



Planning &  
Infrastructure

# FAR NORTH COAST HOUSING AND LAND MONITOR 2011

FIGURES FOR 2008-2009



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# Summary



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

This is the second edition of the monitor which uses data collected up to the end of the financial year (30 June) 2008-09, with forecasts for land release up to 2020.

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

Valley and Tweed) to accommodate the additional 60,400 people anticipated to be living in the region by 2031. The early stages of monitoring indicate that total dwelling commencements are generally below the average annual target dwelling numbers (identified in the Far North Coast Regional Strategy) required to provide sufficient housing for the region by 2031.

Of the dwellings approved during 2006-09 within the 'Town and Village Growth Boundaries' (shown on the Regional Strategy maps), 42% have been for multi-unit housing. This is above the target of 40% set in the Regional Strategy. Of

the total regional dwelling approvals during 2006-09, 4% were for rural residential dwellings.<sup>1</sup>

As of 30 June 2009, there was a total area of 881 hectares of zoned industrial land in the region. Of this, 545 hectares were already developed, and the remaining 336 hectares were undeveloped. A further 292 hectares of industrial land is identified in approved local strategies. At present there are sufficient regional employment lands to accommodate the anticipated employment growth identified in the Regional Strategy.

<sup>1</sup> All the dates in this document refer to financial years. In this case 2006-09 is the period from 1 July 2006 to 30 June 2009.



# Introduction



The purpose of the *Far North Coast Regional Strategy 2006-31* (NSW Department of Planning 2006) is to manage the region's expected high population growth towards 2031 in a sustainable manner. The Regional Strategy aims to protect the unique environmental assets, cultural values and natural resources of the region, while ensuring future planning maintains the character of the region and provides for economic opportunities.

In addition, future growth will be managed by preventing the spread of coastal development and encouraging the development of non-coastal centres. This will ensure adequate land is available and appropriately located to accommodate, in a sustainable way, the projected housing, employment and environmental needs of the region's population over the next 25 years.

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

The Housing and Land Monitor will be used to:

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

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

This second report provides information on housing and employment land supply for the financial years 2005-06 to 2008-09. All years cited in this report refer to financial years, unless otherwise specified.

<sup>2</sup> While every reasonable effort has been made by the local councils to ensure that the data they provided for this report is accurate, each council has its own internal collection and reporting methods. This means that the criteria used by The Department of Planning and Infrastructure may not exactly match that used by the councils. As such some inaccuracies may have occurred in transferring councils' data from their various formats to that used by the Department for monitoring. Councils' lot and hectare release forecasts are estimates, based on the information available at the time of providing the data.



# Housing and land monitor



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

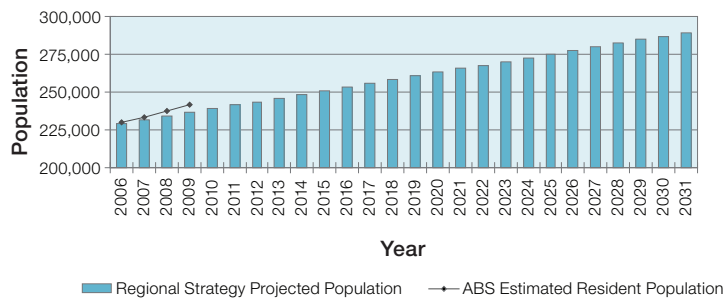
## 2.1 POPULATION

Since the early 1980s, the Far North Coast has been one of the fastest growing regions in NSW. Over the 25-year period to June 2006, the region's population increased by 74% or almost 98,000 people. The Far North Coast Regional Strategy released by the Department of Planning in 2007 was developed to support an additional 60,400 residents by 2031. The latest Australian Bureau of Statistics (ABS) population estimates (March 2010) indicate that more than 241,954 people currently live in the Far North Coast region (see Figure 1).

## 2.2 DWELLING TARGETS

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

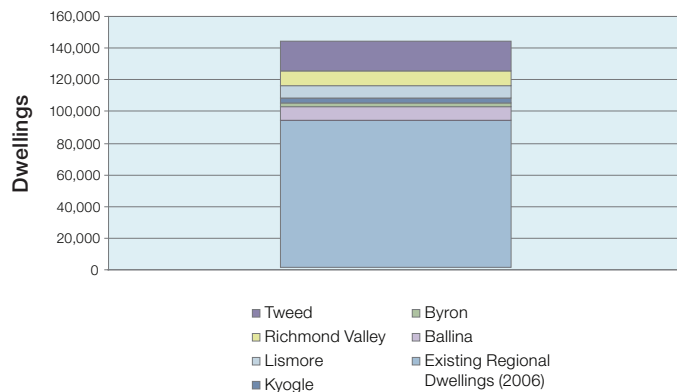
FIGURE 1. PROJECTED POPULATION 2006-31 VERSUS ABS ESTIMATED RESIDENT POPULATION



Sources: Population estimates from Australian Bureau of Statistics, Regional population growth, Australia, cat no. 3218.0, Table 1 'Estimated Resident Population, Statistical Local Areas, New South Wales' (ABS Canberra 2010).

Projected population figures from NSW Department of Planning Far North Coast Regional Strategy 2006-31 (DoP Sydney 2006).

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



## 2.3 DWELLING COMMENCEMENTS

Dwelling commencements in the region totalled 4,860 for the four years from 2005-06 to 2008-09. These figures are additional to the 94,920 estimated existing dwellings as at 30 June 2006 in the region.

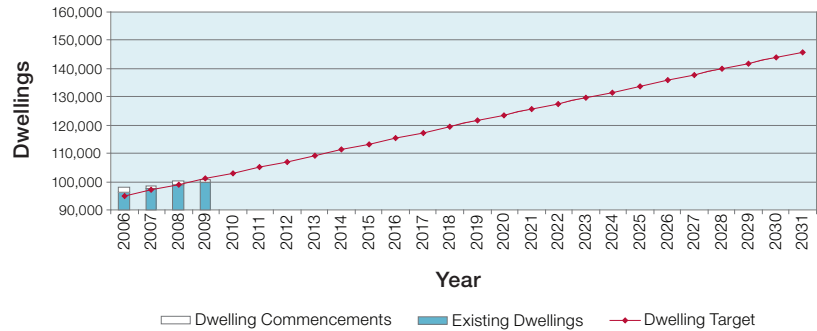
This data is in the early stages of monitoring. The total regional dwellings as at 30 June 2009 (99,780) are marginally below the proportional dwelling target for 2009 (101,040), which is needed to supply sufficient housing by 2031 (see Figure 3).

Dwelling commencements in the region totalled 1,527 (2005-06), 970 (2006-07), 1,400 (2007-08) and 963 (2008-09). An estimated yearly average target for new dwellings is 2040. A comparison of dwelling commencements compared to the yearly estimated dwelling target, indicates that the target has not been reached in the last four years (see Figure 4).

## 2.4 DWELLING APPROVALS

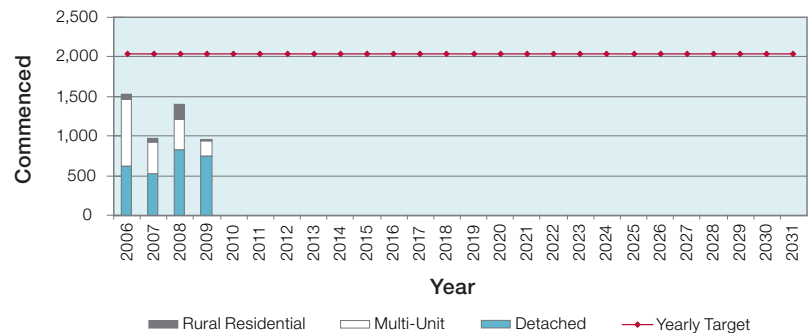
Dwelling approvals in the region totalled 2,186 (2005-06), 1,385 (2006-07), 1,537 (2007-08) and 1,228 (2008-09).

FIGURE 3. EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period. Dwelling commencements data are not available for the 2008-09 financial year for Ballina Shire. Figures for 2008-09 have been estimated from previous year's data.

FIGURE 4. COMMENCED DWELLINGS BY TYPE VERSUS YEARLY AVERAGE TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period. Dwelling commencements data are not available for the 2008-09 financial year for Ballina Shire. Figures for 2008-09 have been estimated from previous year's data.



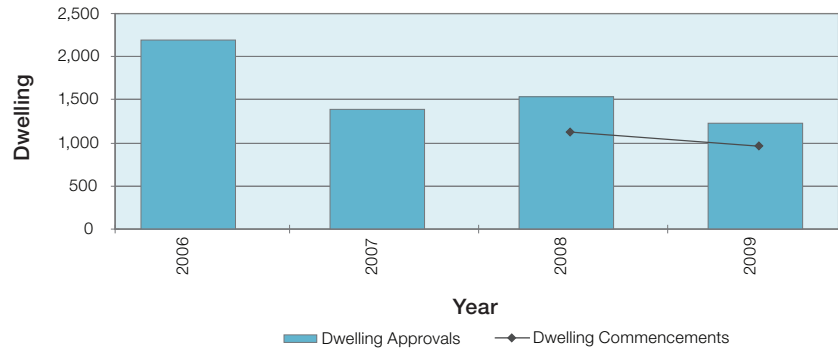
## 2.5 DWELLING APPROVALS VERSUS COMMENCEMENTS

Data collection for dwelling commencements began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06, there were 2,186 regional dwelling approvals, and in 2006-07, there were 1,385 dwelling approvals. In 2007-08, there were 1,537 regional dwelling approvals compared to 1,241 commencements and in 2008-09, 1,228 approvals compared to 963 commencements (see Figure 5). This means there was an 81% commencement : approval ratio in 2007-08 and a 78% commencement : approval ratio in 2008-09.

## 2.6 APPROVALS FOR DETACHED AND MULTI-UNIT HOUSING

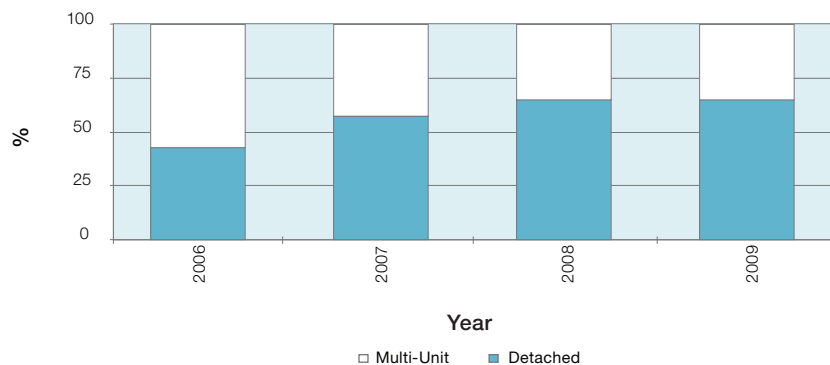
The Far North Coast Regional Strategy estimated that of the total regional dwelling stock (94,920 dwellings in 2006), 71% was detached housing compared to 22% multi-unit dwellings and 7% of other forms of accommodation. The strategy aims to achieve a more appropriate mix for future housing that reflects the region's changing needs. The desired ratio would be 60% detached housing and 40% multi-unit for the 51,000 proposed new dwellings within the 'Town and Village Growth Boundaries' (shown on the Regional Strategy maps). In the four years monitored to date (2005-06 to 2008-09), 58% of dwelling approvals were for detached housing and 42% for multi-unit housing (see Figure 6). This figure is in keeping with the desired ratio of new multi-unit to detached dwellings.

FIGURE 5. DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



Note: Dwelling commencements data are not available for the 2008-09 financial year for Ballina Shire. Figures for 2008-09 have been estimated from previous year's data

FIGURE 6. DWELLING APPROVALS 2006-09—DETACHED AND MULTI-UNIT



Rural residential development will continue as a housing choice for people in the region. Of the total regional dwelling approvals for the four years from 2005-06 to 2008-09, 4% of these were for rural residential (see Figure 7).

## 2.7 ACTUAL LOT RELEASE VERSUS FORECAST LOT RELEASE

Data collection for actual lot release compared to forecast lot release began in the 2008-09 financial year, so no trends are available at this stage. In 2008-09, councils forecasted that would be 564 lots released. The actual number of lots released was 643 (see Figure 8).

## 2.8 LOT AND HECTARE RELEASE FORECAST

Council-provided data shows that 1,353 lots within the region were forecast to be released in 2009-10, followed by 1,358 lots in 2010-11, 1,653 lots in 2011-12, 1,774 lots in 2012-13, and 2,118 lots in 2013-14 (see Figure 9).

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

FIGURE 7. DWELLING APPROVALS 2006-09—DETACHED, MULTI-UNIT AND RURAL RESIDENTIAL

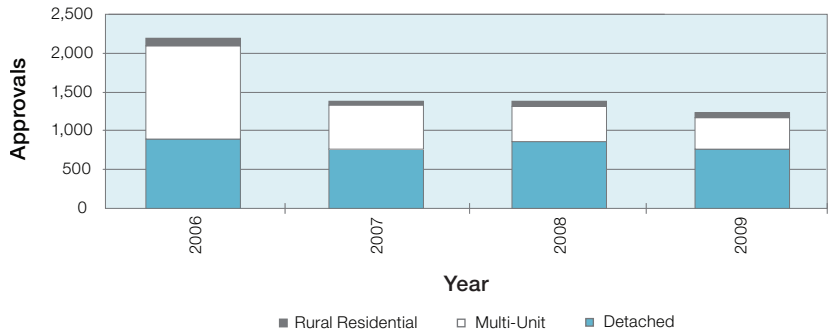


FIGURE 8. ACTUAL LOT RELEASE VERSUS FORECAST LOT RELEASE

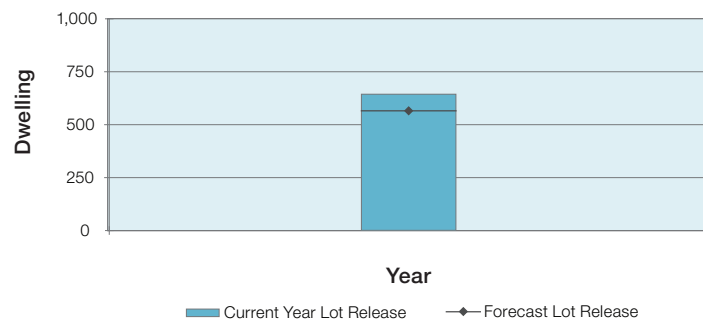
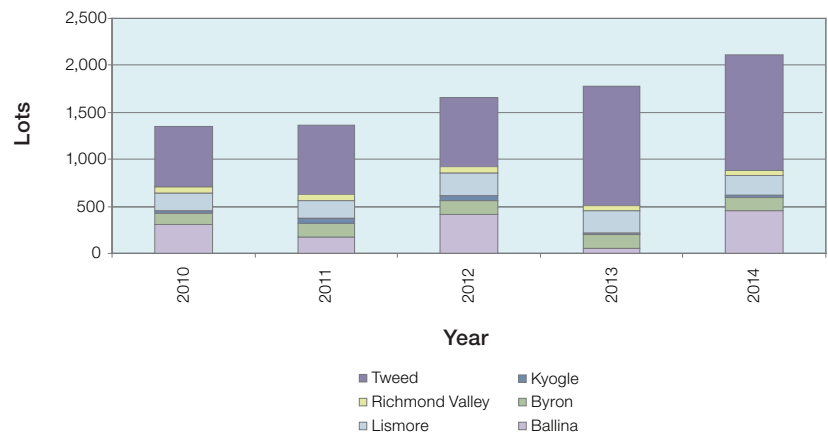


FIGURE 9. YEARLY LOT RELEASE FORECAST 2010-14

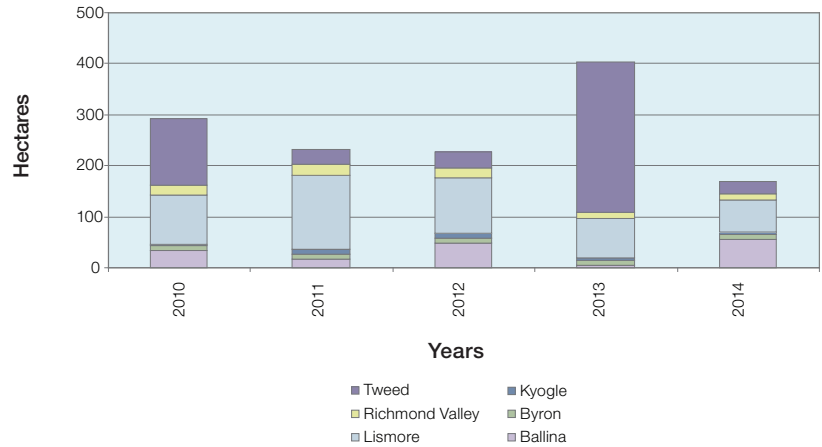




Council-provided data shows that 292 hectares within the region were forecast to be released in 2009-10, followed by 233 hectares in 2010-11, 226 hectares in 2011-12, 404 hectares in 2012-13, and 170 hectares in 2013-14 (see Figure 10).

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

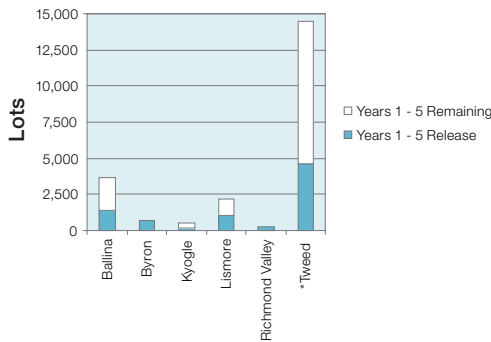
FIGURE 10. FAR NORTH COAST YEARLY HECTARE RELEASE FORECAST 2010-14



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

FIGURE 11. FIVE-YEARLY LOT RELEASES

Far North Coast Years 2010-14 Forecast Lot Release and Remaining by Council Area



Far North Coast Years 2015-19 Forecast Lot Release and Remaining by Council Area

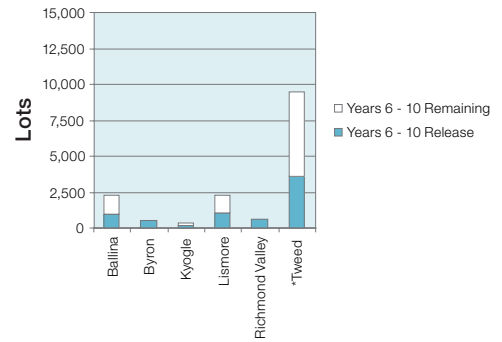
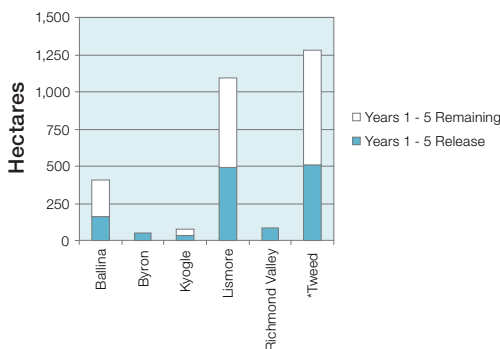
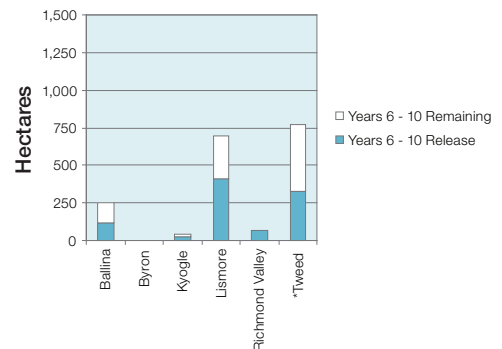


FIGURE 12. FIVE-YEARLY HECTARE RELEASES

Far North Coast Years 2010-14 Forecast Hectare Release and Remaining by Council Area



Far North Coast Years 2015-19 Forecast Hectare Release and Remaining by Council Area



# Employment land monitor

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

Prior to the introduction of the standard instrument for Local Environment Plans (LEPs), lands

within industrial zones were used as the measure of employment land (even though bulky goods retail premises, considered a form of commercial development, were permitted in these zones). When the standard instrument LEPs are implemented, only industrial land will be counted, i.e. no commercial/business zones will be included in the data.

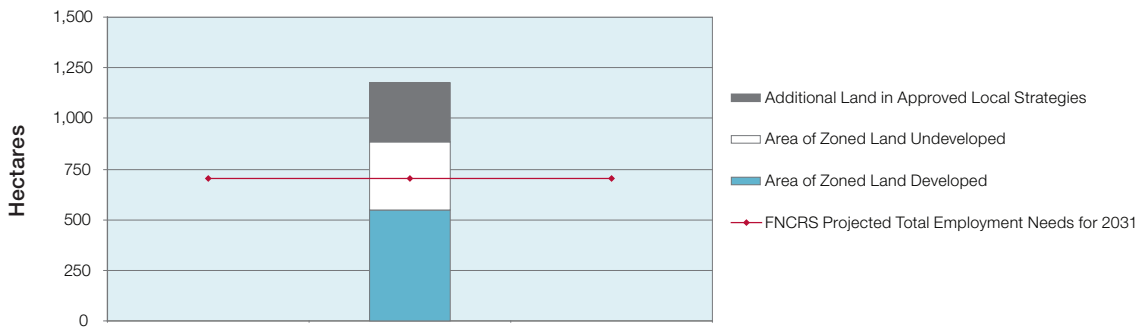
Figure 13 shows that, as at 30 June 2009, there was a total area of 881 hectares of zoned industrial land in

the region. Of this, 545 hectares was already developed and the remaining 336 hectares was undeveloped.

A further 292 hectares of industrial land is identified in approved local strategies.

Currently, there are sufficient regional employment lands available to accommodate the anticipated employment growth identified in the Far North Coast Regional Strategy for 2031. It additionally provides a large land bank as a contingency for future employment opportunity.

FIGURE 13. EMPLOYMENT (INDUSTRIAL) LAND STATUS 2008-09



Note: Employment land figures for Ballina Council use their 2007-08 figures due to the absence of data for the 2008-09 period.



# Data for each local government area

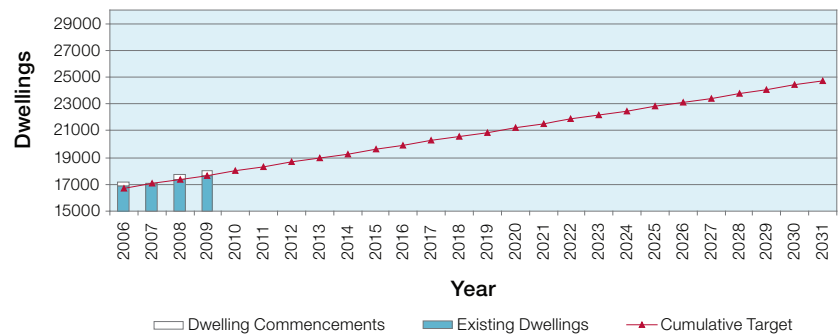


## 4.1 BALLINA

The Far North Coast Regional Strategy estimates that Ballina local government area had 16,720 dwellings as of 30 June 2006. It sets a 2031 target of an additional 8,400 dwellings required to meet the forecast population increase. The four years of data collected to date, until 30 June 2009, show an additional 951 dwellings have been commenced. This makes a total of 17,671 dwellings compared to the estimated proportional target of 18,600 dwellings. This figure is marginally under the projected target (see Figure 14).

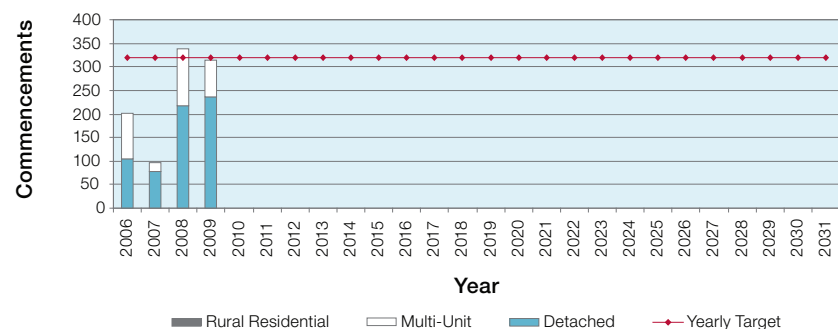
Dwelling commencements for Ballina totalled 202 (2005-06), 96 (2006-07), 339 (2007-08) and 314 (2008-09). An estimated yearly average target for new dwellings is 320. A comparison of dwelling commencements compared to the yearly average target figures indicates that the first two years are below the average while the last two years match the target (see Figure 15).

FIGURE 14. BALLINA EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period. 2008-09 commencement figures are based on 2007-08 commencement percentages applied to 2008-09 dwelling approval figures.

FIGURE 15. BALLINA COMMENCED DWELLINGS VERSUS YEARLY TARGET

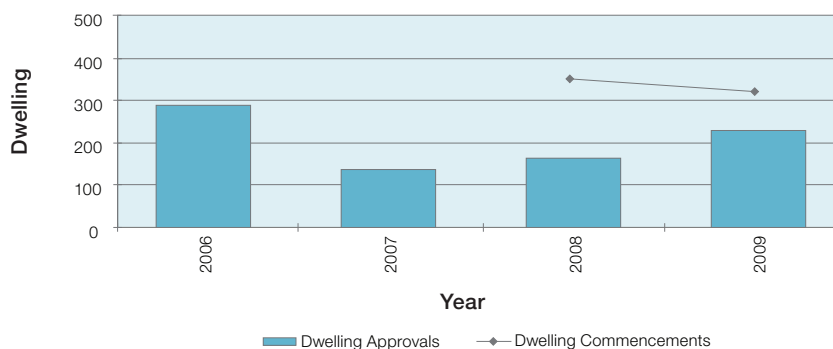


Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period. 2008-09 commencement figures are based on 2007-08 commencement percentages applied to 2008-09 dwelling approval figures.



Data collection for dwelling commencements in the Ballina Shire began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06, there were 288 dwelling approvals and, in 2006-07, 137 dwelling approvals. In 2007-08, there were 163 dwelling approvals compared to 339 commencements and, in 2008-09, 228 approvals compared to 314 commencements (see Figure 16). This means there was a 208% commencement : approval ratio in 2007-08 and a 138% commencement : approval ratio in 2008-09.

FIGURE 16. BALLINA DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



#### RESIDENTIAL APPROVALS 2008-09

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Ballina Island	51	15	71	20	65	98
West Ballina	3	0	4	0	0	0
Cumbalum	1	5	1	7	2	3
East Ballina	10	11	14	14	2	3
Lennox Head	43	16	60	21	55	83
Skennars Head	0	0	0	0	0	0
Alstonville	7	2	10	3	4	6
Wollongbar	0	0	0	0	0	0
Wardell	0	0	0	0	0	0
Rural	54	10	76	13	9	14
<b>Total Local Government Area</b>	<b>169</b>	<b>59</b>	<b>236</b>	<b>78</b>	<b>137</b>	<b>207</b>

#### RURAL RESIDENTIAL APPROVALS 2008-09

Ballina Shire Council has no rural residential zones.

EMPLOYMENT LAND 2008-09

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

Note: Ballina was unable to supply 2008-09 Industrial figures, so 2007-08 figures were used.

RESIDENTIAL LAND RELEASE FORECASTS—2010-14 (YEARS 1-5) AND 2015-20 (YEARS 6-10)

Annual Lot Release Forecast	Total Years 1-5 Release		Total Years 1-5 Remaining		Total Years 6-10 Release		Total Years 6-10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Ballina Island	0	0	0	0	0	0	0	0
West Ballina	153	14	0	0	0	0	0	0
North Ballina	320	29	358	33	220	20	138	13
Cumbalum	300	53	328	58	228	40	100	18
East Ballina	60	8	146	19	121	16	25	3
Lennox Head	313	35	731	82	150	17	581	65
Skennars Head	0	0	0	0	0	0	0	0
Alstonville	0	0	0	0	0	0	0	0
Wollongbar	250	22	678	59	250	22	428	37
Wardell	0	0	0	0	0	0	0	0
Rural	0	0	0	0	0	0	0	0
<b>Total Local Government Area</b>	<b>1396</b>	<b>160</b>	<b>2241</b>	<b>250</b>	<b>969</b>	<b>114</b>	<b>1272</b>	<b>136</b>

HISTORICAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total		2003-04		2004-05		2005-06		2006-07		2007-08	
	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)
Ballina Island	88	127	15	34	25	40	15	31	12	9	21	13
West Ballina	28	71	6	67	0	4	2	0	10	0	10	0
Cumbalum	9	385	1	321	0	20	3	41	1	0	4	3
East Ballina	177	19	38	0	42	11	44	4	19	4	34	0
Lennox Head	148	84	32	25	26	18	29	10	33	11	28	20
Skennars Head	18	36	5	14	4	12	3	4	3	2	3	4
Alstonville	45	13	16	0	12	3	9	8	4	0	4	2
Wollongbar	24	34	11	0	7	0	5	34	1	0	0	0
Wardell	14	0	6	0	3	0	3	0	2	0	0	0
Rural	157	15	45	3	36	2	35	8	26	0	15	2
<b>Total Local Government Area</b>	<b>708</b>	<b>784</b>	<b>175</b>	<b>464</b>	<b>155</b>	<b>110</b>	<b>148</b>	<b>140</b>	<b>111</b>	<b>26</b>	<b>119</b>	<b>44</b>



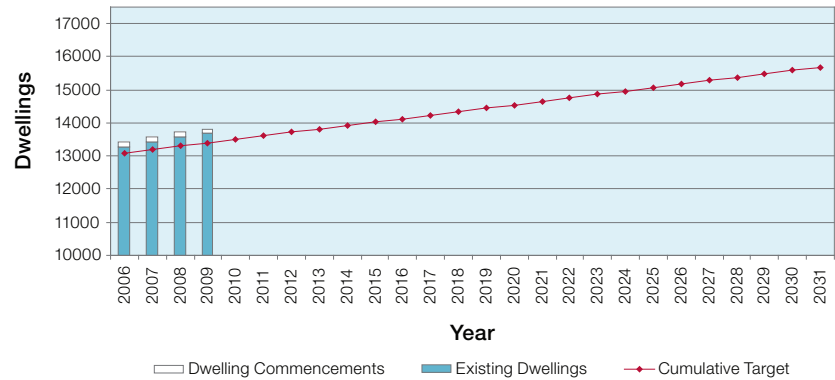
## 4.2 BYRON

The Far North Coast Regional Strategy estimates the Byron local government area had 13,090 dwellings as of 30 June 2006. It sets a 2031 target of an additional 2,600 dwellings required to meet the forecast population increase. The four years of data collected to date, until 30 June 2009, show an additional 606 dwellings have been commenced. This makes a total of 13,696 dwellings compared to the estimated proportional target of 13,402 dwellings. This is marginally over the projected target (see Figure 17).

Dwelling commencements for Byron totalled 172 (2005-06), 156 (2006-07), 163 (2007-08) and 115 (2008-09). An estimated yearly average target for new dwellings is 104. A comparison of dwelling commencements compared to the yearly average target figures indicates that all of the last four years exceed the target (see Figure 18).

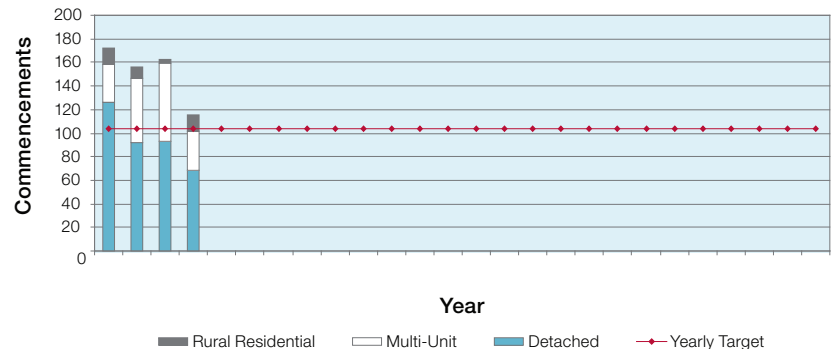
Data collection for dwelling commencements in the Byron Shire began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06, there were 226 dwelling approvals and, in 2006-07, there were 209 dwelling approvals. In 2007-08, there were 232 dwelling approvals compared to 163 commencements and, in 2008-09, 207 approvals compared to 115 commencements (see Figure 19). This means that there was a 70% commencement: approval ratio in 2007-08 and a 56% commencement: approval ratio in 2008-09.

FIGURE 17. BYRON EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET



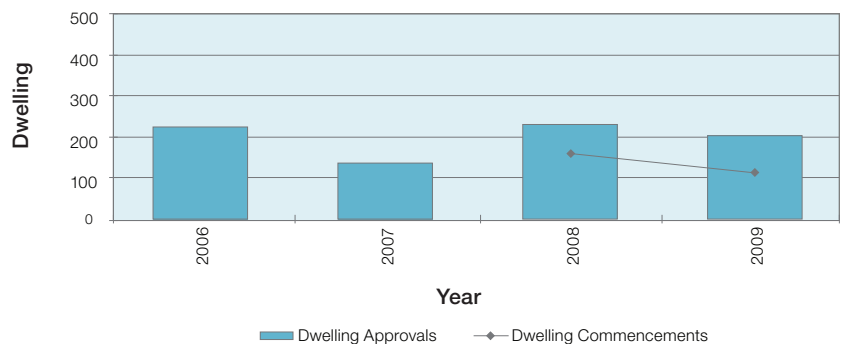
Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 18. BYRON COMMENCED DWELLINGS VERSUS YEARLY TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 19. BYRON DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

RESIDENTIAL APPROVALS 2008-09

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Ocean Shores / New Brighton / South Golden Beach	22	36	19	18	8	0
Brunswick Heads	3	2	1	0	0	0
Mullumbimby	2	0	0	0	0	0
Byron Bay / Suffolk Park	23	40	18	12	11	20
Bangalow	9	1	11	0	5	0
Rural remainder and villages	39	17	19	4	1	0
<b>Total Local Government Area</b>	<b>98</b>	<b>96</b>	<b>68</b>	<b>34</b>	<b>25</b>	<b>20</b>

RURAL RESIDENTIAL APPROVALS 2008-09

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Ocean Shores / New Brighton / South Golden Beach	11	14	2	0	0	0
Brunswick Heads	29	24	3	0	0	0
Mullumbimby	76	109	4	0	0	0
Byron Bay / Suffolk Park	14	21	18	0	0	0
Bangalow	0	0	0	0	0	0
Rural remainder and villages	1448	856	112	0	13	13
<b>Total Local Government Area</b>	<b>1578</b>	<b>1024</b>	<b>139</b>	<b>0</b>	<b>13</b>	<b>13</b>



EMPLOYMENT LAND 2008-09

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)
Ocean Shores / New Brighton / South Golden Beach	8	6	2	0
Brunswick Heads	0	0	0	0
Mullumbimby	13	3	9	0
Byron Bay / Suffolk Park	43	26	17	0
Bangalow	3	2	1	0
Rural remainder and villages				
<b>Total Local Government Area</b>	<b>67</b>	<b>38</b>	<b>29</b>	<b>0</b>

RESIDENTIAL LAND RELEASE FORECASTS—2010-14 (YEARS 1-5) AND 2015-20 (YEARS 6-10)

Annual Lot Release Forecast	Total Years 1-5 Release		Total Years 1-5 Remaining		Total Years 6-10 Release		Total Years 6-10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Ocean Shores / New Brighton / South Golden Beach	55	3	0	0	60	4	0	0
Brunswick Heads	160	11	0	0	110	7	0	0
Mullumbimby	200	13	0	0	70	5	0	0
Byron Bay / Suffolk Park	250	17	0	0	250	17	0	0
Bangalow	50	3	0	0	65	5	0	0
Rural	0	0	0	0	0	0	0	0
<b>Total Local Government Area</b>	<b>715</b>	<b>47</b>	<b>0</b>	<b>0</b>	<b>555</b>	<b>37</b>	<b>0</b>	<b>0</b>



HISTORICAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total		2003-04		2004-05		2005-06		2006-07		2007-08	
	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)
Ocean Shores / New Brighton / South Golden Beach	164	144	42	23	27	24	39	26	29	34	27	37
Brunswick Heads	12	7	3	2	2	5	4	0	1	0	2	0
Mullumbimby	21	6	2	0	5	0	4	4	7	2	3	0
Byron Bay / Suffolk Park	173	146	32	40	30	0	41	6	33	38	37	62
Bangalow	104	4	22	0	14	0	32	2	23	0	13	2
Rural Remainder and villages	217	27	40	4	42	8	60	8	39	3	36	4
<b>Total Local Government Area</b>	<b>691</b>	<b>334</b>	<b>141</b>	<b>69</b>	<b>120</b>	<b>37</b>	<b>180</b>	<b>46</b>	<b>132</b>	<b>77</b>	<b>118</b>	<b>105</b>

HISTORICAL RURAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total	2003-04	2004-05	2005-06	2006-07	2007-08
Ocean Shores / New Brighton / South Golden Beach	0	0	0	0	0	0
Brunswick Heads	0	0	0	0	0	0
Mullumbimby	0	0	0	0	0	0
Byron Bay / Suffolk Park	0	0	0	0	0	0
Bangalow	0	0	0	0	0	0
Rural remainder and villages	76	12	16	20	13	15
<b>Total Local Government Area</b>	<b>76</b>	<b>12</b>	<b>16</b>	<b>20</b>	<b>13</b>	<b>15</b>



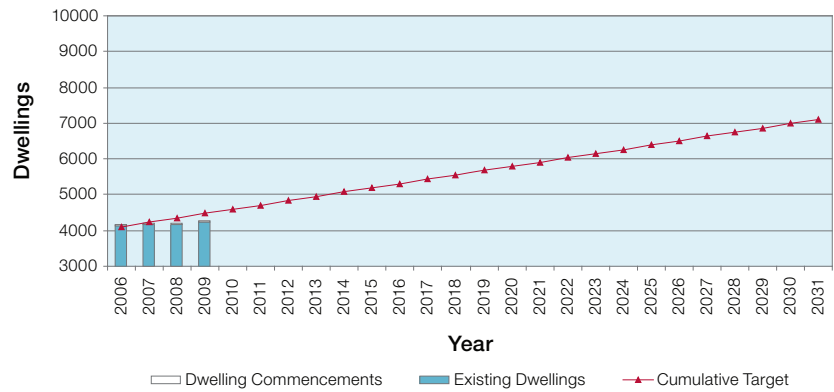
### 4.3 KYOGLE

The Far North Coast Regional Strategy estimates that the Kyogle local government area had 4,110 dwellings as of 30 June 2006. It sets a 2031 target of an additional 3,000 dwellings required to meet the forecast population increase. The four years of data collected to date, until 30 June 2009, show an additional 118 dwellings have been commenced. This makes a total of 4,228 dwellings compared to the estimated proportional target of 4,470 dwellings. This figure is below the projected target (see Figure 20).

Dwelling commencements for Kyogle totalled 32 (2005-06), 23 (2006-07), 15 (2007-08) and 48 (2008-09). An estimated yearly average target for new dwellings is 120. A comparison of dwelling commencements compared to the yearly average target figures indicates that the last four years have been below the target (see Figure 21).

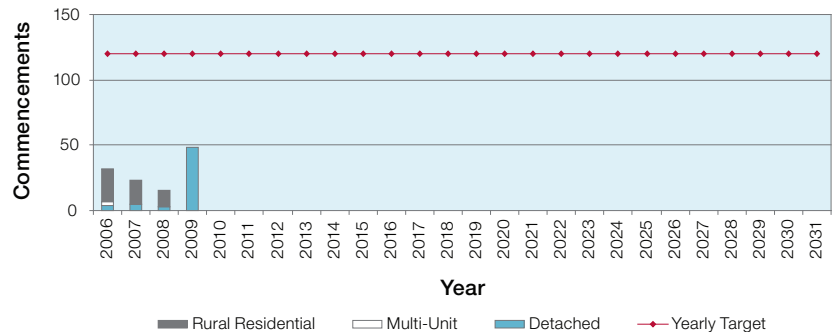
Data collection for dwelling commencements in the Kyogle Shire began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06, there were 46 dwelling approvals and, in 2006-07, there were 33 dwelling approvals. In 2007-08, there were 166 dwelling approvals compared to 15 commencements and, in 2008-09, 82 approvals compared to 48 commencements (see Figure 22). This means there was a 9% commencement: approval ratio in 2007-08 and a 59% commencement: approval ratio in 2008-09.

FIGURE 20. KYOGLE EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET



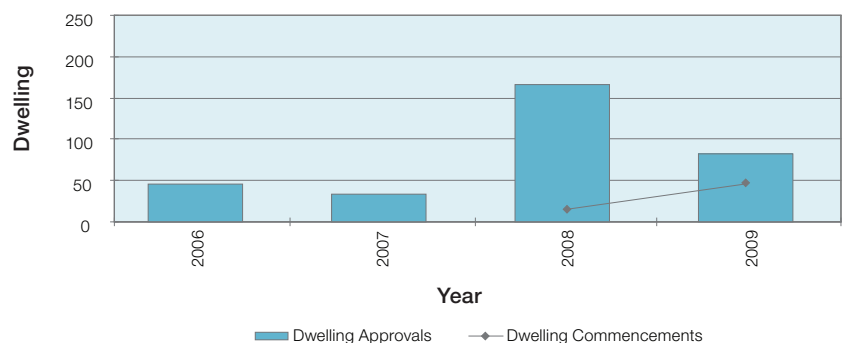
Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period

FIGURE 21. KYOGLE COMMENCED DWELLINGS VERSUS YEARLY TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 22. KYOGLE DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



RESIDENTIAL APPROVALS 2008-09

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Kyogle Village	48	0	48	0	56	0
<b>Total Local Government Area</b>	<b>48</b>	<b>0</b>	<b>48</b>	<b>0</b>	<b>56</b>	<b>0</b>

RURAL RESIDENTIAL APPROVALS 2008-09

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Rural remainder and villages	22	31	27	95	34	0
<b>Total Local Government Area</b>	<b>22</b>	<b>31</b>	<b>27</b>	<b>95</b>	<b>34</b>	<b>0</b>

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

EMPLOYMENT LAND 2008-09

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	22	10	12	50
<b>Total Local Government Area</b>	<b>22</b>	<b>10</b>	<b>12</b>	<b>50</b>

RESIDENTIAL LAND RELEASE FORECASTS—2010-14 (YEARS 1-5) AND 2015-20 (YEARS 6-10)

Annual Lot Release Forecast	Total Years 1-5 Release		Total Years 1-5 Remaining		Total Years 6-10 Release		Total Years 6-10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Kyogle Village	104	18	126	10	80	6	46	4
Rural remainder and villages	68	13	228	36	90	18	138	18
<b>Total Local Government Area</b>	<b>172</b>	<b>31</b>	<b>354</b>	<b>46</b>	<b>170</b>	<b>24</b>	<b>184</b>	<b>22</b>

HISTORICAL RESIDENTIAL LAND RELEASE 2003-04 – 2007-08

Approved Dwellings by Year, Locality & Type	Total		2003-04		2004-05		2005-06		2006-07		2007-08	
	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)
Kyogle Village	35	10	8	0	10	2	6	4	7	0	4	4
<b>Total Local Government Area</b>	<b>35</b>	<b>10</b>	<b>8</b>	<b>0</b>	<b>10</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>7</b>	<b>0</b>	<b>4</b>	<b>4</b>

HISTORICAL RURAL RESIDENTIAL LAND RELEASE 2003-04 – 2007-08

Approved Dwellings by Year, Locality & Type	Total	2003-04	2004-05	2005-06	2006-07	2007-08
Rural remainder and villages	144	27	43	36	26	12
<b>Total Local Government Area</b>	<b>144</b>	<b>27</b>	<b>43</b>	<b>36</b>	<b>26</b>	<b>12</b>



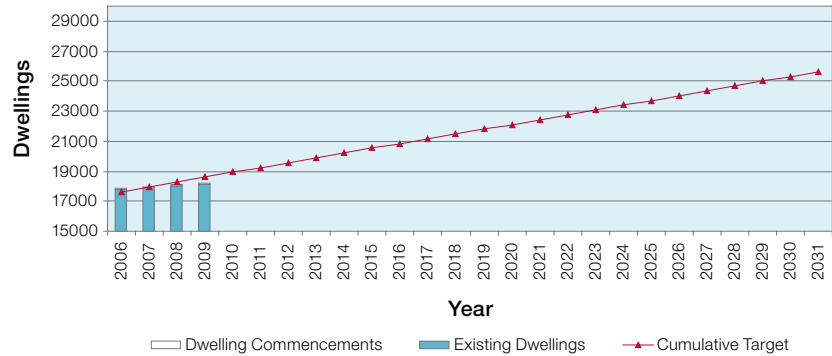
## 4.4 LISMORE

The Far North Coast Regional Strategy estimates that the Lismore local government area had 17,640 dwellings as of 30 June 2006. It sets a 2031 target of an additional 8,000 dwellings required to meet the forecast population increase. The four years of data collected to date, until 30 June 2009, show an additional 442 dwellings have been commenced. This makes a total of 18,082 dwellings compared to the estimated proportional target of 18,600 dwellings. This figure is below the projected target (see Figure 23).

Dwelling commencements for Lismore totalled 122 (2005-06), 105 (2006-07), 126 (2007-08) and 89 (2008-09). An estimated yearly average target for new dwellings is 320. A comparison of dwelling commencements compared to the yearly average target figures indicates that all of the last four years are below the target (see Figure 24).

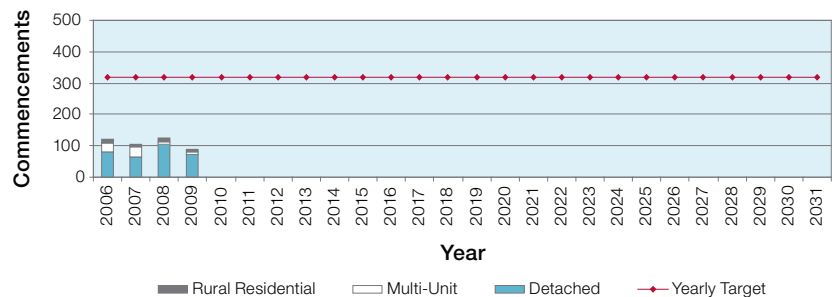
Data collection for dwelling commencements in the Lismore Council area began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06 there were 174 dwelling approvals and, in 2006-07, there were 150 dwelling approvals. In 2007-08 there were 182 dwelling approvals compared to 126 commencements and, in 2008-09, 127 approvals compared to 89 commencements (see Figure 25). This means there was a 69% commencement: approval ratio in 2007-08 and a 70% commencement : approval ratio in 2008-09.

FIGURE 23. LISMORE EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET



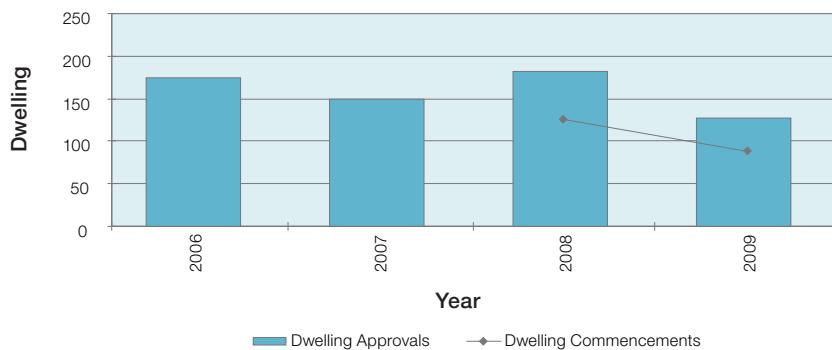
Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period

FIGURE 24. LISMORE COMMENCED DWELLINGS VERSUS YEARLY TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 25. LISMORE DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



## RESIDENTIAL LAND APPROVALS 2008-09

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Lismore	45	36	42	7	10	66
Bexhill	1	0	0	0	0	0
Nimbin	0	2	2	0	4	0
Clunes	1	0	0	0	0	0
Dunoon	4	0	3	0	3	1
Caniaba	1	0	1	0	0	0
Wyrallah	0	0	0	0	0	0
Rural Remainder	26	2	26	1	4	16
<b>Total Local Government Area</b>	<b>78</b>	<b>40</b>	<b>74</b>	<b>8</b>	<b>21</b>	<b>83</b>

## RURAL RESIDENTIAL APPROVALS 2008-09

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Lismore	41	78	1	0	0	0
Bexhill	28	44	4	0	1	2
Nimbin	156	148	30	0	3	0
Clunes	6	9	0	0	0	0
Caniaba	0	0	0	0	0	0
Rural Remainder	350	715	16	0	5	5
<b>Total Local Government Area</b>	<b>581</b>	<b>994</b>	<b>51</b>	<b>0</b>	<b>9</b>	<b>7</b>

## EMPLOYMENT LAND 2008-09

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Lismore	175	129	46	60
<b>Total Local Government Area</b>	<b>175</b>	<b>129</b>	<b>46</b>	<b>60</b>

## RESIDENTIAL LAND RELEASE FORECASTS—2010-14 (YEARS 1-5) AND 2015-20 (YEARS 6-10)

Annual Lot Release Forecast	Total Years 1-5 Release		Total Years 1-5 Remaining		Total Years 6-10 Release		Total Years 6-10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Lismore	557	53	512	90	580	55	1032	130
Caniaba	140	67	295	163	150	73	145	90
Bexhill	53	82	52	40	40	25	12	15
Wyrallah	32	21	38	39	30	25	8	14
Nimbin	63	18	87	17	55	11	32	6
Dunoon	62	23	38	12	38	12	0	0
Clunes	50	18	30	7	50	7	0	0
Rural Remainder	105	210	87	233	75	200	12	33
<b>Total Local Government Area</b>	<b>1062</b>	<b>492</b>	<b>1139</b>	<b>601</b>	<b>1018</b>	<b>408</b>	<b>1241</b>	<b>288</b>

## HISTORICAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total		2003-04		2004-05		2005-06		2006-07		2007-08	
	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)
Lismore	382	166	95	25	101	53	55	34	48	39	83	15
Bexhill	4	0	2	0	0	0	0	0	1	0	1	0
Nimbin	4	7	2	2	1	2	0	3	0	0	1	0
Clunes	9	0	3	0	0	0	2	0	2	0	2	0
Dunoon	6	0	1	0	0	0	5	0	0	0	0	0
Caniaba	54	0	14	0	17	0	9	0	8	0	6	0
Wyrallah	2	0	0	0	0	0	1	0	1	0	0	0
Rural remainder	217	16	48	2	55	6	42	4	35	4	37	0
<b>Total Local Government Area</b>	<b>678</b>	<b>189</b>	<b>165</b>	<b>29</b>	<b>174</b>	<b>61</b>	<b>114</b>	<b>41</b>	<b>95</b>	<b>43</b>	<b>130</b>	<b>15</b>

## HISTORICAL RURAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total	2003-04	2004-05	2005-06	2006-07	2007-08
Lismore	0	0	0	0	0	0
Nimbin	10	2	2	1	3	2
Clunes	2	0	0	2	0	0
Bexhill	9	0	1	3	3	2
Rural Remainder	55	11	13	13	6	12
<b>Total Local Government Area</b>	<b>76</b>	<b>13</b>	<b>16</b>	<b>19</b>	<b>12</b>	<b>16</b>



## 4.5 RICHMOND VALLEY

The Far North Coast Regional Strategy estimates that the Richmond Valley local government area had 8,710 dwellings as of 30 June 2006. It sets a 2031 target of an additional 9,900 dwellings required to meet the forecast population increase. The four years of data collected to date until 30 June 2009 show an additional 243 dwellings have been commenced. This makes a total of 8,953 dwellings compared to the estimated proportional target of 9,898 dwellings. This figure is below the projected target (see Figure 26).

Dwelling commencements for Richmond Valley totalled 56 (2005-06), 50 (2006-07), 76 (2007-08) and 61 (2008-09). An estimated yearly average target for new dwellings is 396. A comparison of dwelling commencements, compared to the yearly average target figures, indicates that the last four years have all been below the target (see Figure 27).

Data collection for dwelling commencements in Richmond Valley Shire began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06, there were 73 dwelling approvals and, in 2006-07, there were 84 dwelling approvals. In 2007-08, there were 124 dwelling approvals compared to 76 commencements and, in 2008-09, 102 approvals compared to 61 commencements (see Figure 28). This means there was a 61% commencement: approval ratio in 2007-08 and a 60% commencement: approval ratio in 2008-09.

FIGURE 26. RICHMOND VALLEY EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET

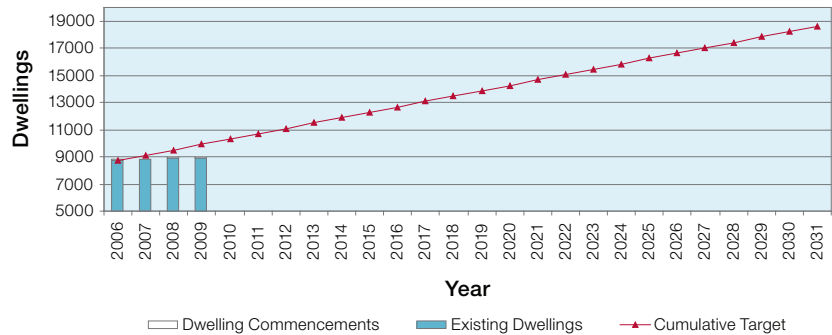
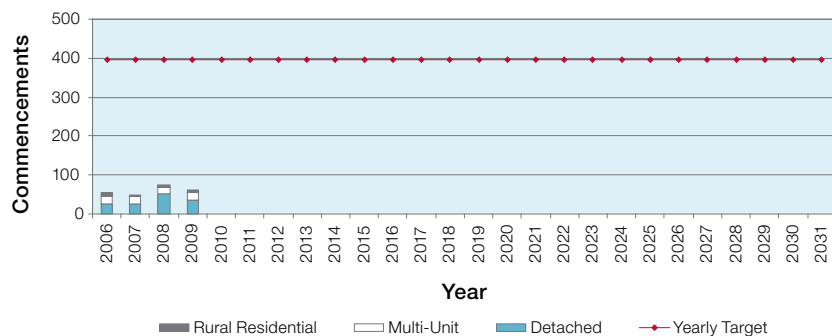
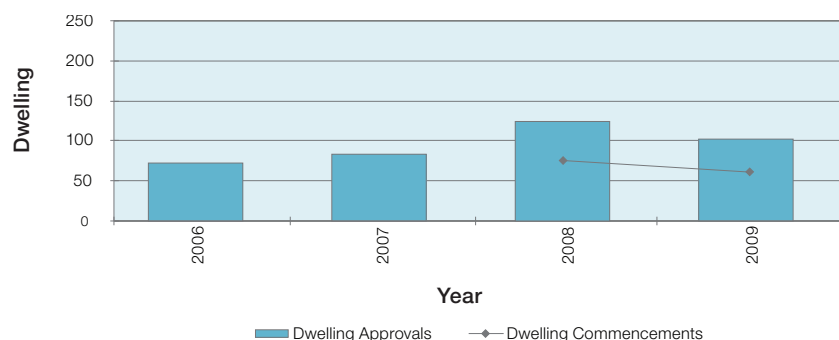


FIGURE 27. RICHMOND VALLEY COMMENCED DWELLINGS VERSUS EARLY TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 28. RICHMOND VALLEY DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



RESIDENTIAL LAND APPROVALS 2008-09

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Casino - Residential	18	24	12	12	6	3
Evans Head - Residential	4	17	1	4	6	2
Remainder - Residential	31	3	23	3	55	49
<b>Total Local Government Area</b>	<b>53</b>	<b>44</b>	<b>36</b>	<b>19</b>	<b>67</b>	<b>54</b>

RURAL RESIDENTIAL APPROVALS 2008-09

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Casino	0	0	0	0	0	0
Evans Head	0	0	0	0	0	0
Remainder	553	345	106	42	5	6
<b>Total Local Government Area</b>	<b>553</b>	<b>345</b>	<b>106</b>	<b>42</b>	<b>5</b>	<b>6</b>

EMPLOYMENT LAND 2007-08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Casino	150	137	13	52
Evans Head	56	16	40	-36
Remainder	10	10	0	0
<b>Total Local Government Area</b>	<b>216</b>	<b>163</b>	<b>53</b>	<b>16</b>

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

RESIDENTIAL LAND RELEASE FORECASTS—2010-14 (YEARS 1-5) AND 2015-20 (YEARS 6-10)

Annual Lot Release Forecast	Total Years 1-5 Release		Total Years 1-5 Remaining		Total Years 6-10 Release		Total Years 6-10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Casino	304	84	0	0	500	56	0	0
Evans Head	0	0	0	0	100	11	0	0
Remainder	0	0	0	0	0	0	0	0
<b>Total Local Government Area</b>	<b>304</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>600</b>	<b>67</b>	<b>0</b>	<b>0</b>

HISTORICAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total 2003		2003-04		2004-05		2005-06		2006-07		2007-08	
	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)
Casino	104	75	0	0	25	29	24	9	28	17	27	20
Evans Head	23	52	0	0	7	12	7	15	3	8	6	17
Remainder	62	10	0	0	16	0	6	6	5	4	35	0
<b>Total Local Government Area</b>	<b>189</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>48</b>	<b>41</b>	<b>37</b>	<b>30</b>	<b>36</b>	<b>29</b>	<b>68</b>	<b>37</b>

HISTORICAL RURAL RESIDENTIAL LAND RELEASE 2003-04 — 2007-08

Approved Dwellings by Year, Locality & Type	Total	2003-04	2004-05	2005-06	2006-07	2007-08
Casino - Rural Residential	0	0	0	0	0	0
Evans Head - Rural Residential	0	0	0	0	0	0
Remainder - Rural Residential	56	0	18	13	6	19
<b>Total Local Government Area</b>	<b>56</b>	<b>0</b>	<b>18</b>	<b>13</b>	<b>6</b>	<b>19</b>



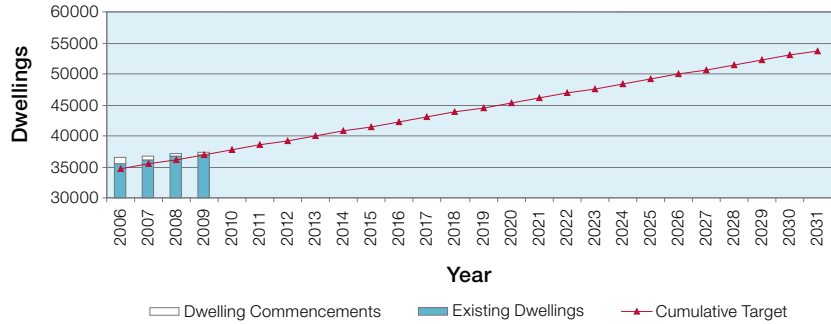
## 4.6 TWEED

The Far North Coast Regional Strategy estimates that the Tweed local government area had 34,650 dwellings as of 30 June 2006. It sets a 2031 target of an additional 19,100 dwellings required to meet the forecast population increase. The four years of data collected to date until 30 June 2009 show an additional 2,340 dwellings have been commenced. This makes a total of 36,990 dwellings compared to the estimated proportional target of 36,942 dwellings. This figure matches the projected target (see Figure 29).

Dwelling commencements for Tweed totalled 942 (2005-06), 540 (2006-07), 522 (2007-08) and 336 (2008-09). An estimated yearly average target for new dwellings is 764. A comparison of dwelling commencements compared to the yearly average target figures indicates that three of the last four years have been below the target (see Figure 30).

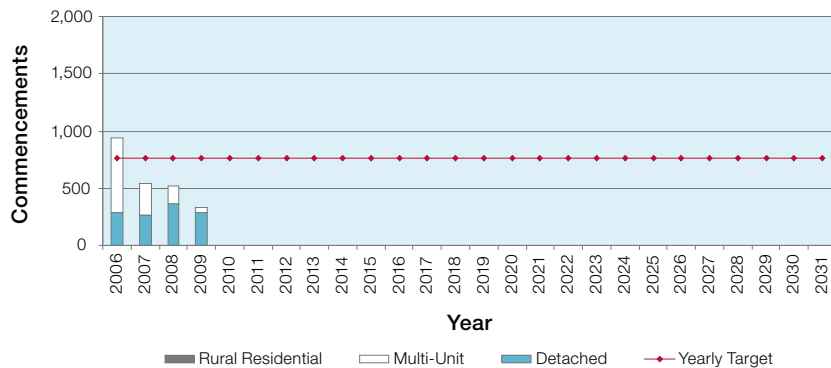
Data collection for dwelling commencements in Tweed Shire began in the 2007-08 financial year, so no trends are available at this stage. In 2005-06, there were 1,352 dwelling approvals and, in 2006-07, there were 772 dwelling approvals. In 2007-08, there were 670 dwelling approvals compared to 522 commencements and, in 2008-09, 482 approvals compared to 336 commencements (see Figure 31). This means there was a 61% commencement: approval ratio in 2007-08 and a 60% commencement: approval ratio in 2008-09.

FIGURE 29. TWEED EXISTING AND COMMENCED DWELLINGS VERSUS CUMULATIVE TARGET



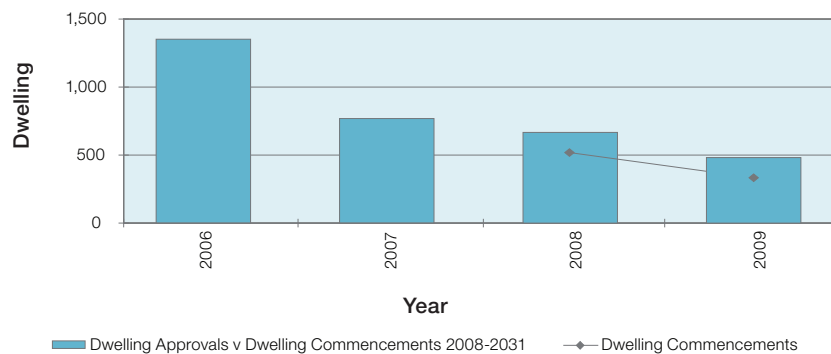
Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 30. TWEED COMMENCED DWELLINGS VERSUS YEARLY TARGET



Note: 2006 and 2007 commenced dwelling figures are assumed to be 70% of dwelling approved figures due to the absence of data for this period.

FIGURE 31. TWEED DWELLING APPROVALS VERSUS DWELLING COMMENCEMENTS, 2006-09



RESIDENTIAL LAND APPROVALS 2008-09

Approved Dwellings, Commencements and Lots Approved by Locality	Dwellings Approved		Dwellings Commenced		Lots Approved	Lots Released
	Single	Multi-unit (No. of Units)	Single	Multi-unit (No. of Units)		
Tweed Heads	2	47	3	27	0	0
Tweed Heads South / Banora Point	40	58	34	8	3	45
Terranora	14	2	12	0	0	3
Cobaki / Bilambil/Bilambil Heights/ Tweed Heads West	37	0	40	0	3	0
Cobaki Lakes	0	0	0	0	0	0
Murwillumbah/ South Murwillumbah/ Bray Park	29	1	27	0	6	117
Tweed Coast	151	55	143	6	85	70
Rural Remainder	41	5	31	0	10	44
<b>Total Local Government Area</b>	<b>314</b>	<b>168</b>	<b>290</b>	<b>41</b>	<b>107</b>	<b>279</b>

RURAL RESIDENTIAL APPROVALS 2008-09

Rural Residential Development by Locality	Total Area of Zoned Land (ha)	Total Lots	Total Vacant Lots	Total Potential Additional Lots	Dwellings Approved	Dwellings Commenced
Tyalgum	37	0	0	0	0	0
Nunderi	160	217	6	1	0	2
Keilvale	271	10	4	2	0	0
Burringbah	60	76	3	1	0	0
Dunbible	123	65	3	2	0	1
Uki/Smiths Creek	252	188	12	6	0	1
Tyalgum Creek	34	9	3	2	0	0
Kunghur	18	28	7	0	0	1
<b>Total Local Government Area</b>	<b>955</b>	<b>593</b>	<b>38</b>	<b>14</b>	<b>0</b>	<b>5</b>



EMPLOYMENT LAND 2007-08

Industrial Development by Locality	Total Area of Zoned Land (ha)	Total Area of Zoned Land Developed (ha)	Remaining Undeveloped Zoned Land (ha)	Additional Land in Approved Strategies (ha)
Tweed Heads/Tweed Heads West	27	11	16	0
Tweed Heads South/Banora Point	14	14	0	0
Tweed Coast	61	9	53	0
Murwillumbah/South Murwillumbah	126	58	68	0
<b>Total Local Government Area</b>	<b>227</b>	<b>91</b>	<b>137</b>	<b>0</b>

RESIDENTIAL LAND RELEASE FORECASTS—2010-14 (YEARS 1-5) AND 2015-20 (YEARS 6-10)

Annual Lot Release Forecast	Total Years 1-5 Release		Total Years 1-5 Remaining		Total Years 6-10 Release		Total Years 6-10 Remaining	
	No. Lots	ha	No. Lots	ha	No. Lots	ha	No. Lots	ha
Tweed Heads	0	0	0	0	0	0	0	0
Tweed Heads South/Banora Point	0	0	0	0	0	0	0	0
Terranora	1000	198	600	93	600	93	0	0
Bilambil/Bilambil Heights/Tweed Heads West	1622	88	415	22	400	22	0	0
Murwillumbah	391	28	40	3	40	3	0	0
Tweed Coast	394	28	0	0	0	0	0	0
Kings Forest	500	99	4000	440	1200	110	2750	330
Cobaki	700	70	4800	210	1400	95	3050	115
<b>Total Local Government Area</b>	<b>4607</b>	<b>510</b>	<b>9855</b>	<b>768</b>	<b>3640</b>	<b>323</b>	<b>5800</b>	<b>445</b>



HISTORICAL RESIDENTIAL LAND RELEASE 2003-04 – 2007-08

Approved Dwellings by Year, Locality & Type	Total		2003-04		2004-05		2005-06		2006-07		2007-08	
	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)	single	multi-unit (number of units)
Tweed Heads	22	605	2	14	4	86	3	161	4	251	9	93
Tweed Heads South / Banora Point	316	417	64	221	63	73	57	30	63	55	69	38
Terranora	55	0	15	0	5	0	4	0	12	0	19	0
Cobaki/Bilambil/Bilambil Heights/Tweed Heads West	85	129	35	127	16	0	9	0	10	0	15	2
Cobaki Lakes	22	0	1	0	0	0	0	0	1	0	20	0
Murwillumbah/South Murwillumbah/Bray Park	148	48	39	6	35	18	34	4	20	8	20	12
Tweed Coast	1102	1391	195	239	204	233	261	734	221	77	221	108
Rural Remainder	273	9	75	0	65	0	44	5	45	4	44	0
<b>Total Local Government Area</b>	<b>2023</b>	<b>2599</b>	<b>426</b>	<b>607</b>	<b>392</b>	<b>410</b>	<b>412</b>	<b>934</b>	<b>376</b>	<b>395</b>	<b>417</b>	<b>253</b>

HISTORICAL RURAL RESIDENTIAL LAND RELEASE 2003-04 – 2007-08

Approved Dwellings by Year, Locality & Type	Total	2003-04	2004-05	2005-06	2006-07	2007-08
Tanglewood	3	2	1	0	0	0
Nunderi	8	4	2	2	0	0
Keilvale	3	2	0	1	0	0
Burringbah	21	6	11	3	1	0
Dunbible	9	5	4	0	0	0
Uki/Smiths Creek	11	3	7	0	0	1
Tyalgum Creek	4	1	3	0	0	0
Kunghur	0	0	0	0	0	0
<b>Total Local Government Area</b>	<b>59</b>	<b>23</b>	<b>28</b>	<b>6</b>	<b>1</b>	<b>1</b>

# Conclusion

# 5

Many of the graphs in this monitor provide a visual representation of the difference between recent regional dwelling activity and the annual proportion of the Far North Coast Regional Strategy's 25-year dwelling supply target. It should be noted that the strategy does not set annual dwelling targets. It is expected that actual dwelling supply will fluctuate annually, sometimes well above or below the proportional target. This fluctuation reflects economic trends and other supply factors, which may impact on housing provision at a given time.

Having regard for the above, following are the key findings of the 2008-09 monitor:

- Monitoring to date (that is, in the very early stages of the 25-year planning period) indicates that the region is currently trending below the proportional dwelling target set in the strategy.
- Individually, there is some divergence between the six local government areas:
  - Ballina Shire Council is marginally under its proportional target.
  - Byron Shire Council is marginally over its proportional target.
  - Kyogle Shire Council is well under its proportional target.
  - Lismore City Council is well under its proportional target.
  - Richmond Valley Shire Council is well under its proportional target.
  - Tweed Shire Council is marginally under its proportional target.
- Development commenced on 963 dwellings during the 2008-09 financial year.
- The ratio of approved to commenced dwellings in the 2008-09 financial year was 100 : 78.
- Between 2006 and 2009, 58% of dwellings approved were detached and 42% were multi-units. The 42% figure exceeds the regional strategy target.
- Of the total dwellings approved within the region from 2006-07 to 2008-09, 4% were for rural residential.
- The regional lot release forecast for 2010-14 (years 1-5) is 8,256 lots (1,325 ha). This would leave an estimated 13,589 lots (1,665 ha) remaining for future release.
- The 2015-20 (years 6-10) forecast is for the release within the region of 6,952 lots (973 ha). This would leave a remainder of 8,497 lots (891 ha).
- As of 2008-09, there was a total area of 891 hectares of zoned industrial land within the region. Of this, 545 hectares was already developed, and the remaining 336 hectares was undeveloped. A further 292 hectares of industrial land is identified in approved local strategies. At present there is ample regional employment land available.





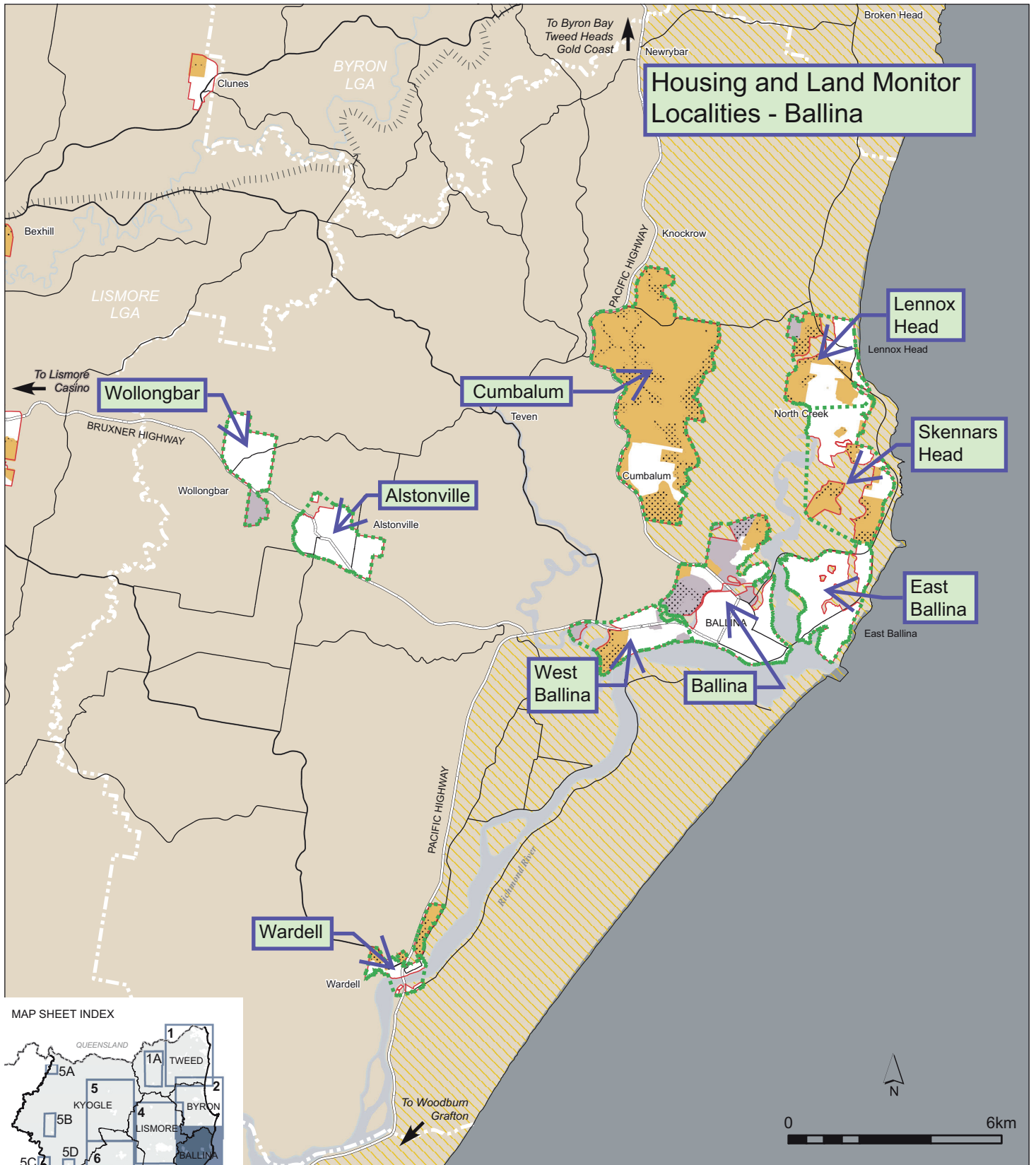
# Appendix 1. Glossary



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 Released</b>	Number of lots based on subdivision certificates issued by councils. Some lots are counted as both approved and released in the same year.
<b>Lot Release Forecast</b>	Estimated number of lots (on land zoned and to be rezoned) to be released per year
<b>Lot Remaining Forecast</b>	Estimated number of lots (both zoned and to be rezoned) remaining to be released.
<b>Multi-Units</b>	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).

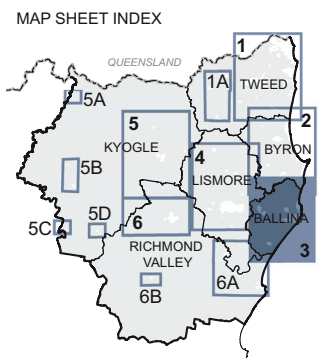
# Appendix 2. Local Government Area Locality Maps

Land release areas within each local government area

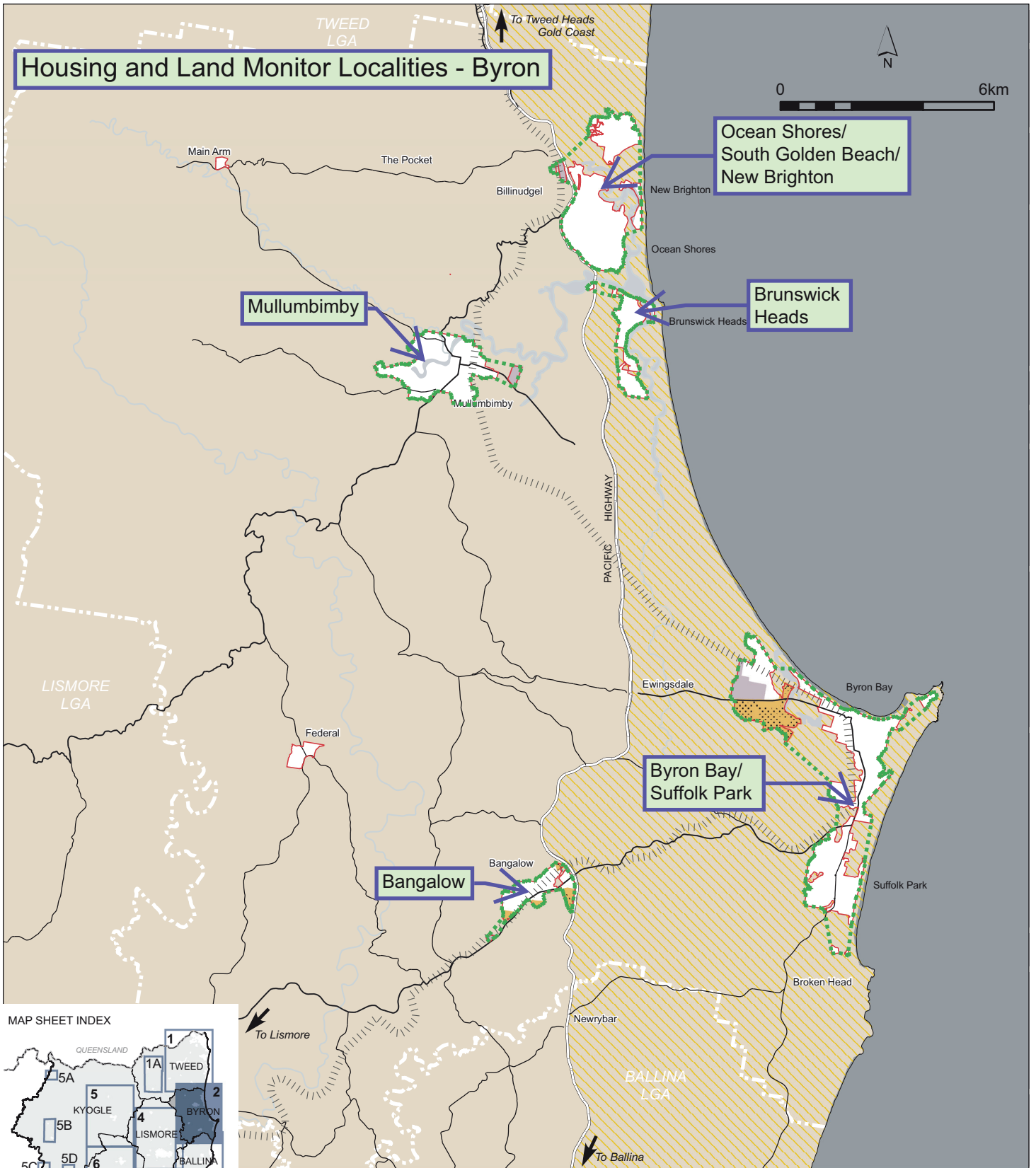


- Town and Village Growth Boundary
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- Rail Line

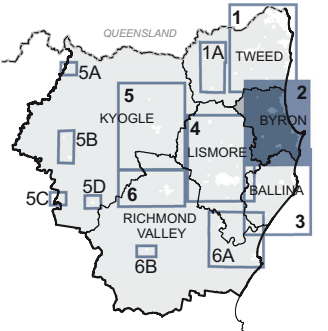
Not all land identified within the *Town and Village Growth Boundary* can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded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



# BYRON – TOWN AND VILLAGE GROWTH BOUNDARY



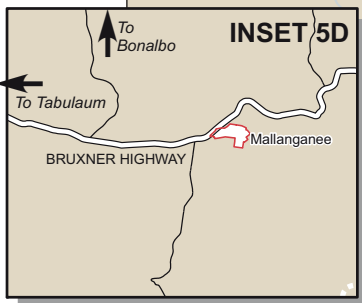
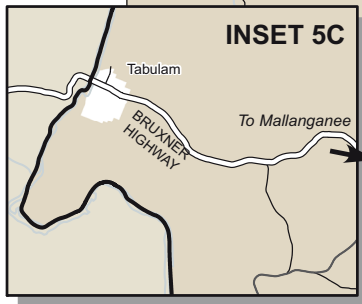
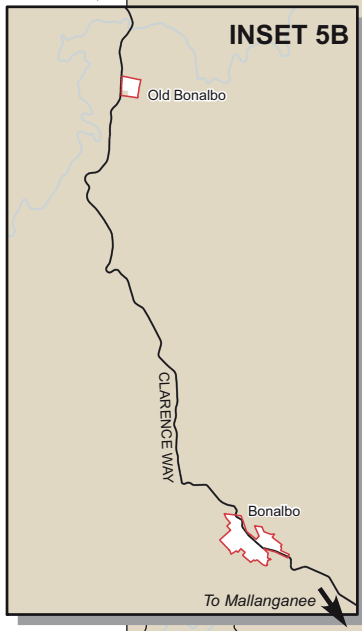
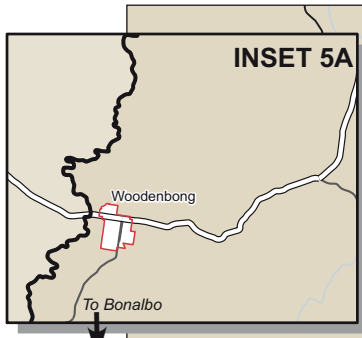
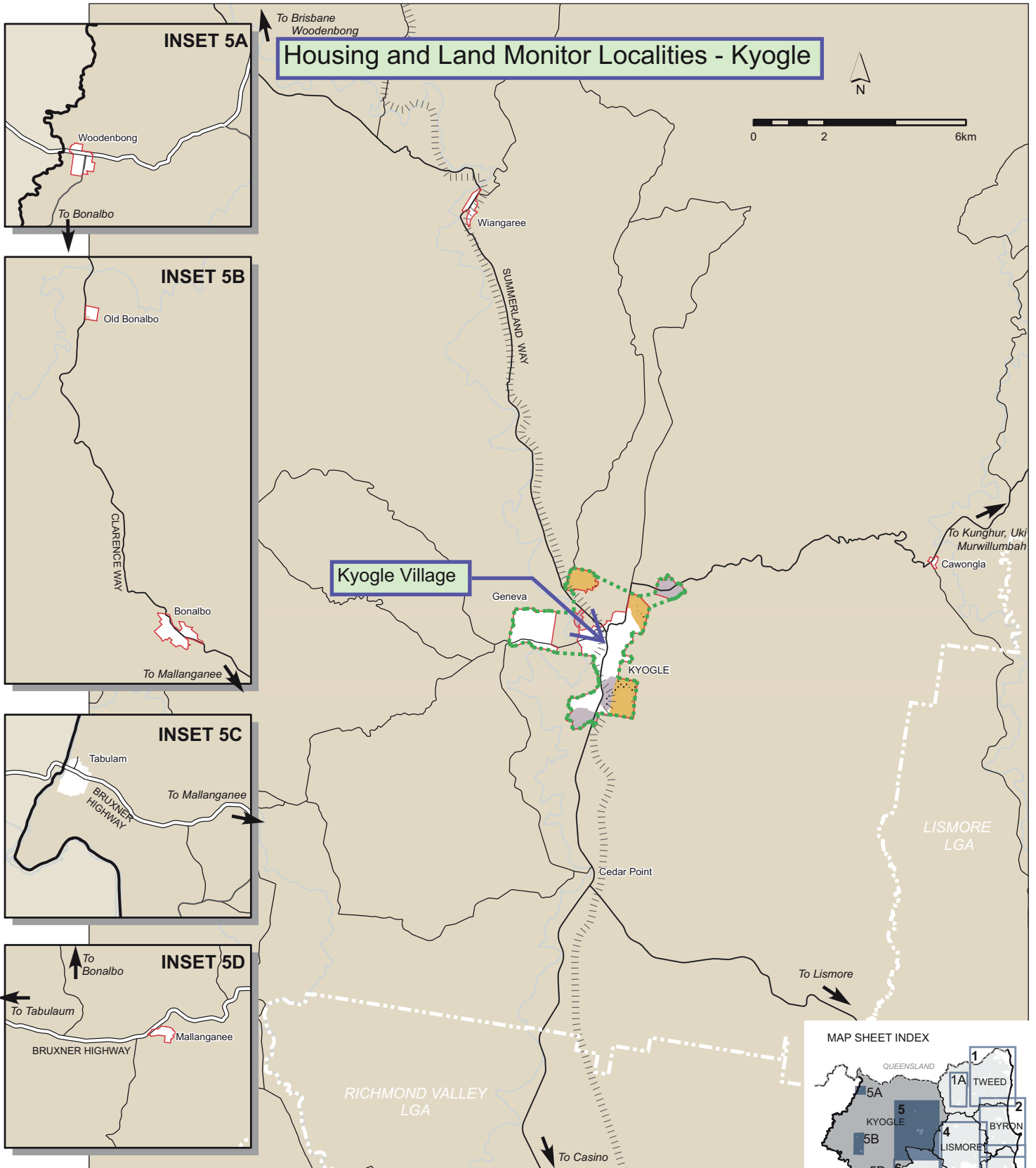
MAP SHEET INDEX



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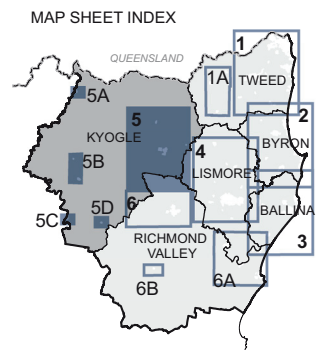
# KYOGLE – TOWN AND VILLAGE GROWTH BOUNDARY



## Housing and Land Monitor Localities - Kyogle

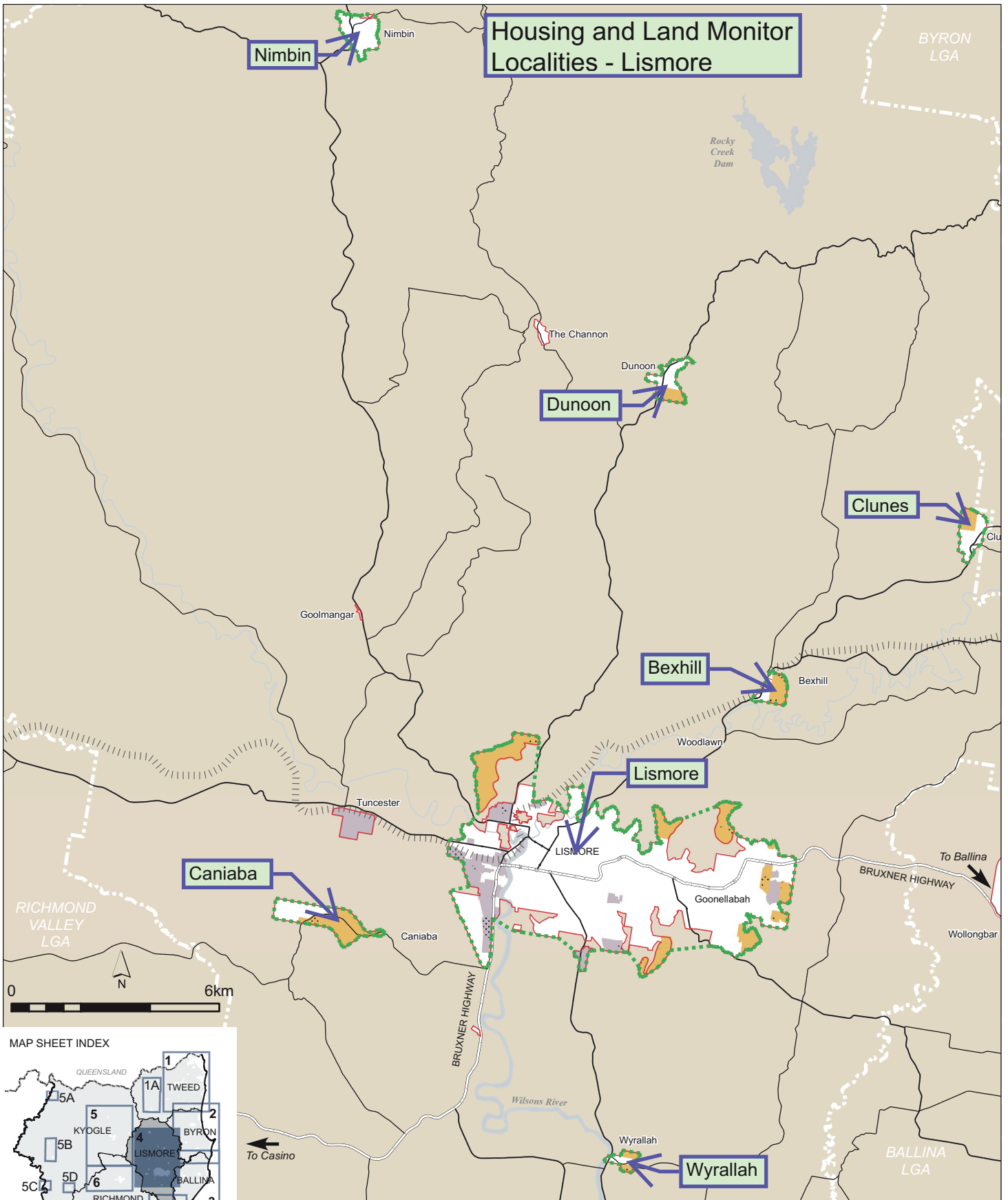
### Kyogle Village

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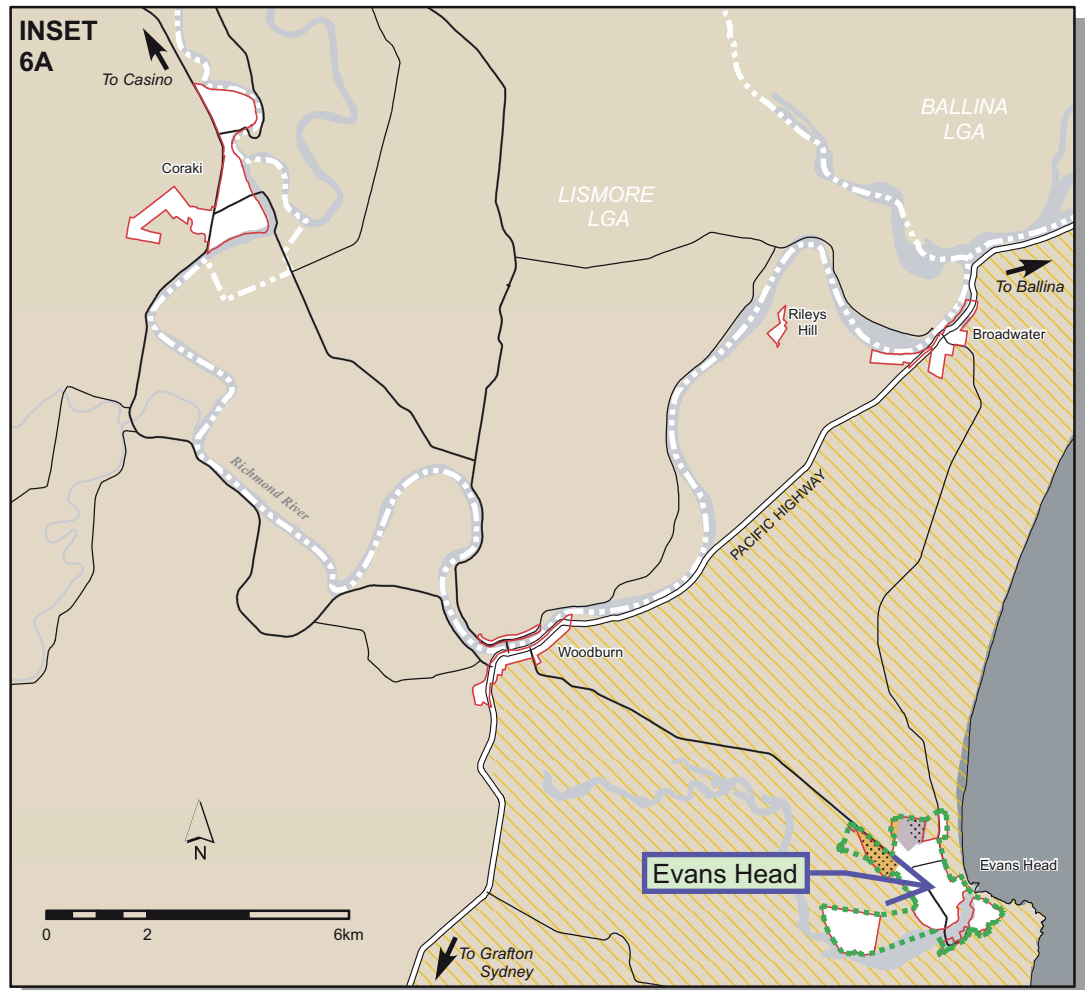
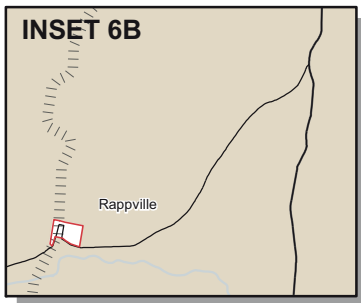
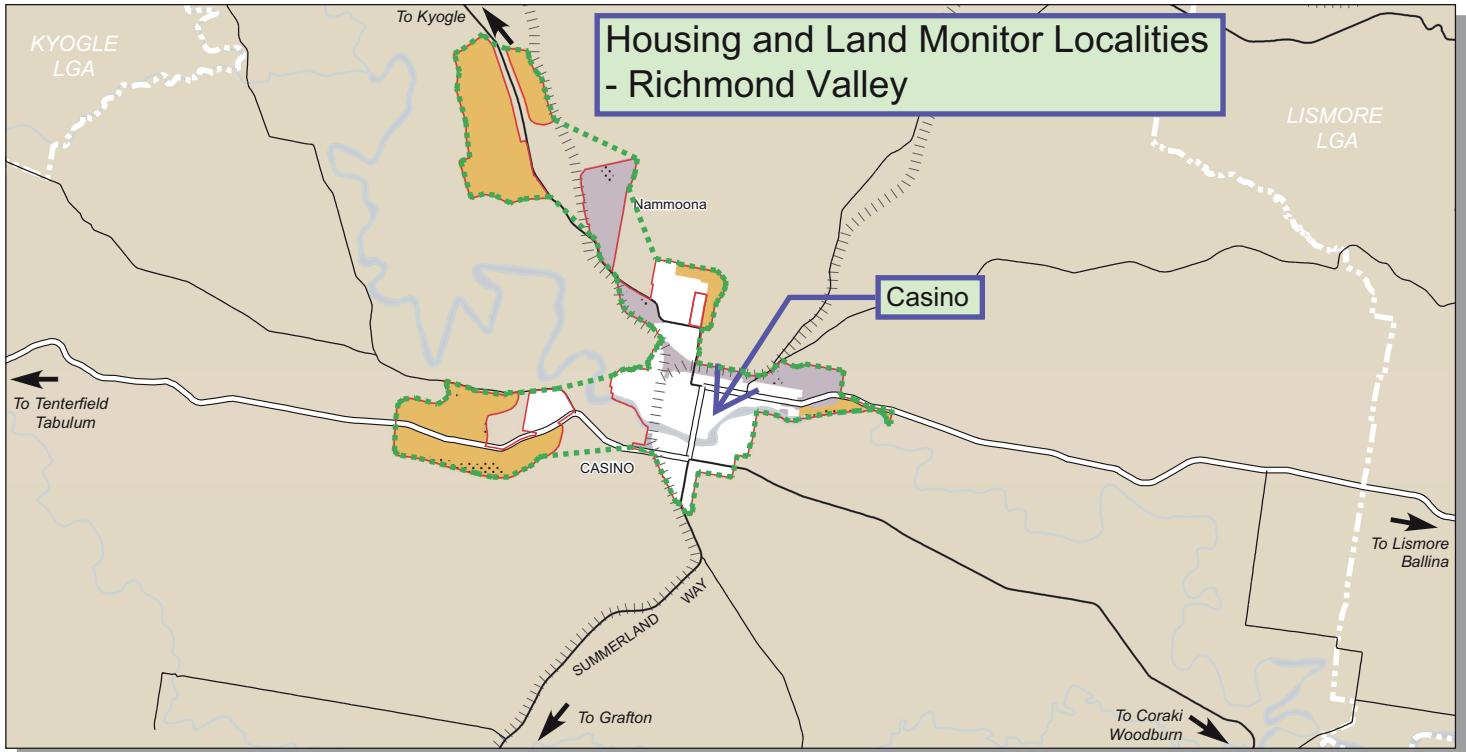
# LISMORE – TOWN AND VILLAGE GROWTH BOUNDARY



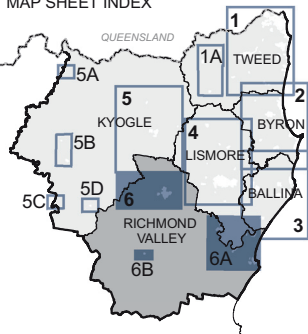
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# RICHMOND VALLEY – TOWN AND VILLAGE GROWTH BOUNDARY



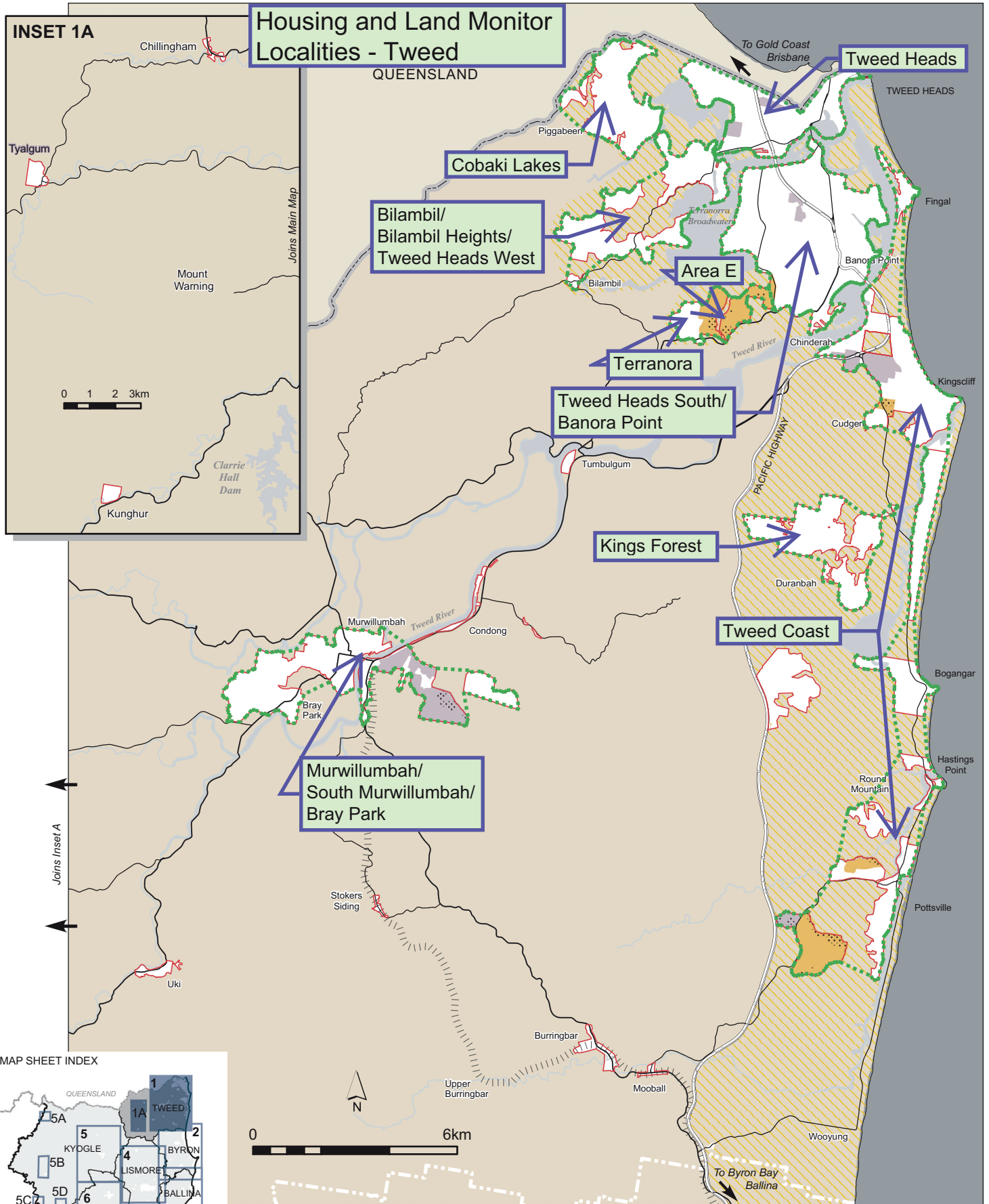
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# TWEED – TOWN AND VILLAGE GROWTH BOUNDARY



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## Further information

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