



Socio-Economic Impact Assessment

Kingscliff Resort

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Executive Summary

History

The Tweed Coast is evolving from a series of isolated villages to a series of new and expanded villages with a strong focus on tourism. In 2006, the estimated resident population of the Tweed Coast was almost 9,000 people, with the Tweed LGA consisting of just over 79,000 people. By 2021 the Tweed Coast is likely have over 11,000 residents, with the entire Tweed LGA likely to house over 105,000 people.

Approximately half of these future residents will require jobs. Historically, agriculture has been a primary driver of the local economy. As noted by the Far North Coast Regional Strategy, over time the region's character has evolved in response to changing environmental and economic development influences. From the Tweed's early beginnings in the timber and agricultural industry, the regional economic drivers have shifted to other industries. Industries such as tourism are now increasing, and are likely to grow in their significance to the economy and the local community.

Given its close proximity to the Gold Coast, the Far North Coast of NSW is well positioned to benefit from the large population growth and tourist market of South East Queensland. As noted by the Far North Coast Regional Strategy, the region has the opportunity to expand its tourist market given the diverse range of attractions on offer, including beaches, rural scenery, river valleys, villages, World Heritage areas, local arts/crafts, and festival events. While Byron Bay has typically been the Region's main tourist destination with the Ballina Airport the major gateway, improved road and air access from the Gold Coast in conjunction with increased accommodation supply, could see other northern NSW coastal areas such as Kingscliff actualize their tourism potential as well.

Vision for the Tweed Coast and Subject Site

The vision for the Tweed Coast is to "manage growth so that the unique natural and developed character of the Tweed Coast is retained, and its economic vitality, tourism potential, ecological integrity and cultural fabric are enhanced"¹. To help achieve this vision "major tourist developments will be encouraged to locate in the South Kingscliff locality"².

Proposal

The purpose of the report is to provide a Social and Economic Impact Assessment (SEIA) for the proposed Kingscliff Resort located at 'Lot 490' Casuarina Way, Kingscliff.

In line with desired planning outcomes and leasing requirements, the proposed concept for Lot 490 is to consist of:

- A 180 unit, low-rise resort. The product mix will comprise 1 and 2 bedroom hotel style units along with 2 and 3 bedroom detached bungalows;
- Resort facilities provided for guest-use will include: reception, restaurant, bar, kiosk bar, conference facilities totaling 250 Sq M with a seating capacity of 215 people, 75 Sq M retail, pool/spa, outdoor BBQ area and fitness room. The total project value of the proposed resort is estimated to be in the order of \$105 million;
- As part of the Lease requirements, community facilities must also be developed. These are proposed to include: an Interpretative Centre; park for children; public bike racks; nature trails; picnic shelters; public beach access and parking; public beach amenities; creek access and parking; and rehabilitation and revegetation. A significant budget has been designated for the provision of community facilities and environmental rehabilitation and revegetation.

Comprised of hotel style units and detached self-contained bungalows, the development will provide the tourist market with a greater supply and range of quality resort facilities within a coastal bushland setting. As the site is

¹ Tweed Shire DCP. Section B.9.3.2

² Tweed Shire DCP. Section B.9.3.3

currently unoccupied and under-utilised, the proposed development will cater to the increasing accommodation, social and economic needs of the Tweed region.

Until recently the tourist accommodation within the Tweed region was dominated primarily by small scale, well established hotel/motels and holiday/flats. More recent times have seen an increased level of higher quality tourist developments occurring within the local Kingscliff and Casuarina area. The proposed development, while also aiming to cater for a market that is seeking higher quality accommodation, will be differentiated from existing establishments based on its provision of low-rise quality accommodation which will be developed in an environmentally sensitive manner and in synergy with the surrounding natural environment.

The objectives of the small scale ancillary tourist components (e.g., bar, restaurant etc) are to cater for in-house and on-site guests. The proposed community facilities will function to service and benefit the wider local resident population.

Tourism Market Overview

The Gold Coast contains a growing pool of both tourists and permanent residents. While being strategically located near this rapidly growing South East Queensland market, the Tweed tourist market has remained comparatively small, with total overnight visitation to the NSW Northern Rivers region actually declining over the past four years. This trend may be attributable to the following:

Until the more recent resort developments within Salt Village and Casuarina, the Tweed area has not increased its market base, appeal or level of existing accommodation supply. Consequently growth in the Tweed tourist market has likely been constrained through a limitation in supply, with many establishments becoming progressively old and tired. Moreover, with the exception of these few developments, the Tweed area has not catered for tourists wishing to stay in higher-end accommodation.

The small number of establishments and scale of additional room supply to the Kingscliff market is not considered to provide for a 'critical mass' of short-stay accommodation. However, recent room supply growth is anticipated to positively increase broader area appeal over time. Combined with upgrades to the Gold Coast Airport and significant improvement to road infrastructure, the Tweed tourism industry has an increasing opportunity to capitalise on its potential and generate growth in destination appeal through the provision of more quality accommodation options.

The proposed high quality resort will contribute to diversifying the region's currently limited accommodation supply. The resort will primarily cater for the domestic South East Queensland drive market seeking a coastal retreat in quality accommodation within a natural bushland setting. While patrons are most likely to visit for holiday or leisure purposes, the proposed resort will also cater for a more diversified tourist market through the inclusion of conference facilities for business travellers. Given the style of proposed product from 1 bedroom hotel units to 3 bedroom bungalows, tourists will be provided with a range of accommodation options across a variety of price points.

Potential Impacts

The primary social and economic impacts to the community of the proposed development include:

- **Economic:** Additional employment opportunities (approximately 250 to 300 full-time jobs through construction; and up to 60 full-time operational jobs).
- Project costs are estimated at around \$105 million for the resort components, with a significant budget dedicated to the development of community facilities and site revegetation. An undertaking of investment in the area will be perceived as a positive capital investment.
- Positive economic benefits will also be derived through the requirement to pay the NSW government annual rent. The resort will also maintain the surrounding lands instead of Council, which will economically benefit ratepayers.
- **Tourism:** Additional short-stay accommodation such as that of the proposed concept, while providing a small increase in supply, will provide for greater choice and diversity in the currently limited accommodation market.

The resort is anticipated to fill a market gap between high quality / high density resorts to lower end established motels that are tired in appearance.

- Based on historical trends, the proposed resort may generate around \$10 million of tourist expenditure per year.
- The proposed resort with conference facilities will help in generating area appeal, whilst also attracting a more diverse visitor market of business travellers.
- **Community Networks:** A range of community facilities for the site are proposed, which will benefit local residents. The development will strengthen the existing tourist facilities in the area and is anticipated to improve the quality and quantity of facilities for social interaction. The presence of these types of facilities within the local area will lead to enhanced interaction between members of the community, and will assist in strengthening cultural awareness, and in educating the community regarding sustainability and the environment. This is important, as through the process of consultation, the natural environment was key value noted by many.
- **Public Realm:** The proposed resort will also incorporate the design of safe public places/open spaces (e.g., public toilets/shower, picnic shelters, park and playground, bike racks, pedestrian/bicycle nature trails, recreation court, pontoon).
- Due to the scale and type of development (e.g., a low-rise resort) the development is not considered to be an “overdevelopment” of the area. The development also incorporates other environmental considerations such as: rehabilitation and preservation of bushland, along with light weight construction off the ground so as to minimise impact and carbon footprint.
- **Housing:** Any additional population drawn to the area as a result of the increasing amenity is likely to be minimal, and catered for by the existing and planned residential communities (e.g., Kings Forest and Seaside Village) which will increase over time
- **Human Service Facilities:** It is not anticipated that the proposed resort will alter or change the supply of community support, welfare or health services in the region. Comments from the consultation process indicated that there may be an increase in demand for these services in line with an increasing tourist population. However, given the scale of the development any increase in demand is expected to be fairly minimal.
- **Access:** The development will enhance local access through the provision of pedestrian/bicycle nature trails. A key concern raised in the community consultation process was public beach access. As part of the proposed development, public beach access will be retained, with public car parking also provided.
- As highlighted in the community consultation, traffic and access were key concerns. The local community across both phases of consultation were concerned about the impact of increased traffic volume through Kingscliff and associated road safety issues.
- Given the currently public transport, further local development over time may increase the likelihood of new public transport services to the area.

Conclusion

The establishment of a resort with community facilities at Kingscliff is considered to be a good fit with the needs of the community, and will provide a range of economic and social benefits. The development is consistent with desired planning outcomes and will offer a range of economic and social benefits to the community.

The proposed Kingscliff Resort is expected to fulfill the recognised tourist potential of the site, and in a manner where the development will enhance and compliment the existing uses in the immediate area, rather than being an over development of the site. While key issues were raised within the community consultation processes, overall it may be said that the community’s reaction to the development is generally favourable, with many positive benefits associated with the development. This is not surprising given the community’s involvement in both the Lot 490 Plan of Management and the master planning design process.

The short-stay accommodation component of the development will comprise a total of 180 low-rise units/bungalows. The current supply of tourist accommodation indicates that there is a gap in the market for facilities that are not high density and not motel facilities. This development is anticipated to satisfy this niche market and provide primarily for the domestic drive market seeking a family holiday on the NSW coastline. This could serve to fill the void of medium to higher end accommodation that is currently lacking within the NSW portion of this area. The proposed resort in

Kingscliff is a unique offering and will assist in strengthening the local tourism industry, a sector which the Far North Coast Regional Strategy has identified as important to the economy.

Overall, the development will provide the tourist market with an increased supply and range of quality resort facilities within a coastal bushland setting. The proposed ancillary uses, while improving the attractiveness and service provision of the short-stay accommodation, will not be of a scale to be a product of themselves therefore limiting impact on existing facilities. The variety of community facilities and areas to be developed on site will also provide positive social outcomes for local area residents.

Introduction

INTRODUCTION

This report was commissioned by Cameron Binney of Leighton Properties Pty Ltd in September 2008. The client has requested Conics E+A to prepare a Socio-Economic Impact Assessment (SEIA) for the proposed Kingscliff Resort located at 'Lot 490' Casuarina Way, Kingscliff.

While the site is Crown Reserve land, Leighton Properties have signed a Development Lease with the NSW Department of Lands. Consistent with planning outcomes and leasing requirements, the proposed resort will contain 180 low-rise hotel units and bungalows within a natural bushland setting. As part of the lease conditions, environmental rehabilitation and revegetation will be undertaken along with development of community facilities for public use.

OBJECTIVES

The objectives of this report have been derived by Conics on the basis of experience in similar matters and discussions with the project team. The objective of this report is to address the following:

Leighton Properties has requested Conics prepare an Economic and Social Assessment for a resort development at Kingscliff. The Socio-Economic Impact Assessment will be prepared in response to the DGR's and Council's requirements addressing the Tourist Facility component. The research will also illustrate the demand for tourism within the region and the significance in line with Council policy.

TERMS OF REFERENCE

The terms of reference of this report have been derived by Conics from the Tweed Shire Council Development Control Plan 2008 (DCP) – Socio-Economic Impact Assessment, Requirement for the Assessment of Socio-Economic Impacts of Developments.

Tweed Shire DCP 2008.

Section A13.6

"The Socio-Economic Impact Assessment will address the following points:

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 Matrix³ for the specific development
4. Evaluate the social and economic impacts by;
 - a. Scoping – identify issues and affected groups.
 - b. Profiling – data collection, historic trends, assessing current social and economic context.
 - c. Predicting – identifying possible future impacts.
 - d. 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."

³ See Section 6 of the current report.

In addition, the Director-General's Environmental Assessment Requirements (DGRs) under Heading 11 Social Impact and Equity, request that the following should be included:

DGR Social Impact and Equity

- 11.1 "Prepare a Socio Economic Impact Statement that incorporates equity considerations having regard to economic impacts, employment, investment, community networks, public realm, human services and access.
- 11.2 "Prepare a Low Cost (affordability) assessment that details how this development will provide a variety of tourist type accommodation within the development".

1.0 Overview to the SEIA Study

1.1 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, 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).

1.2 METHODOLOGY OF ASSESSMENT

The methodology for undertaking this Social-Economic Impact Assessment (SEIA) includes:

- A description and analysis of the existing economic and social environment;
- Predicting the economic and social changes that may result from onsite redevelopment;
- An assessment of the positive and negative impacts; and
- Peak body consultation with community and business sectors.

This report takes an issues oriented assessment, which concentrates on the analysis of particular social and economic aspects considered to be most significant by Peak Bodies, and as determined by the Tweed Development Control Plan.

Prior to completion of this report an extensive program of community consultation lasting some six months was completed by Parsons Brinckerhoff. Results of this engagement program have also been utilised in the current research to better determine any potential impacts the proposed development may have on the local community.

Further community consultation was conducted by Conics as part of the SEIA process, which is outlined in more detail in Section 6.

2.0 Site Assessment

2.1 INTRODUCTION

This section assesses both the site and the surrounding Tweed area so as to determine the most relevant locational considerations for the proposed resort. The Tweed Shire may be divided into three major areas: Tweed Heads, Tweed Coastal and the Rural West. The subject site, while located on the coast, falls within the Tweed Heads statistical local area (SLA).

2.2 REGIONAL OVERVIEW

2.2.1 Regional Urban Growth

The Tweed Coast is evolving from a series of isolated villages to a series of new and expanded villages with a strong focus on tourism. In 2006, the estimated resident population of the Tweed Coast was almost 9,000 people, with the Tweed LGA consisting of just over 79,000 people. By 2021 the Tweed Coast is likely have over 11,000 residents, with the entire Tweed LGA likely to house over 105,000 people.

Approximately 50% of these residents will require jobs. Historically, agriculture has been a primary driver of the local economy. As noted by the Far North Coast Regional Strategy over time the region's character has evolved in response to changing environmental and economic development influences. From Tweed's beginnings in the timber and agricultural industry, the regional economic drivers have shifted to other industries. Industries such as tourism are now increasing, and are likely to grow in their significance to the economy and the local community.

Given its close proximity to the Gold Coast, the Far North Coast of NSW is well positioned to benefit from the large population growth and tourist market of South East Queensland. As noted by the Far North Coast Regional Strategy, the region has the opportunity to expand its tourist market given the diverse range of attractions on offer, including beaches, rural scenery, river valleys, villages, World Heritage areas, local arts/crafts, and festival events. While Byron Bay has typically been the Region's main tourist destination with the Ballina Airport the major gateway, improved road and air access from the Gold Coast in conjunction with increased tourist infrastructure, could see other northern NSW coastal areas actualizing their tourism potential as well.

2.2.2 Existing Regional Infrastructure

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

Educational Institutions

- Including pre-schools; 25 state and 10 private primary schools; four state and four private high schools, three TAFE institutions located at Tweed Heads, Kingscliff and Murwillumbah; and a University, located at Tweed Heads.

Hospitals

- Public hospitals are located at Tweed Heads and Murwillumbah.

Libraries

- Located in Tweed Heads, Kingscliff and Murwillumbah.

Retail

The major regional centres are located at Tweed and South Tweed.

- Tweed City Shopping Centre – 42,395 Sq M Regional Centre located on Minjungbal Drive Tweed Heads. Major tenants include Kmart (7,381 Sq M), Big W (7,033 Sq M), Woolworths (4,527 Sq M), and Coles (2,583 Sq M). The centre also includes AMC Cinemas (4,016 Sq M) and 121 specialty stores.

- Centro Tweed – 18,681 Sq M Sub-Regional Centre located on the corner of Wharf and Bay Streets Tweed Heads. The centre is anchored by Target (5,592 Sq M) and Coles (4,054 Sq M), with 85 specialty stores.
- Kingscliff Shopping Village – Located at Pearl Street, Kingscliff. The centre includes a full-line Woolworths and specialty stores such as a pharmacy, bottle shop and others.
- Salt Village – This small centre is located on Bells Boulevard, Salt Village. This small centre includes an IGA Xpress, Salt Village Bar (tavern), Cult Industries surf wear, Resort Apparel, a gift shop, Salt Village Galleria and Villagebean Espresso Bar. These facilities are primarily targeted at the surrounding resort visitors rather than permanent residents.
- Proposed Casuarina Town Centre - The subject site for the proposed Town Centre is located on the eastern side of the Tweed Coast Road at Casuarina Beach. The proposed development is to comprise a mixed use town centre that will not exceed 5,660 Sq M and will include a 2,500 Sq M full-line supermarket (Coles), up to 1,160 Sq M of associated specialty retail to be developed in conjunction with the supermarket (chore retail, impulse retail and personal retail) and up to 2,000 Sq M of retail to be hosted in along a 'main street' leading from the Tweed Coast Road to the beach.

Commercial Office

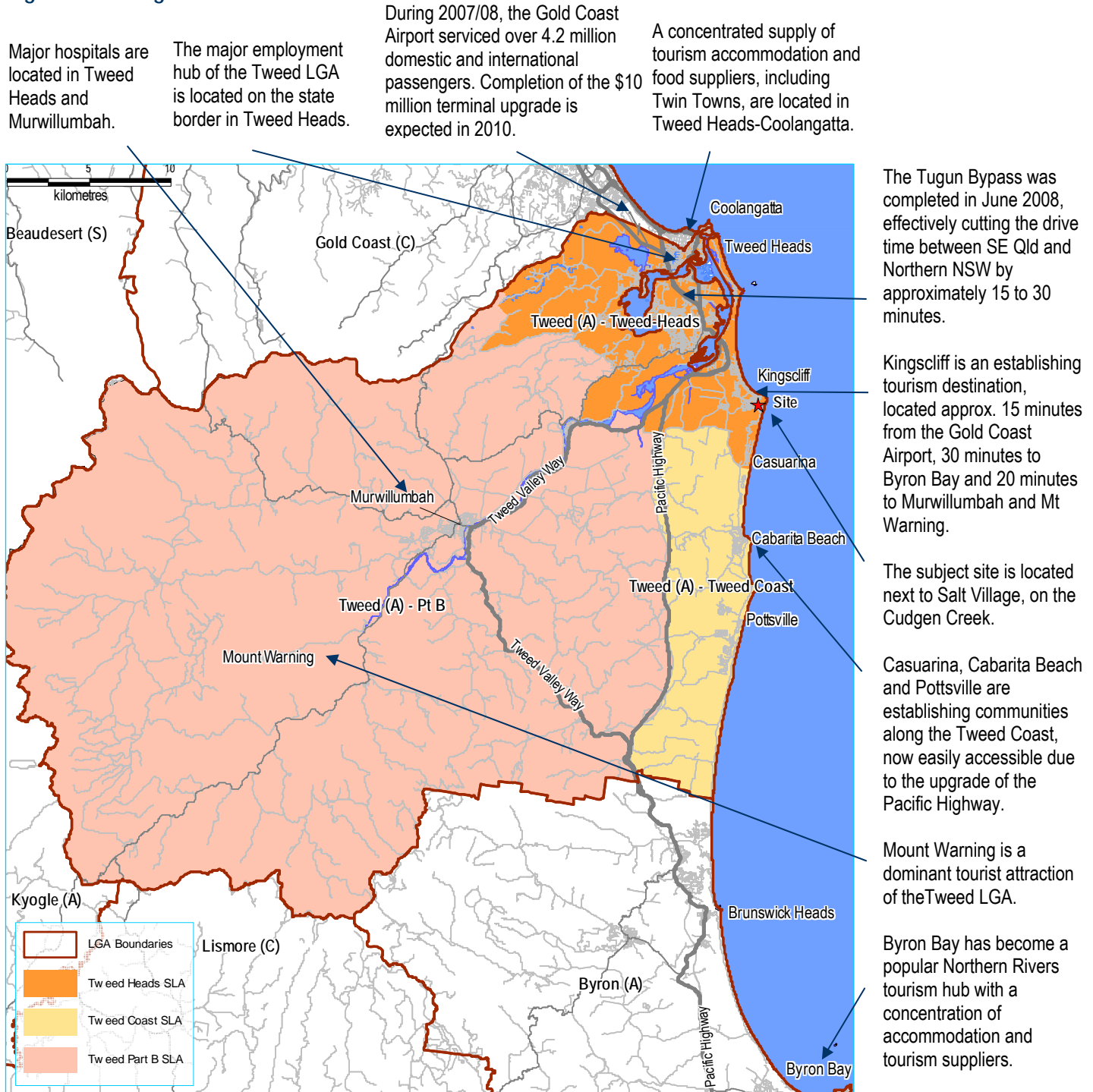
- Tweed Heads and South Tweed are the major regional employment nodes and comprise a mix of lower order commercial offices along with South Tweed dominated by retail showroom, business parks and industrial uses.

Accommodation

- Facilities range from 5 star to caravan and camping facilities (further detailed in Section 5 and Appendix C)
- The area is central to the theme of tourism, with its proximity to the southern Gold Coast.

Figure 2.1 illustrates a regional overview of the Tweed area.

Figure 2.1 Regional Overview

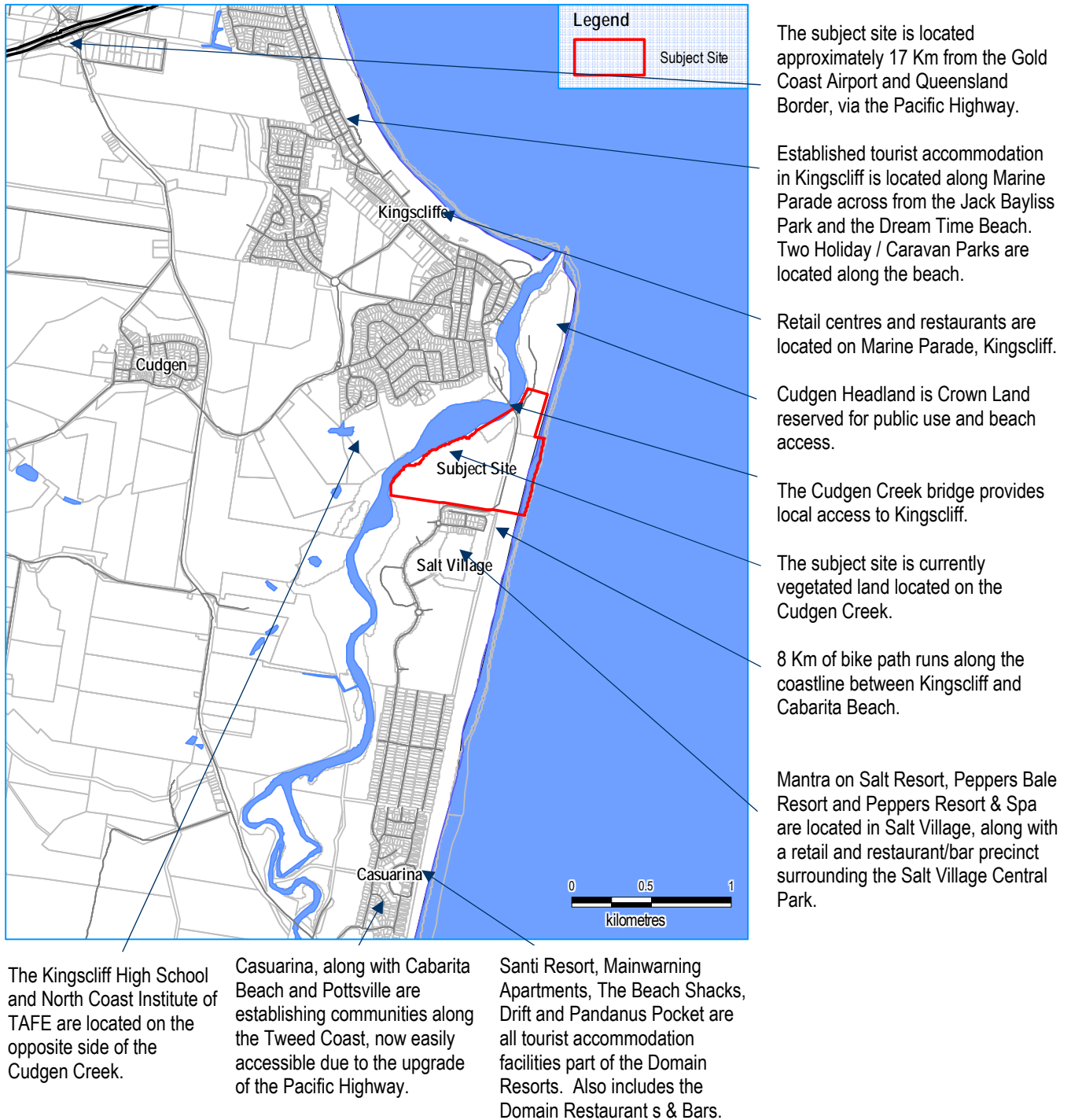


2.3 SUBJECT SITE AND PROPOSED CONCEPT

Table 1.1 Site overview

Address
<ul style="list-style-type: none"> The site is located on Casuarina Way, Kingscliff. The site is bounded by Cudgen Creek to the west, Cudgen Headlands to the north, the coast line to the east, and Salt Village to the south. Casuarina Way bisects the site, with the resort facilities located to the east of Casuarina Way.
Location
<ul style="list-style-type: none"> The site is approximately 17Km or 15 minutes drive from the Gold Coast Airport and 115Km or 70 minutes drive from Brisbane.
Lot Description
<ul style="list-style-type: none"> Lot 490 on DP1095234, part of Lot 500 DP1095235, and part of Lot 489 DP 47021, Cudgen.
Site Area
<ul style="list-style-type: none"> The total site area is 43.4 Ha. The resort site is to be located to the east of Casuarina Way on Lot 490, with a total area of 11.67Ha.
Site Uses
<ul style="list-style-type: none"> Until the early 1980s the land was utilized for sand mining. Consequently the site is extensively disturbed, with vegetation sparse and degraded by various weed species.
Surrounding Land Uses Include:
<ul style="list-style-type: none"> Residential and Tourist Uses: Adjoining the site to the south is the Salt Development, comprising both permanent residential dwellings and tourist accommodation. Public Open Space / Waterways: The Pacific Ocean and coastline forms the eastern boundary of the site. Cudgen Creek is to the north and west of the site. The Headland adjoining the site to the north-east is Crown Owned land reserved for public recreation and beach access. South Kingscliff Urban Release Area: The site forms part of the South Kingscliff Urban Release area, which is identified as one of the most significant NSW coastal areas remaining for development. Road Infrastructure: Kingscliff regional access occurs via the Pacific Highway, with two exits when traveling north (e.g., Wommin Bay and Chinderah Road). The Wommin Bay exit runs through the Kingscliff township, with travelers required to pass over the single-lane timber Cudgen Creek Bridge to access the site. This bridge was initially constructed by a former Sand Mining company in the area. Council intends upgrading this bridge to two lanes, although the timeframe for construction is unclear. At present a new pedestrian/bike bridge is being constructed next to the existing single-lane bridge. The alternative and preferred route is the Chinderah Road exit which is more direct and easier for tourists to navigate given the hospitality signs. The proposed development will require new access from Casuarina Way.
Proposed Concept
<p>The proposed concept for Lot 490 consists of:</p> <ul style="list-style-type: none"> A 180 unit, low-rise resort. The product mix will comprise 1 and 2 bedroom hotel style units along with 2 and 3 bedroom detached bungalows; Resort facilities provided for guest-use are to include: reception, restaurant, bar, 250 Sq M conference facilities with a seating capacity of 215 people, 75 Sq M retail, pool/spa, outdoor BBQ area and fitness room. The total project value of the proposed resort is estimated to be in the order of \$105 million; As part of the Lease requirements, community facilities must also be developed. These are proposed to include: an Interpretative Centre; park for children; public bike racks; nature trails; picnic shelters; public beach access and parking; public beach amenities; creek access and parking; and rehabilitation and revegetation. A significant budget has been designated for the provision of community facilities and environmental rehabilitation and revegetation. Annual rent will also be paid to the NSW government.

Figure 2.2 Local Area Map



2.4 OBJECTIVES OF DEVELOPMENT

Point 1 of the Terms of Reference requires a statement of the objectives of the development or activity proposed.

The vision for the Tweed Coast is to “manage growth so that the unique natural and developed character of the Tweed Coast is retained, and its economic vitality, tourism potential, ecological integrity and cultural fabric are enhanced”⁴. To help achieve this vision “major tourist developments will be encouraged to locate in the South Kingscliff locality”⁵.

The subject site, located in this South Kingscliff area, is Crown Land. During February, 2008, Leighton Properties signed a “Development Lease” with the NSW Department of Lands. The lease requires the development of a new environmentally sensitive resort upon Lot 490. The Lot 490 Plan of Management, 2005 vision is for a:

“Quality eco-tourism development in a natural setting combining a range of passive and active recreational opportunities and economic benefits to the local community while ensuring protection and enhancement of the site’s environmental values”.

In line with desired planning outcomes and leasing requirements, the objectives of the development are to provide a quality resort, with a range of associated community facilities for public use, in addition to providing environmental revegetation and rehabilitation.

Comprised of hotel style units and detached self-contained bungalows, the development will provide the tourist market with a greater supply and range of quality resort facilities within a coastal bushland setting. As the site is currently unoccupied and under-utilised, the proposed development will cater to the increasing accommodation, social and economic needs of the Tweed region.

Until recently the tourist accommodation within the Tweed region was dominated primarily by small scale, well established hotel/motels and holiday/flats. More recent times have seen an increased level of higher quality tourist developments occurring within the local Kingscliff and Casuarina area. The proposed development, while also aiming to cater for a market that is seeking higher quality accommodation, will be differentiated from existing establishments based on its provision of low-rise quality accommodation which will be developed in an environmentally sensitive manner and in synergy with the surrounding natural environment.

The objectives of the small scale ancillary tourist components (e.g., bar, restaurant etc) are to cater for in-house and on-site guests. The proposed community facilities will function to service and benefit the wider local resident population.

2.5 IMPLICATIONS

The proposed development will be compatible with the growing pool of local tourist amenity. Due to the environmental focus of the proposed concept, the development will also be compatible with the low-key / natural bushland character of the local area.

At present the site is unoccupied and remains extensively disturbed from prior sand mining uses. Development of the proposed resort with community facilities complies with desired Council planning outcomes and the Lot 490 Plan of Management vision for the site. Furthermore, the proposed development will also assist in strengthening the local tourism industry, a sector which the Far North Coast Regional Strategy has identified as important to the economy.

⁴ Tweed Shire DCP. Section B.9.3.2

⁵ Tweed Shire DCP. Section B.9.3.3

While Byron Bay has typically been the centre of tourism, the Tweed Region is well located to take further advantage of recent road improvements to the Gold Coast and the future upgrading of the Gold Coast Airport. Similarly, the Kingscliff area also offers significant natural appeal, which as noted by the FNRCRS has considerable economic value to tourism. The proposed development will thus result in an optimal use of the site, providing both an increase in supply and choice to the presently small tourist market constrained by limited accommodation options.

3.0 Community Profile

3.1 INTRODUCTION

In order to provide a basis for understanding the potential impacts on the community, this section provides a profile of the community both in terms of demographics and population. For a point of comparison, the demographic characteristics of the LGA and surrounding SLAs have been compared to the NSW average. The demographic profile in Appendix A has been derived from the 2006 ABS Census.

3.2 KEY DEMOGRAPHIC FEATURES

Key features of the demographic data include:

3.2.1 Age Distribution

The Tweed Part B (26.9%), Tweed Coast (26.2%) and Tweed Heads (39.6%) all have a considerably higher share of residents aged 55 years and over when compared with New South Wales (24.8%). 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. This age distribution is indicative of a large number of retirees within the region.

3.2.2 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 Tweed LGA has a high proportion of one parent families with 18.1%, compared to the state with 16.1%.

3.2.3 Dwelling Type

The most common type of dwelling in the Tweed LGA is a separate house, comprising 65.4% of dwellings. 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 where 71.4% of all dwellings are separate houses. The Tweed Heads SLA has a high proportion of semi detached and townhouses with 24% in comparison to the 9% in NSW.

3.2.4 Dwelling 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 (26.6%) is slightly less than NSW (29.5%).

3.2.5 Rent and Mortgage Repayments

- Rent payments per month within Tweed Heads (\$942) are lower than the NSW average of \$995 per month. All areas are considerably lower than the Tweed Coast at \$1023 per month. Tweed Part B is the cheapest to rent, with repayments at \$745 per month.
- Loan repayments in Tweed Heads are \$1,571 per month, similar to the Tweed Coast (\$1,582 per month). Both areas have somewhat lower repayments compared to NSW (\$1,849 per month). Tweed Part B has significantly lower repayments than all other areas of \$1,363 per month.

3.2.6 Income

The average household income in Tweed Heads (\$50,092), the Tweed Coast (\$55,511) and Tweed Part B (\$50,837) are significantly lower than the NSW average at \$70,077 per annum. This indicates that Tweed residents have less disposable incomes, with a high proportion of household income directed towards living expenses relating to the family and mortgage repayments. One of the region's historic strengths has been the affordable housing prices.

Overall, the Tweed LGA is a popular retirement area with people choosing to reside in the area based on affordability in terms of housing and living costs. Due to the nature of Australia's aging population due to the Baby Boomers, and as transport costs and petrol prices continue to rise, so does the need for more local employment options such as the proposed tourist development. Provision of more proximate employment will assist in attracting younger families in to the region, as young families have less capacity to absorb such costs given their lower income levels.

3.3 EMPLOYMENT PROFILE

3.3.1 Occupation

The employment participation rate across all Tweed SLAs is lower than that of the NSW average. Less than four out of every 10 Tweed LGA residents (36.9%) are employed compared to 44% for NSW overall.

Based on the occupation profile in the Demographic Profile (Appendix A) the Tweed LGA is considered to have a lower overall skill base. Compared to the overall NSW workforce, the Tweed LGA consists of:

- Fewer Upper White Workers (26.0%) vs. (NSW at 34.8%);
- More Upper Blue Workers (16.7%) vs. (NSW at 13.6%);
- More Lower Blue Workers (19.7%) vs. (NSW at 16.0%); with
- A marginally larger proportion of Lower White Workers (35.8%) compared to NSW at 33.7%.

3.3.2 Industry

In the early beginnings of the Tweed Region, agriculture was a large economic driver. The evolution of the economy has however, seen 'service' sectors rise in prominence. As of 2006, the major industries for the Tweed LGA include:

- 'Retail Trade' (17.2% of the workforce),
- 'Health Care & Social Assistance' (14.4% of the workforce),
- 'Accommodation and Food Service' (10.5% of the workforce),
- 'Education & Training' (8.5% of the workforce) and the
- 'Construction Industry' (7.9% of the workforce).

During 2006, approximately 50% of employment was contained within the major employment generators, referred to in Section 1 (e.g. Retail Trade, Accommodation & Food Service, Health Care & Social Assistance and Education & Training). A summary of the 2006 ABS census working population by industry of employment is provided in Appendix B.

3.4 POPULATION PROJECTIONS

Table 3.1 provides estimates of the population and household projections for local SLAs and Tweed LGA.

Table 3.1
Population Projections

	2006	2008	2011	2016	2021	2024
Population						
Tweed Heads	50,455	52,784	56,421	62,238	67,906	72,337
Tweed Coast	8,899	9,213	9,710	10,501	11,271	11,873
Tweed Pt B	19,972	20,662	21,758	23,498	25,193	26,518
Tweed LGA	79,322	85,327	90,870	98,090	105,180	109,434
Household Size						
Tweed Heads	2.30	2.29	2.27	2.25	2.22	2.20
Tweed Coast	2.55	2.54	2.52	2.49	2.46	2.44
Tweed Pt B	2.57	2.56	2.54	2.51	2.48	2.46
Tweed LGA	2.39	2.38	2.36	2.34	2.31	2.28
Households						
Tweed Heads	21,914	23,069	24,803	27,692	30,581	32,892
Tweed Coast	3,486	3,631	3,850	4,214	4,578	4,869
Tweed Pt B	7,764	8,083	8,561	9,358	10,155	10,793
Tweed LGA	33,160	35,895	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 Tweed Heads SLA which is projected to account for most of the growth in the Tweed LGA.

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.

3.5 IMPLICATIONS

The low employment participation rate, coupled with the large 55 and over population indicates that population growth in the region is generally lifestyle based, particularly skewed to the retirement sector. Furthermore, the large share of lower skill-based employment in the region can be in part attributed to a lack of opportunities for employment. This limited employment profile is likely to be a weakness for future economic prosperity.

While significant population growth within the Tweed LGA is expected, most employment opportunities exist either within Tweed Heads or South Tweed. Although the current demographic consists primarily of retired couples without children, it is likely that this will change over time. In order to attract younger working families to the region, provision of more proximate employment opportunities is necessary. Increasing the level of local Kingscliff amenity through the provision of additional tourist facilities will assist in providing additional local employment opportunities for residents.

4.0 Highest and Best Use of the Site

4.1 INTRODUCTION

The principles of Ecologically Sustainable Development (ESD) require a 'best use' approach for the site, with the proposed use being a reasonable compromise between the sometimes conflicting needs of social, environmental and economic outcomes. In order to determine what is the best use for the site, a series of alternatives have been addressed which may be established on site (this complies with point 2 of the Terms of Reference). Potential alternate uses have also been considered against the Lot 490 Plan of Management which calls for an eco tourism development for the site. The outcome of this section will indicate why the proposed uses for the site are considered the most appropriate.

4.2 ALTERNATIVE USES

4.2.1 Retail Only

While a small scale retail component comprising 75 Sq M is proposed, the site is not considered appropriate as a major retail node. Under the Tweed Retail Strategy, need has been identified for a supermarket anchored centre to be located at Salt Village, Casuarina Beach or Kings Forest, subject to economic review.

Large scale retail uses such as bulky goods, department stores and discount department stores have not been identified for the area. Creation of any large scale on-site retail precinct would compete directly with Tweed Heads and Tweed Heads South. Large-scale retail would also detract from the function and amenity of Casuarina Beach and Salt Village, as well as Cabarita Beach/Bogangar.

The centres in Tweed Heads will continue to service the higher order retail needs of the local and tourist population.

The development of a large scale retail precinct (with a bulky goods, department store and discount department store focus) on site would impact the economic and social base of the community, as it would provide a new precinct, diverting people from Tweed Heads and Tweed Heads South and is not considered appropriate for this site.

4.2.2 Large Scale Entertainment

Large scale entertainment precincts are typically located proximate to other surrounding forms of entertainment, food and beverage, retail or commercial premises. Thus such a use is not considered appropriate for the site as it is not located on main street or near adjoining commercial uses. As an entertainment precinct hosting uses such as electronic gaming / cinemas etc, the site would lack significant locational appeal. Even if the site was located in a position with more exposure, the demographics of the area would not support a successful on-site entertainment venture.

Entertainment uses of this type are generally in precincts that attract high tourism and visitor volumes for families with children, such as Surfers Paradise, which is a destination in itself. While a large-scale entertainment use may be viable during heavy tourist traffic, it would struggle during off periods, and may result in the precinct becoming vacant in a prime area of Kingscliff.

The development of an entertainment facility such as a large tavern or hotel, would be in direct competition with other such uses in the area, particularly the Saltbar, located within one kilometre of the site.

The development of such a facility is not anticipated to add to the social and economic base of the community, as it would be a risky venture attempting to compete with already established facilities.

4.2.3 Commercial Office Space

The Tweed Heads region is supportive of primarily local business, with commercial premises having a secondary function to retail, recreation and tourism services in the vicinity of this area. Offices within Tweed Heads primarily service the local population or are related to Council or Government functions.

Developing large scale commercial office space on this site (in excess of 20,000 Sq M) would detract from the function of Tweed Heads and duplicate a limited function. As such, large scale commercial office space on this site is not considered appropriate.

4.2.4 Low Density Affordable Housing

Overview of Affordable Housing

The concept of affordable housing relates to the household's ability to financially meet the needs of affording housing accommodation. Population groups and demographic markets that have difficulties in affording accommodation are those that the concept of affordable housing is directed toward. As a generalisation, the issue of affordable housing relates to low and moderate income earning households, with the homeless being considered a separate issue. Thus, affordable housing relates to low income workers and the 'working poor'.

Development of affordable housing should also occur within close proximity to existing infrastructure and areas of employment. Otherwise, issues surrounding labour mobility, transportation and infrastructure costs will be exacerbated.

Site Suitability

While low density residential development may be a potential developmental consideration, it is not considered to be the optimal use of the site, nor the most viable for economic and social vitality in the local area. Development of affordable housing would not be an optimal or appropriate outcome given:

- The site's oceanfront location (prohibitive land costs)
- Distance from existing community infrastructure and areas of employment
- The current community is not reflective of the typical market for affordable housing. For example, the current community can be described as primarily consisting of older, retired couples without children who already own their own home. This is not congruent with the market for affordable housing, which is primarily low income workers or families

Furthermore, mixed use tourist development provides the local community with economic activity and employment generation on a permanent basis, rather than the one-off residential development of a product that will have no flow-on effects in the future.

The site forms part of the South Kingscliff Urban Release area, which is identified as one of the most significant NSW coastal areas remaining for development. The Lot 490 Plan of Management recognises the significant tourism potential of the site and the need to "ensure development is consistent with the ecological, scenic, social, and cultural values of the site"⁶. The development of low density affordable housing would not be taking full advantage of the site, nor the existing designated tourist uses for the site.

4.2.5 No Development

This option would require the existing use to remain, which is vacant land, extensively disturbed by prior sand mining. The proposed development, incorporating revegetation and rehabilitation of the environment following the historical

⁶ Lot 490 Draft Plan of Management. (p.2).

sand mining uses, is a preferable outcome to no development which would see the currently “sparse” and “degraded” vegetation remain.

With no change occurring, the site has the potential of becoming a ‘black spot’ in a key area with linkages to the residential uses of Salt Village and Kingscliff.

4.3 IMPLICATIONS

All of the above single use development options are considered to be unviable or an under utilisation of the site, being potentially detrimental to the intended planning outcomes of the region. While not developing the site is an option, it is considered that development of the site with a low-rise resort and associated community facilities is the most appropriate use for the site given the increasing importance of tourism to the local economy and the existing leasing conditions.

The development complies with the Lot 490 Plan of Management vision for the site and will offer the community a range of economic and social benefits. The proposed mixed-use resort is considered the most viable use for this site, providing the region with increased economic activity than is currently being experienced. Development of the site is also expected to provide opportunity to further enhance the growth of Kingscliff by attracting increased investment into the region.

5.0 Tourism Market Overview

5.1 INTRODUCTION

In order to understand the potential impacts of the proposed resort, this section provides an overview of the Tweed tourist market and the supply characteristics of the local area.

5.2 VISITOR MARKET OVERVIEW

5.2.1 Northern Rivers Historical Tourist Trends

Table 5.1 demonstrates the level of visitation over time to the NSW Northern Rivers area, comprising the LGAs of: Tweed, Ballina, Byron, Clarence Valley, Kyogle, Lismore and the Richmond Valley.

Table 5.1 NSW Northern Rivers Overnight Visitors & Visitor Nights						
Year Ending	March 04	March 05	March 06	March 07	March 08	Change 04-08
Domestic						
Visitor	201,000	187,300	168,200	184,000	181,500	-19,500
Visitor Nights	720,600	746,700	645,000	800,700	700,600	-20,000
International						
Visitor	19,400	21,100	19,700	21,500	22,900	3,500
Visitor Nights	131,300	169,400	137,200	158,900	163,800	32,500
Total						
Visitor	220,400	208,400	187,900	205,500	204,400	-16,000
Visitor Nights	851,900	916,100	782,200	959,600	864,400	12,500

Source: Tourism NSW

Tourism NSW data shows domestic visitation to the Northern Rivers has dropped from the peak levels reached in the year ending March 2004, where around 201,000 visitors stayed for approximately 720,600 nights. Domestic visitation has rebounded somewhat from the low experienced in 2005/06. As of the year ending March 2008, a total of 181,500 visitors came to the region, staying some 700,600 nights.

Although only accounting for only a small portion of the overall market, the international visitor market has fared somewhat better. International visitor numbers have increased by 3,500 from 19,400 visitors 2003/04 to 22,900 visitors in 2007/08. International visitors (typically backpackers) have a greater length of stay. Overall, international visitor nights have grown by around 32,500 nights, from 131,300 nights in 2004/05 to 163,800 nights in 2007/08. Byron Bay is a renowned backpacker destination.

5.2.2 Tweed Visitor Numbers and Nights

Compared to other major travel destinations such as the neighbouring Gold Coast, which attracted over 4.5 million overnight visitors in 2007, the Northern Rivers tourism industry is around half the size, drawing just over 2 million visitors. Similarly, over twice as many day trippers (approximately 6 million) came to the Gold Coast in 2007, compared to the Northern Rivers which attracted around 2.7 million day visitors.

Although the tourism industry is a major contributor to the Tweed Economy, with visitation critical to the region, the size of the Tweed market is small when compared to both the Northern Rivers and the adjoining Gold Coast region. Although Tweed is strategically located next to the Gold Coast, Byron Bay has typically been the tourist centre of the Northern Rivers region.

Visitors to the Tweed have also tended to spend significantly less than those on the Gold Coast. Attracting around 431,000 overnight visitors, the visitor volume to the Gold Coast is over 10 times greater with 4.5 million overnight visitors. The disparity in expenditure for each region is even larger. The annual expenditure generated by overnight visitors to the Gold Coast is almost \$4 billion, or over 20 times greater than that for the Tweed, where less than \$200 million is spent annually.

Compared to the Gold Coast, the Tweed region is a very popular destination for day-trippers. Day visitors comprise 67% of all visitors to the Tweed compared to 57% for the Gold Coast. This trend is not surprisingly given the Tweed is “sandwiched” between the larger destination points of the Gold Coast and Byron Bay.

In terms of overnight visitors, the Tweed market is heavily dominated by domestic visitors, which make up 95% of all overnight visitors. These tourists are largely from Brisbane or South East Queensland and are visiting the Tweed for holiday or leisure purposes (57%).

Table 5.2 demonstrates these regional variations across visitor numbers, nights, trip length and expenditure.

Table 5.2 Regional Visitation Trends and Expenditure (Gold Coast & Northern Rivers - 2007; Tweed LGA Avg to 2007)					
Region	Visitors ('000)	Visitor Nights ('000)	Expenditure (million)	Expenditure Per Night	Average Length of stay
Domestic Overnight					
Gold Coast	3,707	16,476	\$3,027	\$184	4
Northern Rivers	1,789	6,531	\$730	\$112	4
Tweed LGA	410	1,703	\$160	\$94	4
International Overnight					
Gold Coast	858	7,459	\$924	\$124	9
Northern Rivers	225	1,626	\$130	\$80	7
Tweed LGA	21	194	\$21	\$111	9
Overnight Visitor Total					
Gold Coast	4,565	23,935	\$3,951		
Northern Rivers	2,014	8,157	\$860		
Tweed LGA	431	1,897	\$181		
Day Visitor					
Gold Coast	5,999		\$584		
Northern Rivers	2,705		\$197		
Tweed LGA	830		\$66		

Source: Tourism Research Australia (2007)

Note: Due to area being a small area, TRA data is based on 3 to 4 year average to June 2007.

Based on the above domestic expenditure for the Tweed LGA of \$94 per night, the proposed development comprising 180 units (or 371 rooms) has the capacity to generate tourism expenditure in the order of \$10 million per year⁷.

⁷ Derived using the Northern Rivers bed occupancy rate of 39% (March Quarter, 2008) (Australian Bureau of Statistics)

5.3 TOURIST ACCOMMODATION SUPPLY

5.3.1 Accommodation Demand

While the Tweed region offers visitors a destination of primarily low-rise development within scenic coastal and bushland areas, the region does not boast the scale or range of accommodation options like other main destination areas such as the Gold Coast or Byron Bay.

While the Gold Coast has experienced significant growth in both tourist and resident population numbers, visitors to the Northern Rivers region have declined. While the Tweed region neighbours the Gold Coast, only a limited volume and range of accommodation is available to visitors (see Table 5.3). As of March 2008, the Tweed region contained only 22 accommodation establishments, offering around 1,200 rooms⁸. While this level of supply is not significant, recent developer interest in the area has seen additional product added to the market whereby the number of available rooms has increased by 74% from 689 rooms in 2003. While occupancy rates have declined from 53% in 2003 to 38% in 2007/08, this is reflective of the increased supply. However, these rates are expected to rise over time given how room night occupation has increased by 77%, from almost 133,000 nights in 2003 to around 235,000 nights during 2007/08. This strong take-up has driven the growth in the expenditure derived from accommodation, which has jumped by 146% since 2003.

Year Ending	Avg. Establishments	Avg. Beds Provided*	Avg. Rooms	Annual Nights Occupied	Avg. Occupancy (%)	Annual Takings from Accom. ('000)
Dec-03	22	2,216	689	132,598	52.8%	\$10,919
Mar-06	22	2,866	943	187,384	36.6%	\$17,589
Mar-08	22	3,343	1,196	235,149	38.3%	\$26,817

Source: ABS Tourist Accommodation Data, Hotels, Motels and Serviced Apartments (15 or more rooms)

The available short-stay accommodation facilities within the Tweed LGA are listed in more detail within Appendix C. The accommodation supply for the Tweed LGA can be described as bi-modal, with older established motels dominating the Tweed Heads local area compared to the more recent upper market resort developments located in the Kingscliff/Casuarina area. Compared to the established motel product, some of the latter additions (e.g., Peppers and Mantra) are significantly higher in density with over 300 short-stay units.

In terms of providing “affordable accommodation”, price is both determined by the style accommodation, and also by what the market is willing to pay. While market dynamics cannot be anticipated, the proposed product style ranging from 1 bedroom hotel-style units to 3 bedroom bungalows will provide a variety of accommodation options for tourists across various price points.

5.3.2 Conference Facilities

While visitors to the Northern Rivers region have largely visited for holiday or leisure purposes, there are few accommodation establishments with conference facilities to cater for the business market. This market gap has been recognised through the inclusion of conference rooms within recent developments in the Kingscliff/Casuarina area. These local developments consist of conference facilities with capacity ranging from 250 to almost 500 guests. Appendix C demonstrates the limited supply of conference rooms in more detail.

Until the recent developments of Peppers, Mantra on Salt and Santi Domain, the local Kingscliff area did not contain tourist facilities to adequately service the business market. To increase the region's market base and to more adequately cater for the business visitor market, the proposed development will need to provide accommodation with conference facilities.

⁸ Establishments with 15 or more rooms.

Similar to the proposed ancillary retail/food and beverage components, the conference facilities are an essential component, particularly if the local area is to increase in appeal to the market of business travelers. With a seating capacity of 215 guests, the proposed 250 Sq M of conference facilities will cater for internal and small to medium scale meetings. While improving the attractiveness and service provision of the short-stay accommodation, the proposed conference facilities seating 215 guests are not considered to comprise a large scale conference centre, thus limiting any impact on existing local facilities.

5.4 IMPLICATIONS

The Gold Coast contains a growing pool of both tourists and permanent residents. While being strategically located near this rapidly growing South East Queensland market, the Tweed tourist market has remained comparatively small, with total overnight visitation to the NSW Northern Rivers region actually declining over the past four years. This trend may be attributable to the following:

Until the more recent resort developments within Salt Village and Casuarina, the Tweed area has not increased its market base, appeal or level of existing accommodation supply. Consequently growth in the Tweed tourist market has likely been constrained through a limitation in supply, with many establishments becoming progressively old and tired. Moreover, with the exception of these few developments, the Tweed area has not catered for tourists wishing to stay in higher-end accommodation.

The small number of establishments and scale of additional room supply to the Kingscliff market is not considered to provide for a 'critical mass' of short-stay accommodation. However, recent room supply growth is anticipated to positively increase broader area appeal over time. Combined with upgrades to the Gold Coast Airport and significant road infrastructure improvements, the Tweed tourism industry has an increasing opportunity to capitalise on its potential and generate growth in destination appeal through the provision of more quality accommodation options.

The proposed high quality resort will contribute to diversifying the region's currently limited accommodation supply. The resort will primarily cater for the domestic South East Queensland drive market seeking a coastal retreat in quality accommodation within a natural bushland setting. While patrons are most likely to visit for holiday or leisure purposes, the proposed resort will also cater for a more diversified tourist market through the inclusion of conference facilities for business travellers. Given the style of the proposed product from 1 bedroom hotel units to 3 bedroom bungalows, tourists will be provided with a range of accommodation options across a variety of price points.

The proposed resort will not only benefit visitors with increased accommodation choice but also the local region through increased expenditure. The proposed development is expected to generate significant tourism expenditure, estimated at approximately \$10 million per year.

6.0 Community Consultation

6.1 INTRODUCTION

In relation to point 5 of the Terms of Reference, a program of community consultation was required as part of Council's SEIA process. Prior to the current research, an extensive six month period of community consultation was completed by Parsons Brinckerhoff. Given the extent of consultation already completed, a smaller consultation program was conducted by Conics as part of the current SEIA report.

The following section details the process and outcomes of both consultation phases with respect to issues relevant to determining the social and economic impacts of the proposed development.

6.2 PHASE 1 – 6 MONTH CONSULTATION PROGRAM

6.2.1 Objectives

As part of the site's leasing conditions a 6 month period of mandatory community engagement and consultation was completed for Leighton Properties by Parsons Brinckerhoff from February to July 2008. The key objectives of this program were to:

- "Exhibit to the community and identified stakeholders the proposed Master Plan and timeline for development.
- Provide a two way information exchange for the community and identified stakeholders to ensure questions and suggestions were responded to in a timely manner regarding the proposal.
- Identify and consider and issues of concern and opportunities presented by the local Kingscliff and surrounding communities about the proposed development.
- Provide opportunities for community input into plans for the environmental revegetation and rehabilitation as well as the proposed community spaces and facilities that form part of the development.
- Conduct an open and transparent public engagement and communication process prior to the developer's lodgement of the Development Application (DA)" (p3).

6.2.2 Engagement Activities

A wide range of tools and activities were used in the consultation program including:

- Providing community contact points (e.g., free call community information line, project website, along with email and postal addresses).
- Establishing an Aboriginal Reference Group and a Community Reference group involving: individual residents that contacted Leighton Properties with their interest in the project; former members of the Lot 490 Steering Committee; North Kingscliff Dune Care Group; Tweed Coast Reserves Trust and Parks and Open Spaces; Tweed-Byron Local Aboriginal Land Council; Kingscliff High School staff and students; Salt Surf Life Saving Club; Kingscliff and District Chamber of Commerce; Kingscliff Ratepayers Association; Salt Residents Association; and the Tweed Shire Council Waterways.
- Community information days and associated advertising of these events and the project.
- Media releases regarding the project and related issues raised.
- Community stakeholder meetings, including local business and community groups.

6.2.3 Consultation Outcomes

The following denotes a summary of the issues raised within the initial community engagement program.

Kingscliff Resort Development Stakeholder and Community Engagement Report – September 2008 (p10 & 11).

Environmental concerns — concerns about the project's potential impact on wildlife and vegetation species on site; the planned future management and protection of the dunes and Cudgen Creek; the planned revegetation of the site; rehabilitation management and environmental funding for the future. The community indicated concerns about the removal of mature Banksia trees within the site boundaries and raised questions regarding the potential filling of the site in order to raise buildings above flood levels. The community supported the extensive revegetation and regeneration of the site.

The community facilities — community members expressed enthusiasm over the proposed improvements, inclusion of community facilities within the proposed development and the potential for better access to and enjoyment of the site. Some community members identified concerns about the commercial viability of the facilities; beach access tracks; car parking for resort guests and the density and number of public beachside car parks.

Features of the resort — there were a number of requests for a more detailed Master Plan with details including: an explanation of features of the resort and lot boundaries; the design of infrastructure within and surrounding the resort (including planned road corridors and traffic management); and the target market/end user of the resort.

Commercial opportunities and benefits — some community members requested information and/or discussed the eco tourism benefits for the local economy; other requests were for information about future employment opportunities or future commercial businesses.

Safety — issues raised about concerns for public safety in relation to fire management (including vegetation buffers from neighbours at Salt), car park safety and beach safety from local lifesaving organisations.

Visual impact — questions relating to the preservation of creek and beach vistas from properties adjacent to Lot 490 (Salt); concerns from adjoining elevated residential areas regarding land raising, lighting and architectural treatments for the proposed development.

Future management of the resort — questions raised about the management of the resort and the future of the resort after the cessation of the lease.

Access — requests for information regarding road access as well as concern over the impacts of traffic on local roads. The one-way wooden bridge (Cudgen Creek bridge) adjoining the site entry was raised as an area of concern in relation to safety and potential increased traffic.

Construction timelines — requests for information were made about potential construction timelines, future construction and traffic management and decision making timeframes.

Oppose any further development in Kingscliff — this issue was not project specific but rather related to the general increase in development in the region. The Kingscliff Resort Development was seen to some community members as 'another' development rather than an individual project.

Further feedback regarding the specific uses to be included within the community facilities and uses was also obtained (e.g., fine dining, bike hire etc). For the purposes of this SEIA report, these details have not been included.

6.3 PHASE 2 – SEIA CONSULTATION

In order to further understand the potential impacts of the proposed Kingscliff Resort, Conics undertook a program of community consultation where a number of community organisations in the local area and Tweed region were contacted. Given the completion of the prior consultation, in addition to the style of the proposed development, a small community consultation program as part of the SEIA was deemed necessary. This section complies with point 5 of the Terms of Reference.

Due to the fact that most people to be interviewed had restraints on the time they could devote to consultation, it was decided that depth interviews conducted via telephone, would be the most appropriate qualitative method.

The community groups were chosen with regard to the scope of groups involved in Phase 1, and also on the basis of their knowledge and experience of the local area and Tweed region. Upon creating a list of community organisations, the Tweed Shire Council was contacted, in order to confirm if any further organisations should be involved. As shown in Appendix D, a total of nine groups were contacted for their input. Four of these organisations were available or willing to provide comment, including: Kingscliff District Chamber of Commerce, Tweed Tourism, Kingscliff Rotary Club and Fingal Head Coast Care.

The areas of impact to be investigated were based on the topics outlined in DCP45, produced by Tweed Shire Council. A copy of the discussion guide is included in Appendix D.

6.3.1 Outcomes

The following highlights the associated impacts (both positive and negative) that the proposed development could potentially have on the local community:

Economic

Positive

- Increased employment during construction.
- Some longer-term operational employment.
- Small flow on-effects to other surrounding restaurants and small business from an increased tourist trade. This may stimulate further small business growth.
- Growth in the area's appeal as a tourist destination.
 - While one tourist development will not largely impact numbers, growth in the tourist appeal of the area is more likely as the overall accommodation pool grows.
 - The increase in overall supply was noted as being small, with the development seen as offering more in choice than overall numbers. The provision of conference facilities may improve appeal for business travellers.
 - "Brand strength" may also help to generate an increased level of appeal, with Leighton's viewed as a quality developer.
 - Growth in the tourism industry was noted as a key impact given the importance of industry growth to Tweed economic development. Some felt that adding to the accommodation pool was particularly beneficial given Kingscliff is an emerging destination that is still to be established. Through high profile developments such as that proposed, the investment into marketing the accommodation concept will also provide marketing for the destination.

Negative

Although potential impacts were generally seen to be positive, some potential negative impacts were also detailed:

- Potential decline in occupancy rates for surrounding tourist operators.
- Duplication of community facilities with existing businesses providing bike/kayak hire etc, was noted as a potential concern.

Demographic / Population Changes

- The proposed development was generally perceived to have little significant impact on the area's population (resident or tourist), ethnicity or racial diversity.
- Tweed Tourism did highlight that the proposed accommodation may add greater diversity to the type of tourist demographic visiting the area.

Accommodation / Housing

- The proposed development was generally perceived to have little significant impact or change on the need for housing or accommodation in the area. Any increase in population as a result of the proposed resort (which was expected to be minimal), could be taken up in the surrounding residential communities which are still growing.

Social and Community Infrastructure

Overall, little change in demand for community services or facilities was expected.

- Given the type of proposed development (tourist), little change in demand for community services (e.g., youth workers, aged care services etc) and facilities (e.g., education, health) was expected. Any increase in demand was considered most likely to occur in holiday periods for health services, where an increased number of holidaying families with children may require doctors for ill health or accidents.

Positive

- The addition of community facilities was generally seen as beneficial. The Interpretative Centre was seen as positive for educating local school children regarding environmental issues and local Aboriginal culture.

Negative

- The most noted impact was on local traffic and road access. Some felt the proposed Kingscliff Resort would add further pressure to local traffic volume through Kingscliff, which may also negatively impact pedestrian safety. The Cudgen Creek Bridge (north of the site) was not considered appropriate in providing for tourist access to the site and in particular for large tourist coaches.
- The level of beach parking and public access to the beach were key concerns.

Community Identity, Cohesion and Networks

Positive

- Will have some positive benefit in providing additional opportunities and areas for social interaction. Similar to Phase 1 consultation, the provision of natural trails and community facilities were seen positively, particularly given the “community’s enjoyment of nature-based recreational activities”.
- One group felt the proposed concept may be eventuate into something “special” that the “community can feel proud of”. Furthermore, this group felt the proposed development “fits in perfectly” with the surrounding land uses, and that due to the low-rise eco sensitive nature of the development, would “avoid making the area like the Gold Coast”. As a result the development was seen by this group as having a positive impact on community identity and cohesion.

Neutral/No Impact

- Others felt the impact on community cohesion and identity would be neutral.
- No impacts were noted in relation to the community’s culture, heritage or religious values.

Negative

- The importance and value placed on the environment by the local community is paramount. The natural amenity of the area is key to locals.
 - Consequently, one group felt that the proposed development was not in line with environmental themes that are important to the community. While an environmental focus of development was noted, this group felt that approving the proposed development would ultimately result in more animal deaths either through motor vehicle accidents or through loss of habitat on the site.
 - Revegetation and dune care were also key issues noted by this group.
 - A no development option was the preferred outcome for this environmentally focused community sector.
- Waterway health is also important to the community, not only from an aesthetic and habitat perspective, but also because poor Cudgen Creek health reduces the potential for water activities (e.g., snorkelling). The impact of further development on surrounding waterway and dune health was highlighted.

Community Safety and Crime

- In terms of community safety, appropriated surf life saving measures should be engaged, along with measures taken to deal with vandalism which may increase as development provides more opportunity / or objects to be destroyed or graffitied.

6.4 IMPLICATIONS

Overall most participants noted a variety of positive benefits likely to result from the proposed development. Across many of the areas, if positive benefits were not listed, little or no negative impact was expected as a result of the development.

There were however, several key negative impacts or issues of concerns regarding the proposed development progressing. The most *significant* of these potential negative impacts were similar to those found in the first phase of consultation. These impacts included:

- Increased traffic volume through Kingscliff and poor road access as a result of incoming tourists using the Cudgen Creek Bridge.
- Reduced public access to the beach.
- Detrimental environmental impact (increased animal deaths and loss of vital habitat).

Strategies which are being employed by Leighton Properties to mitigate these issues include:

- **Beach Access** - provision of public beach access and parking. Public car parking is proposed within Lot 500 along the Old Tweed Coast Way alignment in accordance with the Plan of Management for the site. The number of car parks will be determined through the DA process. Safety measures have been incorporated into the Master Plan for the car park.
- **Environment** - A specialist environmental consultant has been employed to produce an Environmental Management Plan (EMP) for the site. Under the terms of the site's lease, the tenant will manage the environmental maintenance for the land within the Lot 490 Plan of Management boundary (including Lot 490 and part of Lots 489 and 500). Vegetation buffers between the resort, the beach and Salt will be provided.
- **Road** – The development will require new road access from Casuarina Way. Although Casuarina Way can be accessed through Kingscliff (via the Cudgen Creek bridge), tourists are expected to access the site from the south through the more direct and less confusing route along the Tweed Coast Way. This preferred route uses the Chinderah Road exit from the Pacific Highway which is signposted with blue hospitality signs.

The establishment of the proposed resort with community facilities at Kingscliff is considered to be a good fit with the needs of the community and will help to more adequately service tourists. As highlighted by respondents, many social and economic benefits are likely to be derived through development of the proposed concept.

7.0

Social and Economic Impact Analysis

7.1 INTRODUCTION

This section provides an overview of the existing and planned social and economic environments for the proposed Kingscliff Resort. This complies with points 3 and 4 of the Terms of Reference.

7.2 ECONOMIC ENVIRONMENT

7.2.1 Economic Impacts

The Tweed Coast is characterised by small scale retail, commercial, rural and industrial uses. This is considered typical of a small coastal region, populated mostly by retirees for lifestyle reasons. As the area continues to grow, in terms of both tourists and local residents, a higher level of tourist accommodation and related commercial uses (e.g., retail / food and beverage), is required to directly service the needs of the population.

The proposed development:

- Is expected to reinforce and compliment the growing hospitality and tourism base of the region.
- As the scale of the development is small, the development is not expected to significantly alter the economic base of the region. The accommodation component of the development is anticipated to provide the region with a minor increase in overall tourist product and a greater diversity in choice.
- The provision of conference facilities will also assist in attracting a more diversified range of tourists, including companies and business visitors rather than merely those visiting for leisure or holiday purposes.
- Based on historical trends, the proposed resort may generate around \$10 million of tourist expenditure per year.
- Given the likelihood of the proposed tourist component in attracting a more diversified type of tourist (e.g., younger demographic or business traveller), these visitors may have a larger economic impact through their increased spending capacity, which will have flow-on effects in stimulating more small business growth in the local Kingscliff area.

7.2.2 Employment

The low employment participation rate, coupled with a considerably aging population in the area, indicates that population growth in the region is generally lifestyle based, particularly skewed to the retirement sector. This is considered to be a weakness for future prosperity, however there have been positive steps by the state and local governments in broadening the economic base of the region, for example, the Southern Cross University and the various strategies linked with the institution.

Total project value of the proposed resort is estimated to be in the order of \$105 million. A significant community facilities budget will be spent on environmental rehabilitation, revegetation and community facilities. The project is anticipated to have significant social and economic benefits with little risk of adverse impacts. With the proposed resort, additional employment opportunities are expected to evolve during the construction phase, and at the completion of the development within the proposed accommodation, retail, food and beverage and maintenance of community facilities. There is expected to be 250 to 300 equivalent full-time jobs created in the construction of the development (temporary employment)⁹, with around 40 to 60 full-time operational (long-term) jobs¹⁰.

⁹ Assuming a construction timeframe of 2 years.

¹⁰ Employment estimates derived through the Conics Employment Model

7.2.3 Tourism

The tourism industry is a major contributor to the Tweed economy, with visitation being critical to the Tweed economy. Due to the area's natural amenity and close proximity to rapidly growing South East Queensland, the Tweed region is well placed in terms of tourism potential.

The Tweed region has not fully capitalised on this recognised potential through paralleled growth in visitation or expenditure. A major barrier to growth has been the constrained volume and type of accommodation supply. Until recently, most product consisted of established product, tired in appearance. Recent developer interest in the local Kingscliff/Casuarina area, has however started to spark increased area appeal. While occupancy rates have declined somewhat against room supply growth, significant uptake of this product has been demonstrated through increased room night occupation.

Completion of infrastructure projects like the Tugan Bypass and the Gold Coast airport upgrade, are expected to positively benefit tourism in the region, particularly given the tourist market consists predominately of day trippers and domestic overnight visitors driving from South East Queensland. This has been further enhanced through road upgrades such as the Tugan Bypass which have made accessing the area easier for the large domestic drive market.

Therefore, it is considered appropriate to further increase the supply and choice of tourist accommodation. Given the current accommodation supply within the region, the proposed resort containing a range of guest and community facilities, and where environmental rehabilitation will be undertaken, will be a unique offering. The proposed conference facilities will help in generating area appeal, whilst also attracting a more diverse visitor market of business travellers.

7.2.4 Investment

The \$105 million resort will provide a financial injection for the local economy both directly and indirectly. During the construction phase there will be local employment opportunities created on site over two years. 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 resort staff including: gardeners, retail workers, cleaners, food/beverage and guest service employees.

Positive economic benefits will also be derived through the requirement to pay the NSW government annual rent. Furthermore, as part of the leasing requirements, the community will benefit from the investment into the rehabilitation, revegetation and construction of community facilities. The resort will also maintain the surrounding lands instead of Council, which will economically benefit ratepayers.

Development of the site will be providing an investment injection into the local economy and is anticipated to be a precursor or instigator of future investment into the area. Investment into the development will have both direct and indirect economic and financial injections into the community.

7.3 SOCIAL ENVIRONMENT

7.3.1 Community Networks

A range of community facilities for the site are proposed, which will benefit local residents. The development will strengthen the existing tourist facilities in the area and is anticipated to improve the quality and quantity of facilities for social interaction.

Within the proposed development there are a variety of community facilities including the Interpretative Centre, along with multiple other uses (e.g., trails/picnic shelters etc) which will serve as an attraction for both residents and tourists. The presence of these types of facilities within the local area will lead to enhanced interaction between members of the community, assist in strengthening cultural awareness, and in educating the community regarding sustainability and the environment. This is important, as through the process of consultation, the natural environment was a key value noted by many.

7.3.2 Public Realm

The vacant site is not listed as a heritage site. Furthermore, the proposed resort will also incorporate the design of safe public places/open spaces (e.g., public toilets/shower, picnic shelters, park and playground, bike racks, pedestrian/bicycle nature trails, recreation court, pontoon etc).

Due to the scale and type of development (e.g., a low-rise resort) the development is not considered to be an “overdevelopment” of the area. The development also incorporates other environmental considerations such as: rehabilitation and preservation of bushland, along with light weight construction off the ground so as to minimise the development’s environmental impact.

A key concern raised in the community consultation was the issue of retaining public beach access. In response to these raised issues, Leighton Properties propose to incorporate public parking spaces (Lot 500) in accordance with Council requirements and in addition to providing formalized beach access points for the public.

7.3.3 Housing

Any additional population drawn to the area as a result of the increasing amenity is likely to be minimal, and catered for by the existing and planned residential communities (e.g., Kings Forest and Seaside Village) which will increase over time.

7.4 COMMUNITY INFRASTRUCTURE

7.4.1 Human Services Facilities

It is not anticipated that the proposed resort will alter or change the supply of community support, welfare or health services in the region. Comments from the consultation process indicated that there may be an increase in demand for these services in line with an increasing tourist population. However, given the scale of the development any increase in demand is expected to be fairly minimal.

7.4.2 Access

The development will enhance local access through the provision of pedestrian/bicycle nature trails. A key concern raised in the community consultation process was public beach access. As part of the proposed development, public beach access and public car parking will be provided.

As highlighted in the community consultation, traffic and access were key concerns. The local community across both phases of consultation were concerned about the impact of increased traffic volume through Kingscliff and associated road safety issues.

The alternative and preferred route is however, the Chinderah Road exit from the Pacific Highway, which is more direct and easier for tourists to navigate given the hospitality signs.

Given the currently limited public transport, further local development over time may increase the likelihood of new public transport services to the area. Two bus stops will be provided as part of the proposed development.

7.5 SOCIAL AND ECONOMIC IMPACTS OF THE PROPOSED DEVELOPMENT

The potential effects of the proposed development on elements forming the economic and social fabric of Kingscliff and its surrounding communities are summarised in Table 7.1, which refers to the Matrix of Point 3 in the Terms of Reference.

Table 7.1 Kingscliff Resort
Tweed Shire Council - Assessment of Social and Economic Impact of Developments, Checklist of Social and Economic Issues

	Criteria	Effect			Net Total	Comment
		Positive	Uncertain / Neutral	Negative		
Economic Impact						
1	Economic Impacts	Increases or decreases retail and other services within the local area	+		+	Small scale retail facilities will provide minor increse
		Increases or decreases facilities within the local area	+		+	Marginal increase in retail facilities
		Better uses or makes redundant existing infrastructure	+		+	Will allow better use of the unoccupied site which has degraded vegetation
		Impact on existing economic land uses (commercial, tourism, etc)	+		+	Provision of increased accommodation
2	Employment	Improves or reduces access to employment	+		+	Provision of more local employment
		Increases or decreases long term jobs (temporary or permanent)	+		+	Provision of additional employment within all facilities
		Impact on skills / education		0	0	No change to current situation
		Safeguards or threatens existing jobs		0	0	No change to current situation
3	Investment	Jobs created directly from the development				
		- construction phase	+		+	Equivalent of 250 - 300 full time jobs during construction of total development
		- ongoing operation	+		+	Approximately 40 to 60 full time jobs from resport operation
		Investment in the development				
		- construction	+		+	Cost: \$105 million (resort)

Table 7.1 Kingscliff Resort

Tweed Shire Council - Assessment of Social and Economic Impact of Developments, Checklist of Social and Economic Issues

Criteria		Effect				Comment
		Positive	Uncertain / Neutral	Negative	Net Total	
Social Impact						
4	Community Networks	Provides or reduces facilities or opportunities for social interaction	+		+	Provision of facilities/areas for social interaction for guests, tourist and locals
		Improves or reduces community identity and cohesion		0	0	No significant change to current situation
		Improves or reduces existing residential amenity		0	0	No change to current situation
		Creates or removes physical barriers between homes and community facilities	+		+	Expenditure on community facilities/services will improve access (e.g., trails, parking etc).
		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		0	0	Heritage Assessment undertaken - no archaeological sites found
		Makes available/enhances or detrimental to public places / open space	+		+	Expenditure on community facilities/services will improve open space/recreation opportunities
		Provides or displaces public facilities	+		+	Provision of nature trails/community facilities
		Avoids or exhibits overdevelopment / large scale buildings	+		+	Given the proposed low-rise resort, it is not a development of large scale
		Significant positive or negative public response in submissions/meetings	+		+	Predominantly positive public response through peak body consultation and 6mth community consultation
6	Housing	Increases or decreases housing stock		0	0	No change to current situation
		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	No change to current situation
		Increases or decreases choice in housing		0	0	No change to current situation
		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	+		+	Attract additional patronage and diversity of tourists to the area
		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		0	0	No change to current situation
		*child care, health or educational services			-	Small potential increase in demand for health services in peak holiday times
		*special services for high need / disadvantaged groups		0	0	No change to current situation
		Increases or decreases in the choice of local shopping facilities	+		+	Minor increase in retail facilities
		Increases or decreases local recreation or leisure facilities	+		+	Increased areas for public recreation (nature trails, picnic areas etc)
8	Access	Decreases or increases distance from homes to local community facilities and services	+		+	Expenditure on community facilities/services will improve access/distance to comm. facilities/services
		Improves or reduces public transport services or access to such services	+		+	2 bus stops will be provided
		Improves or reduces disabled access to local facilities		0	0	No change to current situation
		Improves or reduces access by cycle to local facilities	+		+	Improved access through provision of pedestrian/bike paths
		Improves or reduces pedestrian access to local facilities	+		+	Improved access through provision of pedestrian/bike paths

7.6 SUMMARY

The establishment of a resort with community facilities at Kingscliff is considered to be a good fit with the needs of the community. The proposed Kingscliff Resort is expected to fulfil the recognised tourist potential of the site, and in a manner where the development will enhance and compliment the existing uses in the immediate area, rather than being an overdevelopment of the site.

Development of the proposed resort with community facilities complies with desired Council planning outcomes and the Lot 490 Plan of Management vision for the site. The proposed development will also offer a range of economic and social benefits to the community. In line with government objectives for the Far North Coast Region, the development will assist in strengthening the local tourism industry, a sector which the Far North Coast Regional Strategy has identified as important to the economy.

Overall, the development will provide the tourist market with an increased supply and range of quality resort facilities within a coastal bushland setting. The ancillary tourist facilities (e.g., retail shops, gym, conference facilities etc) are necessary components in attracting tourists to the area, particularly if a more diversified visitor type is desired. The variety of community facilities and areas to be developed on site will also provide positive social outcomes for local area residents.

8.0 Needs Assessment

8.1 INTRODUCTION

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

8.2 ECONOMIC NEED

The tourism industry is a major contributor to the Tweed economy, with visitation being critical to the Tweed economy. Economic need for the proposed development is demonstrated as follows:

- At present, the Tweed Coast is characterised by small scale retail, commercial, rural and industrial uses. This is considered typical of a small coastal region, populated mostly by retirees for lifestyle reasons. As the area continues to grow, in terms of both tourists and local residents, a higher level of tourist accommodation and related commercial uses (e.g., retail / food and beverage), is required to directly service the needs of the population.
- Analysis of Tweed and Northern Rivers tourist trends shows a growing need to stimulate further growth in the tourist industry.
- Due to the area's natural amenity and close proximity to rapidly growing South East Queensland, the Tweed region is well placed in terms of tourism potential.
- The Tweed region has not fully capitalised on this recognised potential through paralleled growth in visitation or expenditure. A major barrier to growth has been the constrained volume and type of accommodation supply. Until recently most supply consisted of established product, tired in appearance. Recent developer interest in the local Kingscliff/Casuarina area has however, started to spark increased area appeal. While occupancy rates have declined somewhat against room supply growth, significant uptake of this product has been demonstrated through increased room night occupation.
- Completion of infrastructure projects like the Tugan Bypass and the Gold Coast airport upgrade, are expected to positively benefit tourism in the region, particularly given the tourist market consists predominately of day trippers and domestic overnight visitors driving from South East Queensland. This has been further enhanced through road upgrades such as the Tugan Bypass which have made accessing the area easier for the large domestic drive market.
- Therefore, it is considered appropriate to further increase the supply and choice of tourist accommodation. The proposed resort with conference facilities will help in generating area appeal, whilst also attracting a more diverse visitor market of business travelers.

The proposed development:

- Is expected to reinforce and compliment the growing hospitality and tourism base of the region.
- As the scale of the development is small, the development is not expected to significantly alter the economic base of the region. The accommodation component of the development is anticipated to provide the region with a minor increase in overall tourist product and a greater diversity in choice. Due to the market suffering from supply constraint, minimal long-term impact on existing tourist operators is expected.
- The provision of conference facilities will also assist in attracting a more diversified range of tourists, including companies and business visitors rather than merely those visiting for leisure or holiday purposes.
- The proposed development may generate significant tourist expenditure, estimated at around \$10 million per year.
- Given the likelihood of the proposed tourist component in attracting a more diversified type of tourist (e.g., younger demographic or business traveler), these visitors may have a larger economic impact through their

increased spending capacity, which will have flow-on effects in stimulating more small business growth in the local Kingscliff area.

- Up to 60 full-time jobs would be created over the long-term through operation of the proposed resort. Approximately 250 to 300 short-term jobs may be created through construction alone.
- Additional economic benefits will be derived through the project investment itself, totaling over \$100 million, which is likely to facilitate further investment into the local economy. The resort will also maintain the surrounding lands instead of Council, which will economically benefit ratepayers.

8.3 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 facilities in the local community. Community need also relates to how local residents will benefit from the proposed development on the subject site.

By having such a narrow band of tourist accommodation options for people visiting the Tweed region means there are limited experiences and places to stay for tourists. The existing supply of aged establishments caters only to a small and select market segment.

By diversifying accommodation options, the proposed development will achieve outcomes consistent with the Far North Coast Regional Strategy which highlights the importance of tourism to the region. Overall, an increased supply of stock that is more diversified in product and price will particularly benefit the community given the majority of travellers to the Tweed region are domestic visitors. Furthermore, increasing the level of quality accommodation will allow both the Tweed region and Kingscliff to potentially expand the inter regional/state visitor market.

Additional benefits are anticipated from the ancillary uses:

- The proposed conference facilities will provide quality supply for servicing the small scale/intra regional market.
- The range of proposed community facilities will benefit local residents. The development of these facilities within the local area will increase: opportunities for social interaction and exercise; will assist in strengthening cultural awareness; and in educating the community regarding sustainability and the environment.
- As part of the development, public beach access and car parking will be provided.

Overall, the proposed development will provide the community with increased employment opportunity both during construction and operation.

8.4 PLANNING NEED

As the site is currently vacant and consisting of degraded vegetation, the level and range of positive benefits gained from development are likely to negate any detrimental impacts. Given the size and scale of the proposed resort, the development is likely to have minimal impact on surrounding land uses or residential areas.

The proposed development will be compatible with the growing pool of local tourist amenity. Due to the environmental focus of the proposed concept, the development will also be compatible with the low-key / natural bushland character of the local area. Development of the proposed resort with community facilities complies with desired Council planning outcomes and the Lot 490 Plan of Management vision for the site.

While Byron Bay has typically been the centre of tourism, the Tweed Region is well located to take further advantage of recent road improvements to the Gold Coast and the future upgrading of the Gold Coast Airport. Similarly, the Kingscliff area also offers significant natural appeal, which as noted by the Far North Coast Regional Strategy has considerable economic value to tourism. The proposed development will thus result in an optimal use of the site,

providing both an increase in supply and choice to the presently small tourist market constrained by limited accommodation options.

8.5 STATEMENT OF JUSTIFICATION

The establishment of an resort with community facilities at Kingscliff is considered to be a good fit with the needs of the community, and will provide a range of economic and social benefits. The development is consistent with desired planning outcomes and will offer a range of economic and social benefits to the community.

The proposed Kingscliff Resort is expected to fulfill the recognised tourist potential of the site, and in a manner where the development will enhance and compliment the existing uses in the immediate area, rather than being an over development of the site. While key issues were raised within the community consultation processes, overall it may be said that the community's reaction to the development is generally favourable, with many positive benefits associated with the development. This is not surprising given the community's involvement in both the Lot 490 Plan of Management and the master planning design process.

The short-stay accommodation component of the development will comprise a total of 180 low-rise units/bungalows. The current supply of tourist accommodation indicates that there is a gap in the market for facilities that are not high density and not motel facilities. This development is anticipated to satisfy this niche market and provide primarily for the domestic drive market seeking a family holiday on the NSW coastline. This could serve to fill the void of medium to higher end accommodation that is currently lacking within the NSW portion of this area. The proposed resort in Kingscliff is a unique offering and will assist in strengthening the local tourism industry, a sector which the Far North Coast Regional Strategy has identified as important to the economy.

Overall, the development will provide the tourist market with an increased supply and range of quality resort facilities within a coastal bushland setting. The proposed ancillary uses, while improving the attractiveness and service provision of the short-stay accommodation, will not be of a scale to be a product of themselves therefore limiting impact on existing facilities. The variety of community facilities and areas to be developed on site will also provide positive social outcomes for local area residents.

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.

Documents issued electronically are susceptible to being altered. Therefore, only versions held and issued by Conics can be used as an acceptable reference or source of information.

Appendix A – Demographic Profile

Demographic Profile	Tweed Heads		Tweed Coast		Tweed Part 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%	0	0.0%	0	0.0%	0	0.0%
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%
Internet Connection										
None	9,083	44.3%	1,260	37.8%	2,800	38.6%	13,144	42.2%	817,252	35.1%
Broadband or Dial up	10,581	51.6%	1,962	58.8%	4,186	57.7%	16,730	53.8%	1,430,876	61.5%
Not Stated	860	4.2%	113	3.4%	274	3.8%	1,247	4.0%	80,088	3.4%
Total	20,524	100.0%	3,335	100.0%	7,260	100.0%	31,121	100.0%	2,328,216	100.0%

Demographic Profile	Tweed Heads		Tweed Coast		Tweed Part 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		-		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 \$	\$1,571		\$1,582		\$1,363		\$1,514		\$1,849	
Weekly Rent										
Average Rent - Sept 2006 \$	\$220		\$239		\$174		\$213		\$233	
Average Rent - Current \$	\$235		\$256		\$186		\$228		\$249	
Employment										
Employed - Full-time	10,063	52.4%	2,000	53.3%	4,385	51.3%	16,448	52.2%	1,879,628	60.8%
Employed - Part-time	6,611	34.4%	1,260	33.6%	2,935	34.3%	10,803	34.3%	842,715	27.2%
Employed - Away From Work	1,224	6.4%	225	6.0%	554	6.5%	2,006	6.4%	187,104	6.1%
Employed - Total	17,899	93.2%	3,486	93.0%	7,875	92.2%	29,258	92.9%	2,909,448	94.1%
Unemployed	1,304	6.8%	264	7.0%	671	7.9%	2,240	7.1%	183,157	5.9%
Total labour force	19,202	100.0%	3,749	100.0%	8,545	100.0%	31,497	100.0%	3,092,604	100.0%
Not in the labour force	19,810		2,840		6,291		28,941		1,801,010	
Occupation										
Upper White	4,367	24.4%	959	27.5%	2,277	28.9%	7,603	26.0%	1,012,736	34.8%
Lower White	6,879	38.4%	1,168	33.5%	2,438	30.9%	10,485	35.8%	979,819	33.7%
Upper Blue	2,990	16.7%	601	17.3%	1,290	16.4%	4,883	16.7%	396,721	13.6%
Lower Blue	3,356	18.7%	686	19.7%	1,735	22.0%	5,772	19.7%	464,684	16.0%
Other	308	1.7%	68	2.0%	138	1.8%	516	1.8%	55,480	1.9%
Total	17,900	100.0%	3,482	100.0%	7,878	100.0%	29,259	100.0%	2,909,440	100.0%
Average Number of Cars	1.43		1.56		1.66		1.50		1.54	
Household Income										
Average Weekly - Sept 2006 \$	\$899		\$996		\$912		\$912		\$1,257	
Average Weekly - Current \$	\$961		\$1,065		\$975		\$975		\$1,344	
Household Income - Sep 2006 \$	\$46,850		\$51,918		\$47,547		\$47,539		\$65,541	
Household Income - Current \$	\$50,092		\$55,511		\$50,837		\$50,829		\$70,077	

Source: ABS, Conics

Current Dollars - June 2008

Appendix B – Working Population Profile

Working Population Profile - Industry of Employment

	Tweed Heads SLA		Tweed Coast SLA		Tweed Part B SLA		Tweed LGA		NSW	
Industry of Employment										
Agriculture\ forestry & fishing	141	1.0%	100	7.5%	612	9.7%	853	3.8%	70850	2.7%
Mining	20	0.1%	0	0.0%	9	0.1%	30	0.1%	18035	0.7%
Manufacturing	685	4.7%	26	2.0%	659	10.4%	1369	6.1%	257984	9.9%
Electricity\ gas\ water & waste services	136	0.9%	3	0.2%	66	1.0%	197	0.9%	27110	1.0%
Construction	1098	7.5%	237	17.8%	408	6.5%	1752	7.9%	143153	5.5%
Wholesale trade	401	2.7%	37	2.8%	163	2.6%	597	2.7%	128488	4.9%
Retail trade	2961	20.2%	155	11.7%	729	11.5%	3841	17.2%	305081	11.7%
Accommodation & food services	1745	11.9%	181	13.6%	405	6.4%	2334	10.5%	177448	6.8%
Transport\ postal & warehousing	464	3.2%	59	4.4%	264	4.2%	788	3.5%	126688	4.9%
Information media & telecommunications	169	1.2%	11	0.8%	56	0.9%	234	1.1%	63816	2.5%
Financial & insurance services	289	2.0%	20	1.5%	112	1.8%	417	1.9%	139821	5.4%
Rental\ hiring & real estate services	339	2.3%	70	5.3%	97	1.5%	508	2.3%	48397	1.9%
Professional\ scientific & technical services	567	3.9%	75	5.6%	267	4.2%	913	4.1%	199777	7.7%
Administrative & support services	346	2.4%	48	3.6%	131	2.1%	529	2.4%	73885	2.8%
Public administration & safety	665	4.5%	13	1.0%	693	11.0%	1374	6.2%	160529	6.2%
Education & training	1194	8.2%	112	8.4%	599	9.5%	1900	8.5%	208337	8.0%
Health care & social assistance	2432	16.6%	81	6.1%	679	10.7%	3198	14.4%	284342	10.9%
Arts & recreation services	221	1.5%	47	3.5%	87	1.4%	354	1.6%	35539	1.4%
Other services	632	4.3%	42	3.2%	212	3.4%	886	4.0%	100651	3.9%
Inadequately described/Not stated	127	0.9%	12	0.9%	69	1.1%	206	0.9%	29590	1.1%
Total	14632	100.0%	1329	100.0%	6317	100.0%	22280	100.0%	2599521	100.0%

Source: ABS, Conics

Appendix C – Tweed Accommodation Supply

Appendix C Tweed LGA Accommodation Supply

Accommodation	Address	Suburb	Rating	No. of Units	Rates			
					Single	Double	Triple	Week
Resorts & Hotels								
The Beach Resort	2-6 Pandanus Parade	Cabarita Beach	4.5	57	-	\$260	\$320	\$1,730
Penny Ridge Retreat	363 Carool Road	Carool	4	6	-	\$350	-	\$2,450
Santai Casuarina Beach	9 Dianella Drive	Casuarina	5	114	\$308	\$352	-	-
Breakfree Paradiso	78-80 Marine Parade	Kingscliff	4	50	\$149	\$205	-	\$904
Breakfree Pacific Royale	278-280 Marine Pde	Kingscliff	3.5	20	-	\$167	\$186	\$1,050
Mantra on Salt Beach	Gunnamatta Avenue	Salt Village, Kingscliff	4	308	\$134	\$244	n/a	\$1,316
Peppers Bale Salt	Bells Boulevard	Salt Village, Kingscliff	5	41	\$379	\$479	\$579	\$2,653
Peppers Salt Resort & Spa	Bells Boulevard	Salt Village, Kingscliff	4.5	332	-	\$234	\$360	\$1,638
Outrigger Twin Towns Resort	Wharf Street	Tweed Heads	4.5	120	-	\$333	\$462	\$2,044
Sub Total			10	1086				
Motels								
Banora Point Motor Inn	Cnr Pacific Hwy & Terranora	Banora Point	3.5	40	\$60	\$72	-	-
Pacific Sands Motel	Cnr Wommin Bay & Murphey Rds	Kingscliff	4	25	\$95	\$95	\$110	-
Blue Waters Motel	Cnr Wommin Bay Rd & Kingscliff St	Kingscliff	3	14	\$75	\$85	\$105	\$595
Kingscliff Motel	80 Marine Pde	Kingscliff	2.5	12	\$75	\$90	\$100	-
Ocean Clipper Motel	198 Marine Pde	Kingscliff	2.5	8	\$90	\$100	\$110	\$700
Pollys Motel	148 Marine Pde	Kingscliff	2.5	10	\$100	\$100	-	\$700
Poinciana Motel	453 Tweed Valley Way	Murwillumbah	3.5	10	\$95	\$115	\$135	\$665
Tweed River Motel	55 Tweed Valley Way	Murwillumbah	3	n/a	\$76	\$88	\$120	\$616
South Tweed Motor Inn	9 Minjungbal Dr	South Tweed Heads	3	20	\$75	\$80	\$95	-
Las Vegas Motor Inn	123 Wharf Street	Tweed Heads	4	21	-	\$90	-	\$600
Blue Pelican Motel	115 Wharf St	Tweed Heads	3.5	21	\$99	\$99	-	-
Calico Court Motel	29-33 Old Pacific Hwy	Tweed Heads	3	32	\$75	\$85	-	-
City Lights Motel	35 Old Pacific Hwy	Tweed Heads	3	17	\$85	\$85	-	\$595
Jack Hi Motel	Cnr Brett & Powell Streets	Tweed Heads	3	24	\$70	\$95	-	-
Tweed Harbour Motor Inn	135 Wharf Street	Tweed Heads	3	15	\$69	\$75	\$80	\$676
Cooks Endeavour Motor Inn	26 Frances Street	Tweed Heads	2.5	21	\$99	\$105	\$125	-
Homestead Tweed	58 Boyd Street	Tweed Heads	2.5	13	\$55	\$65	\$85	-
Tweed Fairways Motel	Cnr Old Pacific Hwy & Soorley St	Tweed Heads	2	44	-	\$70	\$80	-
Comfort Inn Bayswater	131 Wharf Street	Tweed Heads	3.5	38		\$130	\$155	\$910
Kennedy Drive Motor Inn	203 Kennedy Drive	West Tweed Heads	3	25	\$75	\$90	\$100	\$525
Sub Total			21	410				

Appendix C. Cont...
Tweed LGA Accommodation Supply

Accommodation	Address	Suburb	Rating	No. of Units	Rates			
					Single	Double	Triple	Week
Self Catering								
The Hideaway	21 Cypress Crescent	Cabarita Beach	4	15	-	\$148	\$219	\$718
Mainwaring Apartments	Barclay Drive	Casuarina	4	60	-	-	\$300	\$1,617
The Beach Shacks	Casuarina Way	Casuarina	4	6	-	-	\$204	\$1,043
Pandanus Pocket	Casuarina Way	Casuarina	4	3	-	\$137	\$151	\$1,057
Drift	Kamala Cres	Casuarina	4	n/a	-	\$295	\$306	\$1,680
Torokina Beach House	Dune Street	Fingal Head	4	1	-	-	-	\$1,000
Villas on Hastings	3 Peninsula Street	Hastings Point	4.5	4	-	\$220	\$340	\$2,100
Sunrise Cove Luxury								
Holiday Apartments	28 Moss St	Kingscliff	4	17	-	\$175	-	\$1,386
Oceania on Kingscliff	240 Marine Pde	Kingscliff	n/a	6	-	-	-	\$3,000
Astor	192 Marine Pde	Kingscliff	n/a	6	-	-	-	\$1,680
Marine Boutique								
Apartments	36 Marine Parade	Kingscliff	4	6	-	\$250	\$350	\$1,750
Tropical Coast Retreat	249 Duranbah Rd	Kingscliff	4.5	2	\$150	\$175	n/a	\$1,050
Attunga Park Country								
Retreat	224 Nobbys Creek Road	Murwillumbah	3	5	-	\$160	\$200	\$1,120
Carolina	42 Boundary Street	Tweed Heads	3	5	-	-	-	\$1,820
Tweed Ultima Apartments	20 Stuart Street	Tweed Heads	4	n/a	\$215	\$215	\$280	\$1,435
Sea Drift	32 Boundary Street	Tweed Heads	3	6	-	-	-	\$1,820
Haven	40 Boundary Street	Tweed Heads	2	6	-	-	-	\$1,785
Sub Total			17	148				
Holiday Parks								
	200/25 Chinderah Bay							
Homestead Holiday Park	Road	Chinderah	4	6	-	-	\$110	\$770
Tweed River Hacienda	300/37 Chinderah Bay							
Holiday Park	Drive	Chinderah	4	6	-	-	\$180	\$1,260
Pyramid Holiday Park	145 Kennedy Drive	Tweed Heads	4	6	-	85	\$110	\$595
Sub Total			3	18				
Total			42	1,618				

Source: RACQ and various other internet sites.

* Rates as of 23 September (Based on best available information)

Appendix C Tweed Conference Venues

Name	Address	Conference Rooms	Venue Size
Coolangatta Tweed Heads Golf Club	Soorley Street, Tweed Heads South	2	1 room accommodates for up to 240 people; 1 room for smaller events.
Seagulls Club	Gollan Drive, Tweed Heads West	4	1 ballroom seating up to 1,200 people; 1 function room accommodating 232 people; and 2 meeting rooms for 40 and 15 people.
South Tweed Sports Club	Minjungbal Drive, South Tweed Heads	2	1 large and 1 small function room.
Twin Towns Club	Boundary Street, Tweed Heads	8	A showroom seating up to 1,200 people; 5 conference rooms accommodating up to 500, 390, 365, 67 and 51; and 2 meeting rooms for up to 70 and 20 people.
Twin Towns Club Banora	Leisure Drive, Banora Point	8	5 conference rooms accommodation up to 800, 500, 400, 250 and 200 people, 1 boardroom accommodating 25 people; and 2 outdoor function areas accommodating up to 1,500 people and 180 people.
Mantra on Salt	Gunnamatta Avenue, Salt Village, Kingscliff	up to 4	Conference room seats 250 in theatre style, which may divide into 3 separate meeting rooms for smaller gatherings. Also 1 boardroom for up to 16 people.
Peppers Salt Resort & Spa	Bells Boulevard, Salt Village, South Kingscliff	up to 4	1 ballroom accommodating for up to 432 turns into 3 separate meeting rooms for 108 people. 1 boardroom for up to 48 delegates.
Santi Domain Casuarina	Dianella Drive, Casuarina	2	1 conference room accommodating up to 300 people and 1 boardroom seating up to 15.

Appendix D – Community Consultation

Appendix D Community Organisations Involved in Consultation Program			
Organisation	Group Type	Contact	Participation
Kingscliff District Chamber of Commerce	Community Action Group (Business)	Alan McIntosh	Yes
Tweed Tourism	Tourism	Phil General Manager Ms Julie Murray (secretary) 1st	Yes
Kingscliff Rotary Club	Community Service Groups (General)	Ms Margaret Hayes	Yes
Fingal Head Coast Care		Kay Bolton	Yes
Kingscliff District Ratepayers and Progress Association	Community Action Group (Progress & Residents)	Mr Peter Gladwin (president)	N/A
Casuarina Residents Association	Community Action Group (Progress & Residents). Act as Casuarina Residents voice for the people	Rob Bryant (President) Ms Megan Brodhurst (Vice president)	N/A
Tweed Heads Environment Group	Community Action Group (Environment & Conservation)	Mr Richard Murray	No. Contacted Fingal Head Coast Care instead.
Tweed Landcare Incorporated	Community Action Group (Environment & Conservation). Coastcare, Bushcare and Rivercare groups through the Tweed catchment. We support people caring for our unique environment and natural resources through practical community projects. We provide education, skills	Claire Masters (Chairperson)	No. Contacted Fingal Head Coast Care instead.
South Tweed Senior Citizens Association	Community Service Groups (General)	Jean page	No.

APPENDIX D – DISCUSSION GUIDE FOR SEIA COMMUNITY CONSULTATION

1. ECONOMIC IMPACTS

1. Firstly, what economic impacts might this development have on the local community?
2. What effect do you think the development will have on employment in the area? [PROBE: access to employment or occupational opportunities.]
3. Tell me how you think the development may affect the operations of other businesses in the Kingscliff area? [PROBE: Why / why not?]
4. What effects do you think the development may have on tourism in the region?

2. SOCIAL IMPACTS

2.1 Demographic and Population Changes

Let's move on to how you think the development may change population numbers or the type of people in the community. To what extent do you feel the development is likely to produce change in:

5. Age, gender or the ethnicity of the community?
 6. Population? (How might the development effect *permanent* population/tourist numbers – increase/no change/decrease?)
 7. Temporary population numbers? (e.g., from construction, seasonal residents)
- [PROBE: IF YES, EXPLAIN WHAT CHANGES and WHY THEY MIGHT OCCUR]
[PROBE: SIGNIFICANCE OF IMPACT]

2.2 Needs of Special Groups

8. If this eco tourism resort is approved, what social or community groups may be affected? (PROBE: Will these groups be positively/negatively affected? If so why?)

2.3 Accommodation / Housing

Let's talk now about potential impacts on accommodation and housing.

9. When thinking of the proposed eco tourism resort, what's the likelihood that it will create or alter the need for housing or accommodation in the area? [PROBE: Will accommodation be required for any temporary workers associated with the development?]

2.3 Social and Community Infrastructure

Let's talk now about social or community infrastructure and by that I mean the provision of community services and facilities (e.g., neighbourhood or cultural centres, health, education, emergency services, family support or community development services).

10. What impact might the development have on community services or infrastructure?

PROBE: Will the development create or alter demand for:

- Support services (e.g., counselling, child care, child protection, Aboriginal and Torres Strait Islander services, aged care etc.)
- Community services or facilities? (e.g., community centres, halls / meeting places, youth workers, employment services)
- Education facilities?
- Health?
- Transport / access?

[PROBE: Why/Why not?]

11. To what extent do you think the existing community infrastructure can service the proposed development? If not, what else is necessary?

2.4 Heritage, cultural values and beliefs

What effect do you feel the development might have on:

12. The local community's cultural heritage? [PROBE: does it safeguard/threaten heritage or culturally important sites]

13. What about the community's cultural life?

14. Religious values?

2.4 Community Identity and Cohesion

15. In your opinion, to what extent will the development increase or decrease opportunities for social interaction in the community? [PROBE: Why/ why not?]

16. Will the development cause any divisions in the community?

17. Is the development consistent with the community's identity?

[PROBE: How well do you think the development represents historical, economic, environmental or social themes that are important to the community?]

2.5 Cohesion of Development

18. How well do you think the proposed development integrates with the surrounding neighbourhoods or land uses?
19. In your opinion, how will the development effect the local area's physical appearance? (e.g., privacy, noise, odour etc)

2.6 Health and Wellbeing

20. What impacts might the development have in relation to the community's health and well-being? [PROBE: environmental pollutants, increasing physical activity, psychological stress.]

2.7 Crime and Safety

21. How will the development alter or change crime levels or public safety? (e.g., surf life saving, pedestrian safety, traffic issues, casual surveillance).

2.8 Close

22. So, taking all these issues mentioned into account, what overall effect will the development have on the community? [PROBE: positive/negative]
23. Any other comments?