.9%	18	2.2%	19	2.3%	109	13.3%	375	45.9%	175	21.4%	64	7.8%	50	6.1%	817	100%
2004/05	0	0.0%	2	0.3%	10	1.4%	21	3.0%	71	10.2%	276	39.7%	183	26.3%	57	8.2%	76	10.9%	696	100%
2005/06	2	0.3%	5	0.7%	4	0.6%	15	2.2%	49	7.1%	280	40.4%	192	27.7%	71	10.2%	75	10.8%	693	100%
2006/07	1	0.1%	6	0.6%	9	0.9%	15	1.5%	58	6.0%	345	35.6%	299	30.8%	94	9.7%	143	14.7%	970	100%
2007/08*	0	0.0%	4	1.1%	1	0.3%	5	1.4%	11	3.0%	78	21.1%	133	36.0%	70	19.0%	67	18.2%	369	100%

Source: Conics and RPData

2008* - Sales as at 10 Jan 2008. Sales may underestimate true level of settled sales due to time lags.

Table 3.8
Tweed Heads SLA Unit Total Sales, by Price

	<\$100k		\$100k-\$150k		\$150k-\$200k		\$200k-\$250k		\$250k-\$300k		\$300k-\$400k		\$400k-\$500k		\$500k-\$600k		>\$600k		Total	
	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%	No	%
2001/02	160	12.6%	403	31.8%	402	31.7%	120	9.5%	76	6.0%	60	4.7%	26	2.1%	6	0.5%	14	1.1%	1,267	100%
2002/03	66	5.1%	251	19.3%	452	34.8%	227	17.5%	125	9.6%	96	7.4%	45	3.5%	13	1.0%	23	1.8%	1,298	100%
2003/04	20	2.5%	30	3.7%	173	21.3%	221	27.2%	170	20.9%	113	13.9%	36	4.4%	27	3.3%	23	2.8%	813	100%
2004/05	9	1.3%	10	1.5%	84	12.3%	153	22.3%	182	26.6%	140	20.4%	37	5.4%	33	4.8%	37	5.4%	685	100%
2005/06	6	0.6%	9	0.9%	73	7.1%	175	16.9%	252	24.4%	279	27.0%	69	6.7%	74	7.2%	97	9.4%	1,034	100%
2006/07	3	0.4%	15	2.2%	7	1.0%	84	12.3%	166	24.4%	196	28.8%	77	11.3%	72	10.6%	61	9.0%	681	100%
2007/08*	1	0.3%	10	2.9%	5	1.5%	36	10.6%	65	19.2%	123	36.3%	53	15.6%	24	7.1%	22	6.5%	339	100%

Source: Conics and RPData

2008* - Sales as at 10 Jan 2008. Sales may underestimate true level of settled sales due to time lags.

4.0 Population and Demographic Characteristics

4.1 INTRODUCTION

This section provides details and analysis of the key demographic trends and population projections for the region and the implications these trends will have on the proposed development. For a point of comparison, the demographic characteristics of the LGA, SLA and surrounding SLAs have been compared to the Tweed LGA and the NSW average. The demographic profile in Appendix B has been derived from the 2006 ABS Census.

4.2 KEY DEMOGRAPHIC FEATURES

The key features of the demographic profile include:

4.2.1 Age Distribution

In comparison to the state of NSW, each of the three SLAs which comprise the Tweed LGA has a higher proportion of residents aged 55+. The Tweed Heads SLA has the highest proportion with 39.5% of the total population aged 55 and over, and the highest proportion of people aged 55 to 64. Only 31.8% of the population within the Tweed LGA are aged between 20 and 54, a much smaller proportion than the 48.6% in NSW.

The age distribution is indicative of a large number of retirees within the region.

4.2.2 Dwelling Type

The most common type of dwelling in the Tweed LGA is a separate house with 65.4% of dwellings being separate houses. Within the Tweed LGA, the Tweed Heads SLA has the lowest proportion of separate houses with 56.5%. Both this figure and the LGA figure are significantly lower than that of NSW which has a proportion of 71.4% of all dwellings being separate houses. The Tweed Heads SLA has a high proportion of semi detached and townhouses with 24% in comparison to the 9% in NSW.

4.2.3 Household Structure

In the Tweed LGA 35.4% of all households comprise of couple families with children. This is significantly lower than 46.2% of households in NSW. There are a higher proportion of couple families without children in the Tweed LGA with 45.3%, and in the Tweed Heads SLA with 48.9% than the 36% of households in NSW. The LGA has a high proportion of one parent families with 18.1%, compared to the state with 16.1%.

4.2.4 Average Household Incomes

Residents in the Tweed LGA have an average annual household income of \$48,350 (September 2007 dollars). The SLA within the Tweed LGA with the lowest average annual income is Tweed Heads with \$48,086. The NSW average annual household income is \$67,286.

4.2.5 Household Ownership

68.9% of dwellings in the Tweed LGA are fully owned or being purchased, which is higher than the state of NSW with 66.7%. The SLA with the highest proportion of fully owned dwellings is the Tweed Heads SLA. The number of residents renting in the LGA (26.7%) is slightly less than NSW (29.5%).

4.2.6 Rent and Mortgage Repayments

The Tweed LGA has an average monthly mortgage of \$1,440. This has increased by 2.4% since September 2006, which is in line with NSW which experienced a 2.6% increase from \$1,730 to \$1,776 over the same period. The average monthly rent payment for the Tweed LGA is \$868. The Tweed Coast SLA can be considered the most expensive within the LGA with an average monthly mortgage of \$1,519 and average monthly rental payment of \$984, which is higher than NSW average monthly rent payment of \$956.

4.3 POPULATION PROJECTIONS

Table 4.1 provides estimates of the population and household projections for local SLAs and Tweed LGA.

Table 4.1 Population Projections							
	2006	2007	2009	2011	2016	2021	2024
Population							
Tweed Heads	50,455	51,661	54,054	56,421	62,238	67,906	72,337
Tweed Coast	8,899	9,063	9,389	9,710	10,501	11,271	11,873
Tweed Pt B	19,972	20,333	21,049	21,758	23,498	25,193	26,518
Tweed LGA	79,322	81,632	86,251	90,870	98,090	105,180	109,434
Household Size							
Tweed Heads	2.30	2.30	2.29	2.27	2.25	2.22	2.20
Tweed Coast	2.55	2.55	2.53	2.52	2.49	2.46	2.44
Tweed Pt B	2.57	2.57	2.55	2.54	2.51	2.48	2.46
Tweed LGA	2.39	2.39	2.37	2.36	2.34	2.31	2.28
Households							
Tweed Heads	21,914	22,491	23,647	24,803	27,692	30,581	32,892
Tweed Coast	3,486	3,558	3,704	3,850	4,214	4,578	4,869
Tweed Pt B	7,764	7,923	8,242	8,561	9,358	10,155	10,793
Tweed LGA	33,160	34,208	36,318	38,449	42,008	45,592	47,895

Source: 2006 ABS Census, Conics, ABS Building Approvals Data

The estimated resident population in Tweed Heads is expected to increase by 21,882 people (or 43.4%) from 50,455 in 2006 to 72,337 in 2024. This is an average annual increase of 2.4%. This is marginally higher than the Tweed LGA, which is expected to reach 109,434 in 2024. This is an increase of 30,102 people from 2006 (37.9%), which equates to an average annual increase of 2.1%.

The household size is expected to decline based on lower fertility rates and increases in single parent families and couples waiting longer in life to have children. These changes in family size are not isolated to certain areas and are occurring at a national level.

Due to the estimated decline in average household sizes, the number of households is expected to increase at a faster rate than the population.

4.4 IMPLICATIONS

Based on 2006 census data and average household size in the local area, when fully developed the site will accommodate approximately 700 people. Decreasing occupancy per dwelling & changing household types due to ageing populations and social changes will impact on future demand in the Tweed Shire. The dominant housing type required over time will shift to fewer bedrooms in those areas that are on public transport routes and close to medical services to cater for the increasing retired community. The rise of single person households and couples without children is expected to be significant in the locality of the subject site over time.

The population of the area surrounding the proposed development at the last census in 2006 was 50,455 accounting for 63.6% of the Tweed Shire Local Government area population. The demographic profile of the Tweed Heads area was similar to the Tweed Shire.

The most significant results of the demographic analysis are as follows:

- There are a higher proportion of semi detached and townhouses in the local area (24% compared to 18.8% in the Tweed LGA)
- There are a higher proportion of fully owned homes in the local area (45 % compared to 43%)
- The proportion of household income spent on rent is in line with the Tweed Shire (24.5% compared to 23.4%) but neither area can be considered to be in 'Housing Stress'.
- The average weekly income in the local area is in line with the Tweed Shire. (\$922 per week compared to \$927)

It is expected that the House and land, townhouse and duplex product as proposed will meet the demand from this market group. Changing demographics and the ageing population of the area reinforces the issue of need and provision of medium density housing in the local area.

5.0 Socio Economic Impact Analysis

5.1 INTRODUCTION

This section assesses the economic impact of the proposed development on competing existing and future residential housing in the area, and in the Tweed Shire LGA.

This section will also address the planning issues of the proposed development of the subject site.

5.2 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, we define social impact assessment in terms of efforts to assess or estimate, in advance, the social consequences and community impacts that are likely to follow from 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).

The Tweed Heads South urban area is characterised by small scale retail, commercial, rural and industrial uses. Residential development has progressed along with the provision of infrastructure. As the area continues to grow new residential land is required to cater to the increases expected in local residents.

The proposed development will redistribute the population base of the area. The scale of new residential development is not expected to alter the economic base of the area. The increasing population will generate increased demand for the local retail facilities, not only at the nearby Banora Gardens Shopping centre, but also for the surrounding industrial and retail infrastructure.

5.2.1 Employment

With the development of the residential estate, additional employment opportunities are expected to evolve during the construction phase.

5.2.2 Investment

The site is to be developed by MFS Diversified at a construction cost of approximately \$24 million (this excludes the investment in the purchase of the land, with this investment expected to provide an injection for the local economy both directly and indirectly. During the construction phase there will be local employment opportunities created on site over an extended period of time, given that there are numerous buildings to be developed.

Employment opportunities will be created during the construction phase for the construction industry from trades' people to labourers, to landscaping from earthmovers to gardeners. During the construction phase it is expected that some materials will be purchased and supplied locally and after completion there will be opportunities for gardeners as well as residential support services such as house cleaning, childminding and other home maintenance services. Investment into the development will have both direct and indirect economic and financial injections into the community.

5.3 SOCIAL ENVIRONMENT

5.3.1 Community Networks

The development will strengthen the existing retail facilities in the area and is anticipated to improve the quality and quantity of facilities for social interaction.

5.3.2 Public Realm

The vacant site is not listed as a heritage site. The mixed-use development will provide high-quality public facilities, and the development is not considered to be an "overdevelopment" in the area.

5.4 COMMUNITY INFRASTRUCTURE

5.4.1 Human Services Facilities

It is not anticipated that the proposed residential development will adversely affect the supply of community support, welfare or health services in the region.

5.4.2 Access

The development of the land will provide an upgrade of the pedestrian access and cycle ways throughout the immediate area. The development will provide linkages throughout the development which will improve access to Fraser Drive existing urban areas to the west, linking these developments more effectively than is currently the case.

The development is considered unlikely to have any substantial impact on access to public transport in the area; however, with the increasing local population the site may instigate improvements to the local public transport system.

5.5 SOCIAL AND ECONOMIC EFFECTS OF THE PROPOSED REDEVELOPMENT

The potential effects of the proposed development on elements forming the economic and social fabric of Tweed Heads South and its surrounding communities are summarised in Table 5.1.

5.5.1 Implications for site

The social impact assesses any significant changes as a result of the proposed development either directly or indirectly to people's way of life, people's cultural traditions, population structure, cohesion, stability or character or community services and facilities.

Using the tables and matrix approach required by DCP 45 as detailed in Section A13.6, we have identified the nature and extent of the likely impacts of the development. There are no perceived negative social impacts on the locality of the proposed development.

Implications for the subject site will address the potential need and demand for the proposed development, while also addressing the appropriateness of the site as an infill development providing a diversity of housing in an area that has been identified to accommodate future Tweed Shire population. The provision of housing product in a non-beachside location, in an area that is anticipated to experience a high level of population growth is considered to be a suitable planning, social and economic outcome for the Tweed Shire.

Table 5.1 - MFS Diversified - Fraser Drive, Residential Subdivision

	Criteria	Effect			Comment
		Positive	Uncertain / Neutral	Negative	
Economic Impact					
1 Economic Impacts	Increases or decreases retail and other services within the local area		0		increase in demand for convenience retail
	Increases or decreases facilities within the local area		0		No increase in retail facilities
	Better uses or makes redundant existing infrastructure	+		+	Better use of site through development
	Impact on existing economic land uses (commercial, tourism, etc)	+		+	Provision of increased accommodation within the locality
2 Employment	Improves or reduces access to employment		0	0	No change to current situation
	Increases or decreases long term jobs (temporary or permanent)	+		+	Provision of additional employment during construction
	Impact on skills / education		0	0	No change to current situation
	Safeguards or threatens existing jobs		0	0	At completion there will be a safeguard of existing and additional jobs
3 Investment	Jobs created directly from the development				
	* construction phase	+		+	Equivalent of 80 full time jobs during construction of total development
	* ongoing operation		0	0	Increased jobs created from additional on site accommodation
	Investment in the development				
	* construction	+		+	Total project cost of over \$10 Million
Social Impact					
4 Community Networks	Provides or reduces facilities or opportunities for social interaction	+		+	Provision of place for social interaction of residents
	Improves or reduces community identity and cohesion		0	0	No change to current situation
	Improves or reduces existing residential amenity	+		+	Improved amenity with modern building, streetscaping and landscaping
	Creates or removes physical barriers between homes and community facilities		0	0	No change to current situation
	Impacts on disadvantaged social groups		0	0	No change to current situation
	Consolidates or dislocates existing social or cultural networks		0	0	No change to current situation
5 Public Realm	Safeguards or threatens heritage sites or buildings, or archaeological sites			NA	
	Makes available/enhances or detrimental to public places / open space	+		+	Provides additional public space
	Provides or displaces public facilities	+		+	No change to current situation
	Avoids or exhibits overdevelopment / large scale buildings	+		+	Given the small site site, it is not a development of scale
6 Housing	Increases or decreases housing stock	+		+	Increase the housing stock
	Increases or decreases stock of low income, or its affordability		0	0	No change to current situation
	Increases or decreases housing rental averages		0	0	Expected to meet average rental rates in the locality
	Increases or decreases choice in housing	+		+	Diversity of product providing increased choice
	Increases or decreases provision of special needs housing		0	0	No change to current situation
	Increases or decreases the social mix of residents in the area	+		+	enhance the social mix of residents
Community Infrastructure					
7 Human Services Facilities	Increases or decreases supply of:				
	*community support / welfare services		0	0	No change to current situation
	*child care, health or educational services		0	0	No change to current situation
	*special services for high need / disadvantaged groups		0	0	No change to current situation
	Decreases or increases demand for:				
	*community support / welfare services			-	Older (retiree) demographic, however is consistent with area growth
	*child care, health or educational services			-	Potential increase in demand on health services with an aging demographic
	*special services for high need / disadvantaged groups		0	0	No change to current situation
	Increases or decreases in the choice of local shopping facilities		0	0	No change to current situation
	Increases or decreases local recreation or leisure facilities	+		+	Public Open Space provided
8 Access	Decreases or increases distance from homes to local community facilities and services		0	0	No change to current situation
	Improves or reduces public transport services or access to such services		0	0	No change to current situation
	Improves or reduces disabled access to local facilities	+		+	Streetscaping will improve quality and access
	Improves or reduces access by cycle to local facilities		0	0	No change to current situation
	Improves or reduces pedestrian access to local facilities	+		+	Streetscaping will improve quality and access

Source: Conics February 2008

5.7 CONCLUSION

The development of the subject site as a residential subdivision containing the proposed mix of residential housing types is considered to be a good fit with the needs of the community.

The inclusion of the public open space will significantly enhance the amenity of the area as it will service the needs of the residents and possibly tourists to the Tweed Shire.

There is also significant future community need for residential development given the expected population growth in the Shire.

5.7.1 Implications for Site

The social impact assesses any significant changes as a result of the proposed development either directly or indirectly to people's way of life, people's cultural traditions, population structure, cohesion, stability or character or community services and facilities.

Using the tables and matrix approach required by DCP 45 as detailed in Section A13.6, we have identified the nature and extent of the likely impacts of the development. There are no perceived negative social impacts on the locality of the proposed development.

Implications for the subject site are that it is appropriate use as an urban infill development providing a diversity of housing in an area that has been identified to accommodate future Tweed Shire population. The provision of housing product in a non-beachside location, and in an area that is anticipated to experience a high level of population growth is considered to be a suitable planning, social and economic outcome for the Tweed Shire.

6.0 Needs Assessment

6.1 INTRODUCTION

Need for the development as proposed in the application can be divided into three categories: community, economic and planning. The following addresses each category and how it relates to the proposed residential development on the subject site.

6.2 COMMUNITY NEED

Community need relates to the desire, wants and/or requirements of local residents and the demand that it can place on the need for development in a location within the local community. The need for residential development relates to the communities demand for the creation of new households.

In terms of the need for residential development in its physical form, the style or type of buildings, generally relates to improving the residential choice in the community and enhancing and/or improving the existing appeal, amenity and offer in the area.

The demographic analysis prepared for the purposes of this report appears to support the proposed development.

6.3 ECONOMIC NEED

Economic need relates to the job creation directly related to the construction phase of the development including the building of the residences. Available expenditure pool generated by the tradesmen and the developer in the area and the wages earned by the construction workers within the population creates a real increase in retail expenditure over time. Growth in convenience expenditure can also occur through approximately 700 new residents in the catchment of the existing retail centres.

Population growth is the main driver of need for different housing types and new residential development within a community. The estimated resident population in Tweed Heads is expected to increase by 21,882 people (or 43.4%) from 50,455 in 2006 to 72,337 in 2024. This is an average annual increase of 2.4%. This is marginally higher than the Tweed LGA, which is expected to reach 109,434 in 2024. This is an increase of 30,102 people from 2006 (37.9%), which equates to an average annual increase of 2.1%.

The household size is expected to decline based on lower fertility rates and increases in single parent families and couples waiting longer in life to have children. These changes in family size are not isolated to certain areas and are occurring at a national level.

Due to the estimated decline in average household sizes, the number of households is expected to increase at a faster rate than the population. The diversity offered by the housing types within the proposed development will cater to this future demand for housing in the locality.

6.4 PLANNING NEED

The Far North Coast Regional Strategy (FNCRS) has provided dwelling targets for the Tweed Shire and expects that an additional 19,100 dwellings will be required from 2006 to 2031. The aim of the FNCRS is to locate the majority of expected future housing within the boundaries of the existing urban area of Tweed Heads. The remainder is likely to be accommodated mainly in the coastal villages of the shire.

The development as proposed is primarily an urban infill area and would assist in achieving the aims of the FNCRS (NSW Department of Planning) and the Tweed Futures report (Tweed Shire Council 2004) in locating the future population growth in the existing areas of the Tweed Shire. It is considered that the release of residential land and

housing in this location is in accordance with appropriate sequencing of development in the Tweed Shire. The site is considered to be suitable for the proposed development. The retail development, Banora Central Shopping centre will be supported by residents of the proposed residential development. The proposed development will be compatible with the amenity and character of the residential development in the locality of the site.

The proposed development will function to serve a need for a diversity of residential housing types in the South Tweed locality. The market has demonstrated a need for residential housing stock in this area as the projects developed to date are in the most part taken up with comparatively little stock on the market.

Developing the centre on the subject site is considered to be a good outcome for the community in terms of building community relationships and enhancing the overall appeal and amenity of the Tweed Heads South area.

6.5 STATEMENT OF JUSTIFICATION

The site is currently vacant land, and as such, the development of the residential development as proposed will not be replacing any existing uses.

The development of the site will provide improved amenity and access for residents of the local area with the proximity to Fraser Drive and Dry Dock Road a consideration in this regard.

No significant negative impacts from the proposed development on the local retail facilities or community are anticipated.

Once established, the development is anticipated to house a local population of approximately 700 people.

Employment that is generated from the construction phase and ongoing employment is anticipated to increase the existing employment base within the region, being short-term with the construction phase and long-term with the residential service employment as well as grounds and the maintenance of the larger public areas.

Additional investment and expenditure will provide a financial injection into the economy of the Tweed Heads South and facilitate further enhancement of this area of the Tweed Shire.

Assumptions

This report has been prepared on the instructions of the stated party and is intended to address the issues as defined in the methodology. The data, analysis and findings contained in this report are, therefore, not appropriate for use in any other circumstance. The report contains a series of projections and forecasts, which have been prepared on the basis of the best available information. Due to the dynamic nature of many of these issues and the number of variables involved, Conics can give no guarantee that these projections and forecasts will be realised.

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Appendix – Demographic Profile

Demographic Profile	Tweed Heads		Tweed Coast		Tweed Pt B		Tweed LGA		NSW	
Total Persons	50,455		8,899		19,972		79,322		6,549,178	
Age										
0 to 4	2,476	4.9%	590	6.6%	1,160	5.8%	4,226	5.3%	420,431	6.4%
5 to 14	5,995	11.9%	1,421	16.0%	2,968	14.9%	10,388	13.1%	878,483	13.4%
15 to 19	2,965	5.9%	596	6.7%	1,525	7.6%	5,085	6.4%	439,863	6.7%
20 to 24	2,206	4.4%	349	3.9%	857	4.3%	3,414	4.3%	431,854	6.6%
25 to 34	4,429	8.8%	944	10.6%	1,705	8.5%	7,080	8.9%	891,040	13.6%
35 to 44	5,907	11.7%	1,359	15.3%	2,845	14.2%	10,106	12.7%	957,842	14.6%
45 to 54	6,508	12.9%	1,306	14.7%	3,543	17.7%	11,362	14.3%	904,337	13.8%
55 to 64	6,608	13.1%	1,001	11.2%	2,445	12.2%	10,059	12.7%	719,551	11.0%
65 to 74	6,476	12.8%	798	9.0%	1,516	7.6%	8,786	11.1%	465,327	7.1%
75 to 84	5,370	10.6%	448	5.0%	1,021	5.1%	6,831	8.6%	328,795	5.0%
85 years and over	1,514	3.0%	86	1.0%	386	1.9%	1,984	2.5%	111,656	1.7%
Marital Status - Persons										
Married	21,064	50.2%	3,525	51.2%	7,683	48.5%	32,273	49.9%	2,628,074	50.1%
Separated	1,463	3.5%	262	3.8%	544	3.4%	2,276	3.5%	162,358	3.1%
Divorced	4,717	11.2%	734	10.7%	1,653	10.4%	7,101	11.0%	417,319	7.9%
Widowed	4,018	9.6%	342	5.0%	992	6.3%	5,351	8.3%	323,233	6.2%
Never Married	10,721	25.5%	2,021	29.4%	4,970	31.4%	17,709	27.4%	1,719,273	32.7%
Total	41,983	100.0%	6,884	100.0%	15,842	100.0%	64,710	100.0%	5,250,257	100.0%
Language Spoken at Home										
English Only	46,035	96.6%	8,396	97.7%	18,254	96.4%	72,682	96.7%	4,846,670	78.7%
Other	1,599	3.4%	201	2.3%	674	3.6%	2,478	3.3%	1,314,556	21.3%
Total	47,634	100.0%	8,597	100.0%	18,928	100.0%	75,160	100.0%	6,161,226	100.0%
Relationship in Household										
Husband or wife in registered marriage	19,233	41.1%	3,247	38.4%	7,002	37.8%	29,482	40.0%	2,394,428	39.7%
Partner in de facto marriage	3,089	6.6%	672	8.0%	1,439	7.8%	5,204	7.1%	364,903	6.1%
Lone parent	2,431	5.2%	490	5.8%	1,051	5.7%	3,969	5.4%	275,800	4.6%
Child under 15	7,836	16.8%	1,929	22.8%	3,866	20.9%	13,630	18.5%	1,215,947	20.2%
Dependent student (15-24)	1,730	3.7%	364	4.3%	979	5.3%	3,075	4.2%	303,887	5.0%
Non-dependent child	2,570	5.5%	377	4.5%	1,139	6.1%	4,088	5.5%	414,436	6.9%
Other related individual	819	1.8%	136	1.6%	291	1.6%	1,249	1.7%	136,365	2.3%
Unrelated individ living in family h/hold	497	1.1%	66	0.8%	194	1.0%	756	1.0%	50,002	0.8%
Group household member	1,472	3.1%	209	2.5%	340	1.8%	2,024	2.7%	180,733	3.0%
Lone person	6,087	13.0%	759	9.0%	1,790	9.7%	8,633	11.7%	571,653	9.5%
Visitor (from within Australia)	1,004	2.1%	197	2.3%	442	2.4%	1,641	2.2%	119,515	2.0%
Total	46,768	100.0%	8,446	100.0%	18,533	100.0%	73,751	100.0%	6,027,669	100.0%
Household Structure										
Couple with no children	6,836	48.9%	1,025	40.8%	2,074	38.2%	9,931	45.3%	618,583	36.0%
Couple famiy with children	4,546	32.5%	972	38.7%	2,254	41.5%	7,768	35.4%	792,686	46.2%
One parent family	2,432	17.4%	490	19.5%	1,048	19.3%	3,968	18.1%	275,798	16.1%
Other family	172	1.2%	23	0.9%	50	0.9%	247	1.1%	29,152	1.7%
Total	13,986	100.0%	2,510	100.0%	5,426	100.0%	21,914	100.0%	1,716,219	100.0%

Demographic Profile	Tweed Heads		Tweed Coast		Tweed Pt B		Tweed LGA		NSW	
Dwelling Type										
Separate house	11,600	56.5%	2,292	68.7%	6,475	89.2%	20,362	65.4%	1,662,621	71.4%
Semi-detached and townhouse	4,921	24.0%	598	17.9%	317	4.4%	5,836	18.8%	226,552	9.7%
Flat, unit, apartment	2,788	13.6%	196	5.9%	333	4.6%	3,320	10.7%	411,793	17.7%
Other dwelling	1,198	5.8%	248	7.4%	133	1.8%	1,575	5.1%	25,703	1.1%
Not stated	19	0.1%	0	0.0%	3	0.0%	28	0.1%	1,548	0.1%
Total	20,526	100.0%	3,334	100.0%	7,261	100.0%	31,121	100.0%	2,328,217	100.0%
Persons per Household										
Separate house	2.67		2.80		2.68		2.69		2.84	
Semi-detached and townhouse	1.94		2.11		1.61		1.94		2.26	
Flat, unit, apartment	1.72		2.05		1.61		1.73		1.88	
Other dwelling: Total	1.56		1.71		1.78		1.60		1.80	
Not stated	2.21		#DIV/0!		4.33		1.93		2.43	
Total	2.30		2.55		2.57		2.39		2.60	
Dwelling Ownership										
Fully owned	9,226	44.9%	1,197	35.9%	2,962	40.8%	13,383	43.0%	810,706	34.8%
Being purchased directly	4,898	23.9%	894	26.8%	2,283	31.4%	8,075	25.9%	742,157	31.9%
Rented	5,467	26.6%	1,134	34.0%	1,694	23.3%	8,298	26.7%	687,430	29.5%
Other Tenure	174	0.8%	21	0.6%	70	1.0%	260	0.8%	19,259	0.8%
Not Stated	761	3.7%	89	2.7%	253	3.5%	1,104	3.5%	68,666	2.9%
Total	20,526	100.0%	3,335	100.0%	7,262	100.0%	31,120	100.0%	2,328,218	100.0%
Monthly Housing Loan Repayments										
Average Repayment - Sept 2006 \$	\$1,470		\$1,480		\$1,275		\$1,416		\$1,730	
Average Repayment - Current \$	\$1,509		\$1,519		\$1,309		\$1,440		\$1,776	
Weekly Rent										
Average Rent - June 2001 \$	\$220		\$239		\$174		\$213		\$233	
Average Rent - Current \$	\$226		\$246		\$179		\$217		\$239	
Average Number of Cars	1.43		1.56		1.66		1.50		1.54	
Household Income										
Average Weekly - Sept 2006 \$	\$898		\$996		\$912		\$912		\$1,257	
Average Weekly - Current \$	\$922		\$1,023		\$936		\$927		\$1,290	
Household Income - Sep 2006 \$	\$46,837		\$51,933		\$47,541		\$47,535		\$65,539	
Household Income - Current \$	\$48,086		\$53,318		\$48,808		\$48,350		\$67,286	

Source: ABS, Core Economics

Current Dollars - September 2007

