



DARRYL ANDERSON CONSULTING PTY LTD

TOWN PLANNING & DEVELOPMENT CONSULTANTS

SOCIO-ECONOMIC IMPACT STATEMENT

**PROPOSED 84 LOT RESIDENTIAL SUBDIVISION
AT LOT 1 DP 167380, LOT 1 DP 134787,
LOT 2 DP 961928 AND LOT 5 DP 1117326
(BEING AN UNREGISTERED SUBDIVISION
OF LOT 4 DP 1054848),
WALMSLEYS ROAD AND STOTT STREET,
BILAMBIL HEIGHTS (SHIRE OF TWEED)**

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SOCIO-ECONOMIC IMPACT STATEMENT

PROPOSED 85 LOT RESIDENTIAL SUBDIVISION AT BILAMBIL HEIGHTS (SHIRE OF TWEED)

1.0 INTRODUCTION

This Socio-Economic Impact Statement accompanies the Major Project application for a proposed subdivision comprising 84 residential lots together with an open space lot at Bilambil Heights. The location of the site and existing community facilities in the locality are indicated on **Figure 1**.

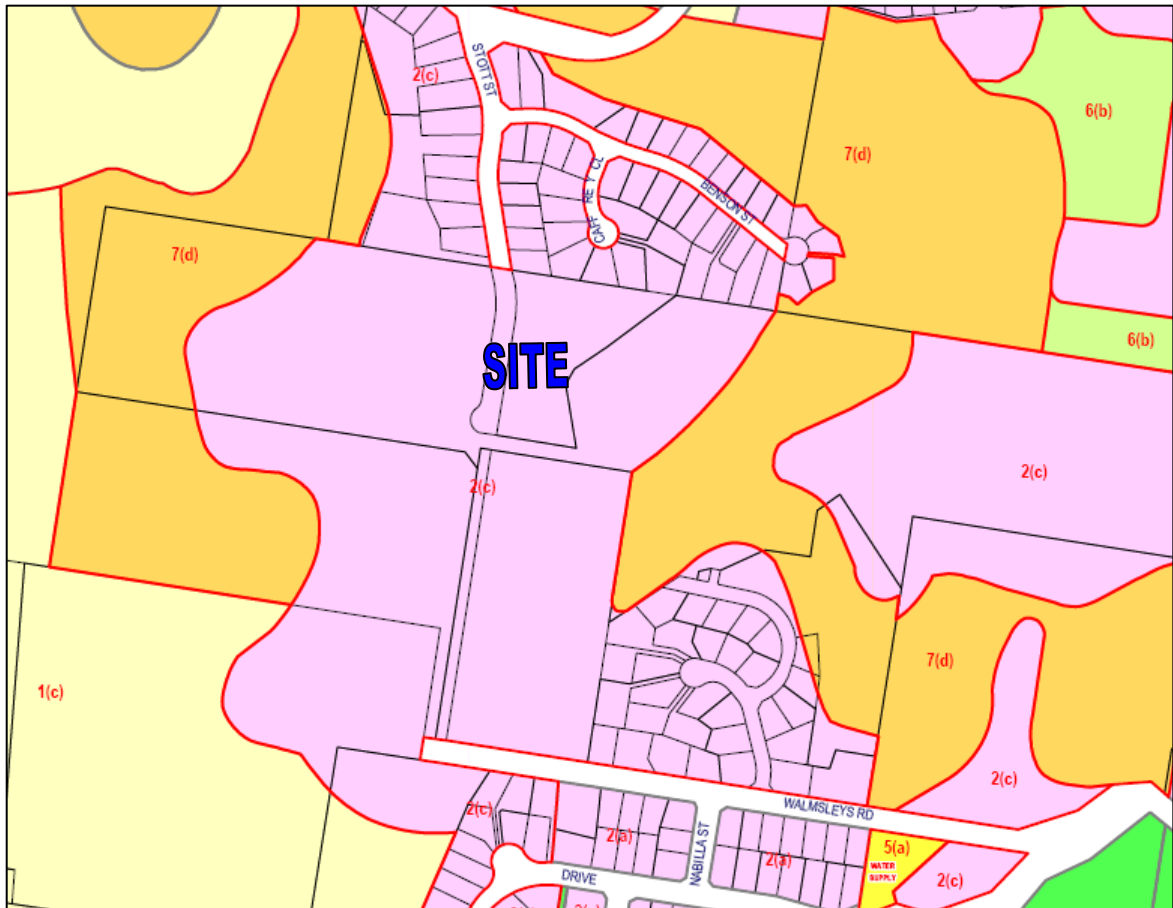


Figure 1 – Site Location and Zoning

The need for a Socio-Economic Impact Statement arises from Clause 17 of Tweed Local Environmental Plan 2000, which is in the following terms:

“Objectives

To ensure proper consideration of development that may have a significant social or economic impact.

Where the consent authority considers that a proposed development is likely to have a significant social or economic impact in the locality or in the area of Tweed, the consent authority may only grant consent to the proposed development if it has considered a social impact statement in respect of the proposed development.

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The social impact statement must:

Identify the likely future impacts of the development and the affected community, and

Analyse the impacts in terms of magnitude, significance, duration, effect on current and future conditions and community services, and the like, and

Determine and assess possible measures for the management or mitigation of likely impacts."

In pursuance of this Clause, Council has adopted Tweed Development Control Plan 2007, Part A13 – Socio-Economic Impact Assessment. Clause 13.5 of the Development Control Plan requires a Socio-Economic Impact Statement to accompany a Major Project application for various land uses, including residential subdivisions comprising more than fifty lots.

The purpose of this Statement is to address the likely social and economic impacts of this proposal (including the requirements of both Tweed Local Environmental Plan 2000 and Tweed Development Control Plan 2007, Part A13) as it relates to different social groups and community services within the locality and the wider community.

This Statement should be read in conjunction with the Environmental Assessment and supporting documents, which accompany the Major Project application. This document is divided into ten (10) sections. The remaining sections include an outline of the proposal and the planning context; objectives of the development; alternatives to the project; scoping of the likely nature and extent of impacts; a demographic profile and analysis; socio-economic impacts of the proposal; consultation; mitigation and monitoring; and a conclusion.

2.0 DEVELOPMENT PROPOSAL AND PLANNING CONTEXT

This application proposes an 84 lot residential subdivision and one public reserve lot together with all normal urban infrastructure. Full details of the proposal, including plans, are included in the Environmental Assessment. Access to the site is proposed from the Stott Street and Walmsleys Road. All necessary infrastructure will be provided to the site in conjunction with the subdivision.

Under the provisions of Tweed Local Environmental Plan 2000, the land on which the residential lots are proposed is zoned 2(c) Urban Expansion. The objectives of the 2(c) zone include:

"Primary objectives

- to identify land for urban expansion (which will comprise mainly residential development focused on multi-use neighbourhood centres) and to ensure its optimum utilisation consistent with environmental constraints and the need to minimise residential land take.*

Secondary objectives

- to allow associated non-residential development which meets the recreation, shopping, commercial, employment and social needs of future residents.*
- to ensure that sensitive environmental areas within and outside the zone are protected from any adverse impacts of development.*
- to enable planning flexibility to achieve the other objectives of the zone by providing detailed guidelines through development control plans. "*

Development of the site as proposed is consistent with the Tweed Local Environmental Plan 2000, Council's Tweed 2000 + Strategic Plan, the Tweed Residential Development Strategy, 1991 and the North Coast Urban Planning Strategy, 1995 and the Draft Far North Coast Regional Strategy, 2006 – 2031.

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3.0 SUMMARY OF SOCIO-ECONOMIC IMPACT STATEMENT

This statement concludes that the proposed development is unlikely to result in any significant socio-economic impact in the locality or the Tweed generally, subject to appropriate mitigation and management measures identified in Section 8.0. Development of the site will provide housing choice, based on a range of lot sizes, in a location that is suitably serviced and conveniently located in relation to existing community facilities. Approval of the development would be consistent with Council's Urban Land Release Strategy (as reflected in the current zoning of the site) and would generate contributions towards additional community infrastructure based on the additional demand generated. An estimated twenty full time equivalent employment positions will be generated during the construction phase (estimated at twelve months). Indirect employment opportunities are estimated at fifty positions based on the employment multiplier for the northern rivers construction industry of 2.3 (CARE, 1997). The development has been designed to achieve social cohesion, high levels of amenity, ecologically sustainable outcomes and positive socio-economic impacts for the community.

4.0 OBJECTIVES OF THE DEVELOPMENT

Provision of high quality and functional residential allotments to meet the demand generated by continuing population growth within the Bilambil Heights release area is the key objective of the development proposal. Market research indicates that there is a continuing demand for low density housing in this locality providing high levels of amenity and accessibility are achieved together with security and privacy.

5.0 ANALYSIS OF ALTERNATIVES

Development of the site, as a very low density (ie. lot sizes greater than 1000m²)/residential estate has been investigated but is not considered to be commercially viable, particularly having regard to the established character of the area and market requirements. High density development including multi-dwelling housing has also been considered but not pursued because of limited demand resulting from decreased residential amenity and particularly having regard to the environmental constraints applying to the land and the character of the area.

A conventional low density subdivision is considered to be consistent with achieving the objectives of the zone and compatibility with the existing character and amenity of the area. On balance, the proposal achieves a reasonable compromise between the demands of the market, the site opportunities and constraints and the various statutory planning controls applying to the site.

The consequences of not carrying out the development include loss of revenue to Council through development contributions and future rate income with resulting adverse implications for existing and additional infrastructure contemplated for the area. In addition, if the project does not proceed, a prime serviced site (which was suitably zoned in 1991) for low-density development will affectively be sterilized.

6.0 SOCIO-ECONOMIC ASSESSMENT

6.1 Key Issues and Affected Groups

Adjoining areas to the north comprise rural land and an existing low density residential estate and aged care facility.

The land to the east and west (which is zoned 7(d)) will be retained as a "conservation reserve".

Land to the south is rural and low density residential in character.

Key issues include:

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- Changes from rural to urban character.
- Compatibility with the established residential character and amenity of adjoining estates.
- Construction phase impacts relating to dust and noise.
- Visual impacts.
- Key groups likely to be affected include adjoining and adjacent residents, particularly the residents of the aged care facility on the northern side of the site.

6.2 Demographic Data and Trends

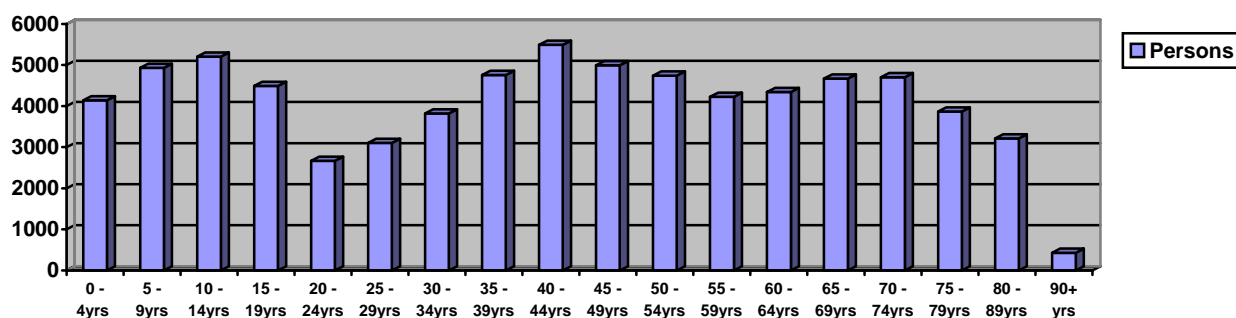
Population growth in the Bilambil Heights area has continued at a high rate for a number of years. The average annual growth rate between 1991 and 1996 was 3.8% for Bilambil Heights (Source: Tweed Shire Council, 2001). 2001 census data indicates growth in the Bilambil Heights area between 1996 and 2001 was 1.57% per annum (Source: Tweed Shire Council, November 2002).

Based on projections made on the 1996 census data, it is estimated that the Shire population is likely to reach approximately 84,804 persons in 2006, with an average annual growth rate of approximately 2% (Tweed Shire Council 2002). Population projections as a percentage of the total population are summarized in the following **Table 1** (Tweed Shire Council 1999).

AGE	1991	1996	2001	2006	2011	2016
0-4	7.09	6.37	5.79	5.58	5.64	5.72
5-14	14.33	14.35	13.79	12.88	12.25	12.10
15-24	10.22	9.76	10.50	11.21	11.20	10.72
25-44	27.10	25.47	23.49	21.90	21.61	22.10
45-64	21.57	22.45	24.28	26.21	26.96	26.38
65-74	13.45	13.73	12.80	12.24	12.29	12.93
75+	6.25	7.88	9.35	9.98	10.05	10.04

Again, these projections indicate that the strongest anticipated growth is in the number of persons over 40 years of age. Recent trends indicate a continuing increase in the number of older retired persons relocating to the Tweed. The population of the Tweed Shire as stated in the 2001 Census data was 74,380 persons. The age profile of the Tweed Shire as at 2001 is shown in Figure 1 below.

Figure 1 - Age Structure of Tweed Shire 2001



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The key information derived from analysing the 2001 age profile is the lack of persons aged between 20 and 30 years. Also the high proportion of persons aged greater than 40 years, and the relatively high proportion of elderly residents.

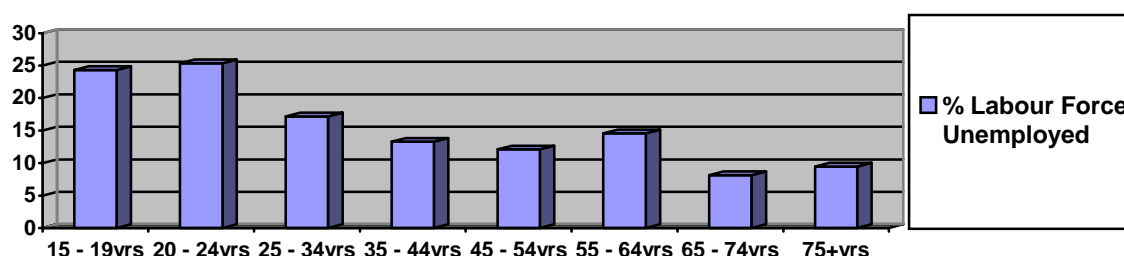
6.3 Employment and Labour Force

The most significant employment industries in the Tweed Shire are the Retail Trade, Health and Community Services, Accommodation, Cafes and Restaurants, Construction, and Property and Business Services. In the 1996 census data, these industries accounted for 53.6% of the labour force (Tweed Shire Council 1999).

Based on the data gathered from the 1996, 1991 and 1986 census, it is evident that the participation rate in the labour force across the Tweed Shire has undergone some change over the past decade. Generally, these changes can be summarised as a 3.17% decrease in full-time employment between 1986 and 1996; a 3.01% increase in part time employment; a 0.71% decrease in unemployment and a 1.83% increase in the number of persons not in the labour force.

In terms of the segments of the labour force (ie. persons aged 15 years or over and either working or looking for work) that are unemployed, the 1996 census data indicates that a significant proportion of the persons unemployed in the labour force are aged between 15 and 24 years. (See **Figure 2**)

Figure 2 – Percentage of Tweed Shire Labour Force Unemployed by Age Structure 1996



6.4 Summary Analysis of Demographic Data

From the data discussed in the preceding sections, the key features of the existing population in the Tweed Shire include:

- A relatively higher proportion of persons aged 55+;
- A relatively low proportion of persons aged 20 – 25 years;
- A high proportion of unemployed persons aged 20 – 25 years; and
- A large proportion of the labour force is involved in the construction, service and tourism industries.
- Tourism is a significant industry within the Tweed Shire.

When considering the above summary points, it is evident that the important social issues in the locality include:

- The provision of employment generating development, particularly those providing entry level opportunities for young people;
- The siting of development in a manner which does not adversely affect residential amenity;

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- Encouragement, support and improvement of the existing investment in the construction, service and tourism industries.

6.5 Possible Future Impacts

Development of the site as proposed raises the possibility of the following potential impacts:

- Diminished amenity during the construction phase (noise, traffic, dust, reduced water quality, visual impacts);
- Increased demand for community facilities (schools, hospitals, ambulance services, shopping, recreational facilities and transport);
- Limited employment opportunities for future residents;
- Increased demand for community support services (eg. health and welfare);
- Reduced residential amenity arising from additional traffic and population;
- Traffic congestion;
- Loss of habitat for threatened species of fauna.
- Disturbance of cultural heritage sites.
- Loss of or damage to threatened species of flora.
- Adverse impact on the landscape and scenic quality of the locality.

6.6 Analysis of Impacts

Construction phase impacts can be managed and mitigated by appropriate operational measures as identified in Section 8.0. As reflected in **Annexure 1** the site enjoys good access to the distributor road network and a bus route is available to Tweed Heads when sufficient demand arises.

Tweed Heads town centre is located approximately 5 km northeast of the site and is accessible by paved footpaths and/or roadway. The town centre is serviced by Surfside Bus Route 601 which operates between Bilambil Heights and Tweed Heads 12 times per day on weekdays between 7.13 am and 7.50 pm. More limited services operate on weekends and public holidays.

A local shopping centre is located approximately 1km east of the site opposite the Seagulls Leagues Club. This centre provides a neighbourhood scale facility comprising Bakery, Chemist, Bottle Shop, Small Supermarket, Hairdressers, Medical Centre, Restaurant, Butcher, Take Away Food Shop and Real Estate Agent.

Sub-regional shopping and support facilities are provided at Tweed City Shopping Centre and Tweed Mall, some 5 km northeast of the site.

Recreational facilities (including a clubs, golf courses, beaches and pools) are available within a 5 km radius of the site. Embellished passive open space areas are proposed within close proximity to each lot as indicated on the layout plan.

Active open space (sports fields) (Piggabeen Sports Complex) exists adjacent to the site.

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Permeability and connectivity within the estate are impacted by the environmental constraints, particularly in relation to land slopes and existing lot boundaries, but good accessibility is achieved by the proposed layout.

In summary, it is submitted that the potential future impacts are not significant and do not give rise to any unreasonable demand on existing infrastructure, subject to implementation of the amelioration and monitoring measures contained in Section 8.0.

7.0 EVALUATION OF IMPACTS

7.1 Social Impacts

The proposed development will inevitably generate some increased demands on existing community facilities. Given the scale, nature and location of the development and as it is consistent with Tweed Shire Council's and the State Government's urban release strategy, it is submitted that the magnitude and significance of any impacts will not be material. In particular, retail services and recreation facilities are adequate and conveniently located. Public transport is available and adequate as are health, education and welfare services.

Primary and secondary schools are located within 4km of the site.

Subject to payment of all normal Section 94 Contributions, the development will assist in providing additional infrastructure in the area to meet the social needs of future residents.

7.2 Economic Impacts

Construction phase costs are estimated at \$10 million. Labour and materials will be sourced locally with up to twenty direct employment positions created during the estimated twelve month construction phase. Indirectly, up to fifty positions are expected to be created during the construction phase.

Significant flow on effects will also result from the project in both the long and short term, including increased expenditure on goods and services required by a further 220 persons. While difficult to quantify, the annual amount is expected to be approximately \$1.5 million, much of which will benefit the local economy.

8.0 MITIGATION AND MONITORING

A number of measures have been included in the design and layout of the development to mitigate potential adverse impacts. In addition, further social and physical infrastructure will be provided to meet the demand generated by the proposed development, which is of modest scale involving an additional estimated 220 people.

In summary, mitigation measures include:

- Adoption of contemporary urban design principles based on the Coastal Design Guidelines for NSW, AMCORD and Tweed Development Control Plan 2007, Part A5 requirements;
- Provision of a range of lot sizes and types to provide housing choice;
- Provision of embellished public open space on the site;
- Adoption of a layout which facilitates pedestrian and bicycle access to key facilities;
- Provision of pathways/cycleways and paved footpaths to improve permeability and connectivity and reduce motor vehicle dependence;

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- Incorporation of key crime prevention elements into the design in relation to landscaping, security fencing, lighting and surveillance of the public domain;
 - Provision of all normal urban infrastructure on site;
 - Payment of Section 94 contributions towards distributor roads, libraries, cemeteries, cycle ways, community facilities, playing fields, Council offices, emergency facilities etc to meet the additional demand generated by the new residents;
 - Payment of Section 64 water and sewer headworks contributions for augmentation of existing infrastructure to accommodate the additional demand generated;
 - Implementation of standard construction phase impact amelioration measures including limiting hours of work; dust suppression measures; erosion and sedimentation control measures and permanent stormwater quality control facilities;
 - Provision of appropriate landscaping to soften visual impacts, reduce run-off and improve the aesthetics of the public domain;
 - The developers and their consultants will monitor compliance with the development consent conditions during the construction phase.

Council officers undertake normal quality controls and routine inspections to ensure compliance;

- Conservation of the 7(d) zoned land by retaining it in one lot and one ownership;
- Compliance with the requirements of the Flora and Fauna Report applicable to the site;
- Protection of threatened flora;
- Preservation of sensitive habitat areas;
- Provision of generous buffers to abutting environmental protection zoned land;
- Compliance with "Planning for Bushfire Protection, Rural Fire Service, 2001" to minimise the risk of damage as a result of bushfires.

9.0 CONCLUSION AND JUSTIFICATION OF THE DEVELOPMENT

The proponents are committed to achieving outcomes consistent with contemporary urban design principles and ensuring that a viable and sustainable development is achieved. The company is conscious of the need to ensure that the design of the subdivision and the design and sighting of future buildings is compatible with the various constraints applicable to the land.

In summary, it is submitted that the proposed development is likely to have some minor negative impacts during the construction phase, however in overall terms the socio-economic impact of the development is considered to be beneficial to the community. The proposal achieves a reasonable balance between the often competing objectives applicable to this site. Approval of the development would be consistent with all relevant statutory and strategic planning policies and instruments and ecologically sustainable development principles and is justified in terms of socio-economic considerations.

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