



Planning

FAR NORTH COAST HOUSING AND LAND MONITOR 2010

FIGURES FOR 2007-2008



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Summary



The Department of Planning in partnership with local government has established a Far North Coast Housing and Land Monitor, which will provide an annual review of the progress on achieving the housing and employment land targets identified in the *Far North Coast Regional Strategy 2006–31*.

This is the first edition of the monitor and uses data up to the end of the financial year (30 June) 2007–08, with forecasts for land release up to 2019.

The Regional Strategy identifies dwelling targets for each of the six local government areas (Ballina, Byron, Kyogle, Lismore, Richmond

Valley and Tweed) to accommodate the additional 60,400 people anticipated to be living in the region by 2031. The early stages of monitoring indicate that total dwelling approvals are generally on track to supply sufficient housing for the region by 2031.

Of the dwellings approved during 2006–08 within the 'Town and Village Growth Boundaries' (shown on the Regional Strategy maps), 47% have been for multi-unit housing. This is well above the target of 40% set in the Regional Strategy. Of the total regional dwelling approvals during 2006–08, 7% were for rural residential dwellings.¹

As of 30 June 2008, there was a total area of 862 hectares of zoned industrial land in the region. Of this, 539 hectares was already developed and the remaining 323 hectares was undeveloped. A further 313 hectares of industrial land is identified in approved local strategies. At present there are sufficient regional employment lands to accommodate the anticipated employment growth identified in the Regional Strategy.

¹ All the dates in this document refer to financial years. In this case 2006-08 is the period from 1 July 2006 to 30 June 2008.



Introduction



The purpose of the *Far North Coast Regional Strategy 2006–31* (NSW Department of Planning 2006) is to manage the region’s expected high population growth until 2031 in a sustainable manner. The Regional Strategy aims to protect the unique environmental assets, cultural values and natural resources of the region while ensuring that future planning maintains the character of the region and provides for economic opportunities. In addition, future growth will be managed by preventing the spread of coastal development and encouraging the development of non-coastal centres—ensuring adequate land is available and appropriately located to accommodate in a sustainable way the projected housing, employment and environmental needs of the region’s population over the next 25 years.

The Department of Planning has established, in partnership with local government, a Far North Coast Housing and Land Monitor, which will be used to provide an annual review of progress made against the housing and employment land targets identified in the Regional Strategy. The housing and land monitor will inform local government and State agencies in the future planning of service provision and future infrastructure investment priorities for the Far North Coast.

The Housing and Land Monitor will be used to:

- analyse trends in population growth, residential dwelling approvals and commencements and housing mix (detached and multi-unit)
- forecast annual lot releases over five years, including expected total remaining lot yield
- forecast staging and sequencing for the next ten years.

Information will be collected annually from the far north coast councils of Ballina, Byron, Kyogle, Lismore, Richmond Valley and Tweed which will be the primary source of data for the report.²

This first report provides information on housing and employment land supply for the three financial years 2005–06, 2006–07 and 2007–08. All years cited in this report refer to financial years, unless otherwise specified.

² While every reasonable effort has been made by the local councils to ensure that the data they provided for this report is accurate, each council has its own internal collection and reporting methods. This means that the criteria used by the Department of Planning may not exactly match that used by the councils. As such some inaccuracies may have occurred in transferring councils’ data from their various formats to that used by the Department for monitoring.

Councils’ lot and hectare release forecasts are estimates, based on the information available at the time of providing the data.



Housing and land monitor

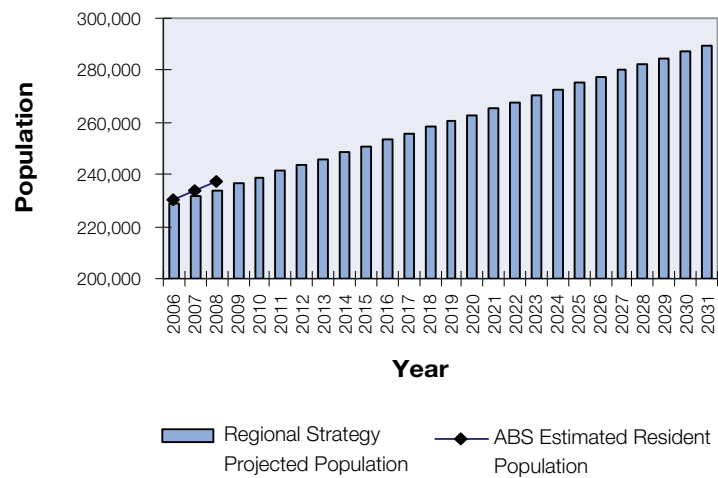


This section of the report contains information on the drivers of housing demand such as population change and regional trends in housing supply.

2.1 POPULATION

Since the early 1980s the Far North Coast has been one of the fastest growing regions in NSW. Over the 25-year period to June 2006 the region's population increased by 74% or almost 98,000 people. The Far North Coast Regional Strategy released by the Department of Planning in 2007 was developed to support an additional 60,400 residents by 2031. The latest Australian Bureau of Statistics (ABS) population estimates (June 2008) indicate that more than 237,000 people currently live in the Far North Coast region (see Figure 1).

FIGURE 1. PROJECTED POPULATION 2006–31 V ABS ESTIMATED RESIDENT POPULATION



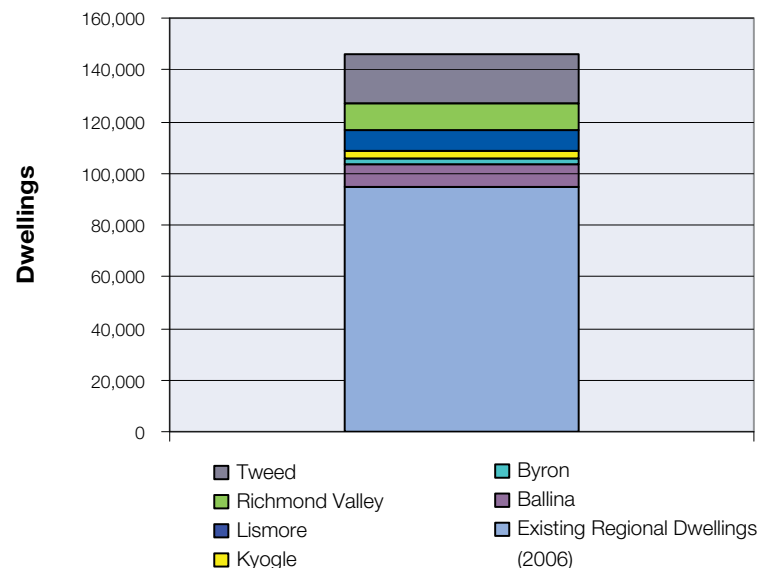
Sources: Population estimates from Australian Bureau of Statistics, *Regional population growth, Australia*, cat no. 3218.0, Table 1 'Estimated Resident Population, Statistical Local Areas, New South Wales' (ABS Canberra 2008).

Projected population figures from NSW Department of Planning *Far North Coast regional strategy 2006–31* (DOP Sydney 2006).

2.2 DWELLING TARGETS

The Far North Coast Regional Strategy sets regional and local government area dwelling supply targets. This is to ensure that sufficient housing is provided to accommodate the expected population increase. The 2006 regional stock was estimated to be 94,920 dwellings. In order to accommodate the projected population increase an additional 51,000 dwellings will be required by 2031 (see Figure 2).

FIGURE 2. DWELLING TARGET (FOR AN ADDITIONAL 60,400 PERSONS)



2.3 DWELLING APPROVALS

Dwelling approvals in the region totalled 2,180 (2005–06), 1,385 (2006–07) and 1,537 (2007–08). These figures are additional to the 94,920 (as at 30 June 2006) in the region.

Although in the early stages of monitoring, the total regional dwellings generally match the dwelling target needed to supply sufficient housing by 2031 (see Figure 3). Not all approved dwellings are commenced.

2.4 DWELLING APPROVALS VERSUS COMMENCEMENTS

Data collection for dwelling commencements began in the 2007–08 financial year so no trends are available at this stage.

In 2007–08 there were 1,537 regional dwelling approvals compared to 1,241 commencements (see Figure 4). This means that 81% of dwellings approved were commenced in that financial year.

2.5 APPROVALS FOR DETACHED AND MULTI-UNIT HOUSING

In 2006 there was an estimated 71% detached housing compared to 22% multi-unit dwellings and 7% of other forms of accommodation within the region. The Far North Coast Regional Strategy aims to achieve a more appropriate mix for future housing that reflects the region's changing needs. The desired ratio would be 60% detached housing and 40% multi-unit for the 51,000 proposed new

FIGURE 3. DWELLING APPROVALS V DWELLING TARGET, 2006–31

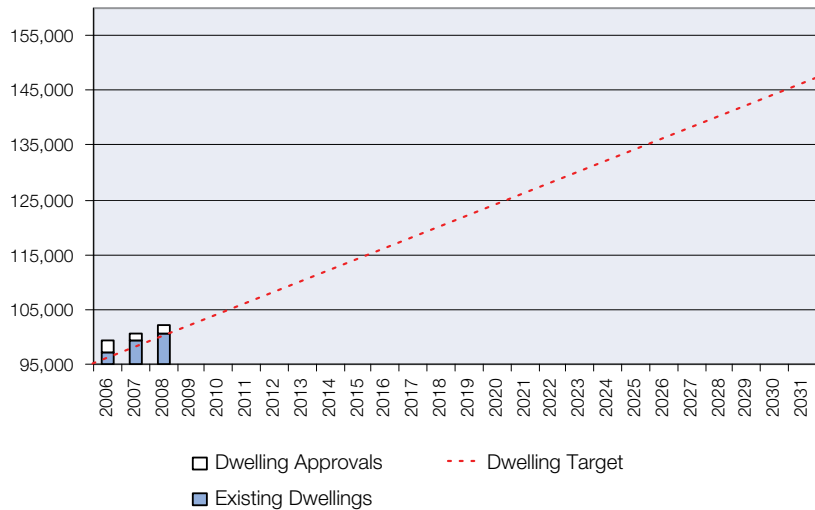
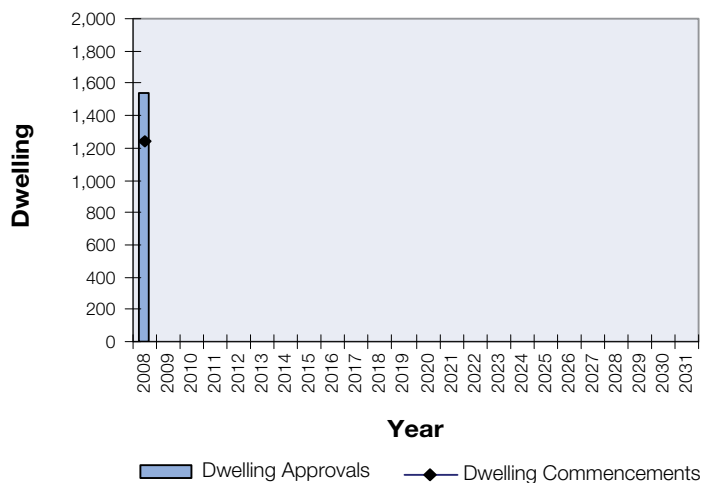


FIGURE 4. DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2008–31



dwellings within the 'Town and Village Growth Boundaries' (shown on the Regional Strategy maps). In the three years monitored to date (2005–06 to 2007–08), 53% of dwelling approvals were for detached housing and 47% for multi-unit housing (see Figure 5). This figure is well in advance of the desired increase in the ratio of new multi-unit to detached dwellings.

Rural residential development will continue as a housing choice for the people in the region. Of the total regional dwelling approvals for 2005–06 to 2007–08, 7% of these were for rural residential.

FIGURE 5. DWELLING APPROVALS 2006–08—DETACHED AND MULTI-UNIT

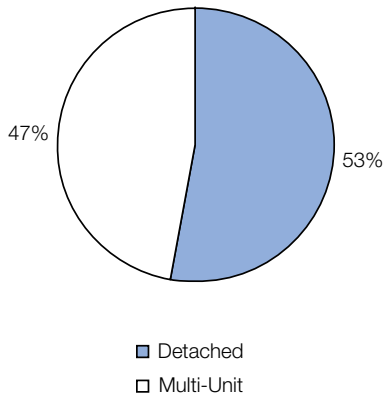
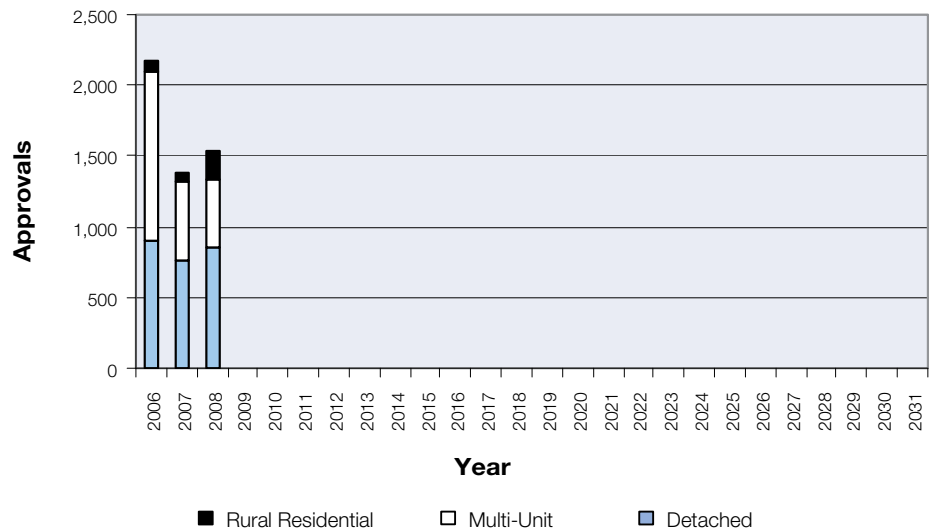


FIGURE 6. DWELLING APPROVALS 2006–08—DETACHED, MULTI-UNIT AND RURAL RESIDENTIAL



2.6 LOT RELEASE FORECAST

Council-provided data shows that in 2008–09 there is forecast to be a release of 564 lots within the region, followed by 1,478 lots in 2009–10, 1,425 lots in 2010–11, 1,951 lots in 2011–12, and 1,337 lots in 2012–13 (see Figures 7 and 8).

More detail about local government lot release forecasts is provided in Chapter 4—*Local government area data*.

FIGURE 7. YEARLY LOT RELEASE FORECAST 2009–13

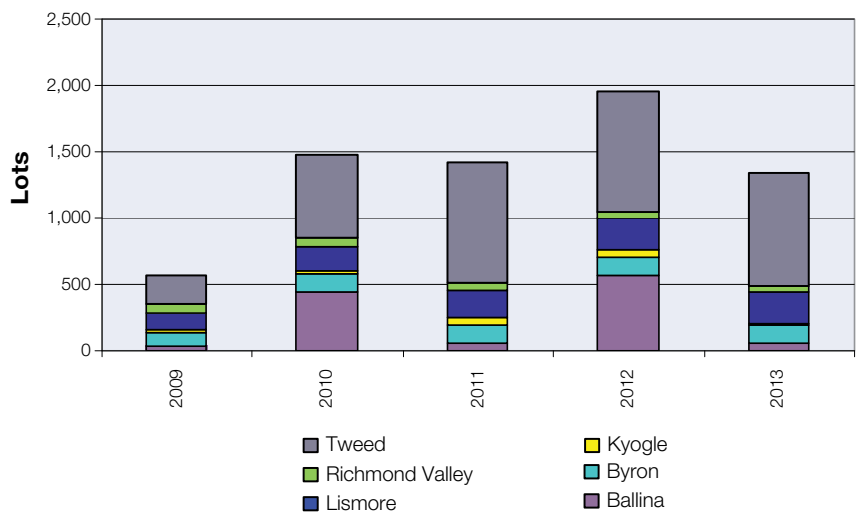
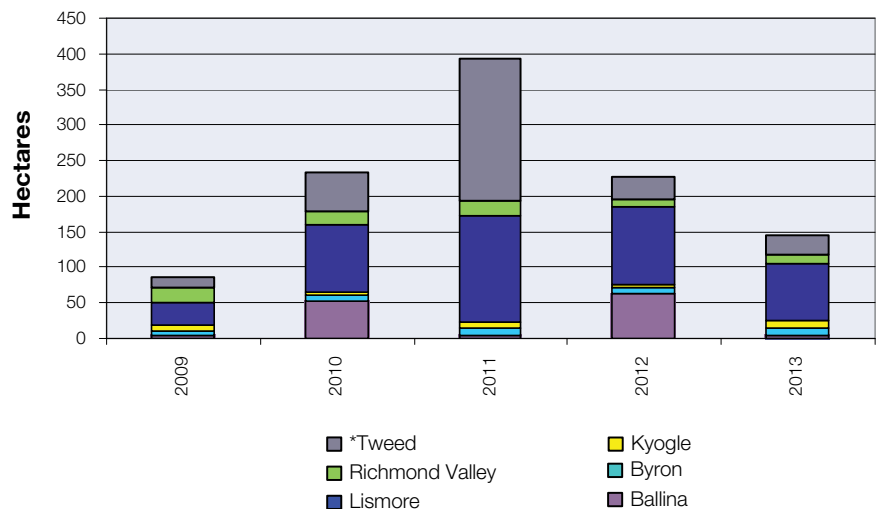


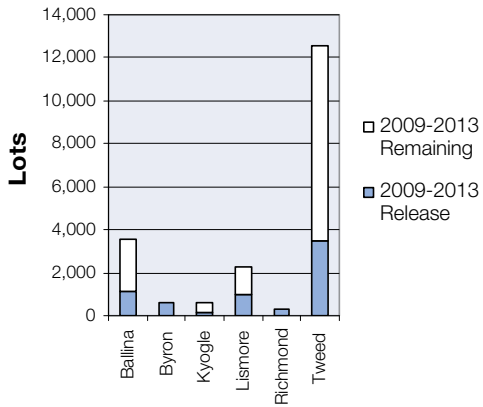
FIGURE 8. FAR NORTH COAST YEARLY HECTARE RELEASE FORECAST 2009–13



Note. *Tweed figures assume a 2011–12 and 2012–13 release of 250 lots (500 total) for Kings Forest and a 2011–12 and 2012–013 release of 375 lots (750 total) for Cobaki.

FIGURE 9. FIVE-YEARLY LOT RELEASES

Far North Coast 2009-2013 Forecast Lot Release and Remaining by Council Area



Far North Coast 2014-2019 Forecast Lot Release and Remaining by Council Area

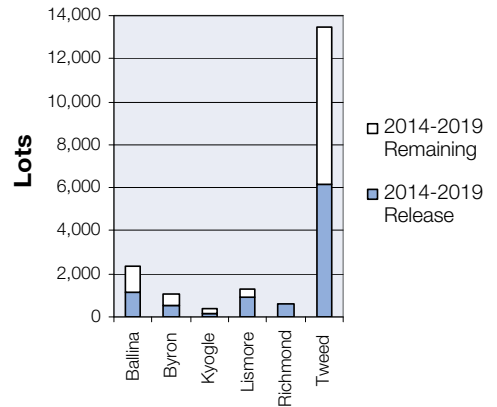
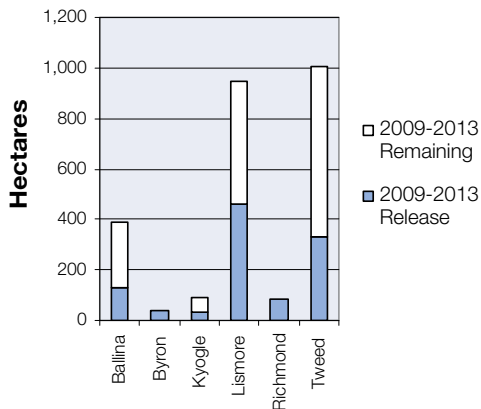
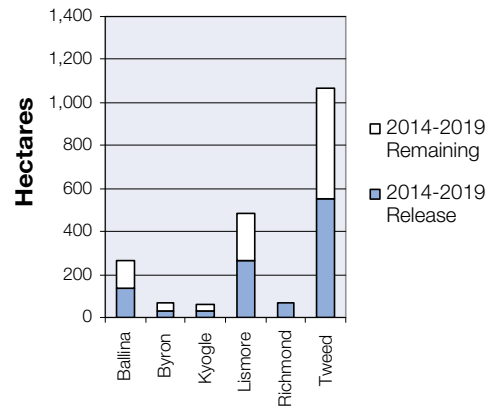


FIGURE 10. FIVE-YEARLY HECTARE RELEASES

Far North Coast 2009-2013 Forecast Hectare Release and Remaining by Council Area



Far North Coast 2014-2019 Forecast Hectare Release and Remaining by Council Area



Employment land monitor



The Far North Coast Regional Strategy identifies that the projected population increase of 60,400 from 2006 to 2031 has the potential to lead to 32,500 new jobs. Around 23,500 of these new jobs will be linked to service and construction industries. This anticipated employment growth translates to a need for a minimum of 156 hectares of additional industrial land.

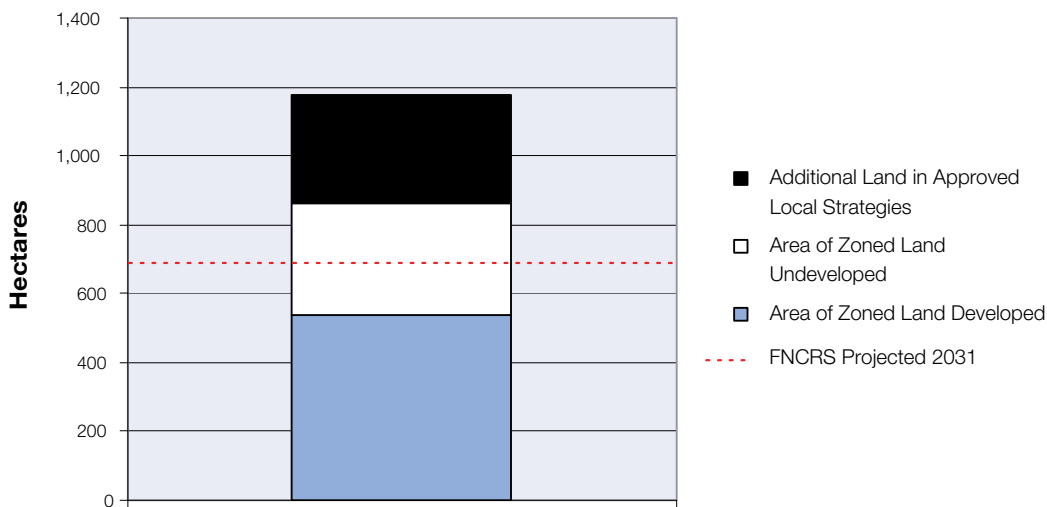
Prior to the introduction of the standard instrument for local environment plans (LEPs), lands within industrial zones are used to measure the available employment land (even though bulky goods retail premises, which are a

considered a form of commercial development were permitted in these zones). As the Standard Local Environment Plans are implemented across the region, only industrial land will be counted, i.e. no commercial/business zones will be included in the data.

Figure 11 shows that as at 30 June 2008 there was a total area of 862 hectares of zoned industrial land in the region. Of this, 539 hectares was already developed and the remaining 323 hectares was undeveloped. A further 313 hectares of industrial land is identified in approved local strategies.

As at December 2009, sufficient regional employment lands are available to accommodate the anticipated employment growth identified in the Far North Coast Regional Strategy.

FIGURE 11. EMPLOYMENT (INDUSTRIAL) LAND STATUS 2007-08



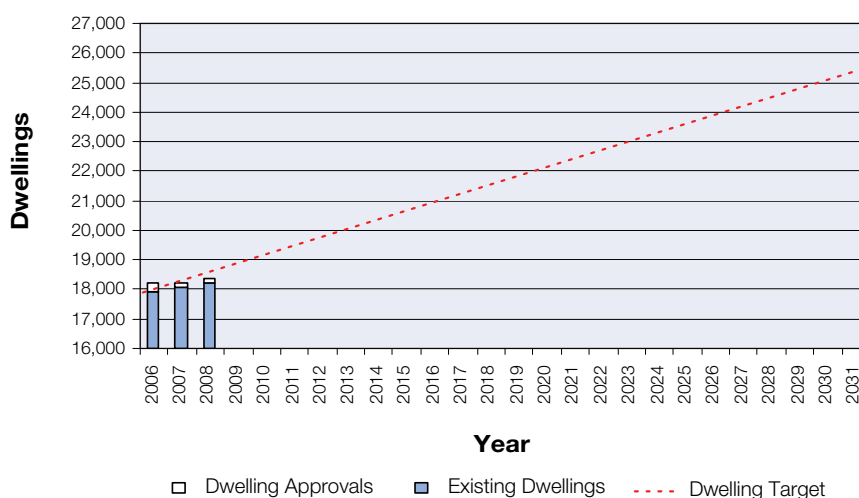
Local Government Area Data



4.1 BALLINA

The Far North Coast Regional Strategy estimates that Ballina local government area had 16,720 dwellings as of 30 June 2006. It sets a 2031 target of an additional 8,400 dwellings required to meet the forecast population increase. The three years of data collected to date show an additional 588 dwellings have been approved. This is marginally under the trend line required to meet the 2031 projected dwelling target.

FIGURE 12A. BALLINA DWELLING APPROVALS 2006–31



RESIDENTIAL LAND APPROVALS 2007–08

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Ballina	21	13	18	13	5	6
East Ballina	10	0	15	0	5	5
West Ballina	4	3	1	0	1	0
Cumbalum	34	0	50	0	2	4
Lennox Head	28	20	63	83	15	93
Skennars Head	3	4	9	22	3	13
Alstonville	4	2	9	2	4	0
Wollongbar	0	0	10	0	2	0
Wardell	0	0	4	0	0	2
Rural	15	2	38	2	0	0
Total Local Government Area	119	44	217	122	37	123

RESIDENTIAL LAND APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06		2006–07	
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)
Ballina	15	31	12	9
East Ballina	2	0	10	0
West Ballina	3	41	1	0
Cumbalum	44	4	19	4
Lennox Head	29	10	33	11
Skennars Head	3	4	3	2
Alstonville	9	8	4	0
Wollongbar	5	34	1	0
Wardell	3	0	2	0
Rural	35	8	26	0
Total Local Government Area	148	140	111	26

RURAL RESIDENTIAL APPROVALS 2007–08

Ballina Shire Council has no rural residential zones.

RURAL RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Ballina Shire Council has no rural residential zones.

EMPLOYMENT LAND 2007–08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Russellton Industrial Estate, Alstonville	44	31	13	0
Smith Drive Industrial Estate, West Ballina	16	6	10	0
Kalinga Street and Barlows Road, West Ballina	5	5	0	0
Boat Harbour Road, West Ballina	6	3	3	0
Clark Street Industrial Estate, Ballina	17	17	0	0
Southern Cross Industrial Estate, North Ballina	88	54	33	0
Southern Cross Precinct Masterplan	0	0	0	61
Lennox Head Structure Plan	0	0	0	11
West Ballina Sewage Treatment Plant	0	0	0	95
Total Local Government Area	175	115	60	166

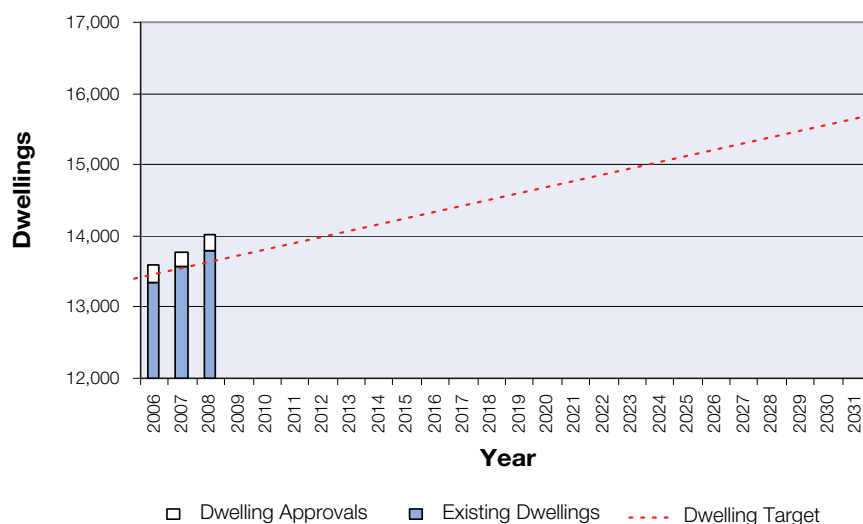
RESIDENTIAL LAND RELEASE FORECASTS—2009–13 (YEARS 1–5) AND 2014–19 (YEARS 6–10)

Annual Lot Release Forecasts	Total Years 1–5 Release		Total Years 1–5 Remaining		Total Years 6–10 Release		Total Years 6–10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Ballina Island	0	0	0	0	0	0	0	0
West Ballina	100	9	53	5	53	5	0	0
North Ballina	340	31	338	31	200	18	138	13
Cumalum	200	35	334	59	300	53	34	6
East Ballina	40	5	166	22	121	16	45	6
Lennox Head	250	28	731	82	225	25	506	57
Skennars Head	0	0	0	0	0	0	0	0
Alstonville	0	0	0	0	0	0	0	0
Wollongbar	200	17	728	63	250	22	478	42
Wardell	0	0	0	0	0	0	0	0
Rural	25	3	15	2	15	2	0	0
Total Local Government Area	1155	129	2365	263	1164	140	1201	123

4.2 BYRON

The Far North Coast Regional Strategy estimates that Byron local government area had 13,090 dwellings as of 30 June 2006. It sets a 2031 target of an additional 2,600 dwellings required to meet the forecast population increase. The three years of data collected to date show an additional 701 dwellings have been approved. This is well in advance of the trend line required to meet the 2031 projected dwelling target.

FIGURE 13. BYRON DWELLING APPROVALS 2006–31



RESIDENTIAL APPROVALS 2007–08

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Ocean Shores/South Golden Beach/New Brighton	27	37	32	38	8	13
Brunswick Heads	2	0	2	0	0	0
Mullumbimby	3	0	5	0	0	0
Byron Bay/Suffolk Park	37	62	27	26	73	0
Bangalow	13	2	8	0	14	0
Rural remainder and Villages	36	4	19	2	6	0
Total Local Government Area	118	105	93	66	101	13

RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06		2006–07	
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)
Ocean Shores/New Brighton/South Golden Beach	39	26	29	34
Brunswick Heads	4	0	1	0
Mullumbimby	4	4	7	2
Byron Bay/Suffolk Park	41	6	33	38
Bangalow	32	2	23	0
Rural remainder and Villages	60	8	39	3
Total Local Government Area	180	46	132	77

RURAL RESIDENTIAL APPROVALS 2007–08

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Ocean Shores/South Golden Beach	11	1	0	N/A	0	0
Brunswick Heads	29	24	3	N/A	0	0
Mullumbimby	76	109	4	N/A	0	0
Byron Bay/Suffolk Park	4	5	2	N/A	0	0
Bangalow	0	0	0	N/A	0	0
Rural Remainder and Villages	1402	737	92	N/A	9	4
Total Local Government Area	1521	876	101	0	9	4

RURAL RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06	2006–07
Ocean Shores/South Golden Beach	0	0
Brunswick Heads	0	0
Mullumbimby	0	1
Byron Bay/Suffolk Park	0	0
Bangalow	0	0
Rural Remainder and Villages	20	13
Total Local Government Area	20	14

EMPLOYMENT LAND 2007–08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Mullumbimby	12	3	9	N/A
Byron Bay/Suffolk Park	43	26	17	N/A
Bangalow	3	2	1	N/A
Rural Remainder and Villages	8	6	2	N/A
Total Local Government Area	66	37	29	0

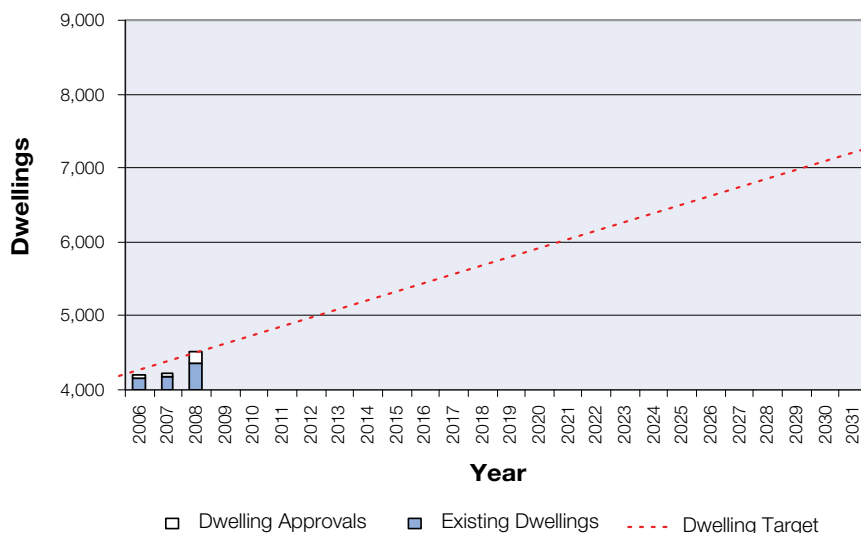
RESIDENTIAL LAND RELEASE FORECASTS—2009–13 (YEARS 1–5) AND 2014–19 (YEARS 6–10)

Annual Lot Release Forecasts	Total Years 1–5 Release		Total Years 1–5 Remaining		Total Years 6–10 Release		Total Years 6–10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Byron Bay/Suffolk Park	250	17	0	0	250	17	500	33
Brunswick Heads	160	11	0	0	110	7	0	0
Bangalow	50	3	0	0	65	4.3	0	0
Mullumbimby	125	8	0	0	14	0.9	40	2.6
Ocean Shores/South Golden Beach	55	3	0	0	60	4	0	0
Total Local Government Area	640	42	0	0	499	33	540	36

4.3 KYOGLE

The Far North Coast Regional Strategy estimates that Kyogle local government area had 4,110 dwellings as of 30 June 2006. It sets a 2031 target of an additional 3,000 dwellings required to meet the forecast population increase. The three years of data collected to date show an additional 245 dwellings have been approved. This matches the trend line required to meet the 2031 projected dwelling target.

FIGURE 14. KYOGLE DWELLING APPROVALS 2006–31



RESIDENTIAL APPROVALS 2007–08

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Kyogle Township	4	4	3	0	6	2
Total Local Government Area	4	4	3	0	6	2

RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06		2006–07	
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)
Kyogle Township	6	4	7	0
Total Local Government Area	6	4	7	0

RURAL RESIDENTIAL APPROVALS 2007–08

Rural Residential Development by Locality	Total Area of Zoned Land (ha)*	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Rural Remainder and Villages	34	0	27	0	158	12
Total Local Government Area	34	0	27	0	158*	12

*Note: The relatively large number of dwelling approvals relate to a sunset clause (i.e. a cessation of this type of allotment) on concessional lots in the Kyogle Local Environmental Plan. Council approved these dwellings prior to the sunset clause coming into effect.

RURAL RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06	2006–07
Rural Remainder and Villages	36	26
Total Local Government Area	36	26

EMPLOYMENT LAND 2007–08

Industrial Development by Locality	Total Area of Zoned Land (ha)*	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Kyogle Township	12	0	0	53
Rural remainder and Villages	0	0	0	0
Total Local Government Area	12	0	0	53

*Note: Kyogle Shire Council has no industrial land zone. Council advises that although not zoned industrial, land for industrial uses is situated within Kyogle Village. Council have further identified potential industrial land that may require future zoning changes and redevelopment.

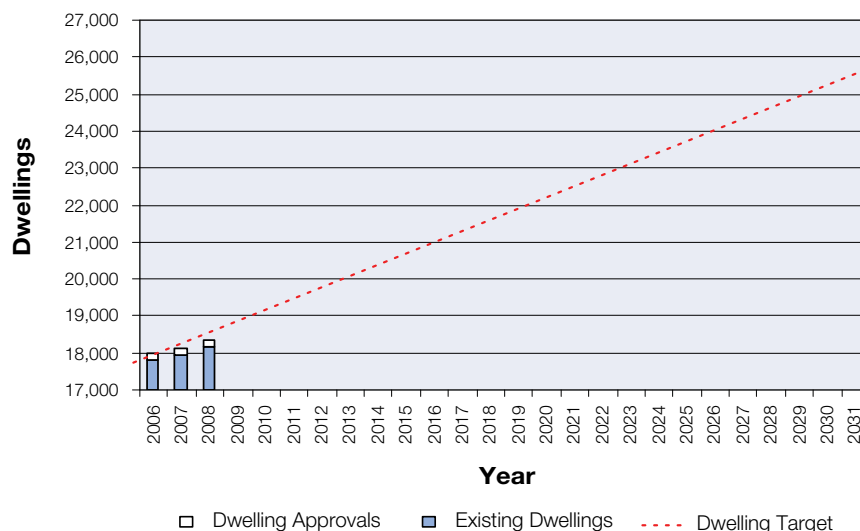
RESIDENTIAL LAND RELEASE FORECASTS—2009–13 (YEARS 1–5) AND 2014–19 (YEARS 6–10)

Annual Lot Release Forecasts	Total Years 1–5 Release		Total Years 1–5 Remaining		Total Years 6–10 Release		Total Years 6–10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Kyogle Township	102	18	146	22	60	12	86	10
Rural remainder and Villages	82	16	238	38	80	20	158	18
Total Local Government Area	184	34	384	60	140	32	244	28

4.4 LISMORE

The Far North Coast Regional Strategy estimates that Lismore local government area had 17,640 dwellings as of 30 June 2006. It sets a 2031 target of an additional 8,000 dwellings required to meet the forecast population increase. The three years of data collected to date show an additional 506 dwellings have been approved. This is marginally under the trend line required to meet the 2031 projected dwelling target.

FIGURE 15. LISMORE DWELLING APPROVALS 2006–31



RESIDENTIAL APPROVALS 2007–08

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Lismore	80	29	69	4	73	36
Bexhill	2	0	0	0	0	0
Nimbin	1	4	0	3	5	0
Clunes	2	2	2	0	0	0
Dunoon	0	0	0	0	0	19
Caniaba	6	0	7	0	0	4
Wyrallah	0	0	0	0	0	0
Rural Remainder	44	2	28	0	1	31
Total Local Government Area	135	37	106	7	79	90

RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06		2006–07	
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)
Lismore	55	34	48	39
Bexhill	0	0	1	0
Nimbin	0	3	0	0
Clunes	2	0	2	0
Dunoon	5	0	0	0
Caniaba	9	0	8	0
Wyrallah	1	0	1	0
Rural Remainder	42	4	35	4
Total Local Government Area	114	41	95	43

RURAL RESIDENTIAL APPROVALS 2007–08

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Lismore	41	78	1		0	0
Bexhill	28	44	5		2	1
Nimbin	156	125	9		2	2
Clunes	6	9	0		0	0
Caniaba	0	0	0		0	0
Rural Remainder	350	715	21		6	10
Total Local Government Area	581	971	36	0	10	13

RURAL RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06	2006–07
Lismore	0	0
Nimbin	1	3
Clunes	2	0
Bexhill	3	3
Rural remainder	13	6
Total Local Government Area	19	12

EMPLOYMENT LAND 2007–08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Lismore	165	127	38	70
Total Local Government Area	165	127	38	70

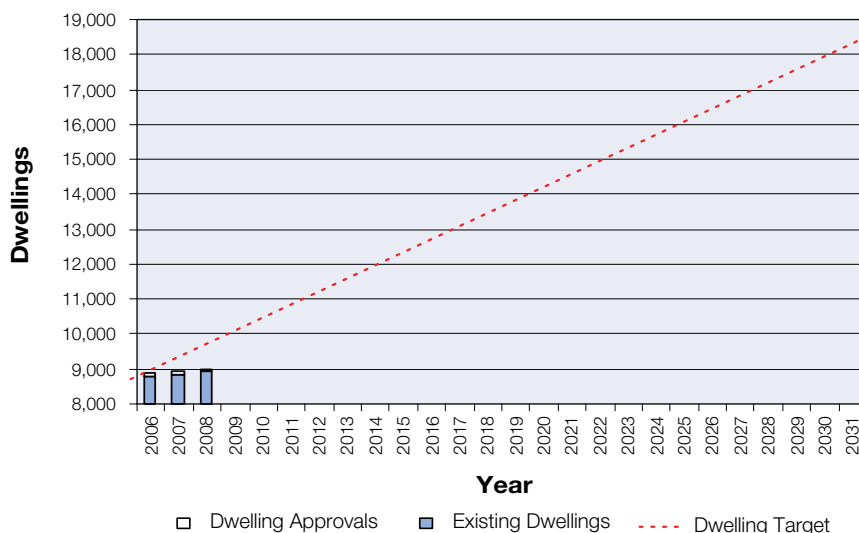
RESIDENTIAL LAND RELEASE FORECASTS—2009–13 (YEARS 1–5) AND 2014–19 (YEARS 6–10)

Annual Lot Release Forecasts	Total Years 1–5 Release		Total Years 1–5 Remaining		Total Years 6–10 Release		Total Years 6–10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Lismore	551	59	602	83	550	65	52	8
Caniaba	137	67	305	160	100	55	205	110
Bexhill	45	78	62	45	38	25	24	16
Wyrallah	27	18	43	42	15	10	28	22
Nimbin	37	10	83	20	45	22	38	22
Dunoon	50	20	53	17	40	25	10	8
Clunes	30	11	50	14	35	20	15	8
Rural Remainder	104	200	72	105	61	40	39	30
Total Local Government Area	981	463	1270	486	884	262	411	224

4.5 RICHMOND VALLEY

The Far North Coast Regional Strategy estimates that Richmond Valley local government area had 8,710 dwellings as of 30 June 2006. It sets a 2031 target of an additional 9,900 dwellings required to meet the forecast population increase. The three years of data collected to date show an additional 215 dwellings have been approved. This is well below the trend line required to meet the 2031 projected dwelling target.

FIGURE 16: RICHMOND VALLEY DWELLING APPROVALS 2006–31



RESIDENTIAL APPROVALS 2007–08

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Casino	25	20	27	12	14	55
Casino – Remainder (excluding Rural Residential)	2	0	2	0	1	2
Evans Head	6	17	1	4	0	0
Evans Head – Remainder (excluding Rural Residential.)	0		0	0	0	0
Remainder – Residential	5	0	4	0	6	4
Remainder – Rural (excluding Rural Residential.)	30	0	18	0	38	34
Total Local Government Area	68	37	52	16	59	95

RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06		2006–07	
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)
Casino	24	9	28	17
Evans Head	7	15	3	8
Remainder – Residential	6	6	5	4
Total Local Government Area	37	30	36	29

RURAL RESIDENTIAL APPROVALS 2007–08

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Casino	0	0	0	0	0	0
Evans Head	0	0	0	0	0	0
Remainder - Rural Residential	553	299	65	85	19	8
Total Local Government Area	553	299	65	85	19	8

RURAL RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06	2006–07
Casino	0	0
Evans Head	0	0
Remainder – Rural Residential	13	6
Total Local Government Area	13	6

EMPLOYMENT LAND 2007–08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Casino	150	136	14	61
Evans Head	56	13	43	-36*
Remainder	10	10	0	0
Total Local Government Area	216	159	58	24

*Note: The negative 36 hectare figure in the last column represents industrial land identified in the Evans Head Urban Development Strategy, which is considered by council to be inappropriately zoned and will be rezoned in the near future.

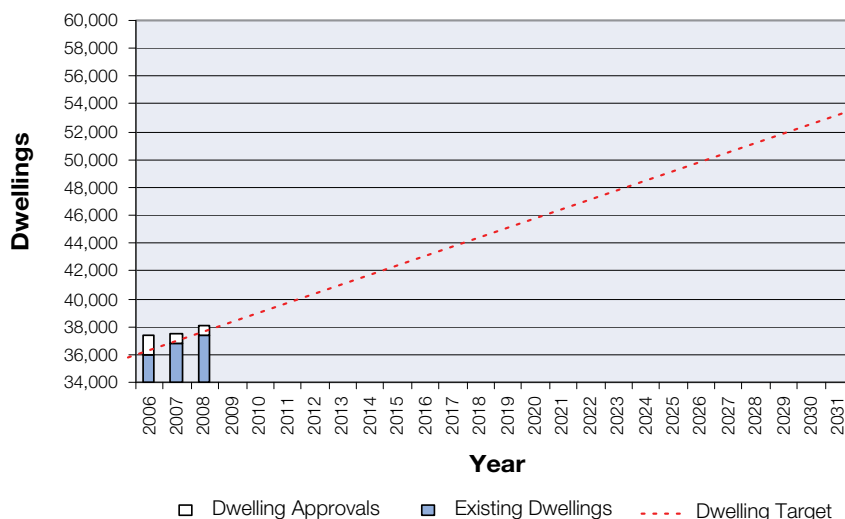
RESIDENTIAL LAND RELEASE FORECASTS—2009–13 (YEARS 1–5) AND 2014–19 (YEARS 6–10)

Annual Lot Release Forecasts	Total Years 1–5 Release		Total Years 1–5 Remaining		Total Years 6–10 Release		Total Years 6–10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Casino	304	84	0	0	500	56	0	0
Evans Head	0	0	0	0	100	11	0	0
Remainder – Residential	0	0	0	0	0	0	0	0
Total Local Government Area	304	84	0	0	600	67	0	0

4.6 TWEED

The Far North Coast Regional Strategy estimates that Tweed local government area had 34,650 dwellings as of 30 June 2006. It sets a 2031 target of an additional 19,100 dwellings required to meet the forecast population increase. The three years of data collected to date show an additional 2,787 dwellings have been approved. This is moderately above the trend line required to meet the 2031 projected dwelling target.

FIGURE 17. TWEED DWELLING APPROVALS 2006–31



RESIDENTIAL APPROVALS 2007–08

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Tweed Heads	9	93	1	18	4	5
Tweed Heads South/Banora Point	69	38	69	58	13	18
Terranora	19	0	15	0	3	0
Cobaki/Bilambil/Bilambil Heights/Tweed Heads West	15	2	13	0	13	60
Cobaki Lakes	20	0	0	0	0	0
Murwillumbah/South Murwillumbah/Bray Park	20	12	22	0	9	29
Tweed Coast	221	108	206	85	14	147
Rural Remainder	44	0	35	0	28	70
Total Local Government Area	417	253	361	161	84	329

RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Approved Dwellings by Year, Locality and Type	2005–06		2006–07	
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)
Tweed Heads	3	161	4	251
Tweed Heads South/Banora Point	57	30	63	55
Terranora	4	0	12	0
Cobaki/Bilambil/Bilambil Heights/Tweed Heads West	9	0	10	0
Cobaki Lakes	0	0	1	0
Murwillumbah, South Murwillumbah, Bray Park	34	4	20	8
Tweed Coast	261	734	221	77
Rural Remainder	44	5	45	4
Total Local Government Area	412	934	376	395

RURAL RESIDENTIAL APPROVALS 2005–06 AND 2006–07

Tweed Shire Council has no rural residential zones.

RURAL RESIDENTIAL APPROVALS 2007–08

Tweed Shire Council has no rural residential zones.

EMPLOYMENT LAND 2007–08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Tweed Heads, Tweed Heads West	27	11	16	0
Tweed Heads South, Banora Point	14	14	0	0
Tweed Coast	61	9	53	0
Murwillumbah, South Murwillumbah	126	56	70	0
Total Local Government Area	227	89	139	0

RESIDENTIAL LAND RELEASE FORECASTS—2009–13 (YEARS 1–5) AND 2014–19 (YEARS 6–10)

Annual Lot Release Forecasts	Total Years 1–5 Release		Total Years 1–5 Remaining		Total Years 6–10 Release		Total Years 6–10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Tweed Heads	0	0	0	0				
Tweed Heads South/Banora Point	0	0	0	0				
Terranora	62	4	0	0	0	0	0	0
Bilambil/Bilambil Heights, Tweed Heads West	44	3	0	0	500	45	0	0
Murwillumbah	450	32	0	0	1200	85	1300	92
Tweed Coast	422	30	0	0	1200	85	175	12
Kings Forest*	750	99	3750	422	1000	132	2750	310
Cobaki*	1050	70	4450	140	1400	93	3050	96
Area E	713	91	887	114	887	114	0	0
Total Local Government Area	3491	328	9087	676	6187	554	7275	510

*Note: Tweed figures assume a 2011–12 and 2012–13 release of 250 lots (500 total) for Kings Forest, and a 2011–12 and 2012–13 release of 375 lots (750 total) for Cobaki.

Conclusion

5

Overall the region is performing according to targets set in the Far North Coast Regional Strategy for residential land, housing mix and industrial land available. The five-yearly review of the strategy (in 2011) along with the additional two years of data contained in the housing and land monitor should enable a more accurate measure of trends at this time.

These are the key findings of the 2007–08 monitor:

- Within the region, development commenced on 1,241 dwelling during the 2007–08 financial year.
- Although still in the early stages of monitoring, the total dwelling approvals generally match the target needed to supply sufficient housing within the region by 2031.
- Of the dwellings approved in the 2007–08 financial year, 81% were commenced.
- In the three years to date, 53% of dwellings approved were for detached housing and 47% multi-unit. This figure is well in advance of the desired mix of 60% detached housing and 40% multi-unit for proposed new dwellings identified in the Far North Coast Regional Strategy.
- Of the total dwellings approved within the region in 2006–07 and 2007–08, 7% were for rural residential.
- The regional lot release forecast for 2009–13 (years 1–5) is 6,755 lots (1,080 ha). This would leave an estimated 13,106 lots (1,485 ha) remaining for future release.
- The 2014–19 (years 6–10) forecast is for the release within the region of 9,474 lots (1,088 ha). This would leave a remainder of 9,671 lots (920 ha).
- As of 2007–08 there was a total area of 862 hectares of zoned industrial land within the region. Of this 539 hectares was already developed and the remaining 323 hectares was undeveloped. A further 313 hectares of industrial land is identified in approved local strategies. At present there are sufficient regional employment lands.
- The Far North Coast Regional Strategy identifies dwelling targets for each of the local government areas to accommodate the additional 60,400 people anticipated to be living in the region by 2031. The three years of data collected to date show:
 - Ballina Shire Council is marginally under their projected target.
 - Byron Shire Council is well in advance of their projected target.
 - Kyogle Shire Council matches their projected target.
 - Lismore City Council is marginally under their projected total.
 - Richmond Valley Shire Council is well below their projected total.
 - Tweed Shire Council is moderately above their projected target.



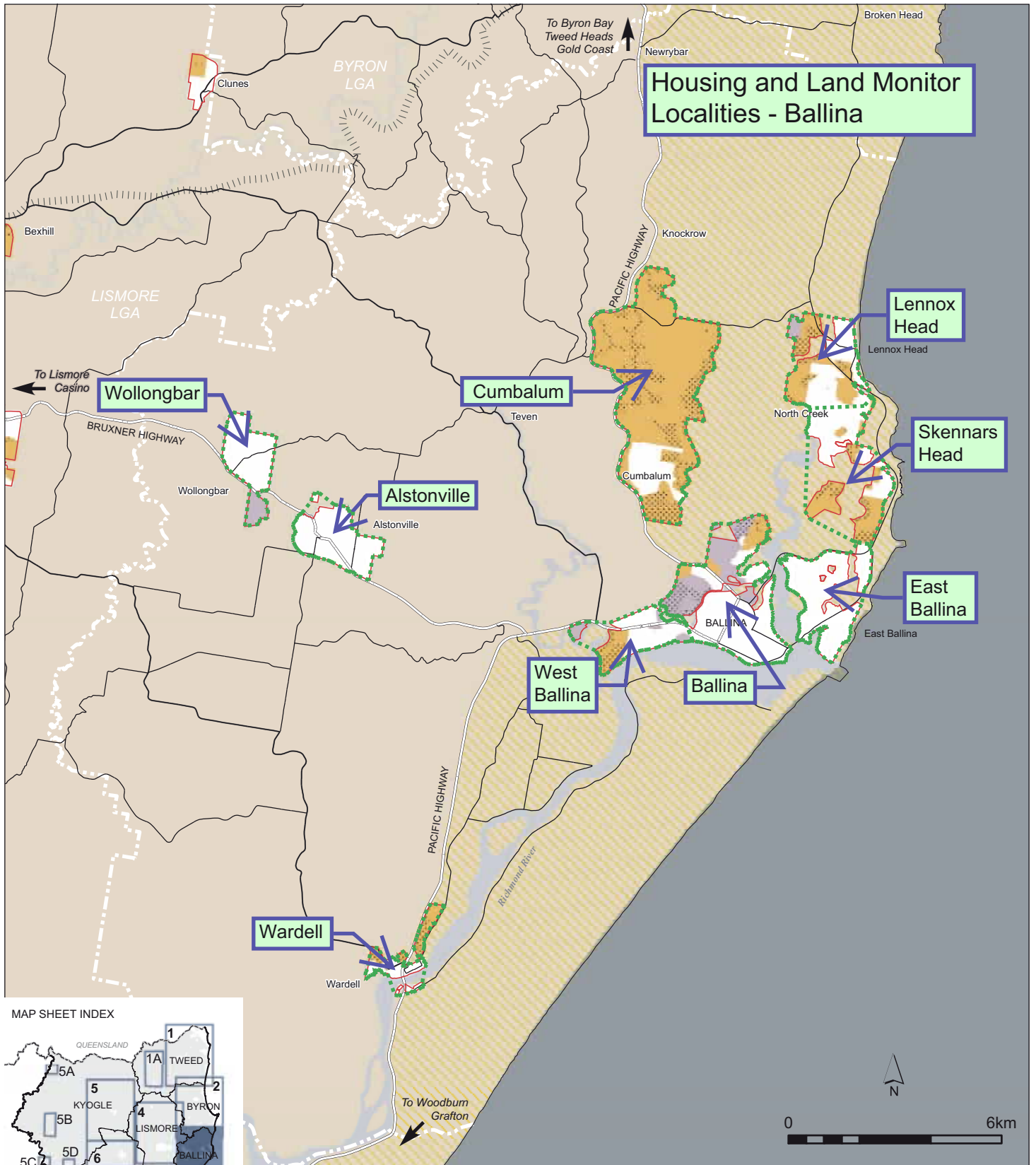
Appendix 1. Glossary

Term	Explanation
Dwellings Approved	Number of dwellings approved, based on development applications approved by councils.
Dwellings Commenced	Number of dwellings commenced, based on construction certificates issued by councils. Some dwellings are counted as both approved and commenced in the same year.
Hectare Release Forecast	Estimated number of hectares of land (both zoned and to be rezoned) to be released per year.
Hectare Remaining Forecast	Estimated number of hectares of land (both zoned and to be rezoned) remaining to be released.
Lots Approved	Number of lots based on development applications. Some lots are counted as both approved and released in the same year.
Lots Released	Number of lots based on subdivision certificates issued by councils. Some lots are counted as both approved and released in the same year.
Lot Release Forecast	Estimated number of lots (on land zoned and to be rezoned) to be released per year
Lot Remaining Forecast	Estimated number of lots (both zoned and to be rezoned) remaining to be released.
Multi-Units	Flats or units. Multi-unit dwellings are recorded in terms of the number of units they contain.
Residential Land Release Forecast	Estimated number of lots/hectares of land (on land both zoned and to be rezoned) identified for release.
Rural Residential	Rural living on allotments generally larger than urban allotments.
Single Dwellings	Detached dwellings.
Tourism Accommodation/Residential	All dwellings have been included in the general figures except where the development is specifically a tourist facility.
Zones	The figures for residential, rural residential and industrial provided in the tables are based on zones (i.e. on land zoned residential, rural residential and industrial).

Appendix 2. Local Government Area Locality Maps

Land release areas within each local government area

BALLINA – TOWN AND VILLAGE GROWTH BOUNDARY



Housing and Land Monitor Localities - Ballina

Wollongbar

Cumbalum

Alstonville

West Ballina

Ballina

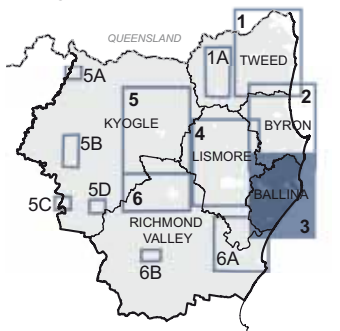
Wardell

Lennox Head

Skennars Head

East Ballina

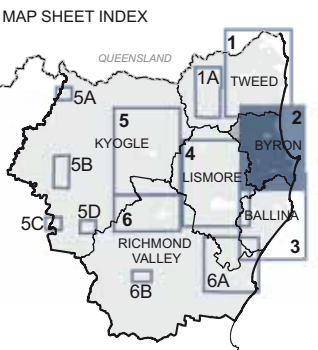
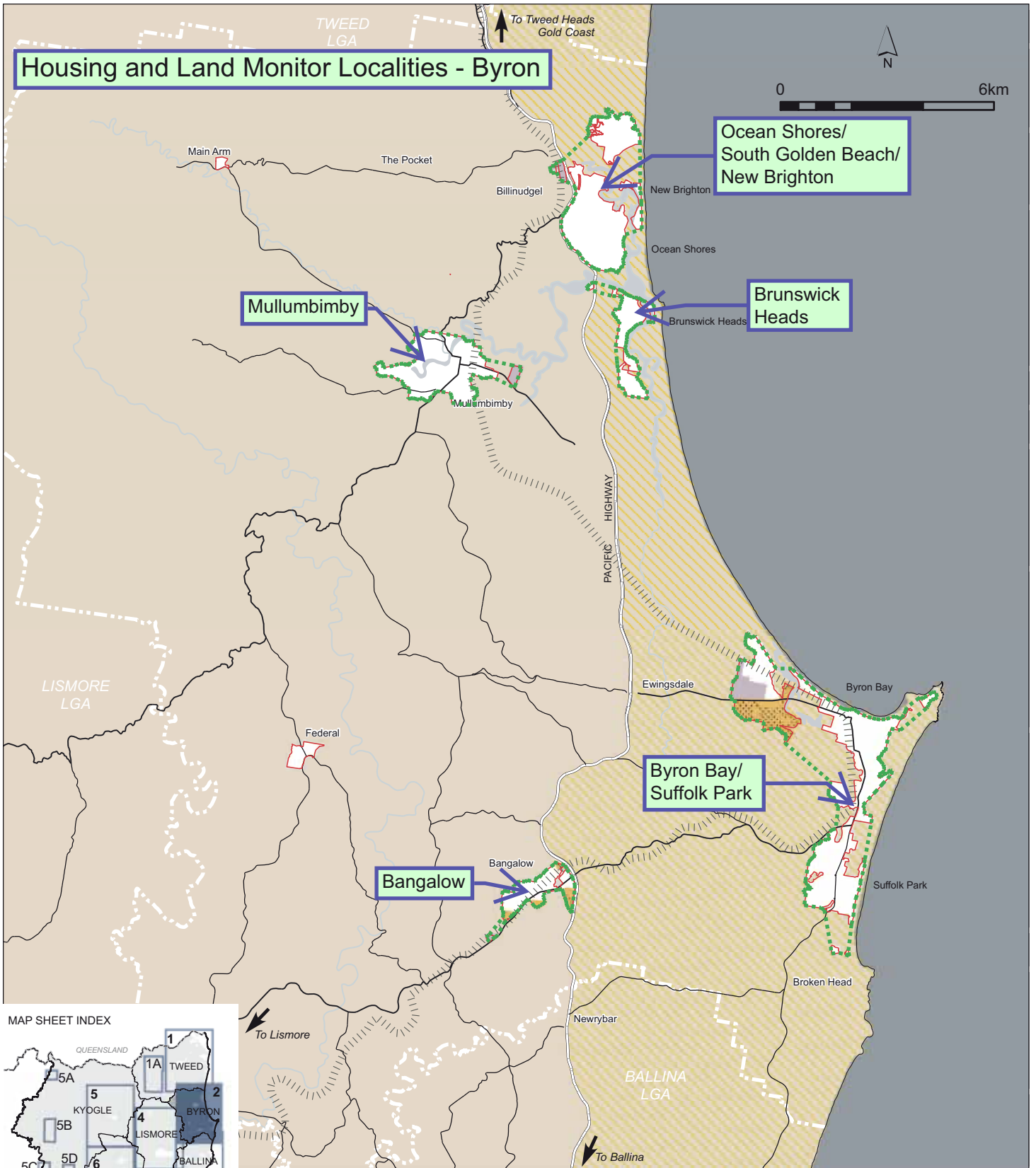
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- Town and Village Growth Boundary
- Existing Urban Footprint
- Proposed Future Urban Release Areas
- Employment Lands
- Environmental Assets and Rural Land, National Parks and State Forests
- Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands
- Coastal Area
- LGA Boundary
- Rail Line

Not all land identified within the *Town and Village Growth Boundary* can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.

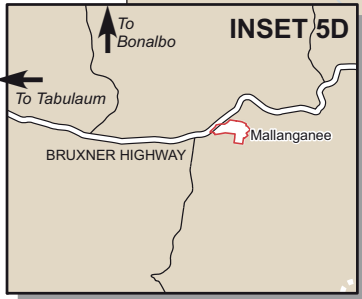
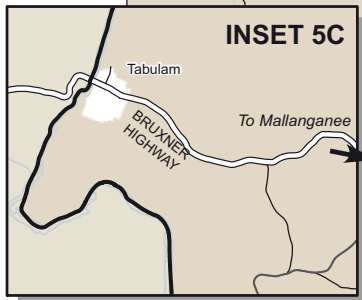
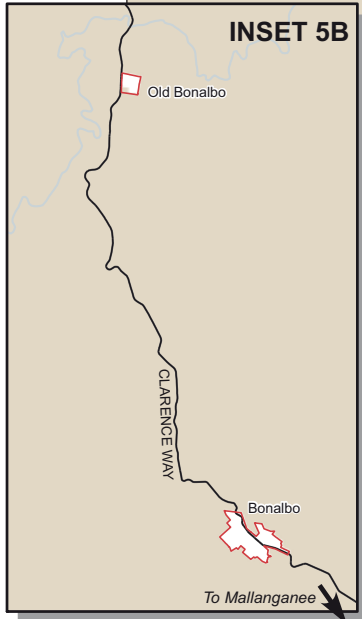
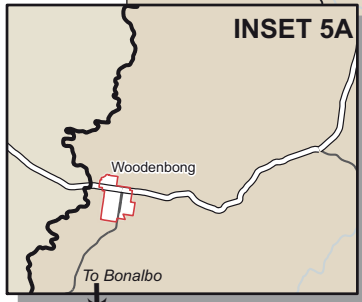
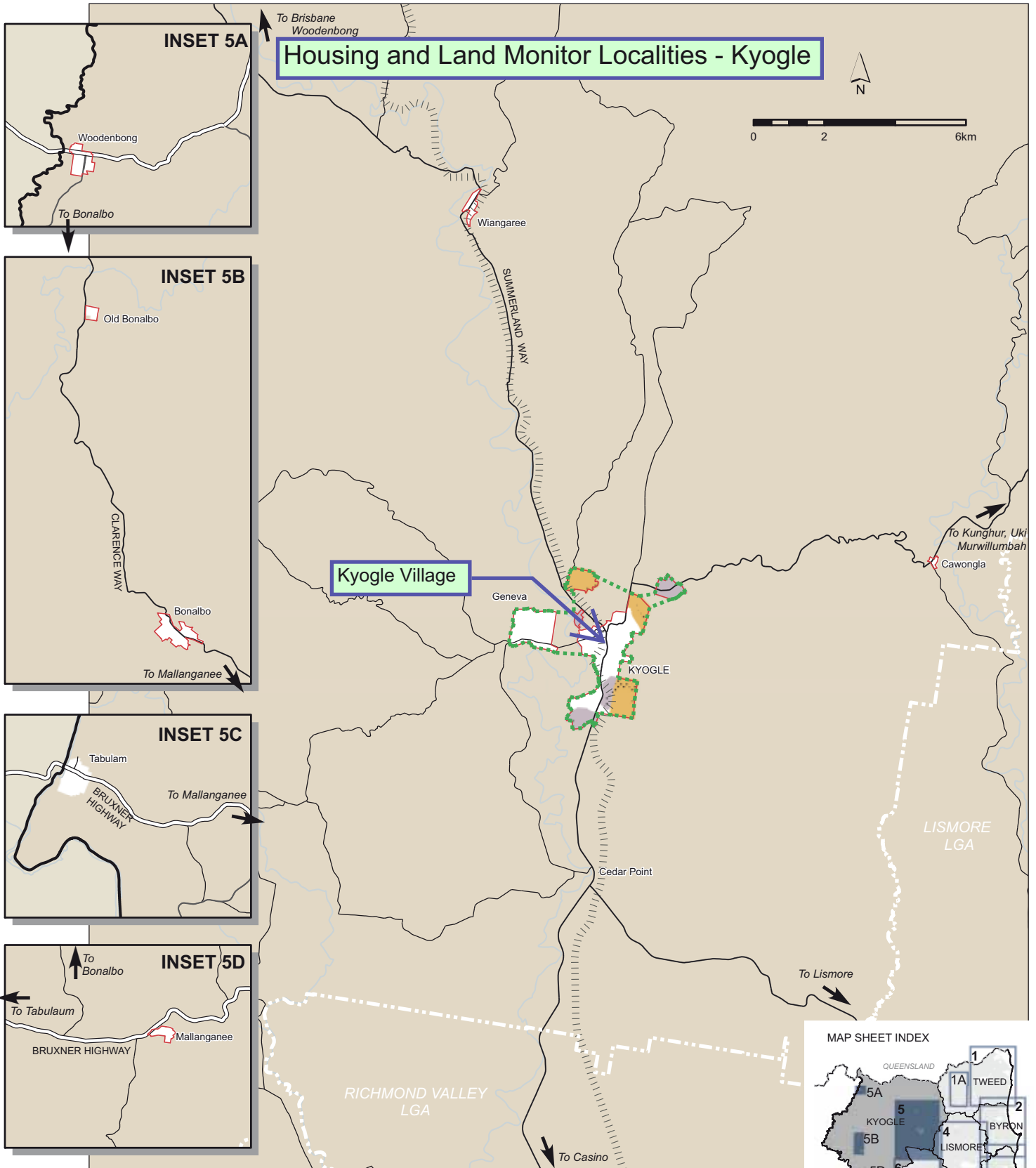
BYRON – TOWN AND VILLAGE GROWTH BOUNDARY



- Town and Village Growth Boundary
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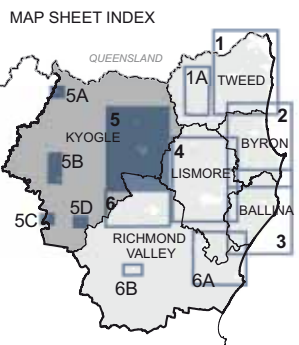
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KYOGLÉ – TOWN AND VILLAGE GROWTH BOUNDARY



Housing and Land Monitor Localities - Kyogle

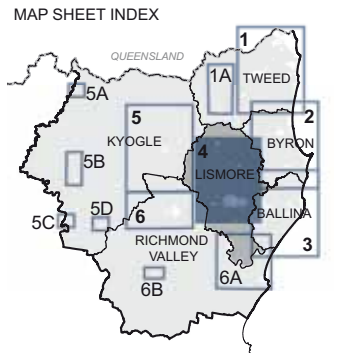
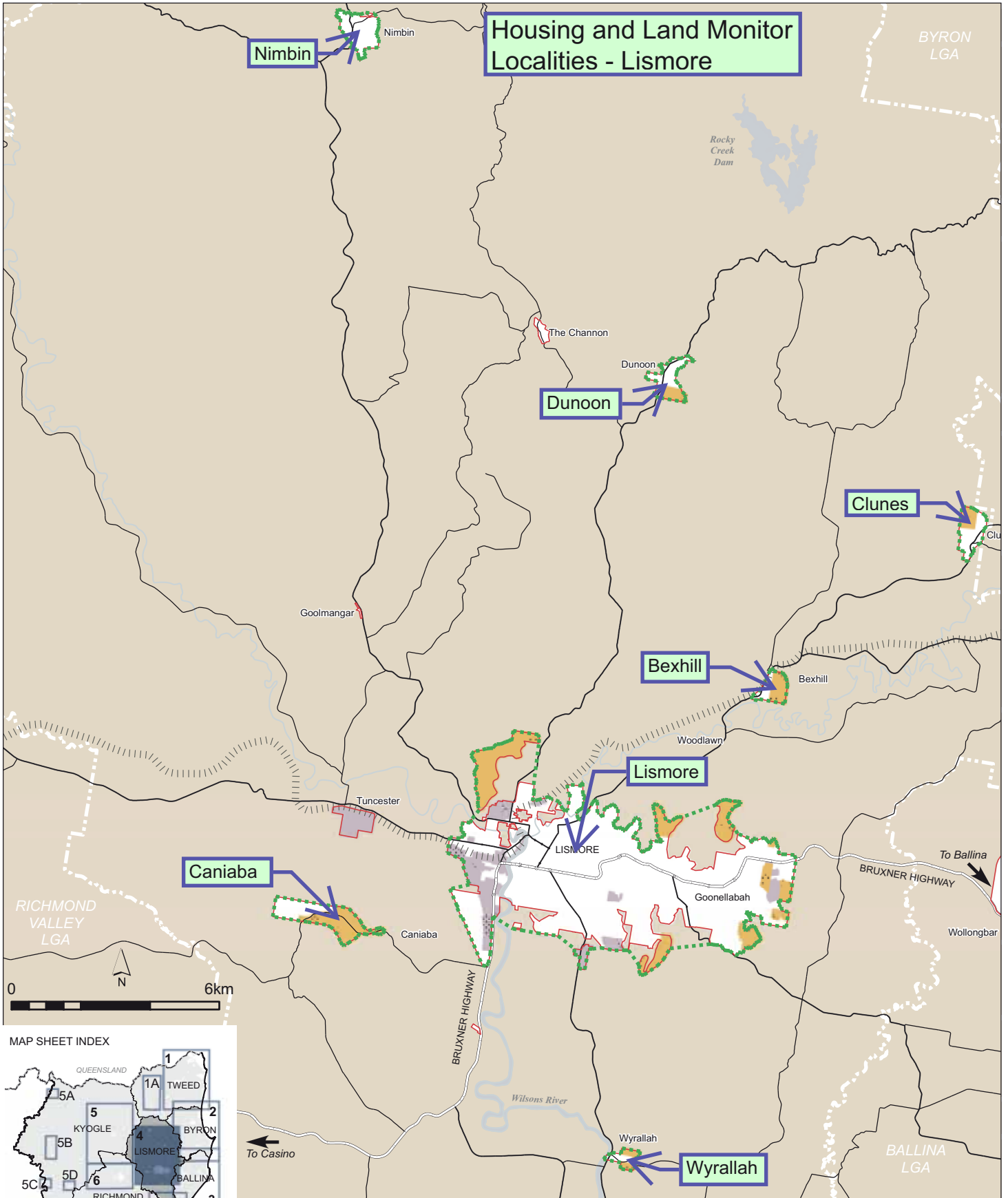
Kyogle Village



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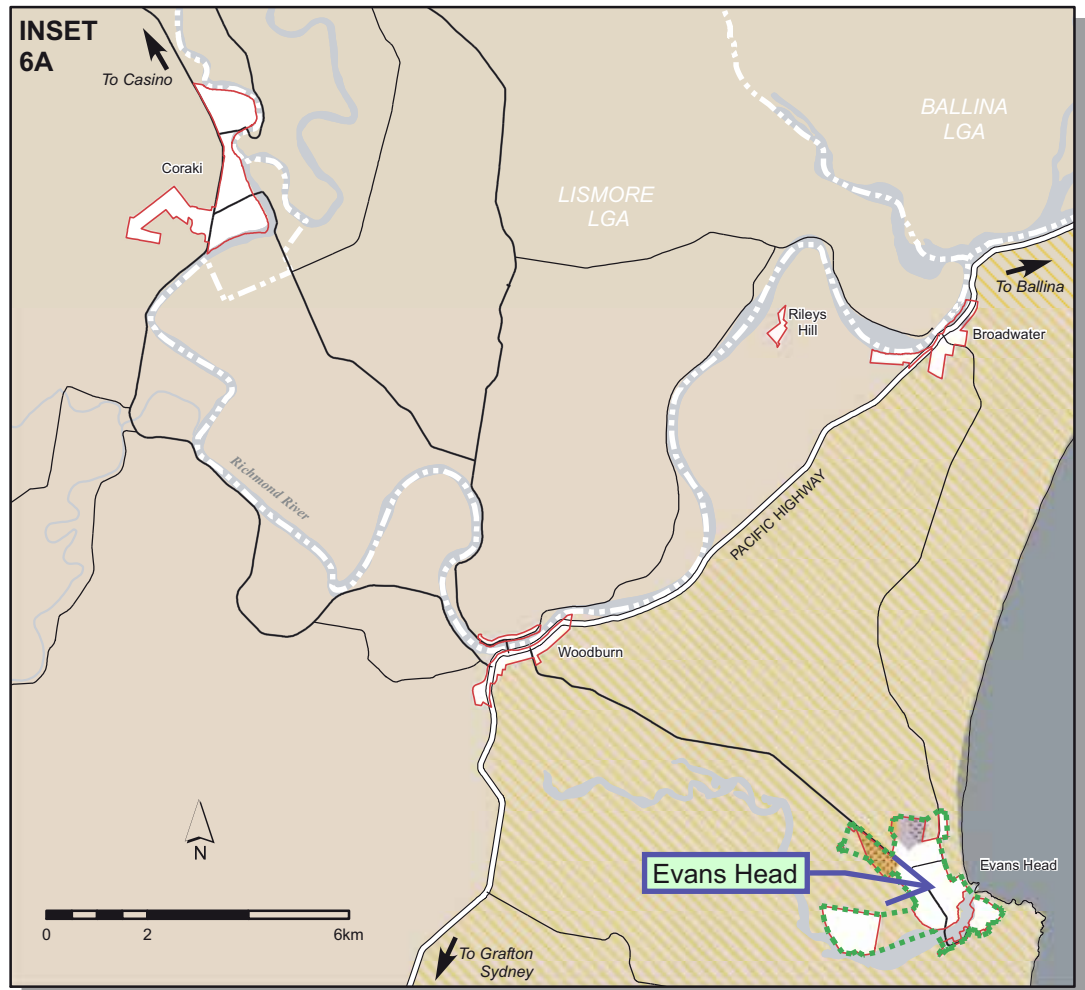
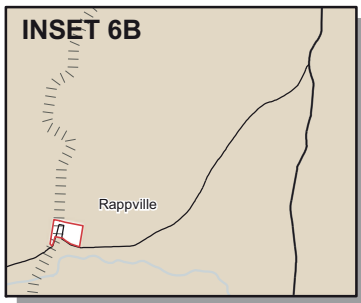
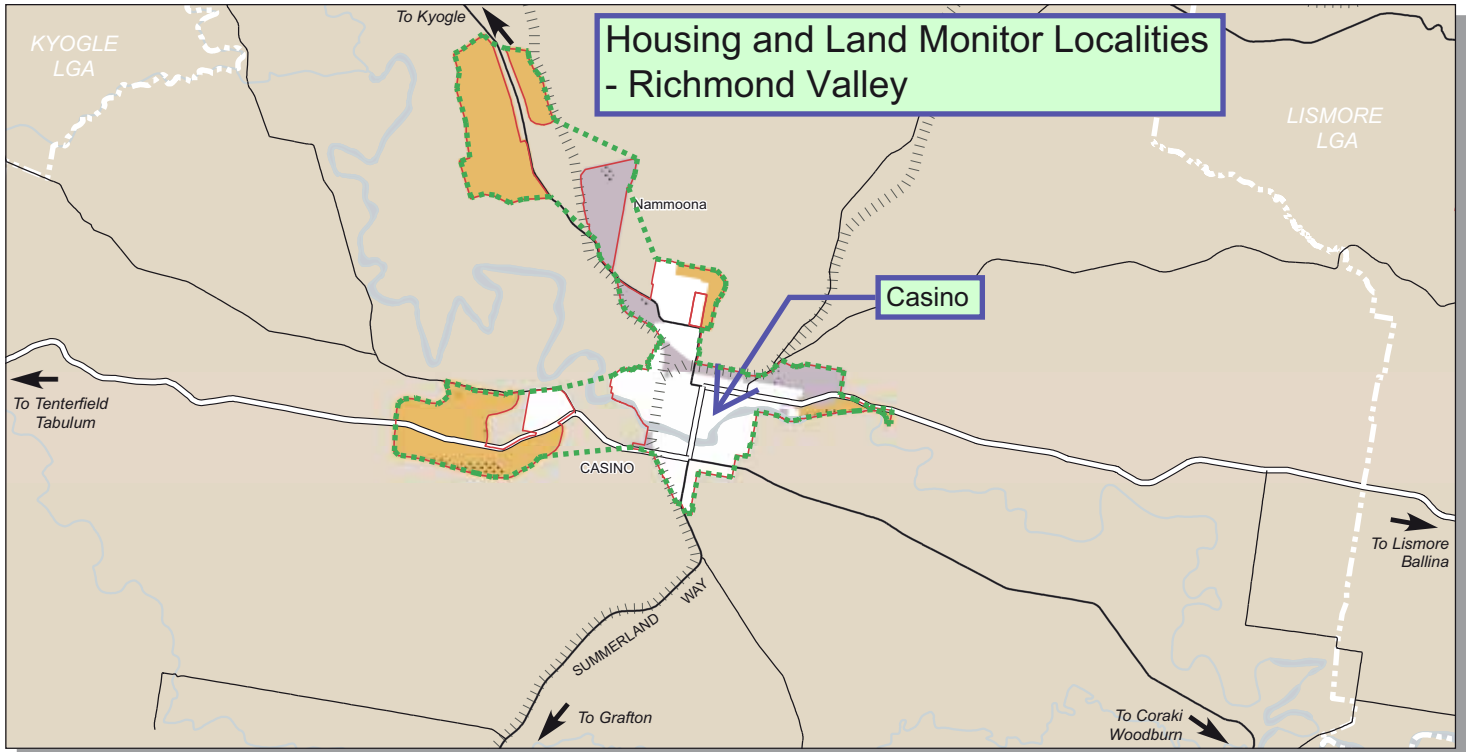
LISMORE – TOWN AND VILLAGE GROWTH BOUNDARY



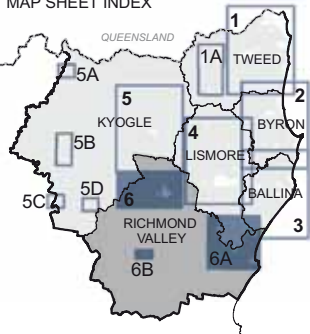
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RICHMOND VALLEY – TOWN AND VILLAGE GROWTH BOUNDARY



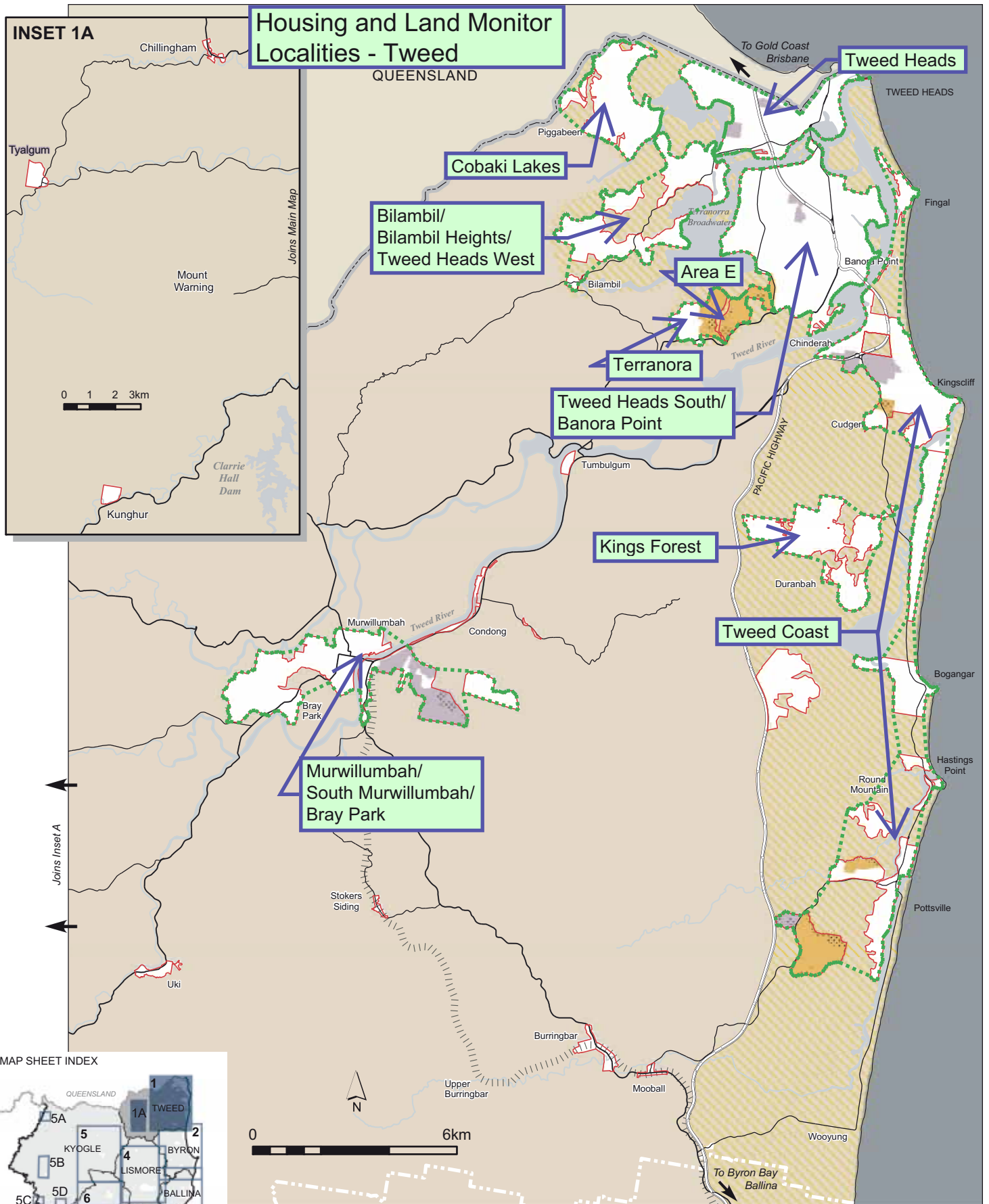
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TWEED – TOWN AND VILLAGE GROWTH BOUNDARY



Housing and Land Monitor Localities - Tweed

Tweed Heads

Cobaki Lakes

**Bilambil/
Bilambil Heights/
Tweed Heads West**

Area E

Terranora

**Tweed Heads South/
Banora Point**

Kings Forest

Tweed Coast

**Murwillumbah/
South Murwillumbah/
Bray Park**

INSET 1A

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Further information

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