



**Multi-dwelling Housing Development
'Parkside', 8 Park Avenue,
Yamba, NSW**

Social Impact Assessment

Hometown Australia Communities

September 2021

This report was prepared by Dr Mark Sargent, Principal Consultant, Aigis Group.

AIGISGROUP



AIGIS GROUP
MARK SARGENT ENTERPRISES
ABN 41317 992 919
13 DEBS PARADE
DUDLEY NSW 2290
M: 0423 489 284
E: mark@mseag.com.au



This document does not purport to be all inclusive or contain all information which its recipients may require. The writer accepts no liability for any direct, incidental, consequential or indirect damages resulting from the use of or reliance on the information contained herein except insofar as any such reliance was made known to the writer on or before the publication of this document. This document also includes certain statements that reflect various assumptions, which may or may not prove correct. Any projections presented in this document are illustrative only and should not be taken as a certain indication of possible future events or returns.

Abbreviations

ABS	Australian Bureau of Statistics
AHURI	Australian Housing and Urban Research Institute
BOCSAR	Bureau of Crime Statistics and Research
CMP	Construction Management Plan
CPTED	Crime Prevention Through Environmental Design
CVC	Clarence Valley Council
DA	Development Application
DCP	Development Control Plan
DMU	Development Management Unit (CVC)
DPIE	Department of Planning, Industry & Environment (NSW)
ERP	Estimated Resident Population (ABS)
FACS	Department of Family and Community Services (NSW)
HTA	Hometown Communities Australia (the Applicant)
LEP	Local Environmental Plan
LGA	Local Government Area
POA	Postal Area
Pph	People per household
RLLC	Residential Land Lease Community
RoA	Record of Advice
SA2	Statistical Area Level 2 (ABS)
SA3	Statistical Area Level 3
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SIA	Social Impact Assessment
TfNSW	Transport for NSW



Contents

Abbreviations.....	3
1 Introductory material.....	6
1.1 Purpose of report.....	6
1.2 Site description and locality.....	6
1.3 Project description.....	6
2 Local and regional planning context	7
2.1 Clarence Valley Council requirements	7
2.2 North Coast Regional Plan 2036	7
3 Demographic profile.....	10
3.1 Population and personal demographics	11
3.1.1 Observations on population demographics.....	12
3.2 Population growth projections	13
3.2.1 DPIE 2016-2041 (Clarence Valley LGA)	13
3.2.2 Transport for NSW (TfNSW) population projections; SA2 and LGA.....	17
3.3 Family, household and housing data	18
3.3.1 Observations on housing and income data	19
3.4 Labour force data.....	20
3.4.1 Observations on labour force data	21
3.5 Summary of demographic profile data	21
3.6 Housing stock and affordability	22
3.7 Relative affordability of dwellings in seniors village developments.....	24
3.7.1 Assessment of local market	24
3.7.2 Equivalised housing costs comparison – owner occupied and rental dwellings	24
4 Stakeholder communication	25
4.1 Statutory notifications	25
4.2 Consultation with local community	26
4.2.1 Consultation method	26
4.3 Discussion of outcome and matters raised.....	26
5 Potential for effects across the broader community	26
5.1 Outline of approach to assessing community effects.....	26
5.2 Scale of the proposed development and potential for enduring effects.....	27
5.3 Assessment of service and infrastructure capacity	28
5.3.1 Health services and infrastructure.....	31
5.3.2 Emergency services.....	32
5.3.3 Services provided by Council	32



5.3.4	Utilities and related infrastructure	33
5.3.5	Traffic and transport	33
5.3.6	Retail and related service access	34
5.3.7	Social, recreational and community facilities and services	35
5.3.8	Summary comments on service and infrastructure capacity	35
5.4	Potential for localised effects relating to the development	36
5.4.1	Construction stage effects	36
5.4.2	Longer-term effects	36
5.5	Potential for effects on social cohesion, amenity and sense of place	37
5.5.1	Social cohesion.....	37
5.5.2	Community amenity.....	37
5.6	Potential for effects on prospective village residents	37
6	Economic effects	37
6.1.1	Indicative estimate of project economic effects	37
6.1.2	Local employment effects – development and operational stages.....	40
6.1.3	Effects on future residents.....	40
7	Conclusions and recommendations	40
7.1	Conclusions	40
7.2	Recommendations	41
7.2.1	Community engagement	41
7.2.2	Site works/construction stage	41
7.2.3	CPTED compliance.....	41
7.2.4	Operations-stage Plan of Management.....	41
	References	42
	Annexure 1: Site location and concept plan images.....	44
	Annexure 2: Public bus services – Yamba to Grafton & return	46
	Annexure 3: Hospitals performance data Oct - Dec 2020	48
	Grafton Base Hospital (District Group 1 [C1])	48
	Maclean District Hospital – District Group 2 (C2).....	49
	Annexure 4: Assumptions for calculation of imputed rent (ABS)	50
	Annexure 5: BOCSAR crime mapping data – break and enter (dwelling) & malicious damage (property) offences	53
	Annexure 6: Stakeholder engagement material – information day 5 June 2021.....	55



1 Introductory material

1.1 Purpose of report

This Social Impact Assessment (SIA) addresses the potential for impacts on immediate, local and regional communities relating to a Development Application (DA) to be lodged with Clarence Valley Council (CVC) for the proposed construction and operation of a multi-dwelling development at Yamba, NSW. Descriptions of the project and the subject site are presented in Sections 1.2 and 1.3. For the purposes of this report, the Applicant is identified as Hometown Australia Communities (HTA)¹.

1.2 Site description and locality

The legal description of the subject site is Lot 101, DP1228576, property address 8 Park Avenue, Yamba, located in the CVC Local Government Area (LGA). The site is included in the R3 Medium Density Residential Zone, under the Clarence Valley LEP 2011. Primary access to the site will be via the eastern section of Park Avenue, which presently terminates at the eastern boundary of the site (refer to Figure A1.1 in Annexure 1). The proposed conceptual layout of the site as at June 2021 is presented in Figure A1.2, in Annexure 1 to this SIA. A subsequent reduction in the proposed number of sites was required to permit compliance with

Pre-DA meetings between Council DMU² Officers and the Applicant were conducted on 10 November 2020 and 24 November 2020. The Statement of Environmental Effects (SEE) and this report have been prepared with reference to the minutes of those meetings.

1.3 Project description

The development is proposed to be managed as a private "land lease" residential community for over-50s and incorporates the following:

- **Multi-Dwelling Housing:** The proposed development fits within the definition of Multi-Dwelling Housing - a term listed under the land use table of the R3 Zone in the Clarence Valley Local Environmental Plan 2011, as permissible with consent.
- **Resident Clubhouse and facilities:** The ancillary Resident Clubhouse and facilities are located centrally within the subject site. All facilities are ancillary for resident use only – they are not a standalone commercial use nor are they accessible to the public.
- **Car parking/access:** Vehicle ingress/egress will be via the eastern arm of Park Avenue and pedestrian access to the eastern arm of Park Avenue, and via Wattle Park at the western end of the site. The proposal includes the construction of private internal roads to provide access to each future dwelling. Onsite parking provisions total 350 spaces, and are as follows:
 - 272 resident parking spaces.
 - 56 visitor car parking spaces are proposed throughout the site, comprising:
 - 45 visitor parking spaces;
 - 5 spaces for visitors with a disability;

¹ The legal entity is Hometown Australia Management Pty Ltd.

² Development Management Unit



- 6 sales office spaces, which can convert to general visitor parking in future; and
- 5 management parking spaces.
- **Civil works:** Stormwater drainage works are proposed, including internal stormwater detention, pits, pipes, and associated infrastructure. External stormwater upgrades in the eastern arm of Park Avenue are also proposed.
- **Retaining walls and earthworks:** are proposed to create suitable building pads for future dwellings (to be subject to separate approvals process - DA or Section 68 *Local Government Act*).
- **Landscaping:** Extensive landscaping is proposed in accordance with a Landscape masterplan.

The proposal does not involve subdivision of land or dedication of land. No dwellings are proposed as part of this application and instead, future dwellings will be subject of a subsequent approval via Section 68 Approvals under *Local Government Act 1993* for the installation of moveable dwellings. Subject to approval of this DA, Hometown Australia will secure Approval to Operate pursuant to Section 68 of the *Local Government Act 1993* and will manage the community as a secure, over-50s residential community in accordance with the *Residential (Land Lease) Communities Act 2013*.

2 Local and regional planning context

The following sections address planning considerations specific to the project as proposed, and existing Council and state government planning instruments to which the project is relevant.

2.1 Clarence Valley Council requirements

Pre-DA meeting minutes recorded by CVC do not specifically identify matters to be considered with respect to social and economic effects of the proposed project. However, the minutes state that the application will be assessed 'under the requirements of the Environmental Planning and Assessment Act 1979'. Section 4.15(1) of the *Act* provides that, *inter alia*;

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application

- (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,
- ...
- (d) any submissions made in accordance with this Act or the regulations,
- (e) the public interest.

These broad matters are addressed throughout the SIA and are particularised in respect of the project in relevant sections.

2.2 North Coast Regional Plan 2036

The NSW Government Department of Planning Infrastructure and Environment (DPIE) North Coast Regional Plan 2036 (NCRP) is the overarching strategic planning framework for the region.



Goal 4 is focused on providing ‘*great housing choice and lifestyle options*’ (p.53). Generally, the proposed development is consistent with both elements of Goal 4. The elements of the Plan and of Goal 4 that are addressed by the proposed development are summarised in Table 1.

Table 1: Relationship of proposed project to NCRP 2036

Plan Ref.	NCRP element	Relevance of proposal to element
P.53	Almost one-third of residents will be aged over 65 years, and couple-only and single-person households will represent the largest share of households.	The proposed development is designed to be suitable for older, smaller households, and will therefore contribute to managing housing for this increasingly large group.
P.53	These [demographic] changes will not only increase the demand for housing, but also the need for a greater variety of housing.	From the regional perspective, housing diversity will be aided by the additional small dwellings.
P.53	Pursuing suitable housing densities in the right locations will create a more compact urban footprint and protect significant environmental areas.	The subject site is suitable for contributing to achievement of these aims.
P.53	Housing that meets the needs of residents on a range of incomes will also be important in addressing affordable and social housing to help reduce social disadvantage and provide shelter.	The proposed dwellings will be priced to be suitable for households on retirement incomes in particular, thus accommodating part of this element of the community. This may also release larger properties to the market, allowing these to be used to meet demand in other community cohorts.
P.54	DIRECTION 22: DELIVER GREATER HOUSING SUPPLY Having a ready supply of well-located land for residential development will create downward pressure on house prices.	The proposed development will contribute by increasing the stock of relatively affordable dwellings.
P.54	DIRECTION 22 ... issues such as social integration, land use conflicts and impacts on community facilities need to be considered.	Relevant aspects of the proposal are addressed in this SIA.
P.55	Increase in dwellings: additional dwellings in CVC from 25,900 (2016) to 29,450 (2036).	The proposed development will contribute to provision of additional required housing stock.
P.56	DIRECTION 23: INCREASE HOUSING DIVERSITY AND CHOICE Providing housing diversity and choice will improve affordability, help meet the needs of an ageing population and support the reduction of household size.	The proposed dwellings are intended to be suitable for older and typically smaller households. Pricing will be affordable to such households.
P.56	Providing a variety of housing types, including more affordable options in both existing and new areas across the region will allow people to age-in-place and maintain their connections with social networks and family.	The proposal is likely to contribute to achievement of this aim, by providing opportunity for downsizing within potential residents’ current local area.



Plan ref.	NCRP element	Relevance of proposal to element
P.56	To support the changing population and dwelling needs, a 40 per cent target has been set for new dwellings to be in the form of apartments, dual occupancies, townhouses, villas and homes on lots less than 400 square metres, by 2036.	The proposal will directly contribute to achievement of this objective.
P.56	Local growth management strategies should be used to consider local housing needs based on household and demographic changes. These strategies should plan for a range of housing choices, including retirement villages, nursing homes and opportunities to modify existing dwellings to enable occupants to age in place. Strategies should also identify the infrastructure necessary to support local communities and provide access to transport and community services and facilities.	The Applicant has significant corporate experience in developing and operating similar projects, which provide appropriate support, and access to services and facilities.
P.56	Promoting ageing in place should be encouraged by the development of liveable homes that are easy to enter and navigate; responsive to the changing needs of occupants; and relatively easy to adapt (for injured, disabled or elderly residents).	The proposed dwellings will be specifically designed to promote accessibility. The Applicant's experience in provision of this form of accommodation will ensure that the proposed dwellings are suitable in these respects.



3 Demographic profile

The demographic data presented in this section are derived from Australian Bureau of Statistics (ABS) data, except where otherwise identified. The information is generally presented for four comparative areas under the ABS statistical geographical structure, which are Yamba (State Suburb); Maclean - Yamba - Iluka Statistical Area Level 2 (SA2); CVC Local Government Area (LGA); and NSW. The geographic extents of Yamba, the SA2 and the LGA are presented in Figures 1 to 3. Other geographic areas referred to in the report are identified as appropriate.

The most noteworthy variations between smaller area and larger populations are highlighted in the various tables.

Figure 1³: Yamba State Suburb

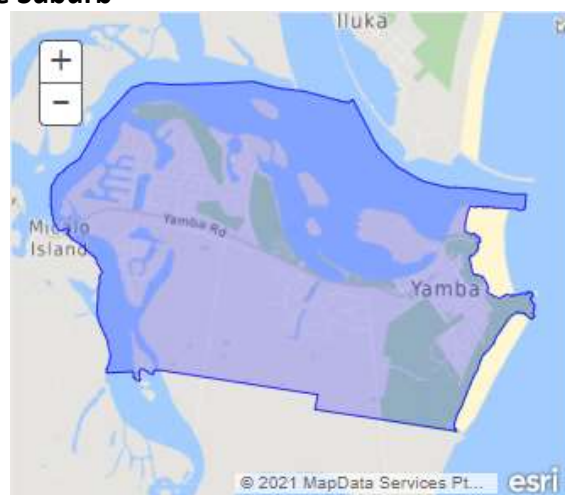


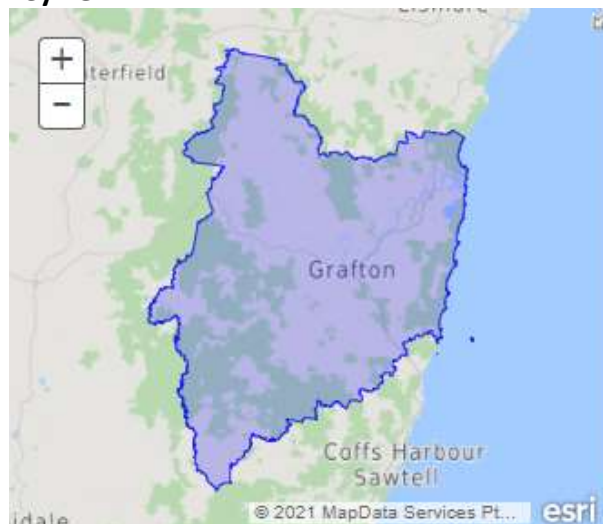
Figure 2: Maclean – Yamba - Iluka SA2



³ Images: ABS 2021



Figure 3: Clarence Valley LGA



3.1 Population and personal demographics

Table 2: Demographic profile; population and personal characteristics

	Yamba (%)	SA2 ⁵ (%)	LGA ⁶ (%)	NSW (%)
Population	6,076	16,279⁷	50,671	7,480,228
Male	48.5	49.1	49.6	49.3
Female	51.5	50.9	50.4	50.7
Median Age	56 years	55 years	49 years	38 years
45-64 years	27.5	29.7	29.7	25.0
≥ 65 years	36.9	32.8	25.7	15.9
Population density (persons/km²)	-	23.4	5	10.1
Country of Birth/Aboriginal & Torres Strait Islander descent				
Aboriginal/Torres Strait Islander	4.5	4.7	6.3	2.9
Born in Australia	79.4	81.6	83.8	65.5
Parents' country of birth				
Both parents born in Australia	68.9	71.6	74.4	45.5
Language				
English (only spoken at home)	89.6	90.6	90.3	68.5
Households where non-English language spoken	3.7	3.2	3.2	26.5
Registered marital status				
Married	49.9	50.5	47.1	48.7
Separated	3.4	3.7	4.1	3.1
Divorced	12.0	11.7	11.3	8.4
Widowed	10.6	9.1	7.9	5.4
Never married	24.1	25.0	29.5	34.4

Data source: ABS 2016 Census; ERP: ABS Data by Region [2021]

⁴ Highlighted data excepted.

⁵ Maclean – Yamba - Iluka.

⁶ The Clarence Valley SA3 (ABS) is slightly smaller than the LGA in area and population (total 50,261).

⁷ ABS ERPs for areas above SA2 (2019) are: SA2: 16,665; SA3: 51,363; LGA: 51,662; NSW: 8,089,817. 2016 Census data are retained for valid comparison with data for Yamba, and other population measures.



3.1.1 Observations on population demographics

- The populations of Yamba and the SA2 area are comparatively older than the larger population groups. However, the LGA more broadly also has an older age profile than NSW, as indicated by:
 - Median age, which is significantly higher than NSW (38 years) for the localised populations in particular (Yamba, 56 years; SA2, 55 years and; LGA, 49 years). The median age for each of the regional and local areas is particularly high when compared with the larger population of the state.
 - The proportion of the population aged 65 years and older for Yamba is greater than one-third of the population (≈37%), and in relative terms is increasingly large as the comparison population is expanded. The local population aged 45 to 64 years is lower than for the SA2 and LGA, but remains somewhat higher than for NSW. The larger differential between the two identified age cohorts for Yamba, when compared with the larger regional populations (i.e. Yamba, approximately 9 percentage points, compared with approximately 3 percentage points for the SA2 and - 4 percentage points for the LGA) is suggestive of a relatively high proportion of people aged 65 years and over moving into Yamba from other areas.
- The proportions of divorced and widowed people are higher than for NSW, across each of the local and regional populations, but most particularly in Yamba. These levels may also be interpreted as suggestive of an older population. The lower representation of people who have never married is generally indicative of a smaller population of younger residents.
- The population is largely culturally homogenous, as demonstrated through personal and parents' country of birth, and language spoken at home, in particular. These data are relatively consistent with the regional populations, but higher than for NSW, as would be anticipated, given the greater heterogeneity typical of large populations, and which for NSW, includes the significant level of cultural diversity of Sydney.

The broad population characteristics do not suggest the presence of any culturally-based population subgroups in the region whose interests may be particularly affected by the proposed development, based on demographic divergences. The immediate areas are clearly distinguished by their older populations. As is noted in the review of NCRP content, the proposed housing is intended as a suitable option for older households, of which there is an extant, relatively large concentration in the local and regional areas. This also has implications for the range of, and demand for, particular services that are typically relevant for older people. As a consequence, the potential for effects relating to an increase in this population group requires consideration. This is discussed further in Section 5.3 of the SIA.



3.2 Population growth projections

3.2.1 DPIE 2016-2041 (Clarence Valley LGA)

Figure 3 presents current NSW Department of Planning, Industry and Environment (DPIE) population and housing projections for the CVC LGA, between 2016 and 2041⁸. Figure 6 shows DPIE assumptions for population change by age groups, and also projected increases in the number of households in the LGA. Housing data are discussed further in Sections 3.3 and 3.6. The proportional changes for the population data presented in the two figures are reported in Table 3, and graphically represented in Figure 4.

The population of the LGA is forecast to contract over the period 2016 to 2041 by approximately 2.3%. There are forecast decreases across all population age groups with the exception of the oldest group (75 years and over). These declines across other age groups suggest a broad-based shift that is likely to be a result of several factors, including declining birth rates and increasing death rates⁹ and the out-migration of younger residents for employment purposes, for example. The projections in Figure 5 include an accelerating rate of natural population decrease over the forecast period. Inward migration remains positive throughout the projections window, however it is predicted to drop sharply and then stabilise beyond 2026. The Transport for NSW data presented in Section 3.2.2 indicate that this migration will be principally driven by older people moving to the area.

The 75 years and over group is forecast to significantly increase from being the smallest cohort on 2016 counts, effectively almost doubling, to become the second largest group by 2041. Only the 60 to 74 years group is projected to be larger at that point, although that group will have declined in size by almost 4% over the projection period, presumably contributing to part of the increase in the 75+ years group. The proposed project is specifically aimed at addressing the housing needs of older people, as indicated in the NCRP. The projections data demonstrate that the need for purposeful housing is likely to increase over the next two decades and likely beyond, as life expectancies increase. Life expectancy for North Coast residents at age 65 [2018] was 87.7 years for females and 84.4 years for males¹⁰, which increased from 86.9 years and 83.3 years respectively, since 1999.

⁸ Issued December 2019.

⁹ Figure 5 indicates 2,400 births between 2016-21, declining to 1,850 between 2036-41. It is noted that the number of deaths steadily increases over the corresponding period, with both factors combining to result in the predicted net population decrease.

¹⁰ NSW Health 2021. 2018 are the latest reported data.

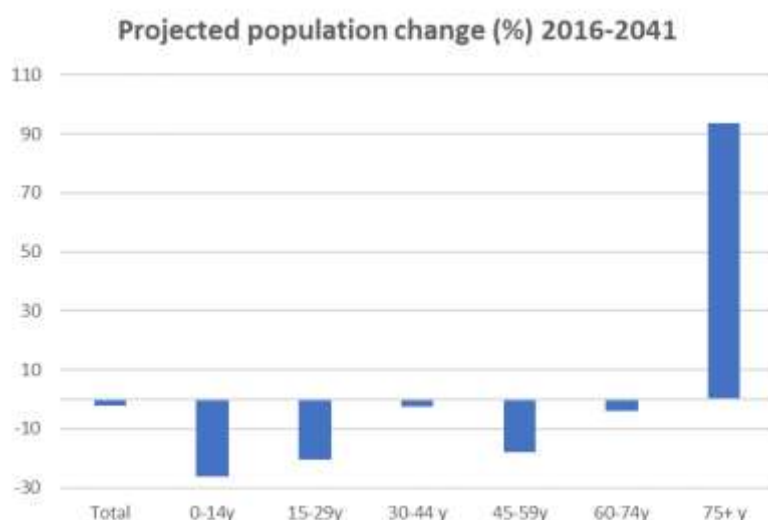


Table 3: DPIE population projections summary, Clarence Valley LGA 2016 - 2041

Population measure ¹¹	2016	2041	% increase/decrease (-)
Total population	51,600	50,400	-2.3
0-14 years	8,750	6,450	-26.3
15-29 years	7,550	6,000	-20.5
30-44 years	7,500	7,300	-2.7
45-59 years	10,900	8,950	-17.9
60-74 years	11,400	10,950	-3.9
75+ years	5,550	10,750	93.7

Data source: DPIE 2019

Figure 4



¹¹ DPIE rounds data to the nearest 50.



Figure 5

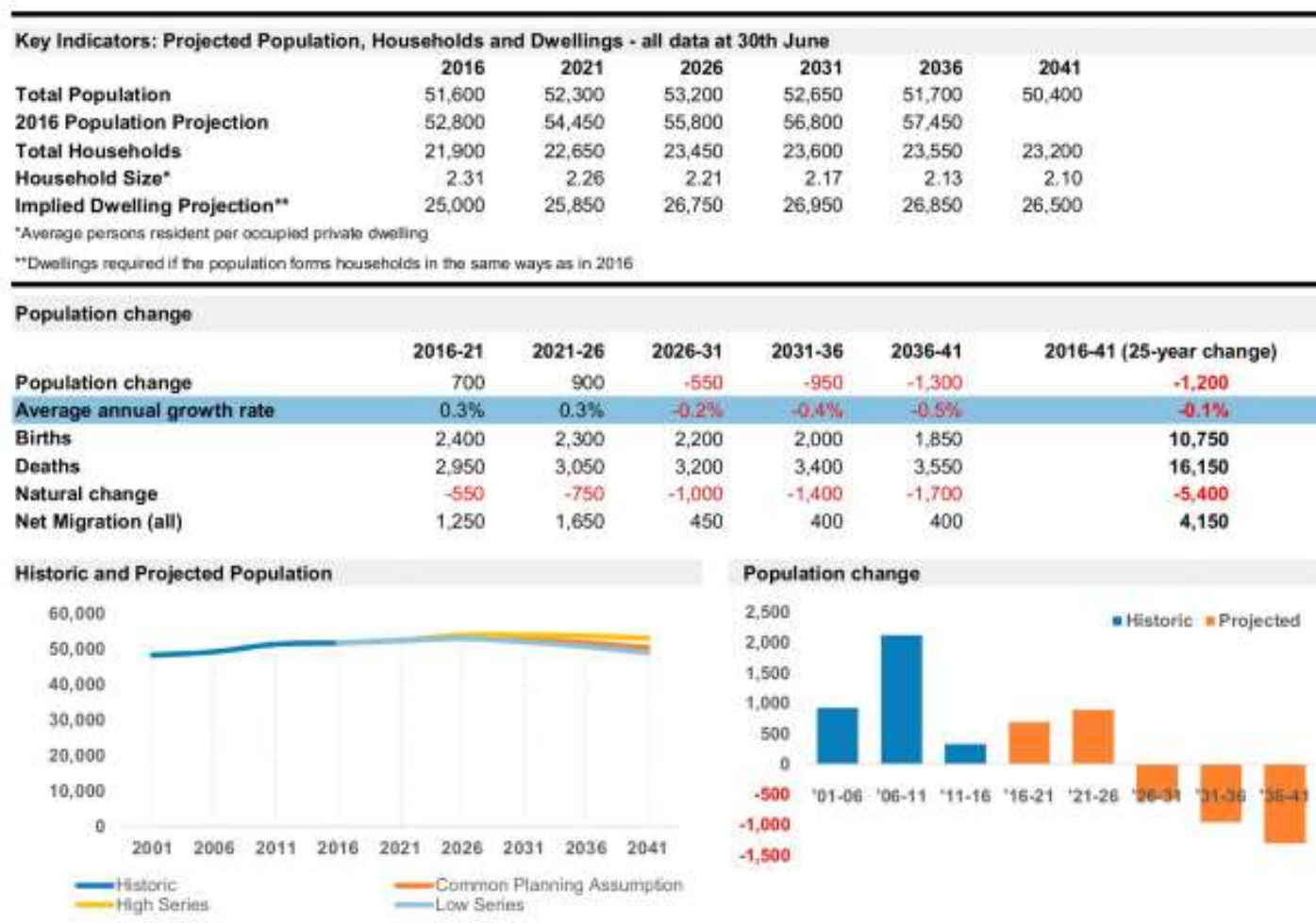
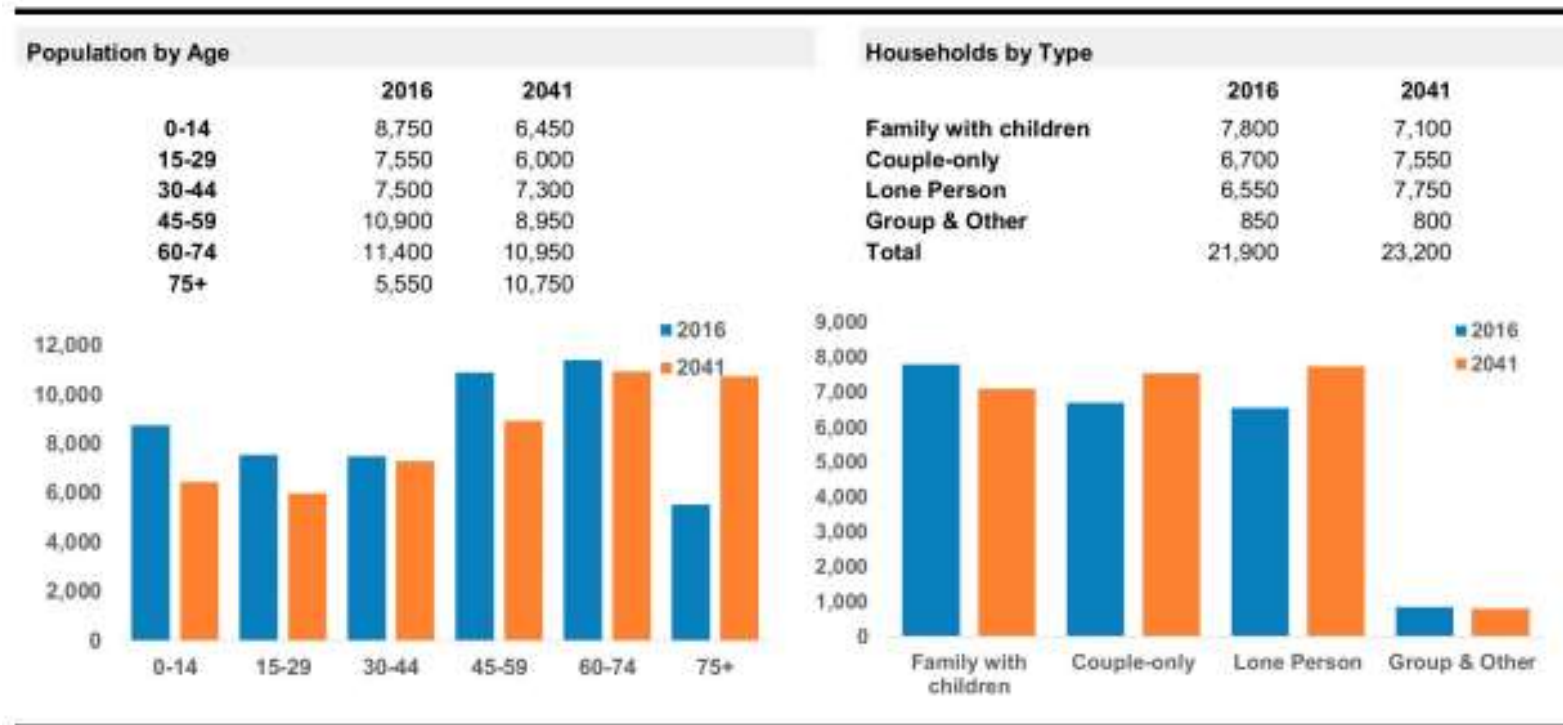




Figure 6





3.2.2 Transport for NSW (TfNSW) population projections; SA2 and LGA

Figures 7 and 8 report TfNSW population projections, which permit comparative assessment of the SA2 with the LGA. The data indicate significant population growth in the 75 years and older age cohort, which is consistent with DPIE expectations. There is also modest growth in the 30-44 years age group, although this contracts in the later forecast years. The data also indicate a small increase in the population aged 45 to 59 years, between 2036 and 2041, suggesting that this decline may be arrested somewhat during that period. This may be related to the preceding increase in the 30-44 years group, and the ageing of that cohort.

The data for the LGA indicate similar predictions for the 45 to 59 and 75 and older groups, but also an increase in the 15 to 29 years group in the later years of the period. Table 4 reports the cumulative forecast change for all age groups for both geographic areas. Predicted change in the 75+ years group for the SA2 (101.8%) higher than that for the LGA (92.2%). The latter is reasonably comparable with the DPIE assessment. The SA2 forecast for the 75+ group remains a significant change, in the context of change in the other cohorts, and collectively. Further evidence is presented in Section 3.3, substantiating that the proposed development is consistent with the aims of addressing likely housing demand associated with this ‘ageing’ of the population.

Figure 7

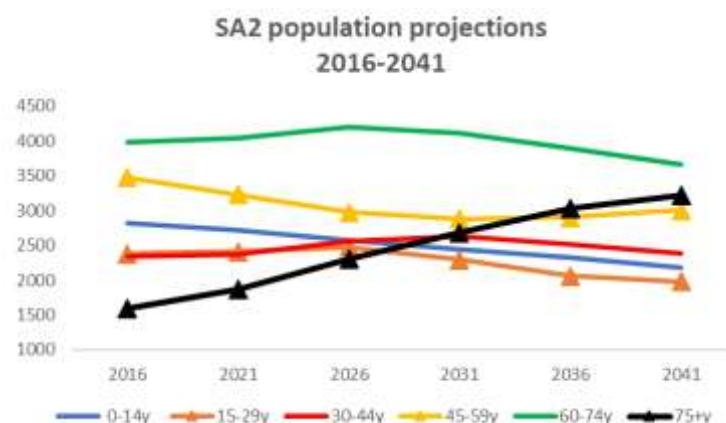


Figure 8

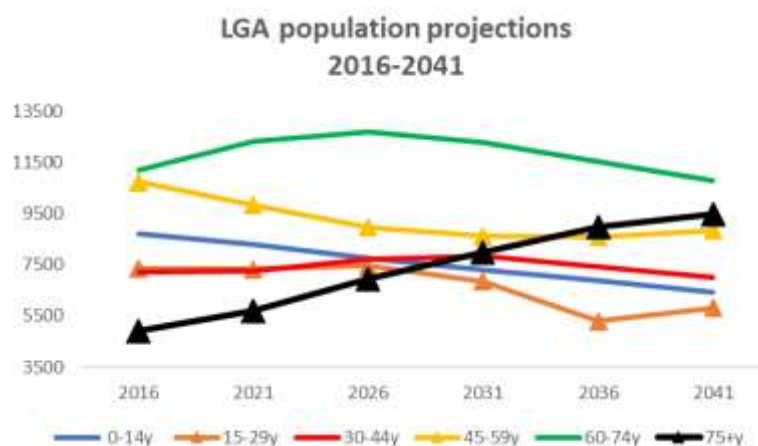




Table 4: TfNSW population projections 2016 to 2041; SA2 & LGA

	Cumulative change (%)		
	SA2	LGA	NSW ¹²
0-14 years	-22.5	-26.2	26.2
15-29 years	-17.0	-21.0	19.3
30-44 years	2.0	-2.9	27.4
45-59 years	-13.5	-17.7	37.9
60-74 years	-7.9	-3.8	41.7
75+ years	101.8	92.2	130.6
Total population	-0.9	-3.6	36.7

3.3 Family, household and housing data

Household and family composition may also be considered as providing indicators of current and likely evolving demand with respect to future housing needs.

Table 5: Demographic profile: income data & housing-related data

	Yamba	SA2	LGA	NSW
	%	%	%	%
Household composition				
Family households	64.1	66.8	67.6	72.0
Single or lone person households	32.9	30.2	29.3	23.8
Group households	3.0	3.0	3.1	4.2
People per household	Count	Count	Count	Count
	2.1	2.2	2.3	2.6
Family composition	%	%	%	%
Couple family without children	59.1	56.0	48.4	36.6
Couple family with children	24.2	27.6	32.1	45.7
One parent family	15.6	15.3	18.1	16.0
Other family	1.1	1.1	1.4	1.7
Income	\$	\$	\$	\$
Median weekly personal income	487	469	477	664
Median weekly household income	873	871	910	1,780
Median weekly family income	1,089	1,076	1,133	1,486
	%	%	%	%
% households < \$650 gross p.w.	30.9	30.9	30.6	19.7
% households > \$3000 gross p.w.	5.6	4.9	5.2	18.7
Housing tenure	%	%	%	%
Owned outright	49.3	49.2	44.0	32.0
Owned with a mortgage	18.1	21.1	26.8	32.3
Rented	28.5	25.9	25.4	31.8
Other tenure type	0.2	0.6	0.6	0.9
Tenure type not stated	4.0	3.2	3.2	2.8

¹² DPIE data.



	Yamba %	SA2 %	LGA %	NSW %
Dwelling structure	%	%	%	%
Occupied private dwellings	80.2	83.6	86.4	90.1
Separate house	74.8	82.1	85.8	66.4
Semi-detached, row or terrace house, townhouse etc.	10.4	6.7	5.6	12.2
Flat or apartment	10.2	5.8	4.8	19.9
Other dwelling	4.1	4.8	3.0	0.9
Number of bedrooms				
None (includes bedsitters)	0.1	0.5	0.7	0.7
1 bedroom	2.7	4.1	4.7	6.0
2 bedrooms	23.5	19.9	18.1	22.2
3 bedrooms	49.4	46.6	45.7	37.2
4 or more bedrooms	21.0	26.0	27.9	31.3
Not stated	3.3	2.9	2.9	2.5
Housing costs	\$	\$	\$	\$
Median monthly mortgage repayment	1,573	1,430	1,300	1,986
Median weekly rent	300	280	255	380

Data source: ABS 2016 Census [2021]

3.3.1 Observations on housing and income data

There are a number of housing and income measures that are indicative of the older population profile in the local and immediate areas in particular.

- There are proportionally more single or lone person households in Yamba and the SA2, which is consistent with the larger proportion of the population reporting as widowed or divorced for that population (Table 2). Clearly, likelihood of both of these characteristics increases with age.
- There are noticeably higher proportions of couple without children households for each of Yamba, the SA2, and the LGA, indicating a greater proportion of older households 'empty nesters').
- The rate of outright home ownership is higher for Yamba and the SA2, and to a lesser but still apparent extent, for the LGA, when compared with NSW. This may be interpreted as being suggestive of the longer residential tenure of these households and is a further indicator of their likely older household age profile. However, it is also noted that there are a number of existing properties catering to older residents, which may be owned outright on the basis of their lower acquisition cost.
- Yamba also has the lowest average number of people per household (2.1), which is marginally lower than the SA2 (2.2). The implied smaller households are also indicative of the older suburb-level and SA2 populations, with the previous observations on single person and couple-only households interpreted as being contributory.
- Income measures are lower in the immediate areas than those for the LGA and NSW. This includes the higher proportion of households on incomes less than \$650 gross per week, although this is most evident in comparison with NSW. This may be interpreted as being consistent with a larger proportion of residents being on what may be generically described as retirement or fixed incomes. Table 6 provides further supporting evidence, demonstrating

higher proportions of aged pension recipients residing in the SA2 and LGA, when compared with NSW. The figure of 23.4% of the local population being recipients of age pensions is a particularly large proportion and is presumably influenced by the perceived amenity and lifestyle advantages of the area for retiree households. Further effects of this concentration are discussed in Section 3.7.

- Consistent with the relatively low income data, Yamba had a comparatively low SEIFA index score (relative socioeconomic disadvantage) of 963, placing it in the third (i.e. third-lowest) decile when compared with other comparable locations. As is the case with income measures, it is likely that the older population is a major contributor to this outcome.
- Housing costs (rent or mortgage repayments) are lower for the localised areas, with the SA2 being lower than Yamba on both measures. Both areas have higher housing costs than the LGA generally. This is presumed to be related to the coastal locations of centres such as Yamba and Iluka, with the LGA also comprising relatively large areas that are not coastally located.
- The proportion of two-bedroom dwellings in Yamba is comparable to that for NSW. This is likely to be influenced by the relatively large number of unit-style accommodation properties and the presence of some developments similar to that proposed. The use of this smaller-scale housing stock differs in Yamba most specifically. This is likely to be due to the use of some proportion of units as holiday accommodation, which is suggested by the relatively low occupancy rate (80.2% for Yamba, 90.1% for NSW). The relatively large concentration of 3-bedroom houses may be related to the predominance of older cottage-style dwellings in the local and regional areas.

Table 6: Centrelink age pension recipients (% of population) 2019

	SA2	LGA	NSW
Pension recipients (%)	23.4	18.7	9.8

Data source: ABS Data by Region (ABS, 2021).

3.4 Labour force data

Table 7: Labour force data: employment status of partners in couple families

	Yamba (%)	SA2 (%)	LGA (%)	NSW (%)
Both employed, worked full time	9.2	9.8	13.0	22.6
Both employed, worked part time	5.0	5.6	5.2	4.0
One employed full time, one employed part time	13.3	14.9	17.0	20.6
One employed full time, other not working	6.5	8.1	10.8	15.0
One employed part time, other not working	6.9	7.8	7.5	6.1
Both not working	47.1	43.4	35.6	21.0
Other (includes away from work)	4.5	4.3	4.9	5.1
Labour force status not stated	7.4	6.1	5.9	5.7

Data source: ABS 2016 Census [2021]



3.4.1 Observations on labour force data

- The most notable features of the data are *lower* proportions of households in which both partners are employed full time, and *higher* proportions of households in which both partners are not working. The differences between the suburb and SA2 populations and those for the LGA and NSW are large, with the local population having the greatest predominance of households in which neither partner is employed. This is further evidence of older populations in the local area, with more retiree households.
- This is substantiated further to some extent by the most recently reported comparative participation rate for the LGA of 45.6%, compared with 59.2% for NSW at the same point.¹³ This indicates a larger proportion of the regional population that is not in the labour force, some part of which is evidently attributable to the larger population of older, retired residents.

3.5 Summary of demographic profile data

The demographic data for Yamba, the SA2 and the LGA, indicate an older baseline populations than for NSW as a whole, with this being most apparent at the smaller, suburb and SA2 levels. As is also the case state-wide and nationally, population projection data indicate that the population is projected to age further over coming decades, and that this will be particularly pronounced at the local and regional levels, due to declines in the majority of younger age cohorts. The region is distinguished from NSW in this respect, as population increase is projected to be more generalised at state level.

Based on the various indicators of an older population, it is apparent that the region is attractive to older people, who, based on their numerical and proportional representations, are apparently able to enjoy an amenable lifestyle, with adequate access to the services necessary to support that lifestyle. Such access is discussed in detail in Section 5.3. HTA operates one existing similar development in Yamba, Grevillea Waters. Occupancy at that site is approximately 97%. This is reported as being relatively consistent with long run occupancy/vacancy rates for this development. The high occupancy rate also indicates that dwellings are sold and reoccupied in a relatively short time, as they become vacant.

As a broader indicator of the market for this form of dwellings, the annual PWC/Property Council Retirement Census (2020) reported an occupancy rate of 90% for the NSW villages surveyed. The five year average occupancy rate (2015-2019) was 91.4%. Considering both state and the existing local HTA occupancy rates, it would appear that there remains demand for this form of housing for older people, particularly in amenable locations such as Yamba.

The potential increase in population is discussed in detail in Section 5.2. As the development will cater to older residents, this may have implications in terms of placing additional demand on

¹³ ABS Data by Region (2021). Data are for 2016. Although these are likely to have changed, it is assumed that the relativities remain similar. Labour Market Information Portal data for March 2021 have the neighbouring Mid North Coast (MNC) area participation rate at 48.2%, with ABS labour market data reporting NSW at 65.2% (April 2021). As there is significant demographic congruence between the North Coast and MNC areas, the data can be considered as being indicative of the situation in the CVC LGA.

available services that are most relevant to people in this life stage (e.g. health services). However, there is a prospect that some residents will originate in the local and surrounding areas (HTA records report that 49.6% of residents at Grevillea Waters moved from within the Clarence Valley LGA), which may mitigate impacts to some extent, as these residents may not cause a net increase in the older population. If relocations within the LGA were replicated at this level for the current project, the cumulative effects of additional demand may be substantially reduced.

It is also likely that a proportion of residents will still be in the workforce while resident at Parkside, taking into account the increasing age restrictions on pension eligibility¹⁴ and a general trend towards working through to later in life. ABS (2020) *Retirement and Retirement Intentions*, Australia data report the average retirement age of retired Australians (2018-19) as 55.4 years, whereas the average age at which people *intended* to retire was 65.5 years at the same data collection point¹⁵. This indicates an approximate 18% increase in retirement age, and suggests that some proportion of residents are still likely to be in some form of employment while resident at Parkside. The increased mobility of working residents may also serve to redistribute and/or mitigate the effects of the development on service demand.

These matters are discussed in the subsequent assessment of social impacts. Additional contextual material in relation to housing stock, affordability and consumer preferences is presented in the following sections.

3.6 Housing stock and affordability

The ABS Census demographic data presented in Table 5 established several material observations in respect of local and regional housing stocks, which were identified in Section 3.3.1. Briefly these are:

- Housing costs in Yamba and the SA2 are higher than for the LGA, but lower than for NSW as a whole.
- Yamba is characterised by relatively large concentrations of townhouse/attached dwellings, and flats and apartments, which is consistent with the town's status as a holiday destination.
- The relatively low occupancy rate for Yamba, which is further evidence of casual or periodic occupancy.
- Across the LGA, and to a greater degree in Yamba and the SA2, separate houses are mainly of three-bedroom configuration.

DPIE's Regional Plan emphasises the need for increasing housing diversity, particularly with respect to provision of suitable scale housing for smaller (and generally older) households, and the associated requirement for increasing the stock of affordable housing. Population forecasts suggest that demand for access to smaller, suitable housing is likely to increase in conjunction with the increasing older population. As was observed in Table 1, the proposed development will potentially play a role in addressing such future demand.

¹⁴ The pension eligibility age increased from 66 years and 6 months, to 67 years, on 1 July 2021.

¹⁵ The ABS sample comprises people aged 45 years and over.

© 2021 MapData Services Pt... esri

Table 8: FACS sales & rental data, CVC LGA & POA 2464.

¹⁶ The 2021 Census was conducted on Tuesday 10 August 2021, with data becoming progressively available from June 2022. 2016 Census data remain in use in the interim, as they provide the most accurate proportional assessments of population characteristics.



Mean and median sale prices for the POA are higher than for the LGA as a whole, reflecting the favourable location of Yamba in particular, but also Iluka, to some degree. There are relatively large median and mean differentials for non-strata properties, but the difference in median strata property price is the most salient feature of the data, indicating relatively high demand for these properties in the immediate area.

Houses accounted for approximately 50% of all recorded rental bonds for the POA, indicating that a relatively large proportion of bonds related to other properties, although each individual category is not sufficiently large for FACS to report. Conversely, the majority of bonds (approximately 60%) related to houses at LGA level. The differences are likely to be related to the inherent differences in housing stock structure as between the two areas. Given that the dwellings in the proposed development will be owner-occupied under an RLLC land ownership model, rental bonds and associated values are primarily of interest from the perspective of understanding regional housing costs and affordability generally. Additional analysis relating to this aspect of the development is presented in Section 3.7.2.

3.7 Relative affordability of dwellings in seniors village developments

3.7.1 Assessment of local market

A survey of dwellings available in comparable developments for older residents in the area was conducted¹⁷. The aim was to assess the number of such dwellings advertised for sale and the relative affordability of these, when compared with the FACS housing cost data (Table 8). The findings are summarised in Table 9.

Table 9: Village development dwelling prices, Yamba – June 2021

Number of bedrooms	Dwellings advertised for sale (count)	Average price (\$)
2 bedrooms	9	358,000
3 bedrooms	1	350,000
All dwellings	10	356,500

Several observations can be drawn from these data.

- Dwellings in villages for older residents are relatively affordable, particularly in the context of the mean and median dwelling prices reported by FACS for the LGA (Table 8).
- Relative affordability is even more apparent at the localised level, the mean village price being approximately 58% lower than the overall mean price on sales in the POA in the most recently reported quarter (March 2021).

3.7.2 Equivalised housing costs comparison – owner occupied and rental dwellings

The calculation of an imputed rent for owner occupied dwellings allows a direct comparison of these dwellings with those being rented in the area. As a result, housing costs for all occupied properties

¹⁷ The survey was conducted in June 2021. It should not be considered as exhaustive, as the extent of the area assessed was determined subjectively. Two (2) villages in Yamba were identified; Grevillea Waters (Hometown Australia Communities) and Palm Lake Resort. It has been advised that a DA has been lodged for development of a third village of 52 units, on Carrs Drive, Yamba.



can be compared on an equivalent value basis. The comparison of imputed rents (owner occupied properties) and actual rents are presented in Table 10.

Table 10: Imputed rents for owner occupied dwellings POA 2464 & LGA

Area/housing types	Mean value	Imputed rent (≈\$ per week) ¹⁸
POA all dwellings ¹⁹	\$846,000	\$760
LGA all dwellings	\$509,000	\$457
Local seniors villages dwellings (on sale) ²⁰	\$356,500	\$320
HTA Grevillea Waters dwellings (on sale)	\$343,000	\$308
Parkside Yamba dwellings (proposed)	\$425,000	\$382
Actual median rent (\$ per week)		
POA all rental dwellings	-	470
LGA all rental dwellings	-	400

The direct comparisons that are made possible between imputed rents for owner occupied dwellings and actual rents for the POA and LGA indicate that imputed rents are higher than observed median rents (\$470 and \$400 for the POA and LGA respectively), in the context of the general market. However, imputed rents on dwellings for sale in existing local seniors villages are lower than the market rental rates for the LGA, and particularly in the more localised POA. Although new dwellings in Parkside are prospectively priced at a premium to existing dwellings in currently operating villages, these are also likely to remain comparatively affordable when equivalised with all other forms of property considered at LGA level, and at a significant discount to owner occupier and rental costs in the immediate POA.

In respect of the method of achieving and maintaining such relative affordability, Parkside is proposed as a residential land lease community. Accordingly, owner occupiers in the village essentially buy the dwelling, not the land on which the dwelling is situated²¹, while retaining the right to sell their dwelling at the market value for comparable dwellings. As the cost of a dwelling does not include the cost of land, dwellings are, and ought to, continue to be relatively affordable.

4 Stakeholder communication

4.1 Statutory notifications

Consultation with relevant statutory authorities was not undertaken in the preparation of this SIA. It is assumed that Council would direct the DA to relevant authorities as part of the assessment and determination process, and direct the Applicant accordingly in respect of compliance with requirements.

¹⁸ As presented in Annexure 4, the rental yield adopted is 0.0008980.

¹⁹ Dwellings sold in the period may have been purchased for the purposes of owner occupation or investment (i.e. rental properties), however the proportions of each are not reported. For the purposes of this analysis, sales are assumed as relating to the ownership of the properties.

²⁰ 1 June 2021.

²¹ Owners pay a weekly rental fee for the use of the land. The treatment of the costs of various forms of tenure are discussed further in Annexure 4.



4.2 Consultation with local community

4.2.1 Consultation method

HTA's project management team conducted a community information day on the site on Saturday, 5 June, 2021. Prior to the information day, approximately 500 notifications were delivered to residential and other property occupants in the immediate surrounds of the site, within Yamba. A copy of the material distributed is attached at Annexure 6. In addition to neighbouring and local residents, the following elected representatives were notified and invited to attend the community session:

- Federal Member for Page.
- State Member for Clarence.
- Clarence Valley Mayor and three other Councillors

HTA representatives canvassed the views of interested parties, and collectively reported these for inclusion in this report. Particular emphasis was placed on the potential for effects of the proposed development on nearby and local stakeholders. In addition, staff were requested to advise attendees of the available mechanism for making a formalised submission to Aigis Group in relation to matters of interest to be considered during the DA process, and were to be invited to do so, if this was desired. A copy of that invitation document is also included in Annexure 6.

4.3 Discussion of outcome and matters raised

Approximately fifty (50) stakeholders attended over the allocated four-hour period. No matters were raised in respect of the potential for socioeconomic impacts of the proposal. Attendees were generally interested in the project and how the site would be developed. Attending HTA management described the engagements as positive, with no objections to the project expressed. These outcomes must be placed in the context of the existing local awareness of the likely eventual development of the site, and previous activity relating to development of the site.

It is also noted that no attendees availed themselves of the opportunity to make a formalised submission. However, this does not preclude the possibility of issues being raised by residents or other stakeholders during formal exhibition and consultation stages, as the DA process progresses.

With respect to the invited elected representatives, a response (by email) was received from the office of the Federal Member, recognising the need for retirement accommodation in Yamba and the broader Lower Clarence areas. No other responses were received, and no representatives attended the community information session.

5 Potential for effects across the broader community

5.1 Outline of approach to assessing community effects

This section of the SIA principally focuses on matters relating to the broader community, particularly in the context of the immediate surrounds of Yamba. As the LGA comprises the larger centre of Grafton, and various, relatively small townships that are distributed across the LGA, the potential for more geographically distributed effects is reduced when compared with more populous, densely settled areas (as identified in Table 2, population density for the SA2 is 24.4 persons/km², compared



with 5 persons/km² for the LGA). Material on potential scale of the project in terms of increased occupancy is presented. The availability and capacity of local and regional services and infrastructure to absorb the effects of the population increase consequent to the development are also discussed. Subsequently, that material and the other evidence presented throughout the SIA are assessed in the discussion of the potential for material social impacts.

The older population of the area, and the projected increases in this localised population ‘ageing’ are important contextual considerations in assessing the project. As has been noted, there are similar existing villages in Yamba, with at least one other planned.

5.2 Scale of the proposed development and potential for enduring effects

A key consideration in respect of the potential for the proposed development to result in material social and also economic effects is the relative scale of the development, once completed, in the regional context. In order to establish relative regional scale, the approach taken is to estimate alternative scenarios for the potential number of residents for the development, and assess these against local and regional populations. Assessments are presented in Table 11.

Research conducted for the Property Council of Australia²² (PCA) determined that in developments comparable the proposed development, there were 1.3 people per dwelling. Given the nature of the village and the proposed development, it is assumed that couple households would represent the maximum number of permanent residents per dwelling. Adopting the PCA assessment (1.3 people per household) as a lower bound and two (2) people per dwelling as an upper bound, the change in population may range between approximately 177²³ and 272 people, based on the proposed 136 dwelling sites. Table 11 summarises the resulting proportional population change for these estimates for the local and regional areas examined in Section 3 (assuming 2021 and 2041 TfNSW population projections).

Table 11: Projected population change resulting from proposed development, 136 dwellings (% Δ)

	SA2		LGA	
	2021	2041	2021	2041
Projected population ('000)	16,652	16,438	50,739	48,321
1.3 PPH ²⁴ (+177 residents [lower])	≈1.1	≈1.1	≈0.4	≈0.4
2.0 PPH (+272 residents [upper])	≈1.6	≈1.7	≈0.5	≈0.6

There is potential for some residents of the proposed development to originate from within the local and regional areas, which would have the effect of reducing actual and proportional population increase. The likelihood and potential extent of such an outcome cannot be accurately determined. However, Australian Housing and Urban Research Institute (James, Rowley and Stone, AHURI,

²² Property Council of Australia/Grant Thornton 2014

²³ All calculations regarding population assessments in the SIA are rounded up. In this instance, the estimate was calculated as 176.8 people, rounded up to 177 people.

²⁴ People per household.

2020²⁵) national research findings indicate that at a broad scale, 22% of households that downsized, effectively did so in the locality in which they already lived. Notionally, the net population effect of such an outcome may potentially be a modest increase in population. This would result from reoccupation of dwellings vacated by residents moving to the park, with the possibility that some of these households would be younger and potentially with resident children. It is noted that the AHURI research identifies such an outcome as being encouraged by federal government incentives, as it promotes efficient use of existing housing stock (James et al 2020:1).

The number of dwellings on the site, and therefore to some extent the number of residents, is likely to remain relatively constant over time, once fully occupied. Although projected population declines indicate that proportionally, the share of the population accommodated in the new dwellings would increase, if declines do not eventuate, the reverse would be the case and the proportional share of the population would decrease. Life expectancies (Section 3.2.1) have, and are likely to continue to increase over time, therefore the lower bound estimate may increase accordingly. Both potential intraregional migration to Parkside, and its relatively small contribution to the population, are important in considering the possible magnitude of resultant increases in demand on services and infrastructure, which is, *per se*, unlikely to materially affect the capacity of other citizens to access such services and infrastructure, and to maintain their lifestyles.

5.3 Assessment of service and infrastructure capacity

Clarence Valley Council's Regional Economic Development Strategy 2018-2022 (REDS) includes some considerations that are relevant to assessment of local and regional capacity in terms of accommodating the increasing representation of older citizens in the LGA. The REDS (2018:14) identifies the following two matters as 'liveability risks'.

- Clarence Valley's higher concentration of ageing population proves difficult to service under current delivery models.
- Shortages of doctors and nurses impact on health care service delivery and reduce the attractiveness of the Clarence Valley as a place to live.

Table 12 provides a summary of key infrastructure and services currently available to residents in the surrounding areas. The list is not intended to be exhaustive and focuses on infrastructure and services that are considered as being most relevant to supporting the lifestyles and wellbeing of people in the older age groups identified in the demographic analyses, and who are the most likely residents of the proposed dwellings on the site. Other activities and clubs are also located in Yamba and surrounding townships, such as Maclean. As the site will also include some community recreational infrastructure (Section 1.3), this may aid in managing any additional demand created for certain relevant infrastructure, services and activities.

²⁵ Evidence Summary (2020:2).



Table 12: Summary of services and public infrastructure access

Service/infrastructure type	Description	Proximity to site (by road) ²⁶
Telecommunications		
Broadband access (NBN)	-	Fibre to the node (FTTN) service available to site Park Avenue).
Public transport		
Bus	Busways route 380.	Yamba to Grafton. Route descriptions and maps included at Annexure 2, including stops indicated near intersection of Park Ave and Shores Drive. ≈ 64km (50 minutes)
Rail	Grafton City Station	
Airport	Clarence Valley Regional Airport, Glenugie Gold Coast Airport, Bilinga QLD	≈ 69km (50 minutes) ≈ 182km (2 hours)
Hospitals & other health services/facilities		
Public Hospital	Maclean District Hospital Grafton Base Hospital	≈ 19km ≈ 64
Private Hospitals	Tuggerah Lakes Private Hospital, Kanwal	≈ 18km
Medical Practices (nearest)	Various, including: The Family Practice (Providence Court); Yamba Medical Centre (Treelands Drive); Dr L.G. Trichard's Surgery (Yamba Rd); Clarence Medical Centre (Clarence St); Yamba Private Clinic (Coldstream St).	<i>Various. Most practices are located in central Yamba, approximately 3km from the site.</i>
Other medical services ²⁷	Various, including: Yamba Dental Centre (Coldstream St); Family Dental Yamba (Osprey Drive); Happy Smiles (Yamba Rd); Waves on Main Dental (Clarence St); Fluid Physiotherapy (Angourie Rd); Yamba & Maclean Physiotherapy & Sports Injury Clinic (River St); Peter Campbell [Physiotherapist] (Clarence St); Rightfoot Podiatry (Clarence St); Sullivan Nicolaides Pathology (Yamba Rd).	<i>Various. Most services are located in central Yamba, approximately 3km from the site.</i>

²⁶ Where applicable. Travel times assume travel by car/taxi etc.

²⁷ Specialist medical providers are not identified, as these are generally by referral.



Service/infrastructure type	Description	Proximity to site (by road) ²⁸
Emergency Services		
NSW Ambulance Service	Yamba Ambulance Station, Roberts Close	≈ 1.5km
NSW Fire & Rescue	Yamba Fire Station (on-call), River St	≈ 2.7km
NSW Police	Toukley Police Station, Wooli St	≈ 2.5km
	Grafton Police Station (24 hours)	≈ 64km
NSW Rural Fire Service	Gulmarrad; Ashby	Both ≈ 25km
NSW SES,	Units in Yamba & Maclean	≈ 3km/25km
Places of worship²⁹		
St James (Catholic)	Carrs Drive	≈ 1.5km
All Saints (Anglican)	Yamba St	≈ 3.3km
Yamba Presbyterian	Freeburn St	≈ 1.5km
Christian (3 identified)	Various	All within 3km
Yamba Uniting Church	Angourie Rd	≈ 2km
Social/sports infrastructure/activities		
Bowlo Sports & Leisure Centre, Yamba	Wooli St (lawn & 10-pin bowls, mini golf etc.)	≈ 2.4km
Yamba Golf & Country Club	River St	≈ 3km
Yamba Community Heated Pool	Angourie Rd	≈ 2.7km
Yamba Beach & Rock (ocean) Pool	Marine Pde	≈ 3.7km
Retail (Supermarkets etc)		
Yamba town centre	Yamba St & surrounds	≈ 3.3km
Yamba Fair	Treelands Drive	≈ 1.5km
Service/community clubs etc.		
Yamba Lions Club	Meets 2 nd & 4 th Tuesdays monthly at 'Bowlo', Yamba	≈2.4km
Rotary Club of Yamba	Meets 2 nd & 4 th Tuesdays monthly at 'Bowlo' Yamba	≈2.4km
CWA NSW, Yamba Branch	Meets 1 st & 3 rd Thursdays monthly, Community Centre, Treelands Drive	≈1.5km
Quota International of Lower Clarence	Meets 2 nd Tuesday monthly at 'Bowlo' Yamba	≈2.4km

²⁸ Where applicable. Travel times assume travel by car/taxi etc.

²⁹ Based on the two largest denominations identified in ABS 2016 Census data for the SA3.



5.3.1 Health services and infrastructure

Access to, and potential demand on, health services may be considered as the most consequential potential outcomes of the proposed project, as indicated in the REDS. This is principally a result of two factors; the presumed older age profile of the additional residents, and existing demand on available health services. As substantiated in Table 11, the scale of the population increase, as a proportion of the regional population, associated with the future residents is unlikely to be material of itself. Annexure 3 presents most recently available quarterly performance data for Maclean District Hospital and Grafton Base Hospital, as the two nearest, large, public health facilities. It is noted that the more distant Grafton Base Hospital is the larger of the two, providing a greater range of services, consistent with its higher grading. The data include comparative material in respect of 'peer' hospitals³⁰. Performance standards vary depending on the measure being observed. However, generally, the regional hospitals' performances are comparable with their peers, in the context of some constraints resulting from management of COVID19 (these are included in the annexure).

The population increase that the development will produce is relatively modest in the regional context (less than 2% of the SA2 population, and less than 1% of the LGA population at its largest). As a consequence, it is highly likely that the public health facilities will be able to absorb any additional demand associated with the eventual occupation of dwellings in the new development.

There are a variety of other health services available in the immediate and surrounding areas, a sample of which is identified in Table 12. New residents moving to the area to live at Parkside Yamba may require access to some of these services, thus increasing demand for available services. This increase may be counteracted to some extent by current residents of the local or regional area relocating to Parkside. Data on the propensity of older households to relocate within their existing residential areas is discussed in Section 5.2. This may effectively reduce the scale of any net increase in service demand and use, as these residents may choose to continue their arrangements with their existing medical service providers.

Strategically, CVC has placed some focus on the management of demand on health services associated with an ageing population. The Clarence Valley REDS, included in the opportunities for addressing its objective '*Grow the Population and Internal Markets of the Region*', the following:

Accommodate an ageing population through a Grafton Private Hospital (REDS 2018:18).

³⁰ Wyong Hospital is categorised as a 'Major B' hospital. In NSW peer group A hospitals include principal referral and paediatric specialist, and ungrouped acute-tertiary referral hospitals, peer group B includes major metropolitan hospitals, and peer group C includes district groups 1 and 2 hospitals that conduct elective surgery (BHI 2014).



Should such a facility eventually be funded, constructed and commissioned, this would expand medical services and also contribute to managing demand in the area. It is also noted that DPIE's LGA profile (2019) identifies '*the \$263m Grafton Base Hospital redevelopment to boost health services in the Clarence Valley*'. This indicates that public health capacity is being expanded to meet the increasing demand associated with regional demographic change.

An additional element in management of future demand is that, although the older population is projected to increase significantly, overall population is forecast to decline marginally. Notionally, this would result in a corresponding reduction in demand, potentially freeing up capacity available to remaining residents.

5.3.2 Emergency services

As is the case with publicly provided medical services, emergency services are assumed to be provided as required by all residents. The relatively small increase in residents is unlikely to place material additional demand on emergency services themselves, or on the ability of other residents to access such services as required. It is noted that local services are not on a 24-hour basis. This includes NSW Police, with the nearest 24 hour station being at Grafton, and NSW Fire and Rescue, which operates on an 'on-call' basis in Yamba. With respect to the adequacy of these services, Bureau of Crime Statistics and Research (BOCSAR) data for Yamba (Annexure 5), for example, indicate that the immediate area enjoys comparatively low crime rates for certain relevant offences (break, enter and steal, and malicious damage to property). The data suggest that NSW Police is making services available that are commensurate with the population, the dispersion of regional towns and centres and the prevailing situation in terms of policing requirements.

5.3.3 Services provided by Council

Table 13 presents the increase associated with servicing of 136 additional dwellings, as a proportion of 2016 Census occupied private dwelling counts at suburb, SA2 and LGA level.

Table 13: Increase in dwellings within Clarence Valley LGA (2016 Census)

Geographic area	Existing occupied dwellings	% Δ +136 dwellings
Yamba	2,627	5.2
SA2	6,726	2.0
LGA	19,599	<0.7

There is some likelihood that the number of occupied dwellings in the local and regional areas may have increased since the 2016 Census. It is noted that the DPIE data reports estimated households at 22,650 for the LGA in 2021. These data are not directly comparable,³¹ but a modest increase in total dwellings can be reasonably inferred from these data. Such an increase would have the effect of further reducing the proportional

³¹ The data report total households, as compared with occupied private dwellings in Table 13. A third measure, all private dwellings, was reported as 24,848 for the LGA in 2016 Census data.



change associated with the proposed additional dwellings in the proposed village. That notwithstanding, the small proportional increase in the number of dwellings requiring relevant Council services, suggests that such demand is likely to be accommodated within Council resources, particularly in view of additional rates to be paid in relation to those services, by new residents. It is assumed that these considerations will be addressed in CVC's assessment of the DA.

5.3.4 Utilities and related infrastructure

The data on the proportional increase in dwellings in the local and regional contexts (Table 11) are also relevant to assessing potential effects on utilities and similar infrastructure. As is the case for Council-provided services, the contextually modest increase in the number of dwellings in the area indicates that any material change in demand on utilities is unlikely. Furthermore, design of the proposed project will necessarily involve provision of infrastructure and services on site to appropriately integrate with local and regional systems. Evidence of this is presented in Section 1.3 (project description)

5.3.5 Traffic and transport

As noted in Section 1.3, there will be 272 resident parking space provided for on site, to service the 136 dwellings. 2016 Census data for Yamba reported 1.4 registered vehicles per dwelling, compared with 1.7 for the LGA more broadly. The lower figure in Yamba is interpreted as a further indicator of the relatively larger proportion of smaller households, a significant share of which are older, and others in the township which may not be permanently occupied. Adopting the local vehicle per dwelling count results in an indicative 191 residents' vehicles being used relatively frequently on the local road network.

Based on 2021 TfNSW data, the potential contributions to the local (POA) and regional (LGA) pools of passenger vehicles is presented in Table 14³². It is noted that because some residents in the development may be relocating from within the LGA or other areas within the region, the net change in the number of vehicles may be less than the 206 estimated. Furthermore, in overall terms, the proportional increase is likely to be substantially smaller, given the amount of non-resident vehicles (e.g. tourists and other visitors) who may be using the region's roads at any time.

Table 14: TfNSW Passenger vehicle registrations Quarter 1, 2021

Area	Number of vehicles	% Δ (191 vehicles)
POA (2464)	2,532	7.5%
LGA	17,741	1.1%

The prospect of material traffic impacts in Yamba and surrounds, associated with the additional dwellings, is assessed as being limited. However, there are likely to be apparent effects in Park Avenue (east) and Shores Drive, as these are the two nearest thoroughfares

³²Passenger vehicles used, as it is assumed that this form of vehicle will be most commonly kept by residents at Parkside.



to the ingress/egress for the park. Given the R3 zoning of the site and historic subdivision approval of the site (SUB2014/0007), the likely effects of increased traffic could be reasonably anticipated by network planners and informed members of the public over a period of time, noting that other forms of medium density residential on the site could yield up to 185-dwellings (as noted in Council's assessment of SUB2014/0007), with a potential corresponding increase in traffic.

As the resident population is expected to largely comprise retiree households, there is some prospect that vehicle movements may be distributed across various times of day, rather than contributing to specific 'peaks', which must also be placed in the local context. The most significant prospect for a potential large-scale simultaneous movement of resident vehicles is the potential necessity of emergency evacuation of the village and/or other residences in the vicinity. Management of such situations should be addressed in the Plan of Management (PoM) for the village. Given the experience of the Applicant in developing and operating villages such as Parkside, it is expected that there are well evolved generic plans available, which can be adapted to the specific circumstances of the site, and which can then be included in the PoM. It is also considered that a PoM can be included as a reasonable and relevant condition of Consent, requiring the Applicant to have a PoM in place prior to commencement of the use.

With respect to access to public transport, this is assumed as being at similar levels to that available to current residents in the area. Figure A2.2 in Annexure 2 shows the public bus route (Route 380), passing by Park Avenue on Shores Drive. Figure A2.3 indicates bus stops near to the intersection of Park Avenue and Shores Drive. These stops are each approximately 150 metres from the proposed entry to the site, with no gradients on the intervening pathways. Figure A2.4 shows a gradient of +/- 3 metres over the 120 metres mapped (i.e. a gradient of .025).

5.3.6 Retail and related service access

There are two commercial/retail precincts in relatively close proximity to the site. The Yamba town centre, centred on Yamba Street, but extending to Clarence Street and its surrounds in the Yamba Hill planning precinct³³, includes a range of retail, hospitality and professional services. This is situated approximately three to four kilometres from the site. The Yamba Fair shopping centre is approximately 1.5km by road from the proposed entry point in Park Avenue. Yamba Fair also includes a range of retail and other services providers, with a full-line supermarket (Coles) on site. It is concluded that residents will have unimpeded access to these facilities, on a similar basis to other local residents, and that these facilities are commensurate with what would be expected in a regional town of this scale.

³³ As described in CVC DCP 2011 (Part W).



5.3.7 Social, recreational and community facilities and services

Table 12 identifies a number of social and recreational facilities within reasonable proximity of the site. As was stated in Sections 1.3 and 5.3, the village will also feature recreational and social infrastructure for the exclusive use of its residents.

In addition to the more formalised facilities identified, the area also offers a range of natural and built features encouraging active leisure and recreational pastimes. Cycling and pedestrian pathways, waterways and associated access infrastructure, beaches and public parks are examples.

Generally, Yamba features a range of recreational and social infrastructure and opportunities. The local and immediate (SA2) areas have existing older populations, which may be interpreted as indicating that amenity and access to these opportunities are suitable to older residents and their lifestyles. The proposed development is assumed to be in part predicated on the suitability of the area in these respects.

5.3.8 Summary comments on service and infrastructure capacity

There are several relevant considerations in assessing the potential for impacts, and their extent, in relation to the proposed development. As was noted in Section 5.3.5, previously proposed, alternative uses of the site, were predicated on larger numbers of dwelling sites being produced on the site (up to 185 sites). As such, the proposed development potentially involves 38 less dwellings than this alternative scenario. A corresponding reduction associated with the lower number of residents can be expected, which amounts to the avoidance of some proportion of effects. In this respect, the development proposal provides certainty as to its scale, and to some extent, the potential for resulting effects, including beneficial outcomes.

Because the development includes the provision of some infrastructure onsite, this may also reduce demand on some recreational and other services and facilities, although it is likely that local providers of such services may stand to benefit from the additional residents. In annual research conducted for the Property Council of Australia (PCA)³⁴, the findings include that 92% of villages have a social committee/program, 92% have a community centre, and 84% have an emergency call system (2020:2), all of which are standard features of HTA villages, with the emergency call system for HTA sites supported by an onsite manager available for response at all times. Alternative development outcomes, such as strata developments distributed across Yamba and/or its surrounds, may not offer such onsite support infrastructure and services.

The nature of the development is also such that it will facilitate the emergence of a mutually supportive community among the site's residents. This may result in residents assisting each other in various circumstances, potentially relieving demand on, for example, public transport or ambulance/patient transport services in the area. These potentially mitigatory

³⁴ PwC, Retirement Census 2020.



outcomes may be less likely to eventuate in circumstances where less integrated strata development may occur in the area, which may result in residents with similar demographic characteristics moving to the area with lower levels support available to them.

In addition, the regional context of the development, as indicated in Tables 11 and 13, is of comparatively small scale, in terms of the total maximum number of additional residents moving to Yamba, and the associated, low proportional increase in population. This increase is planned to take place gradually over a number of years, thus resulting in the gradual absorption of additional residents into the local community. These characteristics indicate that the regional community is likely to have the capacity to absorb such a small absolute and proportional population increase over a period of time.

5.4 Potential for localised effects relating to the development

5.4.1 Construction stage effects

The site shares boundaries with approximately 50 residential holdings, some of which are multiple tenancies/dwellings. These properties are likely to experience short to midterm effects generated during the construction process (for example, noise). A Construction Management Plan (CMP) and related protocols are recommended, with a view to mitigating any other effects that cannot be avoided. Although no potential issues were identified during the community engagement activity, a mechanism for dealing with any issues that may eventuate as a result of siteworks and construction should be specifically provided for in the CMP. This may include notification of residents in relation to particular stages of project works, and a communication mechanism for identifying issues and resolving these to the extent practicable. The requirement for a CMP to be prepared and submitted to Council (or PCA) as part of further Construction Certification is considered to be a reasonable and relevant condition of Consent.

5.4.2 Longer-term effects

The adjoining properties generally share rear or side boundaries with the subject site. The development and eventual occupation of the site will result in changes for these properties, most notably the visual effects of the development. Given that the development will be occupied by older residents, other effects such as household noise, are considered as being less likely to be material, particularly given village residents' obligations with respect to avoiding disturbance of neighbours internal to the village. It should also be noted that some effects may notionally be positive. Although the area has relatively low crime incidence rates for property-related offences, as evidenced by BOCSAR crime data (Annexure 5), property security may be improved for adjoining properties by having occupied dwellings on the boundary, rather than the existing open space. For both existing dwellings and those proposed consequent to the DA, there is likely to be increased activation and natural surveillance associated with more residents being in the area. These are matters that are addressed in detail in the Crime Prevention Through Environmental Design (CPTED) report. It is assumed that CPTED principles will be adopted for relevant design features, such as fencing and landscaping.



5.5 Potential for effects on social cohesion, amenity and sense of place

5.5.1 Social cohesion

The community engagement activity undertaken for the project did not produce evidence of any concerns in relation to social cohesion and effects on sense of place, which may result from the change to the nature or structure of the local and regional communities. The similarities in existing and potential residents' assumed demographic characteristics indicate that new residents are likely to integrate well into the local community. As is substantiated in the assessment of suitable local and regional social infrastructure and opportunities, there is a broad range of means by which new residents may engage in the Yamba community.

5.5.2 Community amenity

The perceived amenity of residents may be affected by physical or social change resulting from the development. This is expected to be the case for some stakeholders, such as nearby residents who may experience effects ranging from short-term construction-related impacts to more permanent effects, such as increased traffic movements on certain local roads. These issues are discussed in relevant sections of this report.

The extent to which potential impacts are experienced or perceived, is subjective and individualised. A particular impact that may be material to one resident, may be immaterial to a neighbouring resident. It is recommended that engagement mechanisms are included in the CMP and the PoM to permit identification, reporting, and resolution of issues, to the extent practicable. To this effect, it is anticipated that these documents will include such mechanisms and other means of avoidance, management and mitigation of impacts as appropriate.

5.6 Potential for effects on prospective village residents

It is assumed that people or households who eventually decide to purchase a home in Parkside Yamba will do so on the basis of an informed decision, which includes consideration of the benefits and costs of living in the development and the area. This implies that the potential effects on future residents are likely to be generally positive.

6 Economic effects

6.1.1 Indicative estimate of project economic effects

Development works on the site to prepare it for installation of dwellings includes the following elements:

- Civil works.
- Construction of community facilities.
- Landscaping.

ABS (2020) data for 2019 indicates that 99% of residential construction businesses are either non-employing, or employ less than 20 workers. Non-employing businesses comprise 49.4% of all construction businesses, and small construction businesses tend to operate within the



regions in which they are based³⁵. Where practicable, it is the intention of HTA to support the regional economy by employing locally and regionally based contractors on both civil and construction work associated with site establishment and development of communal infrastructure, and for subsequent work on dwellings and other related work.

Construction activity involves several ‘rounds’ of economic activity. The initial round involves firms directly engaged on project works. Such works require procurement of goods and services, which stimulates further activity in the production of these inputs, and which comprises subsequent first and ‘industrial support’ rounds. Ultimately, the employment supported by these rounds of activity supports the consumption activity of employees and business proprietors in some instances³⁶, and their households (the consumption round).

A means of permitting an indicative assessment of these economic stimuli is the application of multipliers that capture the cumulative effect of these successive rounds of activity. It is necessary to observe that the ABS (2002), in describing the construction industry broadly, acknowledged certain limitations on reliance on multipliers, as follows: *‘Care is needed in interpreting multiplier effects; their theoretical basis produces estimates which somewhat overstate the actual outputs 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’*.

It is noted that many local government authorities in particular, assess the economic effects of projects using proprietary programs that produce multiplier-based assessments³⁷. In accordance with ABS’s guidance, the application of multipliers must be considered as providing an indicative and potentially ‘somewhat overstated’ assessment of the effects of the proposed development.

The Housing Industry Association (HIA, 2010) provided an indicative estimate of these effects, finding that *‘for every \$1 million increase in construction output, there is an increase in output elsewhere in the economy of \$2.9 million. In output terms, an extra \$1 million of construction expenditure also involves \$217,000 of employee earnings and \$241,000 of corporate and small business profits.’* In terms of effects on employment, HIA further estimated that *‘an extra \$1 million of construction expenditure generates 9 construction jobs’ and that in addition ‘to this initial effect there are also are production induced effects generating 7 jobs across those businesses manufacturing the materials needed for the additional construction’*.

³⁵ E.g. Mills, Smith and Love (2002) discussed the geographic aspect of construction firms’ contracting activity.

³⁶ Such activity is typical of the construction industry, based on the ABS construction industry data presented.

³⁷ It is noted that CCC uses resources/modelling tools sourced from .id consulting pty ltd.



The nominal direct, supply chain and consumption effects based on multiplier analysis reported by HIA approximate those developed by the ABS (2001)³⁸, which reported total residential construction multipliers based on 1996/1997 input-output (I/O) tables from the National Accounts as:

Output:	2.82
Gross Value Added (GVA):	1.31
Employment:	17

Multipliers generated by Aigis Group (2016) using the ABS methodology and based on 2012/2013 IO tables were:

Output:	3.43
GVA:	1.31
Employment:	16.7

The multipliers have remained generally stable over time, which is indicative of the relatively stable structure of industry supply chains (i.e. many similar inputs are required for many projects over time). As noted above, application of the multipliers is based on the effects of each \$1 million of output (i.e. additional activity), such as in relation to a specific project. Estimates based on these multipliers and the nominal capital investment for works under this DA, and subsequent construction/installation of dwellings on the site are presented in Table 14. Given the assumed propensity for such analysis to result in overestimation, the lower of the two sets of multipliers is adopted for each measure, where applicable. Consistent with the advice of ABS in respect of the theoretical limitations of such assessments, the proposed development will result in positive economic effects in the near term, as initial site development is undertaken, and over a somewhat longer period as dwellings are progressively developed onsite.

Table 14: Indicative economic effects of proposed development

	Total development (≈ \$10.89 million)
Output (2.82)	\$30.71 million
GVA (1.31)	\$14.3 million
Employment (16.7)	182 jobs

The proposed development has the potential to generate substantial additional economic activity in terms of transactions with businesses in the supply chain, and also in supporting employment in those sectors. The economic effects of the gradual addition of dwellings is likely to be distributed over a longer period of time, as has been noted in relation to other relevant effects.

³⁸ Cultural Ministers Council: Multipliers for Culture-Related Industries. National Centre for Culture and Recreation Statistics, Australian Bureau of Statistics. November 2001



6.1.2 Local employment effects – development and operational stages

As noted in Section 6.1.1, based on the concentration of small businesses in the construction industry and their tendency to operate within the regions in which they are based³⁹, it is anticipated that some proportion of both civil construction and subsequent dwelling installation and other construction-related work will be carried out by locally and regionally based contractors. The development will also provide an ongoing source of employment and supporting economic activity, subsequent to these establishment stages including maintenance and upkeep on HTA's assets (e.g. community facilities) and individual dwellings.

Although the increase in population associated with the development is relatively modest in the regional context, additional economic activity, such as purchases of goods and services, is likely to take place in the local economy in particular, for example, at the local supermarket. This will notionally support local employment and business, although the effects may not be of material scale.

6.1.3 Effects on future residents

As is the case in respect of, for example, social amenity and lifestyle effects (Section 5), new residents will clearly experience a change in their circumstances, with some of these effects possibly having economic consequences. Assuming that people purchasing a home in the proposed new development area are making well-informed decisions, it is likely that they will experience some level of economic and/or financial benefit as a result, in addition to positive lifestyle outcomes. However, the extent of any such outcome is naturally variable, as it is dependent on the circumstances of the individuals involved in any instance.

7 Conclusions and recommendations

7.1 Conclusions

The development of an additional 136 small scale dwellings, with a potential increase in population of up to 272 residents, is relatively small in the context of the local and regional populations. However, the local community in particular already has an older demographic profile, and it is likely that the development will further contribute to this characteristic. As such, some effects, such as demand for medical services, may increase. However, such increases are likely to be commensurate to the proportional *net* population increase and in the context of the range of services available in the local and broader regional areas.

There are likely to be impacts on nearby residents during the construction stage, however these are clearly not enduring in nature. The potential for, and any actual, impacts that eventuate, should be managed through implementation of a CMP. Longer term effects on amenity may result for some residents, although these might also be mitigated to some extent by benefits relating to occupation of previously vacant land. These impacts can be managed through an engagement mechanism in the PoM for the village once operational.

³⁹ E.g. Mills, Smith and Love (2002) discussed the geographic aspect of construction firms' contracting activity.



It is expected that incoming residents will have assessed their potential purchase and on that basis, the effects on these households are likely to be positive. Once resident in the village, the PoM should provide for engagement with residents and resolution of issues to the extent practicable.

There will be a range of economic effects resulting from the proposed development. These include the positive stimuli associated with the development and construction stage, some proportion of which may be beneficial to locally and/or regionally based businesses. There will also be less significant but more enduring economic benefit derived from regular and occasional maintenance and upkeep of the site. This will apply to HTA assets on the site (e.g. grounds maintenance) and the eventual installation/ construction of individual dwellings, from time to time. The local economy may also enjoy additional activity due to the increased population, however this is likely to be relatively modest, corresponding with the relatively small proportional change in population.

It is concluded that, on balance, the project is likely to be beneficial to the local (Yamba and its surrounds) and the regional (LGA) communities.

7.2 Recommendations

7.2.1 Community engagement

As has been noted in various sections of this report, it is recommended that during the construction stages, HTA and/or its lead construction contractor advise relevant nearby residents of any works that may cause more intrusive effects (e.g. plant noise).

7.2.2 Site works/construction stage

In tandem with community engagement activity, a CMP (as discussed in Section 5.4.1) should be established and made available to community members. An important recommendation in compiling the CMP is that it identifies the appropriate means for addressing any issues encountered in the construction stage. This should direct residents back towards the existing engagement mechanisms.

7.2.3 CPTED compliance

All new dwellings, structures and associated works such as landscaping and perimeter fencing, should be designed to be consistent with CPTED principles.

7.2.4 Operations-stage Plan of Management

As is noted in various sections of the SIA, it is assumed that on the basis of HTA's extensive experience in operating similar developments, a generic PoM is accessible, which can be adapted for specific application to Parkside Yamba. It is also recommended that an engagement mechanism be included to allow timely and effective resolution of stakeholder issues, should these arise. It is also anticipated that the PoM will include a structure for managing internal matters relating to residents of Parkside Yamba



References

Australian Bureau of Statistics 2021. Census website (various pages)

< <https://www.abs.gov.au/websitedbs/D3310114.nsf/Home/Census?OpenDocument&ref=topBar> >

ABS 2021 8165.0 - Counts of Australian Businesses, including Entries and Exits, June 2015 to June 2019. 20 February 2020

< <https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/8165.0June%202015%20to%20June%202019?OpenDocument> >

ABS 2021. 6202.0 - Labour Force, Australia, May 2021

< <https://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/6202.0Feb%202020?OpenDocument> >

ABS 2020. Retirement and Retirement Intentions, Australia (Reference period 2018-19)

< <https://www.abs.gov.au/statistics/labour/employment-and-unemployment/retirement-and-retirement-intentions-australia/latest-release> >

ABS 2018. Estimates of imputed rent. Released 23/03/18.

< <https://www.abs.gov.au/research/people/housing/estimates-imputed-rent-australia/estimates-imputed-rent#final-methodology> >

ABS 2016. Census of Population and Housing, Census Dictionary 2016. 2901.0

< [https://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/4D2CE49C30755BE7CA2581BE001540A7/\\$File/2016%20census%20dictionary.pdf](https://www.ausstats.abs.gov.au/ausstats/subscriber.nsf/0/4D2CE49C30755BE7CA2581BE001540A7/$File/2016%20census%20dictionary.pdf) >

ABS 2001. Cultural Ministers Council: Multipliers for Culture-Related Industries. National Centre for Culture and Recreation Statistics, Australian Bureau of Statistics. November 2001

ABS 2021: Data by Region webpages.

< <https://dbr.abs.gov.au/> >

ABS 2021: Labour Force, April 2021.

< <https://www.abs.gov.au/statistics/labour/employment-and-unemployment/labour-force-australia/latest-release> >

Australian Government 2021. Labour Market Information Portal

< <https://lmip.gov.au/> >

Bureau of Health Information [BHI] (NSW) website 2021.

< <http://www.bhi.nsw.gov.au/> >

BHI 2014: Spotlight on measurement; Describing and assessing performance in healthcare: an integrated framework.

< http://www.bhi.nsw.gov.au/_data/assets/pdf_file/0013/217030/Spotlight_on_measurement_APR_2013.pdf >

Clarence Valley Council website 2021 (various webpages)

< <https://www.clarence.nsw.gov.au/> >

Clarence Valley Regional Economic Development Strategy 2018-2022

© State of New South Wales (Department of Premier and Cabinet), (2018).

< https://www.clarence.nsw.gov.au/cp_themes/metro/page.asp?p=DOC-TMI-75-36-17 >



Google Maps 2021 < <https://www.google.com.au/maps> >

Housing Industry Association: *The Economic Multiplier Effects of Housing – the importance of housing to the wider economy*. HIA Economics Group January 2010.

James, A., Rowley, S. and Stone, W. (2020) Effective downsizing options for older Australians, AHURI Final Report No. 325, Australian Housing and Urban Research Institute Limited, Melbourne.
< https://www.ahuri.edu.au/data/assets/pdf_file/0033/56886/AHURI-Final-Report-325-Effective-downsizing-options-for-older-Australians.pdf >

Mills A., Smith J. and Love, P. Barriers to the development of SME's in the Australian Construction Industry, *The Australian Journal of Construction Economics and Building* Vol. 2, No. 2 pp 71-79. 2002

NSW Government Department of Planning, Industry & Environment: *North Coast Regional Plan 2036*
< <https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/North-Coast/North-Coast-Regional-Plan> >

NSW Department of Family and Community Services 2021. Rent and Sales Report, interactive dashboard
< <https://www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard> >

NSW Health 2021. HealthStats NSW website.
< <http://www.healthstats.nsw.gov.au/> >

NSW Legislation website 2021.
< <https://www.legislation.nsw.gov.au/> >

Productivity Commission 2015, Housing Decisions of Older Australians, Commission Research Paper, Canberra.
< <https://www.pc.gov.au/research/completed/housing-decisions-older-australians> >

PwC/Property Council of Australia 2020. 2020 PwC / Property Council Retirement Census
< <https://retirement.propertycouncil.com.au/retirement-census> >

Property Council of Australia: *National overview of the retirement village sector*. Grant Thornton 2014
< <http://www.retirementliving.org.au/wp-content/uploads/2015/03/National-overview-of-the-retirement-village-sector-Grant-Thornton.pdf> >

Transport for NSW (TfNSW) 2021. Open Data Hub website
< <https://opendata.transport.nsw.gov.au/> >

TfNSW 2021. Registration and licensing statistics webpages
< <https://roads-waterways.transport.nsw.gov.au/cgi-bin/index.cgi?action=statstables.default> >

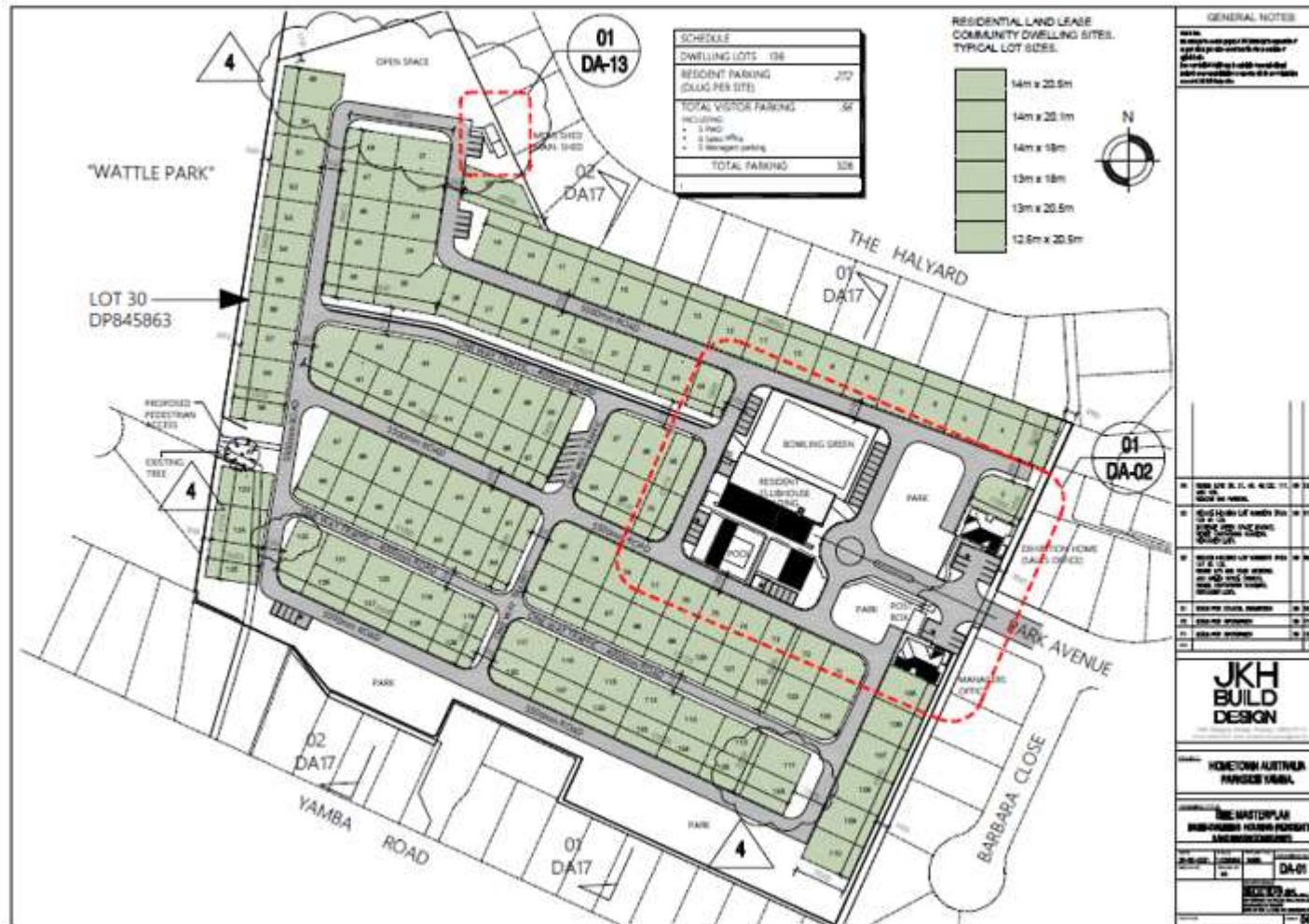
Annexure 1: Site location and concept plan images

Figure A1.1: Site location indicating proposed access via Park Avenue





Figure A1.2: Concept plan – September 2021





Annexure 2: Public bus services – Yamba to Grafton & return

Figure A2.1: Route 380 service map



Bus

Bus route images source: Busways 2021.

Figure A2.2: Local Yamba area showing Route 380 passing Park Avenue

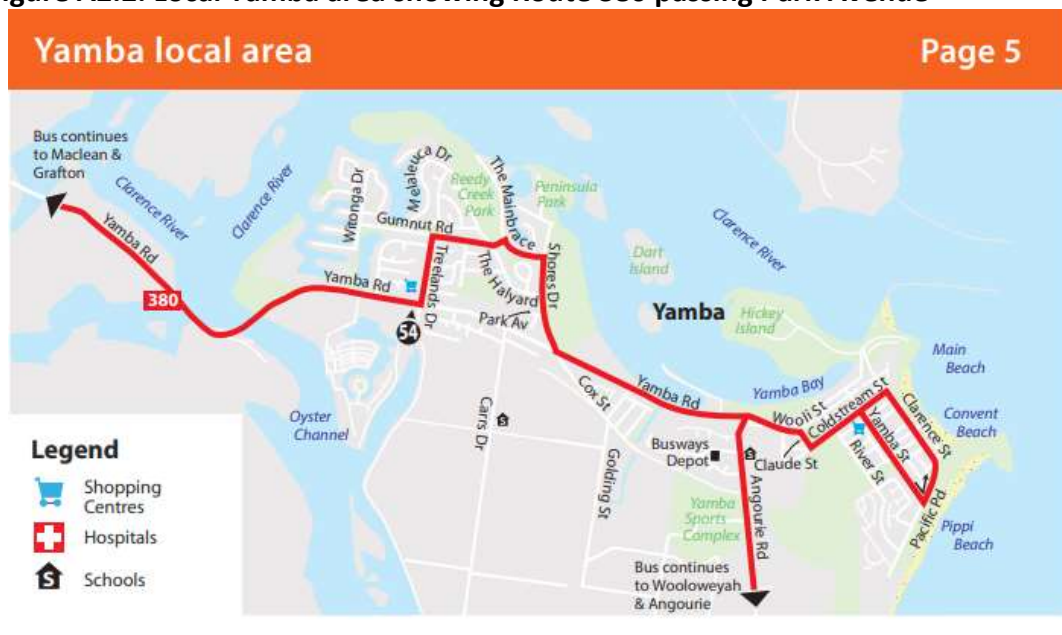




Figure A2.3: Image identifying bus stops – Park Avenue and Shores Drive

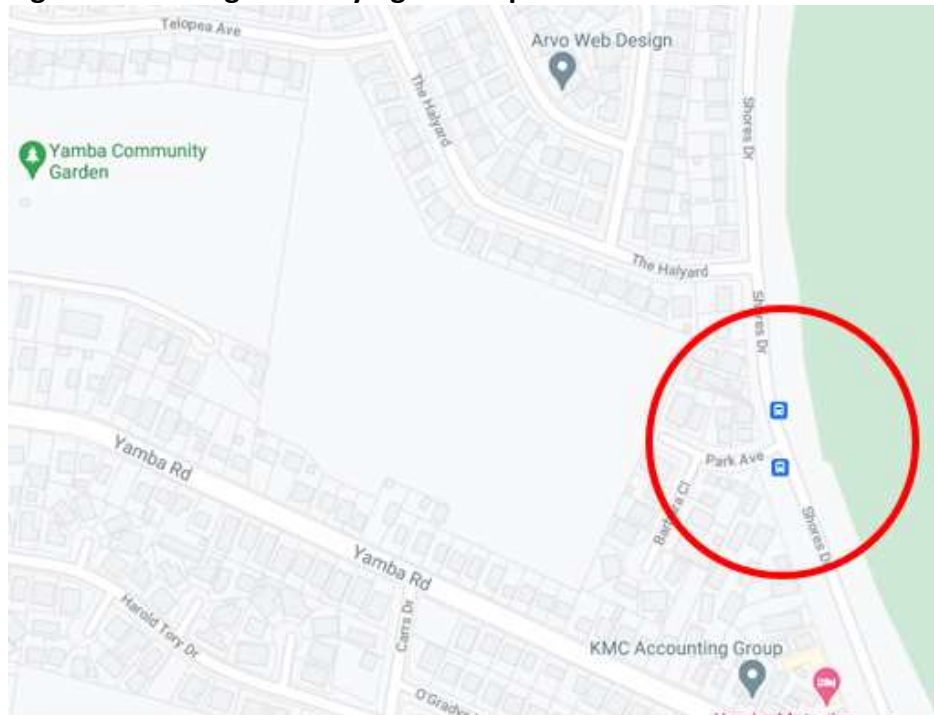


Image source: Google Maps 2021

Figure A2.4: Pathway to nearest bus stops, elevation profile

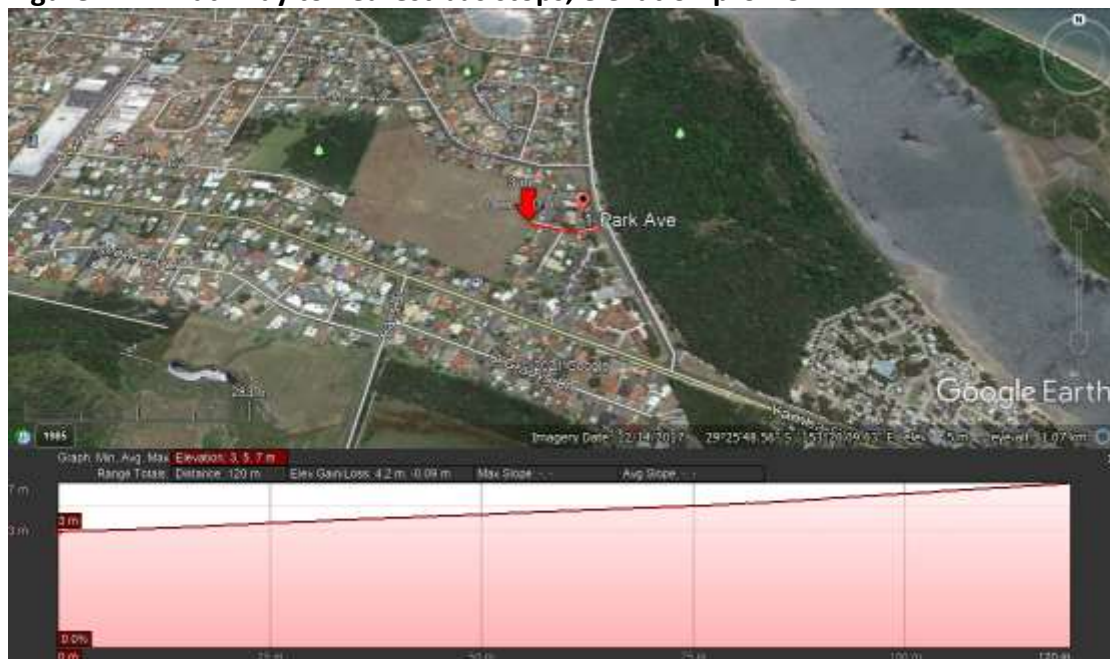


Image source: Google Earth Pro 2021



Annexure 3: Hospitals performance data Oct - Dec 2020

Grafton Base Hospital (District Group 1 [C1])

Emergency department performance					
		Oct-Dec 2020	Oct-Dec 2019	Difference	Peer group results
Time to treatment by triage category	Median time to treatment	8m	9m	-1m	9m
	T2: Emergency 90th percentile time to treatment	22m	27m	-5m	26m
	% started treatment on time	76.1%	59.0%	17.1 percentage points	61.4%
	Median time to treatment	21m	23m	-2m	20m
	T3: Urgent 90th percentile time to treatment	1h 09m	1h 10m	-1m	1h 14m
	% started treatment on time	67.0%	63.9%	3.1 percentage points	68.8%
	Median time to treatment	37m	33m	4m	26m
	T4: Semi-urgent 90th percentile time to treatment	1h 49m	1h 35m	14m	1h 54m
	% started treatment on time	67.9%	75.6%	-7.7 percentage points	75.7%
	Median time to treatment	45m	38m	7m	26m
	T5: Non-urgent 90th percentile time to treatment	2h 00m	1h 44m	16m	1h 56m
	% started treatment on time	90.1%	94.3%	-4.2 percentage points	90.8%
Patients starting treatment on time %		70.9%	72.5%	-1.6 percentage points	72.6%
Median time to leave the ED		2h 32m	2h 09m	23m	2h 35m
90th percentile time to leave the ED		7h 57m	6h 48m	69m	6h 34m
Patients leaving the ED within four hours of presentation		70.6%	75.1%	-4.5 percentage points	74.4%
Transfer of care	Median transfer of care time (minutes)	13m	12m	1m	12m
	90th percentile transfer of care time (minutes)	31m	27m	4m	28m
	Percent on target	89.3%	92.0%	-2.7 percentage points	91.2%

Elective surgery performance					
		Oct-Dec 2020	Oct-Dec 2019	Difference	Peer group results
Waiting time (days)	Urgent	Median	19 days	17 days	2 days
		90th percentile	29 days	29 days	0 days
	Semi-urgent	Median	51 days	42 days	9 days
		90th percentile	76 days	76 days	0 days
	Non-urgent	Median	366 days	312 days	54 days
		90th percentile	448 days	360 days	88 days
Elective surgery procedures performed on time	All procedures	74.9%	99.3%	-24.4 percentage points	83.5%
	Urgent	100.0%	100.0%	0.0 percentage points	99.9%
	Semi-urgent	97.6%	99.5%	-1.9 percentage points	91.4%
	Non-urgent	50.0%	98.7%	-48.7 percentage points	71.6%



Maclean District Hospital – District Group 2 (C2)⁴⁰

Emergency department performance

		Oct-Dec 2020	Oct-Dec 2019	Difference	Peer group results
Time to treatment by triage category	Median time to treatment	7m	10m	-3m	8m
	T2: Emergency 90th percentile time to treatment	33m	36m	-3m	23m
	% started treatment on time	71.8%	53.6%	18.2 percentage points	68.5%
	Median time to treatment	18m	25m	-7m	18m
	T3: Urgent 90th percentile time to treatment	1h 16m	1h 12m	4m	59m
	% started treatment on time	69.5%	58.0%	11.5 percentage points	73.5%
	Median time to treatment	34m	35m	-1m	25m
	T4: Semi-urgent 90th percentile time to treatment	2h 10m	2h 03m	7m	1h 40m
	% started treatment on time	66.8%	66.9%	-0.1 percentage points	78.1%
	Median time to treatment	18m	27m	-9m	21m
	T5: Non-urgent 90th percentile time to treatment	1h 43m	1h 36m	7m	1h 40m
	% started treatment on time	91.4%	92.7%	-1.3 percentage points	93.3%
Patients starting treatment on time %		69.5%	64.6%	4.9 percentage points	77.8%
Median time to leave the ED		1h 59m	1h 53m	6m	1h 50m
90th percentile time to leave the ED		5h 11m	4h 59m	12m	5h 10m
Patients leaving the ED within four hours of presentation		82.7%	83.3%	-0.6 percentage points	83.5%
Transfer of care	Median transfer of care time (minutes)	13m	14m	-1m	10m
	90th percentile transfer of care time (minutes)	36m	34m	2m	23m
	Percent on target	86.2%	86.5%	-0.3 percentage points	94.5%

Elective surgery performance

		Oct-Dec 2020	Oct-Dec 2019	Difference	Peer group results
Waiting time (days)	Urgent	Median	(n/a)	(n/a)	14 days
		90th percentile	(n/a)	(n/a)	27 days
	Semi-urgent	Median	(n/a)	(n/a)	42 days
		90th percentile	(n/a)	(n/a)	85 days
	Non-urgent	Median	(n/a)	75 days	285 days
		90th percentile	(n/a)	(*)	427 days
Elective surgery procedures performed on time	All procedures	(n/a)	100%		83.0%
	Urgent	(n/a)	(n/a)		99.8%
	Semi-urgent	(n/a)	(n/a)		93.0%
	Non-urgent	(n/a)	100.0%		74.5%

⁴⁰Note extracted from BHI information for this hospital: All Maclean District Hospital elective surgery was transferred to Grafton Base Hospital from March 2020 as part of Northern NSW LHD's COVID-19 response. These patients are included in Grafton Base Hospital results.



Annexure 4: Assumptions for calculation of imputed rent (ABS)

ABS published the paper '*Estimates of imputed rent*' in March 2018, along with the supporting estimated rental yields for owner occupied properties in expanded areas. The aim of calculating imputed rental yields is to permit an equivalised comparison of the owner-occupier and rental markets. The method for establishing the imputed rental yield for an owner-occupied property involves multiplying the estimated sale price of a dwelling item by rental yield provided to get the gross imputed rent estimates. This is then adjusted for certain costs for each form of tenure.

The calculated imputed rental yields for NSW are presented in Figure A5.2. It is noted that the most recent estimate is for the 2013-2014 year. Given the apparent variability in yields over the period identified, and the complexity of the calculation method used by ABS, there is no valid means for assessing yields for subsequent years. It is noted however, that publication was in 2018, so the data may be considered as retaining some validity. The 2013/14 estimate for NSW 'Balance of State' [0.0008980] was adopted for use in the SIA. The ABS methodology explains that variables such as the size of properties (i.e. number of bedrooms) are factored into the estimation of the rental yield.

The resulting estimates (Table 12 of the SIA) are higher than the current rental costs reported by FACS (Table 10). Although the timing issue discussed above may be a factor, it appears that imputed rents for owner occupied dwellings in the broader market are higher than recorded market rents. Critically, however, the comparisons between imputed rents calculated for the geographic areas and housing types are valid, based on the application of the same yield measure to the various mean prices. This is substantiated in Figure A5.1 (Table 1 from the ABS paper), which describes the process of equivalising various forms of tenure. It is noted that residential land lease communities equate to a life tenure scheme in the figure. HTA advises that at present, site rental (i.e. for the land on which a dwelling is situated) at Teraglin Village is differentiated, with waterfront sites levied \$189 per week, and non-waterfront sites \$179 per week. This is assessed as being equivalent to the identified body corporate fee.

Figure A4.1

Table 1. Housing costs subtracted from gross imputed rent, other tenure types

Housing tenure	Housing costs (net of refunds)
Subsidised renter(a)	Reported rent paid.
Occupied rent-free	Body corporate fees; and general and water rates payments.
Rent-buy/shared equity scheme	Reported rent paid; body corporate fees; general and water rates payments; the interest component of repayments of loans that were obtained for the purposes of purchasing or building the dwelling; house insurance; and repair and maintenance costs.
Life tenure scheme	Body corporate fees and general and water rates payments.



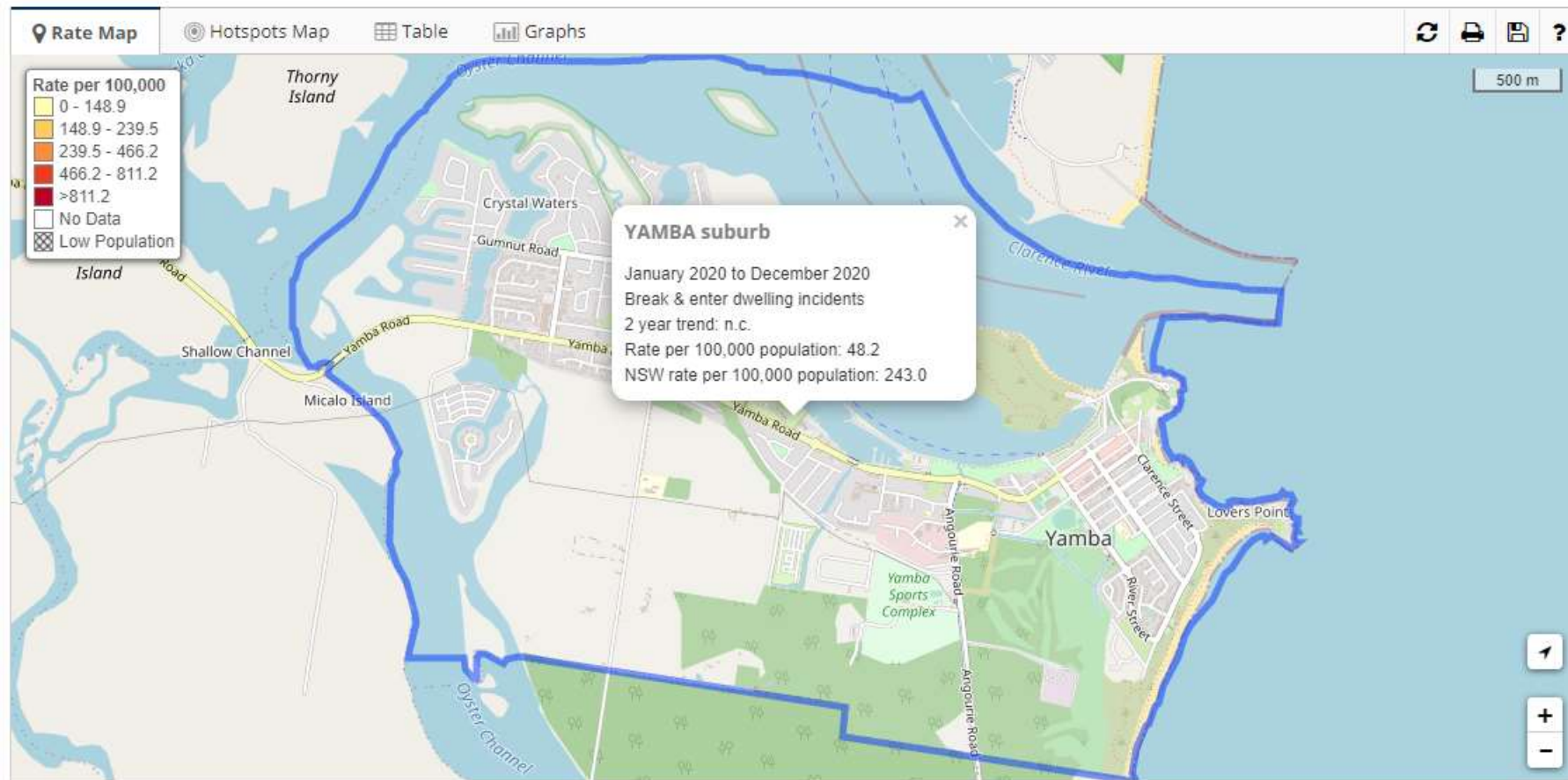
Figure A4.2

65250DO001_201516 Estimates of Imputed Rent, Australia, 2015-16									
Released at 11:30 am (CANBERRA TIME) 23 March 2018									
Table 1.1 Basic and Expanded CURF rental yields									
Stratum Flag	State	Area of Usual Residence	Dwelling	2003-04	2005-06	2007-08	2009-10	2011-12	2013-14
1	New South Wales	Capital city	Separate house	0.0005493	0.0005909	0.0005743	0.0007414	0.0007598	0.0007071
2	New South Wales	Capital city	Semi-detached, flat, unit or apartment	0.0005894	0.0005877	0.0005901	0.0006375	0.0007727	0.0009016
3	New South Wales	Balance of State	na	0.0006080	0.0006062	0.0006086	0.0006575	0.0007696	0.0008980

Source: ABS 2018.

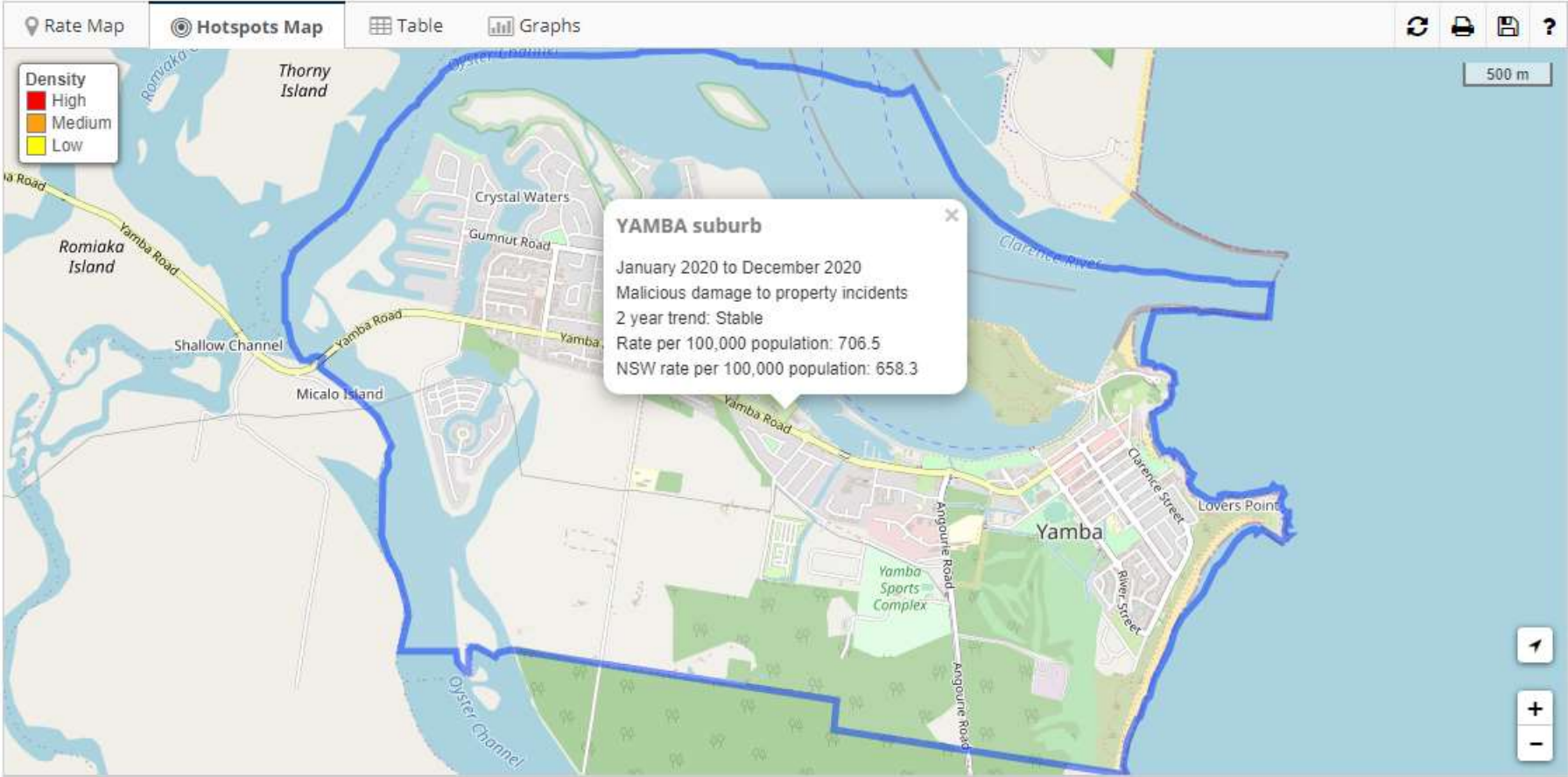
Annexure 5: BOCSAR crime mapping data – break and enter (dwelling) & malicious damage (property) offences

Incidents of Theft (Break & enter dwelling) from January 2020 to December 2020





Incidents of Malicious damage to property from January 2020 to December 2020



Annexure 6: Stakeholder engagement material – information day 5 June 2021

Figure A6.1: Excerpt from distributed material (information day details)



**You're invited
to drop in!**

When: **Saturday June 5th**
Between: **10am to 2pm**
Where: **8 Park Avenue, Yamba**

Join us and meet Hometown Australia

Ask questions, express your opinions, make suggestions, we want to hear from you!
Food and drinks will be supplied.

Visit hometownaustralia.com.au/parkside-yamba
to find out more.

Email enquiries
parkside@hometownaustralia.com.au



Figure A6.2: Invitation for submissions

**Hometown Australia Communities
'Parkside' Yamba Seniors Living Development
Social Impact Assessment (SIA)**

As part of the Development Application (DA) for this proposed project, Aigis Group is preparing the SIA, which in part addresses stakeholders' views on the potential effects of the development.

Should you wish to raise matters of interest to you, you are invited to do so by email, on the email address provided below. Please make your submission by no later than 5.00pm Monday 14 June 2021.

Please note that your submission will be reported anonymously throughout the DA process, in the interests of your privacy.

***FAO: Mark Sargent
Aigis Group
mark@mseag.com.au***

