



Planning &
Environment

Far North Coast

Housing and Land Monitor 2016

Figures for 2008–2014

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

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Cover image: Byron Bay

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Summary

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

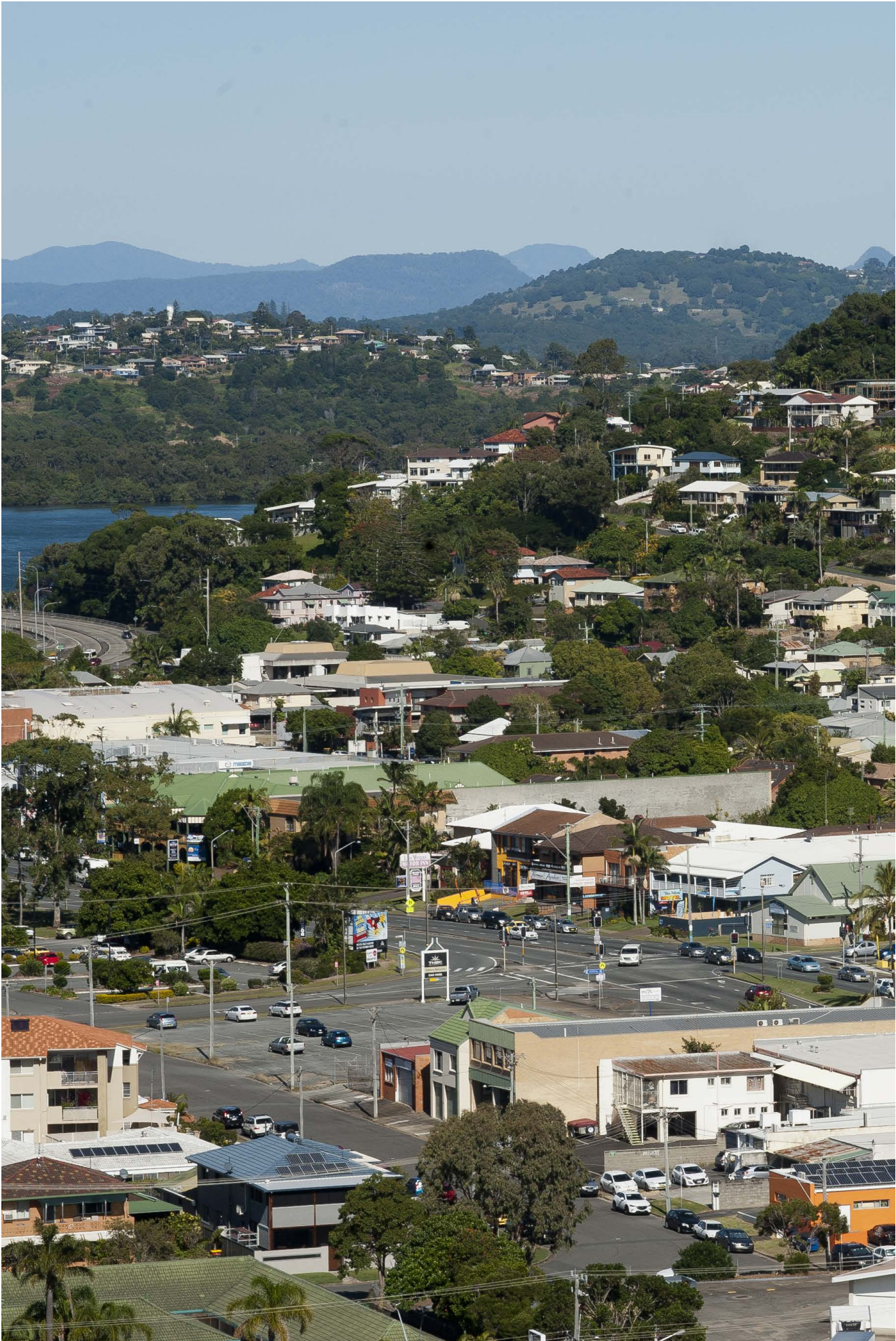
This is the third edition of the monitor and uses six financial years of data (2008–09, 2009–10, 2010–11, 2011–12, 2012–13 and 2013–14) up to the end of the financial year 30 June 2014. Land release forecasts are included up to 2017.

There were 5,913 dwelling approvals in the region between 2008–09 and 2013–14. There were 4,663 dwelling commencements for the same period.

Of the dwellings commenced within the Urban Growth Areas (shown on the Regional Strategy maps) in this period, 20 per cent have been for multi-unit housing. This is below the target of 40 per cent set in the Regional Strategy. Of the total regional dwelling commencements, 10 per cent were for rural residential dwellings.

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

- Dwelling commencements in the region totalled 963 (2008–09), 918 (2009–10), 759 (2010–11), 602 (2011–12), 672 (2012–13) and 749 (2013–14). This is a regional total of 4,663.
 - The regional ratio of approved to commenced dwellings in the 2008–09 financial year was 100:78, 100:82 in 2009–10, 100:79 in 2010–11, 100:68 in 2011–12, 100:84 in 2012–13 and 100:81 in 2013–14. This is a regional average of 79 per cent commencement during the six years' of data collection.
 - Between 2008–09 and 2013–14, 80 per cent of commenced dwellings in the Urban Growth Areas were for detached housing and 20 per cent for multi-units.
 - Of the total dwellings commenced within the region between 2008–09 and 2013–14, 10 per cent were for rural residential.
- The regional lot release forecast for 2015–17 is 3,109 lots (453 ha). This would leave an estimated 6,933 lots (1,156 ha) remaining for future release.
 - As of June 2014, there were 1,087 hectares of zoned industrial land within the region. Of this, 622 hectares were already developed and the remaining 465 hectares were undeveloped. A further 205 hectares of industrial land are identified in approved Local Growth Management Strategies.



Introduction



The purpose of the *Far 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 Tweed Heads, Ballina and Lismore, 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 *Far North Coast Housing and Land Monitor* to review progress against the housing and employment land targets identified in the Regional Strategy. The Monitor informs Local Government and State agency priorities for future service provision and infrastructure investment for the Far North Coast.

The 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 Far North Coast Councils of Tweed, Byron, Ballina, Lismore, Kyogle and Richmond Valley and used as the primary source of data for the report.¹

This third 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.

¹ 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

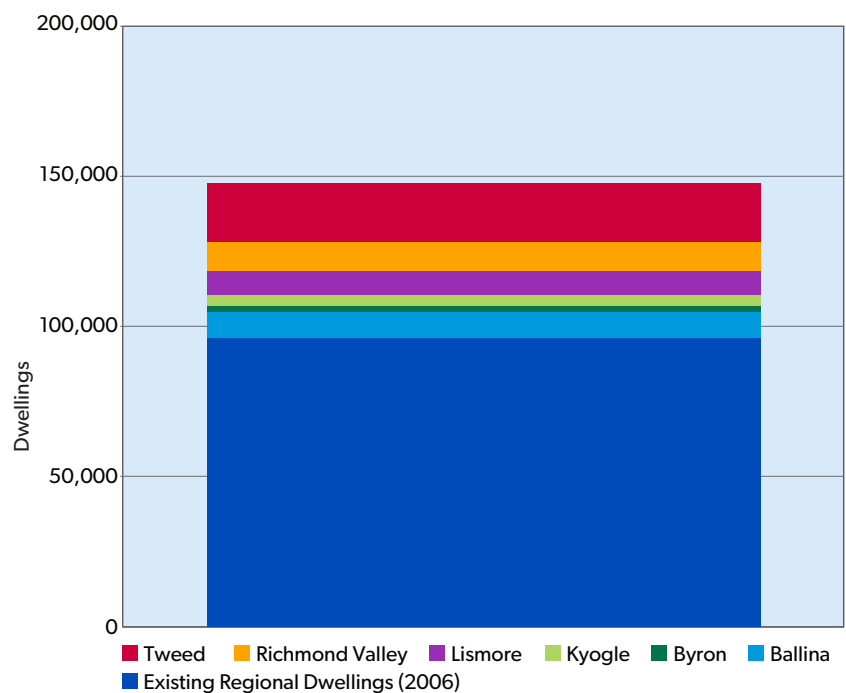
The Strategy sets regional and LGA dwelling supply targets to ensure that sufficient housing is provided to accommodate the expected population increase. The 2006 regional stock was estimated to be 94,920 dwellings. In order to accommodate the projected population increase, an additional 51,000 dwellings were identified as necessary to 2031.

LGA dwelling supply targets are:

| | |
|-----------------|---------------|
| Ballina | 8,400 |
| Byron | 2,600 |
| Kyogle | 3,000 |
| Lismore | 8,000 |
| Richmond Valley | 9,900 |
| Tweed | 19,100 |

(See Figure 1)

Figure 1. Far North Coast Dwelling Targets by LGA (for an additional 60,400 Persons)



2.2 DWELLING COMMENCEMENTS

Dwelling commencements in the Region totalled 4,663 for the six years 2008–09 to 2013–14. Annual dwelling commencements were:

| | |
|---------|------------|
| 2008–09 | 963 |
| 2009–10 | 918 |
| 2010–11 | 759 |
| 2011–12 | 602 |
| 2012–13 | 672 |
| 2013–14 | 749 |

(See Figure 2)

These figures are additional to the 94,920 estimated existing dwellings in the region at 30 June 2006. The total regional dwellings at 30 June 2014 are estimated to be 103,480.

(See Figure 3)

Figure 2. Far North Coast Commenced Dwellings Yearly Totals

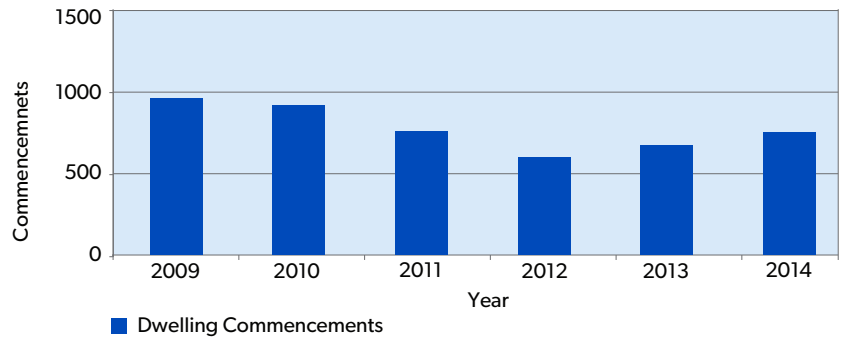
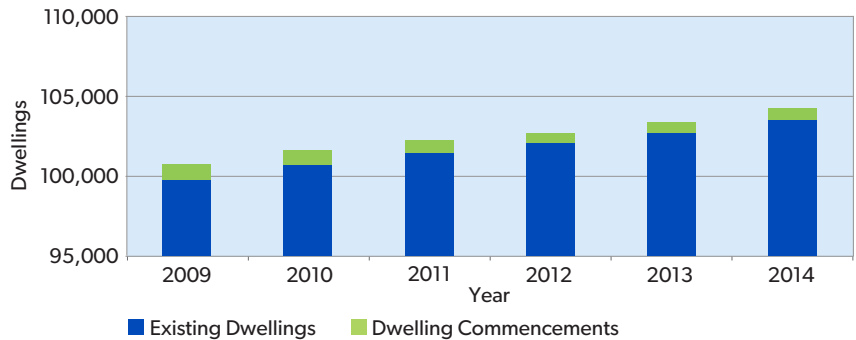


Figure 3. Far North Coast Existing + Commenced Dwellings Cumulative Total

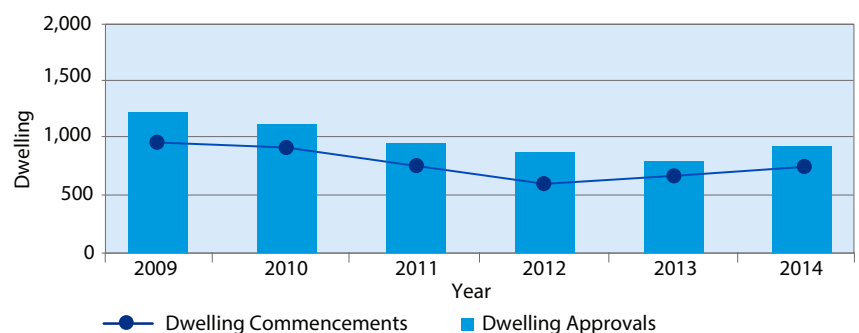


2.3 DWELLING APPROVALS VERSUS COMMENCEMENTS

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 | 1,228 | 963 | 78 % |
| 2009–10 | 1,124 | 918 | 82 % |
| 2010–11 | 955 | 759 | 79 % |
| 2011–12 | 879 | 602 | 68 % |
| 2012–13 | 799 | 672 | 84 % |
| 2013–14 | 928 | 749 | 81 % |

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



2.4

APPROVALS FOR DETACHED AND MULTI-UNIT HOUSING

The *Far North Coast Regional Strategy* estimated that approximately 80 per cent of the total regional dwelling stock (94,920 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 51,000 proposed new dwellings within the 'Urban Growth Areas' (shown on the Regional Strategy maps).

In the six years 2008–09 to 2013–14, 80 per cent of dwelling commencements were for detached housing and 20 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)

Rural residential development will continue as a housing choice for people in the Region. Of the total regional dwelling commencements for the six years from 2008–09 to 2013–14, 10 per cent of these were for rural residential.

(See Figure 6)

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

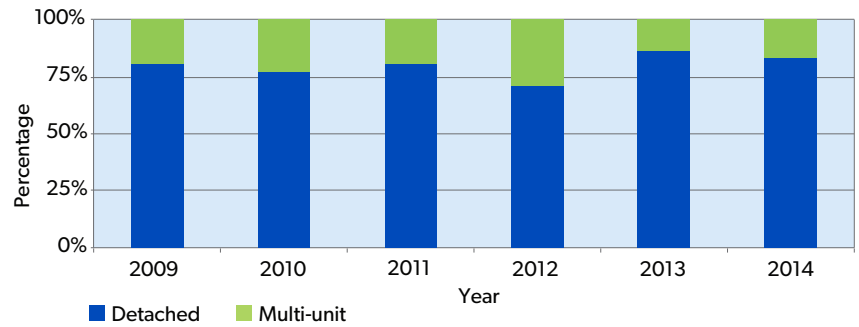
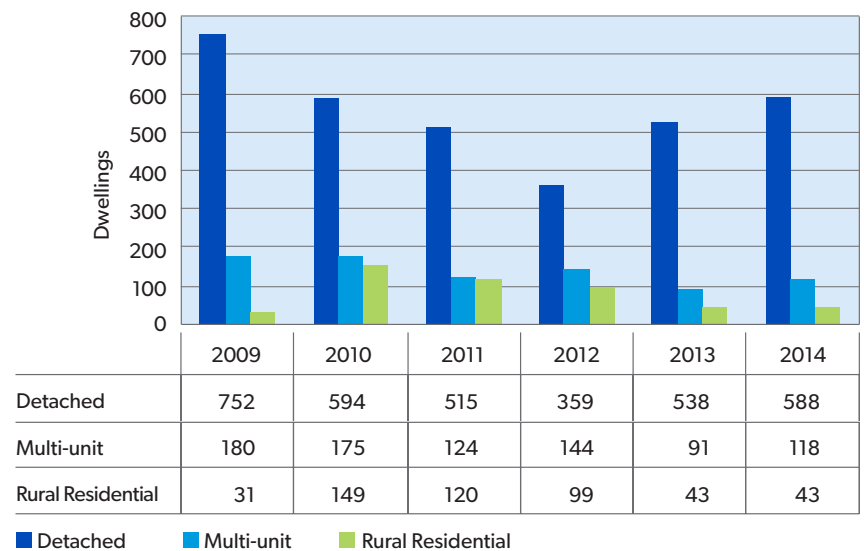


Figure 6. Dwelling Commencements 2009–14 – Detached, Multi-unit and Rural Residential



2.5 ACTUAL LOT PRODUCTION VERSUS FORECAST LOT PRODUCTION

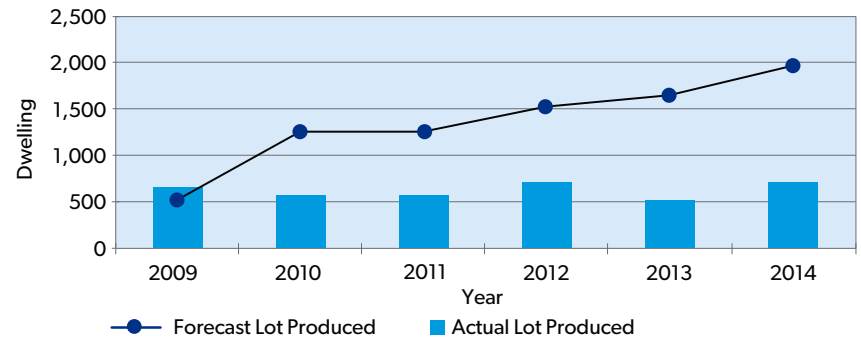
Data collection for actual lot production compared to forecast lot production began in the 2008–09 financial year.

(See Figure 7)

Annual regional forecasts for lots produced, compared to actual lots produced for the years 2008–09 to 2013–14 were:

| Year | Forecast | Produced |
|---------|----------|----------|
| 2008–09 | 564 | 643 |
| 2009–10 | 1,353 | 559 |
| 2010–11 | 1,358 | 555 |
| 2011–12 | 1,653 | 696 |
| 2012–13 | 1,774 | 525 |
| 2013–14 | 2,118 | 691 |

Figure 7. Actual Lots Produced versus Forecast Lots Produced



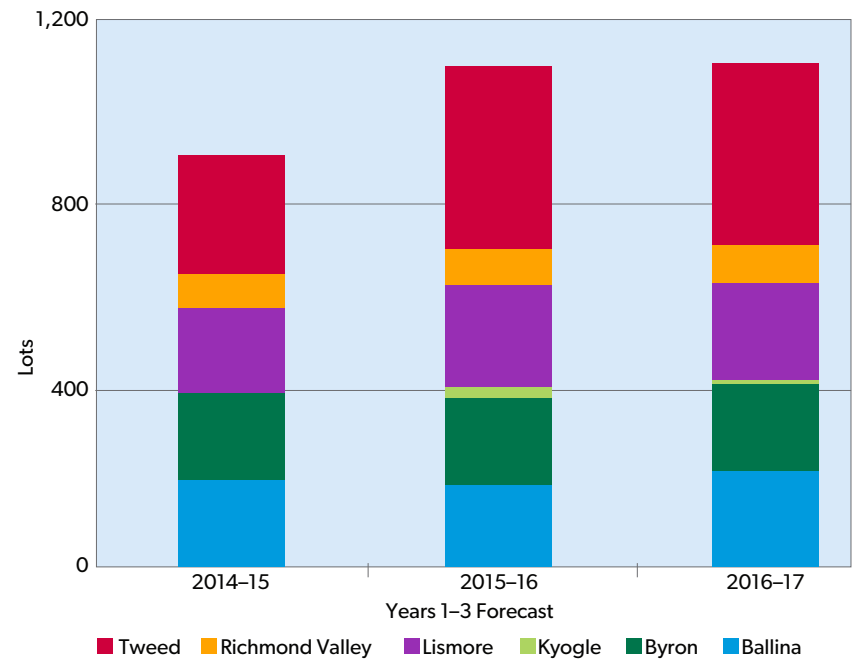
2.6 LOT AND HECTARE PRODUCTION FORECAST

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

| | |
|---------|-------|
| 2014–15 | 903 |
| 2015–16 | 1,099 |
| 2016–17 | 1,107 |

(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 | 141 |
| 2015–16 | 156 |
| 2016–17 | 153 |

(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 Local Government lot and hectare production forecasts is provided in Chapter 3.

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

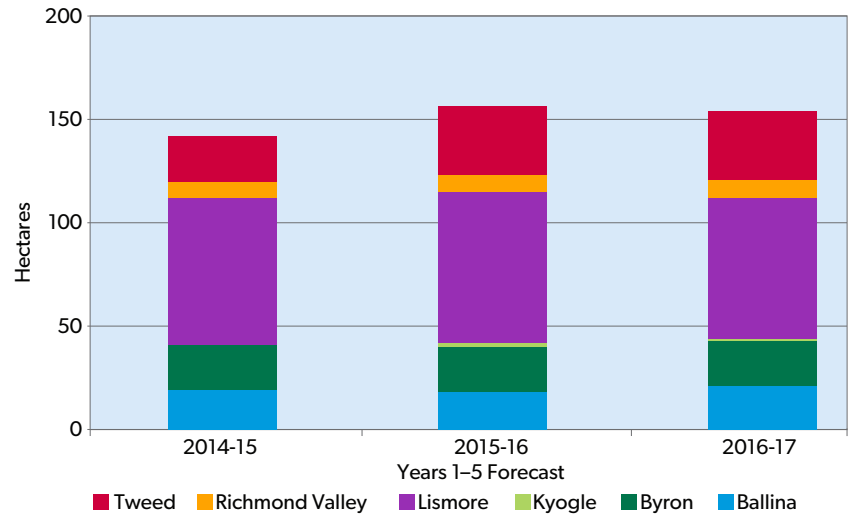
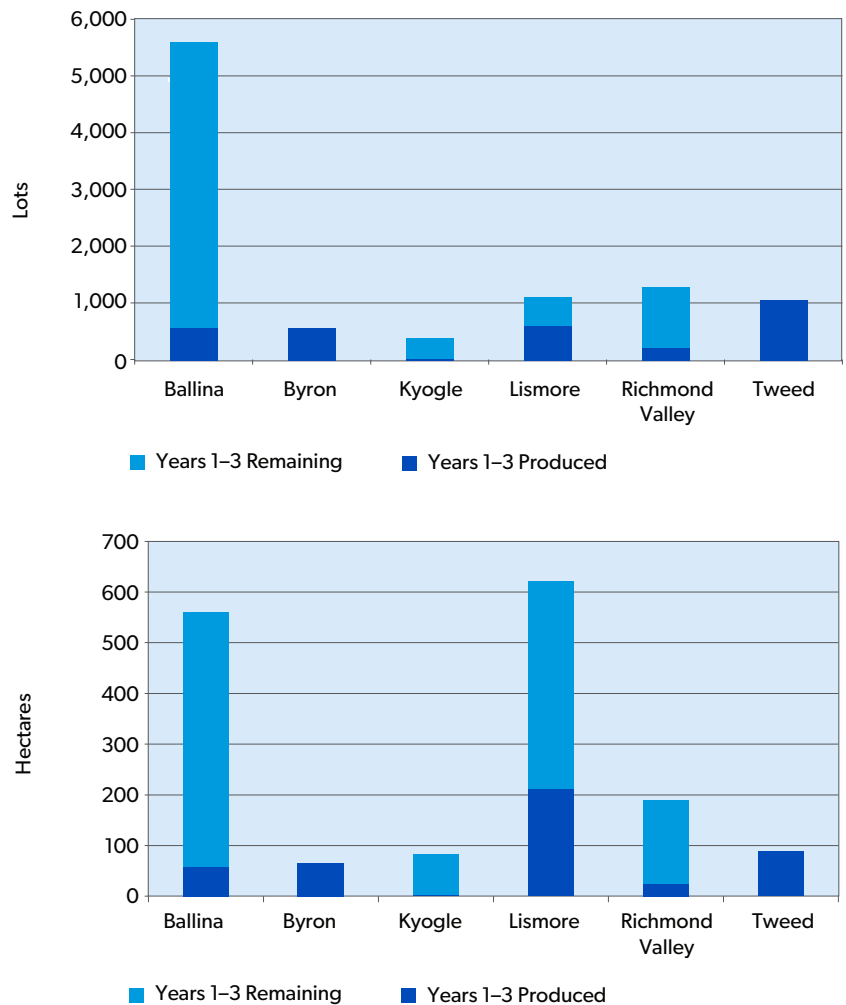


Figure 10. Yearly Lots Produced and Remaining Forecasts 2014–15 to 2016–17



2.7 EMPLOYMENT LAND

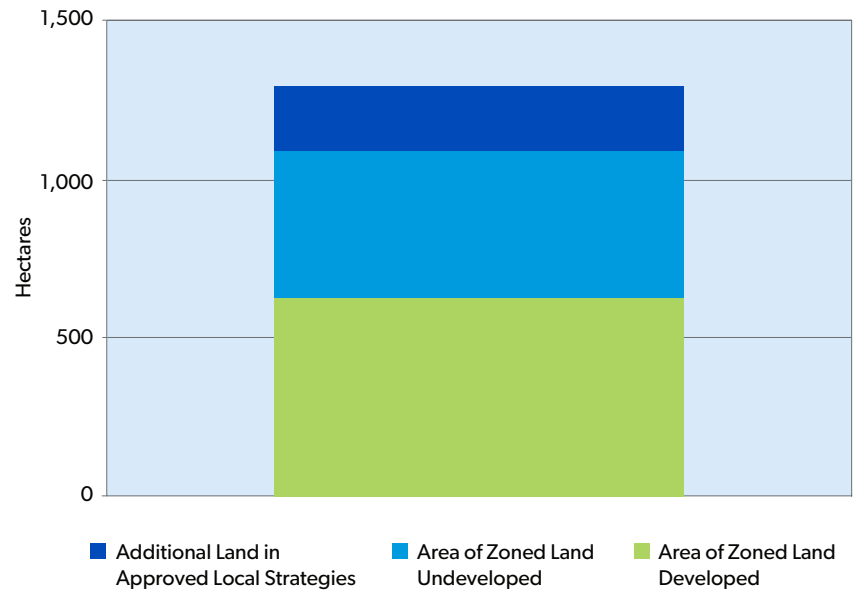
The *Far North Coast Regional Strategy* identified that the projected population increase has the potential to lead to 32,500 new jobs. This anticipated employment growth translates to a need for a minimum of 156 hectares of additional industrial land and 76 hectares of commercial land (total 232 hectares).

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 often permitted in these zones). For council areas where Standard Instrument LEPs were implemented between 2006–2012, no commercial/business zones has been included in the data.

Figure 11 shows that at 30 June 2014, there were 1,087 hectares of zoned industrial land in the Region. Of this, 622 hectares were already developed and the remaining 465 hectares were undeveloped. A further 205 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 *Far North Coast Regional Strategy* to 2031.

(See Figure 11)

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



Local Government Data



This section of the report contains housing and land data about the six Local Government Areas (LGAs) of Tweed, Byron, Ballina, Lismore, Kyogle and Richmond Valley.

3.1 TWEED

Over six years (2008–09 to 2013–14) 1,620 new dwellings were commenced in the Tweed LGA.
(See Figure 12)

Annual dwelling commencements for Tweed LGA were:

| | |
|---------|------------|
| 2008–09 | 336 |
| 2009–10 | 331 |
| 2010–11 | 247 |
| 2011–12 | 169 |
| 2012–13 | 293 |
| 2013–14 | 244 |

(See Figure 13)

Figure 12. Tweed Commenced Dwellings Cumulative Total.
(Total includes Cumulative Commencements from previous Housing and Land Monitors)

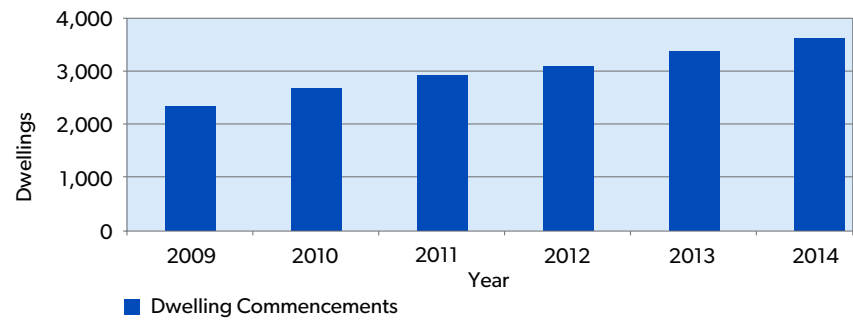
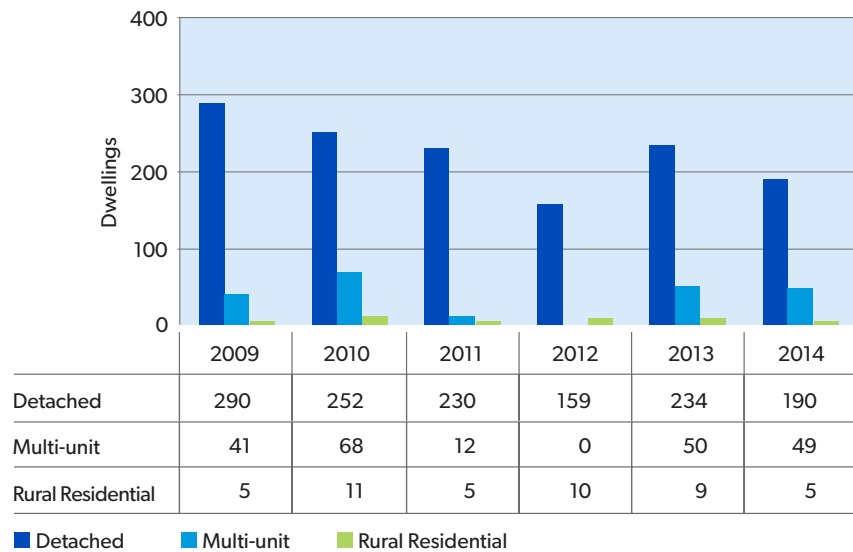


Figure 13. Tweed Commenced Dwelling Yearly Totals



TWEED RESIDENTIAL APPROVALS 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) | | |
| Tweed Heads | 13 | 22 | 5 | 27 | 0 | 0 |
| Tweed Heads South Banora Point | 11 | 0 | 10 | 0 | 0 | 3 |
| Terranora | 17 | 0 | 15 | 0 | 1 | 0 |
| Cobaki/Bilambil/Bilambil Heights/Tweed Heads West | 12 | 7 | 10 | 0 | 4 | 1 |
| Cobaki Lakes | 0 | 0 | 0 | 0 | 0 | 0 |
| Murwillumbah/South Murwillumbah/Bray Park | 30 | 0 | 24 | 0 | 12 | 91 |
| Tweed Coast | 103 | 12 | 102 | 12 | 152 | 307 |
| Rural Remainder & Villages | 21 | 0 | 24 | 10 | 59 | 11 |
| Total Local Government Area | 207 | 41 | 190 | 49 | 228 | 413 |

TWEED RURAL RESIDENTIAL APPROVALS 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 |
|--|-------------------------------------|---------------|-------------------------|---------------------------------------|-----------------------|------------------------|
| Tanglewood | 37 | 0 | 0 | 0 | 0 | 0 |
| Nunderi | 160 | 217 | 6 | 1 | 0 | 0 |
| Kielvale | 271 | 10 | 4 | 2 | 1 | 1 |
| Burringbar | 60 | 76 | 3 | 1 | 1 | 2 |
| Dunbible | 123 | 65 | 3 | 2 | 0 | 0 |
| Uki/Smiths Creek | 252 | 188 | 12 | 6 | 1 | 1 |
| Smiths Creek | 34 | 9 | 3 | 2 | 0 | 0 |
| Tyalgum Creek | 18 | 28 | 7 | 0 | 1 | 1 |
| Kunghur | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Local Government Area | 955 | 593 | 38 | 14 | 4 | 5 |

TWEED EMPLOYMENT LAND 2013–14

| 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 | 62 | 9 | 53 | 0 |
| Murwillumbah/South Murwillumbah | 126 | 58 | 68 | 0 |
| Total Local Government Area | 229 | 92 | 137 | 0 |

TWEED 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 |
| Tweed Heads | 0 | 0 | 0 | 0 |
| Tweed Heads South/Banora Point | 0 | 0 | 0 | 0 |
| Terranora | 0 | 0 | 0 | 0 |
| Bilambil/Bilambil Heights, Tweed Heads West | 0 | 0 | 0 | 0 |
| Murwillumbah | 440 | 36 | 0 | 0 |
| Tweed Coast | 620 | 52 | 0 | 0 |
| Kings Forest | 0 | 0 | 0 | 0 |
| Cobaki | 0 | 0 | 0 | 0 |
| Area E | 0 | 0 | 0 | 0 |
| Total Local Government Area | 1,060 | 88 | 0 | 0 |

3.2 BYRON

Over six years (2008–09 to 2013–14) 831 new dwellings were commenced in the Byron LGA.

(See Figure 14)

Annual dwelling commencements for Byron LGA were:

| | |
|---------|------------|
| 2008–09 | 115 |
| 2009–10 | 105 |
| 2010–11 | 114 |
| 2011–12 | 178 |
| 2012–13 | 135 |
| 2013–14 | 184 |

(See Figure 15)

Figure 14. Byron Commenced Dwellings Cumulative Total
(Total includes Cumulative Commencements from previous Housing and Land Monitors)

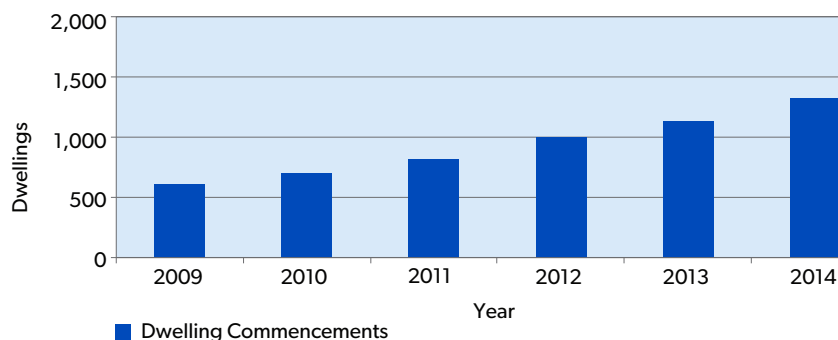
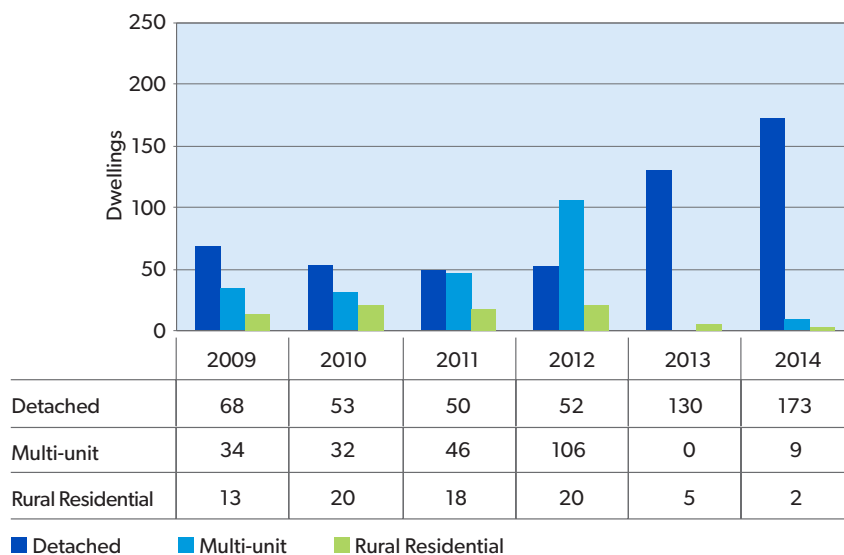


Figure 15. Byron Commenced Dwellings Yearly Totals



BYRON RESIDENTIAL APPROVALS 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) | | |
| Bangalow | 34 | 0 | 13 | 0 | 0 | 6 |
| Byron Bay/Suffolk Park | 128 | 0 | 67 | 9 | 6 | 5 |
| Mullumbimby | 43 | 7 | 31 | 0 | 34 | 31 |
| Ocean Shores (inc. New Brighton/South Golden Beach) | 35 | 0 | 26 | 0 | 11 | 2 |
| Brunswick Heads | 10 | 4 | 7 | 0 | 167 | 0 |
| Rural Remainder & Villages | 35 | 0 | 29 | 0 | 3 | 39 |
| Total Local Government Area | 285 | 11 | 173 | 9 | 221 | 83 |

BYRON RURAL RESIDENTIAL APPROVALS 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 |
|---|--------------------------------------|-------------------|--------------------------|--|---------------------------|----------------------------|
| Brunswick Heads | 29 | 24 | 3 | 0 | 16 | 2 |
| Byron Bay | 4 | 5 | 3 | 0 | 0 | 0 |
| Mullumbimby | 124 | 145 | 9 | 0 | 0 | 0 |
| Ocean Shores (inc. New Brighton/South Golden Beach) | 1 | 13 | 1 | 0 | 0 | 0 |
| Rural Remainder & Villages | 1364 | 739 | 112 | 0 | 0 | 0 |
| Total Local Government Area | 1,522 | 926 | 128 | 0 | 16 | 2 |

BYRON EMPLOYMENT LAND 2013–14

| 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) |
|---|--------------------------------------|--|--|--|
| Bangalow | 3 | 3 | 1 | 0 |
| Byron Bay / Suffolk Park | 43 | 26 | 17 | 0 |
| Mullumbimby | 13 | 4 | 9 | 0 |
| Ocean Shores (inc. New Brighton/South Golden Beach) | 8 | 6 | 2 | 0 |
| Total Local Government Area | 67 | 39 | 29 | 0 |

BYRON 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 |
| Bangalow | 165 | 11 | 0 | 0 |
| Byron Bay / Suffolk Park | 120 | 8 | 0 | 0 |
| Mullumbimby | 120 | 23 | 0 | 0 |
| Ocean Shores (inc. New Brighton/South Golden Beach) | 30 | 2 | 0 | 0 |
| Brunswick Heads | 135 | 23 | 0 | 0 |
| Total Local Government Area | 570 | 67 | 0 | 0 |

3.3 BALLINA

Over six years (2008–09 to 2013–14) 979 new dwellings were commenced in the Ballina LGA.

(See Figure 16)

Annual dwelling commencements for Ballina LGA were:

| | |
|---------|------------|
| 2008–09 | 314 |
| 2009–10 | 136 |
| 2010–11 | 148 |
| 2011–12 | 86 |
| 2012–13 | 115 |
| 2013–14 | 180 |

(See Figure 17)

Figure 16. Ballina Commenced Dwellings Cumulative Total
(Total includes Cumulative Commencements from previous Housing and Land Monitors)

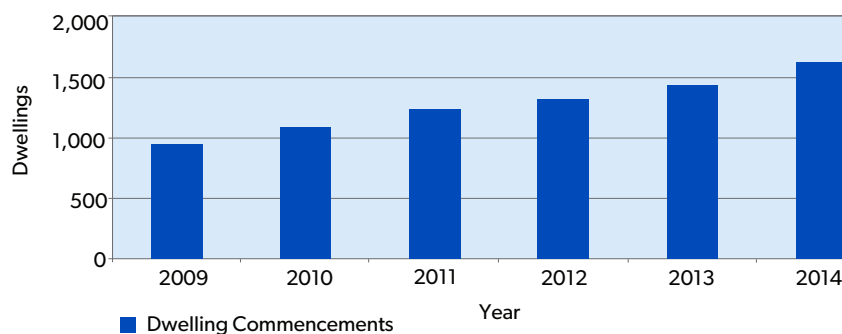
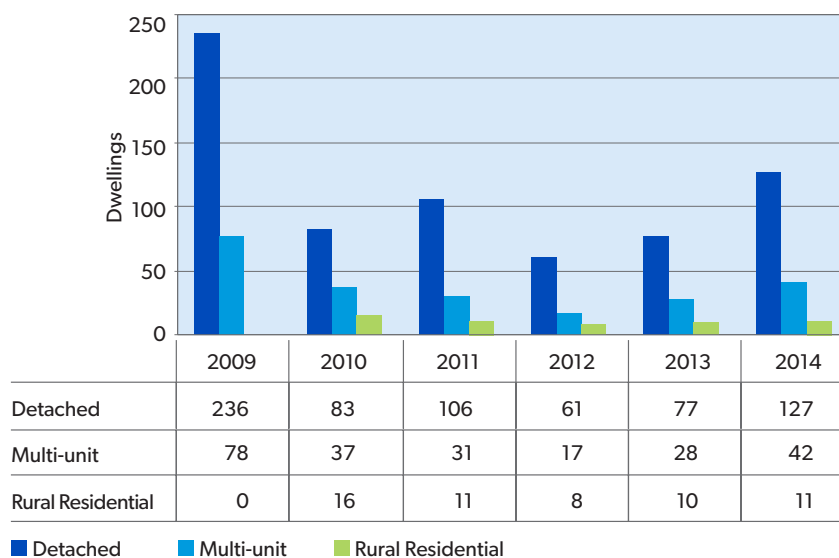


Figure 17. Ballina Commenced Dwellings Yearly Totals



BALLINA RESIDENTIAL APPROVALS 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) | | |
| Ballina | 22 | 25 | 20 | 8 | 7 | 26 |
| East Ballina | 11 | 0 | 9 | 2 | 0 | 0 |
| West Ballina | 3 | 0 | 3 | 0 | 0 | 0 |
| Lennox Head | 24 | 34 | 27 | 24 | 26 | 34 |
| Skennars Head | 2 | 0 | 2 | 0 | 0 | 2 |
| Alstonville | 4 | 0 | 3 | 0 | 0 | 10 |
| Wollongbar | 36 | 6 | 37 | 8 | 20 | 74 |
| Cumalum | 24 | 0 | 24 | 0 | 7 | 0 |
| Wardell | 1 | 1 | 2 | 0 | 2 | 2 |
| Total Local Government Area | 127 | 66 | 127 | 42 | 62 | 148 |

BALLINA RURAL RESIDENTIAL APPROVALS 2013–14

| Rural Residential Development by Locality | Dwellings Approved | Dwellings Commenced |
|--|---------------------------|----------------------------|
| Keith Hall | 1 | 0 |
| Brooklet | 1 | 1 |
| Newrybar | 2 | 0 |
| Dalwood | 0 | 2 |
| Meerschaum Vale | 1 | 1 |
| Uralba | 1 | 1 |
| Alstonvale | 1 | 1 |
| Tintenbar | 2 | 2 |
| Knockrow | 3 | 2 |
| Lynwood | 1 | 1 |
| East Wardell | 1 | 0 |
| Total Local Government Area | 14 | 11 |

BALLINA EMPLOYMENT LAND 2013–14

| 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) |
|---|--------------------------------------|--|--|--|
| Ballina | 8 | 8 | 0 | 8 |
| West Ballina | 22 | 10 | 12 | 5 |
| North Ballina | 82 | 66 | 16 | 102 |
| Lennox Head | 0 | 0 | 0 | 55 |
| Alstonville | 43 | 35 | 8 | 0 |
| Total Local Government Area | 155 | 119 | 36 | 170 |

BALLINA 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 |
| Ballina | 74 | 7 | 148 | 15 |
| East Ballina | 26 | 3 | 2 | 0 |
| West Ballina | 0 | 0 | 0 | 0 |
| Lennox Head | 118 | 12 | 1,230 | 123 |
| Skennars Head | 50 | 5 | 396 | 40 |
| Alstonville | 0 | 0 | 0 | 0 |
| Wollongbar | 124 | 12 | 638 | 64 |
| Cumbalum | 188 | 19 | 2,596 | 260 |
| Wardell | 0 | 0 | 0 | 0 |
| Total Local Government Area | 580 | 58 | 5,010 | 502 |

3.4 LISMORE

Over six years (2008–09 to 2013–14) 634 new dwellings were commenced in the Lismore LGA.

(See Figure 18)

Annual dwelling commencements for Lismore LGA were:

| | |
|---------|------------|
| 2008–09 | 89 |
| 2009–10 | 181 |
| 2010–11 | 136 |
| 2011–12 | 108 |
| 2012–13 | 58 |
| 2013–14 | 62 |

(See Figure 19)

Figure 18. Lismore Commenced Dwellings Cumulative Total
(Total includes Cumulative Commencements from previous Housing and Land Monitors)

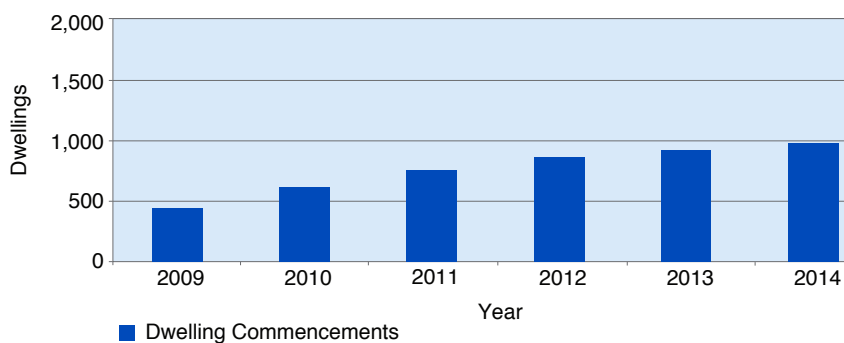
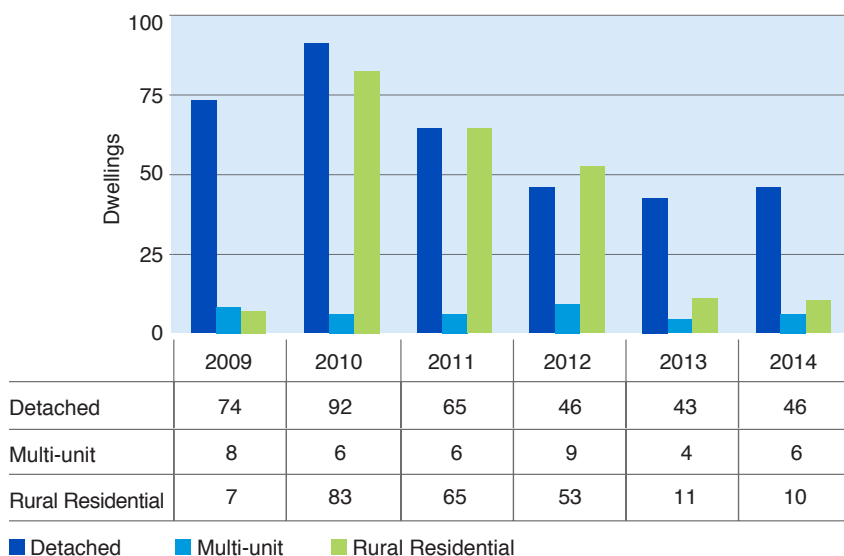


Figure 19. Lismore Commenced Dwellings Yearly Totals



LISMORE RESIDENTIAL LAND APPROVALS 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) | | |
| Lismore | 44 | 8 | 42 | 6 | 29 | 12 |
| Bexhill | 1 | 0 | 1 | 0 | 0 | 0 |
| Nimbin | 0 | 0 | 0 | 0 | 0 | 0 |
| Clunes | 0 | 0 | 0 | 0 | 0 | 0 |
| Dunoon | 0 | 0 | 0 | 0 | 0 | 0 |
| Caniaba | 3 | 0 | 3 | 0 | 0 | 0 |
| Wyrallah | 0 | 0 | 0 | 0 | 0 | 0 |
| Rural Remainder | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Local Government Area | 48 | 8 | 46 | 6 | 29 | 12 |

LISMORE RURAL RESIDENTIAL APPROVALS 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 |
|---|-------------------------------|------------|-------------------|---------------------------------|--------------------|---------------------|
| Total Local Government Area | 1,020 | 873 | 25 | 130 | 10 | 10 |

LISMORE EMPLOYMENT LAND 2013–14

| 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) |
|------------------------------------|-------------------------------|---|---------------------------------------|---|
| Total Local Government Area | 259 | 165 | 94 | 0 |

LISMORE 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 |
| Lismore | 372 | 34 | 140 | 56 |
| Bexhill | 30 | 24 | 22 | 18 |
| Nimbin | 50 | 14 | 37 | 2 |
| Clunes | 15 | 6 | 14 | 1 |
| Dunoon | 30 | 12 | 8 | 2 |
| Caniaba | 40 | 15 | 245 | 148 |
| Wyrallah | 25 | 17 | 13 | 19 |
| Rural Remainder & Villages | 61 | 90 | 26 | 163 |
| Total Local Government Area | 623 | 212 | 505 | 409 |

3.5 KYOGLE

Over six years (2008–09 to 2013–14) 174 new dwellings were commenced in the Kyogle LGA.

(See Figure 20)

Annual dwelling commencements for Kyogle LGA were:

| | |
|---------|-----------|
| 2008–09 | 48 |
| 2009–10 | 46 |
| 2010–11 | 12 |
| 2011–12 | 18 |
| 2012–13 | 28 |
| 2013–14 | 22 |

(See Figure 21)

Figure 20. Kyogle Commenced Dwellings Cumulative Total
(Total includes Cumulative Commencements from previous Housing and Land Monitors)

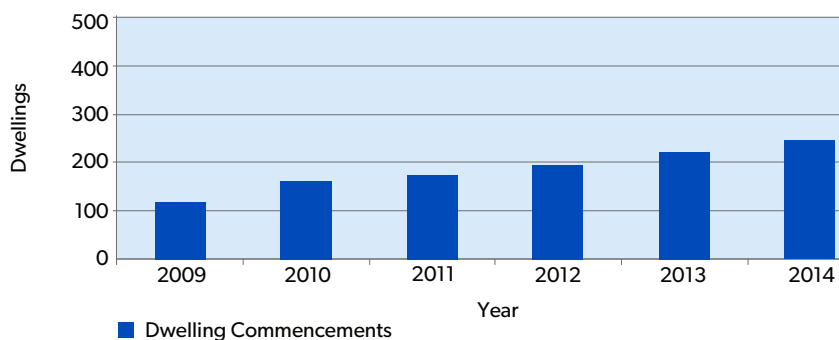
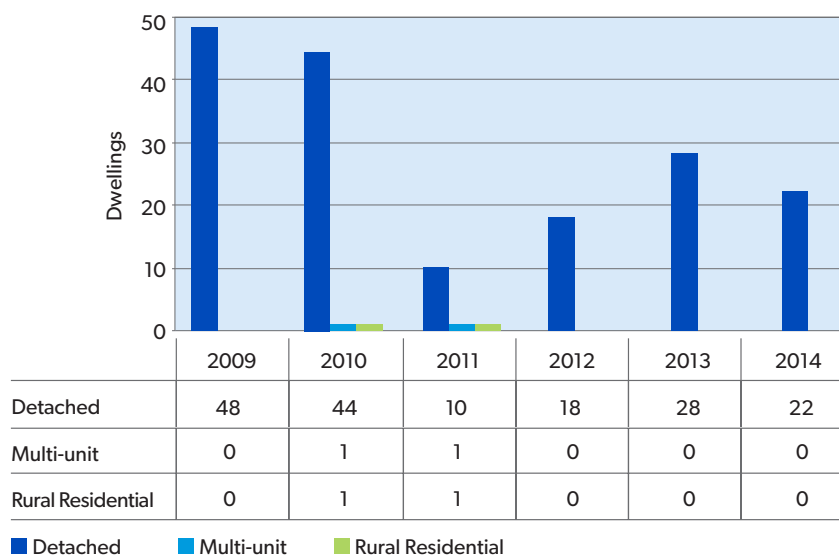


Figure 21. Kyogle Commenced Dwellings Yearly Totals



KYOGLE RESIDENTIAL LAND APPROVALS 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) | | |
| Kyogle | 9 | 4 | 3 | 0 | 2 | 2 |
| Rural Remainder & Villages | 22 | 0 | 19 | 0 | 7 | 5 |
| Total Local Government Area | 31 | 4 | 22 | 0 | 9 | 7 |

KYOGLE RURAL RESIDENTIAL APPROVALS 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 |
|--|--------------------------------------|-------------------|--------------------------|--|---------------------------|----------------------------|
| Rural Remainder & Villages | 1,146 | 37 | 4 | 528 | 0 | 0 |
| Total Local Government Area | 1,146 | 37 | 4 | 528 | 0 | 0 |

KYOGLE EMPLOYMENT LAND 2013–14

| 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 Village | 65 | 10 | 55 | 0 |
| Total Local Government Area | 65 | 10 | 55 | 0 |

KYOGLE 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 |
| Kyogle Village | 34 | 3 | 316 | 71 |
| Rural Remainder & Villages | 2 | 0 | 42 | 9 |
| Total Local Government Area | 36 | 3 | 358 | 80 |

3.6 RICHMOND VALLEY

Over six years (2008–09 to 2013–14) 425 new dwellings were commenced in the Richmond Valley LGA.

(See Figure 22)

Annual dwelling commencements for Richmond Valley LGA were:

| | |
|---------|------------|
| 2008–09 | 61 |
| 2009–10 | 119 |
| 2010–11 | 102 |
| 2011–12 | 43 |
| 2012–13 | 43 |
| 2013–14 | 57 |

(See Figure 23)

Figure 22. Richmond Valley Commenced Dwellings Cumulative Total (Total includes Cumulative Commencements from previous Housing and Land Monitors)

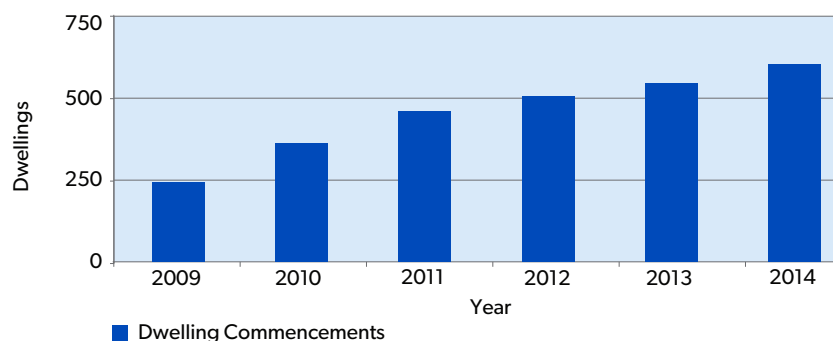
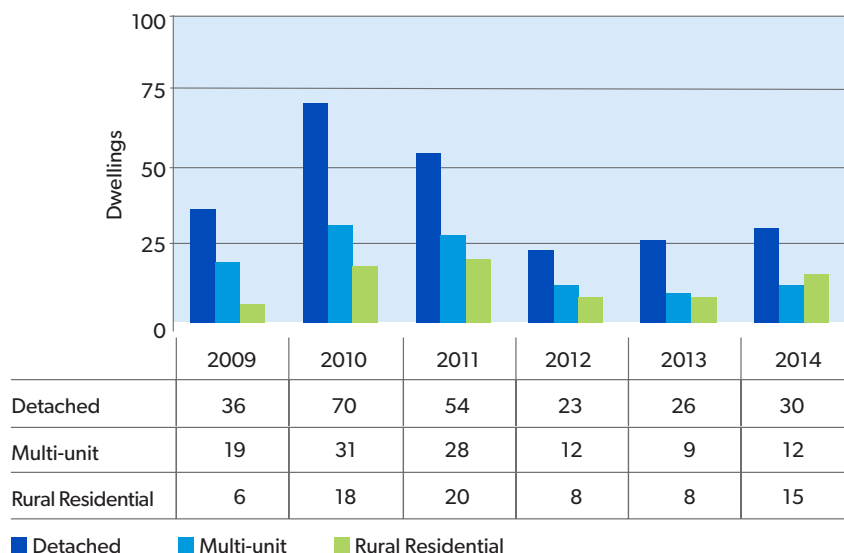


Figure 23. Richmond Valley Commenced Dwellings Yearly Totals



RICHMOND VALLEY RESIDENTIAL LAND APPROVALS 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) | | |
| Casino – Residential | 13 | 0 | 14 | 1 | 4 | 6 |
| Casino – Other Zones (excludes Rural Res) | 0 | 0 | 1 | 0 | 2 | 6 |
| Evans Head – Residential | 1 | 3 | 1 | 5 | 3 | 2 |
| Evans Head – Other Zones (excludes Rural Res) | 0 | 0 | 0 | 0 | 0 | 0 |
| RVC – Remainder – Residential | 3 | 0 | 2 | 5 | 2 | 0 |
| RVC – Remainder – Other Zones (excludes Rural Res) | 19 | 1 | 12 | 1 | 15 | 14 |
| Total Local Government Area | 36 | 4 | 30 | 12 | 26 | 28 |

RICHMOND VALLEY RURAL RESIDENTIAL APPROVALS 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 |
|--|--------------------------------------|-------------------|--------------------------|--|---------------------------|----------------------------|
| Casino – Rural Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| Evans Head – Rural Residential | 0 | 0 | 0 | 0 | 0 | 0 |
| RVC Remainder – Rural Residential | 831 | 505 | 68 | 128 | 16 | 15 |
| Total Local Government Area | 831 | 505 | 68 | 128 | 16 | 15 |

RICHMOND VALLEY EMPLOYMENT LAND 2013–14

| 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 | 273 | 166 | 107 | 36 |
| Evans Head | 21 | 14 | 7 | 0 |
| RVC Remainder | 17 | 17 | 0 | 0 |
| Total Local Government Area | 311 | 197 | 114 | 36 |

RICHMOND VALLEY 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 |
| Casino | 195 | 20 | 0 | 0 |
| Evans Head | 30 | 3 | 160 | 45 |
| Rural Remainder & Villages | 15 | 2 | 900 | 120 |
| Total Local Government Area | 240 | 25 | 1,060 | 165 |

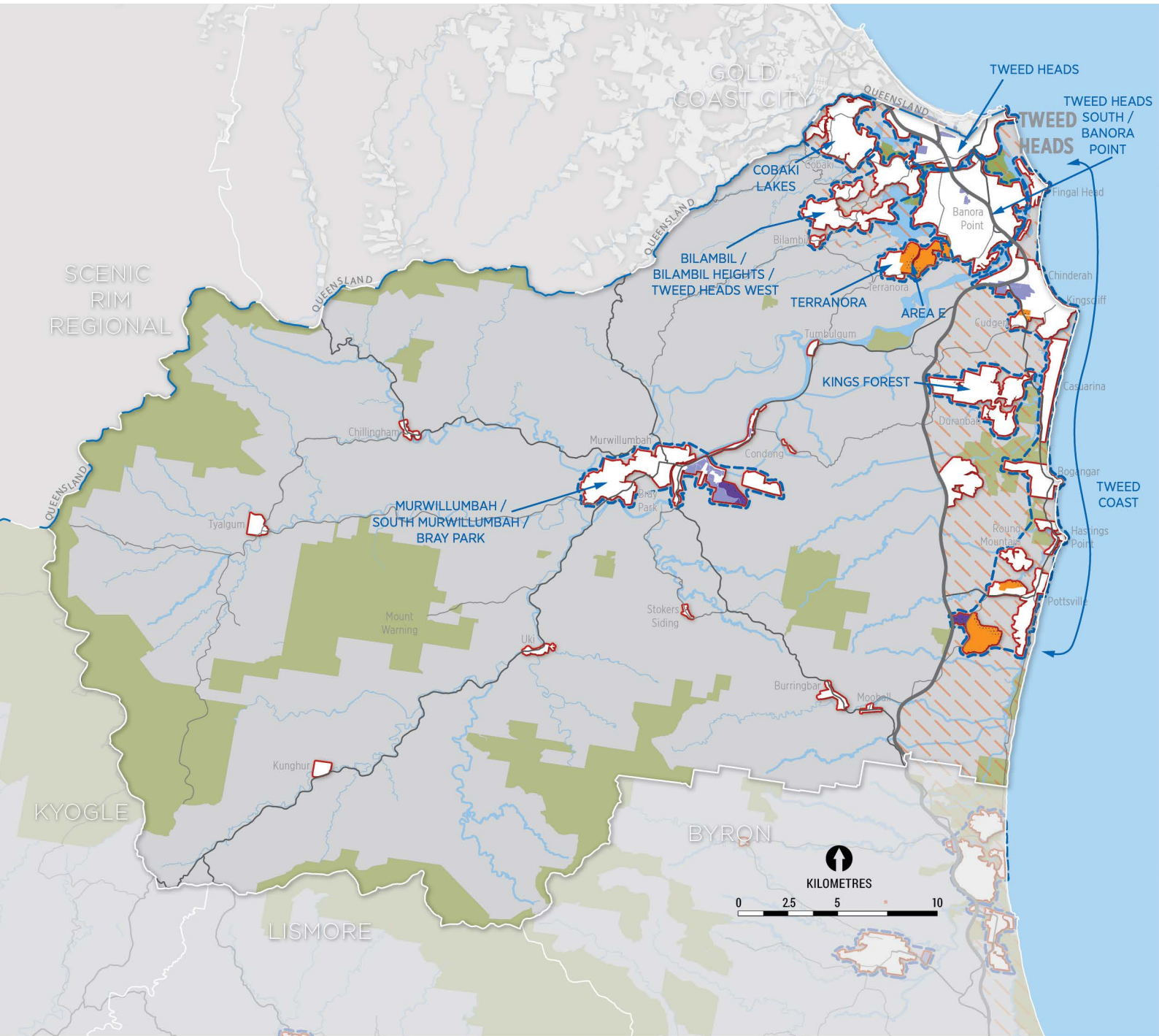
Appendix 1. Glossary













| 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 Produced | Number of lots based on subdivision certificates issued by councils. Some lots are counted as both approved and produced in the same year. |
| Lots Produced Forecast | Estimated number of lots (on land zoned and to be rezoned) to be produced per year. |
| Lots Remaining Forecast | Estimated number of lots (both zoned and to be rezoned) remaining to be released. |
| Multi-units | 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. |
| 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. residential zone, rural residential zone and industrial zone). |




Appendix 2. Local Government Area Locality Maps



TWEED



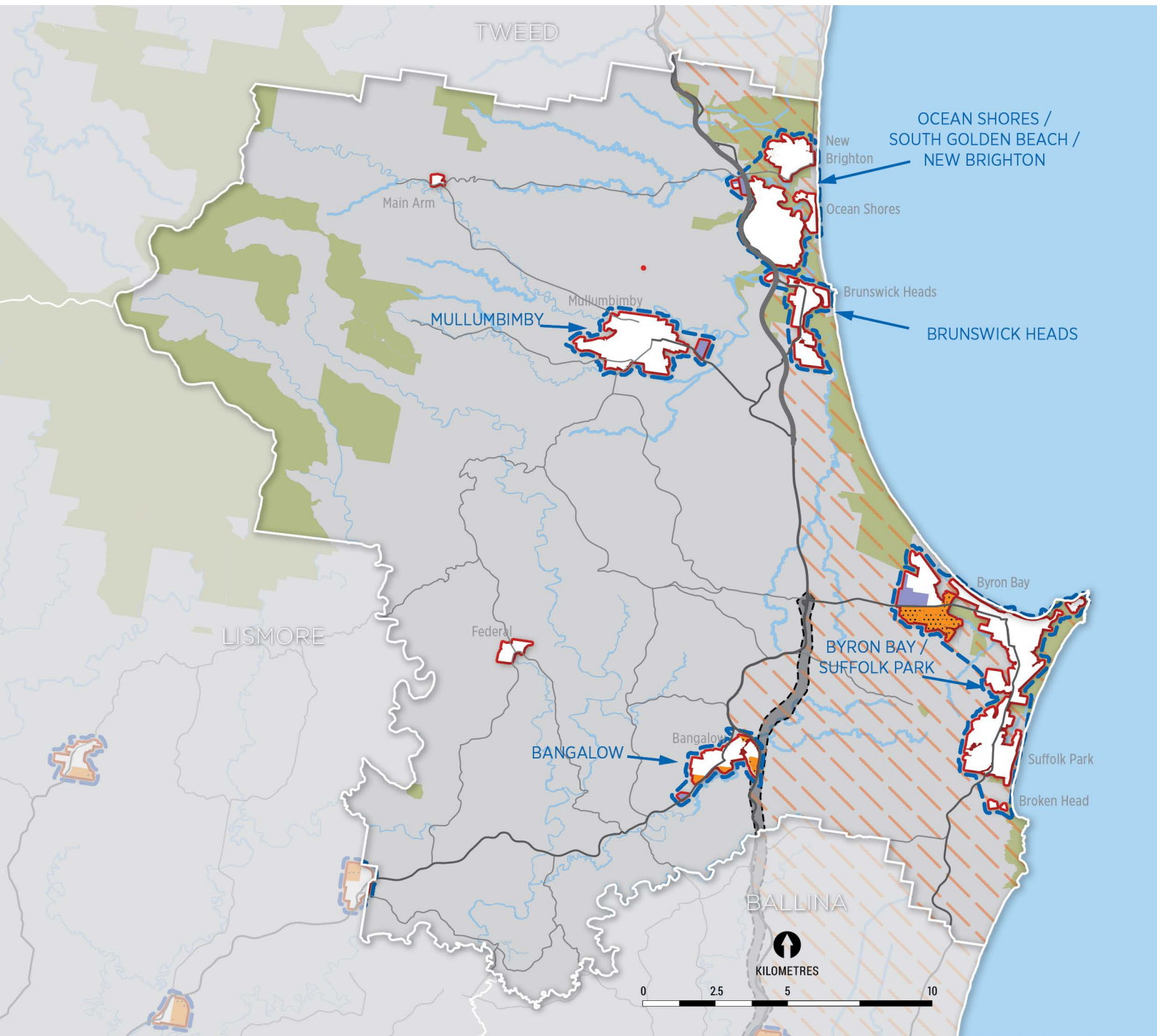
| | | | |
|---|-------------------------------------|---|-----------------------------------|
|  | Housing and Land Monitor Localities |  | LGA Boundary |
|  | Urban Growth Area |  | Railway |
|  | Proposed Urban Land |  | Highway |
|  | Proposed Employment Land |  | Proposed Highway Upgrade Corridor |
|  | Existing Employment Land |  | National Park |
|  | Coastal Area |  | State Forest |
















| | |
|---|---|
|  | 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.

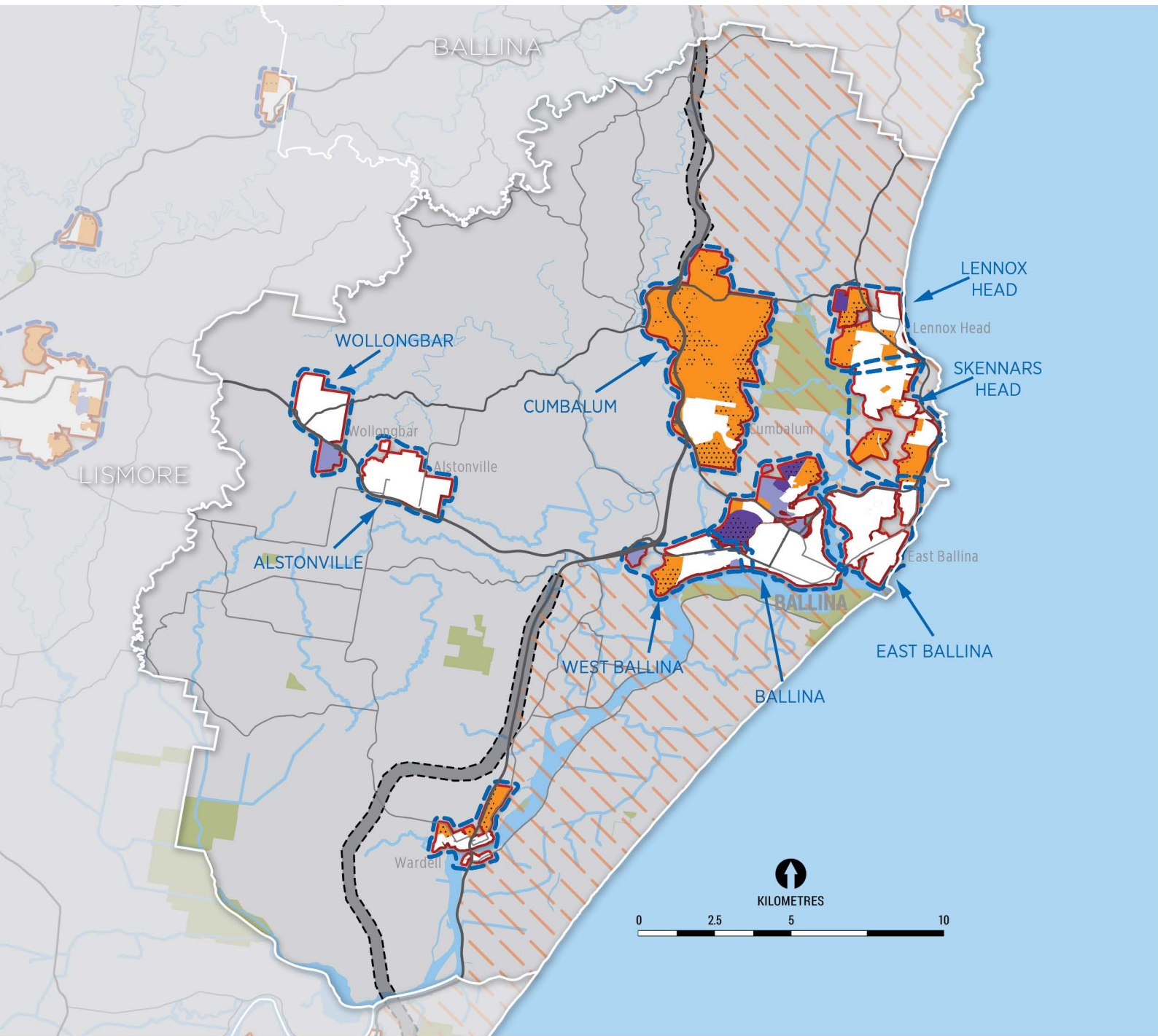
Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.













BYRON






| | | | | | | |
|---|-------------------------------------|---|-----------------------------------|---|---|--|
|  | 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 | | | |

BALLINA



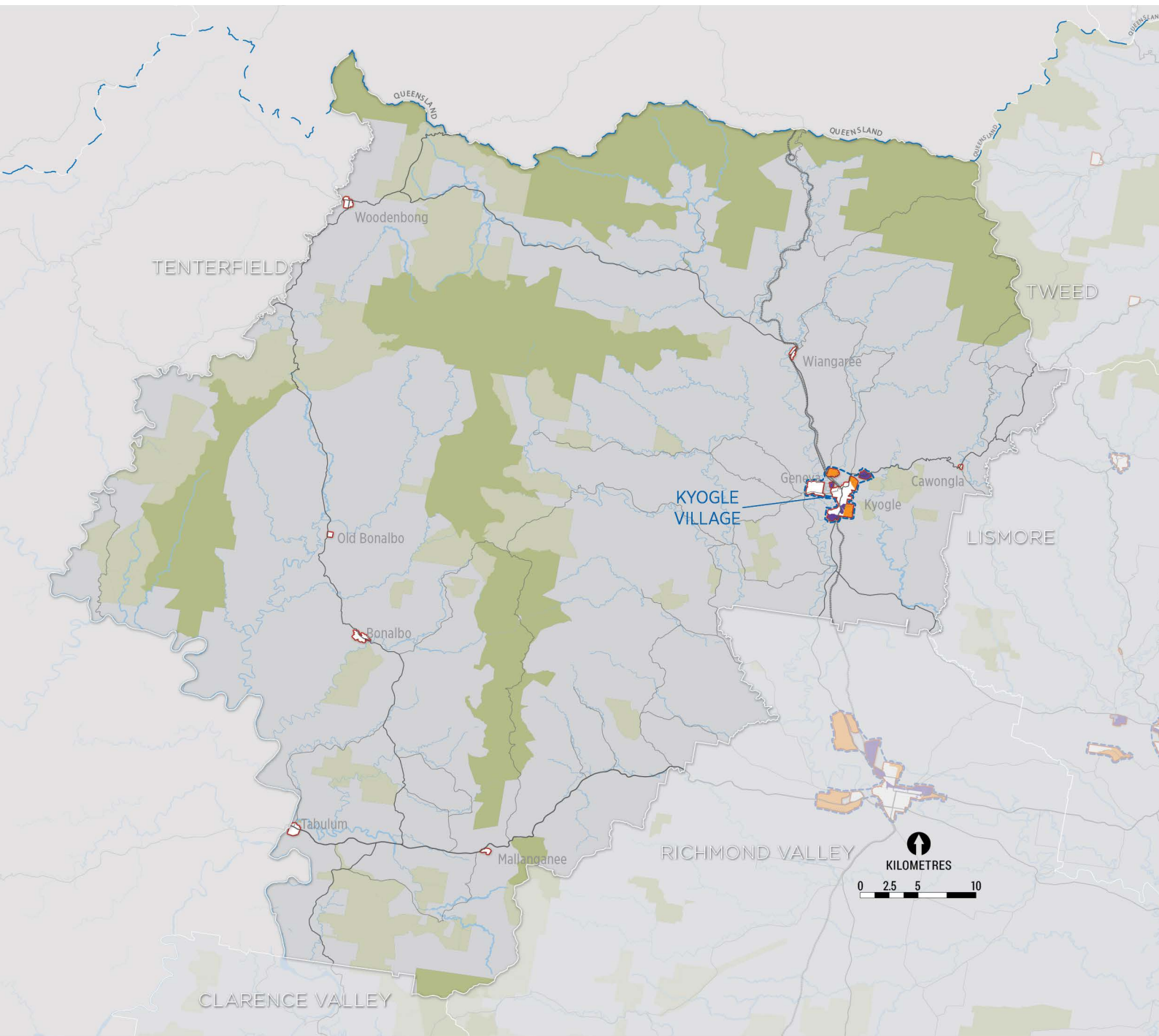
| | | | |
|---|-------------------------------------|---|-----------------------------------|
|  | Housing and Land Monitor Localities |  | LGA Boundary |
|  | Urban Growth Area |  | Railway |
|  | Proposed Urban Land |  | Highway |
|  | Proposed Employment Land |  | Proposed Highway Upgrade Corridor |
|  | Existing Employment Land |  | National Park |
|  | Coastal Area |  | State Forest |












| | |
|---|---|
|  | 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.

KYOGLÉ



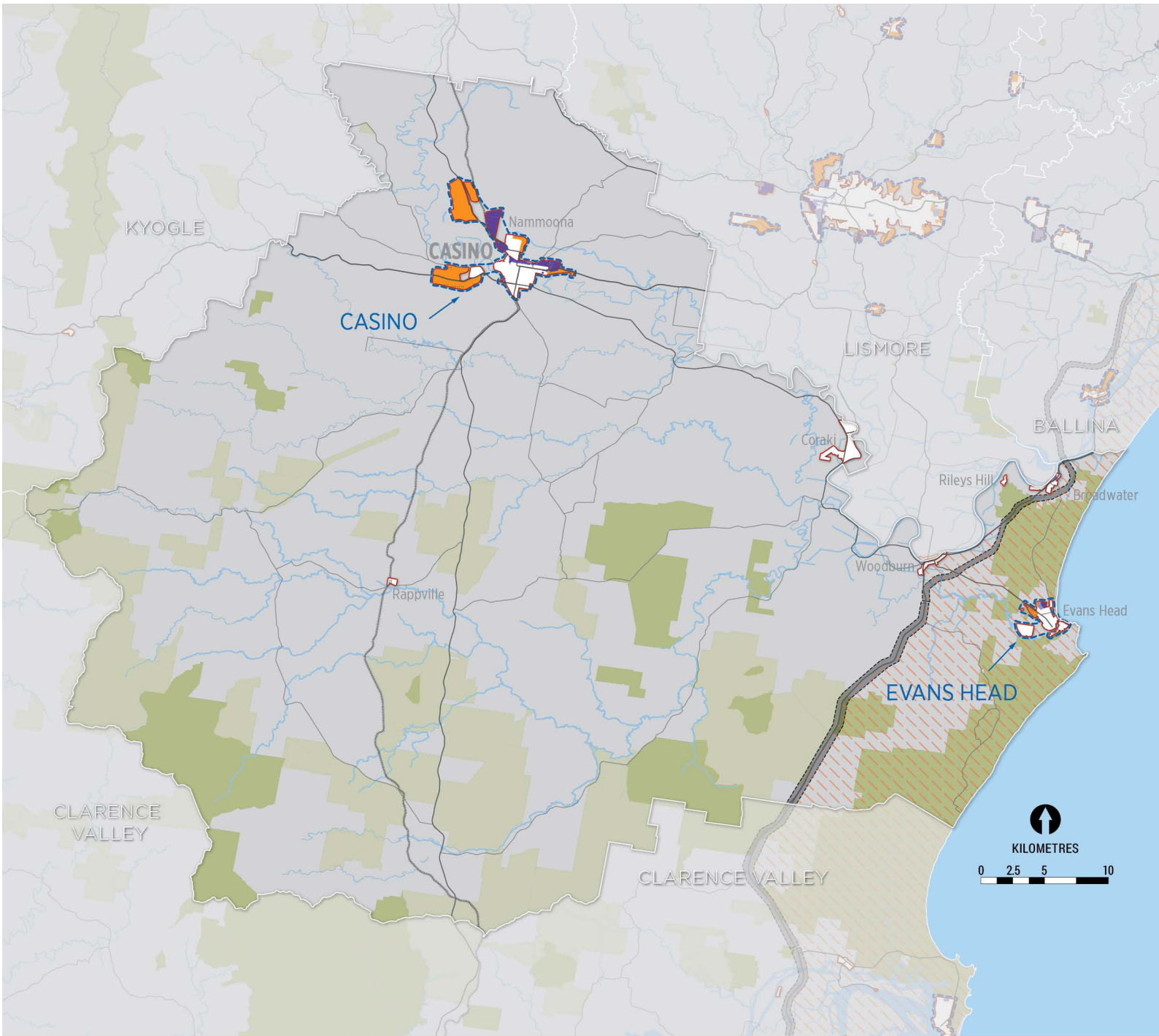
| | | | |
|---|-------------------------------------|---|-----------------------------------|
|  | Housing and Land Monitor Localities |  | LGA Boundary |
|  | Urban Growth Area |  | Railway |
|  | Proposed Urban Land |  | Highway |
|  | Proposed Employment Land |  | Proposed Highway Upgrade Corridor |
|  | Existing Employment Land |  | National Park |
|  | Coastal Area |  | State Forest |
















| | |
|---|---|
|  | 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.

RICHMOND 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 | | | |

