



Planning &  
Environment

# **Mid North Coast**

## **Housing and Land Monitor 2016**

**Figures for 2008–2014**

Mid North Coast Housing and Land Monitor 2016 Figures for 2008–2014

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# Summary

The Department of Planning and Environment, in partnership with Local Government, has established a *Mid North Coast Housing and Land Monitor* to provide an update on the implementation of the housing and employment land objectives identified in the *Mid North Coast Regional Strategy 2006–31*.

This is the first edition of the Monitor and uses six financial years of data (2008–09, 2009–10, 2010–11, 2011–12, 2012–13 and 2013–14) up to the end of the financial year 30 June 2014. Land release forecasts are included up to 2017.

There were 9,151 dwelling approvals in the region between 2008–09 and 2013–14. Dwelling commencements for the same period were 6,655.

The key findings of the 2008–09 to 2013–14 monitor are:

- Dwelling commencements in the region totalled 1,136 (2008–09), 1,203 (2009–10), 1,029 (2010–11), 1,044 (2011–12), 981 (2012–13) and 1,262 (2013–14). This is a regional total of 6,655.
  - The regional ratio of approved to commenced dwellings in the 2008–09 financial year was 100:60, 100:75 in 2009–10, 100:76 in 2010–11, 100:80 in 2011–12, 100:84 in 2012–13 and 100:69 in 2013–14. This is a regional average of 74 per cent commencement during the six years of data collection.
  - Between 2008–09 and 2013–14, 74 per cent of commenced dwellings in the Urban Growth Areas were for detached housing and 26 per cent for multi-units.
  - Of the total dwellings commenced within the region between 2008–09 and 2013–14, 12 per cent were for rural residential.
  - The regional lot release forecast for 2015–17 is 4,818 lots (419 ha). This would leave an estimated 40,932 lots (3,892 ha) remaining for future release.
- As of June 2014, there were 2,018 hectares of zoned industrial land within the region. Of this, 1,320 hectares were already developed and the remaining 698 hectares were undeveloped. A further 973 hectares of industrial land are identified in approved Local Growth Management Strategies.





# Introduction



The purpose of the *Mid North Coast Regional Strategy 2006–31* (NSW Department of Planning 2006) is to sustainably manage the region's expected population growth until 2031. The Regional Strategy aims to protect the unique environmental assets, cultural values and natural resources of the region, while ensuring that future planning maintains its character and provides for economic opportunities.

Future growth will be managed by promoting the majority of residential and employment development in the major regional centres of Grafton, Coffs Harbour, Port Macquarie and Taree, while limiting development to agreed Urban Growth Areas. This will leave greenbelts between settlements. It will ensure adequate land is available and appropriately located to sustainably accommodate the projected housing, employment and lifestyle needs of the region's population to 2031.

The Department of Planning and Environment has established, in partnership with Local Government, a *Mid North Coast Housing and Land Monitor*, to review progress against the housing and employment land targets identified in the Regional Strategy. The monitor will inform Local Government and State agency priorities for future service provision and infrastructure investment for the Mid North Coast.

The Housing and Land Monitor will be used to:

- analyse trends in residential dwelling approvals and commencements and housing mix (detached and multi-unit)
- forecast annual lot releases over three years, including expected total remaining lot yield.

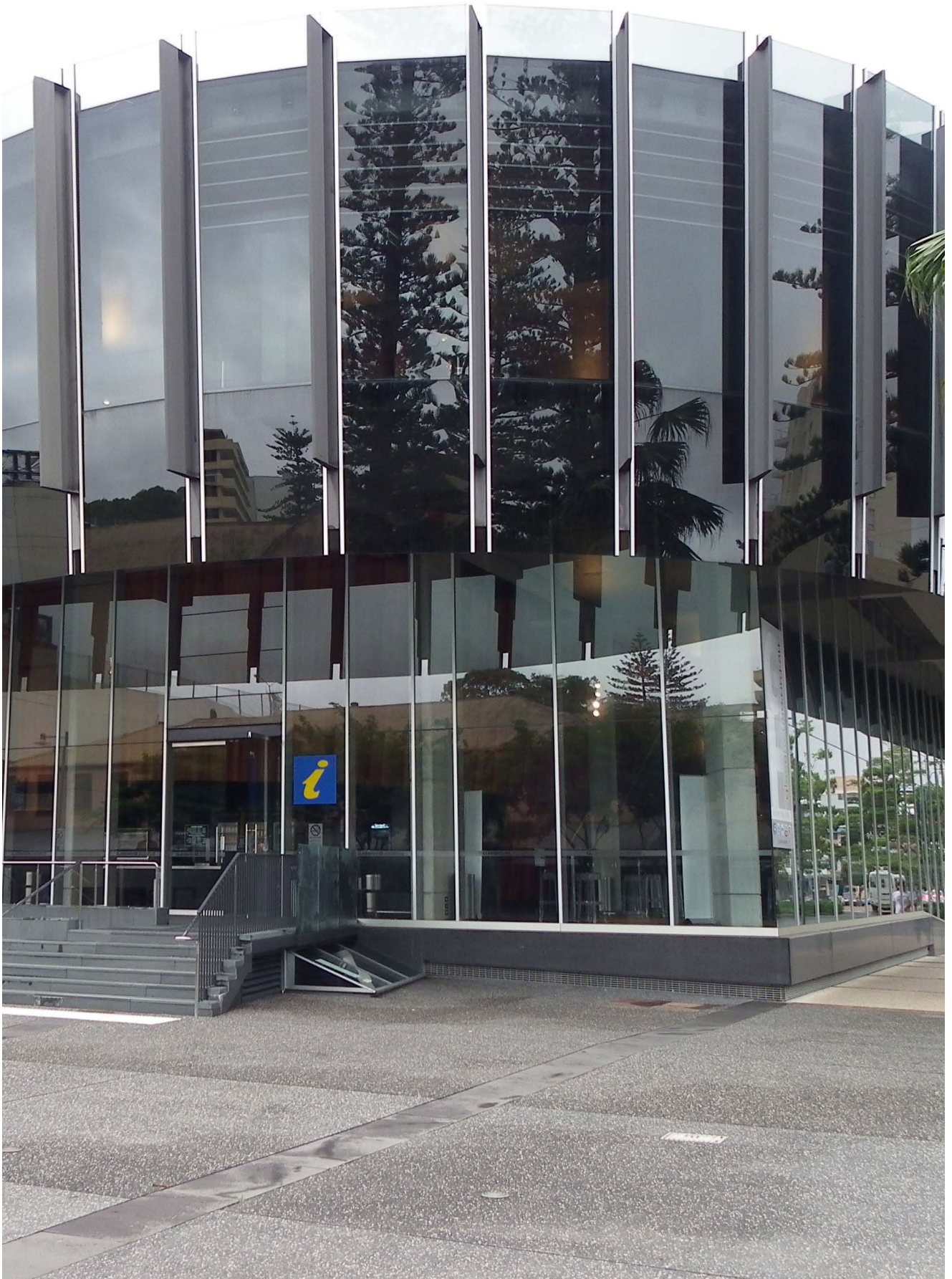
Information will be collected annually from the Mid North Coast Councils of Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey, Port Macquarie – Hastings, Greater Taree and Great Lakes<sup>1</sup> and used as the primary source of data for the report.<sup>2</sup>

This first report provides information on housing and employment land supply for the financial years 2008–09 to 2013–14. All years cited in this report refer to financial years, unless otherwise specified.

<sup>1</sup> Great Lakes Local Government Area is included in this report as it is within the boundaries of the *Mid North Coast Regional Strategy 2006–31*. Great Lakes has been incorporated into the *Draft Hunter Regional Plan* and hereafter will be excluded from this Monitor.

<sup>2</sup> Councils have made every effort to ensure the data they provided for this report is accurate, however, internal collection and reporting methods differ within each council. It is possible some inaccuracies occurred in transferring Councils' data to that used by the Department for monitoring. Councils' lot and hectare release forecasts are estimates, based on the information available at the time.





# Regional data



This section of the report contains information on the regional drivers of housing and land demand, such as trends in housing supply and employment land availability.

## 2.1 DWELLING TARGETS

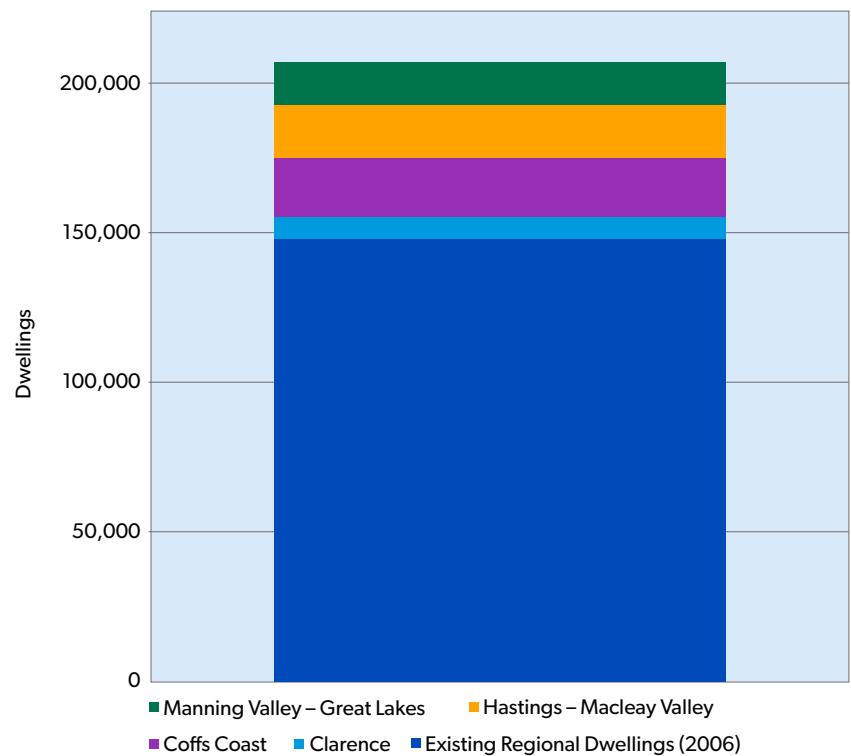
The Regional Strategy sets regional and subregional dwelling supply targets. This is to ensure that sufficient housing is provided to accommodate the expected population increase. The 2006 regional stock was estimated to be 148,774 dwellings. In order to accommodate the projected population increase, an additional 59,600 dwellings were identified as necessary by 2031.

Subregional dwelling supply targets are:

Clarence	<b>7,100</b>
Coffs Coast	<b>19,200</b>
Hastings – Macleay Valley	<b>18,300</b>
Manning Valley – Great Lakes	<b>15,000</b>

(See Figure 1)

Figure 1. Mid North Coast Dwelling Targets by Subregion (for an additional 94,000 Persons)



## 2.2 DWELLING COMMENCEMENTS

Dwelling commencements in the region totalled 6,655 for the six years 2008–09 to 2013–14. Annual dwelling commencements were:

2008–09	<b>1,136</b>
2009–10	<b>1,203</b>
2010–11	<b>1,029</b>
2011–12	<b>1,044</b>
2012–13	<b>981</b>
2013–14	<b>1,262</b>

(See Figure 2)

These figures are additional to the 148,774 estimated existing dwellings in the region at 30 June 2006. The total regional dwellings at 30 June 2014 are estimated to be 160,197.

(See Figure 3)

Figure 2. Mid North Coast Commenced Dwellings Yearly Totals

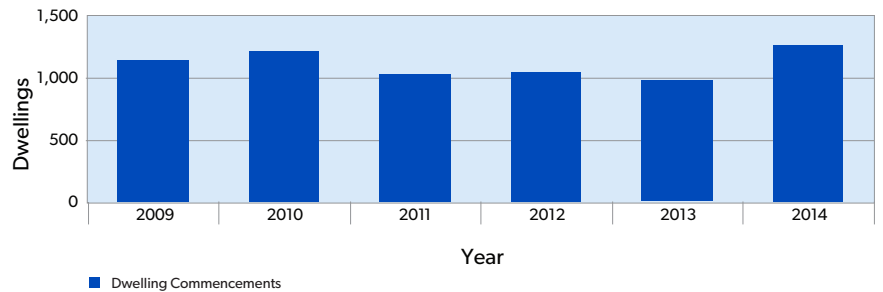
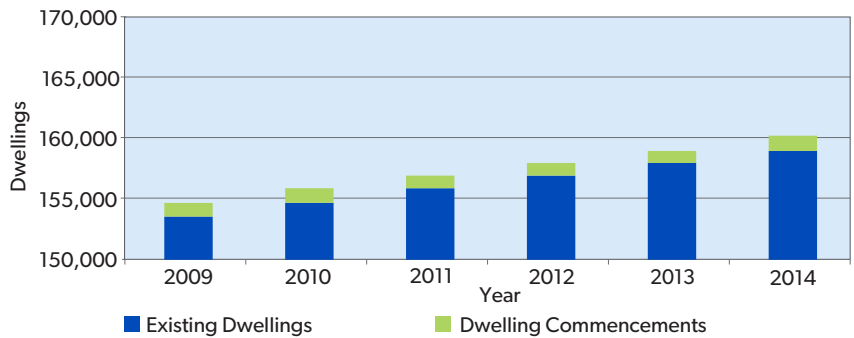


Figure 3. Mid North Coast Existing + Commenced Dwellings Cumulative Total

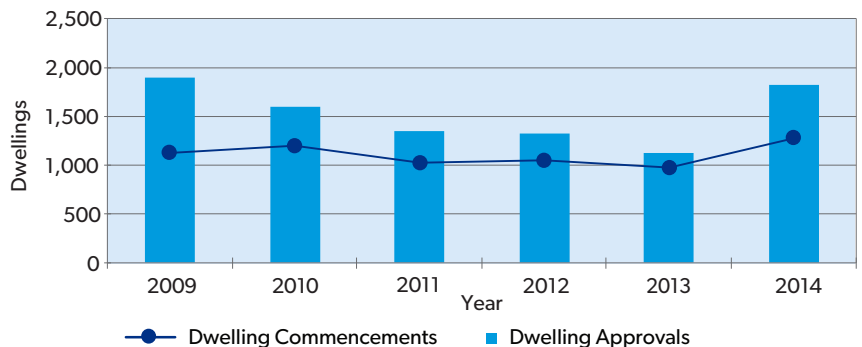


## 2.3 DWELLING APPROVALS VERSUS COMMENCEMENTS

Data collection for dwelling commencements began in the 2008–09 financial year. Annual dwelling approvals compared to commencements were:

Year	Approvals	Commencements	Commencement: Approval Ratio
2008–09:	<b>1,902</b>	<b>1,136</b>	<b>60%</b>
2009–10:	<b>1,601</b>	<b>1,203</b>	<b>75%</b>
2010–11:	<b>1,346</b>	<b>1,029</b>	<b>76%</b>
2011–12:	<b>1,311</b>	<b>1,044</b>	<b>80%</b>
2012–13:	<b>1,162</b>	<b>981</b>	<b>84%</b>
2013–14:	<b>1,829</b>	<b>1,262</b>	<b>69%</b>

Figure 4. Dwelling Approvals versus Dwelling Commencements, 2009–14



## 2.4 APPROVALS FOR DETACHED AND MULTI-UNIT HOUSING

The *Mid North Coast Regional Strategy* estimated that approximately 80 per cent of the total regional dwelling stock (148,774 dwellings in 2006) was detached housing, compared to less than 20 per cent multi-unit dwellings.

The Strategy aimed to achieve a more appropriate mix for future housing that reflected the region's changing needs. The Strategy sought a ratio of 60 per cent detached housing and 40 per cent multi-unit for the 59,600 proposed new dwellings within the 'Urban Growth Areas' (shown on the Regional Strategy maps).

In the six years monitored to date (2008–09 to 2013–14), 74 per cent of dwelling commencements were for detached housing and 26 per cent for multi-unit housing. These commencements are below the desired 60:40 ratio of new detached to multi-unit dwellings.

(See Figure 5 and 6)

Figure 5. Dwelling Commencements 2009–14 – Detached and Multi-unit

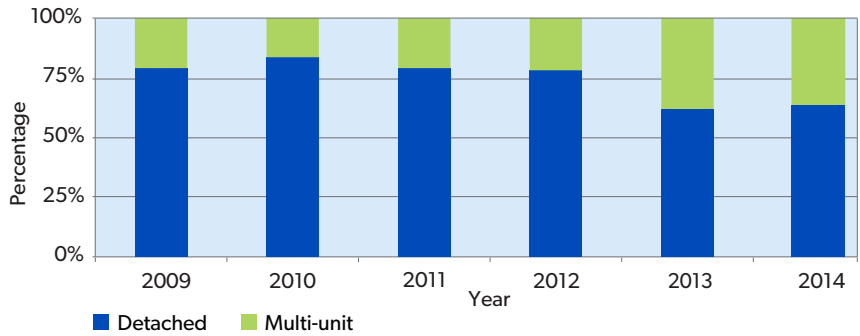
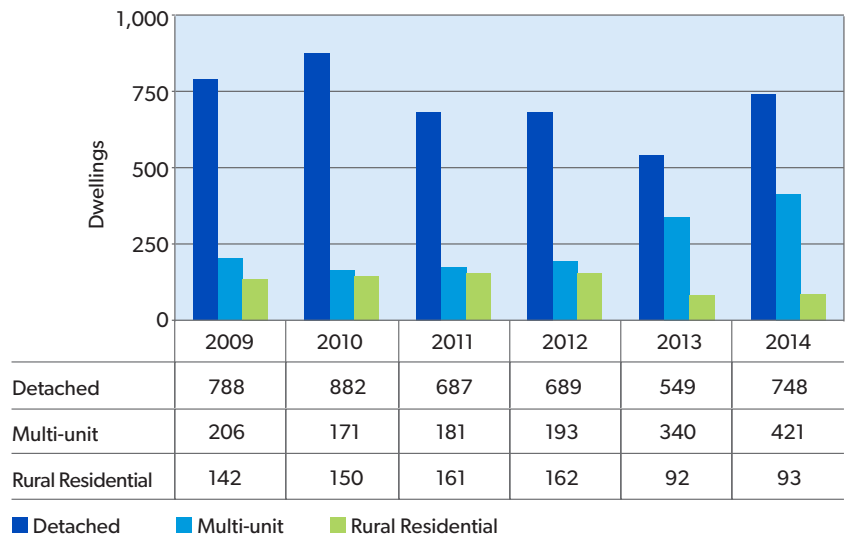


Figure 6. Dwelling Commencements 2009–14 – Detached, Multi-unit and Rural Residential



## 2.5 ACTUAL LOT PRODUCTION VERSUS FORECAST LOT PRODUCTION

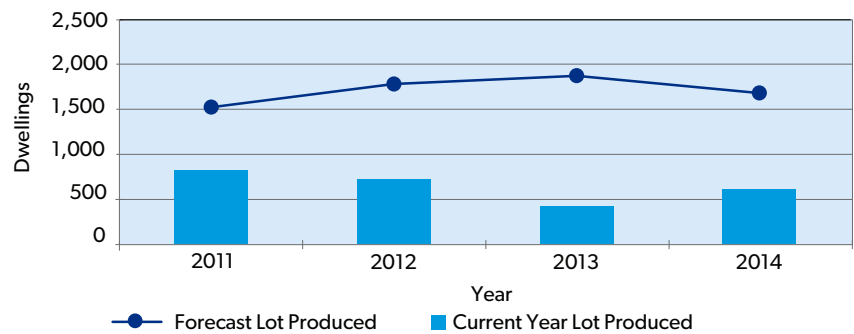
Data collection for actual lot production compared to forecast lot production began in the 2010–11 financial year.

(See Figure 7)

Annual regional forecasts for lots produced compared to actual lots produced for the years 2010–11 to 2013–14 were:

Year	Forecast	Produced
2010–11:	<b>1,523</b>	<b>817</b>
2011–12:	<b>1,782</b>	<b>718</b>
2012–13:	<b>1,874</b>	<b>413</b>
2013–14:	<b>1,681</b>	<b>613</b>

Figure 7. Actual Lots Produced versus Forecast Lots Produced



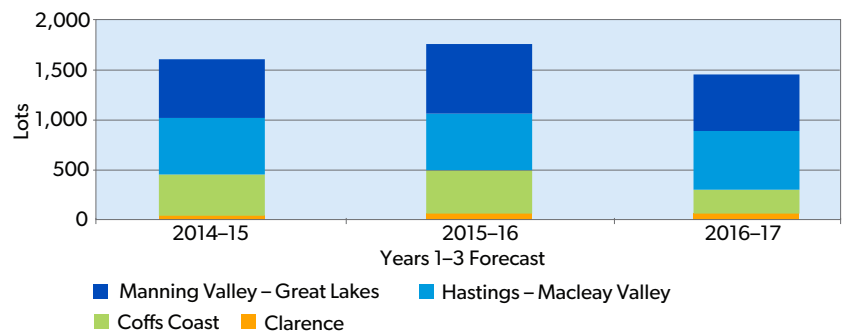
## 2.6 LOT AND HECTARE PRODUCED FORECAST

Annual estimates provided by Councils for lots to be produced between the years 2014–2017 are:

2014–15	<b>1,603</b>
2015–16	<b>1,762</b>
2016–17	<b>1,453</b>

(See Figure 8)

Figure 8. Yearly Lot Produced Forecast 2014–15 to 2016–17



Annual estimates provided by Councils for hectares to be produced between the years 2014–2017 are:

2014–15	<b>139</b>
2015–16	<b>152</b>
2016–17	<b>128</b>

(See Figure 9)

Figure 10 shows forecast lots produced and remaining, and hectares produced and remaining for the years 2014–15 to 2016–17.

(See Figure 10)

More information about subregional and Local Government lot and hectare production forecasts are provided in Chapters 3 and 4.

Figure 9. Mid North Coast Yearly Hectare Produced Forecast 2014–15 to 2016–17

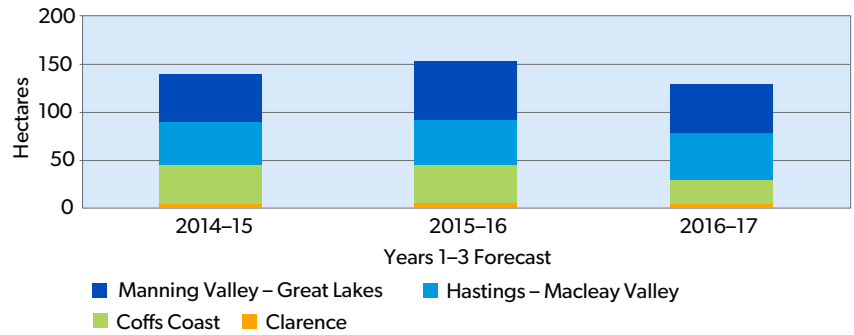
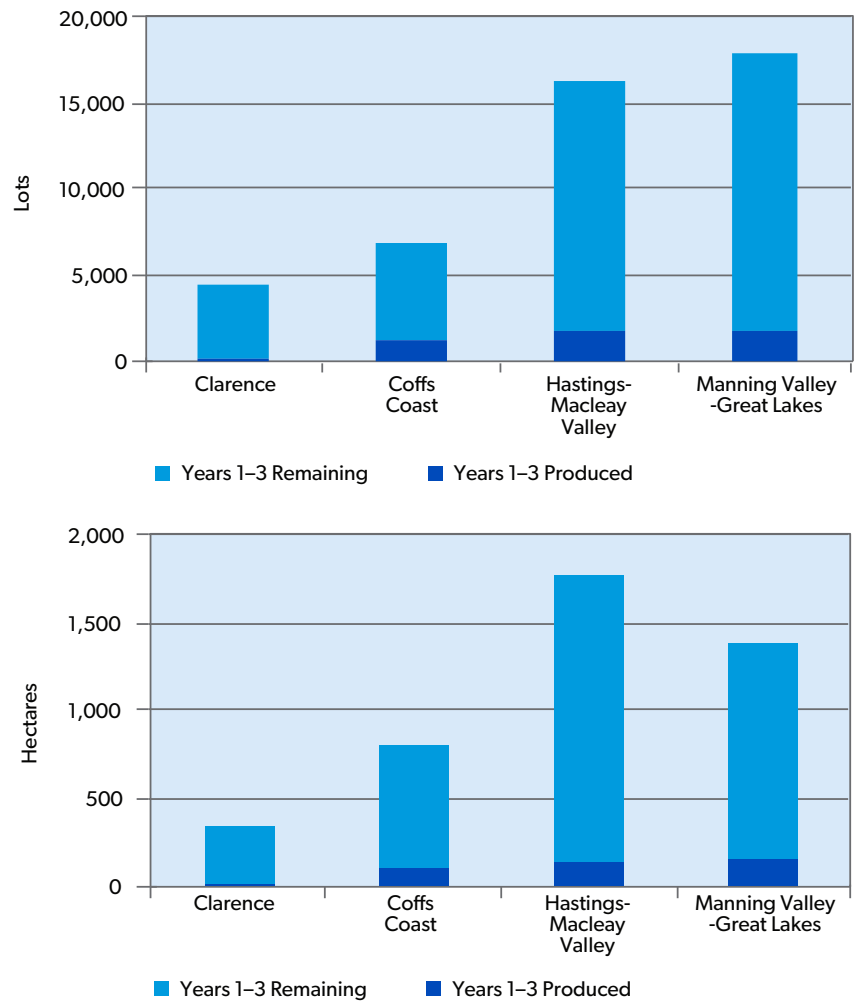


Figure 10. Yearly Lots Produced and Remaining Forecasts 2014–15 to 2016–17



## 2.7 EMPLOYMENT LAND

The *Mid North Coast Regional Strategy* identified that the projected population increase has the potential to lead to 48,500 new jobs. This anticipated employment growth translates to a need for a minimum of 232 hectares of additional industrial land and 210 hectares of commercial land (total 442 hectares).

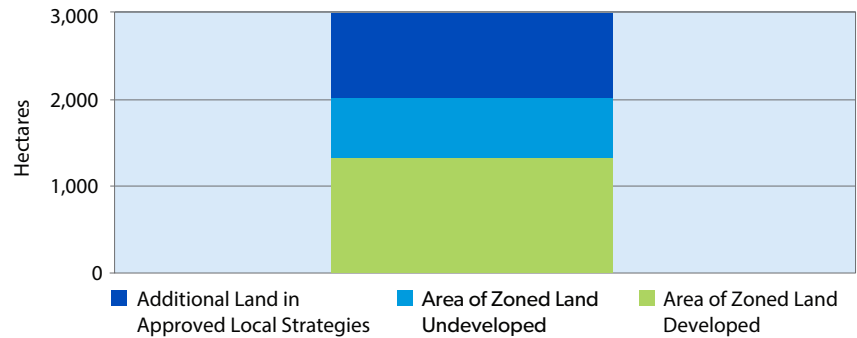
Prior to the introduction of the Standard Instrument for Local Environment Plans (LEPs), land within industrial zones was used as the measure of employment land (even though bulky goods retail premises, which are considered a form of commercial development, were permitted in these zones). For council areas, where Standard Instrument LEPs were implemented between 2006–2014, no commercial/business zones have been included in the data.

Figure 11 shows that at 30 June 2014, there were 2,018 hectares of zoned industrial land in the region. Of this, 1,320 hectares were already developed and the remaining 698 hectares were undeveloped. A further 973 hectares of industrial land are identified in approved Local Growth Management Strategies.

Currently, there is sufficient regional employment land available to accommodate the anticipated employment growth identified in the *Mid North Coast Regional Strategy to 2031*.

(See Figure 11)

Figure 11. Employment (Industrial) Land Status 2013–14





# Subregional data



This section of the report contains housing and land data about the four identified subregions of Clarence, Coffs Coast, Hastings – Macleay Valley and Manning Valley – Great Lakes.

## 3.1 CLARENCE

The *Mid North Coast Regional Strategy* estimated that by 2031 the Clarence subregion will require an additional 7,100 dwellings in order to meet the forecast population increase. Over six years (2008–09 to 2013–14) 805 new dwellings were commenced in the Clarence subregion.

(See Figure 12)

Annual dwelling commencements for Clarence subregion were:

2008–09	<b>196</b>
2009–10	<b>161</b>
2010–11	<b>122</b>
2011–12	<b>142</b>
2012–13	<b>76</b>
2013–14	<b>108</b>

(See Figure 13)

Figure 14 shows that at 30 June 2014 there were 434 hectares of zoned industrial land in the subregion. Of this, 334 hectares were already developed and the remaining 100 hectares were undeveloped. A further 10 hectares of industrial land is identified in approved Local Growth Management Strategies.

(See Figure 14)

Figure 12. Clarence Subregion Existing + Commenced Dwellings Cumulative Total

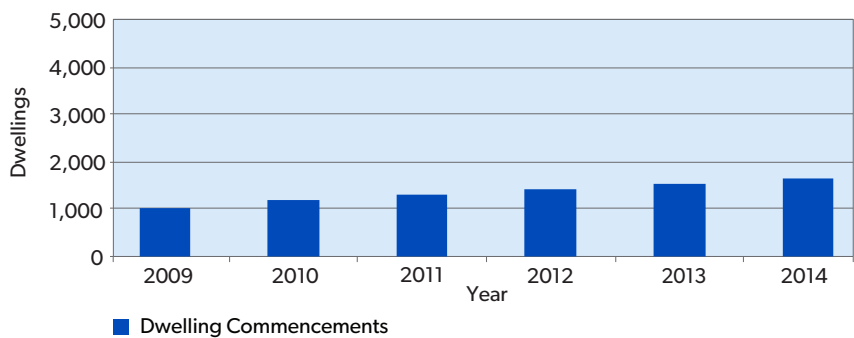


Figure 13. Clarence Subregion Commenced Dwellings Yearly Totals

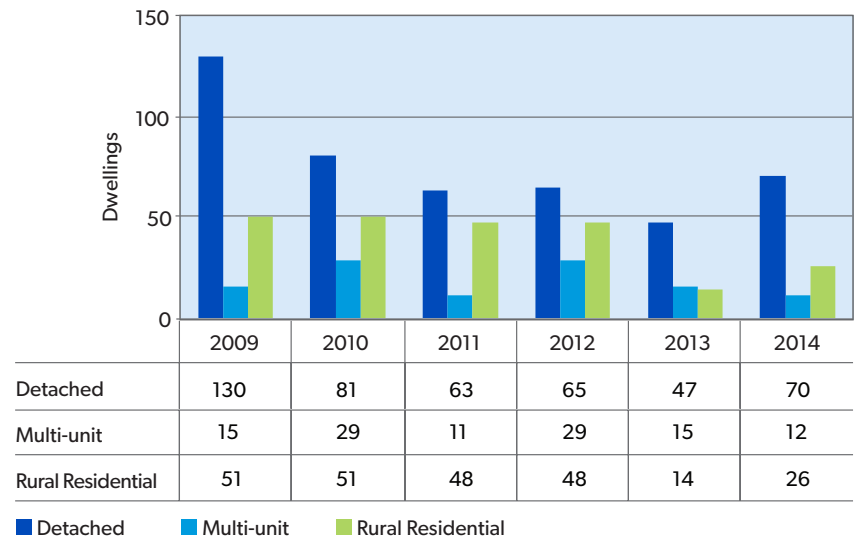
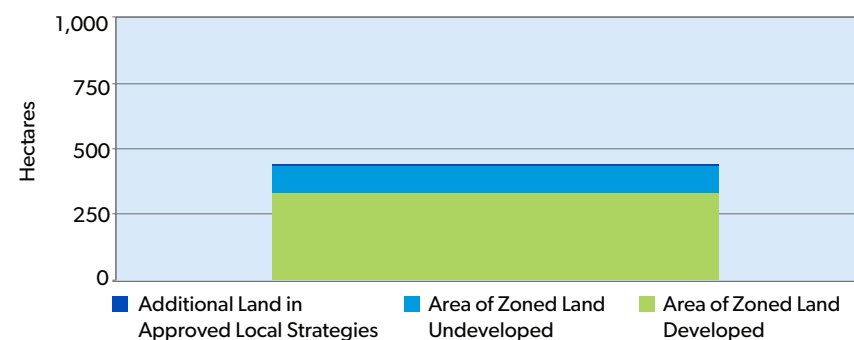


Figure 14. Clarence Subregion Employment (Industrial) Land Status 2013–14



## CLARENCE SUBREGION RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Total Subregion	74	17	70	12	27	40

## CLARENCE SUBREGION RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Rural Residential Development	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Total Subregion	7,425	2,712	2,689	3,230	30	26

## CLARENCE SUBREGION EMPLOYMENT LAND 2013–14

Industrial Development by Council Area	Total Area of Zoned Land (ha)	Area of Zoned Land Developed	Area of Zoned Land Undeveloped	Additional Land in Approved Local Strategies
Total Subregion	434	334	100	10



### 3.2 COFFS COAST

The *Mid North Coast Regional Strategy* estimated that by 2031 the Coffs Coast subregion will require an additional 19,200 dwellings in order to meet the forecast population increase. Over six years (2008–09 to 2013–14) 2,405 new dwellings were commenced in the Coffs Coast subregion.

(See Figure 15)

Annual dwelling commencements for Coffs Coast subregion were:

2008–09	<b>345</b>
2009–10	<b>447</b>
2010–11	<b>404</b>
2011–12	<b>385</b>
2012–13	<b>432</b>
2013–14	<b>392</b>

(See Figure 16)

Figure 17 shows that at 30 June 2014 there were 532 hectares of zoned industrial land in the subregion. Of this, 375 hectares were already developed and the remaining 157 hectares were undeveloped. A further 206 hectares of industrial land are identified in approved Local Growth Management Strategies.

(See Figure 17)

Figure 15. Coffs Coast Subregion Existing + Commenced Dwellings Cumulative Total

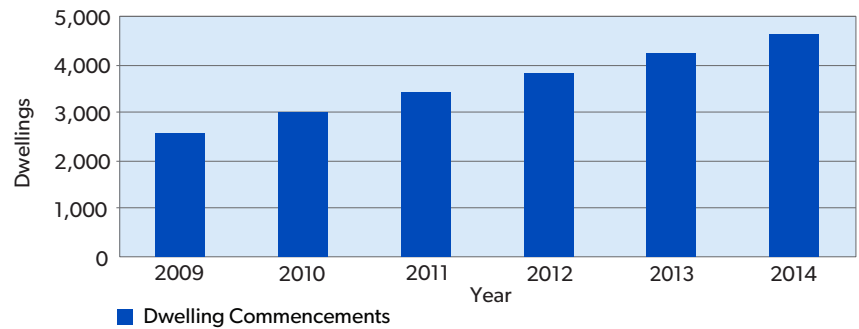


Figure 16. Coffs Coast Subregion Commenced Dwellings Yearly Totals

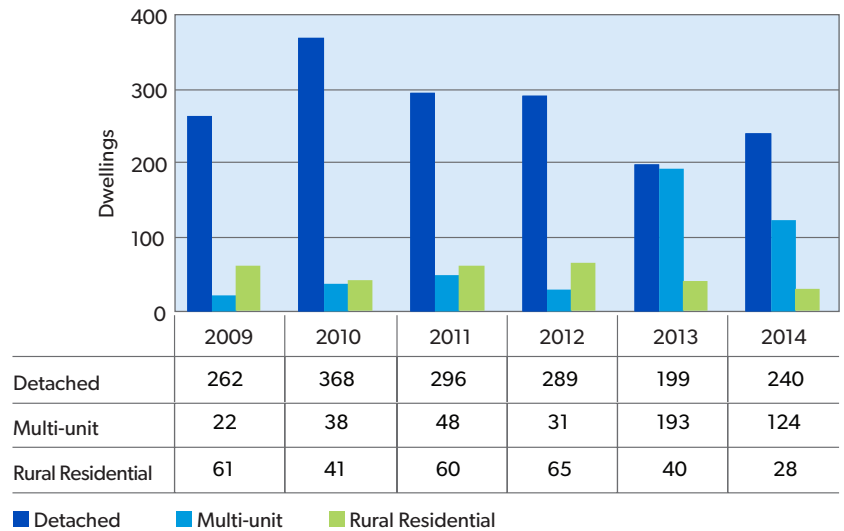
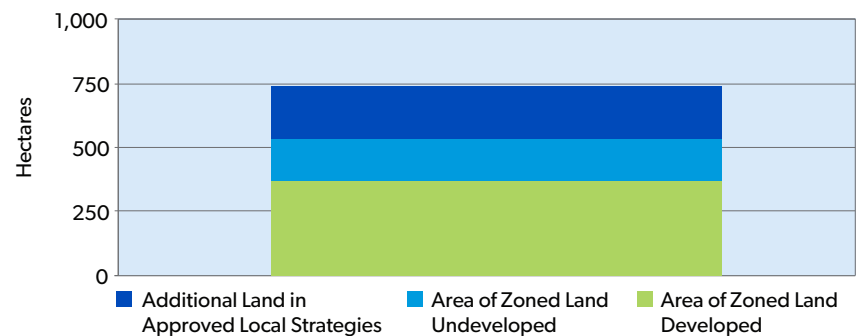


Figure 17. Coffs Coast Subregion Employment (Industrial) Land Status 2013–14



## COFFS COAST SUBREGION RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Bellingen	24	8	19	3	7	5
Coffs Harbour	247	100	190	101	416	130
Nambucca	46	20	31	20	6	25
Total Subregion	317	128	240	124	429	160

## COFFS COAST SUBREGION RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Bellingen	1,315	559	54	737	7	3
Coffs Harbour	2,038	1,935	49	33	22	14
Nambucca	3,481	967	954	1,080	13	11
Total Subregion	6,834	3,461	1,057	1,850	42	28

## COFFS COAST SUBREGION EMPLOYMENT LAND 2013–14

Industrial Development by Council Area	Total Area of Zoned Land (ha)	Area of Zoned Land Developed	Area of Zoned Land Undeveloped	Additional Land in Approved Local Strategies
Bellingen	71	35	36	15
Coffs Harbour	326	271	55	112
Nambucca	135	69	66	79
Total Subregion	532	375	157	206

### 3.3 HASTINGS – MACLEAY VALLEY

The *Mid North Coast Regional Strategy* estimated that by 2031 the Hastings – Macleay Valley subregion will require an additional 18,300 dwellings in order to meet the forecast population increase. Over six years (2008–09 to 2013–14) 2,447 new dwellings were commenced in the Hastings – Macleay Valley subregion.

(See Figure 18)

Annual dwelling commencements for Hastings – Macleay Valley subregion were:

2008–09	<b>324</b>
2009–10	<b>440</b>
2010–11	<b>360</b>
2011–12:	<b>410</b>
2012–13	<b>300</b>
2013–14	<b>613</b>

(See Figure 19)

Figure 20 shows that at 30 June 2014 there were 706 hectares of zoned industrial land in the subregion. Of this, 383 hectares were already developed and the remaining 323 hectares were undeveloped. A further 267 hectares of industrial land are identified in approved Local Growth Management Strategies.

(See Figure 20)

Figure 18. Hastings – Macleay Valley Subregion Existing + Commenced Dwellings Cumulative Total

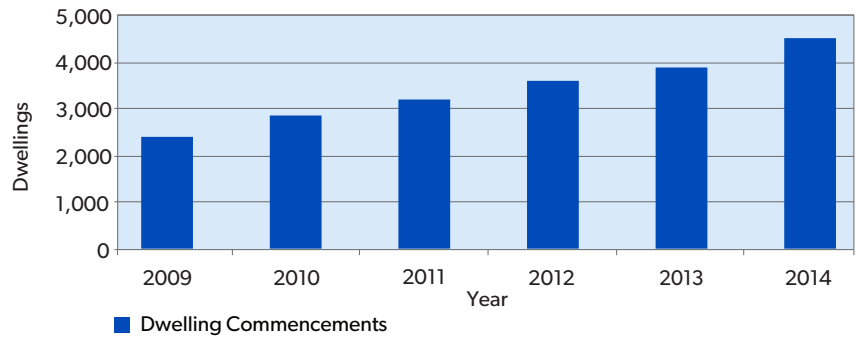


Figure 19. Hastings – Macleay Valley Subregion Commenced Dwellings Yearly Totals

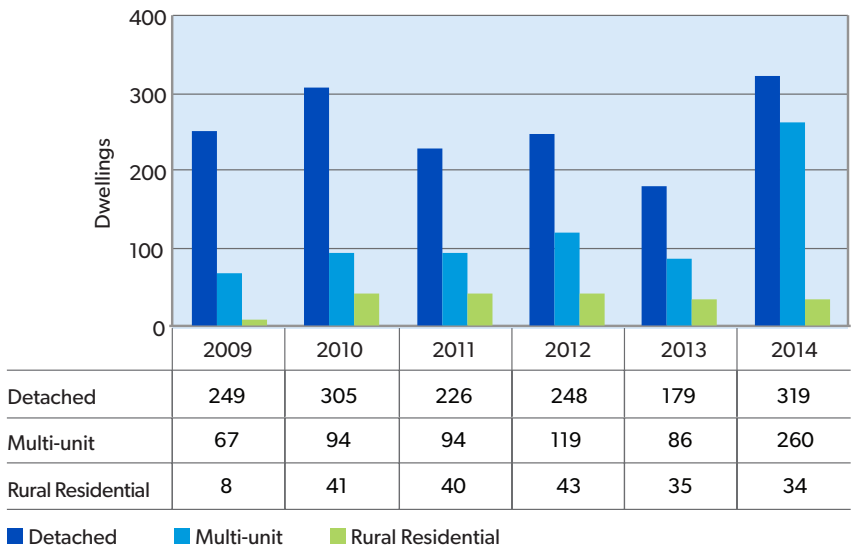
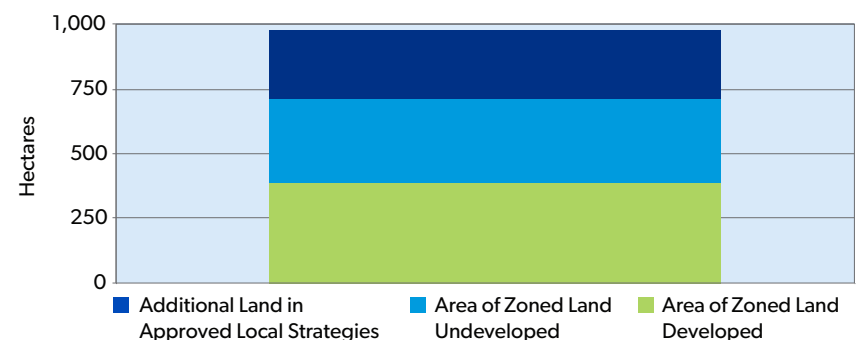


Figure 20. Hastings – Macleay Valley Subregion Employment (Industrial) Land Status 2013–14



## HASTINGS – MACLEAY VALLEY SUBREGION RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Kempsey	113	2	57	8	28	85
Port Macquarie – Hastings	272	155	262	252	141	303
Total Subregion	385	157	319	260	169	388

## HASTINGS – MACLEAY VALLEY SUBREGION RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Kempsey	2,912	1,697	239	1,265	10	15
Port Macquarie – Hastings	2,919	1,526	130	282	27	19
Total Subregion	5,831	3,223	369	1,547	37	34

## HASTINGS – MACLEAY VALLEY SUBREGION EMPLOYMENT LAND 2013–14

Industrial Development by Council Area	Total Area of Zoned Land (ha)	Area of Zoned Land Developed	Area of Zoned Land Undeveloped	Additional Land in Approved Local Strategies
Kempsey	262	202	60	171
Port Macquarie – Hastings	444	181	263	96
Total Subregion	706	383	323	267

### 3.4 MANNING VALLEY – GREAT LAKES

The *Mid North Coast Regional Strategy* estimated that by 2031 the Manning Valley – Great Lakes subregion will require an additional 15,000 dwellings in order to meet the forecast population increase. Over six years (2008–09 to 2013–14) 998 new dwellings were commenced in the Manning Valley – Great Lakes subregion.

(See Figure 21)

Annual dwelling commencements for Manning Valley – Great Lakes subregion were:

2008–09	<b>271</b>
2009–10	<b>155</b>
2010–11	<b>143</b>
2011–12	<b>107</b>
2012–13	<b>173</b>
2013–14	<b>149</b>

(See Figure 22)

Figure 23 shows that at 30 June 2014 there were 346 hectares of zoned industrial land in the subregion. Of this, 228 hectares were already developed and the remaining 118 hectares were undeveloped. A further 490 hectares of industrial land are identified in approved Local Growth Management Strategies.

(See Figure 23)

Figure 21. Manning Valley – Great Lakes Subregion Existing + Commenced Dwellings Cumulative Total

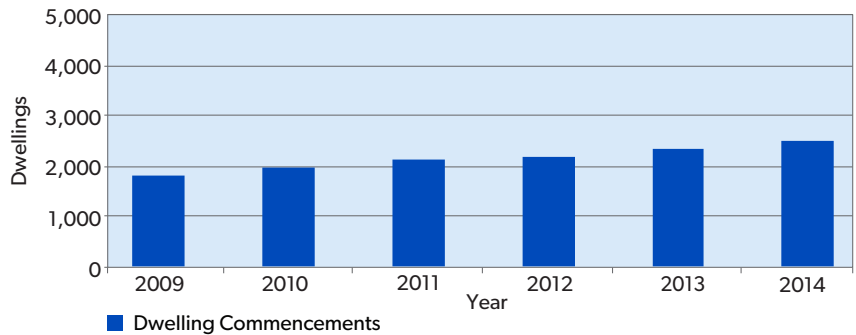


Figure 22. Manning Valley – Great Lakes Subregion Commenced Dwellings Yearly Totals

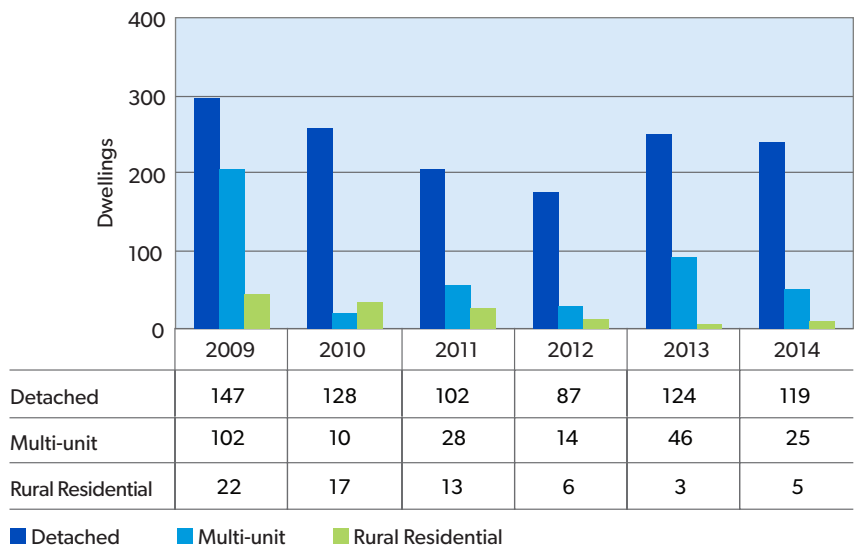
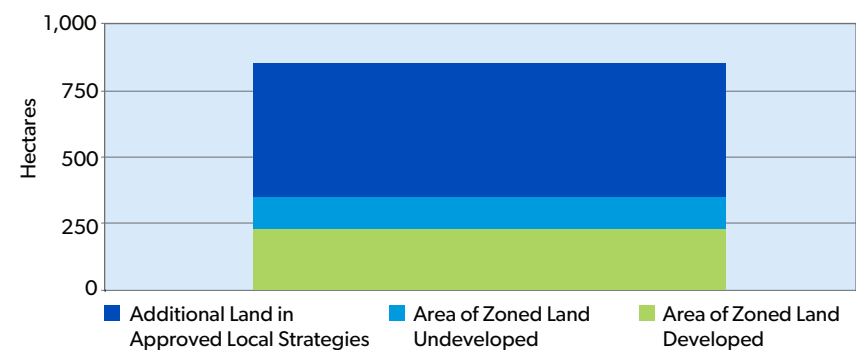


Figure 23. Manning Valley – Great Lakes Subregion Employment (Industrial) Land Status 2013–14



## MANNING VALLEY – GREAT LAKES SUBREGION RESIDENTIAL LAND APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Greater Taree	185	46	7	10	142	0
Great Lakes	124	266	112	15	150	25
Total Subregion	309	312	119	25	292	25

## MANNING VALLEY – GREAT LAKES SUBREGION RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Greater Taree	2,787	2,650	0	0	15	1
Great Lakes	1,610	713	109	63	6	4
Total Subregion	4,397	3,363	109	63	21	5

## MANNING VALLEY – GREAT LAKES SUBREGION EMPLOYMENT LAND 2013–14

Industrial Development by Council Area	Total Area of Zoned Land (ha)	Area of Zoned Land Developed	Area of Zoned Land Undeveloped	Additional Land in Approved Local Strategies
Greater Taree	246	164	82	480
Great Lakes	100	64	36	10
Total Subregion	346	228	118	490



# Local Government Data



This section of the report contains housing and land data about the eight Local Government Areas (LGAs) of Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey, Port Macquarie – Hastings, Greater Taree and Great Lakes.

## 4.1 BELLINGEN

Over six years (2008–09 to 2013–14) 152 new dwellings were commenced in the Bellingen LGA.

(See Figure 24)

Annual dwelling commencements for Bellingen LGA were:

2008–09	<b>37</b>
2009–10	<b>34</b>
2010–11	<b>18</b>
2011–12	<b>14</b>
2012–13	<b>24</b>
2013–14	<b>25</b>

(See Figure 25)

Figure 24. Bellingen Commenced Dwellings Cumulative Total

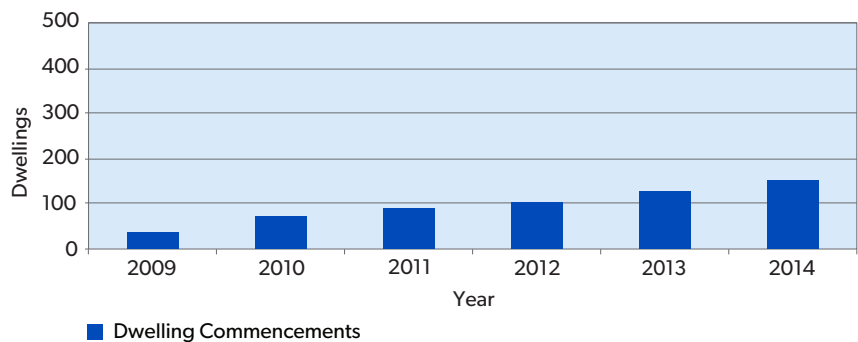
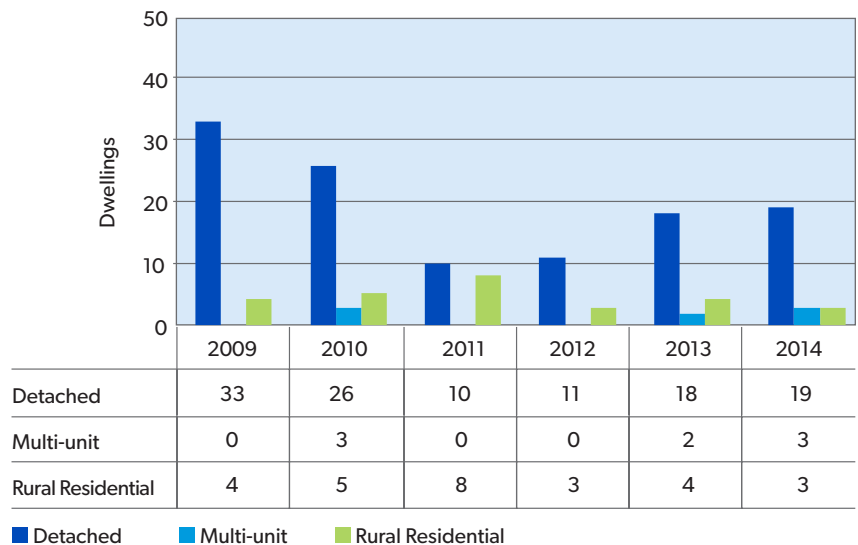


Figure 25. Bellingen Commenced Dwellings Yearly Totals



## BELLINGEN RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Produced
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Bellingen	7	2	7	2	6	5
Dorrigo	2	1	1	0	1	0
Urunga	2	3	1	0	0	0
Other R1 zones	2	0	1	0	0	0
Rural Remainder and Villages	11	2	9	1	0	0
<b>Total Local Government Area</b>	<b>24</b>	<b>8</b>	<b>19</b>	<b>3</b>	<b>7</b>	<b>5</b>

## BELLINGEN RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Bellingen	446	62	10	384	5	3
Dorrigo	70	50	8	0	1	0
Urunga	162	130	7	32	0	0
Other Rural Residential Zoned Land	637	317	29	321	1	0
Total Local Government Area	1,315	559	54	737	7	3

## BELLINGEN EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Bellingen	1	1	0	0
Dorrigo	11	3	8	2
Urunga	2	2	0	13
Other Industrial Zoned Land	57	29	28	0
Total Local Government Area	71	35	36	15

## BELLINGEN RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Bellingen	54	6	171	16
Dorrigo	15	3	292	31
Urunga	24	3	198	44
Yellow Rock	4	0	0	0
Total Local Government Area	97	12	661	91

## 4.2 CLARENCE VALLEY

Over six years (2008–09 to 2013–14) 805 new dwellings were commenced in the Clarence Valley LGA.

(See Figure 26)

Annual dwelling commencements for Clarence Valley LGA were:

2008–09	<b>196</b>
2009–10	<b>161</b>
2010–11	<b>122</b>
2011–12	<b>142</b>
2012–13	<b>76</b>
2013–14	<b>108</b>

(See Figure 27)

Figure 26. Clarence Valley Commenced Dwellings Cumulative Total

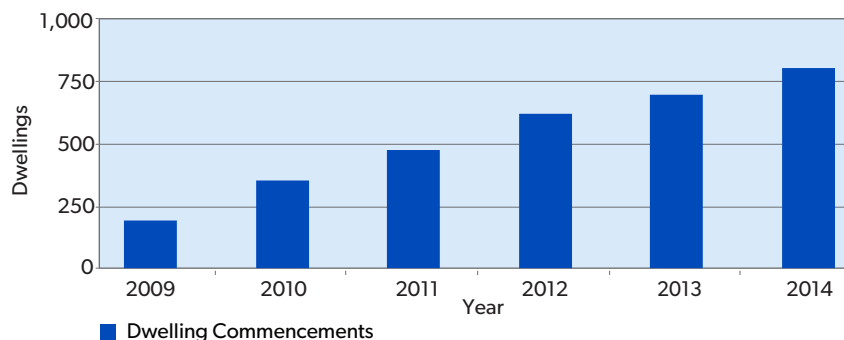
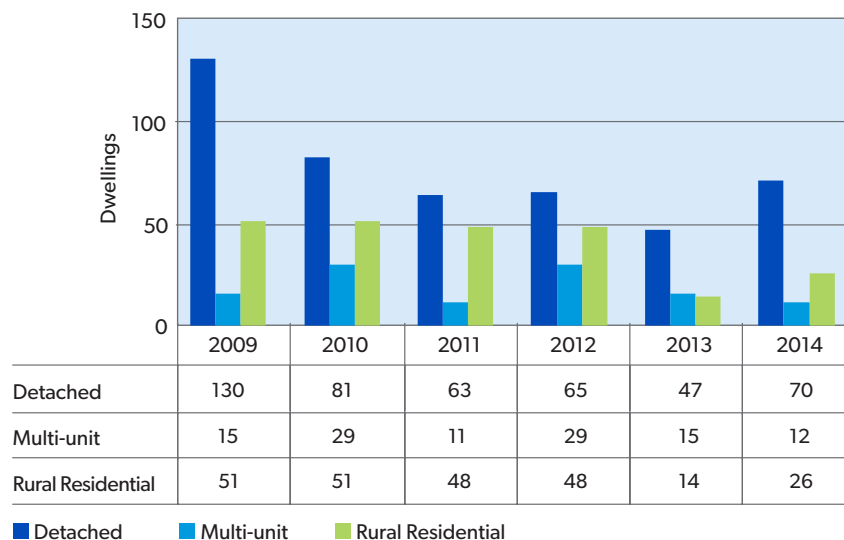


Figure 27. Clarence Valley Commenced Dwellings Yearly Totals



## CLARENCE VALLEY RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Produced
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Grafton/South Grafton/Clarenza/Junction Hill	22	10	21	7	15	20
Maclean/Gulmarrad/Townsend	11	4	12	0	1	2
Yamba/Angourie/Wooloweyah	8	1	10	3	0	1
Iluka	0	2	2	2	0	0
Lawrence	2	0	2	0	2	5
Rural Remainder and Villages	3	0	5	0	0	2
Rural General	28	0	18	0	9	10
<b>Total Local Government Area</b>	<b>74</b>	<b>17</b>	<b>70</b>	<b>12</b>	<b>27</b>	<b>40</b>

## CLARENCE VALLEY RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Total Local Government Area	<b>7,425</b>	<b>2,712</b>	<b>2,689</b>	<b>3,230</b>	<b>30</b>	<b>26</b>

## CLARENCE VALLEY EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Grafton/South Grafton/ Clarenza/Junction Hill	<b>382</b>	<b>302</b>	<b>80</b>	<b>0</b>
Maclean/Gulmarrad/Townsend	<b>27</b>	<b>19</b>	<b>8</b>	<b>10</b>
Yamba/Angourie/Wooloweyah	<b>18</b>	<b>10</b>	<b>8</b>	<b>0</b>
Iluka	<b>7</b>	<b>3</b>	<b>4</b>	<b>0</b>
Lawrence	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Rural Remainder and Villages	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Total Local Government Area	<b>434</b>	<b>334</b>	<b>100</b>	<b>10</b>

## CLARENCE VALLEY RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Grafton/South Grafton/ Clarenza/Junction Hill	<b>80</b>	<b>6</b>	<b>1,600</b>	<b>128</b>
Maclean/Gulmarrad/Townsend	<b>25</b>	<b>2</b>	<b>1,075</b>	<b>75</b>
Yamba/Angourie/Wooloweyah	<b>13</b>	<b>1</b>	<b>827</b>	<b>50</b>
Iluka	<b>13</b>	<b>1</b>	<b>417</b>	<b>25</b>
Lawrence	<b>15</b>	<b>2</b>	<b>225</b>	<b>23</b>
Rural Remainder and Villages	<b>15</b>	<b>2</b>	<b>245</b>	<b>25</b>
Total Local Government Area	<b>161</b>	<b>14</b>	<b>4,389</b>	<b>326</b>

### 4.3 COFFS HARBOUR

Over six years (2008–09 to 2013–14) 1,839 new dwellings were commenced in the Coffs Harbour LGA.

(See Figure 28)

Annual dwelling commencements for Coffs Harbour LGA were:

2008–09	<b>235</b>
2009–10	<b>349</b>
2010–11	<b>321</b>
2011–12	<b>256</b>
2012–13	<b>373</b>
2013–14	<b>305</b>

(See Figure 29)

Figure 28. Coffs Harbour Commenced Dwellings Cumulative Total

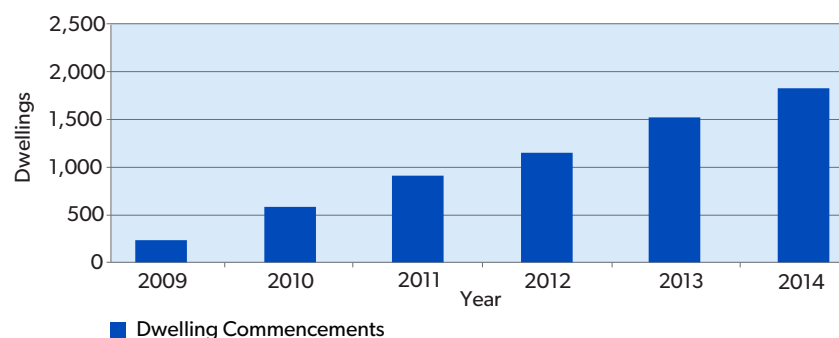
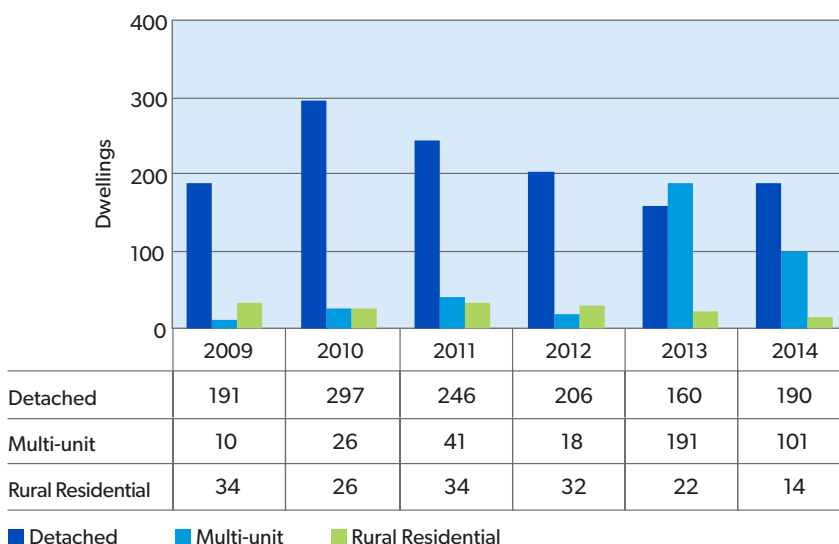


Figure 29. Coffs Harbour Commenced Dwellings Yearly Totals



### COFFS HARBOUR RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Produced
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Bonville	0	0	0	0	0	0
Coffs Harbour (Sawtell to Korora)	106	85	91	101	395	66
Woolgoolga	17	15	10	0	5	11
Moonee/Sapphire Beach	44	0	33	0	9	30
Emerald/Sandy Beach	33	0	29	0	2	20
Rural Remainder and Villages	47	0	27	0	5	3
<b>Total Local Government Area</b>	<b>247</b>	<b>100</b>	<b>190</b>	<b>101</b>	<b>416</b>	<b>130</b>

## COFFS HARBOUR RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Rural Remainder and Villages	2,038	1,935	49	33	22	14
Total Local Government Area	2,038	1,935	49	33	22	14

## COFFS HARBOUR EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Bonville	0	0	0	0
Coffs Harbour (Sawtell to Korora)	292	246	46	30
Woolgoolga	34	25	9	26
Moonee/Sapphire Beach	0	0	0	0
Emerald/Sandy Beach	0	0	0	0
Rural Remainder and Villages	0	0	0	56
Total Local Government Area	326	271	55	112

## COFFS HARBOUR RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Bonville	85	13	395	39
Coffs Harbour (Sawtell to Korora)	270	27	489	49
Woolgoolga	33	3	29	7
Moonee/Sapphire Beach	60	6	338	34
Emerald/Sandy Beach	60	6	155	15
Rural Remainder and Villages	90	9	150	15
Total Local Government Area	598	64	1,556	159

## 4.4 KEMPSEY

Over six years (2008–09 to 2013–14) 343 new dwellings were commenced in the Kempsey LGA.

(See Figure 30)

Annual dwelling commencements for Kempsey LGA were:

2008–09	<b>29</b>
2009–10	<b>63</b>
2010–11	<b>67</b>
2011–12	<b>64</b>
2012–13	<b>40</b>
2013–14	<b>80</b>

(See Figure 31)

Figure 30. Kempsey Commenced Dwellings Cumulative Total

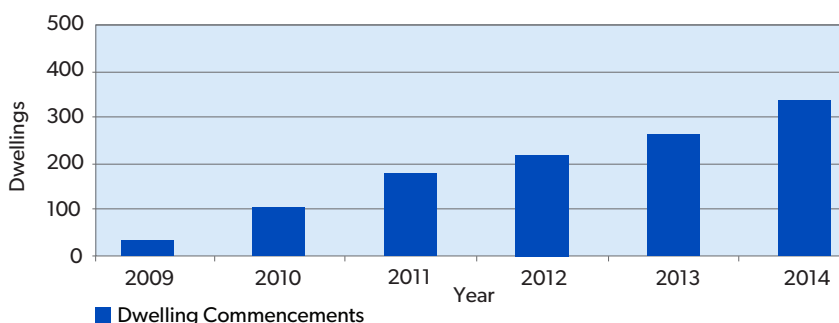
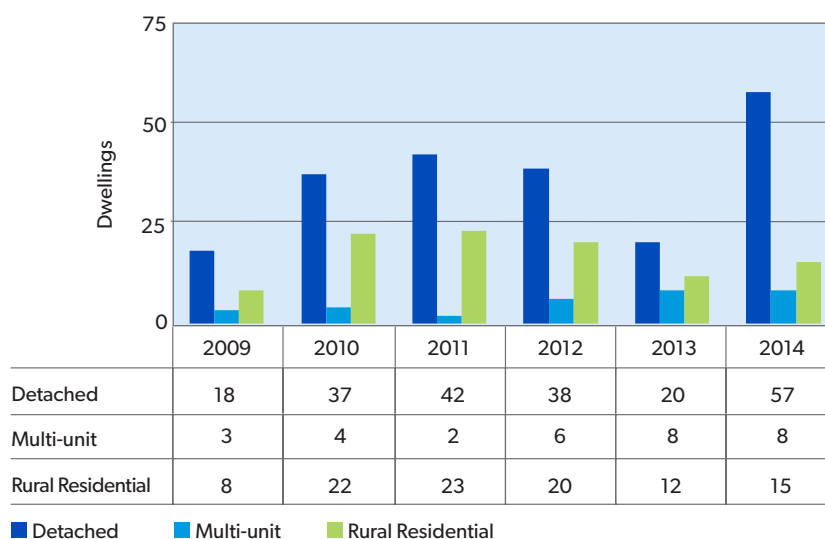


Figure 31. Kempsey Commenced Dwellings Yearly Totals



## KEMPSEY RESIDENTIAL LAND APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Kempsey	17	0	16	0	0	19
Frederickton	0	0	2	0	0	0
South West Rocks	23	2	23	6	13	38
Crescent Head	2	0	1	0	0	4
Stuarts Point	0	0	1	0	0	0
Rural Remainder	71	0	14	2	15	24
Total Local Government Area	113	2	57	8	28	85

## KEMPSEY RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Aldavilla/Yarravel	1,024	737	57	362	3	5
Euroka/Dondingalong	401	225	23	142	2	3
South Kempsey	770	309	80	460	4	4
Verges Creek	271	68	28	211	0	0
North Kempsey	26	26	4	7	0	0
Crescent Head Road (Dulconghi Heights)	76	59	10	15	0	1
Frederickton (Everingham's Lane)	118	83	19	16	0	1
Arakoon and South West Rocks	226	190	18	52	1	1
Total Local Government Area	2,912	1,697	239	1,265	10	15

## KEMPSEY EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Kempsey	226	182	44	109
Frederickton	13	6	7	62
South West Rocks	7	7	0	0
Stuarts Point	7	0	7	0
Smithtown	7	7	0	0
Kundabung	2	0	2	0
Total Local Government Area	262	202	60	171

## KEMPSEY RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Kempsey	61	3	638	31
Frederickton	20	3	263	10
South West Rocks	254	13	804	40
Crescent Head	26	3	84	4
Stuarts Point	16	3	319	16
Total Local Government Area	377	25	2,108	101



## 4.5 NAMBUCCA

Over six years (2008–09 to 2013–14) 414 new dwellings were commenced in the Nambucca LGA.

(See Figure 32)

Annual dwelling commencements for Nambucca LGA were:

2008–09	73
2009–10	64
2010–11	65
2011–12	115
2012–13	35
2013–14	62

(See Figure 33)

Figure 32. Nambucca Commenced Dwellings Cumulative Total

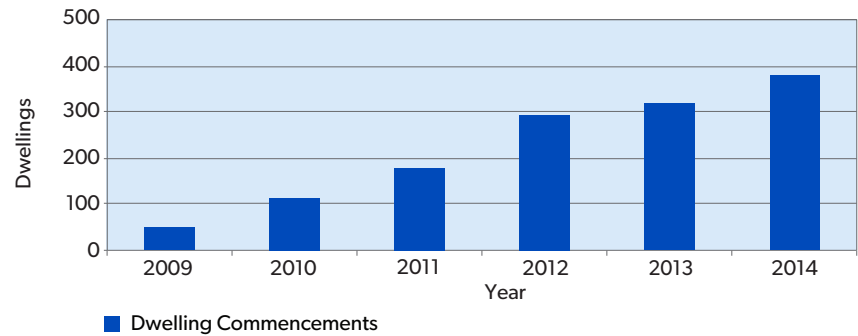
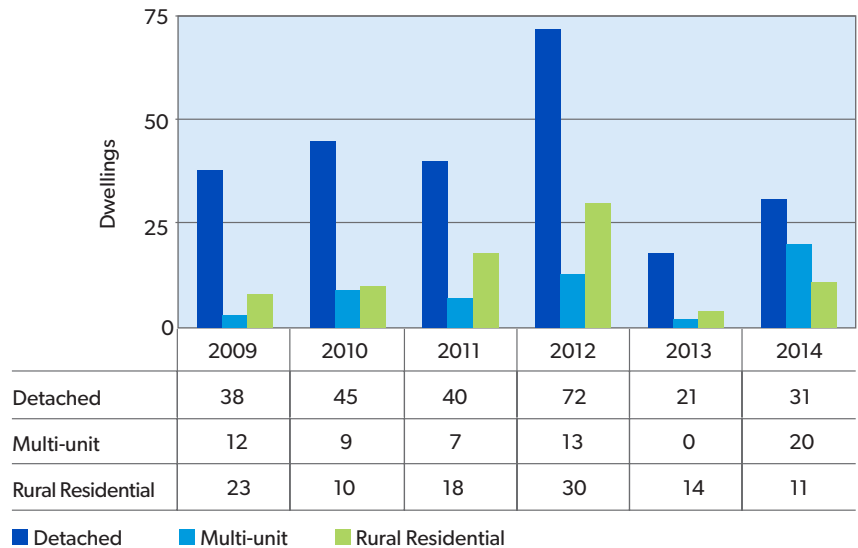


Figure 33. Nambucca Commenced Dwellings Yearly Totals



## NAMBUCCA RESIDENTIAL LAND APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Nambucca Heads	9	3	6	3	0	3
Macksville	8	17	9	17	2	13
Valla Beach	16	0	8	0	4	4
Scotts Head	10	0	6	0	0	4
Eungai Creek	2	0	1	0	0	0
Hyland Park	1	0	1	0	0	1
<b>Total Local Government Area</b>	<b>46</b>	<b>20</b>	<b>31</b>	<b>20</b>	<b>6</b>	<b>25</b>

## NAMBUCCA RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Rural Remainder and Villages	3,481	967	954	1,080	13	11
Total Local Government Area	3,481	967	954	1,080	13	11

## NAMBUCCA EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Nambucca Heads	21	17	4	0
Macksville	63	44	19	27
West Valla	51	8	43	52
Total Local Government Area	135	69	66	79

## NAMBUCCA RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Nambucca Heads	0	0	0	0
Macksville	0	0	700	77
Bowraville	0	0	0	0
Scotts Head	0	0	245	27
Valla Beach	0	0	0	0
Rural Remainder and Villages	0	0	0	0
West Valla	400	30	2,967	347
Total Local Government Area	400	30	3,912	451

## 4.6 PORT MACQUARIE – HASTINGS

Over six years (2008–09 to 2013–14) 2,104 new dwellings were commenced in the Port Macquarie – Hastings LGA.

(See Figure 34)

Annual dwelling commencements for Port Macquarie – Hastings LGA were:

2008–09	<b>295</b>
2009–10	<b>377</b>
2010–11	<b>293</b>
2011–12	<b>346</b>
2012–13	<b>260</b>
2013–14	<b>533</b>

(See Figure 35)

Figure 34. Port Macquarie-Hastings Commenced Dwellings Cumulative Total

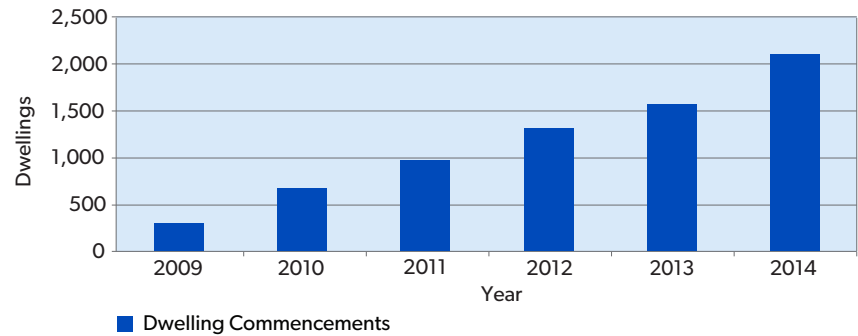
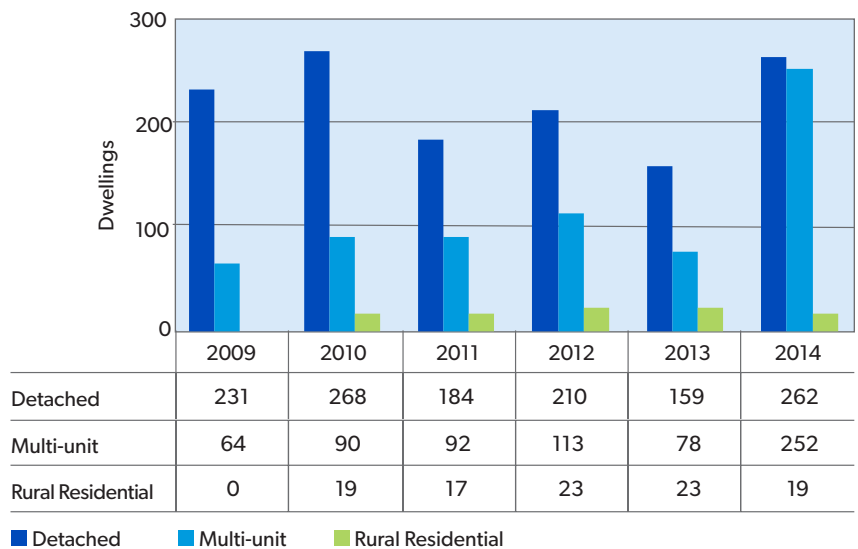


Figure 35. Port Macquarie-Hastings Commenced Dwellings Yearly Totals



## PORT MACQUARIE – HASTINGS RESIDENTIAL LAND APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Port Macquarie	169	130	160	233	15	152
Thrumster	41	0	39	0	39	132
Lake Cathie – Bonny Hills	17	3	18	0	75	11
Camden Haven	19	12	21	15	8	2
Wauchope	21	10	19	4	4	6
Sancrox	0	0	0	0	0	0
Rural Remainder	5	0	5	0	0	0
<b>Total Local Government Area</b>	<b>272</b>	<b>155</b>	<b>262</b>	<b>252</b>	<b>141</b>	<b>303</b>

## PORT MACQUARIE – HASTINGS RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Port Macquarie	0	0	0	0	0	0
Thrumster	44	24	1	1	0	0
Lake Cathie – Bonny Hills	84	72	1	0	0	0
Camden Haven	338	214	28	27	6	2
Wauchope	763	561	68	100	6	4
Sancrox	294	187	2	0	0	0
Rural Remainder	1,396	468	30	154	15	13
<b>Total Local Government Area</b>	<b>2,919</b>	<b>1,526</b>	<b>130</b>	<b>282</b>	<b>27</b>	<b>19</b>

## PORT MACQUARIE – HASTINGS EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Port Macquarie	68	67	1	45
Thrumster	40	2	38	30
Lake Cathie – Bonny Hills	0	0	0	7
Camden Haven	90	7	83	0
Wauchope	131	81	50	0
Sancrox	113	22	91	0
Rural Remainder	2	2	0	14
<b>Total Local Government Area</b>	<b>444</b>	<b>181</b>	<b>263</b>	<b>96</b>

## PORT MACQUARIE – HASTINGS RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Port Macquarie	621	51	4,252	318
Thrumster	260	23	3,720	735
Lake Cathie – Bonny Hills	242	22	1,646	138
Camden Haven	84	8	2,004	246
Wauchope	100	10	732	84
Sancrox	0	0	0	0
Rural Remainder	3	0	115	15
<b>Total Local Government Area</b>	<b>1,310</b>	<b>114</b>	<b>12,469</b>	<b>1,536</b>

## 4.7 GREATER TAREE

Over six years (2008–09 to 2013–14) 480 new dwellings were commenced in the Greater Taree LGA.

(See Figure 36)

Annual dwelling commencements for Greater Taree LGA were:

2008–09	<b>217</b>
2009–10	<b>69</b>
2010–11	<b>70</b>
2011–12	<b>50</b>
2012–13	<b>56</b>
2013–14	<b>18</b>

(See Figure 37)

Figure 36. Greater Taree Commenced Dwellings Cumulative Total

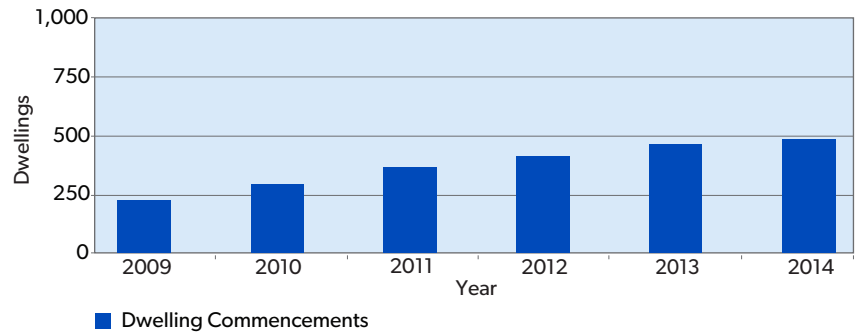
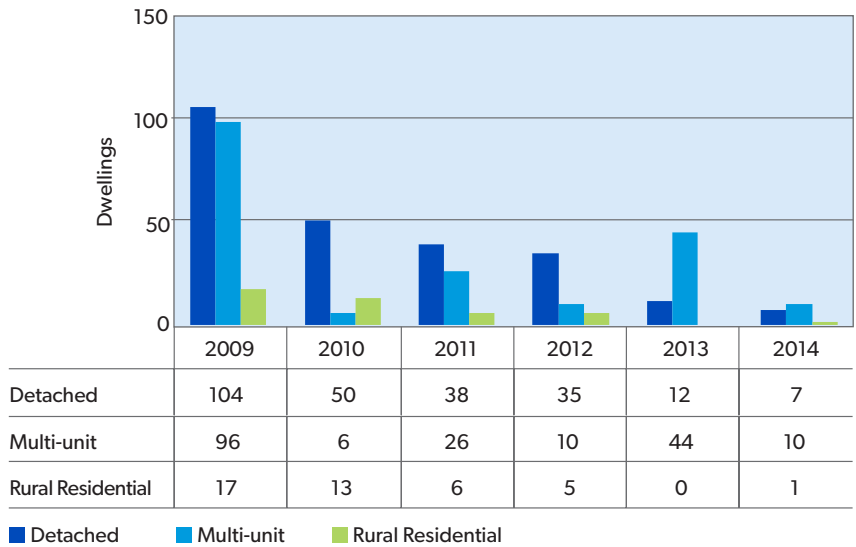


Figure 37. Greater Taree Commenced Dwellings Yearly Totals



## GREATER TAREE RESIDENTIAL LAND APPROVALS AND COMMENCEMENTS 2013-14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)	
Cooperook	0	0	0	0	0
Croki	0	0	0	0	0
Crowdy Head	0	0	0	0	0
Cundletown	2	0	0	0	0
Diamond Beach	3	0	0	0	89
Hallidays Point	17	0	0	10	0
Harrington	71	10	2	0	9
Johns River	0	0	0	0	0
Krambach	0	0	0	0	0
Lansdowne	0	0	0	0	0
Manning Point	0	0	0	0	0
Old Bar	22	2	1	0	2
Tallwoods Village	17	13	2	0	40
Taree	29	15	2	0	2
Taree South	0	0	0	0	0
Tinonee	1	0	0	0	0
Wallabi Point	16	4	0	0	0
Wingham	7	2	0	0	0
Rural Remainder and Villages	0	0	0	0	0
Brimbin	0	0	0	0	0
Total Local Government Area	185	46	7	10	142

## GREATER TAREE RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Rural Remainder and Villages	2,787	2,650	0	0	15	1
Total Local Government Area	2,787	2,650	0	0	15	1

## GREATER TAREE EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Cooperook	0	0	0	0
Croki	0	0	0	0
Crowdy Head	2	2	0	0
Cundletown	0	0	0	18
Diamond Beach	0	0	0	0
Hallidays Point	0	0	0	2
Harrington	7	3	4	0
Johns River	0	0	0	0
Krambach	0	0	0	0
Lansdowne	0	0	0	0
Manning Point	0	0	0	0
Old Bar	0	0	0	0
Tallwoods Village	0	0	0	0
Taree	179	134	45	0
Taree South	29	10	19	48
Tinonee	0	0	0	0
Wallabi Point	13	2	11	0
Wingham	16	13	3	0
Rural Remainder and Villages	0	0	0	0
Brimbin	0	0	0	412
Total Local Government Area	246	164	82	480

## GREATER TAREE RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

Annual Lot Release Forecast	Total Years 1–3 Release		Total Years 1–3 Remaining	
	No. Lots	ha	No. Lots	ha
Cooperook	0	0	27	3
Croki	0	0	0	0
Crowdy Head	0	0	1	0
Cundletown	20	3	1	0
Diamond Beach	76	6	176	15
Hallidays Point	76	6	542	47
Harrington	141	12	200	16
Johns River	0	0	0	0
Krambach	0	0	1	0
Lansdowne	0	0	0	0
Manning Point	0	0	0	0
Old Bar	165	14	1,608	134
Tallwoods Village	65	6	310	24
Taree	266	23	1,103	0
Taree South	0	0	0	0
Tinonee	3	0	48	4
Wallabi Point	18	3	0	0
Wingham	87	7	456	38
Rural Remainder and Villages	0	0	0	0
Brimbin	50	4	7,950	662
Total Local Government Area	967	84	12,423	943



## 4.8 GREAT LAKES

Over six years (2008–09 to 2013–14) 518 new dwellings were commenced in the Great Lakes LGA.

(See Figure 38)

Annual dwelling commencements for Great Lakes LGA were:

2008–09	<b>54</b>
2009–10	<b>86</b>
2010–11	<b>73</b>
2011–12	<b>57</b>
2012–13	<b>117</b>
2013–14	<b>131</b>

(See Figure 39)

Figure 38. Great Lakes Commenced Dwellings Cumulative Total

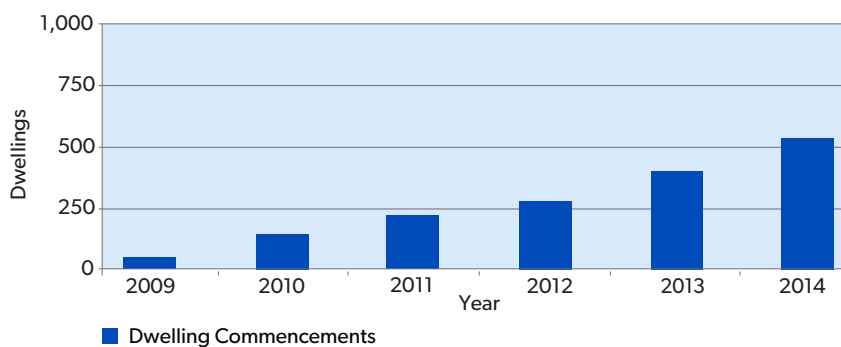
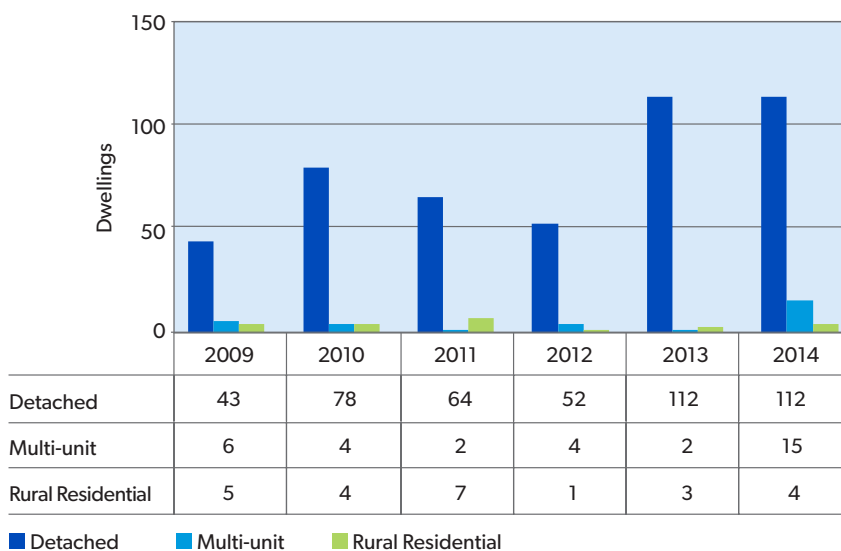


Figure 39. Great Lakes Commenced Dwellings Yearly Totals



## GREAT LAKES RESIDENTIAL LAND APPROVALS AND COMMENCEMENTS 2013–14

Approved Dwellings, Commencements & Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (number of units)	Single	Multi-unit (number of units)		
Forster & Tuncurry	30	262	35	11	20	20
Nabiac	8	2	4	2	81	1
Stroud	5	0	5	0	2	1
North Arm Cove	5	0	6	0	0	0
Tea Gardens & Hawks Nest	29	2	30	2	12	0
Bulahdelah	4	0	1	0	5	0
Pacific Palms	5	0	6	0	19	0
Smiths Lake	16	0	9	0	5	1
Rural & Small Villages	22	0	16	0	6	2
<b>Total Local Government Area</b>	<b>124</b>	<b>266</b>	<b>112</b>	<b>15</b>	<b>150</b>	<b>25</b>

## GREAT LAKES RURAL RESIDENTIAL APPROVALS AND COMMENCEMENTS 2013–14

<b>Rural Residential Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Lots</b>	<b>Total Vacant Lots</b>	<b>Total Potential Additional Lots</b>	<b>Dwellings Approved</b>	<b>Dwellings Commenced</b>
Forster & Tuncurry	160	169	10	0	0	1
Nabiac	992	337	42	52	4	1
Stroud	50	17	6	11	0	0
North Arm Cove	0	0	0	0	0	0
Tea Gardens & Hawks Nest	72	81	9	0	0	0
Bulahdelah	138	47	30	0	1	1
Pacific Palms	168	32	4	0	0	0
Smiths Lake	20	26	8	0	1	1
Rural & Small Villages	10	4	0	0	0	0
<b>Total Local Government Area</b>	<b>1,610</b>	<b>713</b>	<b>109</b>	<b>63</b>	<b>6</b>	<b>4</b>

## GREAT LAKES EMPLOYMENT LAND 2013–14

<b>Industrial Development by Locality</b>	<b>Total Area of Zoned Land (ha)</b>	<b>Total Area of Zoned Land Developed (ha)</b>	<b>Remaining Undeveloped Zoned Land (ha)</b>	<b>Additional Land in Approved Strategies (ha)</b>
Forster & Tuncurry	85	52	33	0
Nabiac	0	0	0	0
Stroud	0	0	0	0
North Arm Cove	0	0	0	0
Tea Gardens & Hawks Nest	15	12	3	10
Bulahdelah	0	0	0	0
Pacific Palms	0	0	0	0
Smiths Lake	0	0	0	0
Rural & Small Villages	0	0	0	0
<b>Total Local Government Area</b>	<b>100</b>	<b>64</b>	<b>36</b>	<b>10</b>

## GREAT LAKES RESIDENTIAL LAND RELEASE FORECASTS 2014–15 TO 2016–17

<b>Annual Lot Release Forecast</b>	<b>Total Years 1–3 Release</b>		<b>Total Years 1–3 Remaining</b>	
	<b>No. Lots</b>	<b>ha</b>	<b>No. Lots</b>	<b>ha</b>
Forster	383	32	426	35
Tuncurry	127	11	1,437	120
Nabiac	3	0	8	1
Pacific Palms	57	5	0	0
Smiths Lake	74	6	18	2
Tea Garden & Hawks Nest	109	9	1,471	123
Bulahdelah	130	11	0	0
Karuah	16	1	13	1
Stroud	9	1	41	3
<b>Total Local Government Area</b>	<b>908</b>	<b>76</b>	<b>3,414</b>	<b>285</b>

# Appendix 1. Glossary
















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

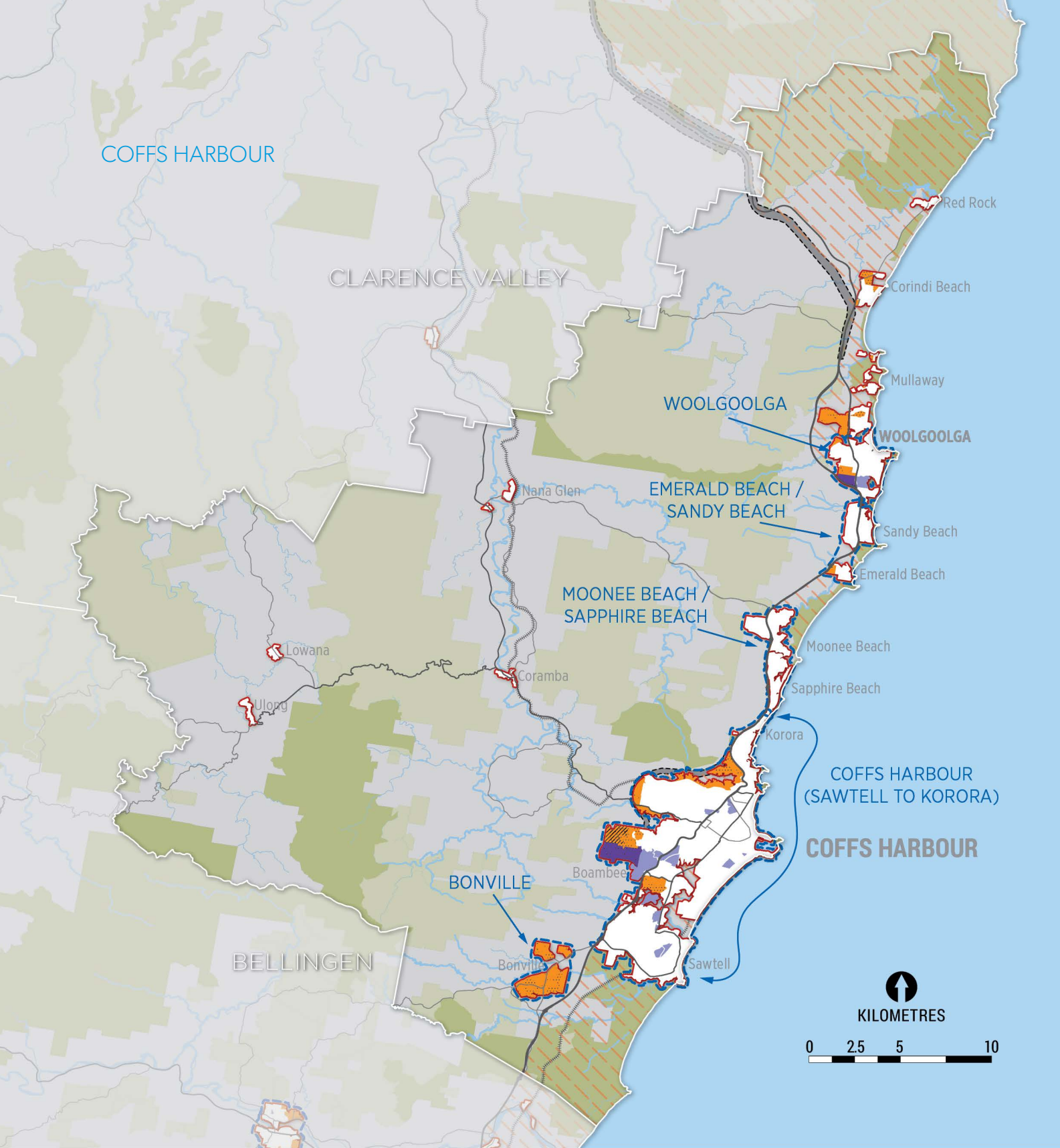
# ***Appendix 2. Local Government Area Locality Maps***
















# CLARENCE VALLEY



	Housing and Land Monitor Localities		LGA Boundary		Watercourse	Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.
	Urban Growth Area		Railway		Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands	
	Proposed Urban Land		Highway		Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.	
	Proposed Employment Land		Proposed Highway Upgrade Corridor			
	Existing Employment Land		National Park			
	Coastal Area		State Forest			

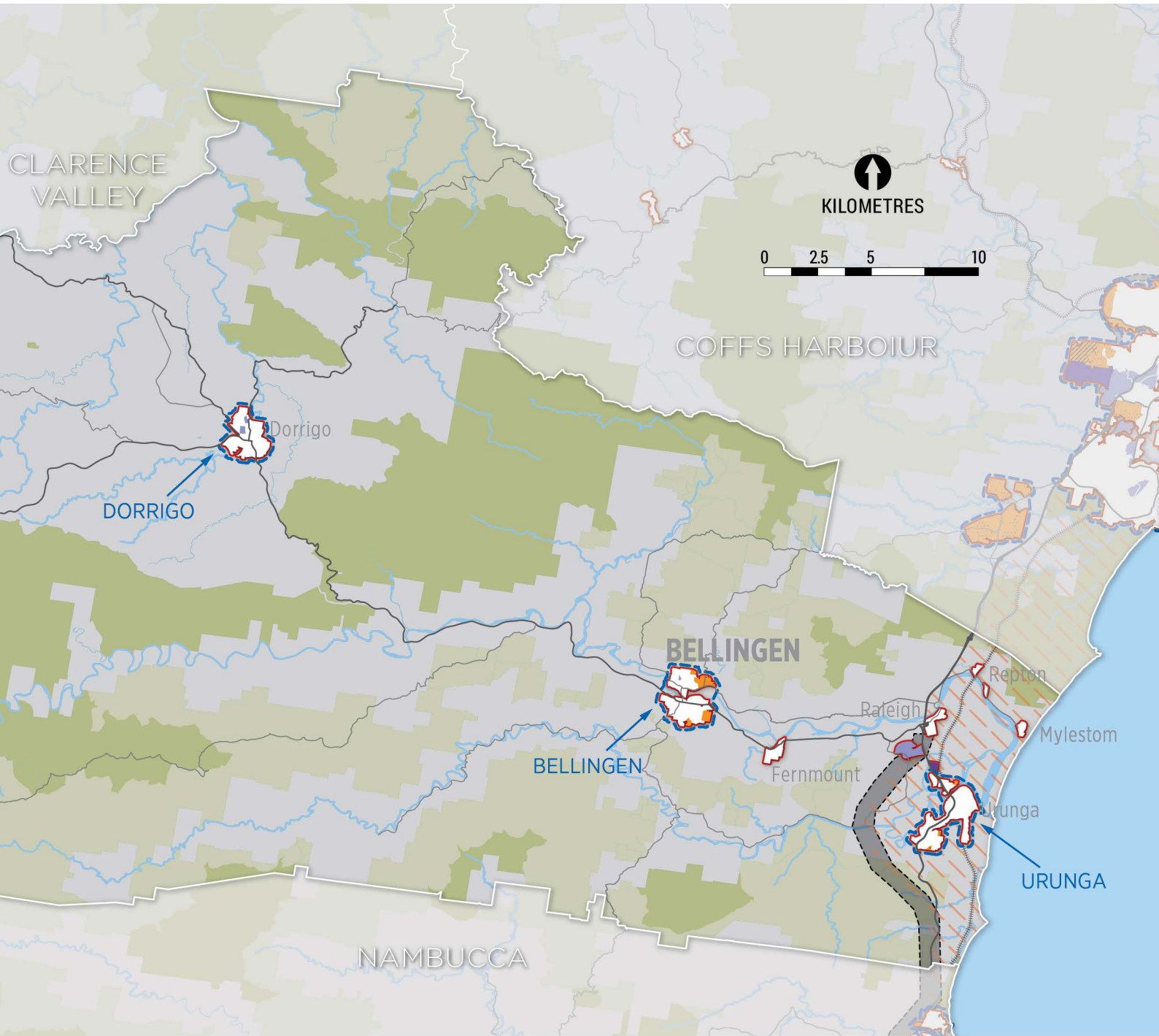

















	Housing and Land Monitor Localities		Railway		Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands
	Urban Growth Area		Highway		
	Proposed Urban Land		Proposed Highway Upgrade Corridor		
	Proposed Employment Land		State Forest		Watercourse
	LGA Boundary				

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

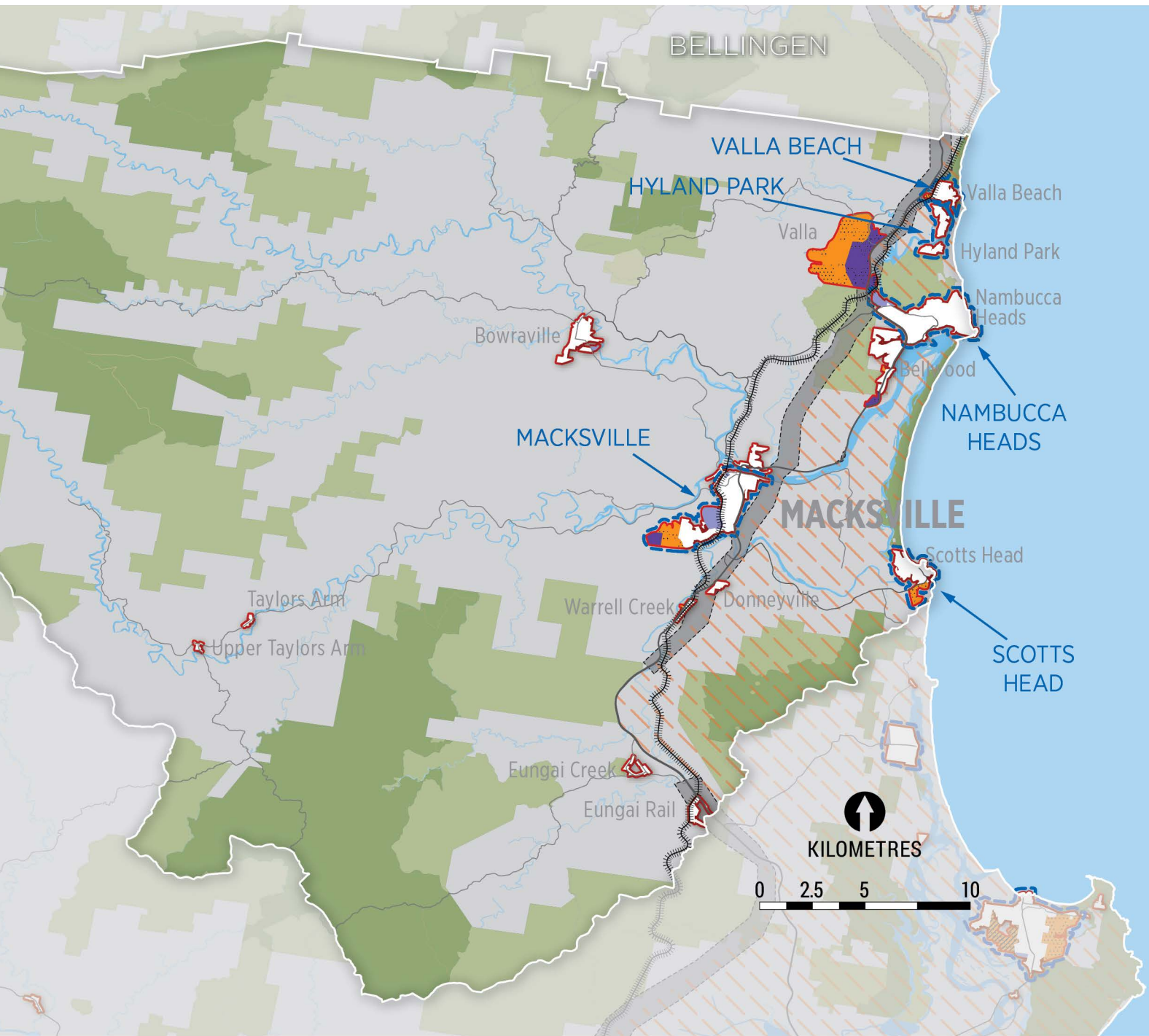
Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.
















# BELLINGEN



	Housing and Land Monitor Localities		LGA Boundary		Watercourse	Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.
	Urban Growth Area		Railway		Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands	
	Proposed Urban Land		Highway		Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.	
	Proposed Employment Land		Proposed Highway Upgrade Corridor			
	Existing Employment Land		National Park			
	Coastal Area		State Forest			
















# NAMBUCCA



	Housing and Land Monitor Localities		LGA Boundary		Watercourse	Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.
	Urban Growth Area		Railway		Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands	
	Proposed Urban Land		Highway		Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.	
	Proposed Employment Land		Proposed Highway Upgrade Corridor			
	Existing Employment Land		National Park			
	Coastal Area		State Forest			

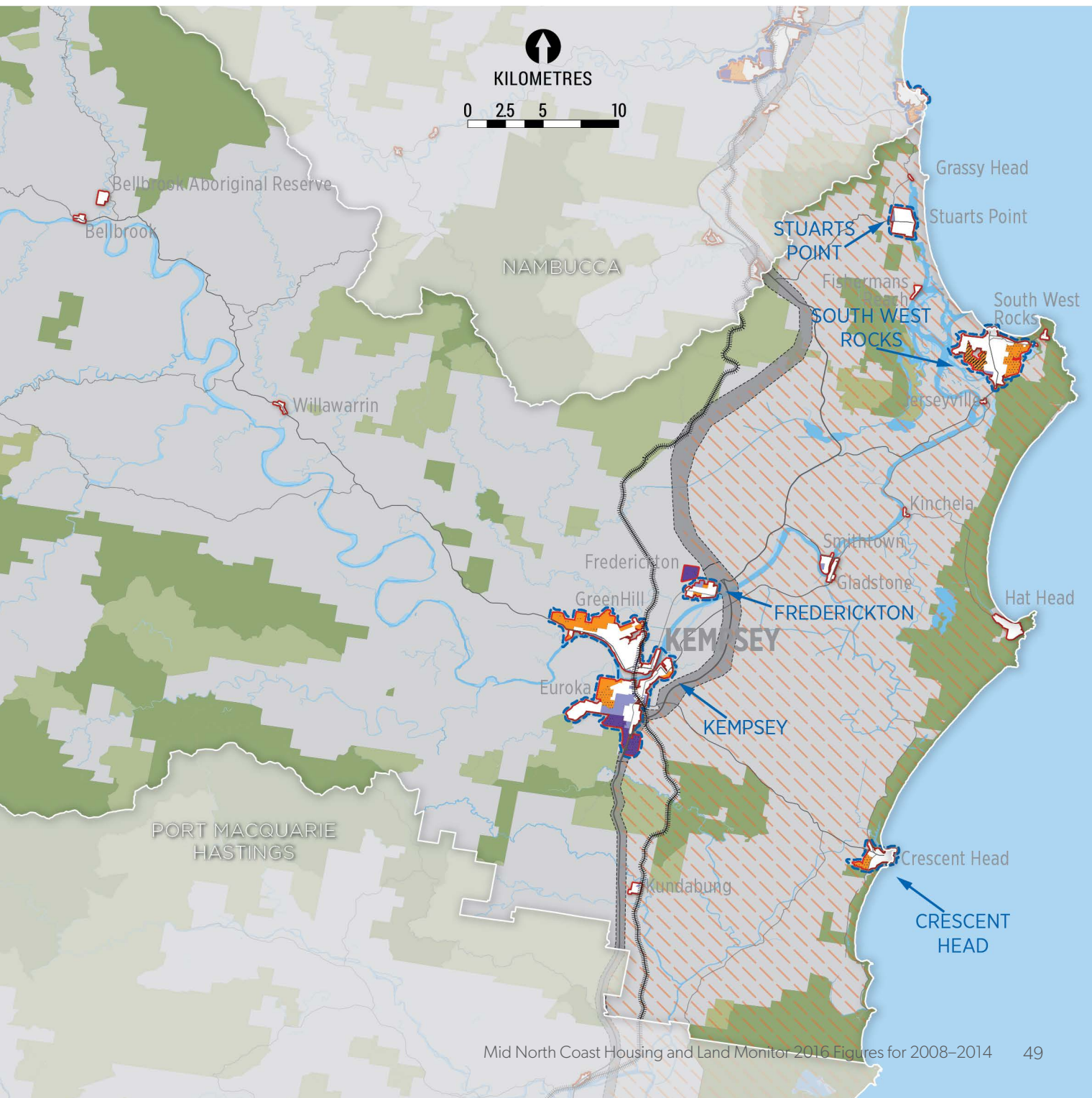


# KEMPSEY

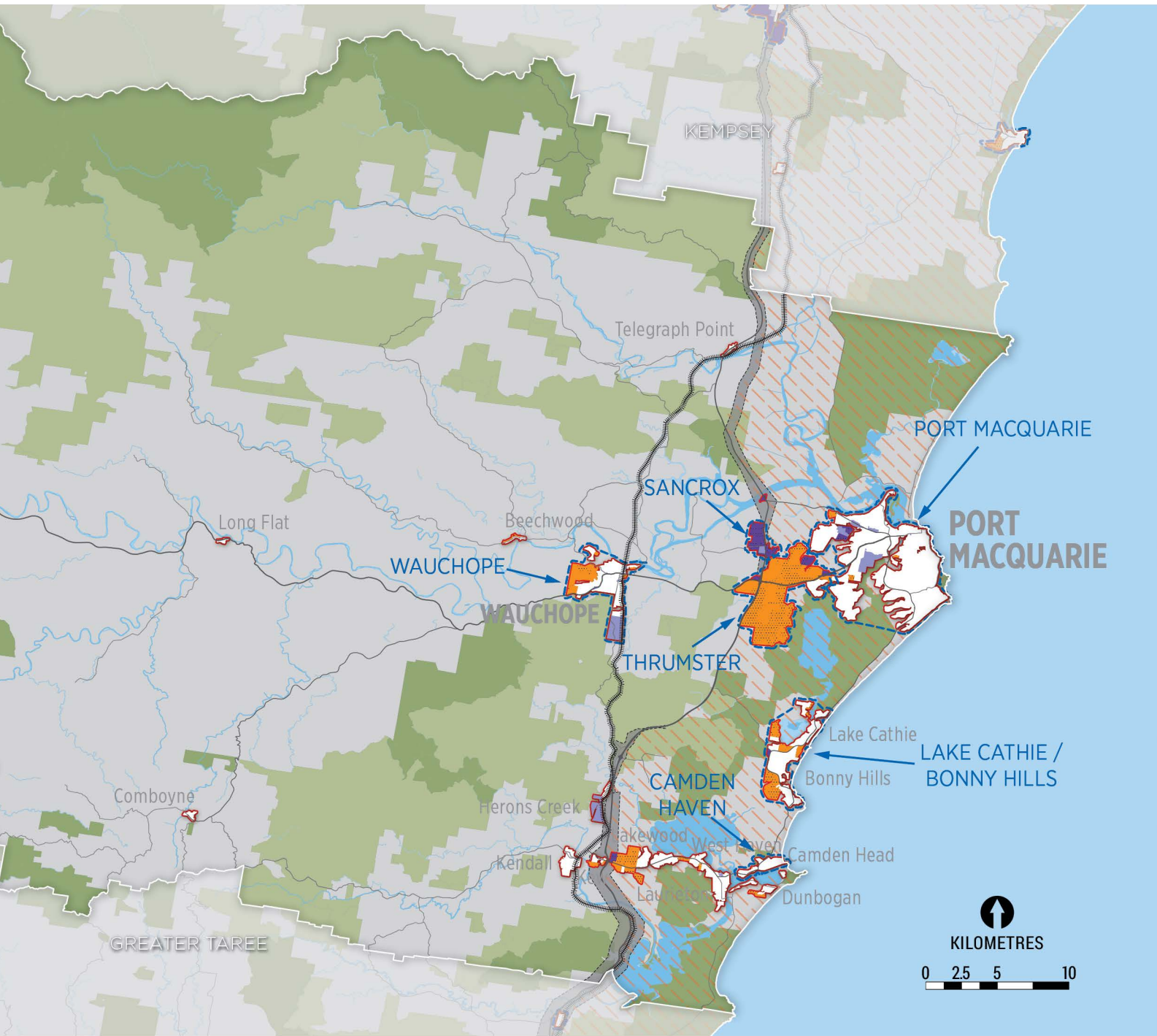
	Housing and Land Monitor Localities		LGA Boundary		Watercourse
	Urban Growth Area		Railway		Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands
	Proposed Urban Land		Highway		Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.
	Proposed Employment Land		Proposed Highway Upgrade Corridor		
	Existing Employment Land		National Park		
	Coastal Area		State Forest		















Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas 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.



# PORT MACQUARIE – HASTINGS


















	Housing and Land Monitor Localities		Railway
	Urban Growth Area		Highway
	Proposed Urban Land		Proposed Highway Upgrade Corridor
	Proposed Employment Land		National Park
	Existing Employment Land		State Forest
	LGA Boundary		Watercourse
			Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands
			Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas 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.

# GREATER TAREE

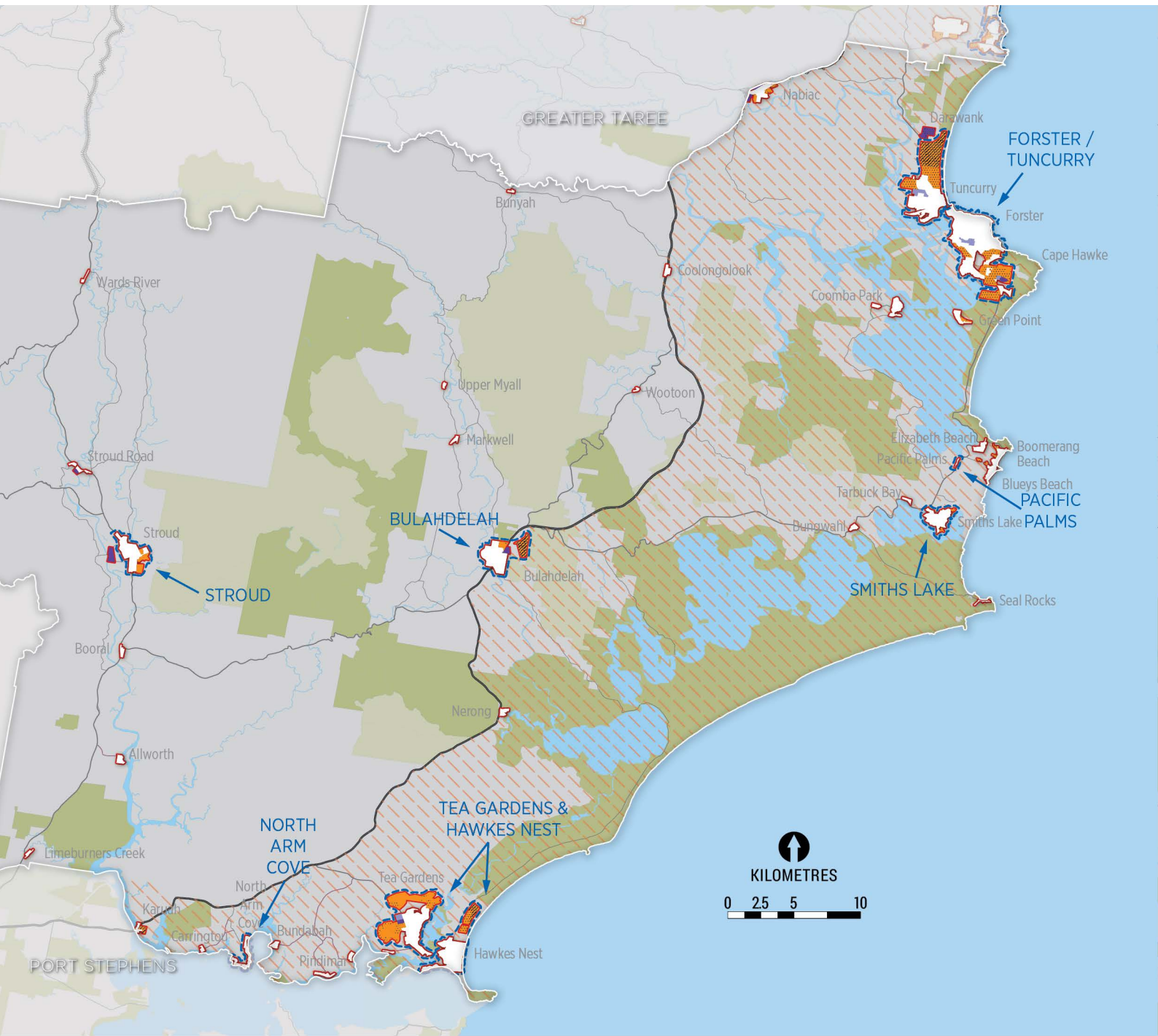
















	Housing and Land Monitor Localities		LGA Boundary		Watercourse
	Urban Growth Area		Railway		Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands
	Proposed Urban Land		Highway		Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.
	Proposed Employment Land		Proposed Highway Upgrade Corridor		
	Existing Employment Land		National Park		
	Coastal Area		State Forest		

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas 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.

# GREAT LAKES



	Housing and Land Monitor Localities		Railway	 <p>Indicative areas of high level constraints within Proposed Future Urban Release Areas and Potential Employment Lands</p>
	Urban Growth Area		Highway	
	Proposed Urban Land		Proposed Highway Upgrade Corridor	 <p>Sites with significant issues; process underway to determine any development potential. Refer to Appendix 2 for detail.</p>
	Proposed Employment Land		National Park	
	Existing Employment Land		State Forest	<p>Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.</p> <p>Not all land identified within the growth areas 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.</p>
	LGA Boundary		Watercourse	