

VANTAGE-AT-EVANS SOCIAL & ECONOMIC IMPACT ASSESSMENT

JULY 2019

Prepared for
Goldcoral Pty Ltd

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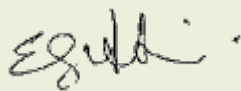
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This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

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A full-page background image of a sunset over a body of water. The sun is a bright, glowing orb partially obscured by dark, silhouetted clouds. The sky is filled with layers of clouds, some catching the low light of the sun. The water in the foreground is dark with shimmering reflections of the sunset. A white rectangular frame is superimposed over the center of the image, enclosing the text.

INTRODUCTION

1.0 INTRODUCTION

HillPDA has been engaged by Goldcoral Pty Ltd to prepare a Social and Economic Impact Assessment (SEIA) to accompany a development application for consideration by Richmond Valley Council in regard to a proposed 184 lot residential subdivision at Iron Gates Drive, Evans Head (the proposed development).

The site of the proposed development is located in Evans Heads, approximately 2 km to the west of the town centre. The site has frontage to Evans River and offers a picturesque setting within naturally wooded surrounds. The proposed development comprises a 184 lot subdivision including:

- 175 residential lots
- 3 residual lots
- 4 public reserves
- A drainage reserve
- 1 pump station lot
- Demolition of Existing Structures Onsite
- Subdivision works including road works, drainage, water supply, sewerage, landscaping and embellishment work and street tree planting.

This report provides an assessment of the social and economic impacts that may arise as a result of the proposed development.

1.1 Background

Development Application (DA No. 2015/0096) was lodged in November 2014. It seeks to obtain the appropriate approvals to enable the residential subdivision of the site into 184 lots, utilising existing infrastructure where possible. No works are proposed to be undertaken on the site under any former development consent

Richmond Valley Council has advised that the application should be accompanied by a social impact assessment report. The Council requires a social impact assessment report that complies with Richmond Valley Council's guidelines and industry best practice. It also suggests that the assessment addresses various social matters including:

- Matters raised by the community during consultation for the Richmond valley Settlement Strategy including a need for public transport, youth recreation facilities, subsidised housing, upgraded sewerage systems and improved water supply (the Council has also referred to the cost of rates and development planning practices as issues raised by the community but neither are relevant to this study)
- Matters identified in the Richmond Valley Council Social Plan including isolation, lack of services, housing, health, child protection, education, transport, provision of outreach services, and telecommunications
- The potential increase in demand for a range of community services and infrastructure.

It is noted that the community consultation for the Richmond Valley Settlement Strategy occurred in around 2005 and may not be representative of the views of the existing community. Regardless the above list of relevant items has informed the scope of matters considered in this report.

The Council has also indicated that it requires an economic impact assessment to accompany the development application.

This report addresses both requests.

A full-page background image of a natural landscape. In the foreground, there is a grassy field with some tall green grass. Behind it, a dense line of tall, slender trees with green foliage stands against a clear, bright blue sky. In the background, a calm body of water, possibly a lake or a wide river, is visible, reflecting the sky. The overall scene is peaceful and scenic.

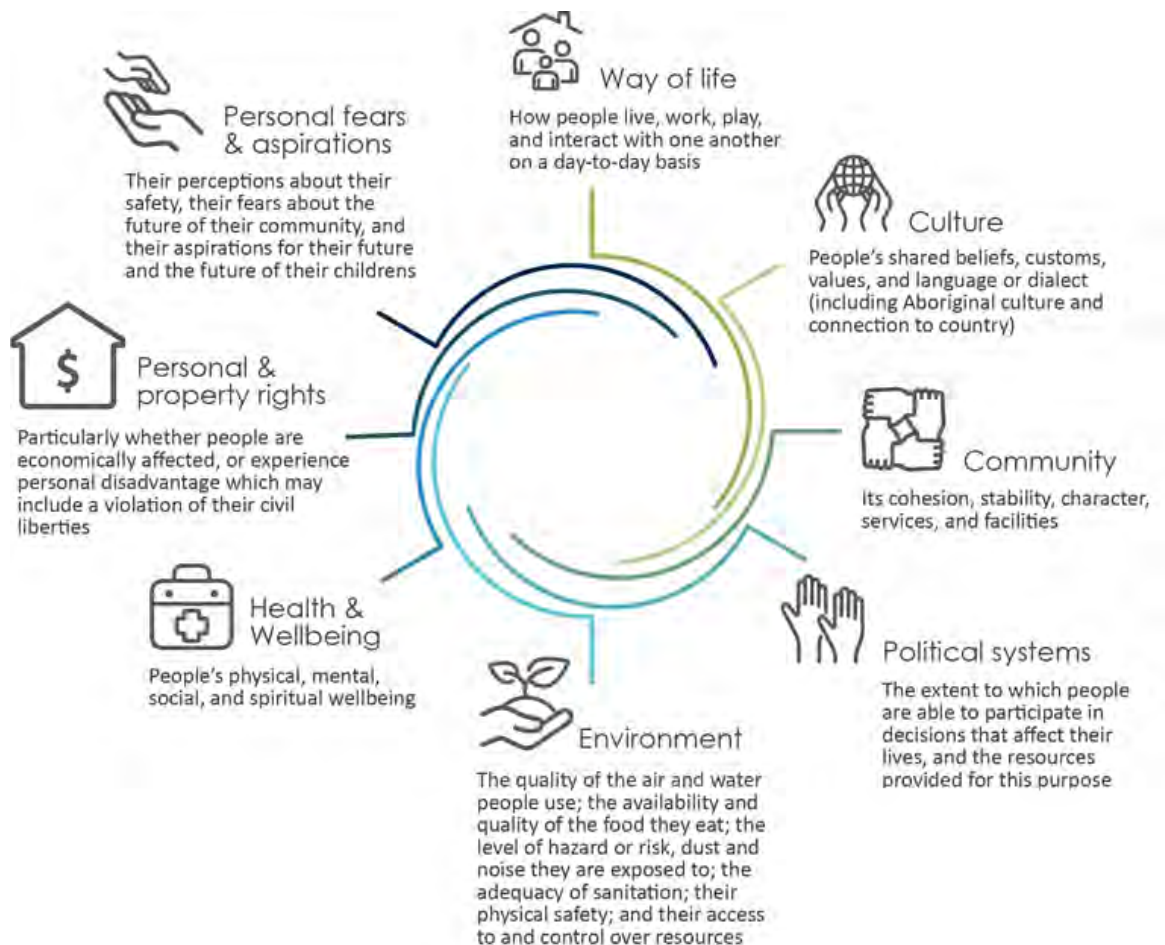
METHODOLOGY

2.0 METHODOLOGY

2.1 Defining social impacts

A social impact can be defined as the net effect of an activity on a community and the well-being of individuals and families. For the purpose of this assessment, social impacts are changes to one or more of the matters identified in Figure 1.

Figure 1: Social impacts



Source: Adapted from Vanclay, F. (2003). International Principles for Social Impact Assessment. Impact Assessment & Project Appraisal 21(1), 5-11

The guideline establishes social impacts as arising from changes that impact people in one of nine key areas:

Figure 2: Social impacts and definitions

- **way of life, including:**
 - how people live, for example, how they get around, access to adequate housing
 - how people work, for example, access to adequate employment, working conditions and/or practices
 - how people play, for example, access to recreation activities

- how people interact with one another on a daily basis
- **community**, including its composition, cohesion, character, how it functions and sense of place
- **access to and use of infrastructure, services and facilities**, whether provided by local, state, or federal governments, or by for-profit or not-for-profit organisations or volunteer groups
- **culture**, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)
- **health and wellbeing**, including physical and mental health
- **surroundings**, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity
- **personal and property rights**, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- **decision-making systems**, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms
- **fears and aspirations** related to one or a combination of the above, or about the future of their community

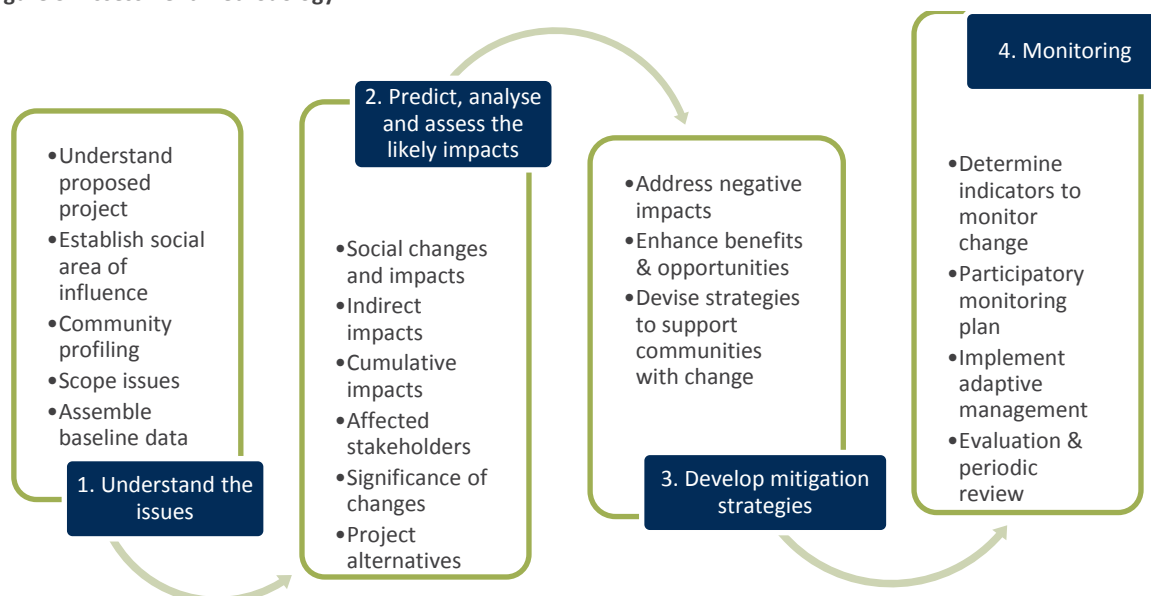
Source: NSW Planning & Environment (2017)

These categories correspond to a range of social and environmental matters that could be impacted by the Proposed Development.

2.2 Assessment methodology

Figure 3 presents the key steps and tasks undertaken as part a Social Impact Assessment.

Figure 3: Assessment methodology



Adapted from Vanclay, F., et al. (2015): p. 7

2.3 Impact assessment framework

The impact assessment presented in this report identifies and evaluates changes to existing social conditions due to the project. This includes the assessment of direct and indirect benefits and effects/impacts, as well as consideration of any cumulative impacts.

These changes can be **positive** or **negative**; **tangible** or **intangible**; **qualitative** or **quantitative**; **direct**, **indirect** or **cumulative**; and **subjectively experienced**.

The likelihood of social impacts arising from each social and environmental matter assessed as part of the scoping process.

Figure 4 reflects the scoping process that was undertaken to estimate the overall significance of impacts prior to performing more detailed assessment. The following sections outline the criteria that underpin each of the assessment components that contribute to the assessment framework. Professional judgement and experience is applied on a case-by-case basis to identify the significance of impact on the social environment.

Figure 4: Social Impact Assessment scoping process

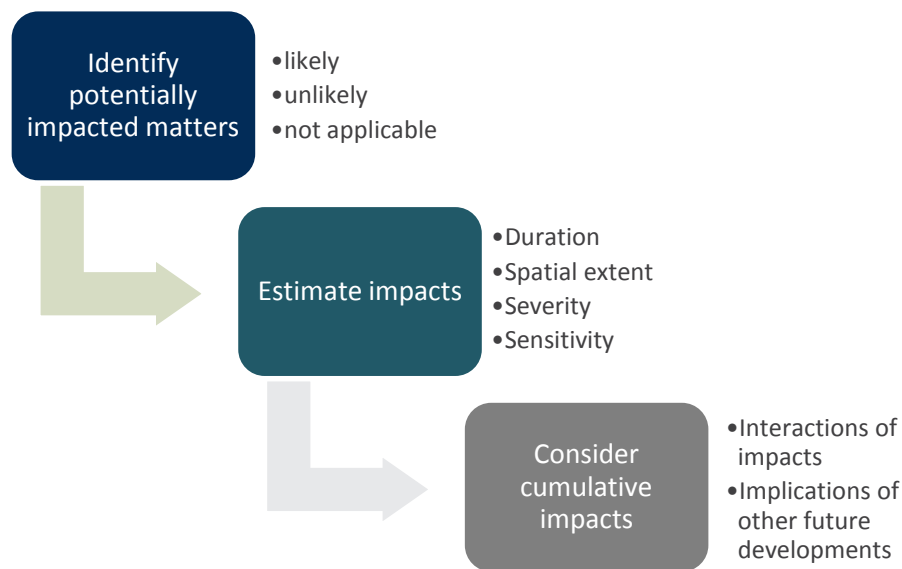


Figure 4 outlines the criteria for rating the material effect of an impact, across the four areas defined in NSW Planning & Environment's guidelines: duration, spatial, severity and sensitivity. Table identifies the overall the level of impact rating which is comprised of multiple combinations of duration, spatial and severity outcomes.

Table 1: Criteria for rating the material effect of an impact

Duration		Spatial Extent		Severity		Sensitivity	
Short term	Less than one year Low frequency	Direct Property	Individual/ household	Negligible	No discernible positive or negative changes to baseline conditions	No impact	No disruption to sensitive people, receivers or receiving environments
	One to six years Medium intermittent frequency	Locality	Small number of households	Small	Minimal positive or negative changes to baseline conditions	Low	Some disruption to sensitive people, receivers or receiving environments
	Less than six years Consistent frequency	Suburb	Large part of/ whole community Suburb as defined by ABS	Medium	Moderate positive or negative changes to baseline conditions	High	Significant disruption to multiple sensitive people, receivers or receiving environments
		Municipality	Local Government area or greater	Large	Major positive or negative change to baseline conditions		

Table 2: Level of impact

Category	Significance
Negligible	■ No discernible positive or negative changes to baseline condition.
Slight	■ Small change to baseline condition, generally short or short-medium term, confined to a locality or suburb and is able to be mitigated or enhanced.
Moderate	■ Medium change to baseline condition that may be short, medium, or long term. The spatial extent may vary, however impacts would usually respond to mitigation or enhancement.
Major	■ Large change to baseline condition usually resulting in medium to long-term effects. Spatial extent is generally at an LGA or regional level with the potential for substantial effects on the social or economic environment. ■ Negative impacts would require extensive mitigation

2.3.1 Likelihood of impact

The significance of which potential social impacts and benefits would occur as a result of the proposal is assessed by comparing the level of impact (low, moderate and high) against the likelihood of impact occurring. The criteria used to determine the likelihood of an impact are described in Table 3.

Table 3: Likelihood of impact

Likelihood	Description	Probability
Almost certain	Expected to occur, almost frequently	90 percent
High	Could occur in many instances	70 percent
Possible	Just as likely to happen as not	50 percent
Low	Very limited occurrence	30 percent

2.3.2 Significance of impact

Potential impacts are identified as part of the scoping process (see Section 8.1). They are then analysed based on the nature of the impact and its predicted severity. A mitigation strategy is proposed if necessary and finally both impacts are assigned a Social Risk Rating (SRR) for a scenario with and a scenario without mitigation. The matrix used to calculate SRR is contained below in Table 4. Using this rating system, the Social Risks for the proposed development are assessed as follows:

Table 4: Social Risk Matrix

			Consequence				
			1	2	3	4	5
			Minimal	Minor	Moderate	Major	Catastrophic
Likelihood	A	Almost certain	A1	A2	A3	A4	A5
	B	Likely	B1	B2	B3	B4	B5
	C	Possible	C1	C2	C3	C4	C5
	D	Unlikely	D1	D2	D3	D4	D5
	E	Rare	E1	E2	E3	E4	E5

Social Risk Rating: Low Moderate High Extreme

Source: NSW Planning & Environment (2017) | Vanclay, F; Esteves, A; Aucamp, I; Franks, D (2015)



THE PROPOSAL

3.0 THE PROPOSAL

3.1 The site

The site is situated to the west of the town of Evans Head, on the banks of Evans River. The Evans Head town centre is around two kilometres to the east of the site.

The site is legally described as Lot 163 DP 831052, Lots 276 and 277 DP 755624, Crown Road Reserve between Lots 163 DP 831052 and Lot 276 DP 755724, Crown Foreshore Reserve and Iron Gates Drive, Evans Head NSW.

Figure 5: Location of the proposed development



Source: Nearmaps

3.2 The surrounds

The site's immediate surrounds comprise Evans River to the south and natural bushland to the north, east and west.

The urban area of Evans Head commences around one kilometre to the east of the site, with the land between the site and the urban area being riparian lands zoned E2 Environmental Protection and includes coastal wetlands identified under the State Environmental Planning Policy (Coastal Wetlands). Evans Head township is located to the east and is a small coastal community nestled at the mouth of the Evans River. Evans Head Town Centre is primarily located on Oak Street between Park Street and Woodburn Street. The Town Centre offers a range of convenience and specialist shops and community services. Evans Head attracts a considerable tourist population during the summer months, largely accommodated on the substantial caravan park at the beachfront.

Evans Head is a popular holiday destination for visitors from Richmond Valley LGA and larger metropolitan areas to the north and south. Once a major fishing port, Evans Head's professional fishing fleet has decreased in size from over 80 vessels based in the harbour in the 1960s to a current professional fishing fleet of less than

18. The long term economic effects of the fishing Industry has increased pressure on other industries and their associated land use needs as the need to diversify grows. In

The site is in relatively close proximity to two regional centres being Ballina (around 35 kilometres to the north) and Lismore (around 40 kilometres to the north west). The site is also around 3 hours' drive to the south of Brisbane, although roadworks currently in progress will reduce travel times to Brisbane to about 2.5 hours, once complete.

3.3 The proposal

Specifically, the proposal consists of a 184 lot subdivision including:

- One Hundred and Seventy-Five (175) Residential Lots;
- Three residue Lots
- Four public reserves
- One drainage reserve
- One sewer pump station lot
- Upgrading of Iron Gates Drive
- Demolition of Existing Structures Onsite
- Subdivision work including road works, drainage, water supply, sewerage, landscaping and embellishment work and street tree planting.

The proposed plan of subdivision is provided at Appendix A.



POLICY AND PLANNING CONTEXT

4.0 POLICY AND PLANNING CONTEXT

4.1 State Government

4.1.1 North Coast Regional Plan 2036

The North Coast Region Plan 2036 is the NSW Government's overall strategic plan for the North Coast Region for the 20 years to 2036. The plan aims to make the North Coast the *"best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities."*

The planning principles guiding urban growth under the strategy are as follows:

- Direct growth into identified urban areas
- Manage the sensitive coastal strip
- Provide great places to live and work in a unique environment

The proposal is in keeping with each of these goals, being a new development within an identified area under the strategy that aims to be sympathetic to the local environment, integrating and preserving it, while also providing more means through which it can be appreciated.

The proposal is also in keeping with the following directions outlined under the strategy:

Goal	Direction	The proposal
Goal 3: Vibrant and engaged communities	Direction 14: Provide great places to live and work	The precinct-level planning required by directives under this goal is currently fulfilled by the Evans Head Urban Settlement Strategy, which the proposal is in keeping with (see 4.2.1). The proposal masterplan incorporates recreational spaces sympathetic to the local environment, as well as promoting greater appreciation of the natural beauty present in the local area.
	Direction 15: Develop healthy, safe, socially engaged and well-connected communities	The proposal is situated in an area with good links to existing services within Evans Head and the wider region (see Section 6.0). Furthermore, it includes significant enhancements to locally available passive and active outdoor recreational facilities.
	Direction 18: Respect and protect the North Coast's Aboriginal heritage	Local aboriginal history is a significant part of the proposal, which will preserve a midden within the open foreshore space.
	Direction 19: Protect historic heritage	The proposal excludes places of environmental and heritage significance from the subdivision plan
Goal 4: Great housing choice and lifestyle options	Direction 22: Deliver greater housing supply	The proposal will contribute in the order of 175 new dwellings to help meet the identified need for housing on the north coast. This point is addressed further below.
	Direction 23: Increase housing diversity and choice	The subdivision includes lots in range of price submarkets with the potential for some to be developed as duplexes.

The North Coast Region Plan identifies a need for an additional 1,550 dwellings in the Richmond Valley LGA. The proposed development would make a significant contribution to meeting this need. The proposed 175

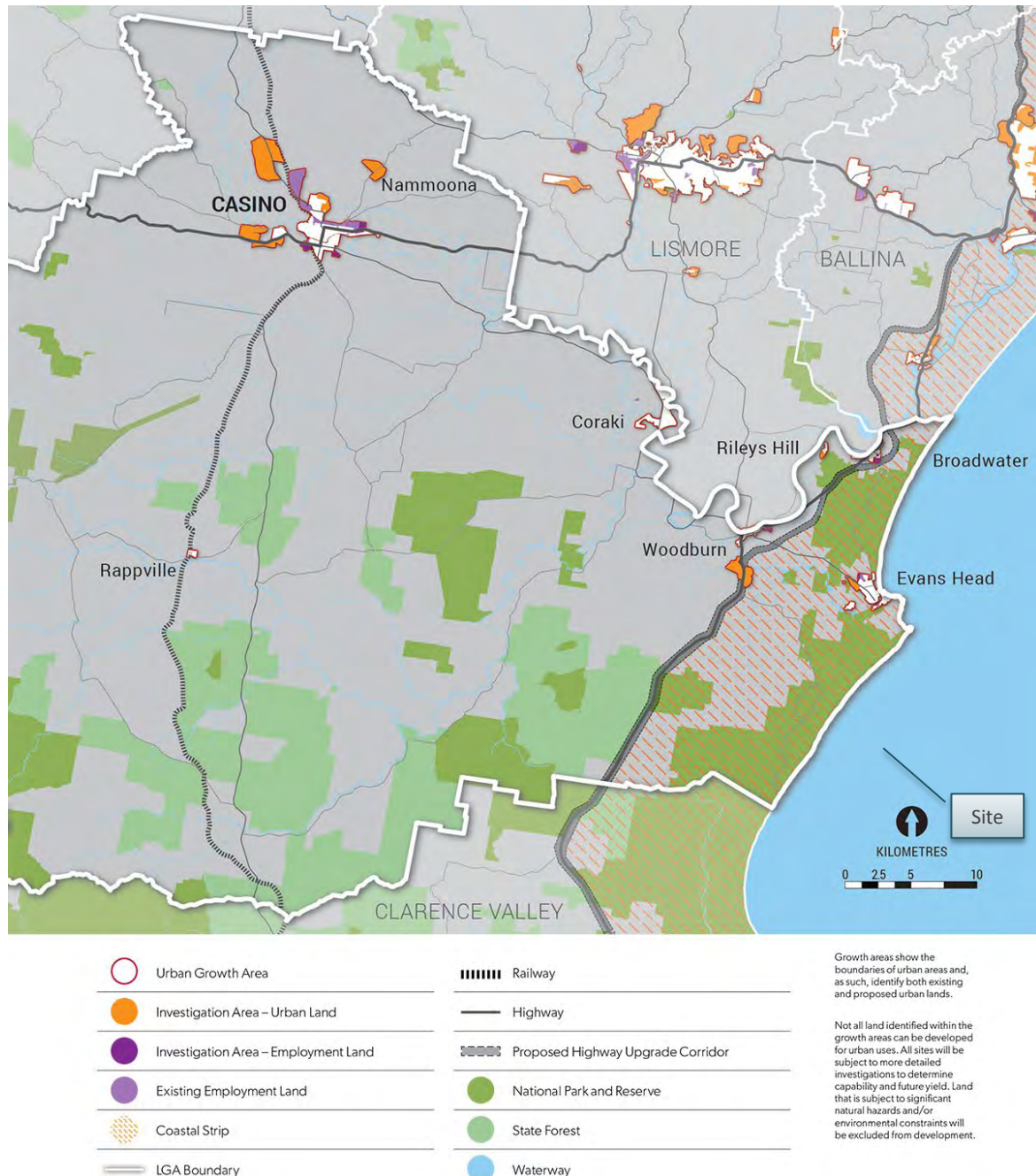
dwelling would be slightly over 10% of the total regional demand. Further, the regional plan states as a priority to:

“Deliver new housing in Rileys Hill, Evans Head, Woodburn and Casino.”

Enhance the variety of housing options available in Casino, Evans Head and Coraki and support the unique character of local towns and villages.”¹

The region plan identifies the site as an urban growth area, as indicated in Figure 6.

Figure 6: Urban Growth Areas in Richmond Valley LGA – North Coast Region Plan



Source: Department of Planning and Environment

¹ NSW Department of Planning and Environment (2017) *North Coast Region Plan 2036* page 68

The proposed development is consistent with the intent of the North Coast Region Plan.

4.1.2 North Coast Housing and Land Monitor

The North Coast Housing and Land Monitor monitors and availability of residential and employment land on the North Coast of NSW. The most recent report, dated 2016, includes the site as an urban release area.

4.1.3 Regional NSW Services and Infrastructure Plan

The Regional NSW Services and Infrastructure Plan recognises that transport has a vital role to play in ensuring access to jobs, education, health care and other services as well as enabling the social well-being of regional communities. The Plan sets out the Government's commitment to improve connectivity on the Far North Coast of NSW including:

- Project funding of \$1.57M at Lismore Airport
- Project funding of \$2.207 M at Ballina Airport
- Potential for a high speed rail connection from Sydney to Brisbane via Lismore
- Improved digital connections
- Bruxner Highway Improvements (Ballina Casino)
- Corridor protection for higher speed connections along the east coast
- Bus and coach improvements between regional centres.

The Plan states that:

*"A key to the future success of the North Coast region is supporting efficient transport connections to, from and within the region. Working with Department of Planning and Environment, we have identified key hubs to support travel in the North Coast region. These include: **Ballina**, Coffs Harbour, Grafton, **Lismore**, Port Macquarie and Tweed Heads. Connections to these key hubs will be provided by the best mode for the transport task, this may mean improving the existing connections available or working on delivering new services and connections.*

*In recognition of its growing in importance as an entry point to the region, **Ballina airport** with passenger numbers at over 510,000 per annum is undergoing an expansion through Restart NSW funding."*² (our emphasis)

Evans Head is located within a short distance of two identified hubs being Ballina and Lismore. The planned improvements to connections to Ballina and Lismore are likely to benefit Evans Head residents by reducing travel times to regional centres and major cities, potentially creating increased opportunities for remote-working lifestyles.

4.2 Local Government

The site is located within Richmond Valley LGA. The Richmond Valley Council has a comprehensive range of strategic planning documents in place.

4.2.1 Richmond Valley Made 2030 Community Strategic Plan

Richmond Valley Made 2030 is Richmond Valley Council's community strategic plan for the LGA into 2030. It outlines the strategic priorities of Council, mechanisms for development and key projects driving those

² https://future.transport.nsw.gov.au/sites/default/files/media/documents/2018/Regional_NSW_Services_and_Infrastructure_Plan_1.pdf

mechanisms. The strategy was informed by extensive community consultation undertaken from August 2015 to May 2017.

Priorities identified for Evans Head were:

- Develop a plan and costing for sports field irrigation at Stan Payne Oval to enable grant funding to be sought
- Prepare a masterplan for upgrades to foreshore areas to complement the North Coast Holiday Park Evans Head upgrade project
- Investigate options and advocate and support new residential development for older people.

The proposed development is not inconsistent with the above. However, the priority to deliver housing that meets the needs of older people is noted and is considered further later in this report.

4.2.2 Richmond Valley Local Environmental Plan 2012

The Richmond Valley LEP is the planning instrument applying to the site. It recognises the site as having potential for residential development by zoning part of the site R1 – General Residential. The objectives of the zone are to:

- Provide for the housing needs of the community
- Provide for a variety of housing types and densities
- Enable other land uses that provide facilities or services to meet the day to day needs of residents
- Ensure that housing densities are generally concentrated in locations accessible to public transport, employment, services and facilities
- Minimise conflict between land uses within the zone and land uses within adjoining zones.

The proposed subdivision of the site is generally consistent with these objectives.

Table 5: Land use zoning

Legend

 The subject site

Land use zoning

B2 Local Centre

E1 National Parks and Nature Reserves

E2 Environmental Conservation

E3 Environmental Management

IN1 General Industrial

R1 General Residential

R5 Large Lot Residential

RE1 Public Recreation

RE2 Private Recreation

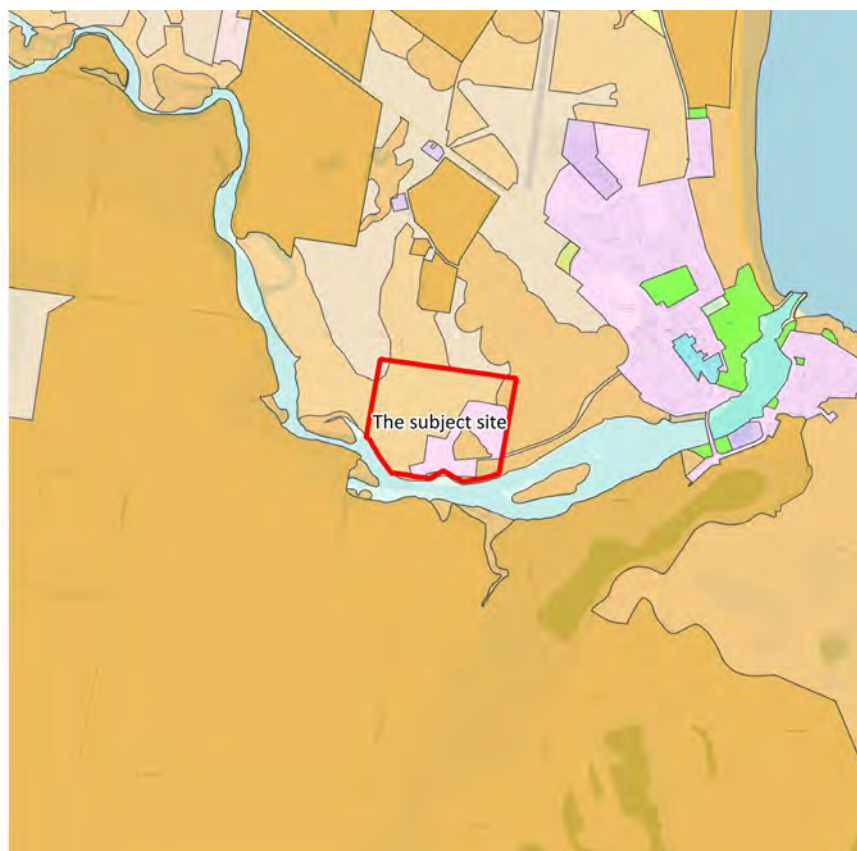
RU1 Primary Production

SP1 Special Activities

SP2 Infrastructure

W1 Natural Waterways

W2 Recreational Waterways



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Source: Richmond Valley LEP 2012, NSW Planning Portal

4.2.3 Richmond Valley Development Control Plan 2012

The Richmond Valley Development Control Plan (DCP) 2012 provides detailed provisions and requirements for development which meets community expectations and addresses key environmental planning issues relevant to the LGA.

Richmond Valley DCP 2015 is the current version of the DCP applying to the LGA. Richmond Valley DCP 2015, Introduction, Clause 8 – Savings states:

- (1)** *This DCP shall only apply to development applications lodged after its commencement.*
- (2)** *All development control plans repealed by this DCP shall continue to apply for the purposes of assessing development applications made, but not determined, at the time this DCP commenced. Notwithstanding, the intent of this DCP, and changes incorporated into it, may be considered when assessing those development applications.*

DA2015/0096 was lodged prior to the Richmond Valley DCP 2015 coming into effect. As such, the Richmond Valley DCP 2012 applies to this proposal.

Part I8 of the DCP sets out requirements for social impact assessments. This includes criteria for when a social impact assessment is required. As the proposed development is of a significant scale, with potential to impact on the Evans Head Community, a social impact assessment is necessary.

The development control plan establishes three levels of assessment depending on the nature of the proposed development. While the DCP is not clear about the level of assessment required for residential subdivisions, it

is appropriate that a “high degree social impact assessment” be provided given the scale of the potential population increase that could result from the proposed residential subdivision. The items to be provided in a high-level social impact assessment are indicated in Table 6, along with the location in this report of the required information.

Table 6: Minimum requirements for a high level social impact assessment

DCP Reference	Requirement	Location in this report
I-8.4(1)	Access and mobility	8.3
	Employment impacts	8.4
	Accommodation and housing impacts	8.5
	Crime and public safety impacts	8.6
	Adjoining land uses and compatibility of the proposal	8.7
	Advertising and/or consultation with neighbours and key stakeholders.	8.8.3
	(a) Will the proposal disadvantage or benefit any particular social group, or the locality or the community within Richmond Valley (RVC) as a whole?	8.8
	(b) Will the proposal be likely to give rise to an increase or reduction in employment opportunities in the locality?	8.4
	(c) Will the proposal be likely to give rise to an increased demand for community facilities or services within the locality, or RVC area as a whole?	8.8
	(d) Will the proposal be likely to affect the supply of, or demand for, housing within the locality or LGA?	8.5
	(e) Is the proposal likely to impact upon neighbourhood amenity and/or community meeting places (including pedestrian commuting conduits, parklands, etc.)	8.7
	(f) Is the proposal likely to create any element of security or risk for any occupants, nearby residents or passing pedestrians?	8.6

4.2.4 Evans Head Urban Settlement Strategy

The Evans Head Urban Settlement Strategy was adopted by Council on 20 June 2006. It was compiled to complement the North Coast Regional Environmental Plan (subsequently replaced by the North Coast Region Plan described above). While somewhat dated, the plan is relevant and sets out council’s overall objectives to achieve sustainable urban settlement in Evans Head.

The vision of the Evans Head Urban Settlement Strategy is:

“To provide for the sustainable, planned growth of the built environment within the Town of Evans Head whilst maintaining and capitalising on the natural attributes of the area and to provide affordable country living and a robust local economy for present and future generations.”

The aims of the strategy are:

- To set aside enough land for a range of residential, commercial, industrial and community land uses which will cater for the projected population growth of Evans Head over the next twenty years to the year 2025
- To provide for the planned growth of Evans Head by identifying both development constraints and development opportunities and to outline a strategic sustainable approach to the future growth of the Town

- To regulate development in Evans Head in order to achieve a desirable built environment for a growing population and economy which protects and enhances existing and future amenity by minimising land use conflict.

The Strategy indicates that in 2016 Evans Head had capacity for around 160 residential lots in release areas. It is believed that this includes the site as it was zoned residential at the time. Hence, the development of the site for residential purposes would appear to be consistent with Council's intent for Evans Head.



DEMOGRAPHIC PROFILE

5.0 DEMOGRAPHIC PROFILE

1.1. Definition of Study Area

For the purposes of this demographic profile, the study area has been defined as the locality of Evans Head (SSC) and the wider study area as Richmond-Tweed (SA4).

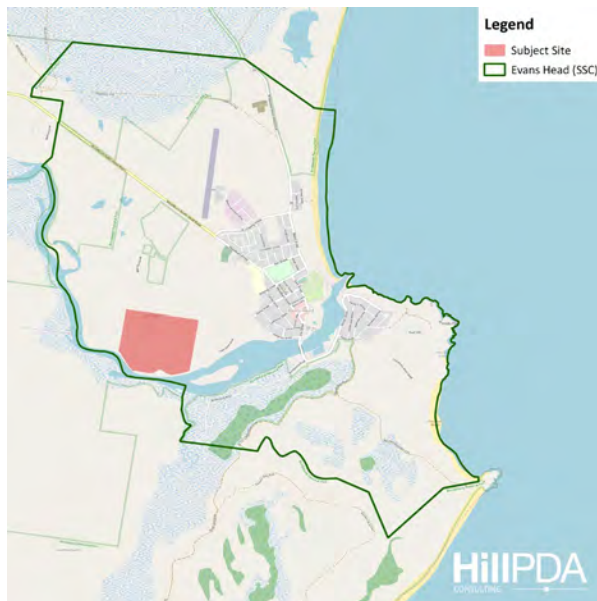


Figure 7: The subject site and Evans Head (SSC)

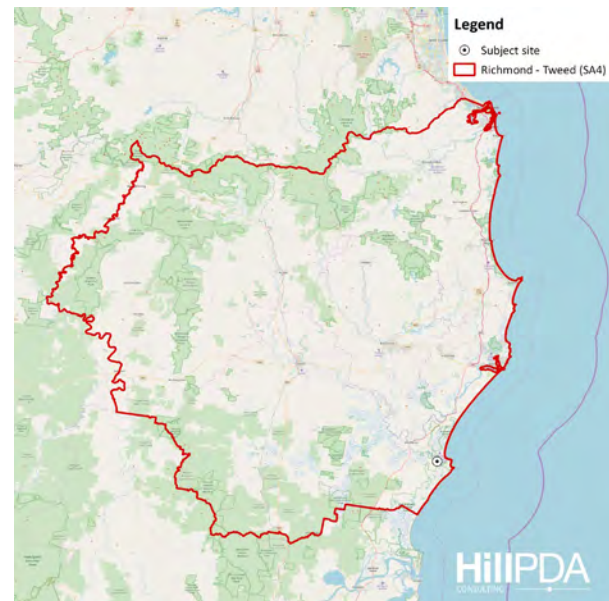


Figure 8: The subject site and Richmond - Tweed (SA4)

Source: HillPDA, Australian Bureau of Statistics

EVANS HEAD (SSC)

COMMUNITY PROFILE

EVANS HEAD (SSC)

POPULATION

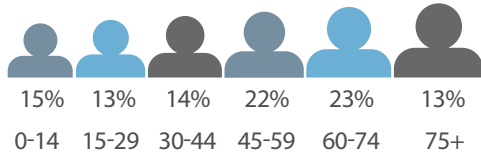
NEW SOUTH WALES

TOTAL

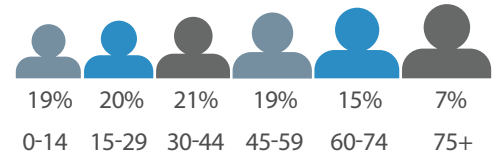
2,847

TOTAL

7,480,242



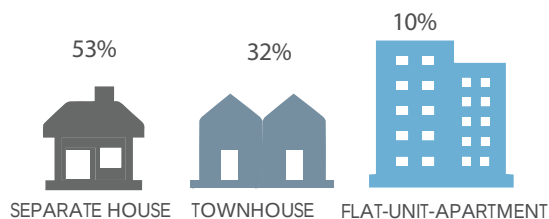
28% AGED 65+ 0.76 DEPENDANCY RATIO



16% AGED 65+ 0.53 DEPENDANCY RATIO

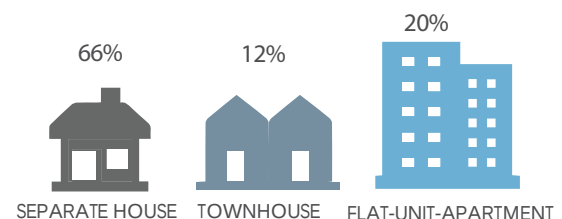
DWELLINGS

1,809

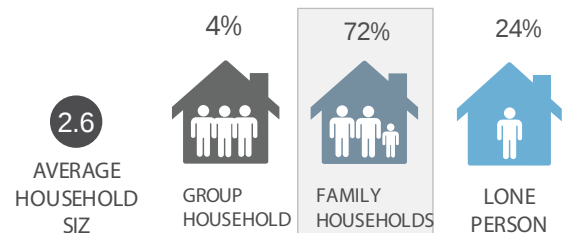
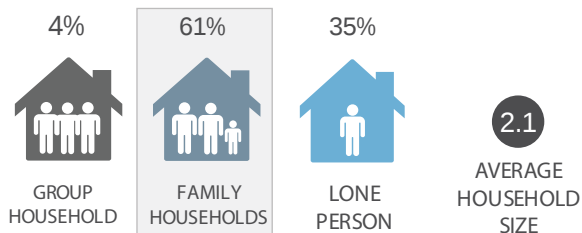


DWELLINGS

3,059,599



HOUSEHOLDS



FAMILIES

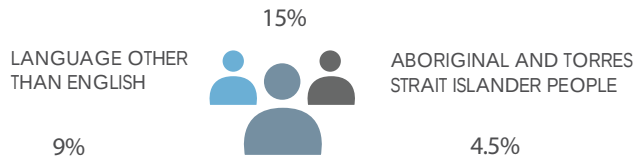


EVANS HEAD (SSC)

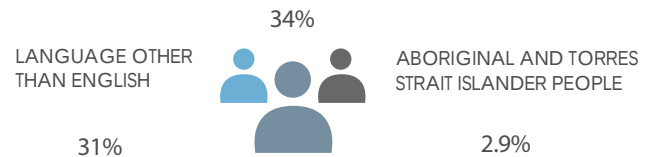
PEOPLE

NEW SOUTH WALES

PEOPLE BORN OVERSEAS

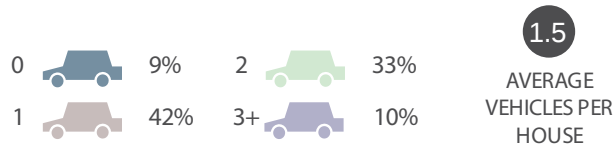


PEOPLE BORN OVERSEAS

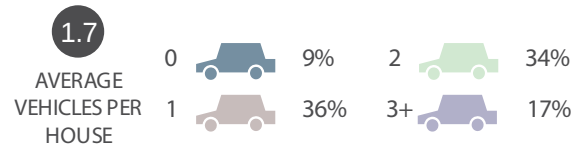


VEHICLES

NUMBER OF MOTOR VEHICLES PER HOUSEHOLD



NUMBER OF MOTOR VEHICLES PER HOUSEHOLD



MONEY

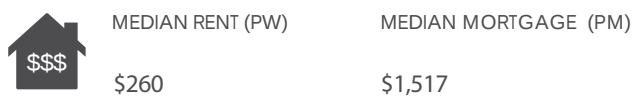
MEDIAN INCOME (PER WEEK)



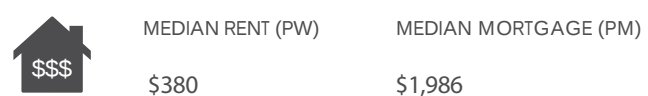
MEDIAN INCOME (PER WEEK)



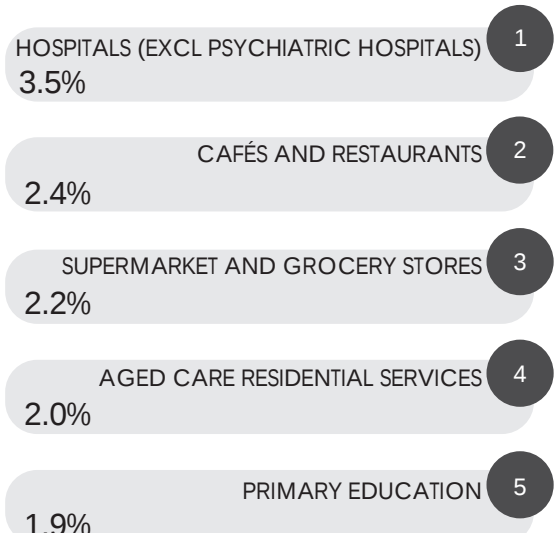
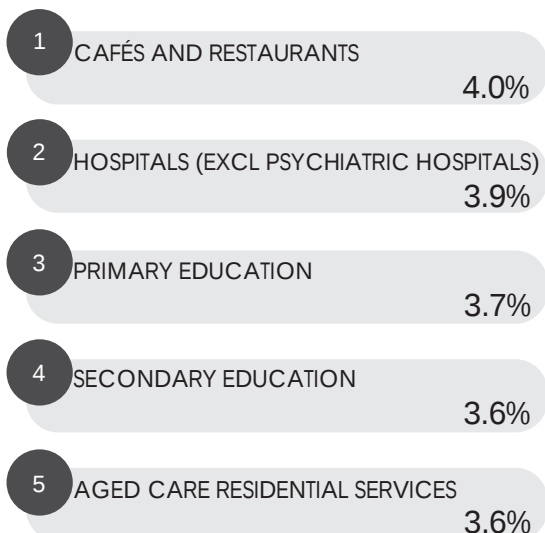
MEDIAN



MEDIAN



TOP FIVE INDUSTRIES OF EMPLOYMENT



5.1 General characteristics

In 2016 Evans Head had a population of 2,847. The population increased by 117 people between 2006 and 2016.

The population of Evans Head is highly seasonal, with a strong tourist population during the peak summer season to over 10,000 people³. Evans Head Caravan Park has a capacity of 835 campsites and 36 cabins, totalling 871 sites altogether. With the average occupancy in NSW peaking at 67 percent for powered sites and 63 percent for cabins in January 2019⁴, and Tourism Research Australia data showing on average lower occupation rates for all types of accommodation in the North Coast region of NSW⁵ (62.5 percent compared to 79.6 percent statewide for the year 2017-18), an occupancy of well over half can be assumed, significantly growing the town's population.

Table 7: Persons count based on place of usual residence on Census night (ABS 2016)

	Evans Head		Richmond-Tweed SA4	
	Total	Percent	Total	Percent
Total population	2,847	100	3239,604	100
Aboriginal and/or Torres Strait Islander people	128	4.5	9,739	4.1
Born in Australia*	2,416	84.5	187,965	78.4
Born elsewhere*	173	6.1	29,781	12.4
Speaks English only*	2571	90.3	210,091	87.7
Speaks another language*	42	1.5	10,181	4.2

*Excludes other and not stated. Source: ABS 2016 Census

Table 7 indicates the key characteristics of the population compared to that of the Richmond-Tweed region. Evans Head has a slightly higher proportion of Aboriginal and Torres Strait Islander people(4.5%) and a higher proportion of people born in Australia (84.5) and speaking English at home(90.3%), compared to the Richmond-Tweed region.

5.2 Age structure

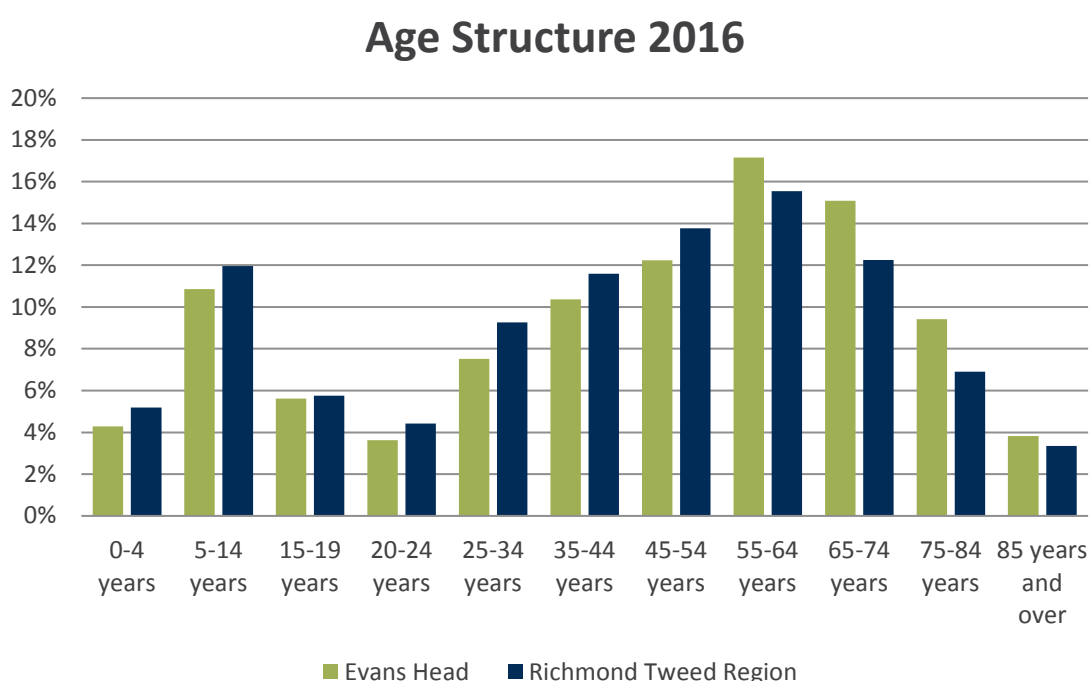
The age structure of Evans Head population is indicated in Figure 9. In 2016 the median age of the Evans head population was 51 years compared to 46 in Richmond Tweed. The higher median age is reflective of a slightly older population and a higher proportion of residents being in their retirement years.

³ Pers.com

⁴ Caravan Industry Association of Australia, *Accommodation Data Report*

⁵ <https://www.tra.gov.au/Economic-analysis/australian-accommodation-monitor>

Figure 9: Age structure, 2016



Source: ABS, 2016 Census

5.3 Family composition

Family composition is examined in Table 8. It is evident that Evans Head has higher proportion of couples without children (49.7%) compared to the Richmond Tweed region (43.2%). This is indicative to the significant retired population in the area. The proportion of couples without children (28.5%) is well below the regional average (36.3%). The proportion of lone person household is lightly above average at 20.3%.

Table 8: Comparison of household composition (ABS 2016)

	Evans Head		Richmond-Tweed SA4	
	Total	Per cent	Total	Per cent
Couple family without children	376	49.7	26,928	43.2
Couple family with children	216	28.5	22,588	36.3
One parent family	154	20.3	11,888	19.1
Other family	11	1.5	862	1.4

5.4 Dwellings

At the 2016 Census, there were 1,228 private dwellings in Evans Head. Of these, 52.8% were separate houses, 31.8% were semi-detached, row or terrace houses, townhouses, 10.4% were flat or apartments and 4.7% were other dwellings.

Table 9: Dwelling Structure, 2016

Dwelling Type	Evans Head		Richmond-Tweed SA4	
	Total	Per cent	Total	Per cent
Separate house	650	52.8	67,356	74.1
Semi-detached, row or terrace house, townhouse etc.	392	31.8	12,961	14.3
Flat or apartment	128	10.4	7,157	7.9
Other dwelling	58	4.7	2,765	3
Total	1228	100.0	90,239	100.0

Source: ABS 2016 Census. Excludes not stated.

Most dwellings in Evans Head are fully owned (39.0%) or rented (39.5%) (Table 10). The proportion of rented dwellings is relatively high compared to the Richmond-Tweed region (27.9%).

Table 10: Comparison of household tenure (ABS 2016)

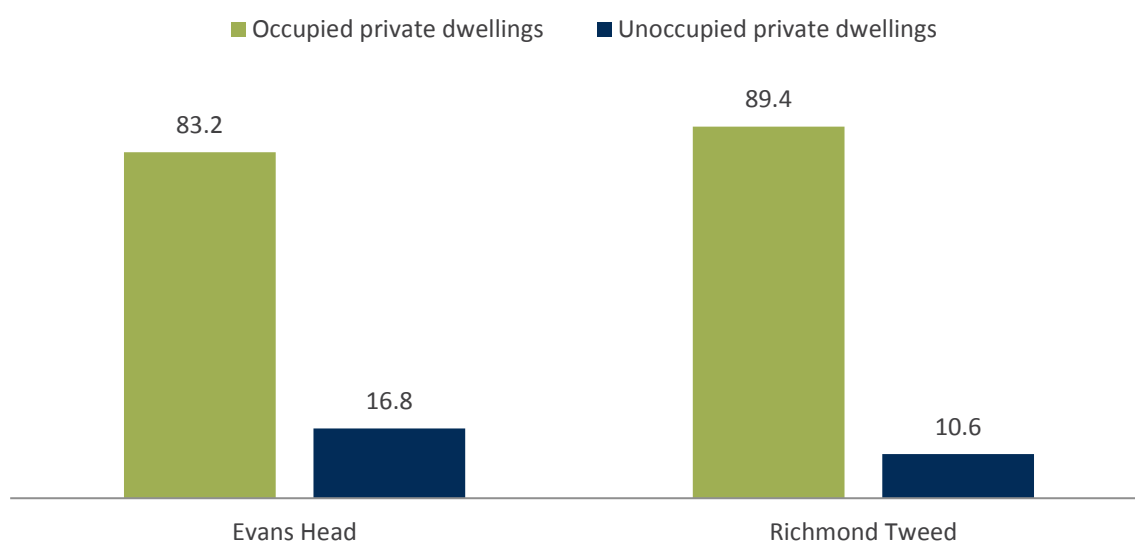
	Evans Head		Richmond-Tweed SA4	
	Total	Per cent	Total	Per cent
Owned outright	474	39.0	35,689	39.2
Owned with a mortgage	214	17.6	25,915	28.5
Rented	480	39.5	25,414	27.9
Other tenure type	6	0.5	1,017	1.1
Tenure type not stated	40	3.3	2,914	3.2

Source: ABS 2016 Census

5.5 Unoccupied dwellings

Evans Head has a relatively high proportion of dwellings that were unoccupied at the time of the 2016 Census. This is typical of coastal towns that attract strong tourism during the summer months. In 2016 16.8% of dwellings in Evans Head were unoccupied compared to 10.6% in Richmond Tweed region. This under occupancy suggests that Evans Head maintains a stock of vacant dwellings that are rented to tourists during the summer months, effectively inflating the supply of dwellings.

Figure 10: Occupied and unoccupied dwellings



Source: ABS 2016 Census

5.6 Income

Table 11 shows median incomes from the 2016 Census. Median incomes in Evans Head are generally below that for the Richmond Tweed region. In 2016 the median household income in Evans Head was \$900/week compared to \$1,690/week in the region.

Table 11: Median weekly income comparison

	Evans Head	Richmond Tweed (SA4)
Personal	\$504/week	\$550/week
Family	\$1,211/week	\$1,333/week
Household	\$900/week	\$1,069/week

Source: ABS 2016

5.7 Housing costs

Table 12 shows that at the 2016 Census housing cost were lower in Evans Head than in Richmond Tweed Region. In 2016, the median mortgage was \$1,517/month and the media rent was \$260 per week.

Table 12: Comparison of occupations coded under ANZCO

	Evans Head	Richmond Tweed (SA4)
Median mortgage	\$1,517/month	\$1,600/week
Median rent	\$260/week	\$300/week

5.8 Industry of employment

Residents in Evans Head most commonly work in in the health care and social assistance (14.9%), education and training (12.8%) and accommodation and food services (12.4%). Health care and assistance is the most common industry of employment in the Richmond Tweed region. Other common industries of employment at

the region level are retail trade (11.3), education and training (9.07%) and accommodation and food services (9.2%).

Table 13: Industry of employment 2016

Industry type	Evans Head		Richmond-Tweed SA4	
	Total	Per cent	Total	Per cent
Agriculture, Forestry and Fishing	38	3.7%	4,581	4.8%
Mining	7	0.7%	578	0.6%
Manufacturing	56	5.4%	5,457	5.7%
Electricity, Gas, Water and Waste Services	17	1.7%	797	0.8%
Construction	91	8.8%	8,743	9.1%
Wholesale Trade	15	1.5%	1,780	1.8%
Retail Trade	109	10.6%	10,849	11.3%
Accommodation and Food Services	128	12.4%	8,827	9.2%
Transport, Postal and Warehousing	41	4.0%	3,323	3.4%
Information Media and Telecommunications	4	0.4%	979	1.0%
Financial and Insurance Services	15	1.5%	1,531	1.6%
Rental, Hiring and Real Estate Services	24	2.3%	1,706	1.8%
Professional, Scientific and Technical Services	35	3.4%	4,731	4.9%
Administrative and Support Services	36	3.5%	3,507	3.6%
Public Administration and Safety	59	5.7%	4,784	5.0%
Education and Training	132	12.8%	9,327	9.7%
Health Care and Social Assistance	153	14.9%	15,538	16.1%
Arts and Recreation Services	17	1.7%	1,531	1.6%
Other Services	36	3.5%	3,537	3.7%
Inadequately described/Not stated	38	3.7%	4,321	4.5%
Total	1,030	100.0%	96,427	100.0%

Source: ABS 2016

5.9 Unemployment

Data from Census 2016 shown in shows that Evans head had a below average lower unemployment rate when compared to the wider SA3 and Greater Sydney in the 2016 Census.

Table 14: Comparison of employment status

Employment	Evans Head		Richmond Tweed SA4	
	Total	Per cent	Total	Per cent
Employed, worked:				
Full-time(a)	535	22.1%	50,688	25.5%
Part-time	433	17.9%	40,251	20.3%
Employed, away from work(b)	37	1.5%	3,401	1.7%
Hours worked not stated	26	1.1%	2,085	1.1%
<i>Total employed</i>	<i>1,030</i>	<i>42.5%</i>	<i>96,427</i>	<i>48.6%</i>
Unemployed, looking for:				
Full-time work	50	2.1%	4,115	2.1%
Part-time work	33	1.4%	3,165	1.6%
<i>Total unemployed</i>	<i>78</i>	<i>3.2%</i>	<i>7,281</i>	<i>3.7%</i>
<i>Total labour force</i>	<i>1,116</i>	<i>46.1%</i>	<i>103,710</i>	<i>52.2%</i>
Not in the labour force	1,102	45.5%	77,746	39.2%
Labour force status not stated	203	8.4%	17,063	8.6%
Total	2,422	100.0%	198,521	100.0%

Source: ABS 2016

5.10 Social advantage and disadvantage

The Socio-Economic Indices for Areas (SEIFA) has been developed by the ABS to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. The SEIFA measures the relative level of socio-economic advantage and disadvantage based on various census characteristics, such as income, education, unemployment and occupations. In the context of this Index, a lower score indicates an area that is relatively disadvantaged compared to an area with a higher score. Table 16 below identifies the index rankings and quantiles.

Table 15: SEIFA rankings and quartiles

Measure	
Rank	To determine the rank of an area, all the areas are ordered from lowest score to highest score. The area with the lowest score is given a rank of 1; the area with the second-lowest score is given a rank of 2 and so on, up to the area with the highest score which is given the highest rank.
Decile	Deciles divide a distribution into ten equal groups. In the case of SEIFA, the distribution of scores is divided into ten equal groups. The lowest scoring 10% of areas are given a decile number of 1, the second-lowest 10% of areas are given a decile number of 2 and so on, up to the highest 10% of areas which are given a decile number of 10.
Percentile	Percentiles divide a distribution into 100 equal groups. In the case of SEIFA, the distribution of scores is divided into 100 equal groups. The lowest scoring 1% of areas are given a percentile number of 1, the second-lowest 1% of areas are given a percentile number of 2 and so on, up to the highest 1% of areas which are given a percentile number of 100.

Table 16 shows that Evans Head (SSC) ranks within the lowest fifth of localities in Australia and NSW on the Index of Relative Social Advantage and Disadvantage (IRSAD). The ABS states that a lower score indicates a relatively higher level of disadvantage and lesser level of advantage in general, meaning more households with lower incomes, or less people in skilled occupations and a greater number of lower income households and a larger number of people in unskilled occupations.

Table 16: SEIFA rankings for Evans Head (SSC)

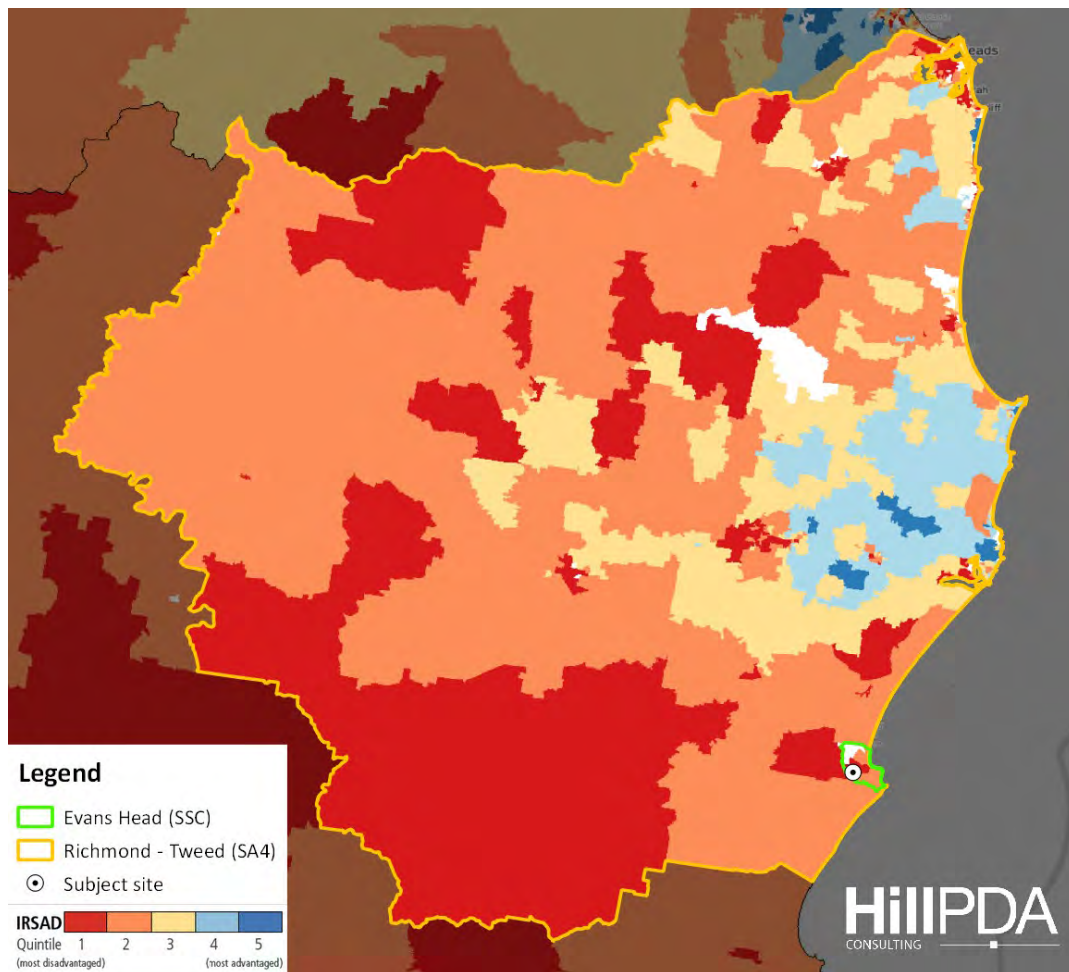
	Evans Head (SSC)					
	Australia			NSW		
	Rank	Decile	Percentile	Rank	Decile	Percentile
Advantage and disadvantage (IRSAD)	2013	2	15	562	2	14
Disadvantage (IRSD)	2041	2	15	624	2	16
Economic resources (IER)	1309	1	10	347	1	9
Education and occupation (IEO)	3835	3	28	1023	3	25

Source: ABS 2016

On the Index of Economic Resources (IER), Evans Head (SSC) is ranked in the lowest 10 percent of all localities, indicating a relatively poor access to economic resources in general. On the Index of Education and Occupation, Evans Head is also in the lower half of postcodes in both NSW and nationally, indicating that residents in the area generally have a lower than average level of education and are less likely to be working in highly skilled professional roles.

Figure 15 shows IRSAD scores for each Statistical Area Level 1 (SA1) within the wider study area. It can be seen that while there are concentrated pockets of highly advantaged areas centred around Ballina and Byron Bay, the majority of the region, including Evans Head and its surrounding localities fall within the bottom 10-20 percent of areas nationally.

Figure 11: Index of Relative Social Advantage and Disadvantage (IRSAD)



Source: HiIPDA, ABS

5.11 Crime “Hot Spots”

Figure 12 through to Figure 14 are crime ‘hot spot’ maps for postcode Evans Head (SSC) between January 2018 and December 2018. These maps are based on Bureau of Crime Statistics and Research (BOSCAR) data and show locations where these crimes are particularly prevalent in relation to the site.

Figure 17 indicates that a medium level hotspot for theft non-break and enter, focused around the town centre. There are also low level hot spots for incidents of domestic violence and alcohol related assault. However, none of the hotspot maps raise concerns in relation to the proposed development given the distance from the site to the crim hotspots and the relatively low level of crime overall.

Maps for other common crimes including non-domestic assault, theft break and enter dwelling or robbery indicate that there have been no recorded incidents of crime in the 2018.

Figure 12: BOSCAR hotspot map of incidents of alcohol related assault



Figure 13: BOSCAR hotspot map of incidents of domestic assault



Figure 14: BOSCAR hotspot map of incidents of theft (break and enter non-dwelling)



5.12 Projected population growth

This section presents population projections to provide an indication of likely future trends. The projections provide a basis for considering how the development proposal may impact on the local economy and community service needs.

5.12.1 Richmond Valley LGA

Population projections for Richmond Valley LGA are provided in Table 17. The projections have been prepared by the (then) NSW Department of Planning and Environment. The projections indicate that the recent steady growth in Richmond Valley LGA is likely to decline with the rate of growth in population expected to decline from 0.7% between 2011-16 to 0.2% between 2031 and 2036. Similarly, the rate of growth in the number of households in the LGA is expected to decrease from 1.1% for 2011-26 to 0.5% for 2031-36.

Table 17: Population projections

	2011	2016	2021	2026	2031	2036
Total Population	22,700	23,550	24,300	24,850	25,350	25,650
Total Households	9,150	9,700	10,150	10,500	10,850	11,100
Average Household Size	2.45	2.40	2.36	2.33	2.30	2.26
Implied Dwellings	10,200	10,750	11,250	11,700	12,050	12,300
CHANGE:		2011-16	2016-21	2021-26	2026-31	2031-36
Total Population Change		850	700	600	450	300
Average Annual Population Growth		0.7%	0.6%	0.5%	0.4%	0.2%
Total Household Change		500	450	400	300	250
Average Annual Household Growth		1.1%	0.9%	0.7%	0.6%	0.5%

NSW Department of Planning and Environment

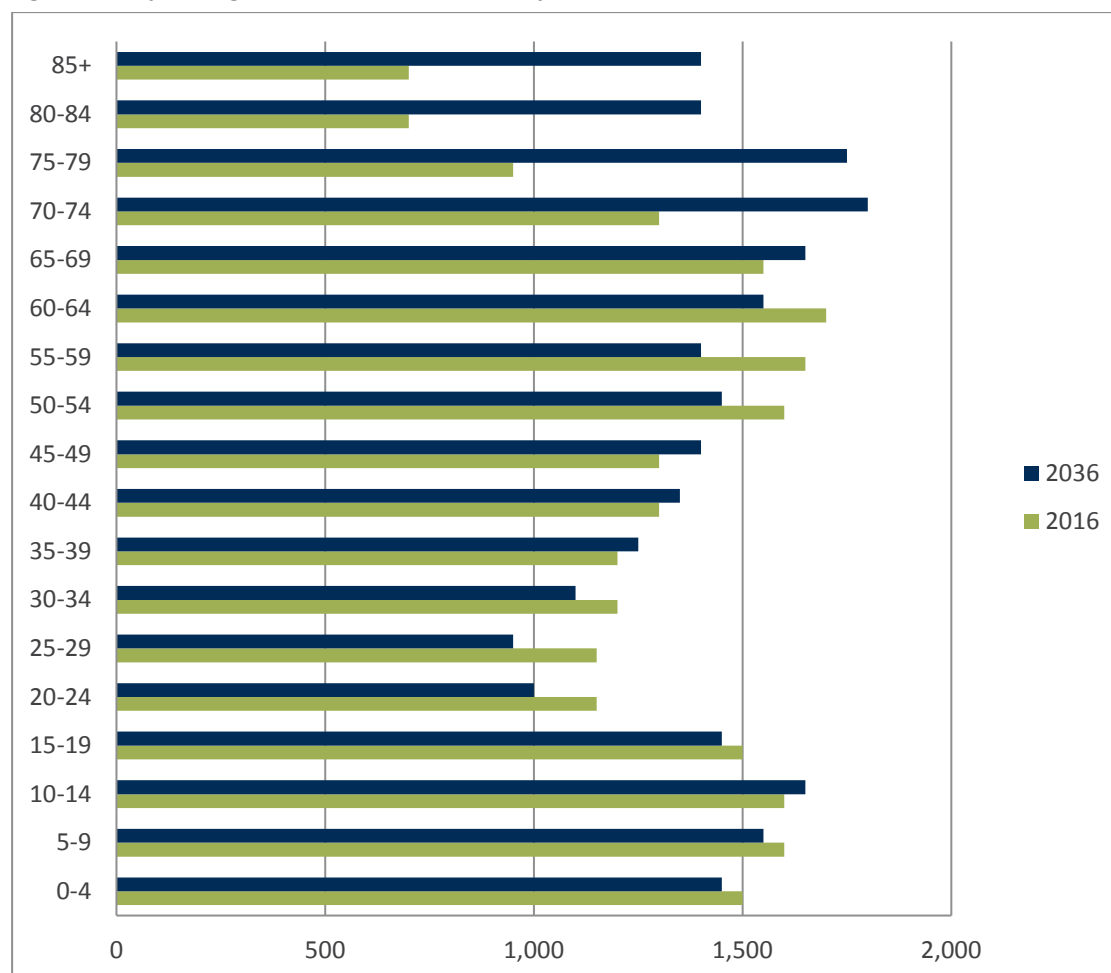
Table 18 provides an indication of likely household mix in Richmond Valley LGA. The total number of households is expected to increase steadily with total expected increase of 1,400 households between 2016 and 2036. The greatest increase is expected to be in lone person households with 750 more lone person households expected by 2036. This trend is typically associated with the aging of the population.

Table 18: Projected household mix

HOUSEHOLD TYPES:	2011	2016	2021	2026	2031	2036
Couple only	2,750	3,000	3,200	3,350	3,500	3,550
Couple with children	2,450	2,450	2,500	2,500	2,500	2,500
Single parent	1,150	1,150	1,200	1,200	1,200	1,250
Other family households	100	100	100	100	100	100
Multiple-family households	100	150	150	150	150	150
Total family households	6,550	6,850	7,100	7,300	7,450	7,550
Lone person	2,400	2,600	2,800	3,000	3,200	3,350
Group	200	200	200	200	200	200
Total non-family households	2,600	2,850	3,000	3,200	3,400	3,550
Total	9,150	9,700	10,150	10,500	10,850	11,100

Likely age structure of the future population in Richmond Valley LGA is indicated in Figure 15. Substantial growth is expected in the population over 65 years.

Figure 15: Projected age structure of Richmond Valley LGA, 2016-2036



NSW Department of Planning and Environment

5.12.2 Proposed development

The proposed development is for a residential subdivision of 175 lots. It has been assumed that 25 per cent of lots could be developed for duplexes to meet need for smaller dwellings suited to older people. This would result in 222 new dwellings. Assuming an occupancy rate of 2.58⁶, a population of 480 people is anticipated to result from the proposed development.

The likely age structure of this population is indicated in Table 19. It is based on the Department of Planning and Environment's projected age structure for Richmond Valley LGA in 2031.

⁶ ABS 2016 Census Richmond Valley community profile – average number of persons in occupied detached dwellings and townhouses

Table 19: Projected population from the proposed development

Age group	Population	Proportion
0-4	30	6.0%
5-9	30	6.4%
10-14	30	6.6%
15-19	30	5.8%
20-24	20	4.0%
25-29	20	4.2%
30-34	20	4.8%
35-39	30	5.4%
40-44	30	5.4%
45-49	20	5.0%
50-54	30	5.6%
55-59	30	5.8%
60-64	30	6.8%
65-69	30	7.2%
70-74	30	7.0%
75-79	30	5.8%
80-84	20	4.0%
85+	20	3.6%
Total	480	



FIRE STATION

SOCIAL
INFRASTRUCTURE
AUDIT

6.0 SOCIAL INFRASTRUCTURE AUDIT

The following section provides an overview of the social infrastructure and open space located within the study area. This audit has been informed by a desktop analysis of geographical data and resources, including;

- Richmond Valley Council website
- Transport for NSW website
- NSW Education website
- Australian Curriculum Assessment and Reporting Authority My School website
- Australian Children's Education & Care Quality Authority (ACECQA) Starting Blocks website
- NSW Health website
- Australian Institute of Health and Welfare: GEN Aged Care Data

The audit is indicative and based on the data available at the time of preparing this report. Consultation was undertaken to ensure accuracy of data and to highlight key issues and aspects relating to service provision, including specified future needs. The purpose of the social infrastructure audit is to understand strengths and weaknesses of existing social infrastructure and to determine what has potential to accommodate future population growth.

6.1 What is social infrastructure?

Social infrastructure is an asset that accommodates social services or facilities. Social infrastructure is an important aspect of society as it provides the community with tangible or perceived benefits linked to the safety, health and wellbeing of that community. It also links to the economic growth and the sustainability of the community, therefore playing a critical role in society.

Specifically, this report has been produced to address the needs of particular infrastructure types, which include the following:

- Education – childcare, schools, tertiary facilities
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc.
- Community and culture – libraries and community centres

For the purposes of clarity, this report excludes businesses such as retail or commercial services. While these facilities provide a valuable social function, the future provision of these businesses in any area is typically market-led and does not benefit from formal government funding.

6.2 A catchment approach

Social infrastructure facilities generally operate at three levels of provision. These are local, regional and district. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve

the local population, usually within walking distance. However, a university will cater for a much wider population.

In conducting the audit of social infrastructure, local and district facilities have been identified. Table 18 identifies the facilities included in the audit and the catchments that they serve.

Table 18: Social infrastructure parameters of provision

	Local (generally up to 20,000 people)	District (generally up to 50,000 people)
Education and childcare facilities	Primary school Long day care Preschool Out of school hours care	Specialist school Secondary school Combined school
Community and cultural facilities	Branch library Meeting space Community centre	District library Multipurpose community centre/community hub
Active open space	Playground Outdoor sport court i.e. tennis and basketball Oval/sport field	Multi-purpose community/ neighbourhood sports centre Indoor sport facilities
Passive open space	Neighbourhood open space and parks	

6.3 Public and community transport services

There are a limited number of community and public transport options available within Evans Head and the Richmond Valley LGA.

Community transport services available to individuals living within the proposed development are currently provided by Home Assistance and Regional Transport (HART) Services, which offers community transport services for eligible people who are transport disadvantaged living in the Lismore, Kyogle, Richmond Valley and surrounding areas (seniors and including people with disabilities). HART also operate an affordable youth transport service (YOWI) for groups of young people age 12-20 who live within same area.

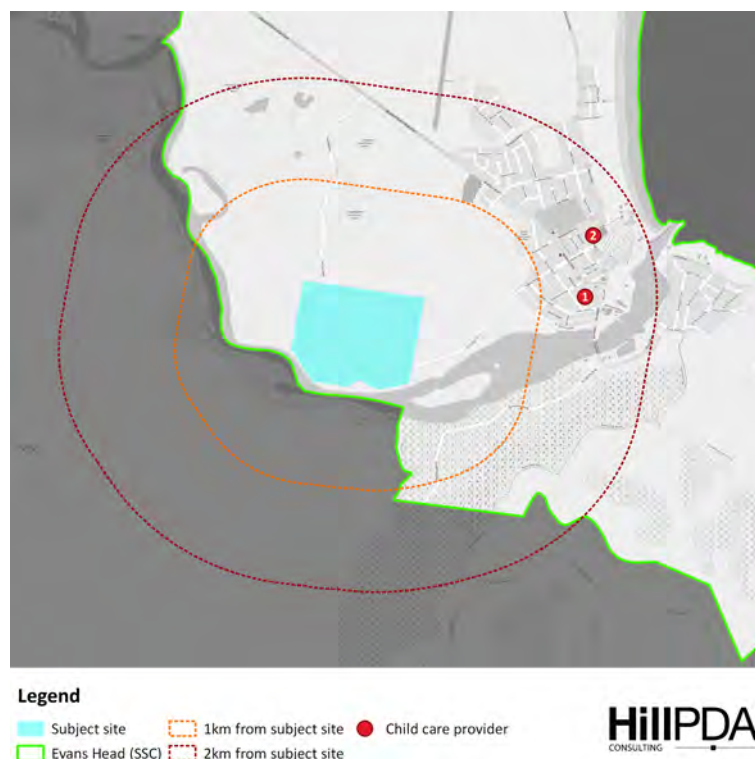
The nearest local public transport to the subject site is the Evans Head coach stop in Woodburn Street. Six services across three routes call at this stop on weekdays only (there are no services on weekends):

- **660** – a twice daily service to Ballina
- **690** – a twice daily service to Lismore
- **695** – a once daily service to Grafton and a once daily service to Lismore.

This stop is also serviced by a daily NSW TrainLink coach service from Byron Bay to Grafton, which provides an onward rail connection to and from Coffs Harbour, Port Macquarie, Newcastle and Sydney.

6.4 Childcare

Figure 23: Registered child care facilities within Evans Head (SSC)



Source: childcarefinder.gov.au, OpenStreetMap

Table 20: Childcare providers within Evans Head (SSC)

Map ID	Name	Type	Hours	Address	Capacity
1	Sandcastles Early Education Centre Evans Head	Centre Based Day Care	06:00 - 18:00 Mon - Fri	4 School Lane Evans Head NSW 2473	44 places, <5 place vacancy
2	Evans Head-Woodburn Pre-School	Centre Based Day Care	09:00 – 15:00 5 days a fortnight or 2 days a week	1 Beech Street Evans Head NSW 2473	25 places (early week group has vacancy, late week group no vacancy)

Source: Commonwealth Department of Education and Training

There are two child care providers located within the study area, as shown in Figure 23. Presently, both are either close to or at capacity. Sandcastles Early Education Centre offers long day care services throughout the week. Evans Head Preschool offers places in a late week stream (2 days a week) or an early week stream (5 days a fortnight), although presently there are only places available in the early week stream.



6.5 Health

Figure 16: Healthcare facilities in Evans Head (SSC)



Source: healthdirect.gov.au, OpenStreetMap

Table 21: Health Services within Evans Head (SSC)

Map ID	Name	Services available	Hours	Address
1	Evans Head Medical Centre	General Practice/GP (doctor)	Monday: 7:30am - 6pm Tuesday: 8am - 6:30pm Wednesday: 7:30am - 6pm Thursday: 7:30am - 6pm Friday: 8am - 5:30pm	2 School Lane Evans Head NSW 2473

The existing Community Health Centre in Evans Head is currently being replaced by a new HealthOne facility, to open in early 2020. During construction, the Community Health Centre is situated in a temporary space nearby in the centre of Evans Head.

The exiting community health facility offers the following services⁷:

- Child and Family Counselling
- Child & Family Health Clinic
- Community Nursing
- Diabetes Educator
- Immunisation Clinic
- Occupational Therapy – Children
- Physiotherapy

⁷ <https://nswlhd.health.nsw.gov.au/about/community-health/evans-head-community-health/>

- Physiotherapy – Children
- Speech Pathology – Children
- Women’s Health Clinic

The future HealthOne facility will substantially enhance local health services above those offered by the existing Community Health Centre. The HealthOne facility is proposed to offer the following services:

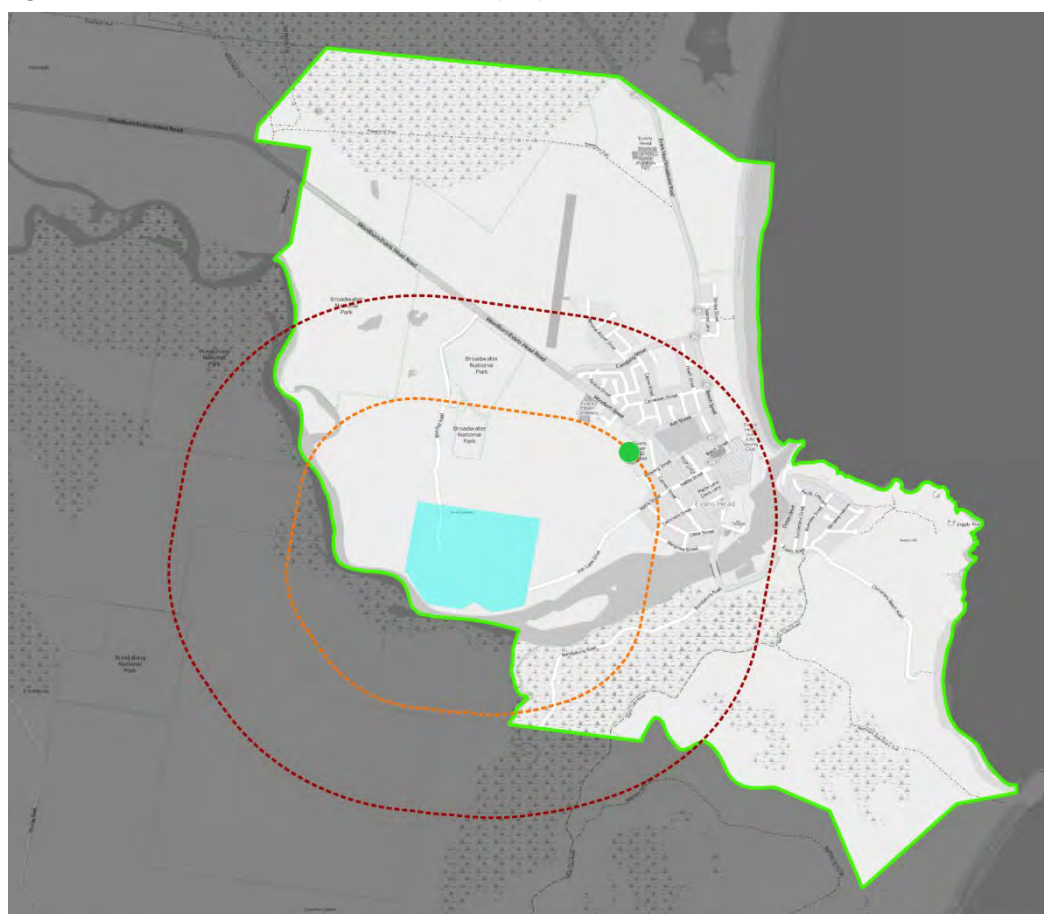
- Child and family health nursing
- Community nursing
- Occupational therapy
- Child and adult physiotherapy
- Child and family therapy, including occupational therapy, speech pathology and counselling
- Women’s Health
- Podiatry
- Drug and Alcohol counselling
- Dietetics and nutrition
- Community rehabilitation

This will be accompanied by capacity enhancements to come with a new purpose built facility. The new facility is expected to be completed and commissioned by early 2020⁸.

⁸ <https://nswlhd.health.nsw.gov.au/about/community-health/evans-head-healthone-development/>

6.6 Schools

Figure 24: Education facilities within Evans Head (SSC)



Legend

- Subject site
- 1km from subject site
- 2km from subject site
- Central/Community School
- Evans Head (SSC)

Table 22: Schools within Evans Head (SSC)

ID	Name	Suburb	Type	Sector	Enrolment
1	Evans River Community School	Evans Head	Central/ Community (K-12)	Public	486

*

Evans River School is a co-educational government school which operates from K-12 and is the largest school in the immediate region, outside of Ballina or Lismore. The school currently has 486 students currently enrolled. The school had 486 students enrolled in 2018, a relatively stable enrolment with 500 enrolled in 2013.



The Northern Rivers Busline and Ballina Busline provide services to the school. The potential to extend the existing services to the proposed development should be discussed with the bus operators as dwelling construction commences.

6.7 Open space

Evans Head has an ample open space with a diverse variety of active and passive options currently available to locals, as shown in Figure 17 and Table 23.



Figure 17: Open space in Evans Head (SSC)

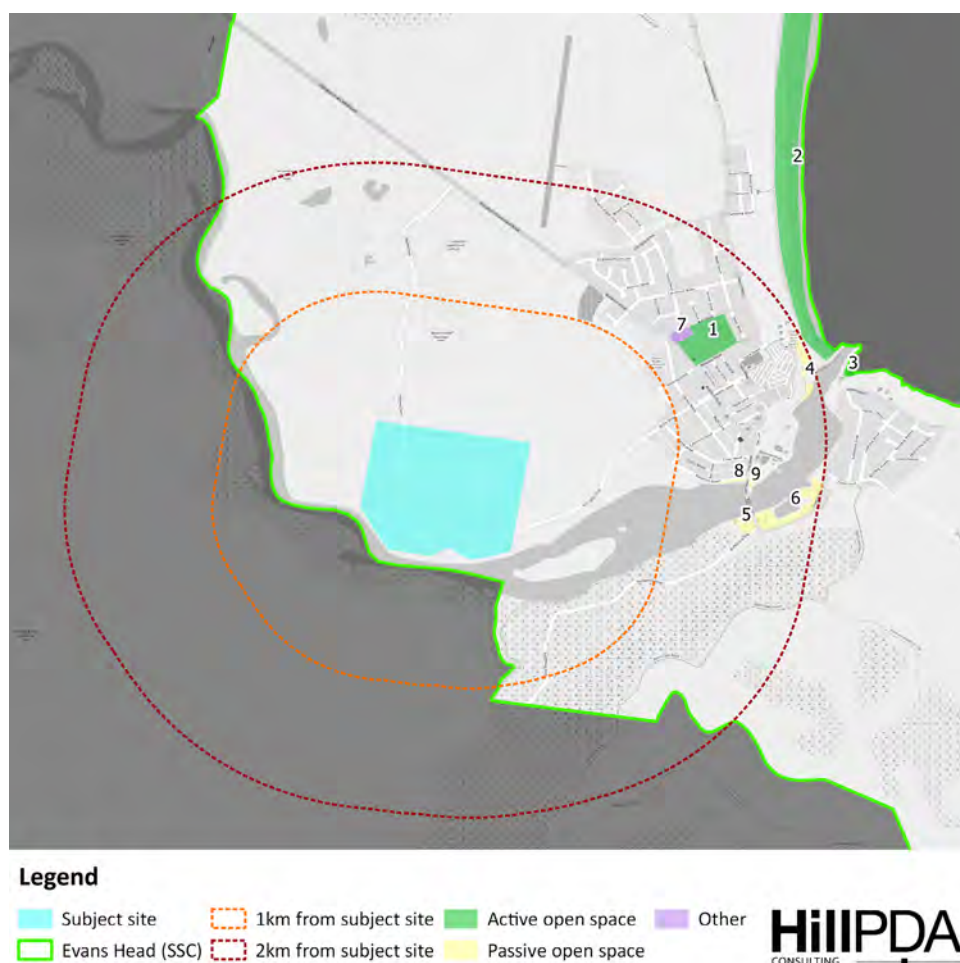


Table 23: Open Space within Evans Head (SSC)

ID	Name	Type	Area (m ²)
1	Stan Payne Memorial Oval	Active open space	67,630
2	Evans Head Beach	Active open space	177,394*
3	Shark Bay	Active open space	2,956
4	Foreshore Park	Passive open space	13,897
5	Paddon Memorial Park	Passive open space	9,503
6	Fisherman's Cooperative Open Space	Passive open space	35,331
7	Evans Head Aquatic Centre	Other	9,143
8-9	Riverfront open space	Passive open space	4,047

*segment within Evans Head (SSC)

In addition to the spaces shown above, there are numerous smaller open areas throughout the town (wide mown grass strips and smaller stands of open trees) that would also have the potential to be utilised as additional open space. Nearby Bundjalung National Park adds to the range of facilities available, with the

Gummigurrah picnic area and walking track (3.3km loop) located immediately to the south of the subject site, across the Evans River. The Gummigurrah picnic area also includes a canoe launch, facilitating another form of active recreation near to the subject site.

Overall, the supply of open space is more than adequate for the potential population increase. The proposed development will also contribute to the open space network.

6.8 Community Facilities

There is one community centre located in Evans Head, as shown in Figure 18 and Table 24.

Figure 18: Community facilities within Evans Head (SSC)

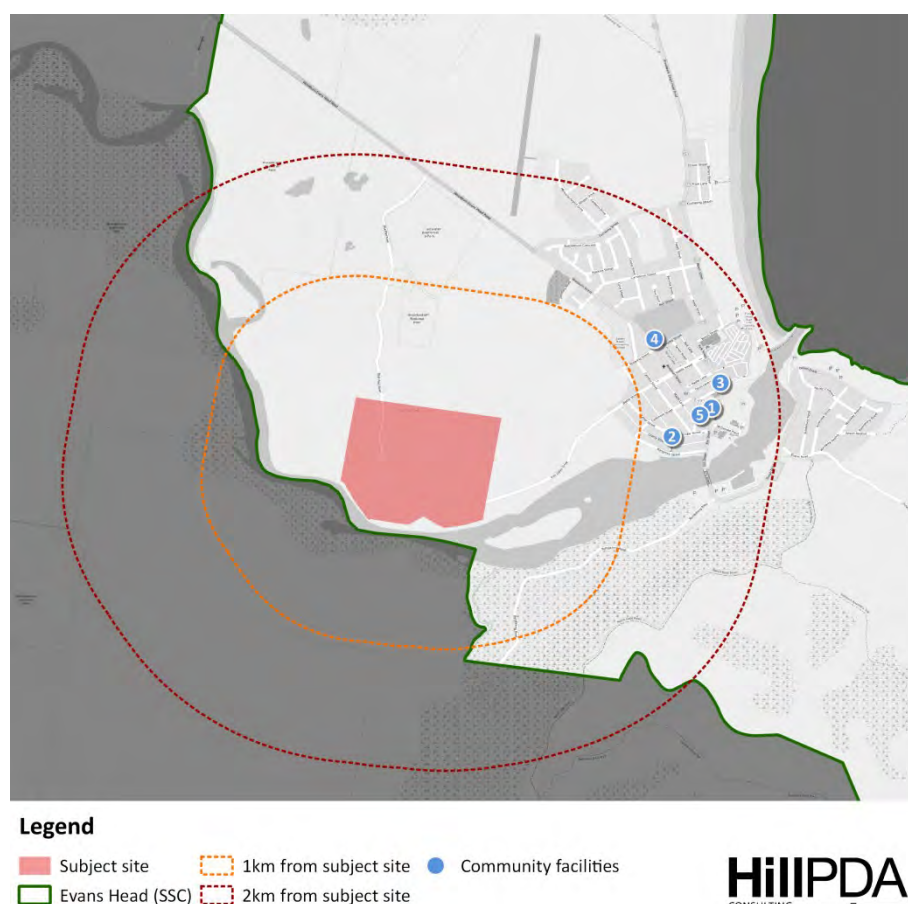


Table 24: Community facilities within Evans Head (SSC)

ID	Name	Services
1	Mid Richmond Neighbourhood Centre	- JP services - Tax help - Phone/computer/internet access - Printing, photocopying and laminating - Information, referrals - Community bus hire - Support groups - Room hire
2	Police station	Limited hours police station (ie not open 24)

ID	Name	Services
		hours/7 days per week)
3	Ambulance station	Rural ambulance services
4	Fire station	Retained (on call) fire fighters
5	Public library	Branch library services opened Monday to Friday 9.00am – 5.00pm; Saturday 9.00am – 12.00pm

Emergency services are located in Evans Head (police, ambulance and fire). It will be important for these facilities to be advised of the proposed development and to be kept informed of development of dwellings at the site.

Mid Richmond Neighbourhood Centre is a smaller community facility located in the town centre of Evans Head. As shown in Table 24, the centre offers a diverse range of community and support services to the existing Evans Head community. The Neighbourhood Centre is managed by a committee of community members who coordinate the operation of services as well as the range of services on offer, in response to identified community needs. Discussions with the Community centre, prior to dwelling commencements, could assist the centres to be ready to welcome new residents to the community through providing information such as new resident kits and community events.



ECONOMIC IMPACT ASSESSMENT



7.0 ECONOMIC IMPACT ASSESSMENT

The following Chapter undertakes an assessment of the potential economic benefits of the proposed development during and post construction.

Please note, for the purpose of this assessment we have assumed that the proposed development would comprise 175 residential lots with 75% of these being detached dwellings and the remaining 25% being dual occupancies / semi-detached dwellings.

As such the proposed development is likely to yield 222 dwellings. This would comprise around 134 detached dwellings and around 88 dual occupancies on 44 lots.

7.1 Construction economic benefits

7.1.1 Estimated construction cost

Total construction cost including land development, external works and home building is estimated at \$98m. This is based on the cost estimate by Arcadis of \$19.9m for residential land development and external works (hard costs only and excluding design costs and monetary contributions) plus \$78m for the dwellings (based on an assumed \$350,000 per dwelling).

7.1.2 Construction multiplier effects

The construction industry is a significant component of the economy accounting for 6.7% of Gross Domestic Product (GDP) and employing almost one million workers across Australia⁹. The industry has strong linkages with other sectors, so its impacts on the economy go further than the direct contribution of construction. Multipliers refer to the level of additional economic activity generated by a source industry.

There are two types of multipliers:

- **Production induced:** which is made up of:
 - first round effect: which is all outputs and employment required to produce the inputs for construction
 - an industrial support effect: which is the induced extra output and employment from all industries to support the production of the first round effect
- **Consumption induced:** which relates to the demand for additional goods and services due to increased spending by the wage and salary earners across all industries arising from employment.

The source of the multipliers adopted in this report is ABS Australian National Accounts: Input-Output Tables 2014-15 (ABS Pub: 5209.0). From these tables HillPDA identified first round effects, industrial support effects and consumption induced multiplier effects at rates of \$0.62, \$0.68 and \$0.93 respectively to every dollar of construction. The table below quantifies associated economic multipliers resulting from the construction process.

⁹ Source: IBIS World Construction Industry Report 2015

Table 25: Construction multipliers (\$m)

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Output multipliers	1	0.6260	0.6790	0.9340	3.2390
Output (\$million)	\$98	\$61	\$67	\$92	\$317

Source: HillPDA Estimate from ABS Australian National Accounts: Input-Output Tables 2015-16 (ABS Pub: 5209.0)

The estimated direct construction cost of \$98 million would generate a further \$128 million of activity in production induced effects and \$92million in consumption induced effects. Total economic activity generated by construction of the proposal would be around \$317 million.

Note that the multiplier effects are national, and not necessarily local. The ABS states that:

“Care is needed in interpreting multiplier effects; their theoretical basis produces estimates which somewhat overstate the actual impacts in terms of output and employment. Nevertheless, the estimates illustrate the high flow-on effects of construction activity to the rest of the economy. Clearly, through its multipliers, construction activity has a high impact on the economy.”

In particular, the multiplier impacts can leave the impression that resources would not have been used elsewhere in the economy had the development not proceeded. In reality, many of these resources would have been employed elsewhere. Note that the NSW Treasury guidelines state:

“Direct or flow on jobs will not necessarily occur in the immediate vicinity of the project – they may be located in head office of the supplier or in a factory in another region or State that supplies the project”¹⁰.

Despite these riders the construction industry provides considerable added value to the Australian economy.

7.1.3 Construction related employment

Everyone million dollars of construction work undertaken generates 2.15 job years directly in construction¹¹. Based on an estimated construction cost of \$98 million the proposal would directly generate 211 job years¹² directly in construction.

Assuming a construction period of ten years, this would equate to around 21 direct jobs per year working on the site.

Table 26: Construction employment

	Direct Effects	Production Induced Effects		Consumption Induced Effects	Total
		First Round Effects	Industrial Support Effects		
Multipliers	1	0.741	0.839	1.384	3.970
Employment No. per \$million*	2.154	1.597	1.808	2.981	8.540
Total job years created	211	157	177	292	837

Source: HillPDA Estimate using data from ABS Australian National Accounts: Input-Output Tables 2015-16 (ABS Pub: 5209.0)

¹⁰ Source: Office of Financial Management Policy & Guidelines Paper: Policy & Guidelines: Guidelines for estimating employment supported by the actions, programs and policies of the NSW Government (TPP 09-7) NSW Treasury

¹¹ Source: ABS Australian National Accounts: Input – Output Tables 2015-16 (ABS Pub: 5209.0) adjusted to 2018 dollars

¹² Note: One job year equals one full-time job for one year

From the ABS Australian National Accounts: Input-Output Tables 2015-16 HillPDA identified employment multipliers for first round, industrial support and consumption induced effects of 0.74, 0.84 and 1.38 respectively for every job year in direct construction.

Including the multiplier impacts, the proposal would generate a total of 837 job years directly and indirectly.

7.1.4 Retail expenditure from construction workers

Construction workers on site would generate additional sources of retail expenditure. This would be spent predominately on convenience-related items such as lunches, coffees, snacks and so on. A recent survey conducted by URBIS found that workers in city centre CBD locations on average spent \$230 per week on retail items. This average spend encompasses clothing, internet and supermarket purchases. For construction workers in the Evans Head locality, HillPDA has applied a more conservative spend of \$50 a week for 46 working weeks generated by each worker during the construction period.

On this basis, existing retailers in the local area of the site would enjoy around \$385,000 per annum additional revenue from construction workers on site during the period of construction.

7.1.5 Other construction impacts

The construction process may lead to short-term negative impacts in the locality such as increased traffic, noise, dust and so on. We have assumed that the development would take the necessary steps to mitigate the extent of these impacts.

7.2 Post-construction economic benefits

7.2.1 Expenditure from residents

The proposed development would benefit Evans Heads and nearby existing retailers by increasing the resident population and hence retail expenditure within the local catchment.

We have estimated that post construction there would be a resident population of around 477 persons on site. This has been estimated based on an average occupancy of 2.58¹³ per detached dwelling and 1.78 per medium density dwelling. A 5% vacancy rate has also been applied to the detached and townhouse dwellings.

Assuming completion and occupation by 2030 and an average spend of \$13,730¹⁴ total retail spend generated by residents on site would be around \$6.6 million (\$2018).

Of course not all of this expenditure will be captured by existing retailers in Evans Heads, but HillPDA would expect a rate of around 50% to 60% would be captured in the local area.

As such, the proposed development would provide sources for an increase in retail sales captured by Evans Heads retailers likely in the order of between \$3.3 to \$3.9 million per annum.

The resident population would also increase the demand for local retail services to be provided locally. It is estimated that the 382 additional residents would generate an additional demand for retail floorspace in the order of 1,050sqm¹⁵. A proportion of this would be directed towards Evans Heads and other centres within and surrounding LGAs.

¹³ ABS 2016 Census Richmond Valley community profile – average number of persons in occupied detached dwellings and townhouses

¹⁴ Pitney Bowes Anysite 2017 Expenditure Data for PTA – assumed impact year of 2030 and real time growth of 1% per annum

¹⁵ Based on 2.2sqm per person

7.2.3 Employment

Currently, in Richmond Valley there are around 8,262 employed residents¹⁶ leaving across 20,820 occupied private dwellings. This equates to around 0.4 working residents per dwellings.

Applying this to the proposed 222 dwellings, upon completion the proposed development could contain around 84 working residents¹⁷. As of 2016, 75% of jobs generated within Richmond Valley were occupied by persons also living within the LGA. As such, the proposed development could increase the LGAs local employment by around 63 jobs upon completion.

7.2.4 Impact on whole-of-government revenue

Based on the table below, the proposed development is likely to contribute an additional \$41.1 million to State and government revenue.

Table 27: Impact on whole-of-government revenue

Source of Revenue	Total (\$m)
GST from Residential houses and lots ^{*1}	23.6
Stamp Duty Revenue from sale of lots ^{*2}	15.7
Developer Contributions ^{*3}	0.2
Payroll Tax during Construction ^{*4}	1.6
Total	41.1

^{*1} Assuming average sale price per residential lot of \$470,000 and average house cost of \$350,000

^{*2} Assuming average sale price per residential lot of \$470,000

^{*3} Developer contributions + calculated at 1% of land subdivision costs

^{*4} Assuming 50% of workers do not attract payroll tax due to varying business sizes

¹⁶ Includes full time, part time and employed away from work

¹⁷ Assumes 5% vacancy for detached and townhouses in the proposed development upon completion



SOCIAL IMPACT ASSESSMENT

8.0 SOCIAL IMPACT ASSESSMENT

This section details the potential social impacts to arise from the proposed development. The assessment is informed by the analysis from the previous chapters and scoping of potential impacts using the Department of Planning and Environment's scoping template.

The assessment of social impacts has been undertaken using the methodology described in Section 2.0. Each potential impact is assessed having regard for the level of impact (Section 2.3), the likelihood of impact (Section 2.3.1) and the significance of impact (Section 2.3.2).

8.1 Scoping

The potential social impacts arising from the proposed development will be influenced by the existing situation, the eventual consequences of the proposed development and measures put in place to mitigate any negative impacts and enhance positive impacts.

Social issues already in existence are relevant only as context, within which, the impacts of the proposed subdivision masterplan must be examined.

Issues have been assessed based on their impact during the construction and operational period of the development.

Social impacts can involve changes to:

- Amenity, access and mobility
- Livelihood and employment
- Accommodation and housing impacts
- Crime, security and public safety
- The effect of the surrounding natural built environment
- Community cohesion
- Social equity and inclusivity.

8.2 Overview of impacts

Impact Description			Impact without mitigation			Impact with mitigation			Section
Impact	Timing	Affected parties	Impact characteristics	Social risk rating	Description	Impact characteristics	Social risk rating	Residual risk description	
Access and mobility	Long term	Local residents without access to private transport	Long term, localised, medium severity, moderate sensitivity	High	Households without a car may potentially have reduced access to services and amenities located in Evans Head.	Long term, wider catchment, low severity, no sensitivity	Low	Ongoing monitoring and planning to ensure appropriate access to services and amenities in maintained. In the longer term shuttle bus services could be considered if needed.	8.3
Employment	Long term	Local residents and workers	Long term, localised, medium severity, low sensitivity	N/A (Positive)	Positive contribution to the local economy with additional expenditure and employment during construction and ongoing following completion	N/A	N/A	N/A	8.4
Accommodation and housing	Long term	Local residents	Long term, wider catchment, low severity, no sensitivity	N/A (Positive)	Significant positive contribution to local housing supply	N/A	N/A	N/A	8.5
Crime and public safety	Long term	Surrounding residents	Long term, wider catchment, minor severity, low sensitivity	Low	CPTED report concluded there is a minor crime risk	N/A	N/A	N/A	8.6
Adjoining land uses and neighbourhood amenity	Long term	Local residents, wider regional community	Long term, immediate catchment, minor severity, low sensitivity	Low	Substantial increase to the number of jobs available locally, additional workers from the wider region will contribute positively to existing businesses	Additional employment opportunities (direct and indirect), more patronage for other local businesses, greater community resilience from	N/A (positive)	N/A (positive)	8.7

Impact Description			Impact without mitigation			Impact with mitigation			Section
Impact	Timing	Affected parties	Impact characteristics	Social risk rating	Description	Impact characteristics	Social risk rating	Residual risk description	
						economic activity			
Community	Long term	Local residents, local workers	Long term, localised, moderate severity, moderate sensitivity	Moderate	Additional employment opportunities contributing to reduced social inequality in the town and wider region. Some risk of isolation to local residents	Long term, localised, medium severity, low sensitivity	Low	Significant positive employment impacts. Risk of isolation minimised through ensuring access and ongoing activities to encourage cohesion.	8.8.2

8.3 Access and mobility

The proposal is to be accessed via one main road from Evans Head, Iron Gates Drive. Traffic generated by the proposed development will utilise the exiting road network within Evans Head. With an average 1.5 motor vehicles per dwelling within the existing suburb of Evans Head, the estimated 222 dwellings within the proposed development would include an estimated 333 vehicles when fully developed.

As previously identified in Section 6.3, community transport is available to residents with mobility or issues accessing private transport and public transport are limited to a daily long distance coach service and intra-regional services on weekdays. As a result, residents of the proposed development will be largely reliant on private vehicles for transport.

There is therefore some likelihood that the proposed development would produce a negative impact on the existing transport network. Further modelling might be able to accurately predict the potential impacts on local traffic networks.

Further, with the distance of the proposed development from the substantive existing town of Evans Head and the areas projected older population, there is a risk of isolation for residents who may not have access to a private vehicle. Consequently it may be necessary to improve non-private transport links between the development and the town. This could be in the form of a dedicated shuttle between the proposed development and the town centre, or through contributions towards existing community transport services outlined in Section 6.3.

With consideration of these points and the implementations of recommendations contained within the report, the potential impacts to transport are “moderate.” The likelihood of transport impacts to the wider community is considered “possible”. The overall social risk to transport is considered to be “high”. Additional monitoring and modelling of service availability and capacity will be required to ensure that potential negative impacts can be effectively mitigated.

8.4 Employment

As outlined in Section 7.0, the proposed development will positively impact local community through additional employment created during the construction phase and then through local employment arising from additional demand for services amongst the new resident population. HillPDA’s projections indicate an approximate total of 837 job years arising from the construction phase and an additional 63 jobs locally upon completion.

The social benefits of increased employment are significant. Employment brings financial security to individuals, families and households and allows security in terms of housing and day to day living arrangements. Employment also supports communities through increased expenditure and creating opportunities for social and community engagement. As a consequence, the proposal is deemed to be largely beneficial for local employment both during construction and operation.

8.5 Accommodation and housing

As outlined in Section 7.0, the proposed development will contribute approximately 222 additional dwellings to Evans Head. This represents 12 percent of the total amount of housing within the suburb compared to Census 2016 levels. The nature of the proposal as a new development will also increase the availability of newer and higher quality dwellings in the region. The proposed level of semidetached dwellings will also particularly improve the availability of smaller dwellings, more appropriate for lone person households and residents who are looking to downsize and age-in-place.

Overall it is concluded that the proposal will have a highly positive impact on local accommodation and housing in Evans Head, substantially contribution to local housing availability and diversity of stock.

8.6 Crime and public safety

A high-level consideration of existing levels of crime in Evans Head has been included in Section 5.11, which identified that the existing levels of crime are low. A Crime Prevention Through Environmental Design (CPTED) Report has been prepared as part of this proposal by Stuart Crawford Consulting. The report concluded that the proposal represented a minor crime risk.

The report recommendations include:

- Vegetation be maintained in a way that does not inhibit a 'line of sight' throughout the development
- Clearings of 3-5 metres should be maintained alongside residential pathways and cycle routes
- All preferred entry points to the area (pedestrian and vehicle) should be clearly signposted
- The area should be well maintained. Any evidence of anti- social behaviour should be cleaned / fixed/ replaced as soon as possible
- Open space should be laid out and landscaped to facilitate clear sight lines into any out of the space
- Areas adjoining pathways should be illuminated to avoid concealment/ entrapment opportunities.

As such, the potential for the proposed development to impact on crime rates is assessed as being "minor" with an "unlikely" likelihood and is deemed to present "low" social risk.

8.7 Adjoining land uses and neighbourhood amenity

The immediate surroundings of the subject site consist entirely of forest and the river foreshore. As a result of this insulation of the subject site, the proposed development does not represent a significant impact on nearby properties above the existing usage of the subject site as a single large property.

Considering the appearance and amenity of surrounding spaces, the audit of existing social infrastructure found that there are no existing parks or public spaces within immediate proximity to the subject site that would be materially affected by the activities proposed in the proposal. Moreover, the landscape plan prepared by Plummer and Co seeks to ensure that the proposed development is designed to a high standard, in a way that is sympathetic to the natural environment that surrounds the proposal. This includes native plantings and finishes in tones and materials that reflect the woodland surrounding the subject site.

With regard to open space, the landscape plan statement of intent prepared by Plummer and Co states:

"The open space dedication for the proposed residential development comprises of streetscapes and parklands, including a turfed stormwater bio swale, play areas and recreational linkages. The design intent is to connect the open space areas within the water front linear park, optimise environmental values, create recreational activity nodes, protect and enhance existing riparian vegetation."

The proposal will also add to the overall amount of open space available with the addition of a foreshore linear park along the northern bank of the Evans River. The reserve containing the linear foreshore park is to be a gross 4,959 square metres in size and will include a playground, nature walk, shelter and community facilities. A segment of the park is to be cordoned off from the public for the preservation of a midden of Aboriginal cultural significance. Additionally, an existing cycleway is to be reconditioned and extended to the proposal, providing an active transport and open space link to the broader network within Evans Head.

Draft guidelines published by the NSW Government Architect in 2018 suggest that low density dwellings should be within 400 metres of their nearest local park, classified as an open space between 0.5 and 2 hectares. The proposed park reservation is at the lower end of this band but represents an adequate provision, when considered alongside the active linkage with Evans Head and other rainforest reserves within the development.

As the subject site is presently closed to the public, the proposed development will not impact the amenity of any existing public domain and will instead add to the local availability, quality and diversity of recreation space available.

As such, the impact on adjoining land uses and neighbourhood amenity is assessed as being “minor” with an “unlikely” likelihood and is deemed to present “low” social risk.

8.8 Community

8.8.1 Social groups

The projected makeup of the community includes a higher number of older residents, as shown in Section 5.12.2. This could potentially increase demand for community facilities, particularly health care and in-home care and assistance. The new HealthOne facility in Evans Head will be essential to ensuring that there is sufficient capacity for the new population for both in-home services and services to be provided within the facility. An ongoing dialogue with the local health district will be helpful in ensuring that the future HealthOne facility is responsive to the needs of the proposed community as it develops. Ensuring that access is available for residents without access to private transport, as recommended in Section 8.3, is also essential.

In creating additional employment opportunities, the proposed development will positively impact on cohesion by adding to opportunities for meaningful engagement in the workforce. Increased employment will encourage employees to interact with other members of the community and participate in community events. Increased incomes for employees could facilitate increased involvement in entertainment, leisure, sport and active recreation, contributing to more balanced lifestyles and community wellbeing. The proposed development also creates more opportunities for residents in the area to work closer to home, thereby adding to time that they can spend in their families and communities.

It is proposed that the formation of community groups to foster greater cohesion and engagement within the proposed community be encouraged. This can be through supporting community events or facilitating group meetings. Through measures like this, the proposal can also continue to be responsive to changing community needs throughout the development phase and beyond.

With these measures in place, the proposal would represent a low social risk within the area. The economic benefits arising during construction and operation represent a significant positive contribution.

8.8.2 Social equity

As outlined in Section 7.0, the proposed development will contribute significantly to the local economy in Evans Head. The additional projected employment opportunities during construction and then following completion will increase the availability of employment to locals, as well as significantly adding to expenditure at local businesses. In Section 5.10, it was identified that Evans Head returned lower scores on the Socio-Economic Indexes for Areas (SEIFA) indicating a significantly higher level of social disadvantage accompanied by an unemployment rate recorded slightly above the state and national average in 2016.

The additional employment opportunities accompanying this development would therefore be significantly beneficial to social equity in the area. Consequently the proposed development is rated to present a long term social benefit to equity within Evans.

8.8.3 Consultation and advertising

The proposed development is not positioned in an area of the locality that presents a likely direct negative impact to any key stakeholders or specific groups. As a result, targeted engagement is not recommended at this time.

That notwithstanding, the proposed development and accompanying reports will be on display for community comment in full as part of the DA process. Notification to relevant property owners, businesses and residents will also be provided as part of that process with opportunity for comment and feedback on the proposal through council.

8.9 Mitigation measures and monitoring

The following mitigation measures are proposed as part of this Social and Economic Impact Assessment:

- Ensuring that community transport or other appropriate services are available to ensure that residents without private vehicle access within the proposed development have appropriate levels of access to services and amenities
- The recommendations of the CPTED report be incorporated into the proposal
- Attention is given to fostering cohesion amongst new resident groups through activities, meetings or local events. Council may consider making a “new resident kit” available.

A scenic landscape photograph of a lake. In the foreground, there are dark, tangled branches and reeds. The middle ground shows a calm blue lake reflecting the sky. The background is a dense green forest under a clear blue sky with a few small white clouds. A white rectangular frame is superimposed over the center of the image, containing the word 'CONCLUSION' in white capital letters.

CONCLUSION

9.0 CONCLUSION

Goldcoral Pty Ltd is seeking development consent for 175 residential lots located on Iron Gates Drive, Evans Head NSW.

The proposal has been assessed having regard for the requirements of Richmond Valley Council's guideline for social impact assessment as specified under the Richmond Valley Development Control Plan 2012. The subdivision will add to the local population of Evans Head. The potential impact of the proposed development to local community services (e.g. schools, community facilities) has been assessed. The analysis has found that existing social infrastructure is adequate but it will be important for community service providers to be kept informed of the progress of housing development at the site, in order to prepare for the needs of the incoming population. The relatively isolated location of the proposal from the township itself also poses risks to the future population, however the risk is considered to be manageable, but monitoring of future residents' needs is recommended. This report has assessed social risks and found them to be acceptable, with appropriate mitigation measures.

Potential benefits arising from the development include 211 jobs years arising from construction and 63 additional local jobs when completed. There will also be significant flow on effects both during and after construction, further increasing local economic activity and making significant differences in a region with higher levels of economic disadvantage. Retail spend generated by residents on site would be around \$6.6 million (\$2018) with around 50% to 60% expected to be captured in the local area. The proposed development would provide sources for an increase in retail sales captured by Evans Heads retailers in the order of between \$3.3 to \$3.9 million per annum.

Overall, the proposal is supported.



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