

Annexure 1

Yamba and surrounding areas

The first urban settlement at Yamba occupied elevated land near the mouth of the Clarence River. A broad, low-lying, largely flood-liable, tract extended west along the River and to the south. In the 1960s, urban development commenced on that tract some distance to the west along the River, largely through the development of canal estates. As a result, Yamba's urban area is shaped rather like a dumbbell with the original settlement near the coast and the newer settlement – known as Crystal Waters – lying about 2.5kms upstream. There is only a relatively narrow strip of urban development, consisting largely of caravan parks and non-residential uses, linking the two.

As a result of this morphology, there are two shopping centres in Yamba but most of the community facilities, including the public school, police station, churches, clubs (golf and bowling) and the main recreational facilities as well as the town's original hotel are in the original part of the town. The Crystal Waters shopping centre is larger, in retail floor area, than the centre in Yamba proper and contains a Coles supermarket, the only national-chain supermarket in the Lower Clarence district.

Palmers Island is a rural area where cane farming and commercial fishing are the main activities but it also contains a small village and a resort.

Two small settlements, Angourie and Wooloweyah, lie to the south of Yamba and have their only road access through it.

Access

The road from Yamba passes through Crystal Waters, crossing Oyster Channel and Palmers Island, and extending upstream along the River to join the Pacific Highway at the Harwood Bridge, east of the town of Maclean.

Population

The State Suburb of Yamba including Crystal Waters had a resident population of 5,514 at the 2006 Census. (Some 200 non-residents were also counted in the State Suburb on Census night.) Angourie and Wooloweyah had a combined resident population of about 600 in 2006 while the population of the rural area of Palmers Island's was 648.

The nearest markedly-larger urban centre to Yamba is Grafton (2006 population, 17,500) which is some 60kms to the south-west via the Pacific Highway. Maclean's 2006 population was 3,245. Iluka, which lies on the northern side of the river, opposite Yamba, had a population of 1,738 in 2006 but is some 40kms distant by road.

Population characteristics

The table below lists some of the characteristics of the populations and housing of the state suburbs of Yamba, Angourie/Wooloweyah, and Palmers Island as well as those of the CVLGA, non-metropolitan NSW and NSW at the 2006 Census.

Characteristic	Yamba	Angourie/ Wooloweyah	Palmer's Island	CVLGA	Non- metro- politan NSW	NSW
Median Age	51	47/40	47	44	40	37
% over 65	28.7	6.8	21	19.3	16.5	13.8
% Australian born	84.1	87.1	83.8	87.8	83.8	69
% Indigenous	4	2.6	2.2	4.8	3.9	2.1
% Unemployed	10.5	6.3	7.8	9.9	7.0	5.5
Median Household Weekly Income (\$)	607	933/1050	588	631	795	1036
% private dwellings unoccupied	21.8	24.1	5.3	12.6	12.5	9.5
% private dwellings rented	29.6	15.6	15.4	23.8	22.9	28.4
% rented private dwellings provided by public sector	0.4	0	0	2.1	3.7	4.0
Median weekly rent (\$)	180	170/200	140	150	160	210
SEIFA of disadvantage	954	1052/1057	951	934		975 – 1000

The first point to note from the table is that there were considerable differences in the characteristics of the populations of the State and the non-metropolitan part of the State, i.e., the State's characteristics were heavily influenced by those of the Sydney Statistical Division. The non-metropolitan population had a higher percentage of people over 65 years (and thus a higher median age) and contained a higher percentage of indigenous persons. It experienced a higher level of unemployment, had a much-higher percentage of Australian-born and a much-lower median weekly household income. The non-metropolitan housing stock contained a lower proportion of rental housing but about the same proportion of housing provided by public authorities. It had a higher proportion of unoccupied dwellings. Median weekly rentals were lower.

The CVLGA is in the non-metropolitan part of the State so it is reasonable to compare its characteristics with those of that part of the State. Its population had a higher median age than the non-metropolitan part of the State. It had a higher level of unemployment and a lower median weekly household income but a higher proportion of indigenous people.

Yamba's role as a centre for retirees was highlighted by the even higher median age of its population with 28.7% being over 65. That, in turn, depressed the median weekly household income which was also affected by high levels of unemployment and of indigenous persons.

Palmers Island's population had a high median age, a low percentage of indigenous people, a very-low median household income, a low median weekly rental, a low percentage of unoccupied dwellings and no public sector housing. By contrast, Angourie and Wooloweyah, while still having high median ages (particularly in Angourie), had a very low percentage aged over 65, lower unemployment and a low proportion of indigenous people but high median weekly household incomes.

SEIFA

In terms of SEIFA (of disadvantage), the two small settlements had indices well above the State's (which lay between 975 and 1000) while Yamba and Palmers Island had indices below the State's but above that of the CVLGA.

Tourism

In 2009, Yamba was listed by '*Australian Traveller Magazine*', well-known for its annual "*best and worst town lists*", as the best tourist town in Australia based on a survey of travel and tourism experts.

During the peak tourism season, which is the busiest trading time for the Tavern, the population of Yamba swells significantly. The exact amount of accommodation in the town is not known as official data is only provided at an LGA basis. However, there are more than 20 establishments providing tourist accommodation ranging from caravan parks to a 4.5-star resort in and around Yamba. It has been estimated by the applicant and various online tourism web-pages that the population of Yamba rises to the vicinity of 15,000 persons (inclusive of permanent residents) around Christmas time.

Both the permanent population and tourist numbers are expected to increase in the future as "sea change" retirees move north from Sydney and the popularity and awareness of Yamba as a tourist destination increases.

EXISTING AREA MEASUREMENTS			
ZONE	SQM	RATIO	No. PEOPLE
BAR STANDING	20.3m ²	0.5	41
BAR SEATING	275.4m ²	1.0	275
RESTAURANT	190m ²	1.0	190
COURTYARD	373.3m ²	1.0	373
DECKS	125m ²	1.0	125
TOTAL			1,004

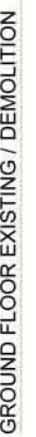


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REVISION: -
JOB NR: 2008 - 10
DATE: 27/04/2009

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1:200

PRELIMINARY - NOT FOR CONSTRUCTION

Amendments:

0 5m 10m

DRAWING

GROUND FLOOR
PLAN

DRWG. NR: WD 04

SCALE: 1:200 @ A2

REVISION:

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PROJECT

YAMBA SHORES TAVERN
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27 THE MAINBRACE,
YAMBA

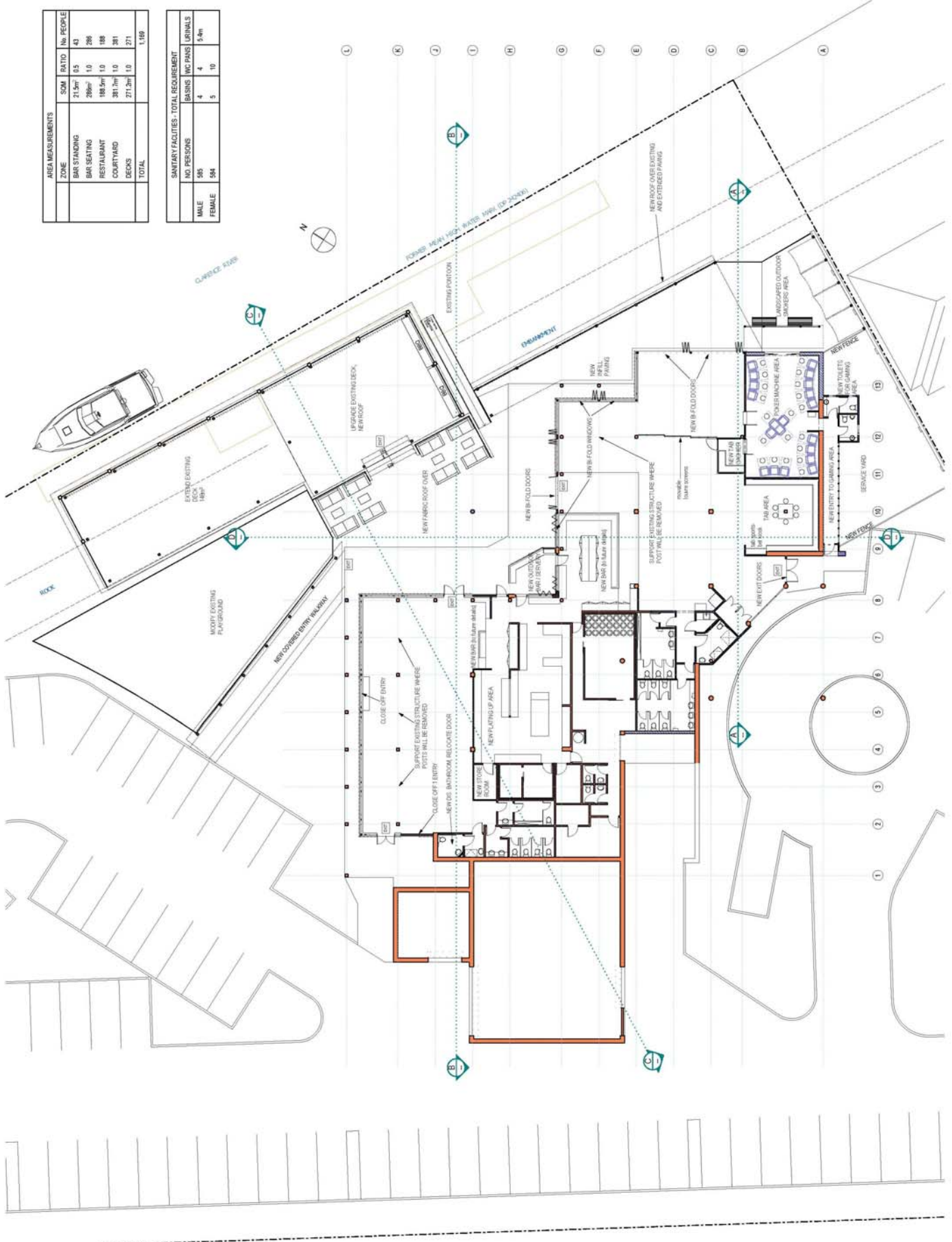
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AREA MEASUREMENTS			
ZONE	SQM	RATIO	Nr PEOPLE
BAR STANDING	21.5m ²	1.0	43
BAR SEATING	286m ²	1.0	286
RESTAURANT	188.5m ²	1.0	188
COURTYARD	381.2m ²	1.0	381
DECKS	271.2m ²	1.0	271
TOTAL			1,169

SANITARY FACILITIES - TOTAL REQUIREMENT			
Nr PERSONS	Basins	Nr Pans	Urinals
MALE	595	4	4
FEMALE	584	5	10



GROUND FLOOR PLAN

1:200



Source: Extract from NSW Road Directory, Edition 3, Department of Lands, 2007

Not to scale



The Yamba Shores Tavern

Plan 099365/1




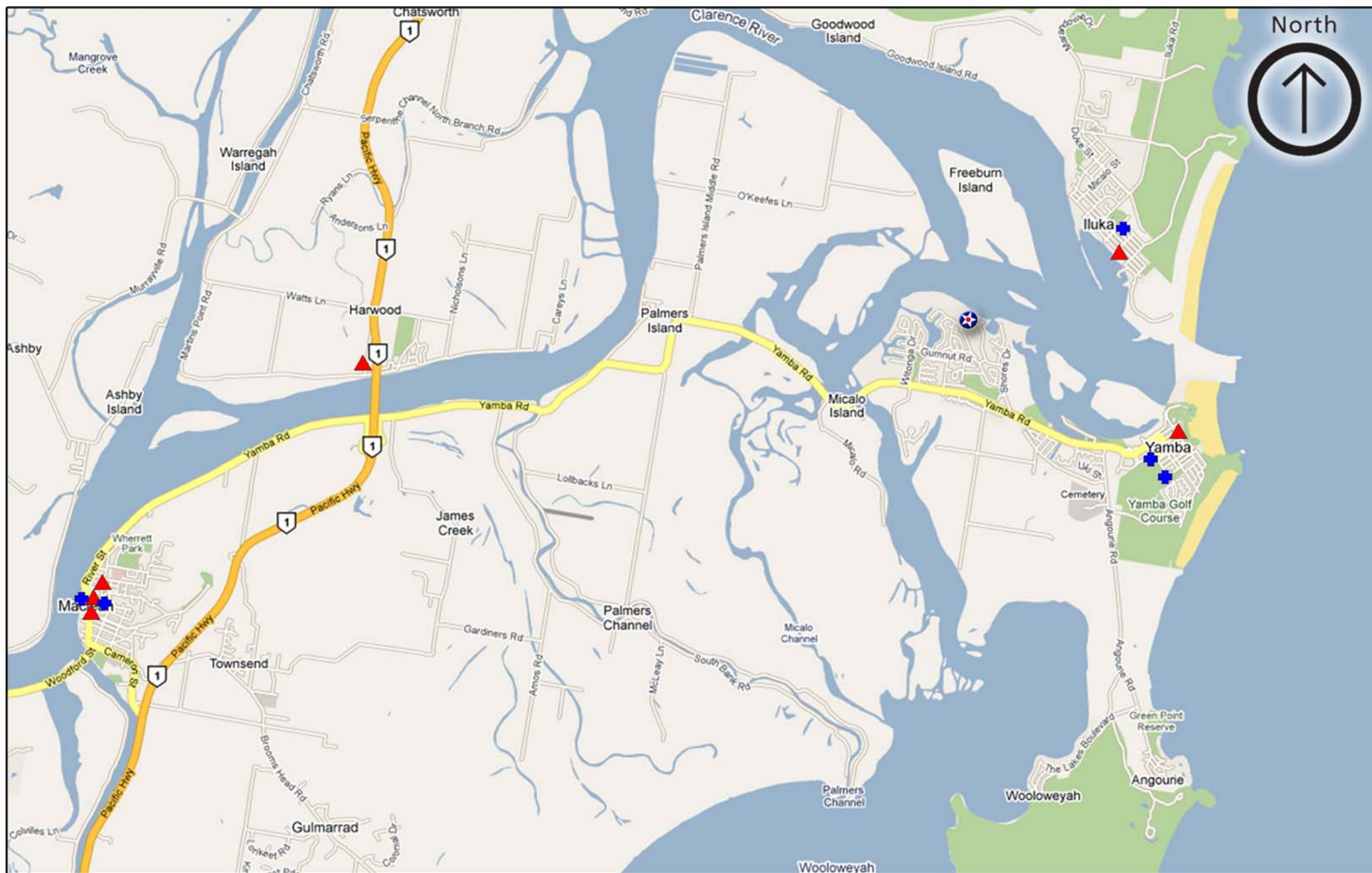
Source: Extract from Google Earth, 2010



Source: Extract from Google Maps, www.google.com

Not to scale

 The Yamba Shores Tavern



Source: Google MapData, 2010



The Yamba
Shores Tavern

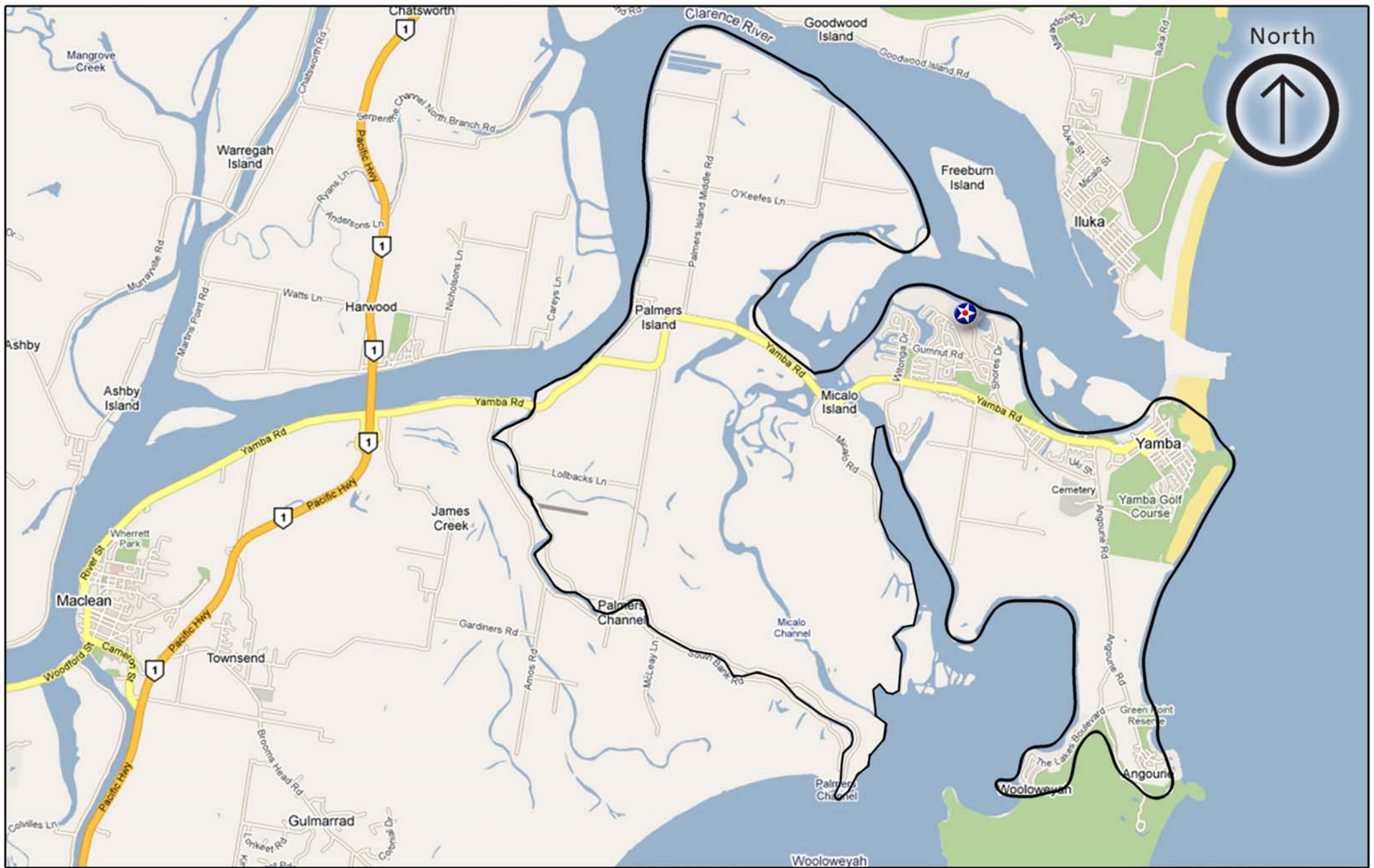


Club



Hotel

Plan 099365/4



Source: Google MapData, 2010



The Yamba Shores Tavern



Local Community