



Sustainability Criteria Report

Lot 1 DP 1040724 and Lots 1 and 2 DP 63437 Old Mossy Point Road, Mossy Point

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1.0

Introduction

Provent Property Group has developed a concept proposal for unique resort style housing and a tourist facility on the site of Oaks Ranch, Mossy Point.

1.0 Introduction

The site of approximately 244ha includes a heavily wooded area of 126ha which will be retained as a conservation and recreation reserve.

Provent Property Group has developed a concept proposal for a tourist facility incorporating permanent residential dwellings on the site of the “Oaks Ranch” at Mossy Point.

The existing “Oaks Ranch” site uses are associated with the Oaks Ranch & Country Club Resort which until recently had operated for a number of years. The resort provided the following on site facilities:

- 15 Motel units
- Licensed restaurant and bar (group bookings)
- Meeting room and conference equipment
- 9 hole golf course
- Swimming pool
- Tennis Court
- Horse riding

The “Oaks Ranch & Country Club Resort” has recently been closed as it was not economically viable to keep operating it. This year it

has been re-opened but is still not an economically viable concern.

The purpose of this report is to address the Sustainability Criteria contained in the South Coast Regional Strategy using available information. There is a need to do this even though the tourism component of the proposed development concept, i.e. the 186 short stay accommodation dwellings, golf course, equestrian centre and conference facilities, are consistent with the South Coast Regional Strategy. The proposed permanent residential component comprising 90 dwellings is not identified as a new urban area in the Eurobodalla Settlement Strategy and thus the South Coast Regional Strategy.

The property, the subject of this submission is comprised of a total of 244 hectares. The existing “Oaks Ranch Resort” consists of Lot 1 DP 1040724 and Lot 2

DP 63437 Old Mossy Point Road, Mossy Point and has an area of approximately 125 hectares. The adjoining property to the west known as Lot 1 DP 63437 has an approximate area of 119 hectares and is predominantly covered with forest. Provent has negotiated an option to purchase this site. This means that the total site area is 244 hectares. The diagram on the next page shows the subject site.

This document focuses on the permanent residential component of the proposed development although the social and economic benefits of the total development are specified.

1.0 Introduction

The proposed development will offer a unique living environment for the proposed permanent housing component that is not available within the current housing stock and contribute to a significant boost to the tourism infrastructure in the Eurobodalla Region.

The proposed development concept would contribute significant environmental, social and economic benefits to the immediate locality, the Eurobodalla Local Government Area, the South Coast Region, and the State of NSW. These benefits include:

- Creation of a small amount of unique housing that offers an additional lifestyle opportunity.
- New residents would increase revenue into the local economy annually by about \$670,000.
- Provision of a significant boost to the tourism infrastructure in the Eurobodalla Region especially in terms of conference facilities, high quality accommodation, a championship standard golf course and high quality equine facilities.

- Potentially providing threshold of facilities that would encourage tourists to visit the Eurobodalla Region for golfing package holidays.
- A net increase of tourists that would generate an estimated \$10.5 million into the local economy annually.
- Direct and indirect revenue increase during the construction phase estimated to be \$177.8 million with about \$106.7 million remaining within the Eurobodalla Shire.
- Employment generation during the construction phase in excess of 820 jobs (320 direct and over 500 indirect) and 70 long term permanent positions (40 direct and 30 indirect).

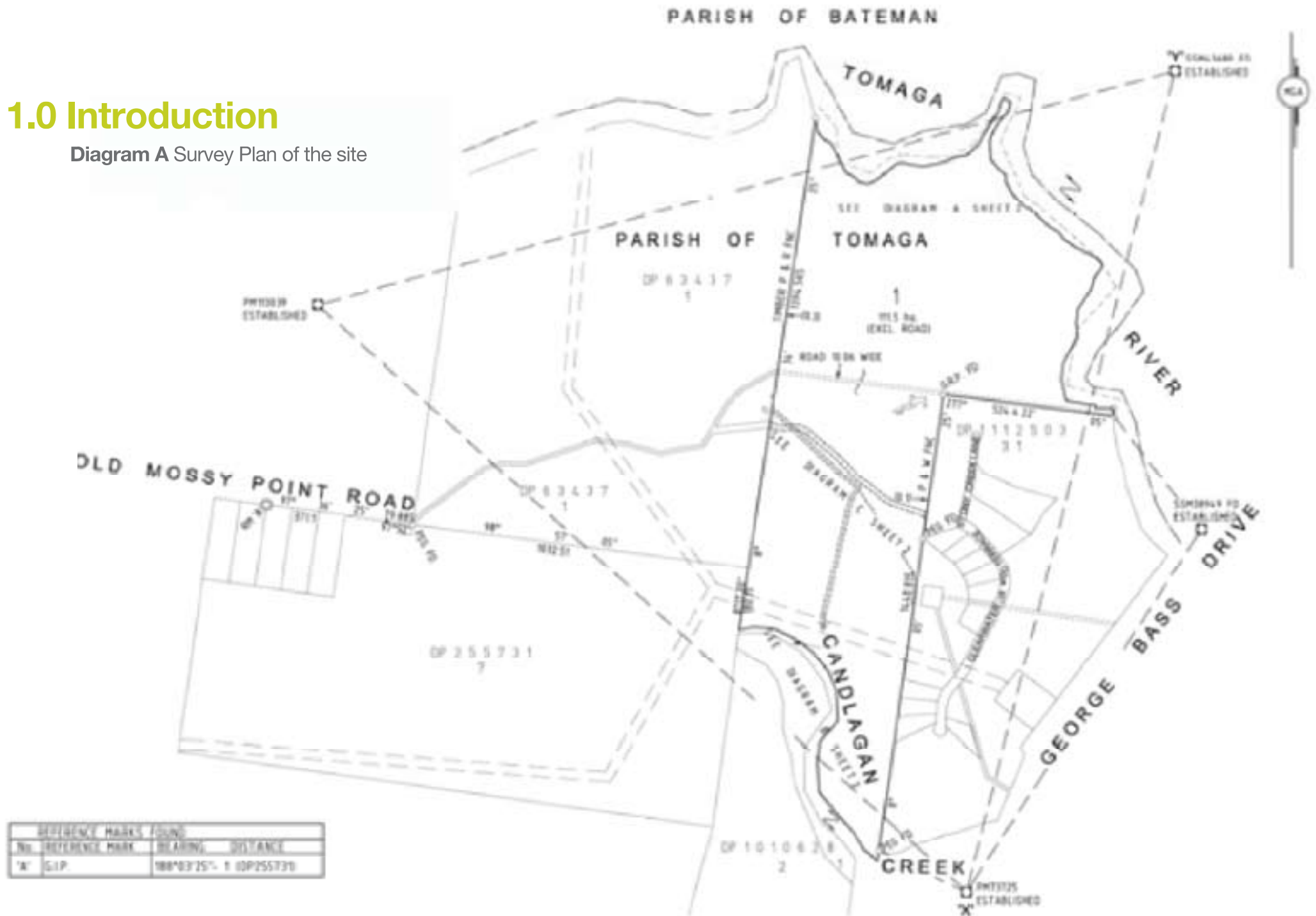
Right The site has a diverse selection of Australian flora and fauna.



1.0 Introduction

Diagram A Survey Plan of the site

Diagram A Survey Plan of the site



2.0

Description of the total Development Concept

Five distinctive and discrete precincts have been identified which are considered for permanent residences and a range of tourist accommodation.

2.0 Description of the total Development Concept

Each precinct has a frontage to the golf course or conservation area. Precincts are focused on a centrally located area of open space containing recreation facilities.

The proposed development is for 276 dwellings comprising of 120 two storey short stay apartments, 66 single storey short stay villas and 90 one or two storey single residential dwellings. The overall density of the development is one dwelling unit per 8,840m² of site area.

An 18-hole championship class golf course is proposed on predominantly cleared land adjoining the Tomaga River and Candlagan Creek. The golf course will be designed to maximize and enhance water quality and bio-diversity within the site. High quality treated effluent will be recycled for irrigation of the golf course and landscaped areas throughout the development.

Equine facilities are proposed comprising olympic size indoor and outdoor arenas, holding yards, stables and associated facilities.

Five distinctive and discrete precincts have been identified which are considered for a range of tourist accommodation and permanent residences.

Each precinct has a frontage to the Golf Course or conservation area. Precincts are focused on a centrally located area of open space containing recreation facilities.

Precinct 1: Village Centre
Includes: Golf Resort, Equestrian Centre and Conference Centre.

The focal part of the development is the village centre comprising of a Golf Resort, Conference Centre, small convenience shopping centre and Community Facilities (Meeting Rooms, Gym, Tennis Court, Pool, and Day Spa). The Village Centre is within walking distance of each of the precincts and would also serve the adjoining rural residential area. The equestrian centre is also within this precinct.

Precinct 2: Apartments

Includes: 120 short stay apartments

Three groups of two storey apartments are located immediately adjacent to the village centre on an elevated area of the site overlooking the Golf Course and the Tomaga River. The apartments will provide short term accommodation for conference centre delegates and for tourists.

2.0 Description of the total Development Concept

Each precinct has a frontage to the golf course or conservation area. Precincts are focused on a centrally located area of open space containing recreation facilities.

Precinct 3:

Villas (66 Short Stay) Short stay family accommodation is provided on an elevated site adjacent to the conference area overlooking the golf course and the Tomaga River to the west of the village centre. The accommodation is in the form of single storey self contained individual villas.

Precincts 4 and 5 Permanent Residential

Individual dwellings (90) tourist accommodation and/or permanent residents

Precinct 4 is proposed to contain higher density residential development.

Precinct 5 being adjacent to the adjoining rural residential development known as “The Estuary” will contain lower density development adjacent to “The Estuary” with an increase in density to the west.

Precincts 4 and 5 would be available for purchase by individual owners and possibly may be for tourist accommodation as part of a rental pool managed by the Golf Resort/Conference Centre development operator. Strict urban design controls to be prepared by the Architects, Cox Richardson will be incorporated into a community title plan of management to ensure a consistent high quality design for each dwelling while allowing the opportunity for variety and individual preference. Facilities such as tennis courts; a pool, and meeting room will be provided for use by the residents of the precincts and tourists who rent the individual dwellings.

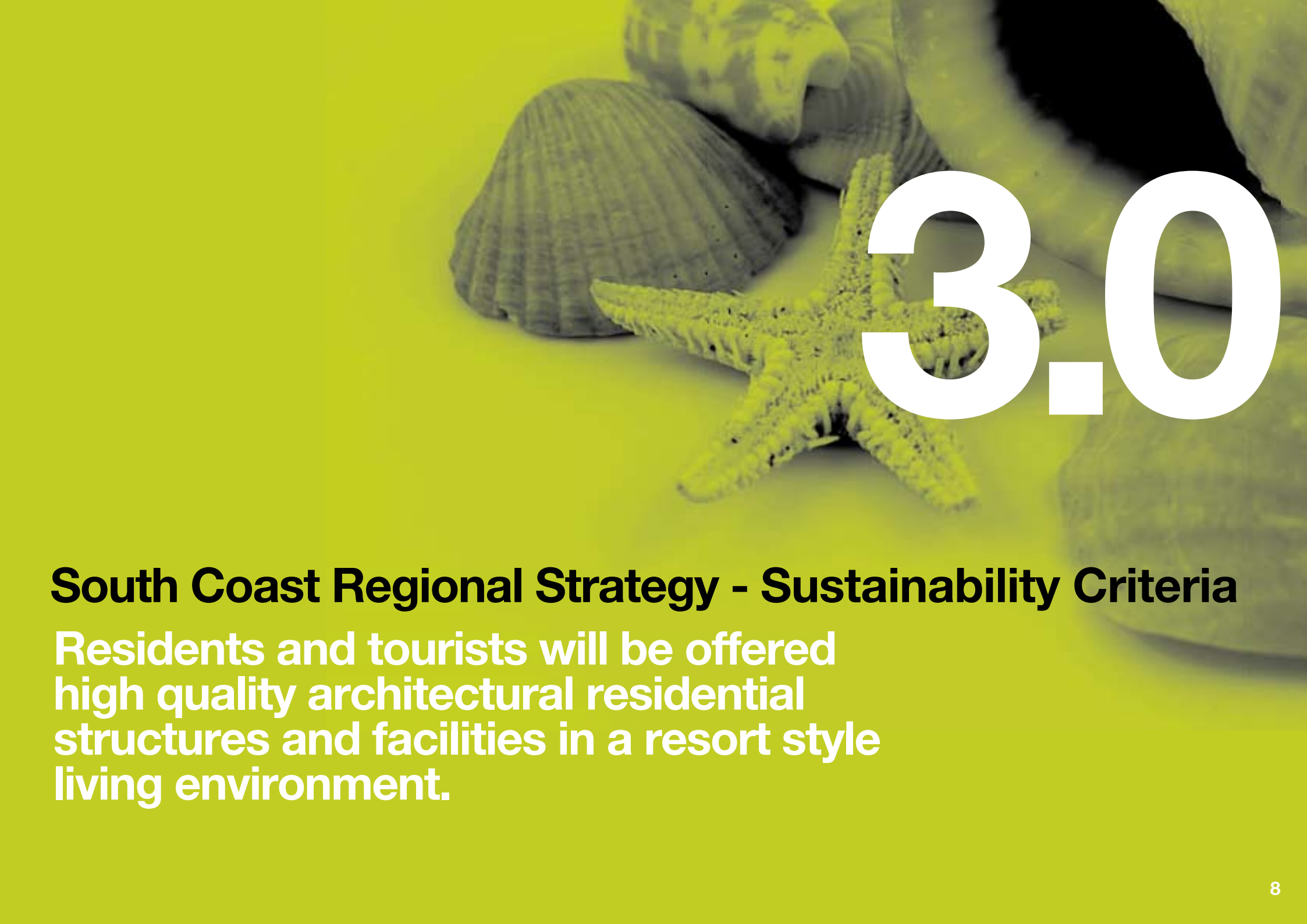
Architectural Character

The urban design guidelines and controls will require a consistent design approach reflecting a south coast architectural character as envisaged by the Eurobodalla DCP Coastal Settlements Development Guidelines and the Draft Nature Coast Style Guide.

Recreation

It is envisaged that the resort will become a premier destination for both corporate conferencing facilities and recreational attractions. Being just 160km from Canberra, and 15km from Moruya Airport, the location of the site is ideal for a first-class conferencing centre supported by associated facilities and activities such as:

- Golf
- Tennis
- Horse-riding
- Bushwalking
- Guided Eco-tours
- Recreational fishing
- Swimming
- Canoeing



3.0

South Coast Regional Strategy - Sustainability Criteria

Residents and tourists will be offered high quality architectural residential structures and facilities in a resort style living environment.

3.0 South Coast Regional Strategy - Sustainability Criteria

The proposed residential component offers a unique form of housing in Eurobodalla.

The permanent residential component, i.e. 90 dwellings is not entirely consistent with the Regional Strategy because:

- the site is not identified as a new urban area in the Eurobodalla Settlement Strategy.

Consideration can be given to the residential component for the following reasons:

- The site is not isolated as it adjoins “The Estuary” higher density rural residential lifestyle development (proposed to be zoned R5 Large Lot Residential under the exhibited Draft Eurobodalla Local Environmental Plan 2009) which adjoins the existing urban area of Mossy Point.

It is also in close proximity to the urban areas of Tomakin and Broulee.

- New residential areas can be considered if then eight sustainability criteria specified in the Regional Strategy can be adequately addressed.
- The proposed residential component offers a unique form of housing in Eurobodalla because future residents would be offered high quality architectural residential structures in a resort style living environment. There are no existing types of this proposed housing within the Eurobodalla Shire.
- Protects high value environments and vegetation communities.
- Addresses both environmental and hazards in terms of the location of the built structures and facilities.
- Addresses cultural and aboriginal heritage values.
- Takes into account visual impact and character.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.1 Infrastructure Provision

Reticulated water and sewer can be provided to the site. Council's General Manager verbally indicated there was capacity in Council's systems at the meeting held with staff from the Department of Planning (DoP) on 8th July 2009.

Storm Consulting completed a "Preliminary Water Cycle Management Report" in April 2005 for a slightly different development concept to the current one for the "Oaks Ranch" site. That development concept involved 267 dwellings, conference and associated facilities and a golf course. That report concluded:

"8.1.1 Residential and Hotel Water Supply

The majority of all water supply for the residential and household areas can be sourced from rainwater and

stormwater. A small increase to the existing supply is recommended to top up rainwater tanks and provide cold water supply to houses. Considering the size of the proposed development there is minimal impact of council's water supply infrastructure.

8.1.2 Golf Course Irrigation Supply

Considering the supply options (recycled effluent, stormwater and bore water) there is sufficient water available for golf course irrigation. No demand on Council's potable supply is required for irrigation. The golf course has the potential to be a major user of Council's recycled effluent, and it is recommended that an expression of interest be submitted for effluent supply later this year. The combination of supply for irrigation will be based on the available recycled effluent, the ability

to connect to sewer, increases to bore extraction and on-site wastewater treatment.

8.1.3 Wastewater treatment

The preferred option is to connect to Council's sewer and buy back a proportion of effluent to use as golf course irrigation water. The golf course could purchase back a greater amount than would be sent to Council's STP."

Storm also examined the approximate estimated costs of using the Council's reticulated sewerage system and the provision of on-site effluent treatment and management. The estimated cost of augmenting and using Council's reticulated sewer system was approximately \$880,000.

Table of wastewater treatment costings.

Item Cost	(\$000)
Sewer pipeline to Council sewer in George bass Drive	\$100
On site wastewater treatment including disinfection	\$500 – \$1,000
Allowance for augmentation of Council's infrastructure	\$100
Hotel water storage (0.5ML)	\$100
Hotel water treatment (disinfection)	\$10 – \$15
Recycled effluent pipeline from George bass Drive to Oaks Ranch	\$150
Effluent/Stormwater disinfection	\$15
Allowance for modification to ponds for stormwater and effluent storage	\$500
TOTAL (Council effluent treatment and management)	\$880
TOTAL (On-site effluent treatment and management)	\$1,540

3.0 South Coast Regional Strategy - Sustainability Criteria

3.1 Infrastructure Provision

Eurobodalla Shire Council's current sewer and water headwork developer contributions are \$8,550 and \$9,820 per equivalent tenement respectively.

Discussions have not been held with electricity and telecommunications providers at this point in time however these facilities are provided to the existing "Oaks Ranch" tourist facility and the adjoining "The Estuary".

Significant transport services are available. Moruya Airport is located to the south of Broulee and is about 12 kilometres (km) or about 10 minutes drive from the "Oaks Ranch" site.

The land is 2 km to the east of the Princes Highway which is the major highway servicing the south coast

of NSW. George Bass Drive, a major arterial road is about 500m to the east of the site. Interstate, regional and local bus services between Batemans Bay, Broulee and Moruya have routes along George Bass Drive. The Eurobodalla Shire Council existing urban areas have an abundance of passive and active open space facilities. In this regard the Greater Batemans Bay Structure Plan espouses:

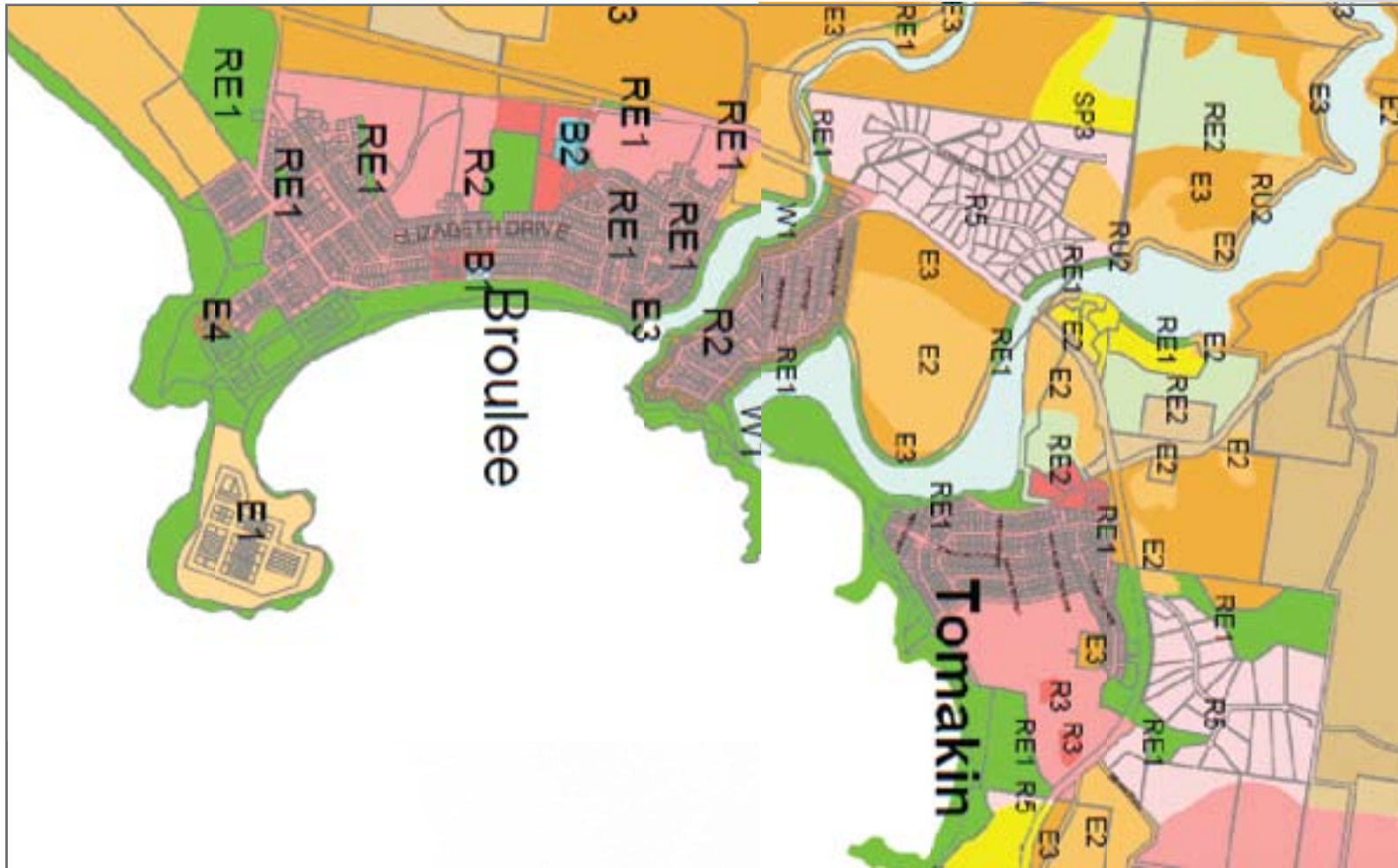
"Greater Batemans Bay has a vast amount and range of public open space and recreation areas. When looking at the size of Greater Batemans Bay's population and visitor numbers, there are few areas in Australia that would surpass the amount of public open space and recreation areas that it provides. Greater Batemans Bay is very well serviced by sporting facilities. It has bowling clubs, tennis courts, a 27-

hole golf course, basketball courts, swimming pools for children and adults, a skatepark and numerous sporting fields located within the Hanging Rock and Mackay Park reserves. There is also an extensive network of reserves for passive recreation." (p 86)

The maps overleaf taken from Council's recently exhibited Draft Eurobodalla Local Environmental Plan 2009 show the extent of passive and active open space (coloured green) at nearby Tomakin, Mossy Point and Broulee.

3.0 South Coast Regional Strategy - Sustainability Criteria

Diagram B. Proposed Zoning (ESC DLEP 2009)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.1 Infrastructure Provision

The proposed development concept would further add to the active open space facilities by providing a championship class golf course.

Council’s current Section 94 charges applicable to the site are as follows:

- Open space and recreation (per additional lot) \$433.40
- Open space and recreation (per tourist dwelling) \$106.60 to \$248.75 *
- Waste facilities (per additional lot) \$103.90
- Waste facilities (per tourist dwelling) \$25.55 to \$59.60 *
- Cycleways/pedestrian facilities (per additional lot) \$72.95
- Cycleways/pedestrian facilities

(per tourist dwelling)
\$19.50 to \$45.50 *

- Administration (per additional lot) \$84.50
- Administration (per tourist dwelling) \$20.80 to \$48.50 *
- Arterial roads (per additional lot) \$2,355.90
- Arterial roads (per additional lot) \$574.65 to \$1,340.80 *

*Dependent on the number of bedrooms

3.0 South Coast Regional Strategy - Sustainability Criteria

3.2 Access

The “Oaks Ranch” site is readily accessible utilising the existing road network. A Draft Traffic Report prepared by Masson Wilson Twiney in April 2005 for a slightly different development concept described the surrounding road network as follows:

1. Princes Highway

The Princes Hwy is a designated State Highway and provides the main arterial north – south route along in the vicinity of the south coast. As such the Princes Highway provides the main road connection between Batemans Bay and Moruya. In the vicinity of the site, the Princes Highway is typically a two lane major rural road (one lane in each direction) with sealed road shoulders and additional turning bays at intersections. A posted speed limit of 100 km/hr generally applies to the Highway in the vicinity of the site.

2. Old Mossy Point Road

Old Mossy Point Road provides the road link between the Oaks Ranch site and the Princes Highway. It provides access to several rural / residential properties. At the intersection with the Princes Highway, Old Mossy Point Road is a sealed local road providing one traffic lane in each direction (unline marked). Old Mossy Point Road becomes an unsealed gravel road approximately mid way between the Highway and the site (beyond Onslow Close). At the site gates, public access along Old Mossy Point Road ends in a non formalised cul-de-sac arrangement.

3. George Bass Drive

George Bass Drive is the secondary north – south road route between Batemans Bay and Moruya. George Bass Drive runs around the coastline and connects the local coastal townships including Mossy Point, Broulee and Tomakin. George Bass Drive is typically a two lane sub arterial road (one lane in each direction) with sealed road shoulders and additional turning bays at intersections. The posted speed limited along George Bass Drive varies between 80km/hr and 100km/hr.

4. Estuary Way and Clearwater Terrace

Estuary Way is a local collector road providing access from George Bass Drive to the site “The Estuary” subdivision. Clearwater

Terrace is a local internal road within the subdivision site which connects to the Oaks Ranch site. The posted speed limited is 60 km/hr. Both these roads provide a sealed two way road with widths of between 5.5m and 7.0m. On street parking was observed to occur on the road shoulders which are very wide due to a significant setback to fronting property lines.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.2 Access

5. Tomakin Road

Tomakin Road provides a sub arterial function and connects

George Bass Drive with the Princes Highway to the north of the Mossy Point township. As such it provides a one of the two road roads to Batemans Bay (other route via George Bass Drive). Tomakin Road typically provides two sealed travel lanes (one in each direction) and unsealed road shoulders. A road narrowing occurs at the one lane bridge crossing of the Mogo Creek.

6. Broulee Road

Broulee Road also provides a sub arterial function and connects

George Bass Drive with the Princes Highway to the south of the Mossy Point township. As such it provides a one of the two road roads to Moruya

(other route via George Bass Drive). Broulee Road provides two sealed travel lanes (one in each direction) and unsealed road shoulders.”

The map on the following page shows the relationship of the subject land to the existing urban settlements in the central and northern parts of Eurobodalla Shire. Approximate distances by road from the subject land to various urban settlements are as follows:

- Batemans Bay 24 km
- Surf Beach 15 km
- Malua Bay 12 km
- Rosedale 6 km
- Tomakin 3 km
- Mossy Point 800m
- Broulee 1.0 km
- Moruya 17 km

Apart from air services available at Moruya Aerodrome about 12 km from the site the only public transport available in Eurobodalla is bus services run by private operators. The main bus routes are along the Princes Highway and George Bass Drive which links the urban settlements along the coast. The subject site is about 500 m to the west of George Bass Drive. Priors Bus Services provide local services and also transport to Sydney. Other companies such as Murrays provide services to Canberra which also pick up along George Bass Drive. In the context of public transport services available the “Oaks Ranch” site is well located.

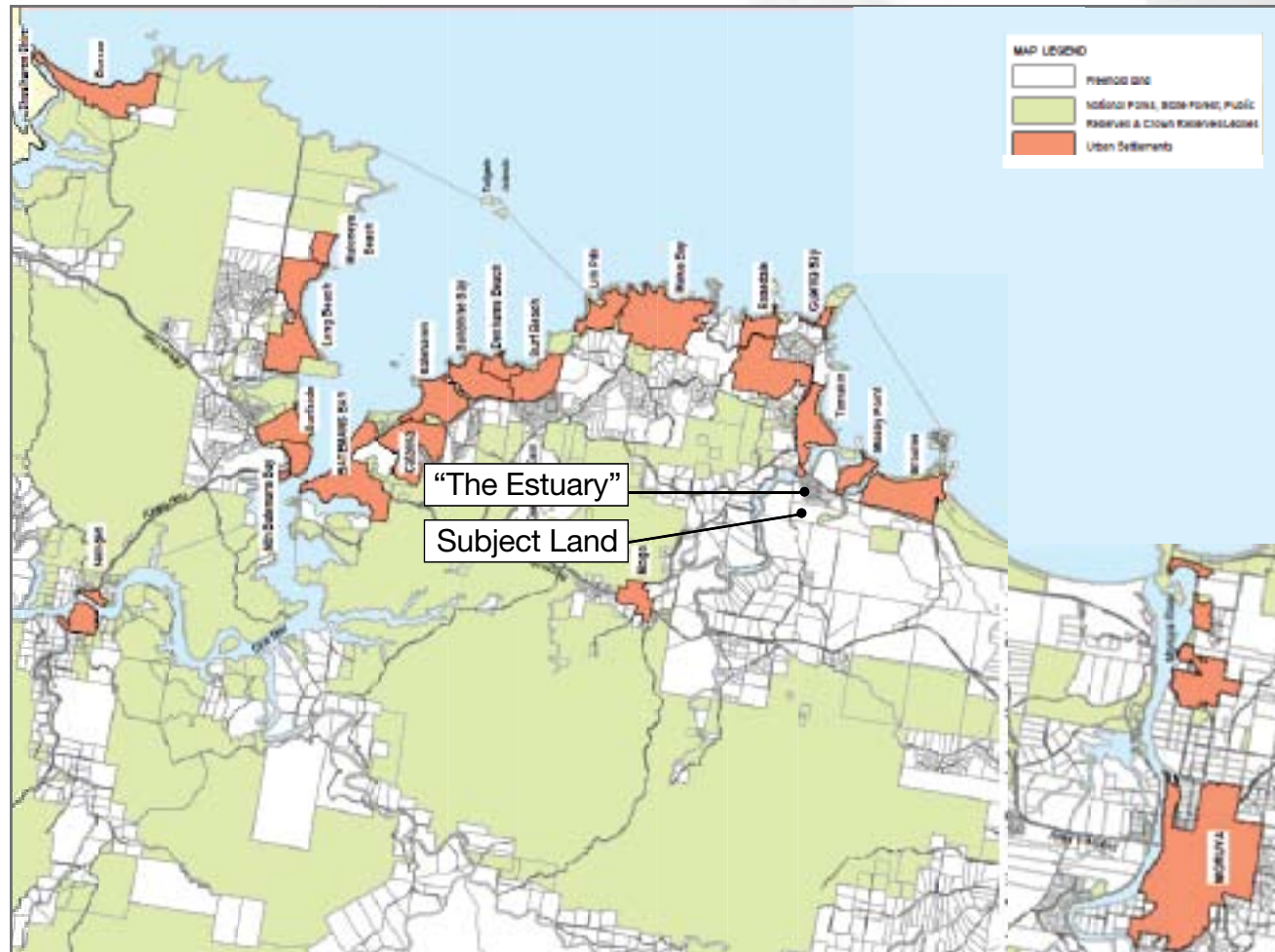
If the development were to eventuate discussions would be held with Priors with a view to

altering the local services route between Batemans Bay, Broulee and Moruya to adopt a circuit through “The Estuary” estate.

The proposed resort would also have a mini bus type of vehicle available to primarily drive clients to and from the airport. The mini bus could also be available to provide links for residents and guests to other forms of public transport or to centres such as Batemans Bay or Moruya.

3.0 South Coast Regional Strategy - Sustainability Criteria

Diagram C. Relationship to Existing Urban Settlements
(ESC Eurobodalla Settlement Strategy pp 61–62)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.2 Access

The Draft Traffic Report prepared by Masson Wilson Twiney drew the following conclusions in respect of traffic implications:

“This report has examined the traffic implications of a master plan concept development of the Oaks Ranch site at Mossy Point. The findings of the investigation are summarised below:

- The master plan concept development is estimated to generate approximately 120 additional peak period vehicle trips per hour.
- The traffic generated by the completion of “The Estuary” subdivision will generate an additional 32 trips per peak hour.
- The traffic generation potential of the master plan development concept and completion of the subdivision will not adversely impact to a point of detriment on the amenity of the surrounding streets.
- The future traffic flows as a result of the development remain within acceptable levels given the function of the streets.
- Key intersections surrounding the site would continue to operate at good levels of service.
- It is recommended that the intersection of the Princes Highway and Old Mossy Point Road be upgraded with the provision of a left turn deceleration lane to accommodate vehicles turning left from the Highway into Old Mossy Point Road.
- It is recommended that a vehicle control device be installed at the western site access to Old Mossy Point Road. This is to restrict the potential for through traffic flows which would adversely impact on the residential amenity of the site and the Estuary subdivision.”

3.0 South Coast Regional Strategy - Sustainability Criteria

3.3 Housing Diversity

The proposed 90 dwelling permanent residential component of the development would offer a unique form of resort style living not available at present within the Eurobodalla Shire. As previously stated the permanent residential component would be contained in two precincts.

Precinct 4 is proposed to contain higher density residential development.

Precinct 5 being adjacent to the adjoining rural residential development known as “The Estuary” will contain lower density development adjacent to “The Estuary” with an increase in density to the west.

It is proposed that the permanent residential component would be staged so that the linen plans for precinct 5 could not be released until Stage 1 of the golf

course (nine holes) was completed. The linen plans for precinct 4 could not be released until Stage 2 of the golf course (the second nine holes) was constructed.

Precincts 4 and 5 would be available for purchase by individual owners and possibly may be for tourist accommodation as part of a rental pool managed by the Golf Resort/Conference Centre development operator. Strict urban design controls to be prepared by the Architects, Cox Richardson will be incorporated into a community title plan of management to ensure a consistent high quality design for each dwelling while allowing the opportunity for variety and individual preference. Facilities such as tennis courts; a pool, and meeting room will be provided for use by the residents of the precincts and tourists who rent the individual dwellings.

The urban design guidelines and controls will require a consistent design approach reflecting a south coast architectural character as envisaged by the Eurobodalla DCP Coastal Settlements Development Guidelines, the Draft Nature Coast Style Guide and the Coastal Design Guidelines for NSW.

The design of the permanent residential component would compliment that of the tourist establishment. The low density rural residential development in the adjacent “The Estuary” estate is acknowledged by locating the proposed lower density precinct 5 immediately adjacent.

It is not proposed to mimic “The Estuary” development or density because:

- It is considered important to minimise the development footprint on the site in order to ensure that tree clearing is kept to a minimum and visual impact is reduced.
- Visual, physical and architectural integration with the tourist component of the proposal is vital to the success of the development.
- A key factor contributing to the success of the residential component of the proposal is the offer of unique resort style living not currently available in the Eurobodalla Shire. There is a significant amount of existing rural residential living opportunities within the Eurobodalla local government area.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.3 Housing Diversity

3.3.1 Population Projections

The Eurobodalla Settlement Strategy utilises the following population projections for the Shire:

Table 2.3 Population growth projections, district and LGA

Year	Northern	Central	Southern	LGA
2001	16456	9931	7270	33657
2006	17965	10842	7937	36743
2011	19372	11691	8558	39622
2016	20818	12563	9197	42579
2021	222284	13448	9845	45576
2026	23723	14317	10481	48521
2031	25082	15137	11081	51300

Source Department of Planning, Transport and Population Data Centre, 2006

Over a 25 year period the population of the Eurobodalla was predicted

to grow by 14,557 people which are equivalent of 39.6% total growth. The predicted average annual growth rates are as follows:

Table 2.4 Average annual population growth 2001-2031, LGA

Average annual growth	2001 – 06	2006 – 11	2011 – 16	2016 – 2021	2021 – 26	2026 – 31
	1.77%	1.52%	1.45%	1.37%	1.26%	1.12%

Source Department of Planning, Transport and Population Data Centre, 2006

Urbis JHD in the report “Mossy Point Development – Economic Benefit Assessment” in analysing population figures included in the Settlement Strategy make the point that population growth to 2026 is expected to be weak for all age cohorts with the exception of the 55+ years which is predicted to grow about 3% per annum. Approximately 93% of growth to 2016 is expected to occur in the 55+ age cohort and over 94% to 2026. By 2026 over half of the population is expected to be aged 55 years or over.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.3 Housing Diversity

3.3.2 Demand for Dwellings

The Settlement Strategy extrapolates the population projections to determine dwelling supply and demand. In doing so it estimates the amount of vacant land that will be available for housing. In this regard the Eurobodalla Settlement Strategy states:

“Vacant land is defined as existing urban residential zoned land and land zoned Urban Expansion that is subdivided and unoccupied (not built upon) or unsubdivided. Land over which development consent has been granted but has not been enacted or where a development application has not been determined is considered available vacant land. Estimates of vacant land do not take into account the availability of land for sale or that is currently

on the market. Vacant land supply comprises subdivided lots, or infill lots, and an estimate of lot yields over land that is unsubdivided. Lot yields are estimated by allowing for environmental constraints, servicing requirements and application of an average lot size.

The tables below indicate the likely surplus or deficit of urban land to accommodate projected population growth based on two occupancy rates (the average rate as per the 2001 census of 2.33 ppd and a rate of 2 ppd allowing for continuing decline) and on the assumption that each vacant allotment is developed for a single dwelling.”

Table 5.2 Dwelling needs by district 2031 at 2.33 persons per dwelling

District	Project population 2031	Population increase 2006 – 2031	Dwellings needed at 2.33 ppd	Dwellings needed incl. 20% for holiday homes	Estimated vacant lots 2005	Surplus or deficit of dwellings 2031 at 1 dwg/lot
Northern	25,082	7,117	3,055	3,820	3,591	– 229
Central	15,137	4,295	1,843	2,305	2,268	– 37
Southern	11,081	3,144	1,349	1,685	2,125	440
Total	51,300	14,557	6,248	7,810	7,984	174

Source Department of Planning, Transport and Population Data Centre, 2006

3.0 South Coast Regional Strategy - Sustainability Criteria

3.3 Housing Diversity

The Settlement Strategy goes on to conclude:

“Under the higher occupancy rate scenario given above, there is a surplus of 174 lots in total with minor shortfalls in both the northern and central districts. These shortfalls are greater should occupancy rates continue to fall to 2 ppd.”

Deficits in dwelling requirements in the northern and central parts of the Shire over the 25 year period will be accommodated by increasing densities near town centres. The Strategy also states that population

growth will be accommodated in existing settlement boundaries that include residential zones and land zoned for urban expansion.

The proposed 90 permanent dwellings included in the “Oaks Ranch” proposal are not located in the settlement boundaries that include residential zones and land zoned for urban expansion.

Table 5.3 Dwelling needs by district 2031 at 2 persons per dwelling

District	Project population 2031	Population increase 2006 – 2031	Dwellings needed at 2 ppd	Dwellings needed incl. 20% for holiday homes	Estimated vacant lots 2005	Surplus or deficit of dwellings 2031 at 1 dwg/lot
Northern	25,082	7,117	3,559	4,450	3,591	– 859
Central	15,137	4,295	2,148	2,685	2,268	– 417
Southern	11,081	3,144	1,572	1,965	2,125	160
Total	51,300	14,557	7,279	9,100	7,984	– 1,116

Source Department of Planning, Transport and Population Data Centre, 2006 and Euroballa Residential Land Monitor 2006

3.0 South Coast Regional Strategy - Sustainability Criteria

3.3 Housing Diversity

A number of points may be relevant:

- The proposed 90 permanent dwellings offer a unique form of resort housing that is not currently available in the LGA.
- Experience of working on major projects at Long Beach, Malua Bay and Rosedale suggests that Council's yield estimates within the urban expansion areas in the northern parts of the Eurobodalla Local Government Area (LGA) could be optimistic. Detailed field work suggests that the yields could be in the order of about 20% less than estimated. So over the 25 year period the deficit of dwellings may be greater than estimated (assuming the other

assumptions/projections are about right).

- Estimated yields for Broulee (which is not far from the "Oaks Ranch" site) are likely to be less than estimated because much of the existing vacant urban land is covered with an endangered ecological community (EEC).
- Whilst there is no shortage of urban land in the short term there could well be over the longer term if the Eurobodalla Settlement Strategy approach is maintained over the next 20-25 years.
- Vacant urban and urban expansion zoned land north of the airport in the LGA could not be utilised for the proposed development consisting of resort facilities, conference centre, equestrian facility, golf course and permanent accommodation due to one or

more of the following factors:

The area of land is not sufficient;

Much of the land is vegetated, has numerous drainage lines, unsuitable topography and would contain some environmental constraints so that the level of clearing required is not feasible;

The proposed tourist facilities and unique housing require a site that has suitable aesthetics.

The Urbis JHD report referred to above also examines dwelling forecasts. Utilising the Settlement Strategy figures the report extrapolates the dwelling figures in Table 5.2 above to determine that the average numbers of dwellings required in Eurobodalla LGA per annum is 261. Given the trend of declining household sizes this is considered by Urbis JHD to

be a conservative estimate. The report examined dwelling approval numbers between 1997-2001 and 2001-2006. The figures were 337 and 410 per annum respectively. The consultants believe annual dwelling requirements in the future would be more in line with dwellings actually built over the ten year period 1997-2006. It is acknowledged that all dwellings approved do not necessarily get built immediately.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.3 Housing Diversity

Urbis make the point that golf course living in Australia is a relatively new phenomenon. Golf course living has a particular appeal to the “baby boomers” because:

- Capital gains are realised on city homes and there is the opportunity to downsize.
- A quieter lifestyle is possible.
- Lifestyle standards can be maintained.
- Security is desired.
- A sense of community is achieved.
- Amenities within the resort are accessible.
- Open spaces are well maintained.
- Golf course living is cheaper than the alternative of purchasing waterfront property.

Key drivers that ensure the success of golf course living are:

- The site is located within 2-3 hours of a major city (Canberra & Wollongong both fit this criteria & Sydney is 3.5 hours away)
- The drive from the city is comfortable.
- A well serviced town is located nearby (in this instance both Batemans Bay and Moruya).
- The site is situated in an attractive and serene environment that is located nearby water such as a lake, river or the ocean (the subject site has the Tomaga River along its northern boundary, Candlagen Creek on its southern boundary and coastal beaches are nearby).

Urbis JHD conclude that there would be significant demand for the permanent dwellings proposed as part of the overall resort development and that the number of permanent dwellings proposed (Urbis JHD in the report were assuming 85 dwellings but the final concept has 90 dwellings proposed) would not flood the market. The location characteristics suggest that that this type of housing would appeal to baby boomers in particular which is the key growth sector of the Eurobodalla population over the next 20 years.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.4 Employment Lands

It should be noted that Council's 2009-2014 Management Plan states that the current unemployment rate for the Eurobodalla Shire is 6.8% (p 3).

In view of this situation it is considered pertinent to deal with the economic and social implications of the total proposed residential/resort development. An economic benefit assessment has been undertaken by Urbis JHD. The objective of the assessment was to determine demand for a golf course, residential area and resort in Mossy Point and to predict the likely benefits of such a proposal to the local economy.

3.4.1 Additional Residents

The preferred option for the development is to incorporate 90 permanent residences into the proposed development. If this were to occur then it has been assumed that 60% or about 108 of the new residents would come from outside of the Eurobodalla Shire. The average retail expenditure of the new residents would be nearly \$1 million per annum. About 70% of this expenditure would remain local. Thus the new residents would inject about \$670,000 into the local economy per annum.

3.4.2 Tourism Profile of Eurobodalla Shire

In excess of 1.2 million tourists visited the Eurobodalla Shire in 2005 spending a total of 2.3 million nights in the area. The majority of tourists

(98%) were domestic and about 60% of those stayed at least one night. Domestic visitors stayed an average of 3.7 nights. International tourists tended to stay longer (4.3 nights on average) and the total nights stayed was 92,000, which was significantly less than the figure of 2.2 million for domestic tourists.

Day trippers are also an important component of the tourist market with nearly half a million visiting Eurobodalla in 2005.

The main purposes of tourists' visits to Eurobodalla in 2005 was holidaying (51.3%), visiting friends and relatives (9.7%), business (10.4%) sport (4.9%) and other pursuits (23.7%). Specifically 4.4% of domestic tourists and 7.2% of international visitors played golf on their visit to Eurobodalla.

3.4.3 Accommodation

Almost half of the international visitors typically stayed in hotels, motor inns or serviced apartments whereas 12% of domestic tourists use this type of accommodation. It is relatively uncommon for visitors to Eurobodalla to use luxury hotels, serviced apartments or resorts (domestic visitors 3.8% and international tourists 1.8%). This type of accommodation is mainly on the way to Eurobodalla as there is a limited supply of this style of facility within the region.

3.4.4 Expenditure

Domestic visitors spend an average of \$479 per day and day trippers average \$118 per day. Most of the spending is on accommodation, fuel, eating out, shopping and souvenirs.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.4 Employment Lands

3.4.5 Conferences

The conference market is an important segment of the overall tourism market in NSW. Sydney gets the major proportion of this segment (51.3%). The South Coast between 1998 and 2005 received on average 11,300 conference delegate visitors per year (2.8% of the total).

Three conference centres operate in the Eurobodalla Shire and all are located in the Batemans Bay area. There are three other facilities on the South Coast located at Nowra, Ulladulla and Tathra Beach. The Murramarang Ecotourism Resort would possibly be the only competition to the proposal at Mossy Point.

The proposed Mossy Point facility could attract additional visitors to the region through its conference facilities. It proposes 188 rooms which is considerably more than is on offer at Murramarang. Thus it can offer a self contained facility for any conference that has more than 100 delegates. Also a quality golf course would be on offer. The combined facilities offered are fairly unique nationally.

3.4.6 Occupancy Rates

Over the past three years hotels and resorts in NSW have achieved an average occupancy rate of 62%. The equivalent figure for Eurobodalla has been 47%. It is expected that the occupancy rate for the proposed facility would be in the order of 60% to 70% because of the combined offer

of conference centre and quality golf course that has the potential to generate year round demand.

3.4.7 Golf Course Demand

Golf is the second most played organised sport in Australia. Currently about 3% of all golf courses in Australia (45) are located within resorts. About half are located within Queensland. A high proportion of new courses under construction are part of either a residential or resort community due to economic imperatives. Reality dictates that the cost of constructing a golf course needs to be subsidised by the residential components. Returns from a golf course are not sufficient to warrant the investment.

Analysis of the situation within Eurobodalla suggests that the six courses available appear to offer existing residents adequate golf facilities. There is however a considerable shortcoming in terms of golf facilities on offer to tourists. Further to encourage golf tourism to Eurobodalla a critical mass of quality courses is required. An additional facility would attract tourists to the region specifically for a golf holiday as many golfers would visit to play high quality courses. Without the additional high quality course this market is not adequately catered for.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.4 Employment Lands

3.4.8 Additional Tourists

It has been estimated that the proposed facility would generate nearly 70,000 visitor nights generated by about 20,000 individual people. About 14,000 individuals would be net additional tourists in that they would not have visited the region unless the proposed Mossy Point development existed. The proposed development is also likely to generate at least an additional 3,000 day trippers.

3.4.9 Expenditure Generated

Overnight visitors are likely to spend \$730 per trip whilst day trippers would spend about \$110. Based on these premise the net additional tourists generated by the proposed Mossy Point development have been estimated to input an additional \$10.5 million into the local economy annually.

3.4.10 Development Phase

The direct construction costs of the proposed facility have been estimated to be \$66.8 million. Likely flow-on benefits have been calculated using appropriate ABS derived multipliers. Flow-on production induced impact has been assessed as \$54 million to the Eurobodalla Region and NSW. Consumption induced impacts of \$57 million are estimated to flow to the local area and NSW. The

total would be \$177.8 million. It is estimated that 60% of that total amount being \$106.68 million would remain in the Eurobodalla Shire. Further benefits accrue to local state and federal governments in the form of fees, stamp duty and the GST.

3.4.11 Employment Generation

The number of direct and indirect jobs (ones created in supporting industries) has been estimated based upon construction costs, the type of facilities proposed and utilising ABS input-output multipliers. The proposed development would create a total of 900 jobs. The majority of these comprising 320 direct jobs and in excess of 500 indirect jobs would be created in the construction phase. In the ongoing operational phase 40 direct jobs and 30 indirect jobs would be created.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.4 Employment Lands

3.4.12 Broader Social and Economic Benefits

In addition to the pure economic benefits there are broader social and economic advantages created by the proposal for the local Mossy Point and wider Eurobodalla Region communities. These include:

- Enhancing the local economy.
- Providing housing choice.
- Creating improved active and passive recreational facilities.
- Promoting economic activity and therefore increasing the viability of existing infrastructure and services.
- Improving environmental amenity through the preservation of significant areas of sensitive ecological communities and vegetated lands.

Specifically the proposal would have positive impacts in relation to:

- The inflow of permanent residents.
- Providing additional long term employment opportunities.
- Creating substantial increases in private expenditure.
- Providing a first class golfing facility.
- Supplying good quality housing in a unique environment.
- Creating high quality tourist accommodation and facilities that compliments the existing stock within the Eurobodalla Region and on the far south coast.

3.0 South Coast Regional Strategy - Sustainability Criteria

3.5 Avoidance of Risk

Proposed permanent single dwellings are not located on those parts of the site affected by natural hazards. Council's maps prepared in association with the Draft Eurobodalla Local Environmental Plan 2009 (DLEP 2009) indicate hazards on the site.

That part of the site (the north-eastern corner) affected by flooding is not proposed to be developed.

A Bushfire Protection Assessment Report prepared by Bushfire Protection Planning & Assessment Services (BPPAS) in March 2005 determined that the majority of the subject site had slopes of less than 10 degrees. Asset Protection Zone setbacks recommended in 2005 ranged from 20m to 40m. These would change under the newer guidelines and could actually reduce.

The proposed permanent residential component adjoins an existing higher density rural residential development. It is in close proximity to the existing urban areas of Tomakin, Mossy Point and Broulee. The proposed relatively small amount of residential development should not create land use conflicts.

Diagram D. Flood Planning Map (ESC DLEP 2009)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.6 Natural Resources

As previously stated advice from Council is that there is capacity within the existing water supply system to provide reticulated water to the development. Storm Consulting advised that by utilising water sensitive design there would be minimal impact on Council's water supply infrastructure. Thus the proposal should not place unacceptable pressure on environmental flows.

In respect of agricultural lands the majority of the land is classed as 4 or 5. There is a small isolated patch of Class 3 on the site.

The land is generally poor for agricultural purposes as demonstrated by the majority of the site being classified as Class 4 or 5 i.e. being least suited for agricultural purposes.

Productive resources for extractive industries have not been identified on the site.

As previously stated discussions have not been held with electricity providers at this point in time however power is provided to the existing "Oaks Ranch" tourist facility and the adjoining "The Estuary" estate. The proposed development would be designed to comply with BASIX requirements.

Diagram E. Agricultural Land Classification



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

The land contains many significant ecological attributes including three endangered ecological communities.

Keystone Ecological Pty Ltd studied the site that currently houses the “Oaks Ranch” and prepared a report in July 2005 that detailed the ecological assets of the “Oaks Ranch” site and provided guiding ecological principles. The land contains many significant ecological attributes including three endangered ecological communities (Coastal Saltmarsh, Swamp Oak Floodplain Forest, Bangalay sand forest), a wetland (protected by State Environmental Planning Policy 14 – Coastal Wetlands) and three threatened species of fauna (Powerful Owl, Masked Owl, Yellow-bellied Glider).

The site also supports suitable potential habitat for many more threatened species of both flora and fauna. Indeed the woody vegetation on site has been identified by Eurobodalla Shire Council as habitat for the Yellow-bellied Glider in particular and as a wildlife corridor in general.

The ecological considerations of the following Australian, state and local legislation and planning instruments, were considered:

- Environment Protection and Biodiversity Conservation Act (1999);
- Threatened Species Conservation Act (1995);
- Fisheries Management Act (1994);
- State Environmental Planning Policy 14 – Coastal Wetlands;
- State Environmental Planning Policy 71 – Coastal Protection;
- Urban Local Environmental Plan (1999);
- Rural Local Environmental Plan (1987);
- Residential Design Code (2005);
- Assessment of Fauna Habitat Linkages and Considerations for Management (2001); and
- Policy for the Conservation of the Yellow-bellied Glider in the Broulee Area (2002).

3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

Matters for consideration arising from these instruments could be satisfied by the application of six ecological responses of the design concept.

Broadly, the design concept has attempted to integrate conservation and development by concentrating manmade structures in already disturbed lands, maintaining the most precious areas, protecting and enhancing wildlife corridors and buffers, controlling water and nutrients and removing some current threatening processes.

Diagram F. Keystone Ecological Study Area (Keystone Ecological)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

Specifically the design concept's six ecological responses are:

- Protection of significant vegetation communities by prohibition of development activity within or near these areas.
- Protection of threatened species by habitat retention and enhancement
- Vegetation retention as a general principle.
- Revegetation within damaged and cleared lands for soil and biodiversity conservation;
- Nutrient control and water management to protect down slope environments; *and*
- Removal of threatening processes such as grazing and unmanaged tracks and trails.

Diagram G. Threatened Species and Endangered Ecological Communities (Keystone Ecological)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

Council's DLEP 2009 mapping for biodiversity and wetlands has similarities with Keystone's findings.

A significant anomaly is the mapped isolated pocket of endangered ecological community (EEC) on the existing "Oaks Ranch" site. Keystone did not identify this patch of vegetation as EEC. It should be noted that Keystone's work involved undertaking field surveys on the site.

Eurobodalla Shire Council's DLEP 2009 mapping does not designate the land as constituting part of a wildlife corridor.

The NGH Environmental 2007 EEC Survey and Mapping study undertaken for Council also did not identify the identified vegetation as EEC.

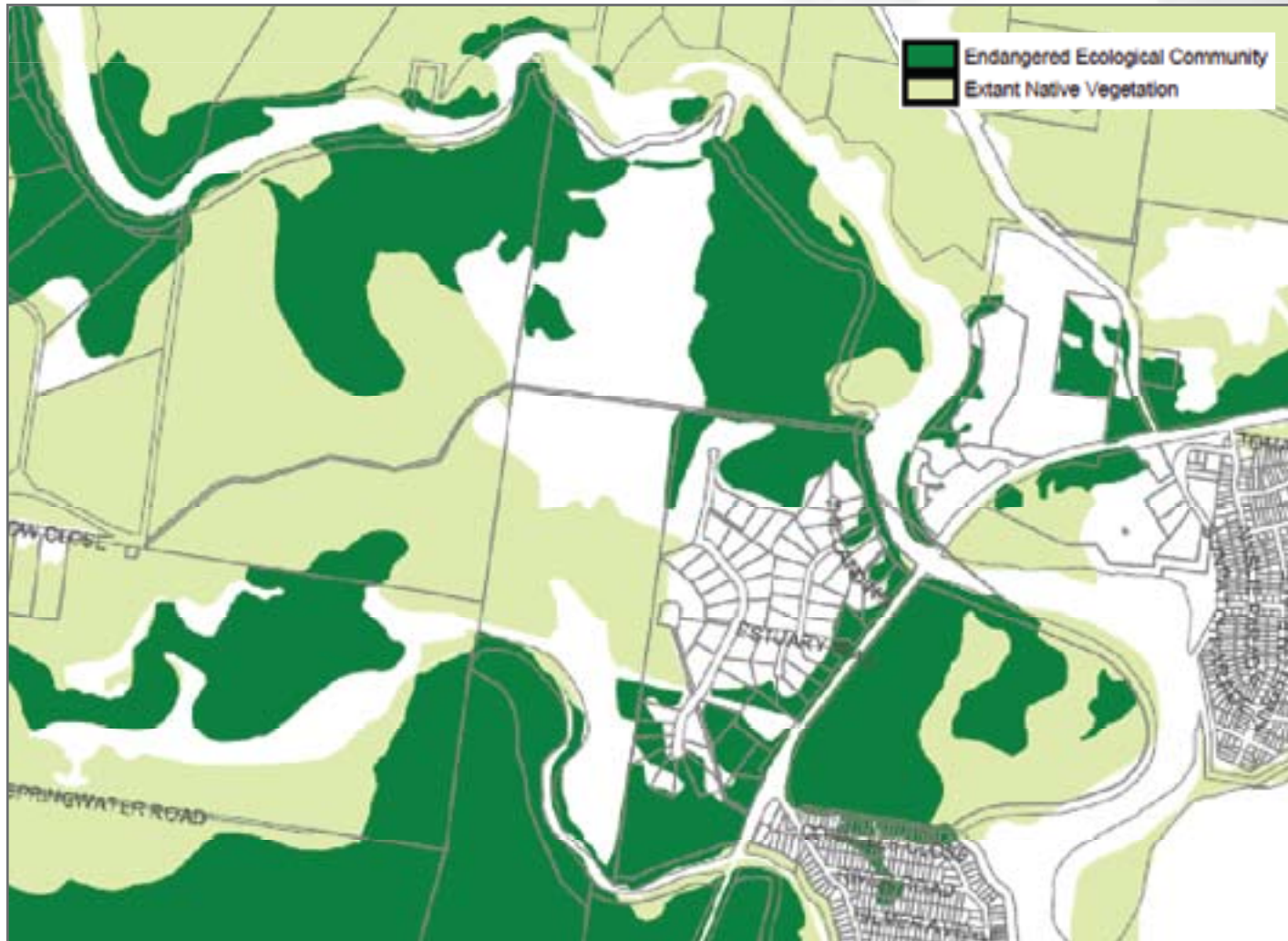
Diagram H. Wetlands (Keystone Ecological)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

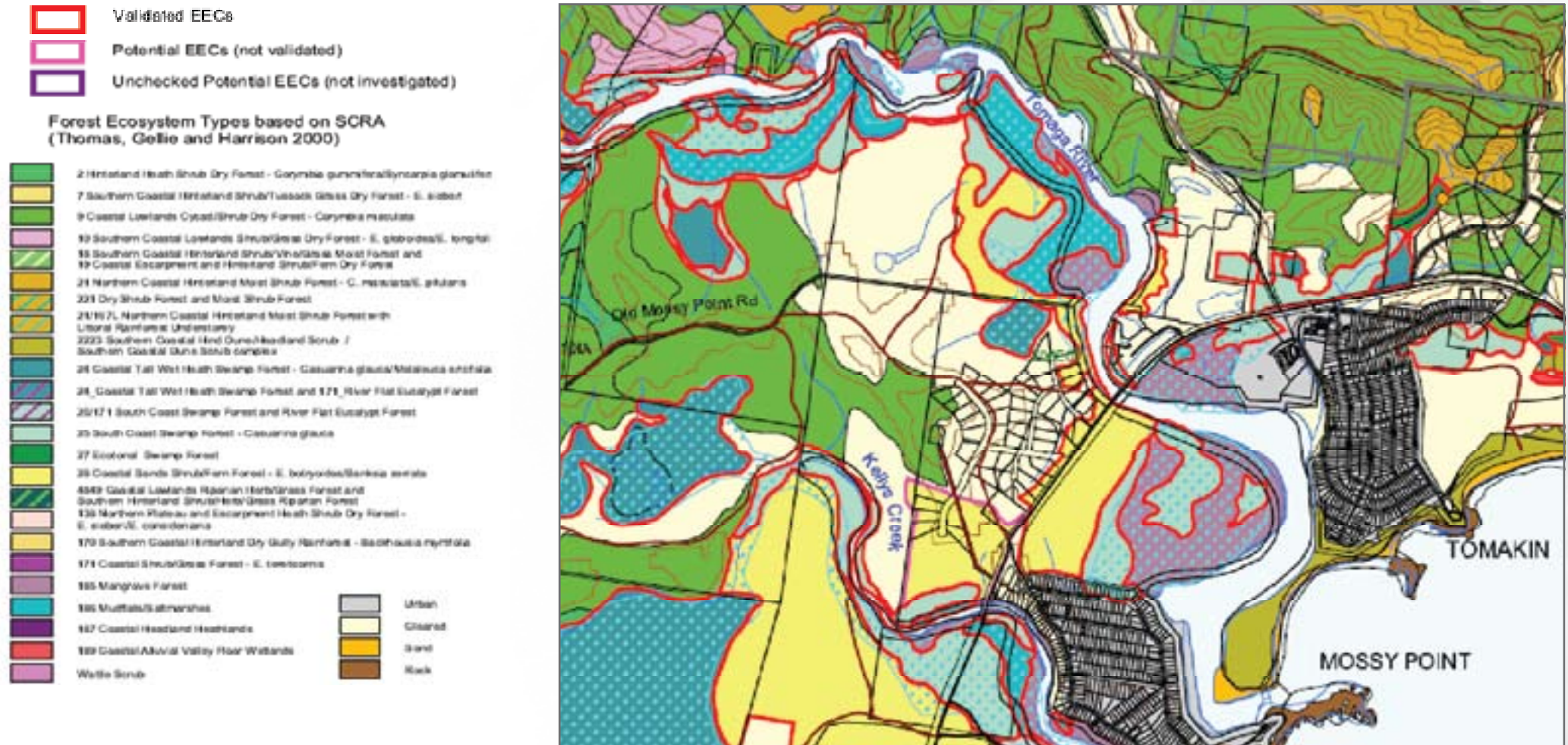
Diagram I. Biodiversity (ESC DLEP 2009)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

Diagram J. EECs Tomakin Area (NGH Environmental 2006)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

Diagram K. Wetlands (ESC DLEP 2009)



3.0 South Coast Regional Strategy - Sustainability Criteria

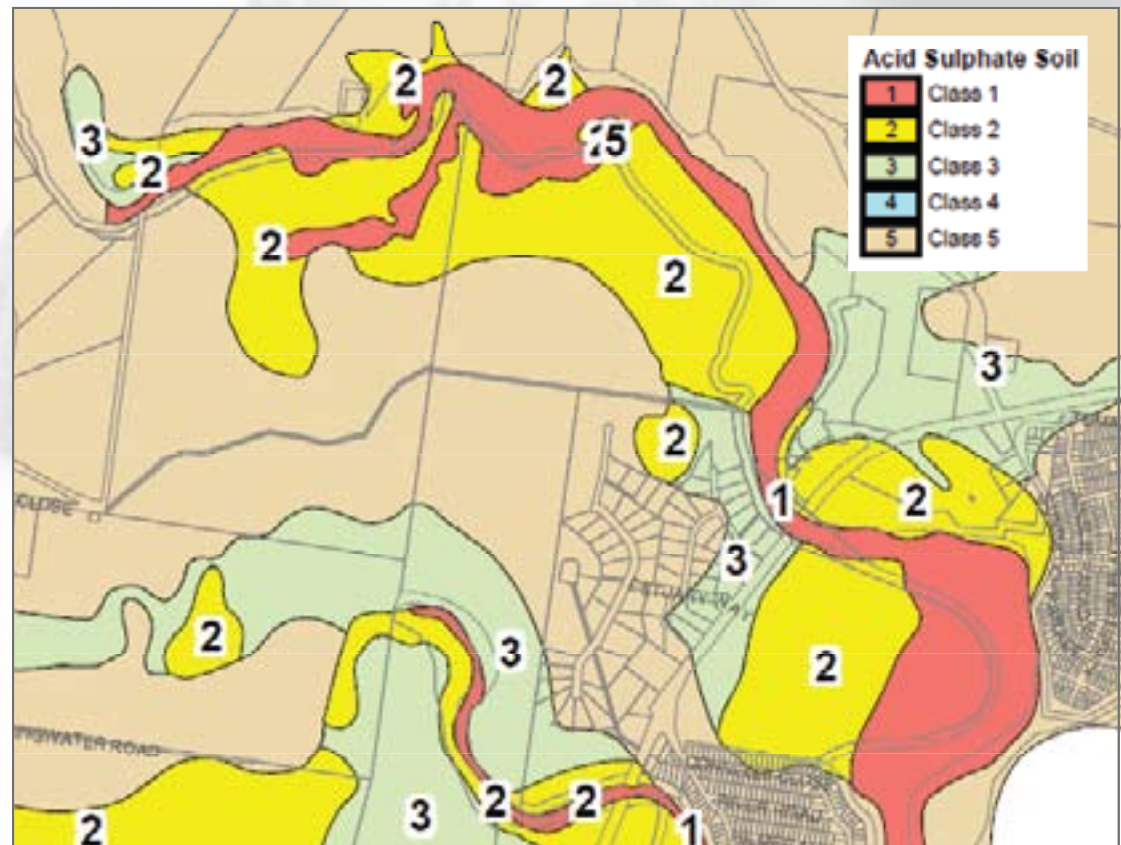
3.7 Environmental Protection

Acid sulphate soils are possibly located on the site as shown on Council's DLEP 2009 mapping.

Parts of the proposed golf course would be located where there is a likelihood that acid sulphate soils would occur. None of the other parts of the proposed permanent residential development and tourist facilities are located where there is a likelihood of acid sulphate soils occurring.

In conclusion the proposed development concept recognises the environmental factors associated with the land and maintains and would improve areas housing important biodiversity elements.

Diagram L. Acid Sulphate Soils (ESC DEP 2009)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

Diagram M. Sketch Masterplan One (Cox Richardson)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.7 Environmental Protection

“The Estuary” estate is also recognised as proposed permanent dwellings adjoining are graded in density so that the lowest density adjoins “The Estuary”.

The proposed lots are large enough to allow the establishment of a vegetated buffer along the eastern boundaries.

Diagram N. Sketch Masterplan Two (Cox Richardson)



3.8 Quality and Equity in Services

Diagram O. Community Facilities and Services (ESC Settlement Strategy pp. 117 – 118)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.8 Quality and Equity in Services

3.8.1 Community Facilities and Services

Community facilities and services have been broadly mapped for the Batemans Bay to Moruya urban areas in the Eurobodalla Settlement Strategy (see next page).

Hospitals are located in both Batemans Bay and Moruya. Doctors' surgeries occur at Batemans Bay (10 doctors), Batehaven (5 doctors), Surf Beach (1 doctor) and Moruya (14 doctors).

The Greater Batemans Bay Structure Plan covering the urban areas from Maloney's Beach to Malua Bay prepared by Eurobodalla Shire states the following:

"There is a wide range of retail, commercial, transportation, recreation, tourism and housing services in Greater Batemans Bay.

It has the largest range of commercial

operations in the Shire and creates economic and social benefits for this area and the Shire as a whole.

These services include the following:

- Numerous large retail outlets, supermarkets, and specialty stores within the Greater Batemans Bay area that provide a wide range of purchasing and employment choices.
- Neighbourhood centres in the villages, with shops, services and facilities meeting the day-to-day needs of residents.
- Transport infrastructure that includes a major highway, regional roads (Spine Road) and feeder roads, as well as smaller roads and bike paths.
- Other transportation services include the community buses provided by Council for the elderly and others with mobility problems, club buses as well as bus and taxi vouchers for youth.



3.0 South Coast Regional Strategy - Sustainability Criteria

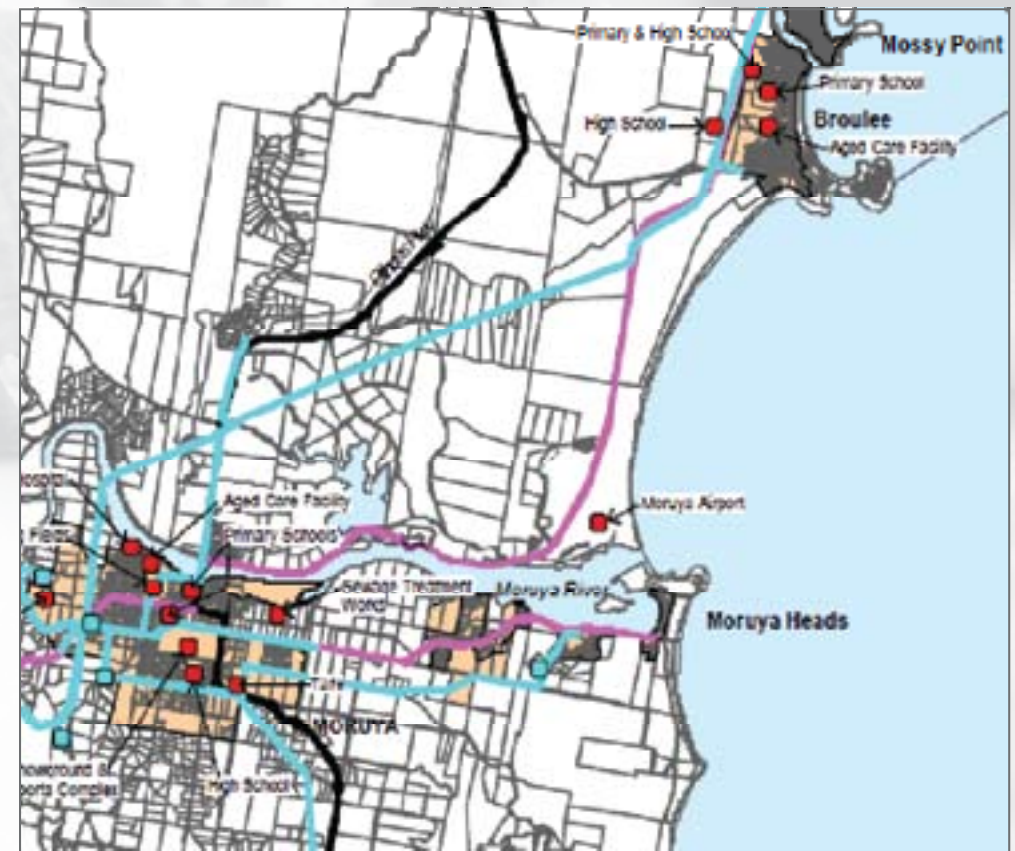
3.8 Quality and Equity in Services

- Schools and higher education facilities and sporting facilities.
- A youth café, skate park, pool, and library.
- A range of tourist accommodation (e.g. hotels, motels and caravan parks).
- Numerous parks, playing fields and places of worship.
- A family community health centre, hospital, and private specialised medical services.
- A range of social housing services to meet immediate, medium-term and long-term needs.” (p 33)

Open space (both passive and active) is well catered for in the Greater Batemans Bay area. In this regard the Structure Plan espouses:

“Greater Batemans Bay has a vast amount and range of public open space and recreation areas. When looking at the size of Greater Batemans Bay’s population and visitor numbers, there are few areas in Australia that would surpass the amount of public open space and recreation areas that it provides. Greater Batemans Bay is very well serviced by sporting facilities. It has bowling clubs, tennis courts, a 27-hole golf course, basketball courts, swimming pools for children and adults, a skatepark and numerous sporting fields located within the Hanging Rock and Mackay Park reserves. There is also an extensive network of reserves for passive recreation.”(p 86)

Diagram P. Community Facilities and Services
(ESC Settlement Strategy pp. 117 – 118)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.8 Quality and Equity in Services

The Moruya Structure Plan prepared by the Council also addresses the facilities available in Moruya:

“An extensive open space network exists within Moruya. This is historically attributed to the extent of land subject to localised flooding. This system of reserves is a great recreational and amenity asset for the community.

Moruya is well-served by sporting facilities. It has a bowling club, tennis courts, 18-hole golf course, basketball courts, swimming pool, skatepark and numerous sporting fields. There is an extensive network of reserves for passive recreation. There is good access to the river foreshore available from Chesher Park in the west to Riverside Park

in the east. The reserves are linked by a 1.25km cycle/walkway along the riverbank.”(p 69

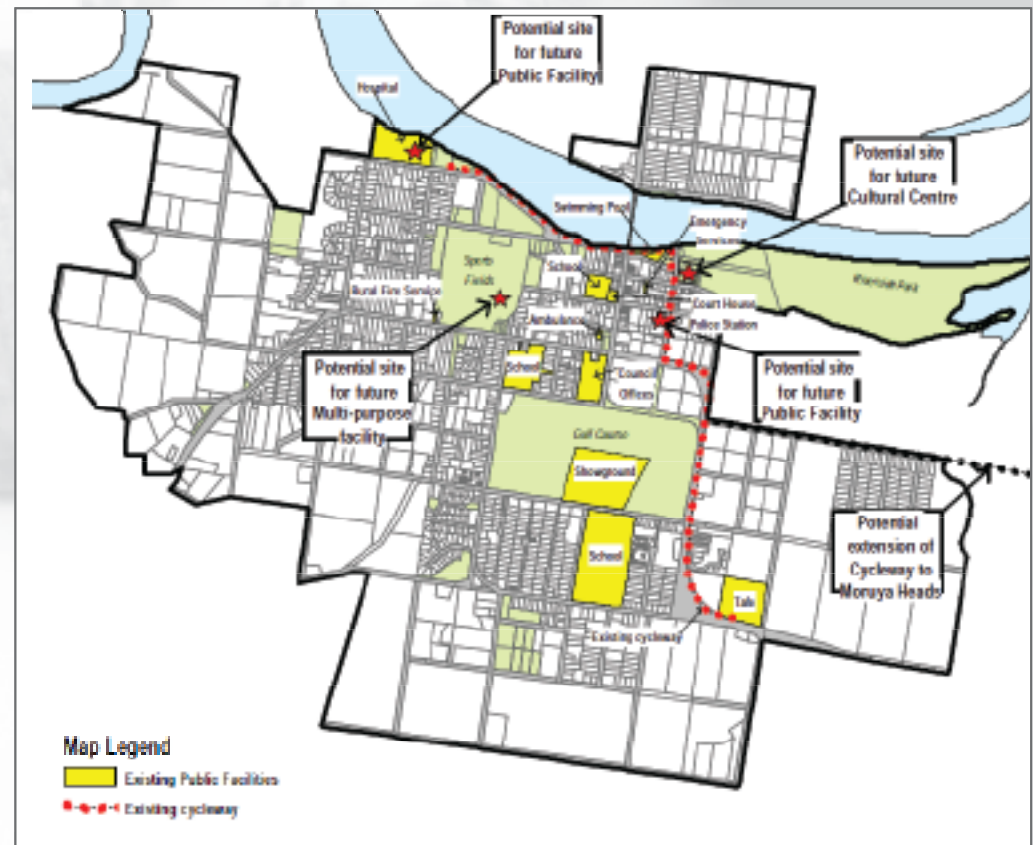
It needs to be recognised that many of the facilities in Greater Batemans Bay and Moruya are sub-regional or regional facilities within the Eurobodalla Shire.

The immediate localities to the subject land of Tomakin, Mossy Point and Broulee provide a range of sporting, commercial and community facilities. There is an abundance of passive open space.

A community hall is located at Tomakin. The Tomakin Sports and Social Club is a licensed premises that also provides bowling greens and tennis courts. There is also a general store/cafe at Tomakin.

Mossy Point has a cafe.

Diagram Q. Moruya Public Facilities (ESC Moruya Structure Plan p77)



3.0 South Coast Regional Strategy - Sustainability Criteria

3.8 Quality and Equity in Services

Broulee has a neighbourhood shopping centre and a general store. Active open space is provided that is used for netball, soccer and rugby union. Community buildings are located adjacent to the active open space area. A surf life saving club is also located adjacent to Broulee Beach.

A public primary school, an Anglican primary/high school and a catholic high school are all located at Broulee.

3.8.2 Additional Permanent Residents

If a total of 90 permanent dwellings were built on the subject land the potential permanent population could be 207 (assuming an occupancy rate of 2.3 persons per dwelling). Eurobodalla Shire Council has predicted that occupancy rates will fall to two persons per dwelling. Thus the estimated population for the permanent residential component is likely to be somewhere between 180 and 207 people. If the development was to be constructed in stages then an average of about 21 lots would be sold annually. Assuming the higher and predicted dwelling occupancy rates means that from 2011 there would be an annual permanent population increase created by the development of 42 to

48 persons over a four year period.

Assuming the higher figure (48 persons) about 5.5% or three people are likely to be in the 0-4 age category potentially creating a minor increased annual demand for child care facilities. Approximately 20% or 10 persons would be school age (both high and primary school). That means that it is possible that on an annual basis over a four year period the two local Broulee primary schools and two high schools at Broulee plus perhaps the public high school at Moruya would share the extra annual demand created by the proposal.