2019 North Coast

Housing and Land Monitor

Figures for 2016-2017

NSW GOVERNMENT

Acknowledgment

NSW Department of Planning and Environment acknowledges the Traditional Custodians of the land and pays respect to all Elders past, present and future.

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Department of Planning and Environment
20 April 2019

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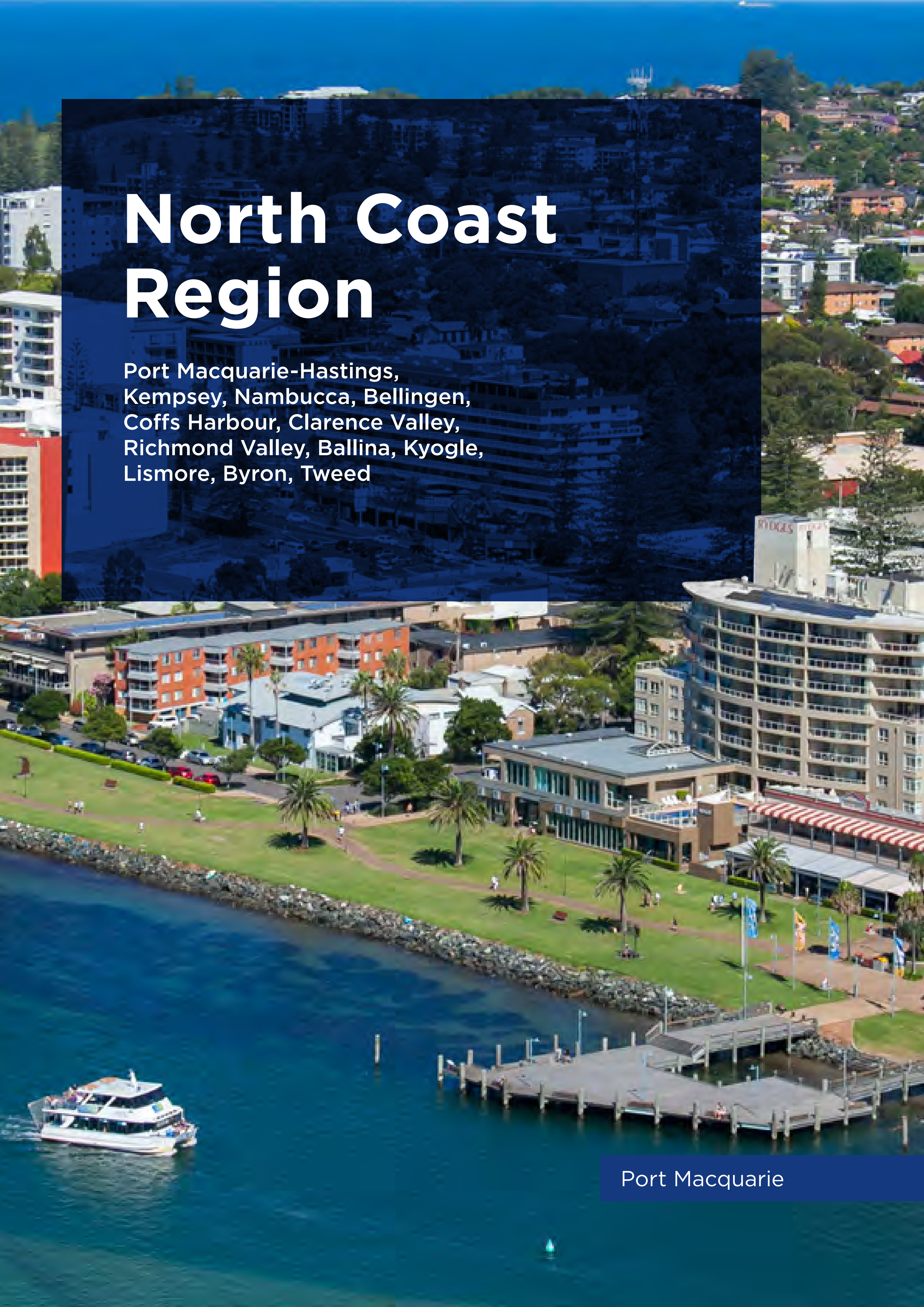


Port Macquarie

Summary

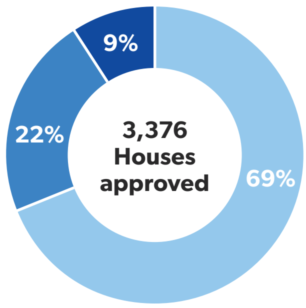
The Department of Planning and Environment in partnership with Local Government has established a *North Coast Housing and Land Monitor* to monitor housing and subdivision activity and residential and employment land availability.

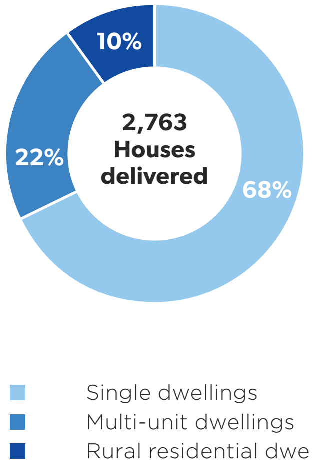
This edition of the monitor consolidates data across the entire North Coast Region up to the 2016-17 financial year (1 July 2016 - 30 June 2017) and aligns with current regional planning boundaries. Historical data dating back to the 2012-13 financial year has been used for trend analysis.

The key findings of this edition of the monitor are that in 2016-17:

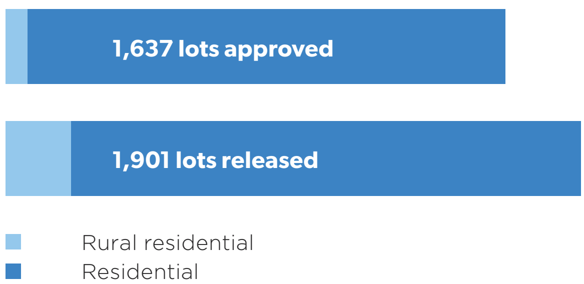
- Approvals for new homes totaled 3,376. The number of homes delivered was 2,763.
- The regional ratio of approved to commenced dwellings was 1:0.8.
- Of all houses commenced on the North Coast, 68 per cent were single dwellings, 22 per cent were multi-unit dwellings and 10 per cent were rural residential dwellings.
- There were 1,603 residential and 34 rural residential lots approved in 2016-17. There were 1,788 residential and 113 rural residential lots released for the same period.
- The regional ratio of lots approved to lots released was 1:1.1.
- Around 23,724 hectares of zoned residential land existed within the region. Of this, an estimated 7,054 hectares is available to accommodate future residential growth.
- An estimated, 3,330 hectares of zoned employment land existed within the region. Of this, an estimated 1,023 hectares is available to accommodate future residential growth.

North Coast housing activity summary, 2016-17





North Coast subdivision activity summary, 2016-17



Park Beach

Introduction

The North Coast is one of NSW's most popular places to live and work and will witness ongoing growth and change towards 2036. These changes will not only increase the demand for housing, but also the need for a greater variety of housing. Continued shifts in the region's economy will also increase the demand for employment land that supports opportunities for industry innovation and job creation.

The North Coast Housing and Land Monitor is an important tool for meeting the region's projected housing and employment needs. The monitor outlines housing approval, commencement and land supply data for the North Coast and is used to analyse trends in dwelling and subdivision activity, housing mix (single versus multi-unit dwellings) and the availability of residential and employment land.

Initially developed to support the implementation of the *Far North Coast Regional Strategy 2006* and *Mid North Coast Regional Strategy 2009*, the on-going delivery of the monitor is a priority action of the *North Coast Regional Plan 2036*.

The monitor will continue to foster better regional planning by providing a greater understanding of development trends across the North Coast that can inform government priorities for future service provision and infrastructure investment.

This report presents data for the North Coast region, the Far North Coast and Mid North Coast subregions and the twelve local government areas that fall within these boundaries: Port Macquarie-Hastings; Kempsey; Nambucca; Bellingen; Coffs Harbour; Clarence Valley; Richmond Valley; Ballina; Kyogle; Lismore; Byron and Tweed.

Data is collected annually from councils.[1] All years cited in this report refer to financial years, unless otherwise specified. Population and dwelling projections described within this monitor are based on the 2016 edition of the *NSW Government Population, Household* and Dwelling Projections. Actual population and dwelling figures are taken from the 2016 Census of Population and Housing undertaken by the Australian Bureau of Statistics.

The data in this report is based on the best information available at the time the data is provided. While every reasonable effort has been made by councils to ensure that the data they provide 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 Environment 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 agency for monitoring.

Yamba

North Coast Region Data

Key statistics

Resident Population (2016): 502,518 persons

Annual Housing Delivery Target (2016-36): 2,303 dwellings

*Residential Land Stock (undeveloped, 2016-17): 7,054 hectares**

*Employment Land Stock (undeveloped, 2016-17): 1,023 hectares**

* Estimates of available employment and residential land are provided by Councils. For the Tweed and Byron Shires, estimates have been prepared by the Department of Planning and Environment using GIS analysis as these councils did not submit this data.

Crescent Head

Regional population and housing projections

The *2016 NSW Population and Household Projections* show how the region's population is expected to change over the coming years and how these changes impact households and the implied demand for housing. These projections provide a framework for assessing future needs for residential and commercial land and public utilities.

The projections are based on assumptions that consider trends for births, deaths and migration and can change due to factors such as migration levels, new technology and social attitudes to different living arrangements.

These projections highlight that the North Coast's population will grow to 595,450 by 2036 which equates to an average annual growth rate of 0.9 per cent. The region's total number of houses is expected to grow to 291,450 homes in response to projected dwelling demand. (Figures 1-2)

For the period between 2016 and 2036, it Is projected 46,050 new dwellings will be required. This is an average of 2,303 per year across the region. In the 2016-17 financial year 2,763 dwellings were commenced in the region which is higher than the region's projected dwellings needs (Figure 3). Approvals for the same period were also higher than previous collection at 3,376 dwellings.

Figure 1: ***North Coast Region projected population***

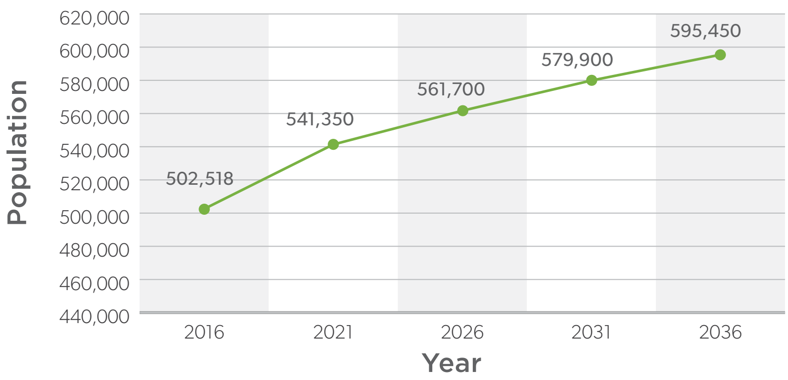


Figure 2: ***North Coast Region projected housing needs***

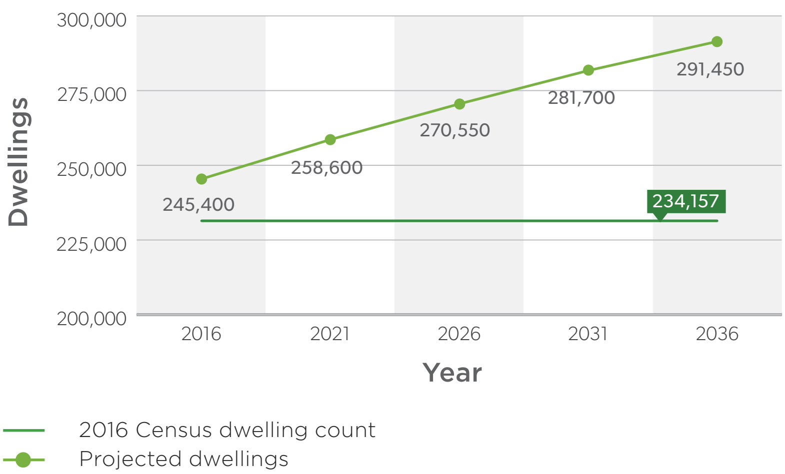
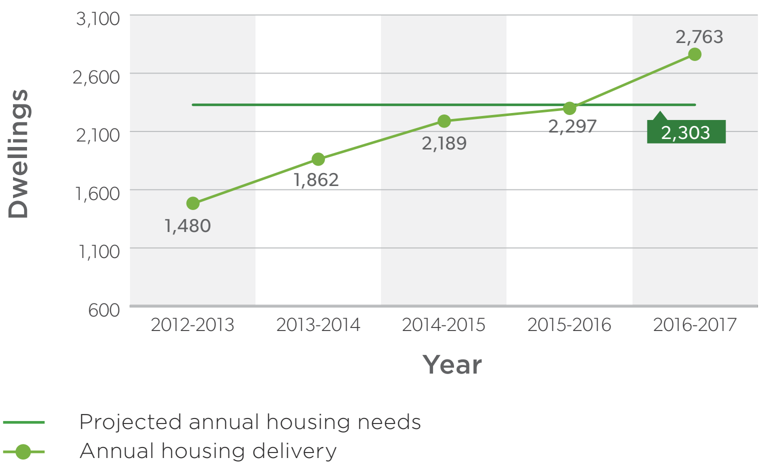


Figure 3: ***North Coast Region housing delivery performance***



Regional housing approvals

Housing approvals across the North Coast totaled 3,376 in 2016-17, this represented an increase on recent reporting years. Port Macquarie and Byron had the highest housing approval figures in the region in 2016-17. (Figure 4)

Figure 4: ***North Coast Region housing approvals by local government area, 2016-17***

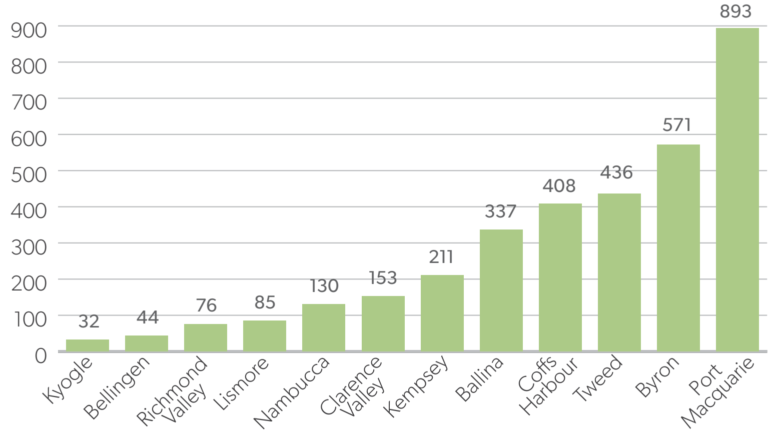
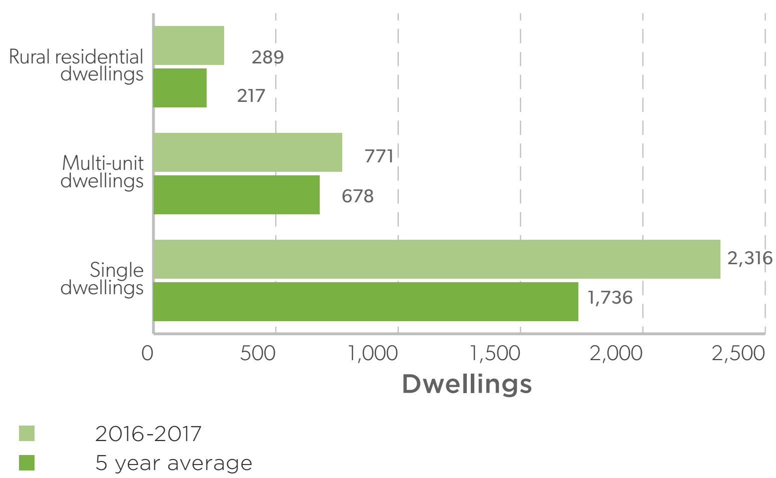


Table 1: ***North Coast Region housing approval trends***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	1,099	354	145	**1,598**
2013-14:	1,510	436	169	**2,115**
2014-15:	1,843	742	197	**2,782**
2015-16:	1,912	1,088	286	**3,286**
2016-17:	2,316	771	289	**3,376**
2012-17:	**8,680**	**3,391**	**1,086**	**13,157**

Around 91 per cent of these approvals were focused in the urban growth areas, 9 per cent of the region's housing approvals were for rural residential housing. Approvals for all dwelling types were above the five year average in 2016-17, approvals for single dwellings were significantly greater than prior reporting years. (Figure 5)

Figure 5: ***North Coast Region housing approvals***

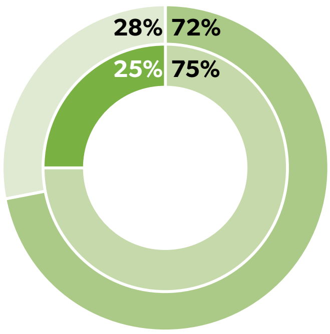


Of the dwellings approved in the urban growth areas in 2016-17, 75 per cent were single dwellings and 25 per cent were for multi-unit dwellings. (Figure 6)

Table 2: ***North Coast Region residential housing approval trends***

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	1,099	76%	354	24%
2013-14:	1,510	78%	436	22%
2014-15:	1,843	71%	742	29%
2015-16:	1,912	64%	1,088	36%
2016-17:	2,316	75%	771	25%
2012-17:	**8,680**	**72%**	**3,391**	**28%**

Figure 6: ***North Coast Region residential housing approval mix***



5 year average (2012-2017)

Single dwellings
Multi-unit dwellings

2016-2017

Single dwellings
Multi-unit dwellings

North Boambee Valley

Nambucca

Regional housing delivery

Housing commencements across the North Coast totaled 2,763 dwellings in 2016-17, this was an increase on previous reporting years. Port Macquarie and Coffs Harbour had the highest dwelling commencements in the region.(Figure 7)

Figure 7: ***North Coast Region housing delivery by local government area, 2016-17***

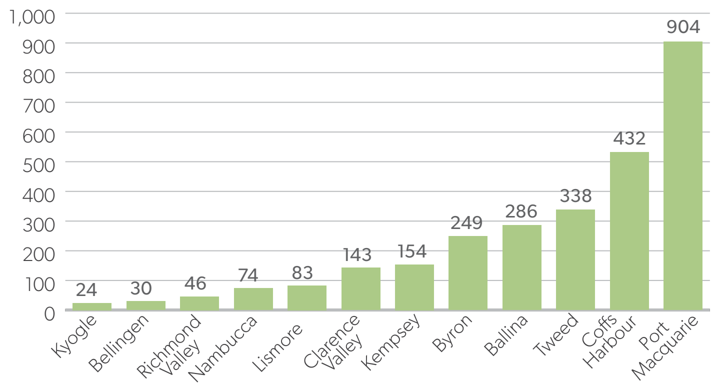
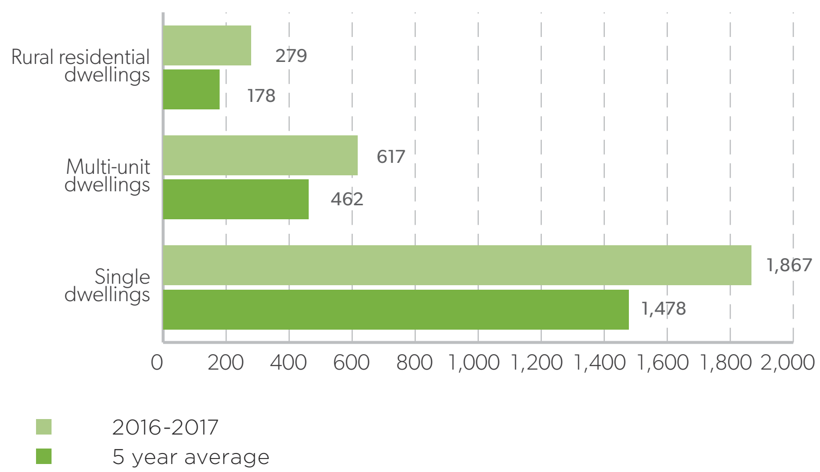


Table 3: ***North Coast Region housing commencements***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	963	385	132	**1,480**
2013-14:	1,217	514	131	**1,862**
2014-15:	1,657	394	138	**2,189**
2015-16:	1,684	402	211	**2,297**
2016-17:	1,867	617	279	**2,763**
2012-17	**7,388**	**2,312**	**891**	**10,591**

Around 90 per cent of these commencements were focused in the urban growth areas and 10 per cent were for rural residential purposes. (Figure 8)

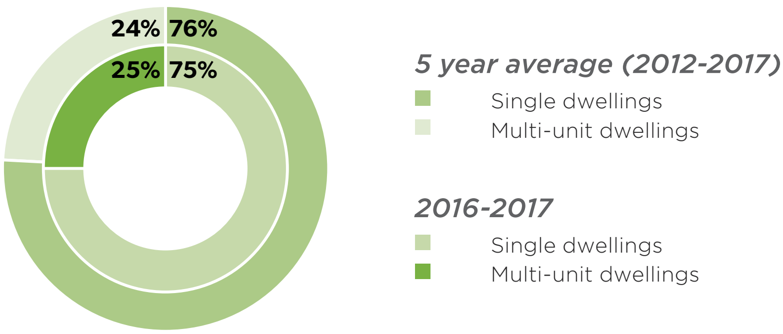
Figure 8: ***North Coast Region housing commencements***



As at the 2016 Census, 78 per cent of the region's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

In 2016-17, 75 per cent of residential housing commencements were single dwellings and 25 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target and consistent with the five year average achieved between 2012-2013 and 2016-17. (Figure 9)

***Figure 9:* North Coast Region housing delivery mix**



The North Coast's rural residential areas continue to provide housing choice outside the region's urban areas. In 2016-17, 10 per cent of the houses commenced in the region were rural residential dwellings.

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

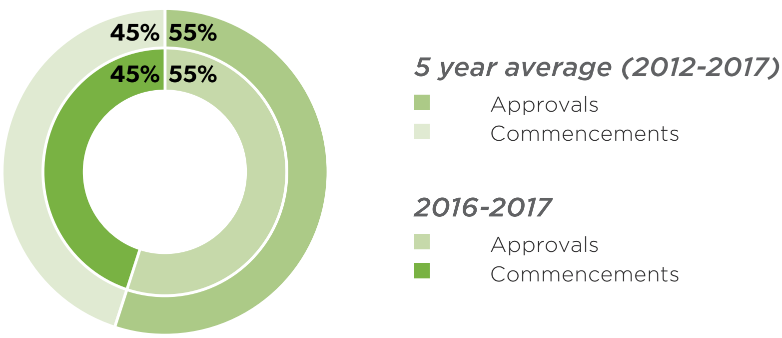
In 2016-17, there were 3,376 regional dwellings approved compared to 2,763 commencements. This is an increase on the most recent data collection years and is consistent with the five year average.

The share of housing commencements in relation to total housing activity in 2016-17 was on par with the five year trend period. (Figure 10)

***Table 4:* North Coast Region housing delivery ratio**

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	1,598	1,480	1:0.9
2013-14:	2,115	1,862	1:0.9
2014-15:	2,782	2,189	1:0.8
2015-16:	3,286	2,297	1:0.7
2016-17:	3,376	2,763	1:0.8
2012-17	**13,157**	**10,591**	**1:0.8**

***Figure 10:* North Coast Region housing delivery performance**



Comparing the delivery ratio across different dwelling types, rural residential housing had the highest rate of delivery in 2016-17 at 1:1.0, followed by single and multi-dwelling housing at 1:0.8.

Table 5: ***North Coast Region housing delivery ratio by housing type***

Year	Single Dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.9	1:1.1	1:0.9
2013-14:	1:0.8	1:1.2	1:0.8
2014-15:	1:0.9	1:0.5	1:0.7
2015-16:	1:0.9	1:0.4	1:0.7
2016-17:	1:0.8	1:0.8	1:1.0
2012-17	**1:0.9**	**1:0.7**	**1:0.8**

Port Macquarie

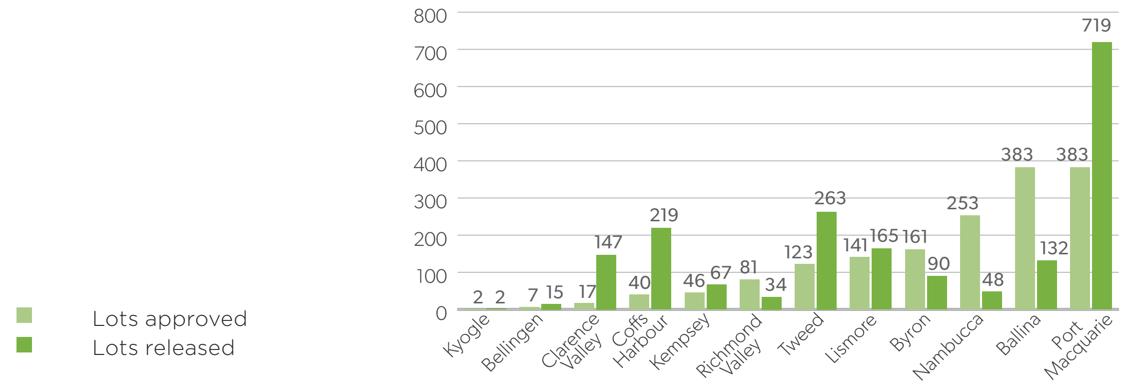
Regional subdivision activity

In 2016-17, 1,637 lots were approved across the North Coast. There were 1,901 lots released over the same period. Of these, 34 of the approved lots and 113 of released lots were for rural residential development. (Figure 11)

Table 6: ***North Coast Region subdivision activity by local government area, 2016-17***

	Residential lots	Rural residential lots	Total
Approvals	1,603	34	**1,637**
Releases	1,788	113	**1,901**

Figure 11: ***North Coast Region subdivision activity by local government area, 2016-17***

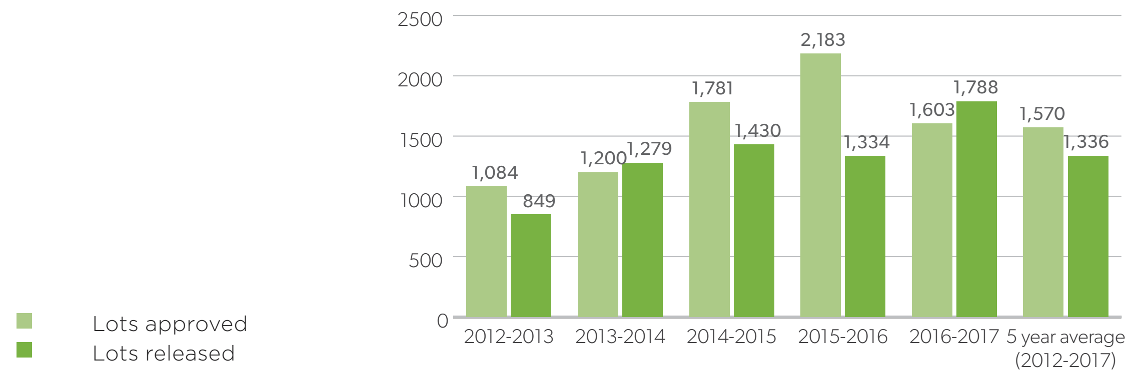


Residential subdivision performance was greater than the five year average for both lots approved and released in 2016-17. (Figure 12)

Table 7: ***North Coast Region residential subdivision activity trends***

Year	Lots Approved	Commencements
2012-13:	1,084	849
2013-14:	1,200	1,279
2014-15:	1,781	1,430
2015-16:	2,183	1,334
2016-17:	1,603	1,788
2012-17	**7,851**	**6,680**

Figure 12: ***North Coast Region residential subdivision trends***



Regional land availability

Securing an adequate supply of residential and employment land is critical for the North Coast's ongoing livability and prosperity.

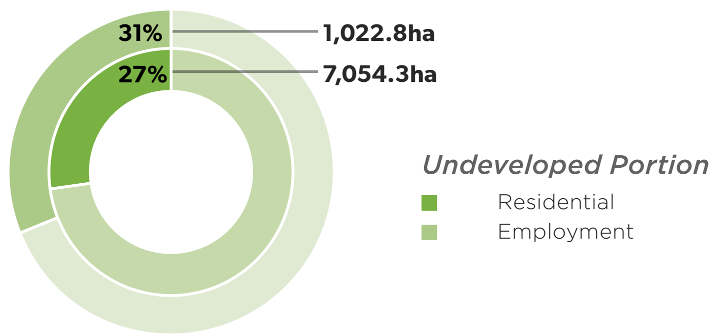
Having a ready supply of well-located land for residential development will create downward pressure on house prices, maximise the use of existing infrastructure and ensure that environmentally sensitive areas are avoided. The availability of employment land is an important component of a growing economy and establishing adequate supply improves confidence in the economy, increases job opportunities, encourages the establishment of new industries, and allows the expansion of existing operations.

In 2016-17, there was almost 23,724 hectares of zoned residential land on the North Coast. Of this, an estimated 7,054 hectares remained undeveloped[2]. An estimated 3,330 hectares of zoned employment land exists in the region. Of this, an estimated 1,023 hectares remains undeveloped[2]. (Figure 13)

Table 8: North Coast Region land availability, 2016-17[2]

LGA	Remaining vacant residential land	Remaining vacant employment land
Ballina	533	40
Byron	102	18
Kyogle	170	82
Lismore	415	52
Richmond Valley	185	77
Tweed	1,669	156
Bellingen	273	20
Clarence Valley	1,720	121
Coffs Harbour	266	36
Kempsey	42	72
Nambucca	594	82
Port Macquarie-Hastings	1,087	266
North Coast	**7,054**	**1,023**

Figure 13: North Coast Region residential and employment land availability, 2016-17[2]



[2] Estimates of available residential and employment land are provided by Council where possible. Estimates for the Tweed and Byron Shire are based on estimates prepared by the Department of Planning and Environment using GIS Analysis as these councils did not submit this data.

Far North Coast Data

Ballina, Byron, Kyogle, Lismore, Richmond Valley, Tweed

Key statistics

Resident Population (2016):
239,599 persons

Annual Housing Delivery Target (2016-36):
1,115 dwellings

Residential Land Stock
(undeveloped, 2016-17): 3073 hectares*

Employment Land Stock
(undeveloped, 2016-17): 426 hectares*

*Estimates of available employment and residential land for the Tweed and Byron Shires have been prepared by the Department of Planning and Environment using GIS analysis as these councils did not submit this data.

Byron Bay

Population and housing projections

The population of the Far North Coast is expected to grow to 286,100 persons by 2036 which equates to an average annual growth rate of 1.0 per cent. The total number of houses in the Far North Coast is expected to grow to 138,400 homes in response to projected dwelling demand. (Figure 14-15)

Figure 14: Far North Coast projected population

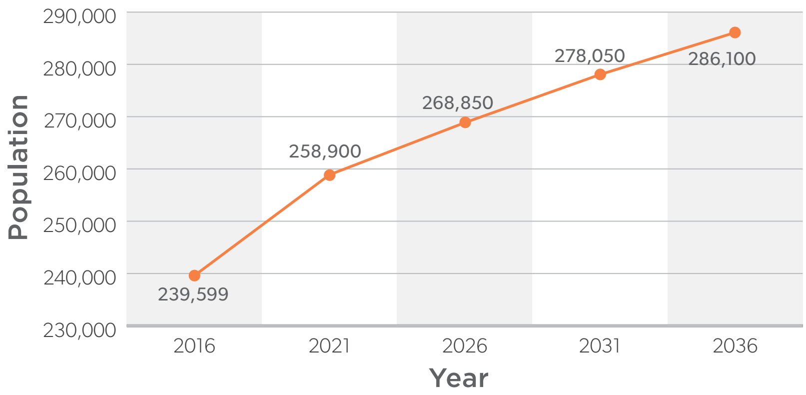
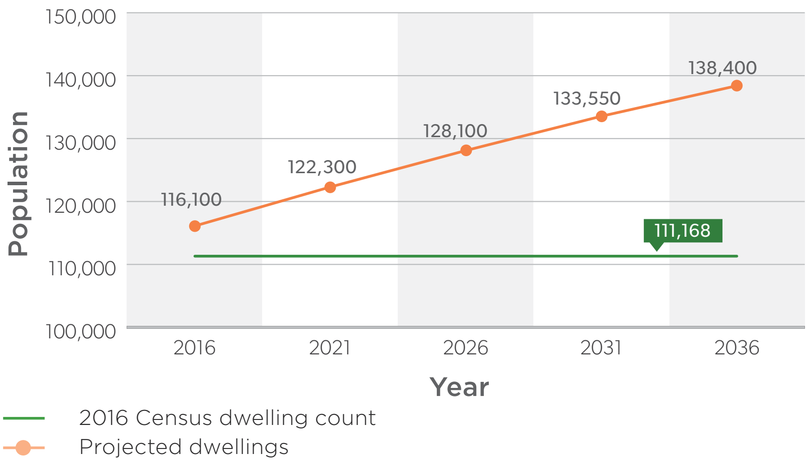


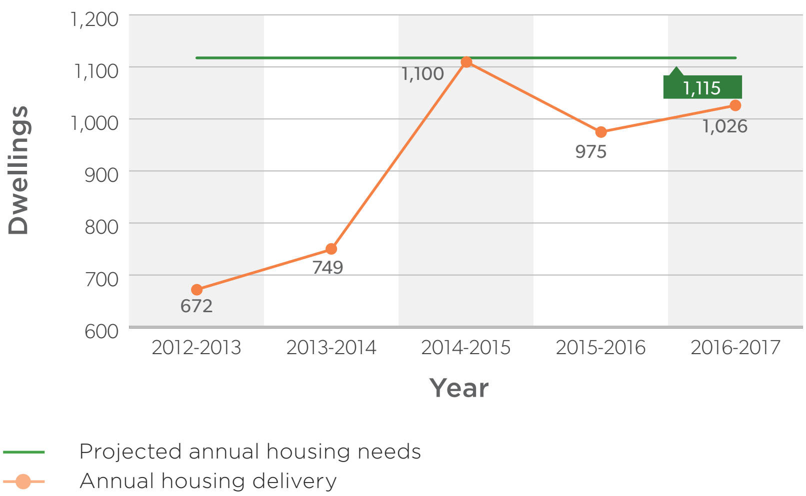
Figure 15: Far North Coast projected housing needs



For the period between 2016 and 2036, it is projected that 22,300 new dwellings will be required on the Far North Coast which is an average of 1,115 houses per year. In 2016-17, 1,026 dwellings were commenced on the Far North Coast which was an increase on 2015-16 reporting year but below the annual housing delivery target. (Figure 16)

Approvals for the same period were also higher than previous reporting years at 1,537 dwellings.

Figure 16: Far North Coast housing delivery performance



Housing approvals

In 2016-17, 1,537 dwellings were approved across the Far North Coast. This was the highest number of approvals over the five year trend period and a substantial increase on recent reporting years. The majority of approved dwellings were in the Byron, Tweed and Ballina local government areas. (Figure 17)

Figure 17: Far North Coast housing approvals by local government area, 2016-17

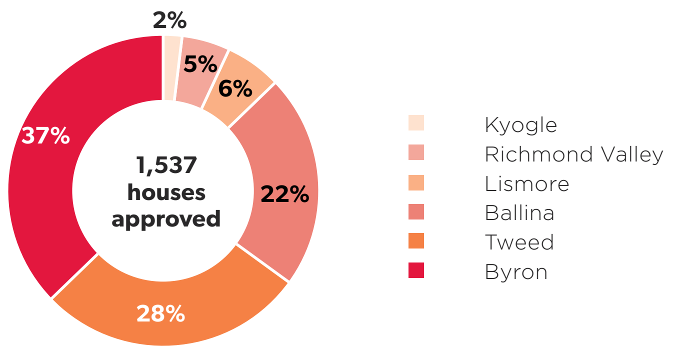
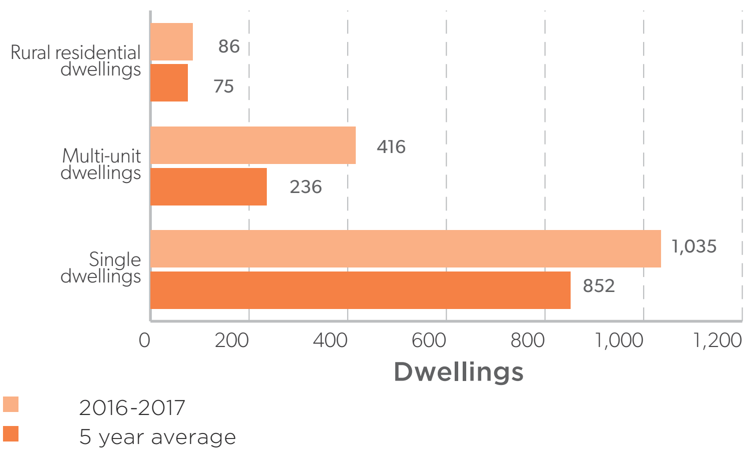


Table 9: Far North Coast housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	665	95	39	**799**
2013-14:	734	134	60	**928**
2014-15:	923	279	84	**1,286**
2015-16:	903	258	108	**1,269**
2016-17:	1,035	416	86	**1,537**
2012-17	**4,260**	**1,182**	**377**	**5,819**

Around 94 per cent of these approvals were focused in the urban growth areas, 6 per cent of the Far North Coast's housing approvals were rural residential dwellings. Approvals for both multi-unit dwellings and single dwellings were significantly higher in 2016-2017 when compared with the five year average. (Figure 18)

Figure 18: Far North Coast housing approvals

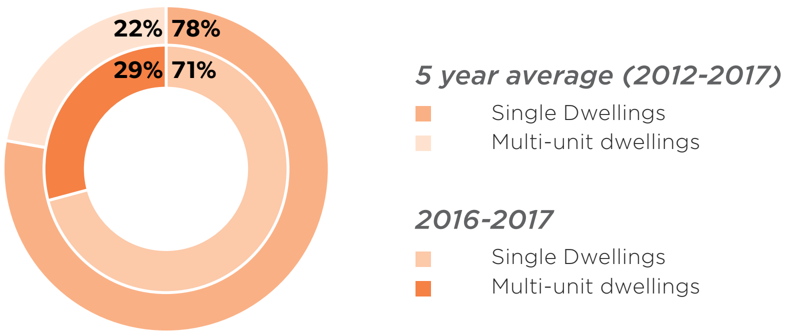


Of the dwellings approved in the urban growth areas in 2016-17, 71 per cent were single dwellings and 29 per cent were for multi-unit dwellings. (Figure 19)

Table 10: ***Far North Coast residential housing approval trends***

Year	Single dwellings	%	Rural residential dwellings	%
2012-13:	665	88%	95	12%
2013-14:	734	85%	134	15%
2014-15:	923	77%	279	23%
2015-16:	903	78%	258	22%
2016-17:	1,035	71%	416	29%
2012-17	**4,260**	**78%**	**1,182**	**22%**

Figure 19: ***Far North Coast residential housing approval mix***




Tweed Heads

Housing delivery

In 2016-17, housing commencements across the Far North Coast totaled 1,026 dwellings. The majority of commenced dwellings were in the Tweed, Ballina and Byron local government areas. (Figure 20)

Figure 20: Far North Coast housing delivery by local government area, 2016-17

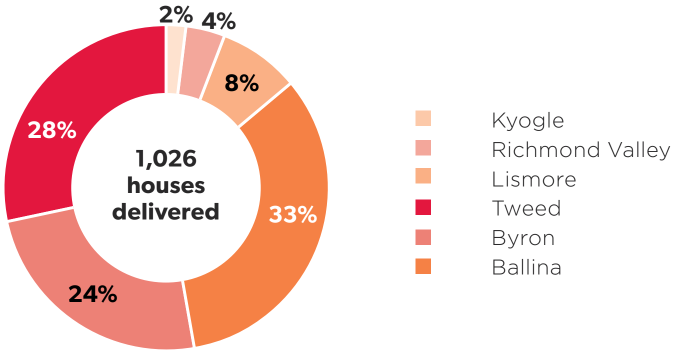


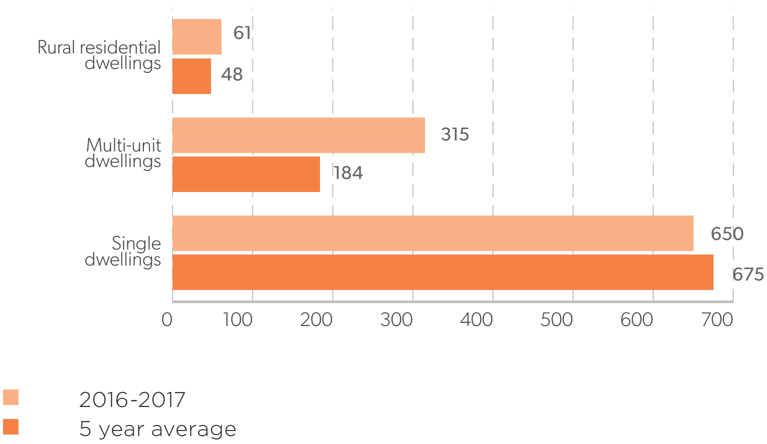
Table 11: Far North Coast housing delivery trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	538	91	43	**672**
2013-14:	588	118	43	**479**
2014-15:	826	252	32	**1,110**
2015-16:	772	142	61	**975**
2016-17:	650	315	61	**1,026**
2012-17	**3,374**	**918**	**240**	**4,532**

Around 94 per cent of commenced dwellings were located in the urban growth areas and 6 per cent were rural residential dwellings. (Figure 21)

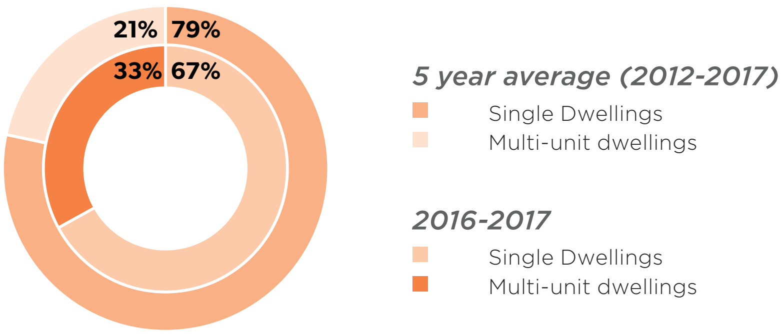
As at the 2016 Census, 75 per cent of the Far North Coast's housing stock was in the form of single dwellings. To achieve greater variety in future housing the North Coast Regional Plan 2036 outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Figure 21: Far North Coast housing commencements



In 2016-17, 67 per cent of residential housing commencements were single dwellings and 33 per cent for multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target but a significant improvement on the five year housing mix average. (Figure 22)

Figure 22: Far North Coast residential housing delivery mix



The Far North Coast's rural residential areas continue to provide housing choice outside urban settlement areas. In 2016-17, almost 6 per cent of the houses commenced on the Far North Coast were rural residential dwellings. Most of these commencements were focused in the Richmond Valley local government area where rural residential dwellings accounted for 24 per cent of all commenced dwellings.

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

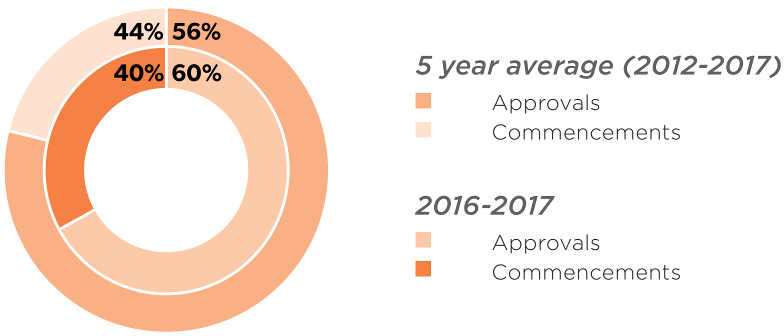
In 2016-17, there were 1,537 dwellings approved compared to 1,026 commencements. The delivery ratio in 2016-17 is a decrease on recent reporting years and is lower than the five year average. (Figure 23)

In comparing housing approvals to commencements, housing approvals comprised a larger share of total housing activity in 2016-17 than over the five year trend period. (Figure 23)

Table 12: Far North Coast housing delivery ratio trends

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	799	672	1:0.8
2013-14:	928	749	1:0.8
2014-15:	1,286	1,110	1:0.9
2015-16:	1,269	975	1:0.8
2016-17:	1,537	1,026	1:0.7
2012-17	**5,819**	**4,532**	**1:0.8**

Figure 23: Far North Coast housing delivery performance



Comparing the delivery ratio across different dwelling types, multi-unit dwellings had the highest rate of delivery in 2016-17 at 1:0.8, followed by rural residential dwellings at 1:0.7 and single dwellings at 1:0.6.

Table 13: Far North Coast housing delivery ratio by housing type

Year	Single Dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.8	1:1	1:1.1
2013-14:	1:0.8	1:0.9	1:0.7
2014-15:	1:0.9	1:0.9	1:0.4
2015-16:	1:0.9	1:0.6	1:0.6
2016-17:	1:0.6	1:0.8	1:0.7
2012-17	**1:0.8**	**1:0.8**	**1:0.6**


Casuarina

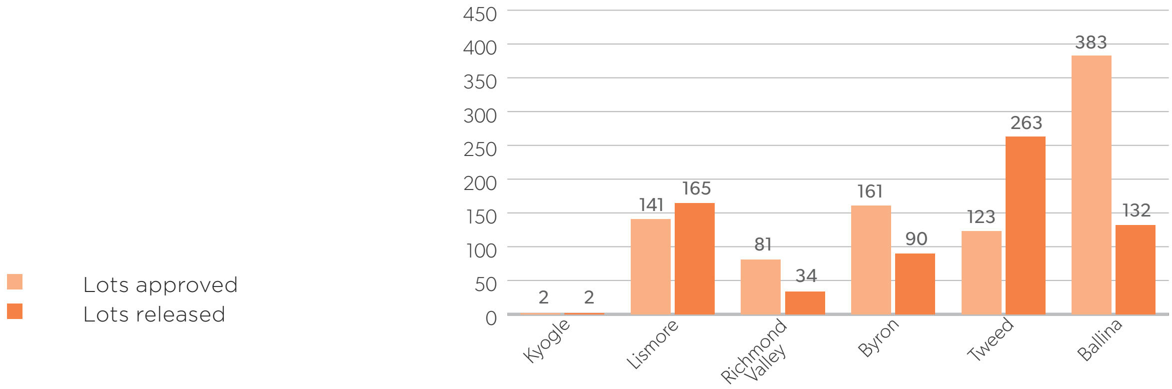
Subdivision activity

In 2016-17, 891 lots were approved across the Far North Coast. There were 686 lots released over the same period. Of these, 10 of the approved lots and 29 of released lots were for rural residential development. (Figure 24)

Table 14: Far North Coast subdivision activity, 2016-17

	Residential lots	Rural residential lots	Total
Approvals	881	10	**891**
Releases	657	29	**686**

Figure 24: Far North Coast subdivision activity by local government area, 2016-17

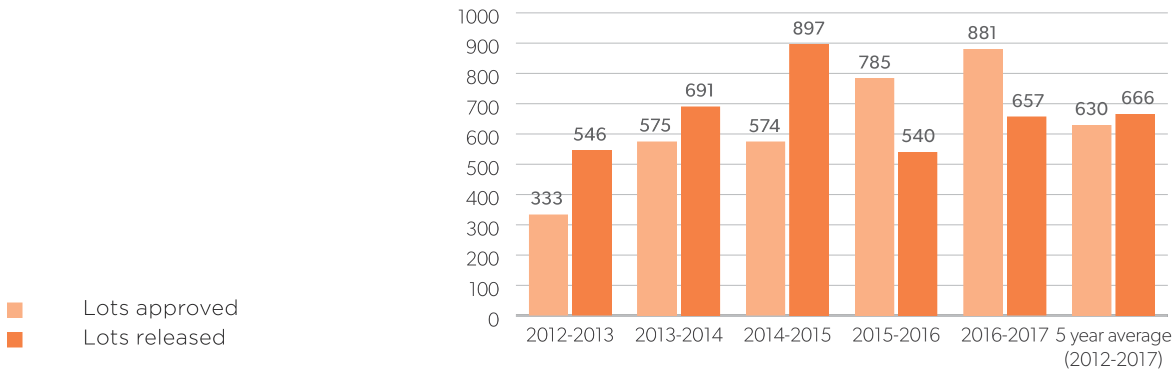


The number of residential lots approved in 2016-17 was higher than the five year average, lot release for the same period was below the five year average. (Figure 25)

Table 15: Far North Coast residential subdivision activity trends

Year	Lots Approved	Commencements
2012-13:	333	546
2013-14:	575	691
2014-15:	574	897
2015-16:	785	540
2016-17:	881	657
2012-17	**3,148**	**3,331**

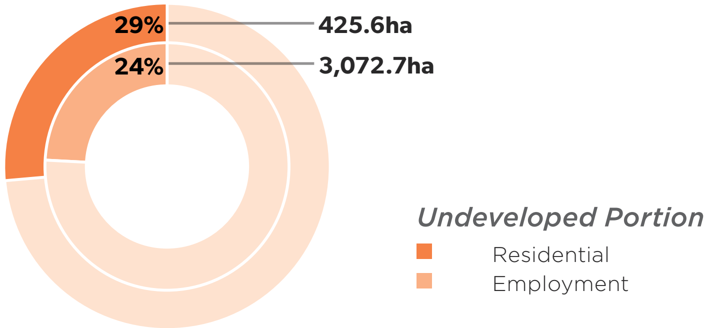
Figure 25: Far North Coast residential subdivision trends



Land availability

In 2016-17, there was almost 10,482 hectares of zoned residential land on the Far North Coast. Of this, an estimated 3,073 hectares remained undeveloped[3]. An estimated 1,452 hectares of zoned employment land exists within the region. Of this, around 426 hectares remains undeveloped[3]. (Figure 26)

Figure 26: Far North Coast residential and employment land availability, 2016-17



[3]Estimates of available employment and residential land are provided by Councils where possible. For the Tweed and Byron Shires, estimates have been prepared by the Department of Planning and Environment using GIS analysis as these councils did not submit this data.

Byron Bay Arts and Industry Estate

Mid North Coast Data

Bellingen, Clarence Valley, Coffs Harbour, Kempsey, Nambucca, Port Macquarie-Hastings

Key statistics

Resident Population (2016): 262,919 persons

Annual Housing Delivery Target (2016-36): 1,188 dwellings

Residential Land Stock (undeveloped, 2016-17): 3,982 hectares

Employment Land Stock (undeveloped, 2016-17): 597 hectares

Bellingen Community Markets

Population and housing projections

The population of the Mid North Coast is expected to grow to 309,350 persons by 2036 which equates to an average annual growth rate of 0.9 per cent. The total number of houses in the Mid North Coast is expected to grow to 153,050 homes in response to projected dwelling demand.(Figure 27-28)

Figure 27: Mid North Coast projected population

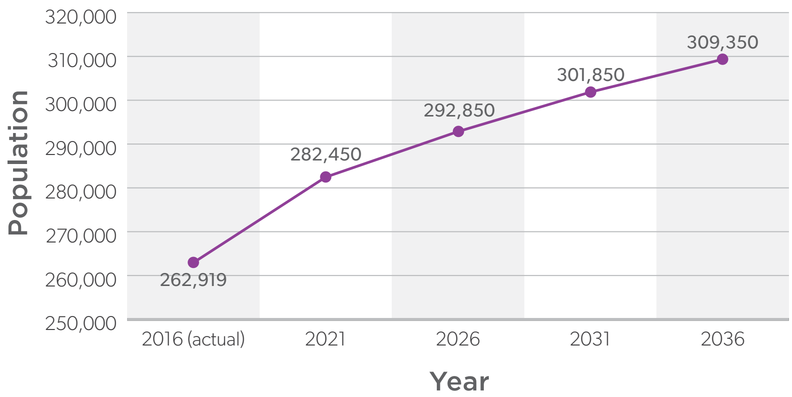
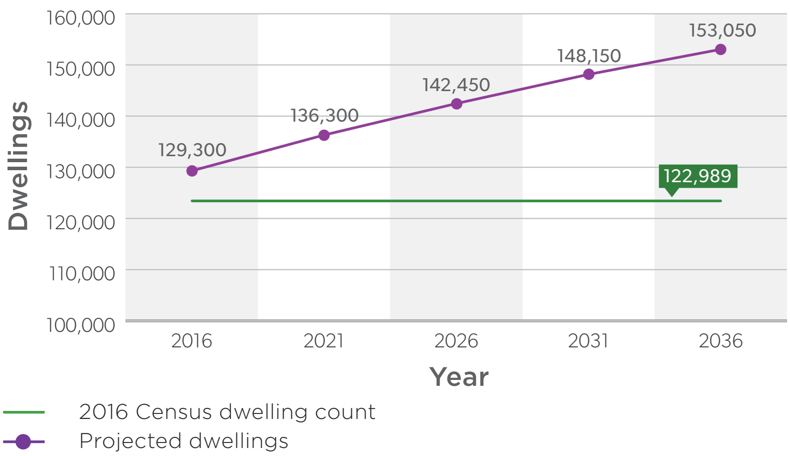
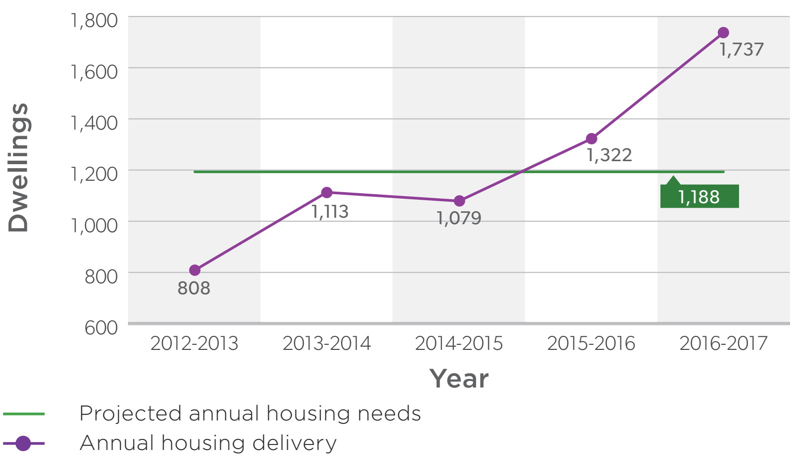


Figure 28: Mid North Coast projected housing needs



For the period between 2016 and 2036, it is projected that 23,750 new dwellings will be required on the Mid North Coast. This is an average of 1,188 new dwellings each year. In 2016-17, 1,737 dwellings were commenced on the Mid North Coast, which exceeds the housing delivery target for the same year and is significantly higher than the five year housing delivery average. Approvals for the same period were also significantly higher than previous reporting years and above projected dwellings needs for the same year at 1,839 dwellings (Figure 29)

Figure 29: Mid North Coast housing delivery performance



Housing approvals

In 2016-17, 1,839 dwellings were approved across the Mid North Coast. This was the second highest number of approvals over the five year trend period.

Most approved dwellings were located in the Port Macquarie-Hastings and Coffs Harbour local government areas. (Figure 30)

Figure 30: Mid North Coast housing approvals by local government area, 2016-17

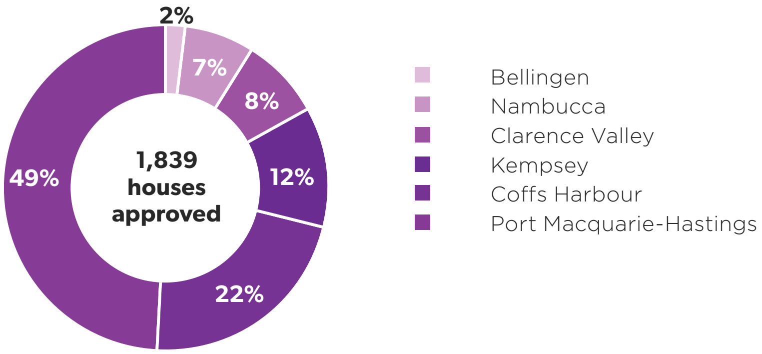
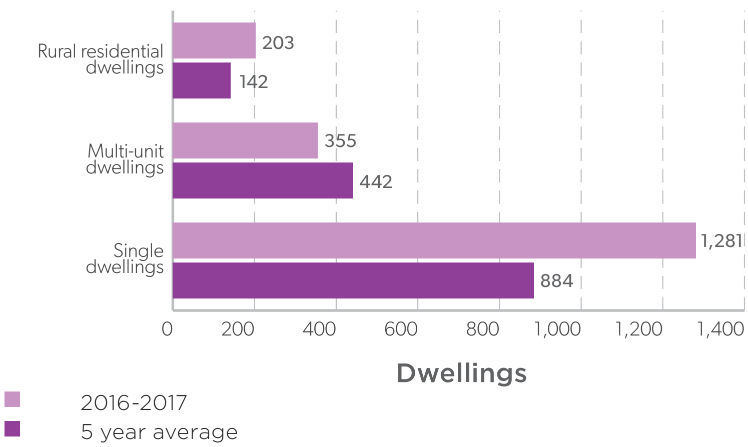


Table 16: Mid North Coast housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	434	259	106	**799**
2013-14:	776	302	109	**1,187**
2014-15:	920	463	113	**1,496**
2015-16:	1,009	830	178	**2,017**
2016-17:	1,281	355	203	**1,839**
2012-17	**4,420**	**2,209**	**709**	**7,338**

Around 89 per cent of approved dwellings were focused in the urban growth areas and 11 per cent were rural residential dwellings. Approvals for single dwellings were at their highest point over the five year trend period and represent a substantial increase on previous reporting years. (Figure 31)

Figure 31: Mid North Coast housing approvals

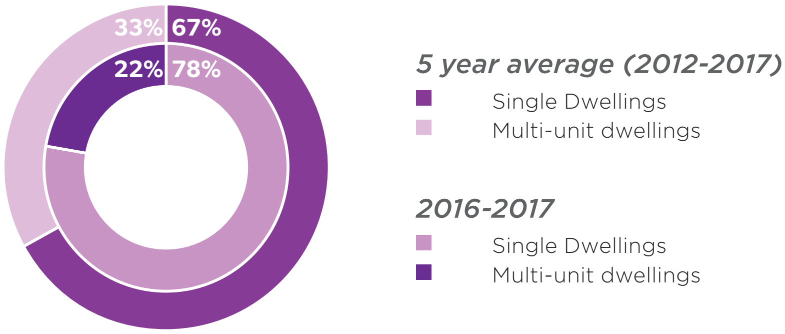


Of the dwellings approved in the urban growth areas in 2016-17, 78 per cent were single dwellings and 22 per cent were multi-unit dwellings. The share of single dwellings approved in 2016-17 was higher than over the five year trend period. This is linked to higher than average single dwelling approvals. (Figure 32)

Table 17: *Mid North Coast residential housing approval trends*

Year	Single dwellings	%	Multi- unit dwellings	%
2012-13:	434	63%	259	37%
2013-14:	776	72%	302	28%
2014-15:	920	67%	463	33%
2015-16:	1,009	55%	830	45%
2016-17:	1,281	78%	355	22%
2012-17	**4,420**	**67%**	**2,209**	**33%**

Figure 32: *Mid North Coast residential housing approval mix*



North Sapphire Beach

Grafton

Housing delivery

In 2016-17, 1,737 dwellings were commenced across the Mid North Coast. Total commencements were at their highest levels across the five year trend analysis period. The majority of commenced dwellings were located in the Port Macquarie-Hastings and Coffs Harbour local government areas. (Figure 33)

Figure 33: Mid North Coast housing delivery by local government area, 2016-17

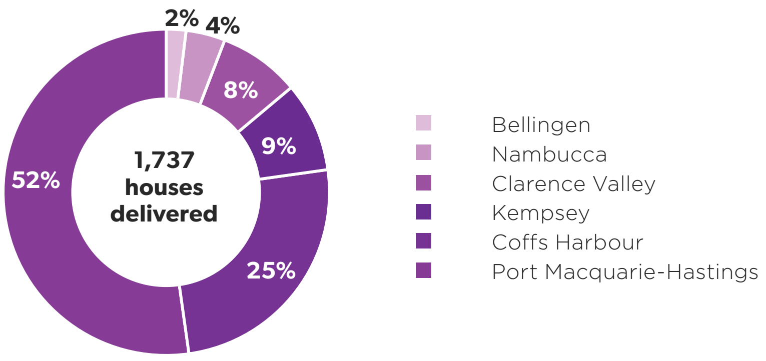
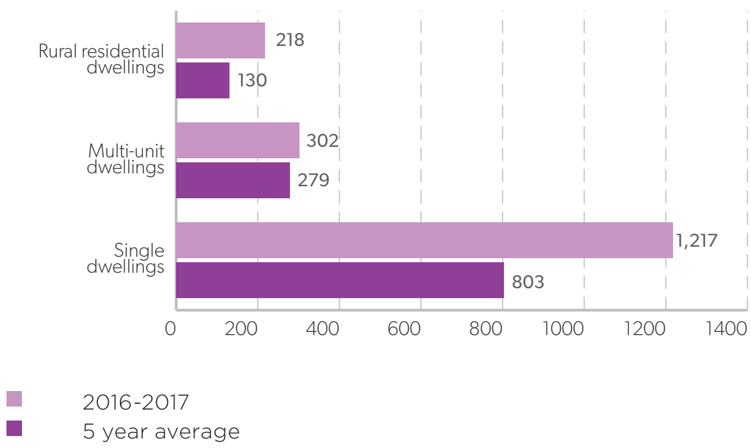


Table 18: Mid North Coast housing delivery trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	425	294	89	**808**
2013-14:	629	396	88	**1,113**
2014-15:	831	142	106	**1,079**
2015-16:	912	260	150	**1,322**
2016-17:	1,217	302	218	**1,737**
2012-17	**4,014**	**1,394**	**651**	**6,059**

Around 87 per cent of commenced dwellings were focused in the urban growth areas and 13 per cent were rural residential dwellings. (Figure 34)

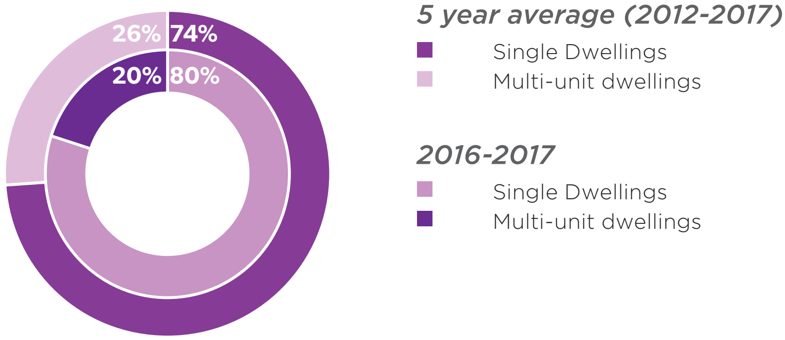
Figure 34: Mid North Coast housing commencements



As at the 2016 Census, 80 per cent of the Mid North Coast's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

In 2016-17, 80 per cent of residential housing commencements were single dwellings and 20 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target and lower than the five year average achieved between 2012-13 and 2016-17. (Figure 35)

***Figure 35:** Mid North Coast residential housing delivery mix*



The Mid North Coast's rural residential areas continue to provide housing choice outside urban settlement areas. In 2016-17, almost 13 per cent of the houses commenced on the Mid North Coast were rural residential dwellings, the majority of these commencements were focused in the Clarence Valley and Nambucca local government areas. Rural residential dwellings accounted for 41 per cent in both areas.

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

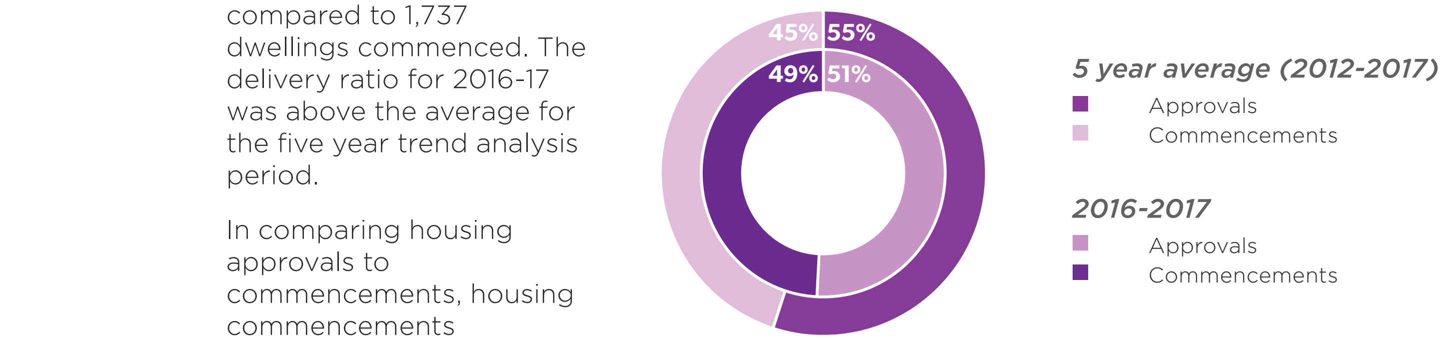
***Table 19:** Mid North Coast housing delivery ratio trends*

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	799	808	1:1
2013-14:	1,187	1,113	1:0.9
2014-15:	1,496	1,079	1:0.7
2015-16:	2,017	1,322	1:0.7
2016-17:	1,839	1,737	1:0.9
2012-17	**7,338**	**6,059**	**1:0.8**

In 2016-17, there were 1,839 dwellings approved compared to 1,737 dwellings commenced. The delivery ratio for 2016-17 was above the average for the five year trend analysis period.

In comparing housing approvals to commencements, housing commencements comprised a larger share of total housing activity in 2016-17 than over the five year trend period. (Figure 36)

Figure 36: Mid North Coast housing delivery performance



Comparing the delivery ratio across different dwelling types, single and rural residential dwellings had the highest rate of delivery in 2016-17 at 1:1.1, followed by and multi-unit dwellings at 1:0.9.

Table 20: Mid North Coast housing delivery ratio by housing type

Year	Single Dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:1	1:1.1	1:0.8
2013-14:	1:0.8	1:1.3	1:0.8
2014-15:	1:0.9	1:0.3	1:0.9
2015-16:	1:0.9	1:0.3	1:0.8
2016-17:	1:1	1:0.9	1:1.1
2012-17	**1:0.9**	**1:0.6**	**1:0.9**

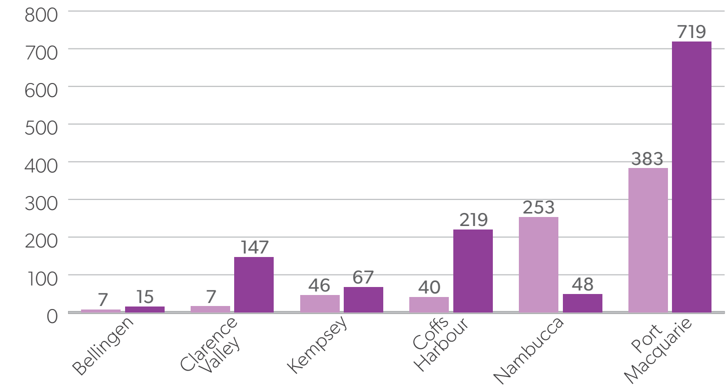
Subdivision activity

In 2016-17, 746 lots were approved across the Mid North Coast. There were 1,215 lots released over the same period. Of these, 24 of the approved lots and 84 of released lots were for rural residential development.

Table 21: *Mid North Coast subdivision activity, 2016-17*

	Residential lots	Rural residential lots	Total
Approvals	722	24	**746**
Releases	1,131	84	**1,215**

Figure 37: *Mid North Coast subdivision activity by local government area, 2016-17*

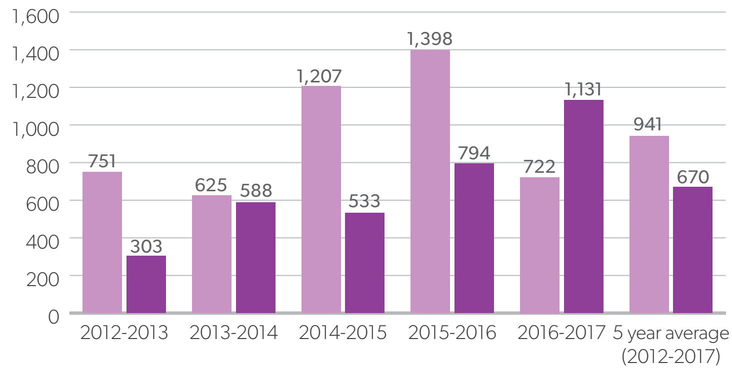


The number of residential lots approved in 2016-17 was below the five year average, lot release for the same period was well above the five year average. (Figure 38)

Table 22: *Mid North Coast residential subdivision activity trends*

Year	Lots Approved	Lots released
2012-13:	751	303
2013-14:	625	588
2014-15:	1,207	533
2015-16:	1,398	794
2016-17:	722	1,131
2012-17	**4,703**	**3,349**

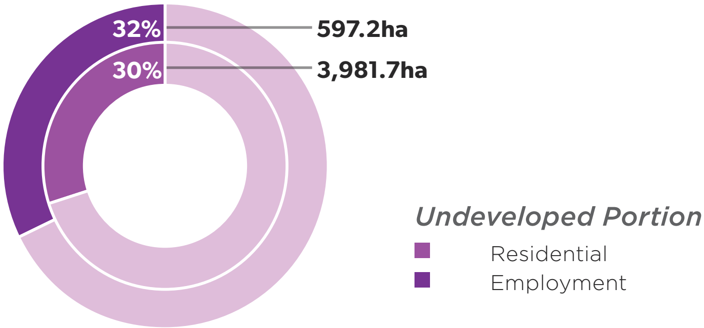
Figure 38: *Mid North Coast residential subdivision trends*



Land availability

In 2016-17, there was almost 13,242 hectares of zoned residential land on the Mid North Coast. Of this, an estimated 3,982 hectares of residential land remained undeveloped. An estimated 1,878 hectares of zoned employment land exists within the region. Of this, around 597 hectares remains undeveloped. (Figure 39)

Figure 39: Mid North Coast residential and employment land availability, 2016-17



Manufacturing, Nambucca

Local Government Data

Ballina

Ballina

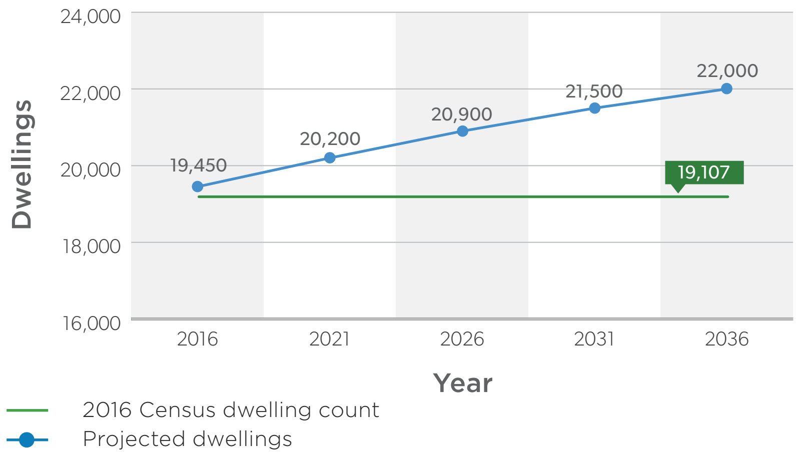
Key statistics

- **Resident Population (2016):** 41,790 persons
- **Annual Housing Delivery Target (2016-36):** 128 dwellings
- **Residential Land Stock (undeveloped, 2016-17):** 533 hectares
- **Employment Land Stock (undeveloped, 2016-17):** 40 hectares

Population and housing projections

The population of the Ballina local government area (LGA) is expected to grow to 45,850 persons by 2036 which equates to an average annual growth rate of 0.5 per cent. The total number of houses in the Ballina Shire is expected to grow to 22,000 in response to projected dwelling demand. (Figure 40)

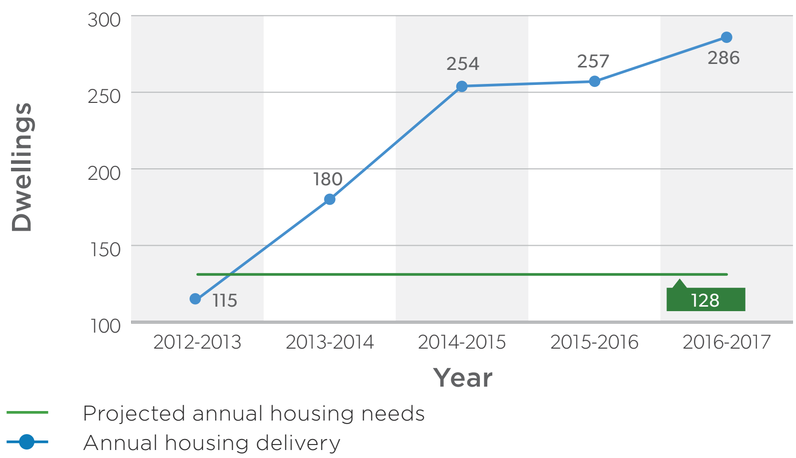
***Figure 40:** Ballina LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 2,550 new dwellings will be required in the Ballina LGA, which is an average of 128 new dwellings each year. In 2016-17, 286 dwellings were commenced which is well above the projected housing needs for the same year and significantly higher than the five year average for dwelling delivery. (Figure 41)

Approvals for the same period were also higher than previous reporting years and projected housing needs at 337 dwellings.

***Figure 41:** Ballina LGA housing delivery performance*



Housing approvals

A total of 337 dwellings were approved in the Ballina LGA in 2016-17. This was the highest number of approvals over the five year trend period. (Figure 42)

Figure 42: Ballina LGA housing approval trends

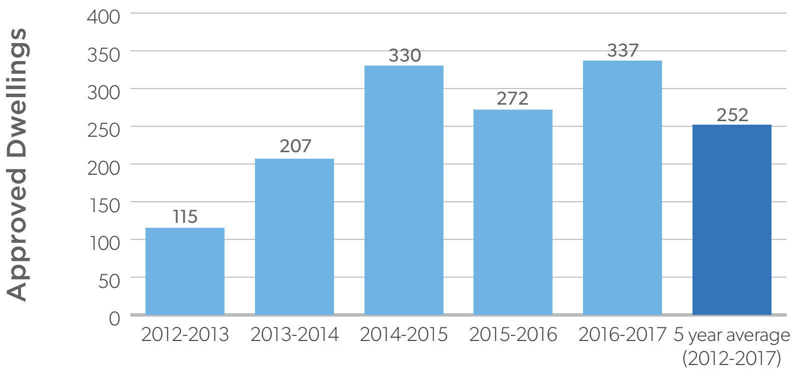
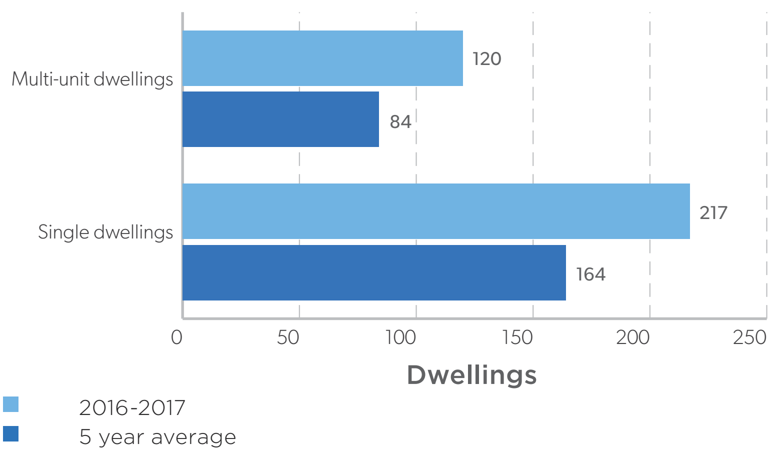


Table 23: Ballina LGA housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	81	26	8	**115**
2013-14:	127	66	14	**207**
2014-15:	198	132	0	**330**
2015-16:	198	74	0	**272**
2016-17:	217	120	0	**337**
2012-17	**821**	**418**	**22**	**1,261**

Approvals for both single and multi-unit dwellings were significantly higher in 2016-17 than over the five year trend analysis period. As there are no rural residential areas in the Ballina LGA, this year's reporting does not include data for this dwelling type for the Ballina LGA. (Figure 43)

Figure 43: Ballina LGA housing approvals

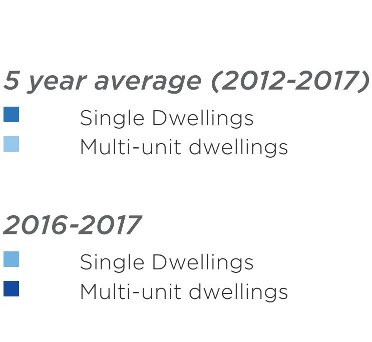


Of the dwellings approved in the urban growth areas in 2016-17, 64 percent were for single dwellings and 36 per cent were for multi-unit dwellings.
(Figure 44)

Table 24: ***Ballina LGA residential housing approval trends***

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	81	76%	26	**24%**
2013-14:	127	66%	66	**34%**
2014-15:	198	60%	132	**40%**
2015-16:	198	73%	74	**27%**
2016-17:	217	64%	120	**36%**
2012-17	**821**	**66%**	**418**	**34%**

Figure 44: ***Ballina LGA residential housing approval mix***



The largest share of approved dwellings were located in Ballina, Lennox Head and Cumbalum.

Table 25: ***Ballina LGA housing approvals by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Ballina	65	32	97
East Ballina	8	19	27
West Ballina	1	1	2
Cumbalum	44	10	54
Lennox Head	47	32	79
Skennars Head	9	4	13
Alstonville	5	8	13
Wollongbar	23	5	28
Wardell	0	1	1
Rural remainder	15	8	23
Ballina LGA	**217**	**120**	**337**

Housing delivery

In 2016-17, 286 dwellings were commenced across the Ballina LGA. This was the highest number of commencements over the five year trend period. (Figure 45-46)

As at the 2016 Census, 70 per cent of the Ballina LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

**Prior to 2014-15 Council included counts for dwellings on rural lots as rural residential dwellings.*

Figure 45: *Ballina LGA housing delivery trends*

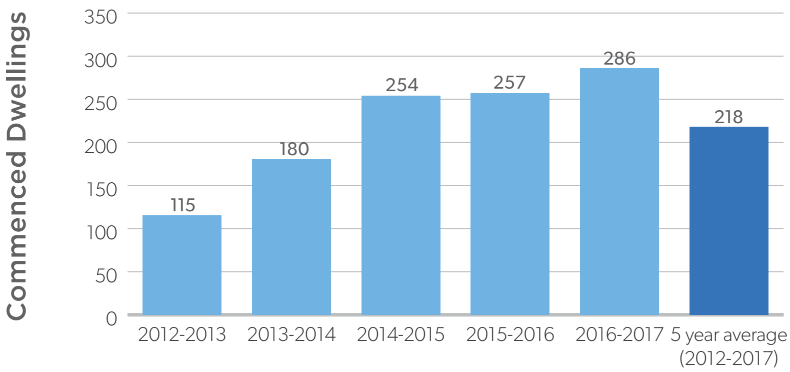
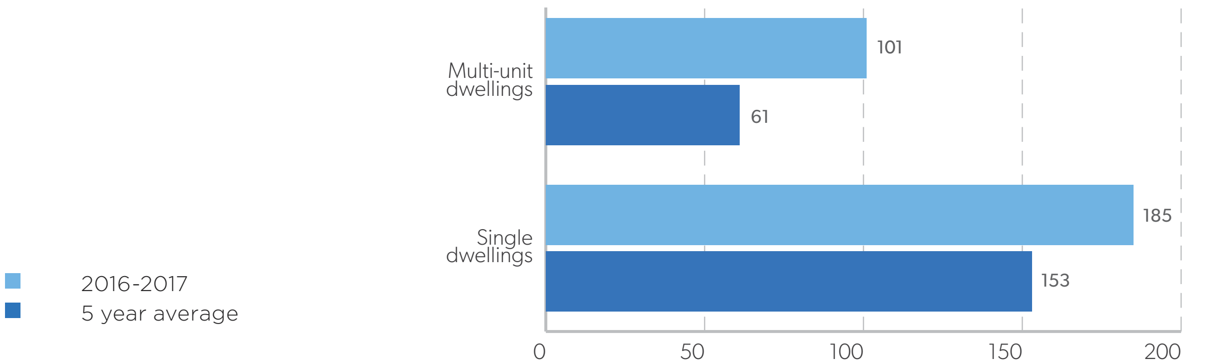


Table 26: *Ballina LGA housing delivery trends by type*

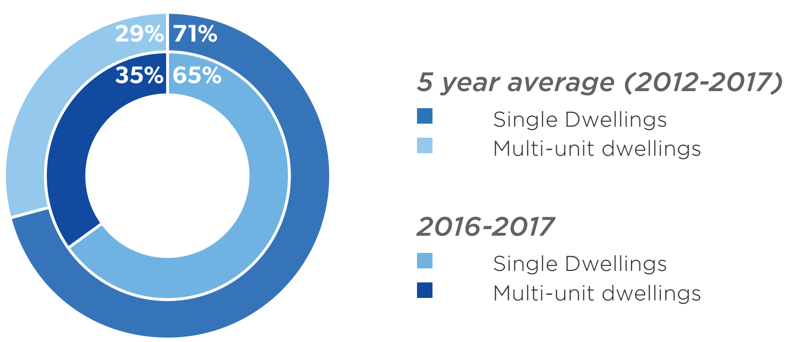
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	77	28	10	**115**
2013-14:	127	42	11	**180**
2014-15:	182	72	0	**254**
2015-16:	193	64	0	**257**
2016-17:	185	101	0	**286**
2012-17	**764**	**307**	**21**	**1,092**

Figure 46: *Ballina LGA housing commencements*



In 2016-17, 65 per cent of residential housing commencements were single dwellings and 35 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target but an improvement on the five year average achieved between 2012-13 and 2016-17. (Figure 47)

Figure 47: *Ballina LGA residential housing delivery mix*



The majority of dwelling commencements in the 2016-17 reporting year were focused in Lennox Head, Ballina and Cumbalum.

Table 27: Ballina LGA residential housing commencements by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total commencements
Ballina	46	29	75
East Ballina	9	2	11
West Ballina	3	0	3
Cumbalum	36	10	46
Lennox Head	44	34	78
Skennars Head	9	4	13
Alstonville	8	8	16
Wollongbar	20	5	25
Wardell	1	2	3
Rural remainder	9	7	16
Ballina LGA	**185**	**101**	**286**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

In 2016-17, there were 337 dwellings approved compared to 286 commencements. Whilst the housing delivery ratio in 2016-17 was one of the lowest over the five year trend period this reflects the higher than average approvals rather than a reduction in commencements.

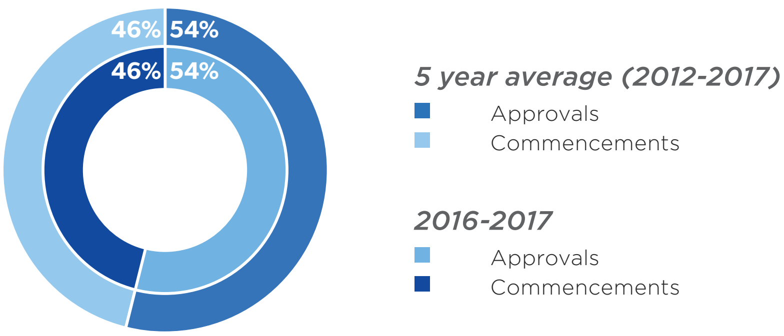
Housing commencements comprised a greater share of total housing activity in 2016-17 than for the five year trend period.

The share of housing commencements in relation to total housing activity in 2016-17 was on par with the five year trend period. (Figure 48)

Table 28: Ballina LGA housing delivery ratio

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	115	115	1:1
2013-14:	207	180	1:0.9
2014-15:	330	254	1:0.8
2015-16:	272	257	1:0.9
2016-17:	337	286	1:0.8
2012-17	**1,261**	**1,092**	**1:0.9**

Figure 48: Ballina LGA housing delivery performance



Comparing the delivery ratio across different dwelling types, single dwellings had the highest rate of delivery in 2016-17 at 1:0.9, followed by multi-unit dwellings at 1:0.8.

Table 29: Ballina LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings
2012-13:	1:1	1:1.1
2013-14:	1:1	1:0.6
2014-15:	1:0.9	1:0.6
2015-16:	1:1	1:0.9
2016-17:	1:0.9	1:0.8
2012-17	**1:0.9**	**1:0.7**

Subdivision activity

In 2016-17, 383 lots were approved across the Ballina LGA. There were 132 lots released over the same period. (Figure 49)

Figure 49: Ballina LGA residential subdivision trends

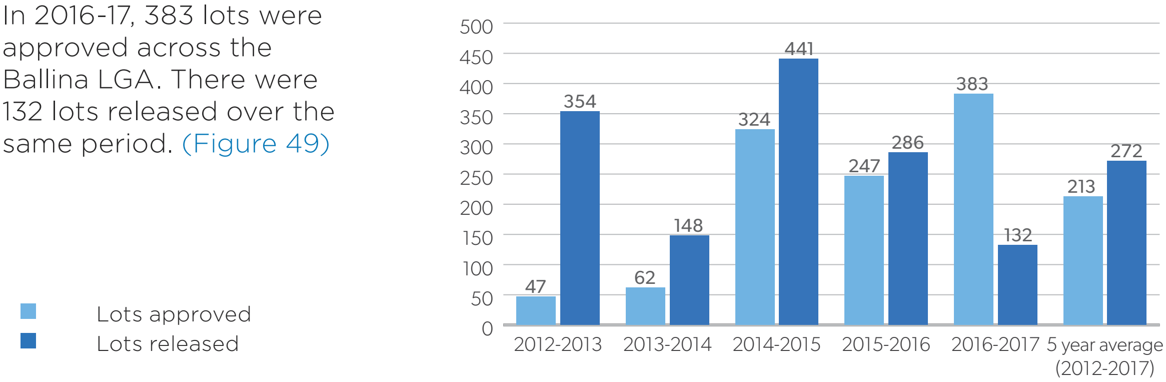


Table 30: Ballina LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	47	354
2013-14:	62	148
2014-15:	324	441
2015-16:	247	286
2016-17:	383	132
2012-17:	**1,063**	**1,361**

A large subdivision approval at Lennox Head comprised a significant share of total approvals while Ballina had the greatest share of lots released.

Table 31: Ballina LGA residential subdivision activity by locality, 2016-17

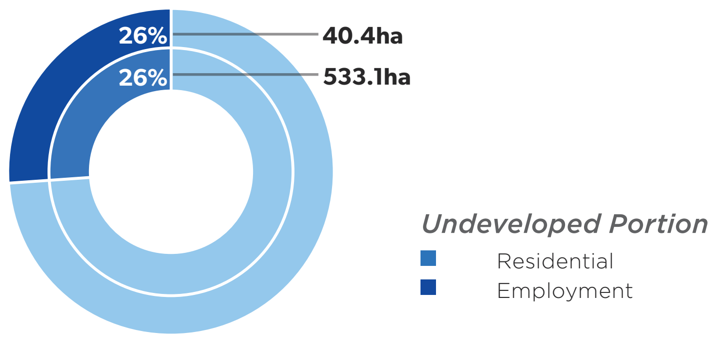
Locality	Lots approved	Lots released
Ballina	27	53
East Ballina	17	5
West Ballina	0	2
Cumbalum	76	24
Lennox Head	259	30
Skennars Head	2	2
Alstonville	2	0
Wollongbar	0	16
Wardell	0	0
Rural remainder	0	0
Ballina LGA	**383**	**132**

Land availability

In 2016-17, there was almost 2,057 hectares of zoned residential land in Ballina LGA. Of this, an estimated 533 hectares of residential land remained undeveloped.

An estimated 156 hectares of zoned employment land exists within the LGA. Of this, around 40 hectares remains undeveloped. (Figure 50)

Figure 50: Ballina LGA residential and employment land availability, 2016-17



Much of the Ballina LGA's undeveloped residential land is concentrated within the Cumbalum and Lennox Head localities.

Table 32: Ballina LGA housing residential land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Ballina	352.0	9.6
East Ballina	225.8	0.8
West Ballina	117.0	2.4
Cumbalum	368.3	280.0
Lennox Head	412.2	132.8
Skennars Head	85.2	44.6
Alstonville	252.2	0.0
Wollongbar	194.3	62.6
Wardell	49.8	0.3
Ballina LGA	**2,056.8**	**533.1**

Available employment land is more evenly spread across the LGA's employment areas.

Table 33: Ballina LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Ballina	90.3	15.1
West Ballina	22.1	11.6
Alstonville	43.4	13.7
Ballina LGA	**155.8**	**40.4**

Byron Bay hinterland

Byron

Key statistics

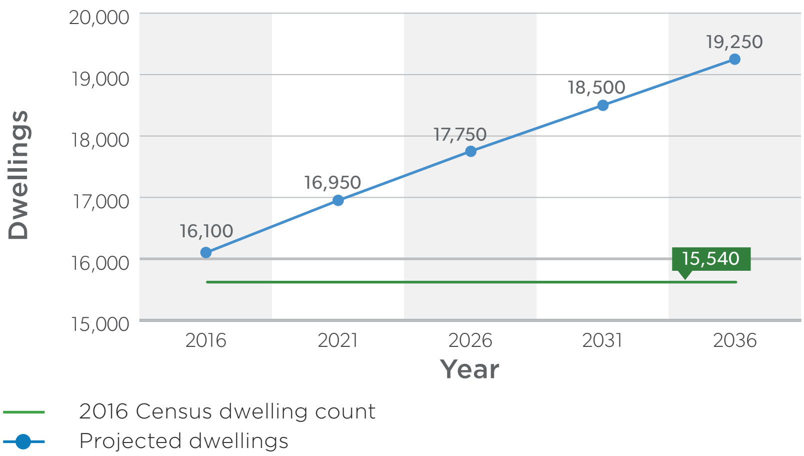
- **Resident Population (2016):** 31,556 persons
- **Annual Housing Delivery Target (2016-36):** 158 dwellings
- **Housing approvals (2016-17):** 571 dwellings
- **Housing commencements (2016-17):** 249 dwellings

Note: Byron Shire Council did not submit estimates of available employment and residential land for this financial year. As such, a land availability summary could not be developed for the Byron LGA.

Population and housing projections

The population of the Byron local government area (LGA) is expected to grow to 37,950 persons by 2036 which equates to an average annual growth rate of 1.0 per cent. The total number of houses in the Byron Shire is expected to grow to 19,250 homes in response to projected dwelling demand. (Figure 51)

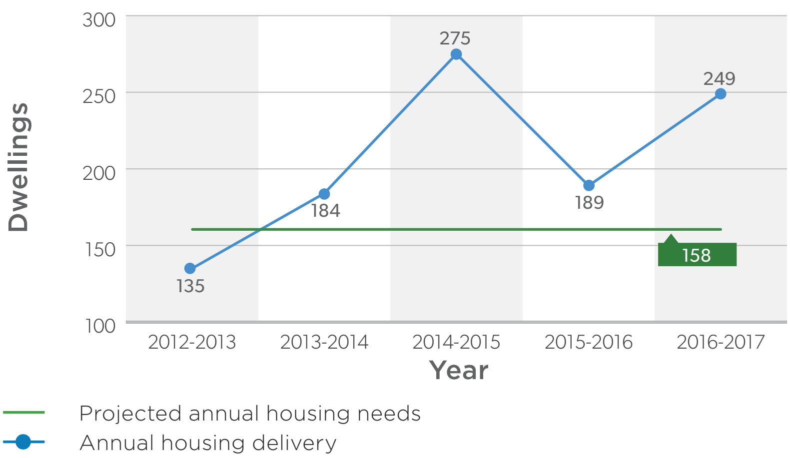
***Figure 51:* Byron LGA projected housing needs**



For the period between 2016 and 2036, it is projected that 3,150 new dwellings will be required in the Byron LGA, which is an average of 158 new dwellings each year. In 2016-17, 249 dwellings were commenced in the Byron LGA which is well above the projected housing needs for the same year and higher than the five year average for housing delivery. (Figure 52)

Approvals for the same period were also higher than previous reporting years and projected housing needs at 571 dwellings.

***Figure 52:* Byron LGA housing delivery performance**



Housing approvals

A total of 571 dwellings were approved in the Byron LGA in 2016-17. This was the highest number of approvals over the five year trend period. (Figure 53)

Figure 53: *Byron LGA housing approval trends*

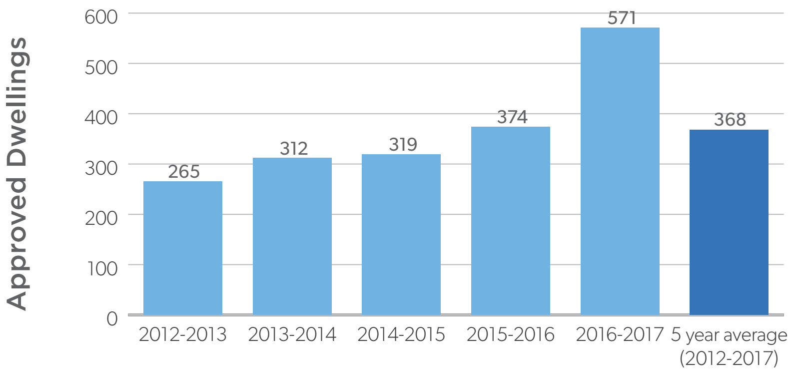
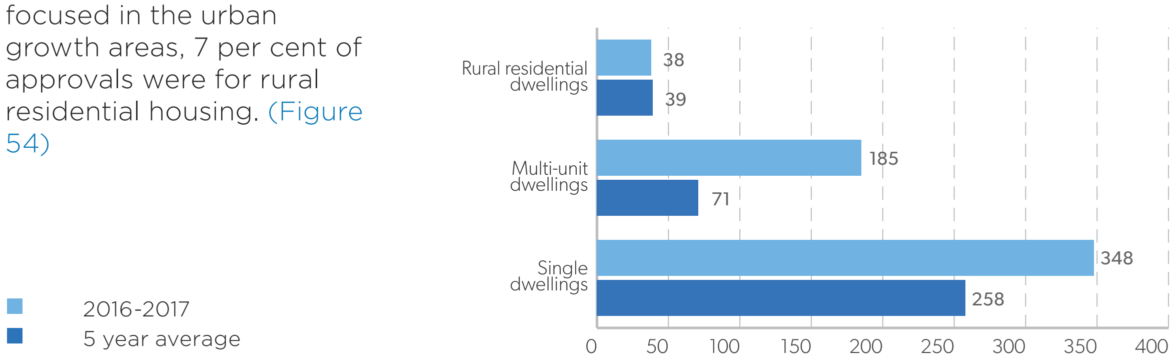


Table 34: *Byron LGA housing approval trends*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	251	8	6	**265**
2013-14:	285	11	16	**312**
2014-15:	196	73	50	**319**
2015-16:	211	76	87	**374**
2016-17:	348	185	38	**571**
2012-17	**1,291**	**353**	**197**	**1,841**

Around 93 per cent of approved dwellings were focused in the urban growth areas, 7 per cent of approvals were for rural residential housing. (Figure 54)

Figure 54: *Byron LGA housing approvals*

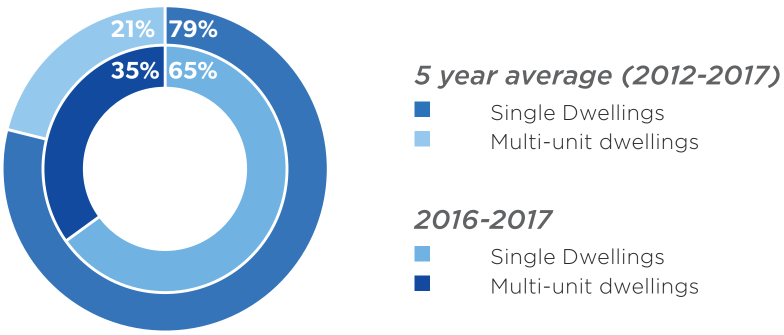


Of the dwellings approved in the urban growth areas in 2016-17, 65 per cent were single dwellings and 35 per cent were multi-unit dwellings. There was a greater mix of dwellings approved in 2016-17 than the five year average. (Figure 55)

Table 35: Byron LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	251	97%	8	**3%**
2013-14:	285	96%	11	**4%**
2014-15:	196	73%	73	**27%**
2015-16:	211	74%	76	**26%**
2016-17:	348	65%	185	**35%**
2012-17	**1,291**	**79%**	**353**	**21%**

Figure 55: Byron LGA residential housing approval mix



The majority of approved dwellings were focused in and around Byron Bay, Ocean Shores and Mullumbimby. Bangalow also provided a significant share of single dwellings.

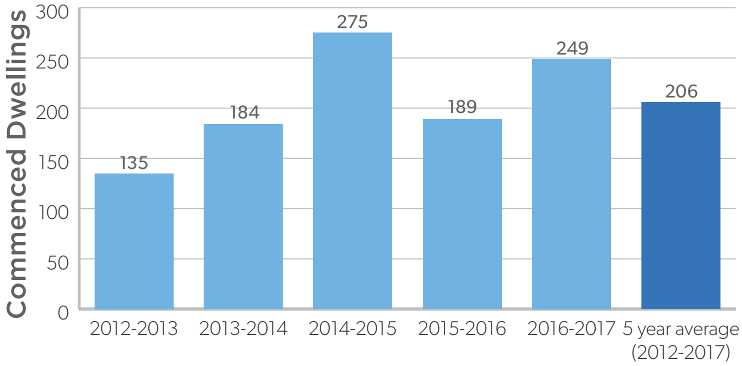
Table 36: Byron LGA housing approvals by locality, 2016-27

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Bangalow	66	23	89
Byron Bay/Suffolk Park	112	64	176
Mullumbimby	74	37	111
Ocean Shores	73	54	127
Brunswick Heads	23	7	30
Rural remainder	0	0	0
Byron LGA	**348**	**185**	**533**

Housing delivery

In 2016-17, 249 dwellings were commenced across the Byron LGA. This was higher than the average number of commencements over the five year trend period. (Figure 56)

Figure 56: *Byron LGA housing delivery trends*



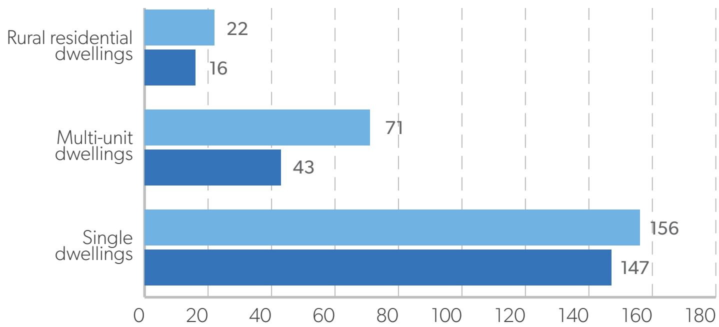
The majority of the Byron LGA's housing commencements were located in the urban growth areas (91 per cent), 9 per cent of approvals were rural residential dwellings. (Figure 57)

As at the 2016 Census, 83 per cent of the Byron LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 37: *Byron LGA housing delivery trends by type*

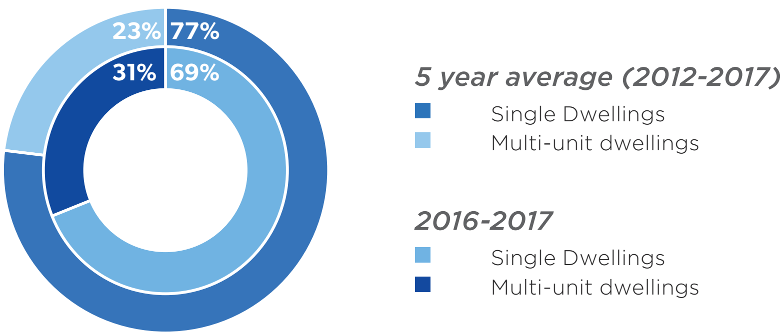
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	130	0	5	**135**
2013-14:	173	9	2	**184**
2014-15:	161	110	4	**275**
2015-16:	117	27	45	**189**
2016-17:	156	71	22	**249**
2012-17	**737**	**217**	**78**	**1,032**

Figure 57: *Byron LGA housing commencements*



In 2016-17, 69 per cent of residential housing commencements were single dwellings and 31 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is an improvement on the five year average achieved between 2012-13 and 2016-17. (Figure 58)

Figure 58: *Byron LGA residential housing delivery mix*



The majority of residential housing commencements were located in and around Byron Bay/Suffolk Park and Ocean Shores. Byron Bay also accommodated the majority of new multi-unit dwellings in 2016-17.

Table 38: ***Byron LGA residential housing commencements by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total commencements
Bangalow	27	5	32
Byron Bay/ Suffolk Park	51	43	94
Mullumbimby	34	3	37
Ocean Shores	37	18	55
Brunswick Heads	7	2	9
Rural remainder	0	0	0
Ballina LGA	**156**	**71**	**227**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

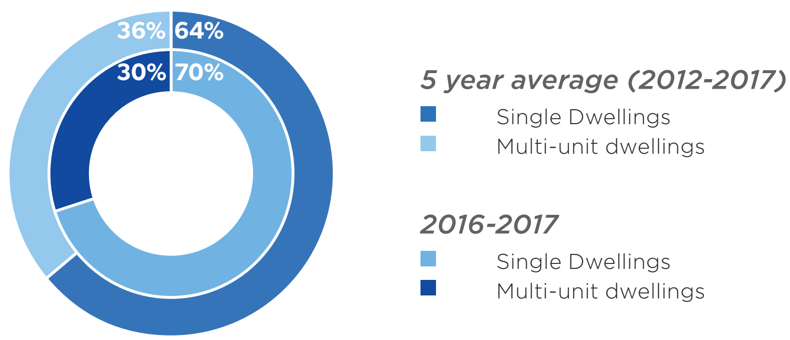
In 2016-17, there were 571 dwellings approved compared to 249 commencements. The housing delivery ratio in 2016-17 was lower than the most recent reporting years (2012-2014) and the five year average. This is due to a significant increase in approvals rather than a reduction in commencements. (Figure 59)

The share of housing commencements in relation to total housing activity in 2016-17 favoured approvals compared with the five year trend period. (Figure 59)

Table 39: ***Byron LGA housing delivery ratio***

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	265	135	1:0.5
2013-14:	312	184	1:0.6
2014-15:	319	275	1:0.9
2015-16:	374	189	1:0.5
2016-17:	571	249	1:0.4
2012-17	**1,841**	**1,032**	**1:0.6**

Figure 59: ***Byron LGA housing delivery performance***



Comparing the delivery ratio across different dwelling types, rural residential dwellings had the highest rate of delivery in 2016-17 at 1:0.6, followed by single and multi-unit dwellings both at 1:0.4.

Table 40: ***Byron LGA housing delivery ratio by housing type***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.5	1:0	1:0.8
2013-14:	1:0.6	1:0.8	1:0.1
2014-15:	1:0.8	1:1.5	1:0.1
2015-16:	1:0.6	1:0.4	1:0.5
2016-17:	1:0.4	1:0.4	1:0.6
2012-17	**1:0.6**	**1:0.6**	**1:0.4**

Subdivision activity

In 2016-17, 161 lots were approved across the Byron LGA. There were 90 lots released over the same period. Of these, 9 of the approved lots and 22 of the released lots were rural residential lots.

Table 41: *Byron LGA subdivision activity, 2016-2017*

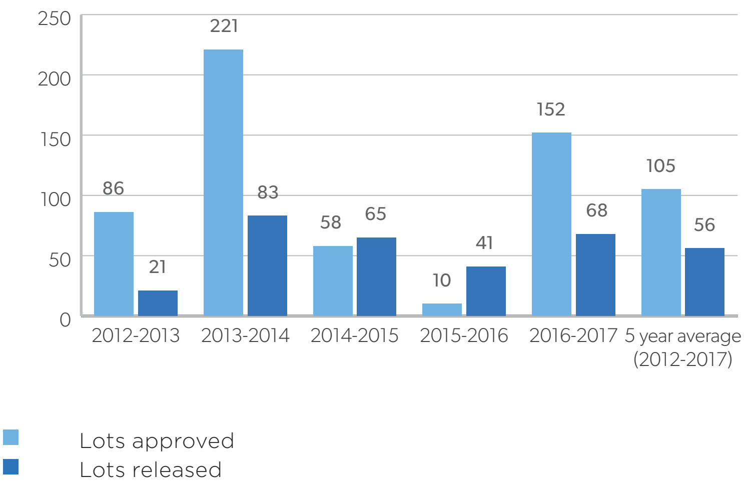
	Residential lots	Rural residential lots	Total
Approvals	152	9	**161**
Releases	68	22	**90**

The number of residential lots approved and released in 2016-17 were higher than the five year average. (Figure 60)

Table 42: *Byron LGA residential subdivision activity*

Year	Lots Approved	Lots released
2012-13:	86	21
2013-14:	221	83
2014-15:	58	65
2015-16:	10	41
2016-17:	152	68
2012-17	**527**	**278**

Figure 60: *Byron LGA residential subdivision trends*



The majority of residential lots approved in 2016-17 were located in Brunswick Heads and Mullumbimby. The majority of residential lots released in 2016-17 were located in Bangalow and Mullumbimby.

Table 43: Byron LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Bangalow	12	25
Byron Bay/Suffolk Park	10	4
Mullumbimby	50	25
Ocean Shores	19	14
Brunswick Heads	61	0
Rural remainder	0	0
Byron LGA	**152**	**68**

Kyogle

Kyogle

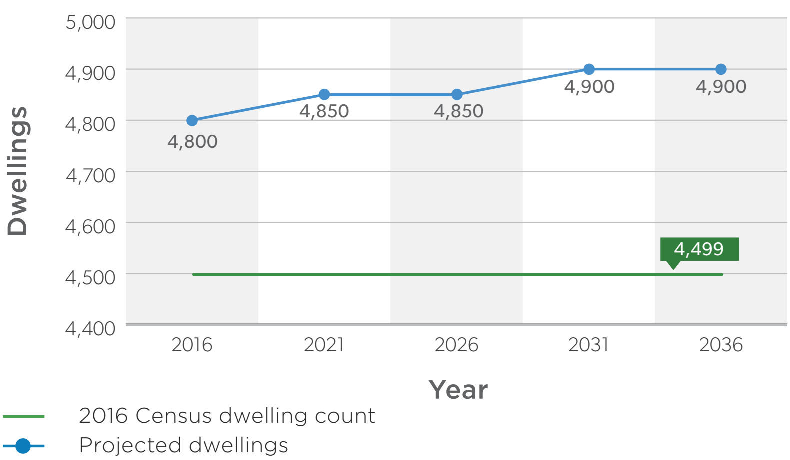
Key statistics

- Resident Population (2016): 8,940 persons
- Annual Housing Delivery Target (2016-36): 5 dwellings
- Residential Land Stock (undeveloped, 2016-17): 170 hectares
- Employment Land Stock (undeveloped, 2016-17): 82 hectares

Population and housing projections

The population of the Kyogle local government area (LGA) is expected to grow to 9,550 persons by 2036. The total number of houses in the Kyogle LGA is expected to grow to 4,900 homes in response to projected dwelling demand. (Figure 61)

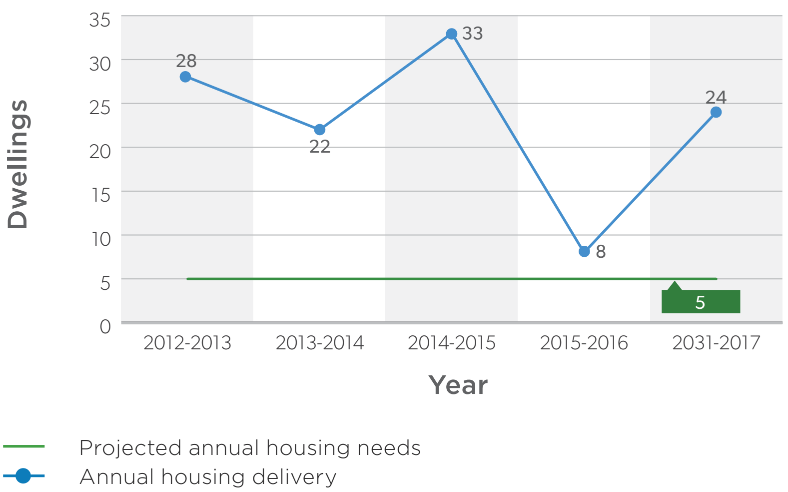
Figure 61: Kyogle LGA projected housing needs



For the period between 2016 and 2036, it is projected that 100 new dwellings will be required in the Kyogle LGA, which is an average of 5 dwellings per year. In 2016-17, 24 dwellings were commenced in the Kyogle LGA which is well above the projected housing needs for the same year and higher than five year average for dwelling delivery. (Figure 62)

Approvals for the same period were also higher than projected housing needs at 32 dwellings.

Figure 62: Kyogle LGA housing delivery performance



Housing approvals

A total of 32 dwellings were approved in the Kyogle LGA in 2016-17. This was higher than the number of approvals for the prior reporting period and above the average for the five year trend period. (Figure 63)

Figure 63: Kyogle LGA housing approval trends

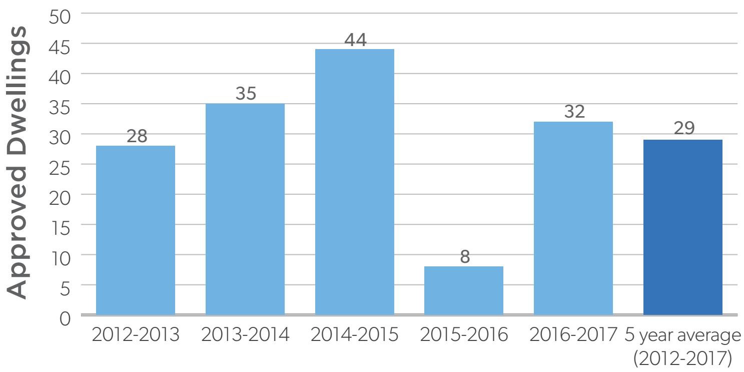
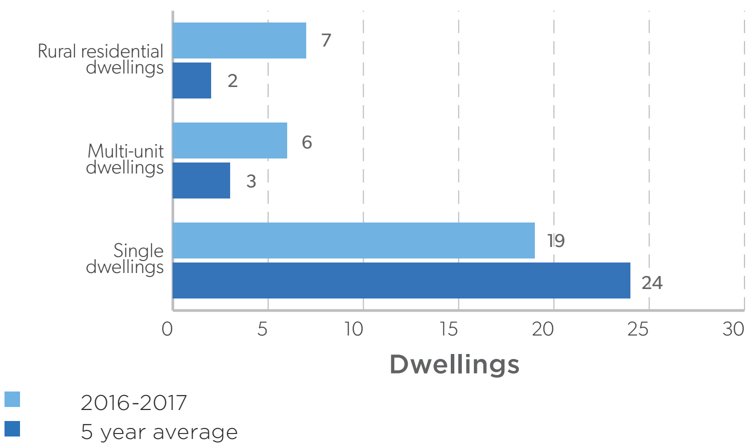


Table 44: Kyogle LGA housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	28	0	0	**28**
2013-14:	31	4	0	**35**
2014-15:	38	5	1	**44**
2015-16:	6	0	2	**8**
2016-17:	19	6	7	**32**
2012-17	**122**	**15**	**10**	**147**

Around 78 per cent of approved dwellings were focused in the urban growth areas, 22 per cent of approvals were for rural residential housing. (Figure 64)

Figure 64: Kyogle LGA housing approvals

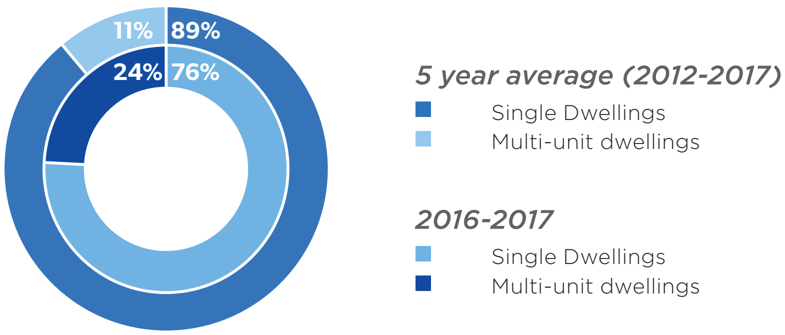


Of the dwellings approved in the urban growth areas in 2016-17, 76 per cent were single dwellings and 24 per cent were multi-unit dwellings. (Figure 65)

Table 45: Kyogle LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	28	100%	0	**0%**
2013-14:	31	89%	4	**11%**
2014-15:	38	88%	5	**12%**
2015-16:	6	100%	0	**0%**
2016-17:	19	76%	6	**24%**
2012-17	**122**	**89%**	**15**	**11%**

Figure 65: Kyogle LGA residential housing approval mix



The majority the Kyogle LGA's approved dwellings were located across the LGA's rural villages.

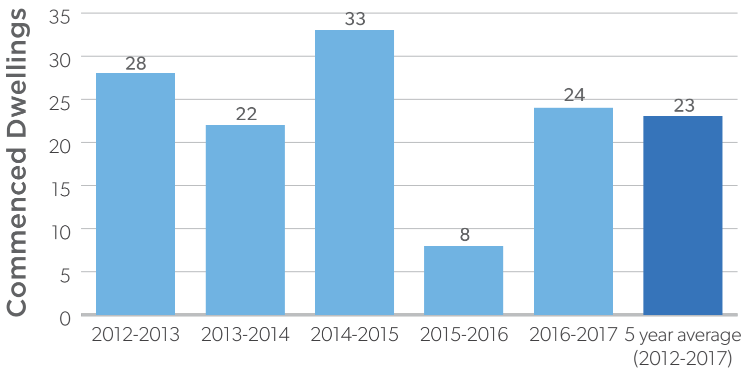
Table 46: Kyogle LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Kyogle	2	0	2
Rural remainder	17	6	23
Kyogle LGA	**19**	**6**	**25**

Housing delivery

In 2016-17, 24 dwellings were commenced across the Kyogle LGA. This was above the average for the five year reporting period. (Figure 66)

Figure 66: Kyogle LGA housing delivery trends



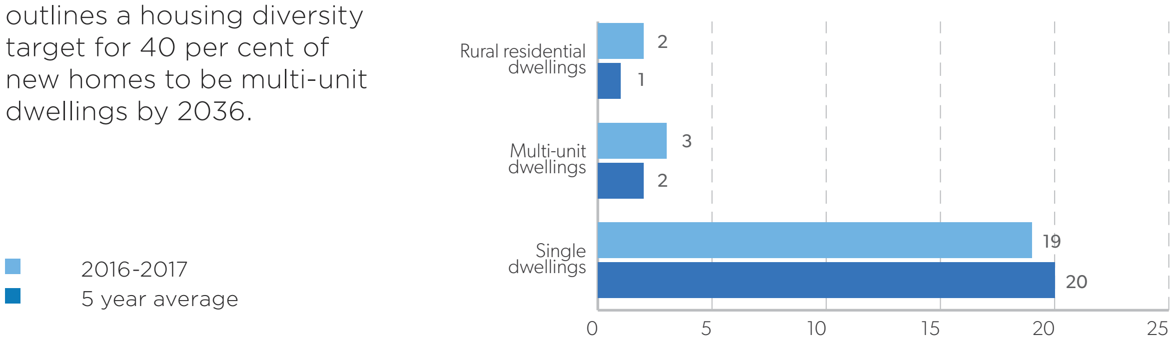
Almost all of Kyogle's housing commencements were located in the urban growth areas. Two rural residential dwellings were commenced in 2016-17. (Figure 67)

As at the 2016 Census, 96 per cent of the Kyogle LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 47: Kyogle LGA housing delivery trends by type

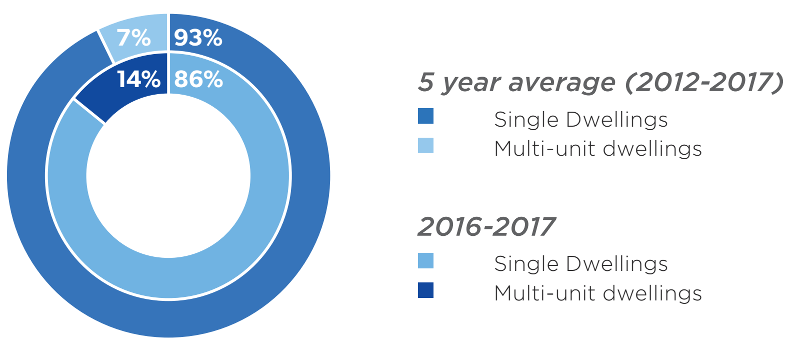
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	28	0	0	**28**
2013-14:	22	0	0	**22**
2014-15:	27	5	1	**33**
2015-16:	6	0	2	**8**
2016-17:	19	3	2	**24**
2012-17	**102**	**8**	**5**	**115**

Figure 67: Kyogle LGA housing commencements



In 2016-17, 86 per cent of residential housing commencements were single dwellings and 14 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target but is an improvement on the five year average. (Figure 68)

Figure 68: Kyogle LGA residential housing delivery mix



Housing approvals can be compared with housing commencements to determine the housing delivery ratio. The ratio can provide insight into how many housing approvals are ultimately being constructed.

In 2016-17, there were 32 dwellings approved compared to 24 commencements resulting in a housing delivery ratio of 1:0.8. (Table 49)

Table 48: ***Kyogle LGA residential housing commencements by locality, 2016-17***

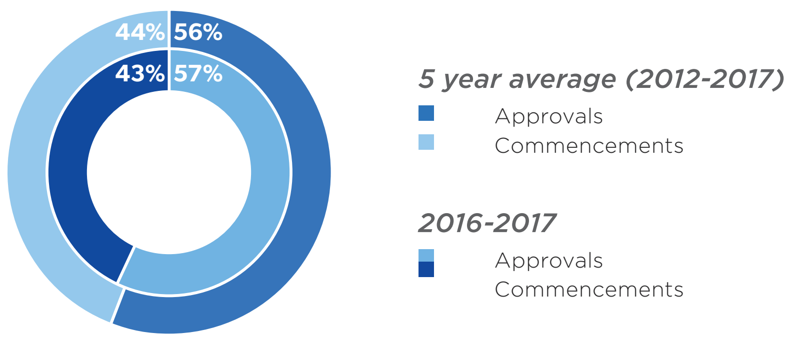
Locality	Single dwellings	Multi-unit dwellings	Total commencements
Kyogle	1	0	1
Rural remainder	18	3	21
Kyogle LGA	**19**	**3**	**22**

The share of housing commencements in relation to total housing activity in 2016-17 was just below the five year trend. (Figure 69)

Table 49: ***Kyogle LGA housing delivery ratio***

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	28	28	1:1
2013-14:	35	22	1:0.6
2014-15:	44	33	1:0.8
2015-16:	8	8	1:1
2016-17:	32	24	1:0.8
2012-17	**147**	**115**	**1:0.8**

Figure 69: ***Kyogle LGA housing delivery performance***



Comparing the delivery ratio across different dwelling types for 2016-17, single dwellings had a delivery ratio of 1:1 followed by multi-unit dwellings at 1:0.5 and rural residential dwellings at 1:0.3.

Table 50: ***Kyogle LGA housing delivery ratio by housing type***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:1	-	-
2013-14:	1:0.7	4:0	-
2014-15:	1:0.7	1:1	1:1
2015-16:	1:1	-	1:1
2016-17:	1:1	1:0.5	1:0.3
2012-17	**1:0.8**	**1:0.5**	**1:0.5**

Subdivision activity

In 2016-17, two residential lots were approved across the Kyogle LGA. Two rural residential lots were released over the same period. There were no residential lots released in 2016-17.

Table 51: Kyogle LGA subdivision activity, 2016-2017

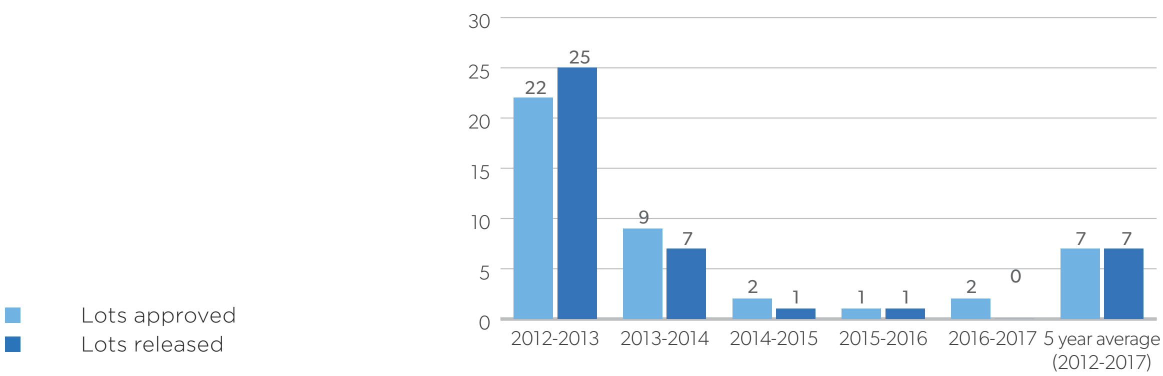
	Residential lots	Rural residential lots	Total
Approvals	2	0	**2**
Releases	0	2	**2**

The number of residential lots approved and released in 2016-17 was lower than the five year average. (Figure 70)

Table 52: Kyogle LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	22	25
2013-14:	9	7
2014-15:	2	1
2015-16:	1	1
2016-17:	2	0
2012-17	**36**	**34**

Figure 70: Kyogle LGA residential subdivision trends



Residential subdivision activity was low in 2016-17, two lots were approved in Kyogle and no lots were released.

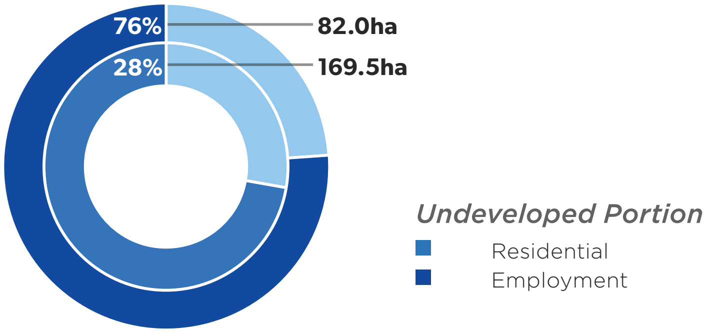
Table 53: Kyogle LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Kyogle	2	0
Rural remainder	0	0
Kyogle LGA	**2**	**0**

Land availability

In 2016-17, there was almost 604 hectares of zoned residential land in the Kyogle LGA. Of this, an approximately 170 hectares of residential land remained undeveloped. An estimated 107 hectares of zoned employment land exists within the LGA. Of this, around 82 hectares remains undeveloped. (Figure 71)

Figure 71: Kyogle LGA residential and employment land availability, 2016-17



Much of the Kyogle LGA's undeveloped residential and employment land is concentrated in Kyogle.

Table 54: Kyogle LGA residential land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Kyogle	379.0	125.0
Rural remainder	225.0	44.5
Kyogle LGA	**604.0**	**169.5**

Table 55: Kyogle LGA employment land availability by locality

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Kyogle	107.5	82.0
Kyogle LGA	**107.5**	**82.0**

Lismore

Lismore

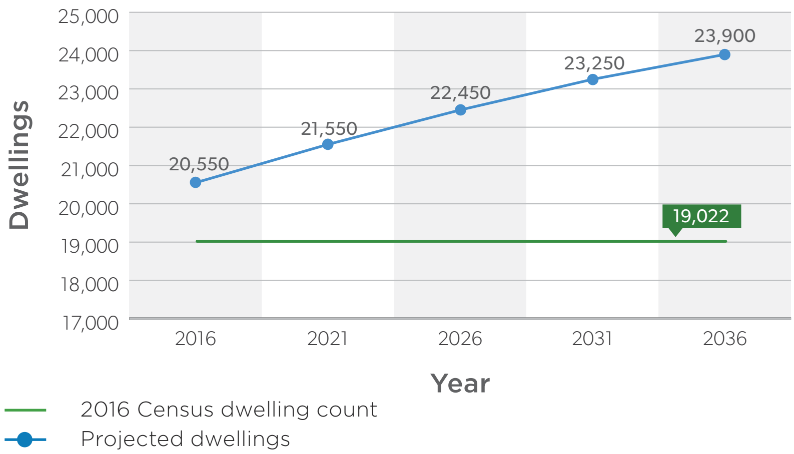
Key statistics

- Resident Population (2016): 43,135 persons
- Annual Housing Delivery Target (2016-2036): 168 dwellings
- Residential Land Stock (undeveloped, 2016-17): 415 hectares
- Employment Land Stock (undeveloped, 2016-17): 53 hectares

Population and housing projections

The population of the Lismore local government area is expected to grow to 51,750 persons by 2036 which equates to an average annual growth rate of 1.0 per cent. The total number of houses in the Lismore LGA is expected to grow to 23,900 homes in response to projected dwelling demand. (Figure 72)

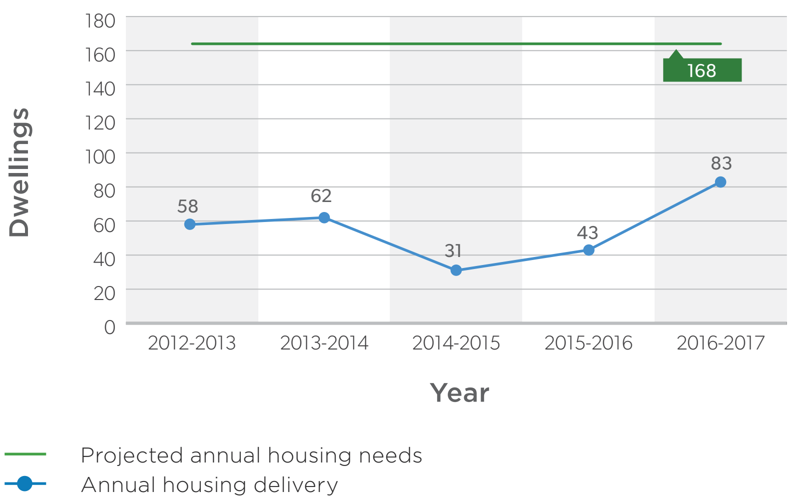
Figure 72: Lismore LGA projected housing needs



For the period between 2016 and 2036, it is projected that 3,350 new dwellings will be required in the Lismore LGA which is an average of 168 dwellings per year. In the 2016-17 financial year 83 dwellings were commenced in the Lismore LGA which is below the projected dwellings needs for the same year but significantly greater than the five year average for dwelling delivery. (Figure 73)

Approvals for the same period were also significantly higher than previous reporting years but below the annual housing delivery target at 85 dwellings. (Table 56)

Figure 73: Lismore LGA housing delivery performance



Housing approvals

A total of 85 dwellings were approved in the Lismore LGA in 2016-17. This was the highest number of approvals over the five year trend period. (Figure 74)

Figure 74: *Lismore LGA housing approval trends*

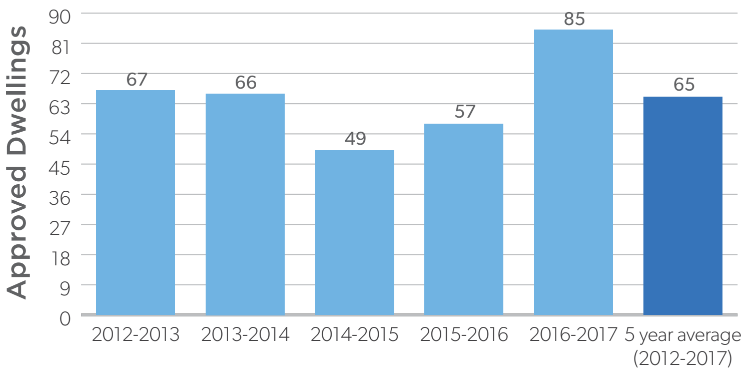
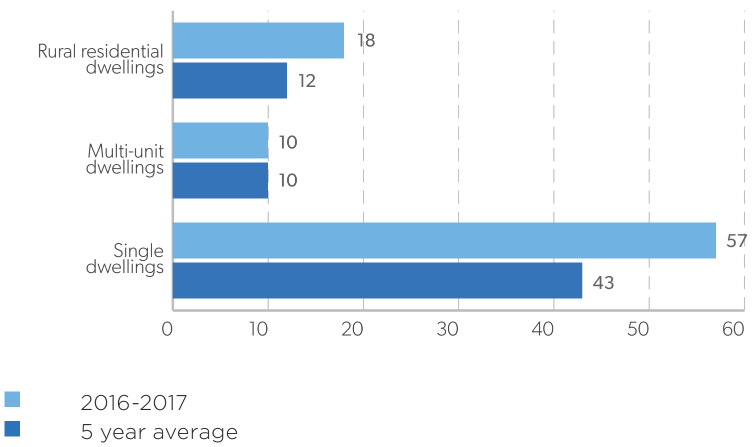


Table 56: *Lismore LGA housing approval trends*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	42	14	11	**67**
2013-14:	48	8	10	**66**
2014-15:	30	7	12	**49**
2015-16:	39	11	7	**57**
2016-17:	57	10	18	**85**
2012-17	**216**	**50**	**58**	**324**

Around 79 per cent of housing approvals were focused in the urban growth areas, 21 per cent of approvals were for rural residential dwellings. (Figure 75)

Figure 75: *Lismore LGA housing approvals*

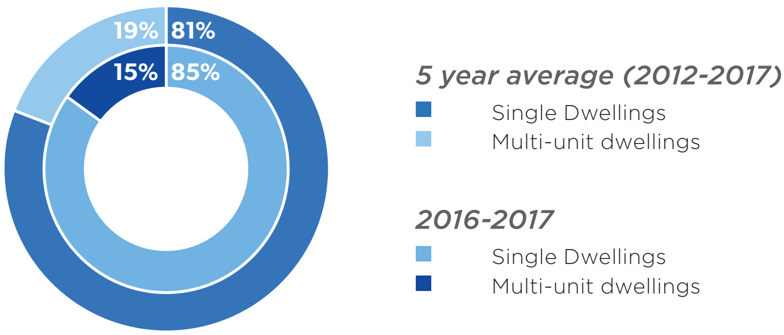


Of the dwellings approved in the urban growth areas in 2016-17, 85 per cent were single dwellings and 15 per cent were multi-unit dwellings. (Figure 76)

Table 57: Lismore LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	42	75%	14	**25%**
2013-14:	48	86%	8	**14%**
2014-15:	30	81%	7	**19%**
2015-16:	39	78%	11	**22%**
2016-17:	57	85%	10	**15%**
2012-17	**216**	**81%**	**50**	19%

Figure 76: Lismore LGA residential housing approval mix



The majority of approved dwellings were focused in and around Lismore and to a lesser degree, Caniaba.

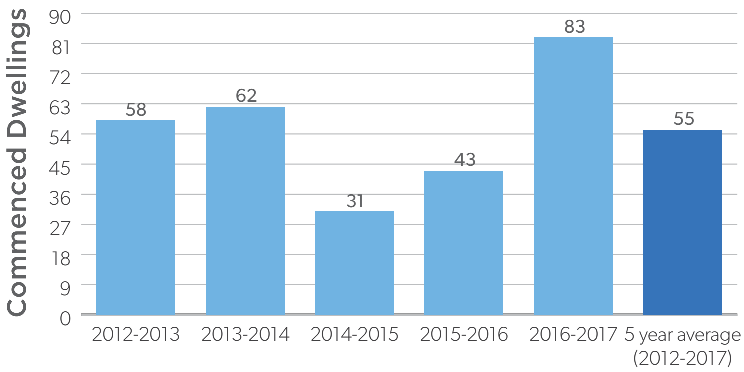
Table 58: Lismore LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Lismore	28	8	36
Bexhill	1	0	1
Nimbin	6	1	7
Clunes	0	0	0
Dunoon	6	1	7
Caniaba	15	0	15
Wyrallah	0	0	0
Rural remainder	1	0	1
The Cannon	0	0	0
Lismore LGA	**57**	**10**	**67**

Housing delivery

In 2016-17, 83 dwellings were commenced across the Lismore LGA. This was the highest number of commencements over the five year trend analysis period. (Figure 77)

***Figure 77:** Lismore LGA housing delivery trends*



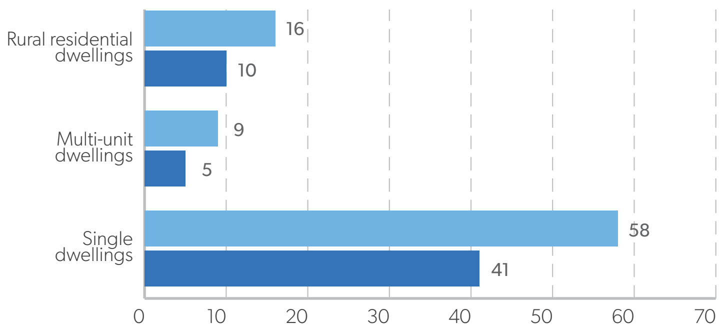
Around 81 per cent of the Lismore LGA's housing commencements were focused in the urban growth areas, 19 per cent of commencements were rural residential dwellings. (Figure 78)

As at the 2016 Census, 83 per cent of the Lismore LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

***Table 59:** Lismore LGA housing delivery trends by type*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	43	4	11	**58**
2013-14:	46	6	10	**62**
2014-15:	22	3	6	**31**
2015-16:	36	2	5	**43**
2016-17:	58	9	16	**83**
2012-17	**205**	**24**	**48**	**277**

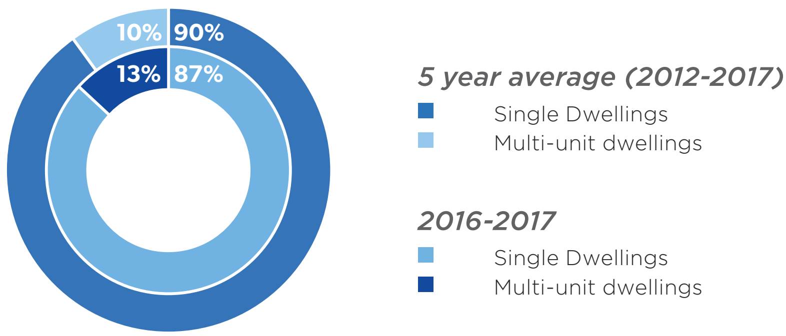
***Figure 78:** Lismore LGA housing commencements*



2016-2017
5 year average

In 2016-17, 87 per cent of residential housing commencements were single dwellings and 13 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target but was a marginal improvement on the five year average achieved between 2012-13 and 2016-17. (Figure 79)

***Figure 79:** Lismore LGA residential housing delivery mix*



The majority of commenced dwellings were located in and around Lismore and to a lesser degree, Caniaba.

Table 60: Lismore LGA residential housing commencements by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total commencements
Lismore	27	7	34
Bexhill	1	0	1
Nimbin	6	1	7
Clunes	1	0	1
Dunoon	6	1	7
Caniaba	17	0	17
Wyrallah	0	0	0
Rural remainder	0	0	0
The Channon	0	0	0
Lismore LGA	**58**	**9**	**67**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

In 2016-17, there were 85 dwellings approved compared to 83 commencements. The housing delivery ratio was higher in 2016-17 than for the most recent reporting years (2012-2017) and above the five year average.

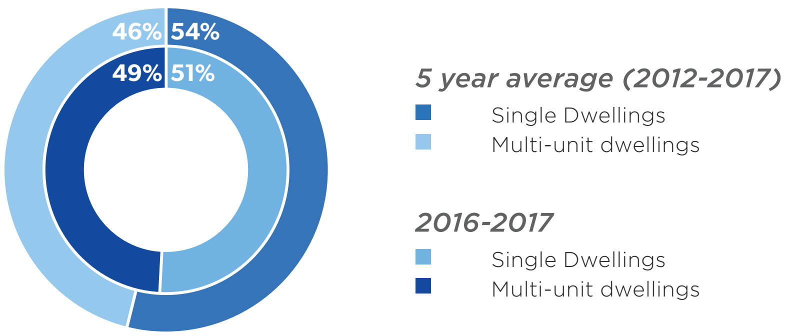
Housing commencements comprised a greater share of total housing activity in 2016-17 than for the five year trend period.

The share of housing commencements in relation to total housing activity in 2016-17 was an increase on the five year trend. (Figure 80)

Table 61: Lismore LGA housing delivery ratio

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	67	58	1:0.9
2013-14:	66	62	1:0.9
2014-15:	49	31	1:0.6
2015-16:	57	43	1:0.8
2016-17:	85	83	1:1
2012-17	**324**	**277**	**1:0.9**

Figure 80: Lismore LGA housing delivery performance



Comparing the delivery ratio across different dwelling types, single dwellings had the highest rate of delivery in 2016-17 at 1:1, followed by multi-unit and rural residential dwellings.

Table 62: Lismore LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:1	1:0.3	1:1
2013-14:	1:1	1:0.8	1:1
2014-15:	1:0.7	1:0.4	1:0.5
2015-16:	1:0.9	1:0.2	1:0.7
2016-17:	1:1	1:0.9	1:0.9
2012-17	**1:0.9**	**1:0.5**	**1:0.8**

Subdivision activity

In 2016-17, 141 lots were approved across the Lismore LGA. There were 165 lots released over the same period. There were no rural residential lots approved or released in 2016-17. (Figure 81)

***Table 63:** Lismore LGA subdivision activity, 2016-2017*

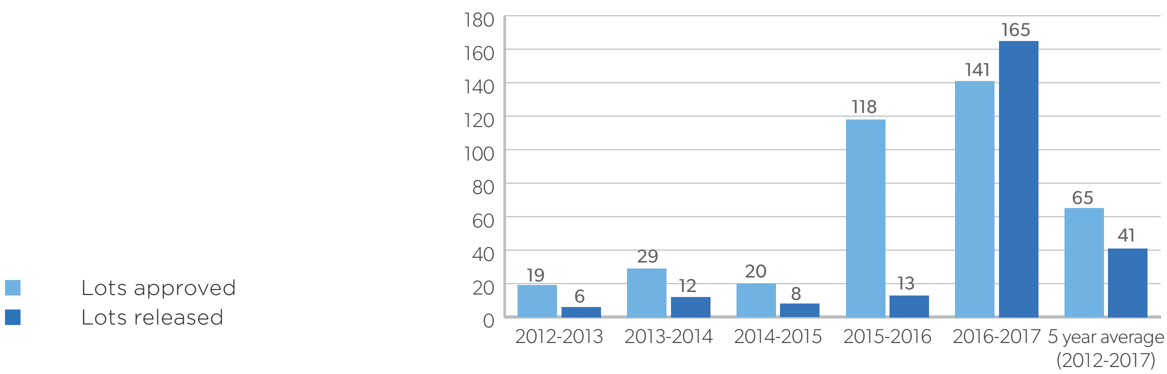
	Residential lots	Rural residential lots	Total
Approvals	141	0	**141**
Releases	165	0	**165**

Residential lot approvals and releases in 2016-17 were at their highest over the five year analysis period.

***Table 64:** Lismore LGA residential subdivision activity*

Year	Lots Approved	Lots released
2012-13:	19	6
2013-14:	29	12
2014-15:	20	8
2015-16:	118	13
2016-17:	141	165
2012-17	**327**	**204**

***Figure 81:** Lismore LGA residential subdivision trends*



The majority of residential lots approved and released in 2016-17 were located in Lismore.

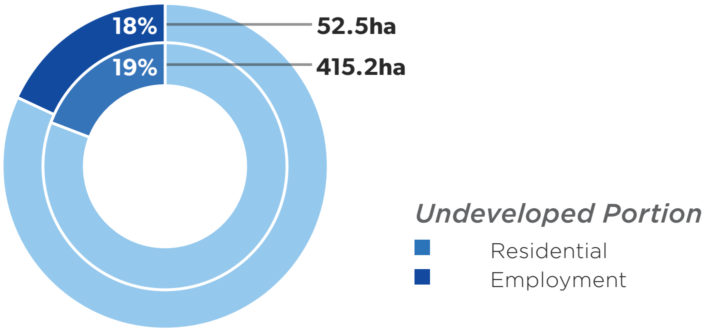
***Table 65:** Lismore LGA residential subdivision activity by locality, 2016-17*

Locality	Lots approved	Lots released
Lismore	138	164
Bexhill	0	0
Nimbin	0	0
Clunes	0	0
Dunoon	0	0
Caniaba	0	0
Wyrallah	0	0
Rural remainder	3	1
The Channon	0	0
Lismore LGA	**141**	**165**

Land availability

In 2016-17, there was almost 2,183 hectares of zoned residential land in the Lismore LGA. Of this, an estimated 415 hectares remained undeveloped. An estimated 292 hectares of zoned employment land exists within the LGA. Of this, around 53 hectares remains undeveloped. (Figure 82)

Figure 82: Lismore LGA residential and employment land availability, 2016-17



The majority of undeveloped residential and employment land is concentrated in and around Lismore.

Table 66: Lismore LGA residential land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Lismore	1803.0	379.6
Bexhill	23.3	0.0
Nimbin	103.3	17.5
Clunes	64.7	8.9
Dunoon	63.8	0.0
Caniaba	73.8	9.3
Wyrallah	17.5	0.0
Rural remainder	15.6	0.0
The Channon	17.6	0.0
Lismore LGA	**2,182.5**	**415.2**

Table 67: Lismore LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Lismore	292.1	52.5
Lismore LGA	**292.1**	**52.5**

Casino

Richmond Valley

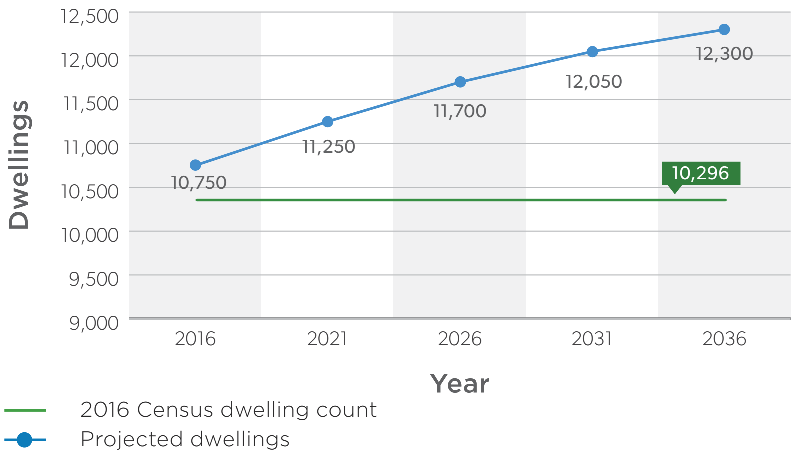
Key statistics

- Resident Population (2016): 22,807 persons
- Annual Housing Delivery Target (2016-36): 78 dwellings
- Residential Land Stock (undeveloped, 2016-17): 185 hectares
- Employment Land Stock (undeveloped, 2015-16): 77 hectares

Population and housing projections

The population of the Richmond Valley local government area (LGA) is expected to grow to 25,650 persons by 2036 which equates to an average annual growth rate of 0.6 per cent. The total number of houses in the Richmond Valley LGA is expected to grow to 12,300 homes in response to projected dwelling demand. (Figure 83)

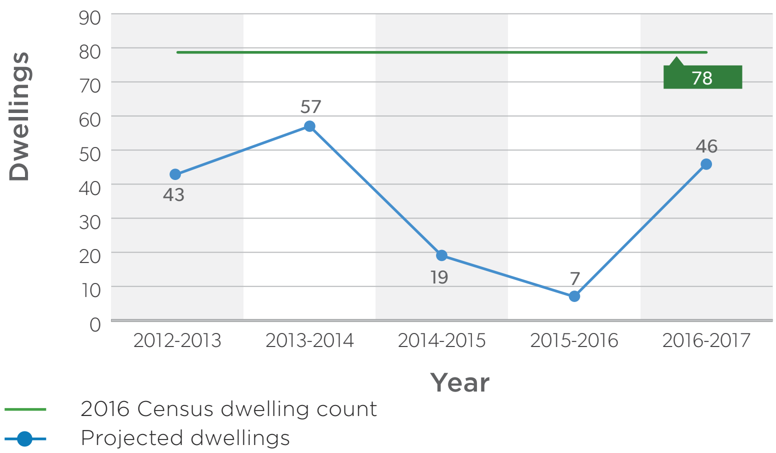
***Figure 83:** Richmond Valley LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 1,550 new dwellings will be required in the Richmond Valley LGA which is an average of 78 dwellings per year. In 2016-2017, 46 dwellings were commenced in the Richmond Valley LGA which is below the housing delivery target for the same year but above the five year average for dwelling delivery. (Figure 84)

Approvals for the same period were higher than previous reporting years at 76 dwellings.

***Figure 84:** Richmond Valley LGA housing delivery performance*



Housing approvals

Housing approvals across the Richmond Valley LGA totaled 76 dwellings in 2016-17, this was the highest number of approvals over the five year analysis period. (Figure 85)

Figure 85: *Richmond Valley LGA housing approval trends*

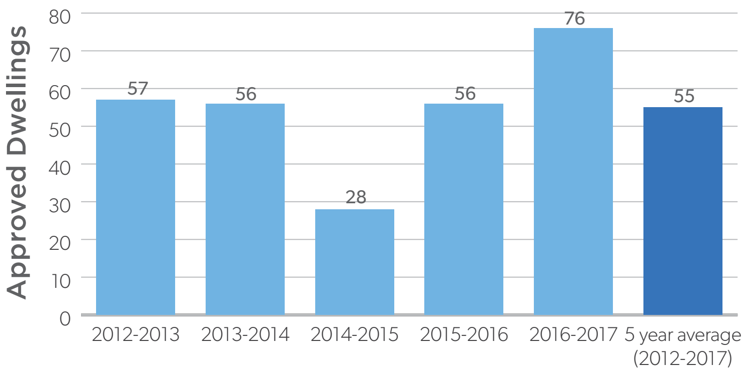
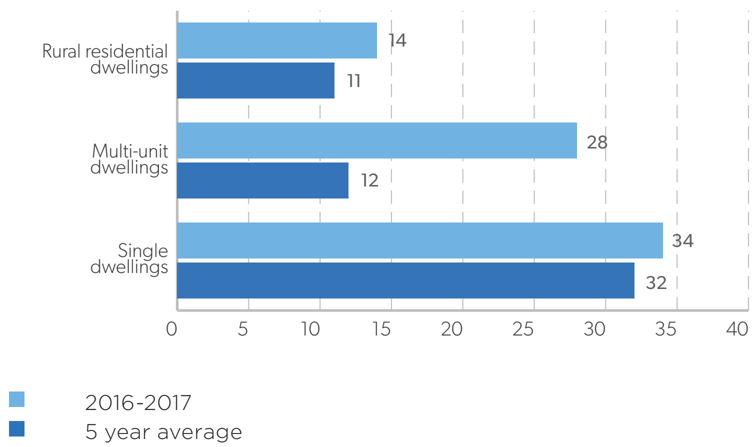


Table 68: *Richmond Valley LGA housing approval trends*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	29	22	6	**57**
2013-14:	36	4	16	**56**
2014-15:	14	2	12	**28**
2015-16:	47	4	5	**56**
2016-17:	34	28	14	**76**
2012-17	**160**	**60**	**53**	**273**

Around 82 per cent of housing approvals were focused in the urban growth areas and 19 per cent of approvals were for rural residential dwellings. (Figure 86)

Figure 86: *Richmond Valley LGA housing approvals*

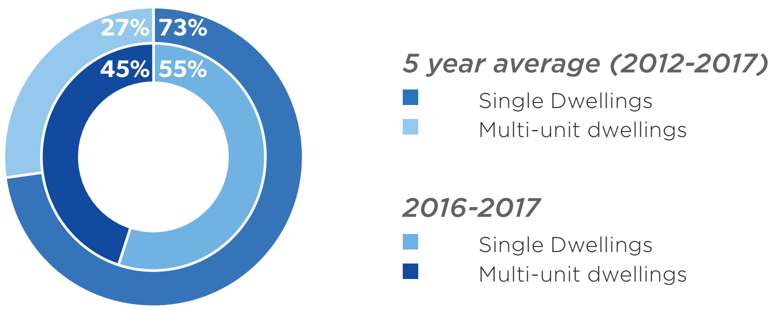


Of the dwellings approved in the urban growth areas in 2016-17, 55 per cent were single dwellings and 45 per cent were for multi-unit dwellings. (Figure 87)

Table 69: Richmond Valley LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	29	57%	22	**43%**
2013-14:	36	90%	4	**10%**
2014-15:	14	88%	2	**13%**
2015-16:	47	92%	4	**8%**
2016-17:	34	55%	28	**45%**
2012-17	**160**	**73%**	**60**	**27%**

Figure 87: Richmond Valley residential housing approval mix



The majority of residential approvals were focused in and around Casino and across the LGA's rural villages.

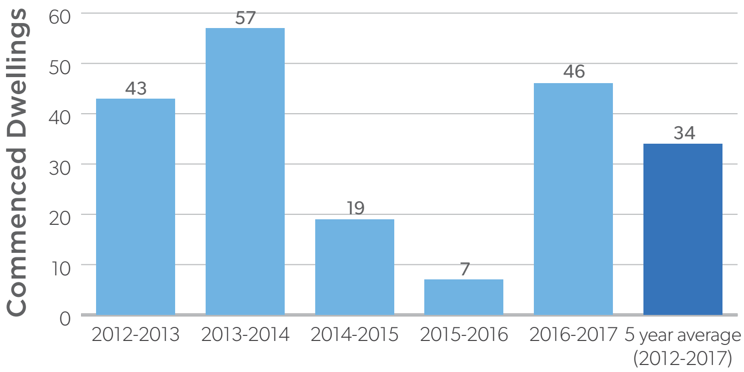
Table 70: Richmond Valley LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Casino	12	12	24
Evans Head	2	14	16
Rural remainder	20	2	22
Richmond Valley LGA	**34**	**28**	**62**

Housing delivery

In 2016-17, 46 dwellings were commenced across the Richmond Valley LGA. This was above the five year average for the analysis period. (Figure 88)

Figure 88: *Richmond Valley LGA housing delivery trends*



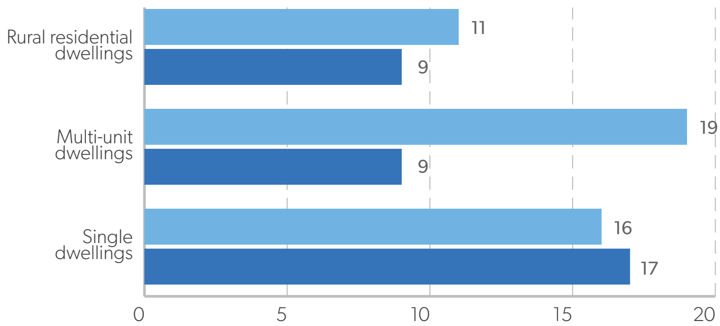
Of commenced dwellings 76 per cent were located in the urban growth areas and 24 per cent of commencements were rural residential dwellings. (Figure 89)

As at the 2016 Census, 84 per cent of the Richmond Valley LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 71: *Richmond Valley Lismore LGA housing delivery trends by type*

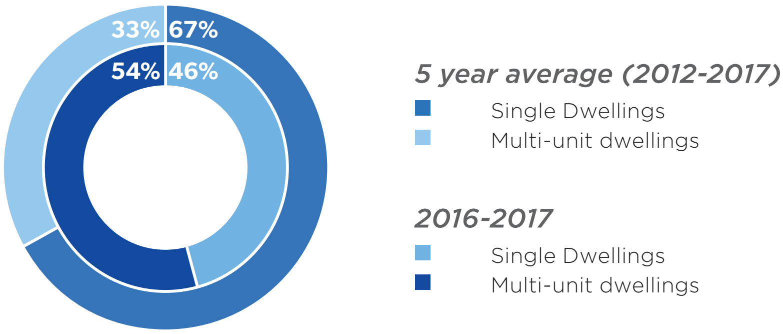
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	26	9	8	**43**
2013-14:	30	12	15	**57**
2014-15:	9	1	9	**19**
2015-16:	5	2	0	**7**
2016-17:	16	19	11	**46**
2012-17	**86**	**43**	**43**	**172**

Figure 89: *Richmond Valley LGA housing commencements*



In 2016-17, 46 per cent of residential housing commencements were single dwellings and 54 per cent were multi-unit dwellings. The housing delivery mix achieved in 2016-17 exceeds both the housing mix target and the five year average. (Figure 90)

Figure 90: *Richmond Valley LGA residential housing delivery mix*



The majority of commenced dwellings were located in Casino and Evans Head.

Table 72: Richmond Valley LGA residential housing commencements by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total comm-encements
Casino	5	8	13
Evans Head	3	9	12
Rural remainder	8	2	10
Richmond Valley LGA	**16**	**19**	**35**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

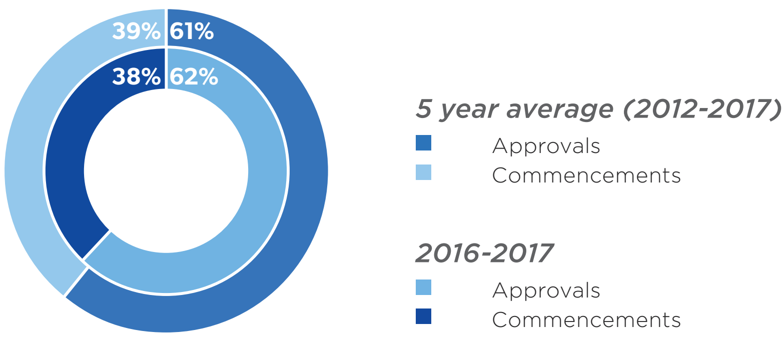
In 2016-17, there were 76 dwellings approved compared to 46 commencements. The housing delivery ratio for 2016-17 was consistent with the five year trend. (Table 73)

The share of housing commencements in relation to total housing activity in 2016-17 was generally consistent with the five year trend. (Figure 91)

Table 73: Richmond Valley LGA housing delivery ratio

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	57	43	1:0.8
2013-14:	56	57	1:1
2014-15:	28	19	1:0.7
2015-16:	56	7	1:0.1
2016-17:	76	46	1:0.6
2012-17	**273**	**172**	**1:0.6**

Figure 91: Richmond Valley LGA housing delivery performance



Comparing the delivery ratio across different dwelling types, rural residential dwellings had the highest rate of delivery in 2016-17 at 1:0.8, followed by multi-unit dwellings at 1:0.7 and single dwellings at 1:0.5.

Table 74: Richmond Valley LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.9	1:0.4	1:1.3
2013-14:	1:0.8	1:3	1:0.9
2014-15:	1:0.6	1:0.5	1:0.8
2015-16:	1:0.1	1:0.5	5:0
2016-17:	1:0.5	1:0.7	1:0.8
2012-17	**1:0.5**	**1:0.7**	**1:0.8**

Subdivision activity

In 2016-17, 81 lots were approved across the Richmond Valley LGA. There were 34 lots released over the same period. There were no rural residential lots approved or released in 2016-17.

Table 75: *Richmond Valley LGA subdivision activity, 2016-2017*

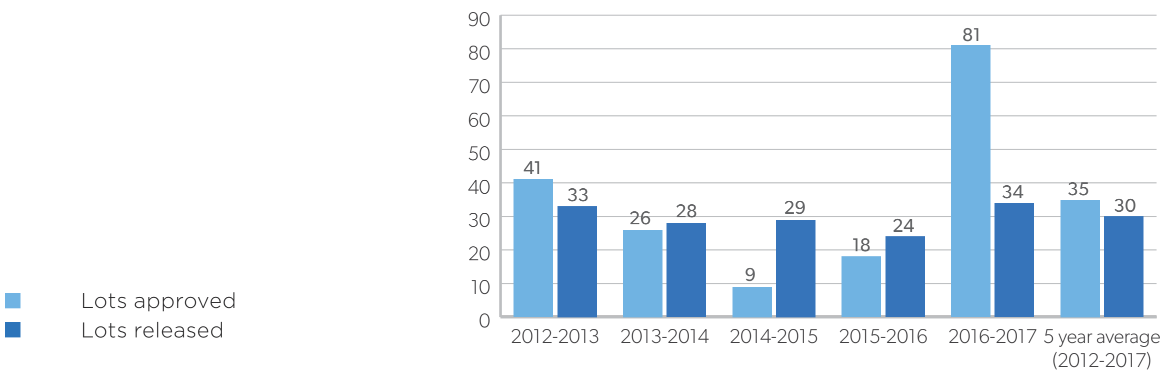
	Residential lots	Rural residential lots	Total
Approvals	81	0	**81**
Releases	34	0	**34**

Residential lot approvals and releases were higher in 2016-17 than both the five year average and all prior reporting years. (Figure 92)

Table 76: *Richmond Valley LGA residential subdivision activity*

Year	Lots Approved	Lots released
2012-13:	41	33
2013-14:	26	28
2014-15:	9	29
2015-16:	18	24
2016-17:	81	34
2012-17	**175**	**148**

Figure 92: *Richmond Valley LGA residential subdivision trends*



The majority of residential approved and released were located in and around Casino.

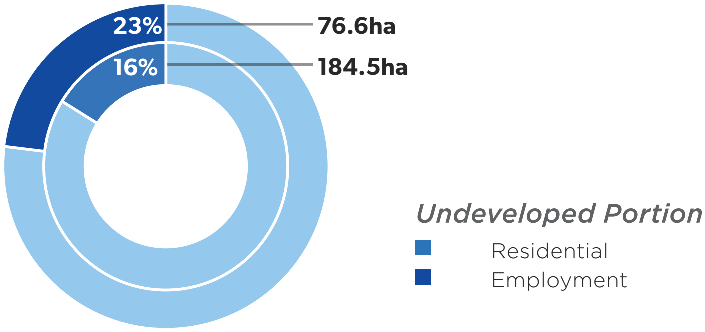
Table 77: *Richmond Valley LGA residential subdivision activity by locality, 2016-17*

Locality	Lots approved	Lots released
Casino	58	15
Evans Head	0	6
Rural remainder	23	13
Richmond Valley LGA	**81**	**34**

Land availability

In 2016-17, there was almost 1,137 hectares of zoned residential land in the Richmond Valley LGA. Of this, an estimated 185 hectares remained undeveloped. An estimated 332 hectares of zoned employment land exists within the LGA. Of this, around 77 hectares remains undeveloped. (Figure 93)

Figure 93: Richmond Valley LGA residential and employment land availability, 2016-17



Undeveloped residential land is located across Evans Head, rural villages throughout the Richmond Valley and in Casino.

Table 78: Richmond Valley LGA residential land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Casino	582.3	38.6
Evans Head	203.0	53.5
Rural remainder	351.1	92.4
Richmond Valley LGA	**1,137.4**	**184.5**

The majority of undeveloped employment land is concentrated in and around Casino.

Table 79: Richmond Valley LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Casino	297.8	69.7
Evans Head	17.2	6.6
Rural remainder	17.3	0.3
Richmond Valley LGA	**332.3**	**76.6**

Murwillumbah

Tweed

Key statistics

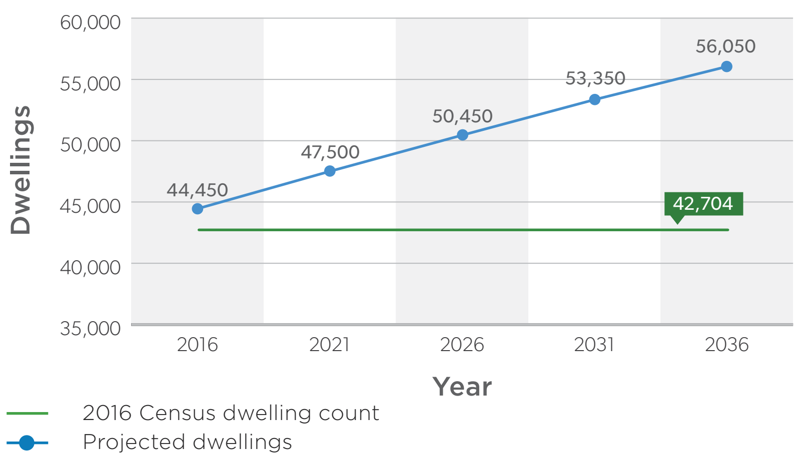
- Resident Population (2016): 91,371 persons
- Annual Housing Delivery Target (2016-36): 580 dwellings
- Housing approvals (2016-17): 436 dwellings
- Housing commencements (2016-17): 338 dwellings

Note: Tweed Shire Council did not submit estimates of available employment and residential land for this financial year. As such, a land availability summary could not be developed for the Tweed LGA.

Population and housing projections

The population of the Tweed local government area (LGA) is expected to grow to 115,350 persons by 2036 which equates to an average annual growth rate of 1.3 per cent. The total number of houses in the Tweed LGA is expected to grow to 56,050 homes in response to expected dwelling demand. (Figure 94)

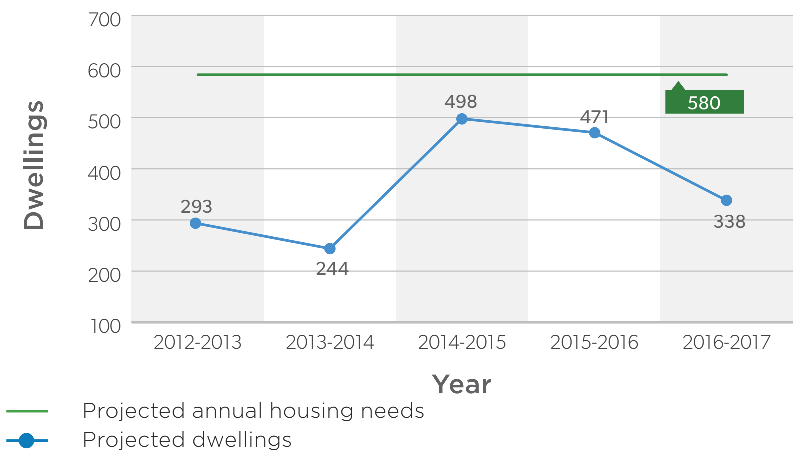
Figure 94: Tweed LGA projected housing needs



For the period between 2016 and 2036, it is projected that 11,600 new dwellings will be required in the Tweed LGA which is an average of 580 dwellings per year. In 2016-17, 338 dwellings were commenced in the Tweed LGA which is below the annual housing delivery target for the same year and significantly lower than commencements in recent reporting years. (Figure 95)

Approvals for the same period were also lower in 2016-17 than in recent reporting years at 436 dwellings.

Figure 95: Tweed LGA housing delivery performance



Housing approvals

In 2016-17, 436 dwellings were approved in the Tweed LGA, which is higher than the five year average. (Figure 96)

Figure 96: *Tweed LGA housing approval trends*

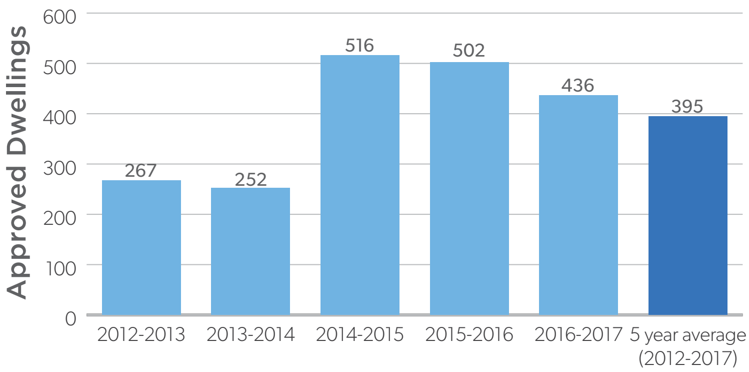
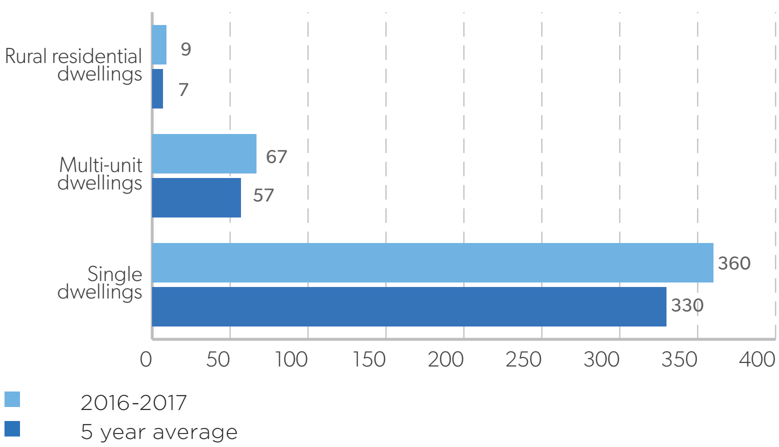


Table 80: *Tweed LGA housing approval trends*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	234	25	8	**267**
2013-14:	207	41	4	**252**
2014-15:	447	60	9	**516**
2015-16:	402	93	7	**502**
2016-17:	360	67	9	**436**
2012-17	**1,650**	**286**	**37**	**1,973**

Almost all of the houses approved were located in the urban growth areas, 2 per cent were rural residential dwellings. (Figure 97)

Figure 97: *Tweed LGA housing approvals*

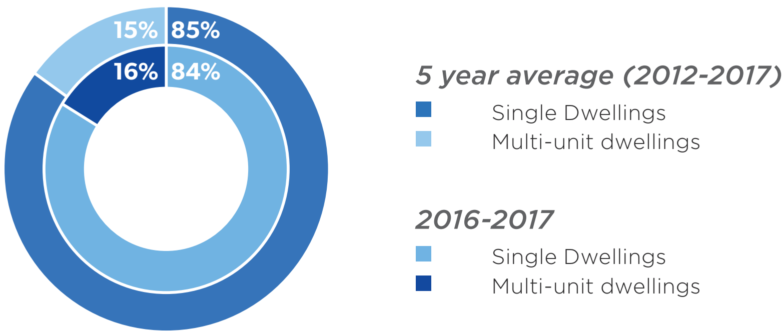


Of the dwellings approved in the urban growth areas in 2016-17, 84 per cent were single dwellings and 16 per cent were multi-unit dwellings. The mix of dwellings approved in 2016-17 was an increase on the five year average. (Figure 98)

***Table 81:** Tweed LGA residential housing approval trends*

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	234	90%	25	**10%**
2013-14:	207	83%	41	**17%**
2014-15:	447	88%	60	**12%**
2015-16:	402	81%	93	**19%**
2016-17:	360	84%	67	**16%**
2012-17	**1,650**	**85%**	**286**	**15%**

***Figure 98:** Tweed residential housing approval mix*



The majority of approved dwellings were located along the Tweed Coast.

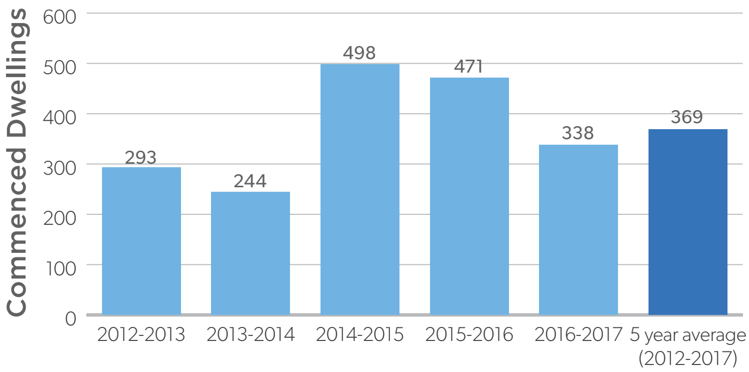
***Table 82:** Tweed LGA residential housing approvals by locality, 2016-17*

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Tweed Heads	4	14	18
Tweed Heads South/ Banora Point	16	24	40
Terranora	6	0	6
Bilambil/Bilambil Heights/Tweed Heads West	15	0	15
Cobaki/Cobaki Lakes	1	0	1
Murwillumbah/South Murwillumbah/Bray Park	75	0	75
Tweed Coast	193	29	222
Rural remainder and villages	50	0	50
Tweed LGA	**360**	**67**	**427**

Housing delivery

In 2016-17, 338 dwellings were commenced across the Tweed LGA. This was a reduction when compared with the preceding 2015-16 and 2014-15 reporting years but close to the five year delivery average. (Figure 99)

Figure 99: Tweed LGA housing delivery trends



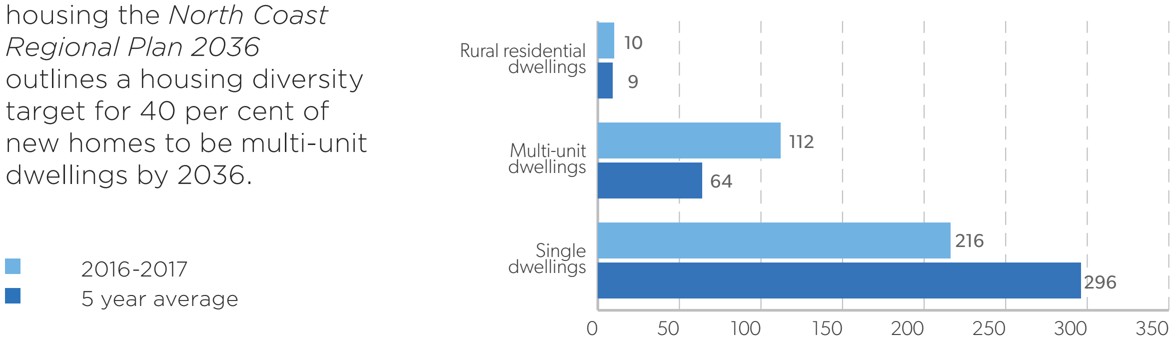
Almost all of the Tweed LGA's housing commencements were focused in the urban growth areas (97 per cent), 3 per cent of commencements were rural residential dwellings. (Figure 100)

As at the 2016 Census, 66 per cent of the Tweed LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 83: Tweed LGA housing delivery trends by type

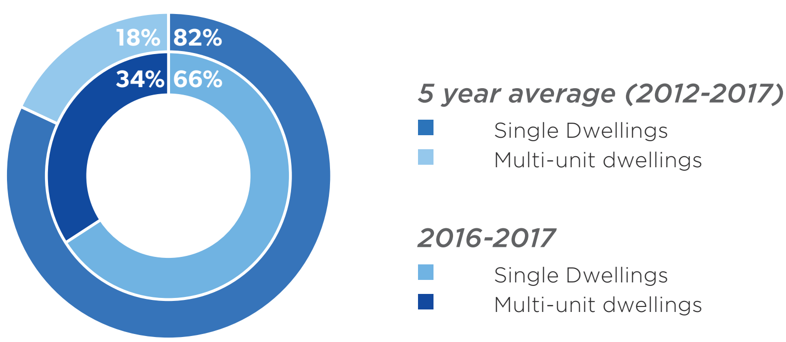
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	234	50	9	**293**
2013-14:	190	49	5	**244**
2014-15:	425	61	12	**498**
2015-16:	415	47	9	**471**
2016-17:	216	112	10	**338**
2012-17	**1,480**	**319**	**45**	**1,844**

Figure 100: Tweed LGA housing commencements



In 2016-17, 66 per cent of residential housing commencements were single dwellings and 34 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is close to the housing mix target and a significant improvement on the five year average. (Figure 101)

Figure 101: Tweed LGA residential housing delivery mix



The majority of commenced dwellings were located along the Tweed Coast. Tweed Heads South also accommodated the largest number of multi-unit dwellings in 2016-17.

Table 84: ***Tweed LGA residential housing commencements by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total commen-cements
Tweed Heads	3	26	29
Tweed Heads South/ Banora Point	5	47	52
Terranora	6	0	6
Bilambil/Bilambil Heights/Tweed	6	0	6
Cobaki/Cobaki Lakes	0	0	0
Murwillumbah/South Murwillumbah/ Bray Park	47	0	47
Tweed Coast	122	39	161
Rural remainder and villages	27	0	27
Tweed LGA	**216**	**112**	**328**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

In 2016-17, there were 436 dwellings approved compared to 338 commencements. The delivery ratio for 2016-17 was 1:0.8 which was lower than the five year average.

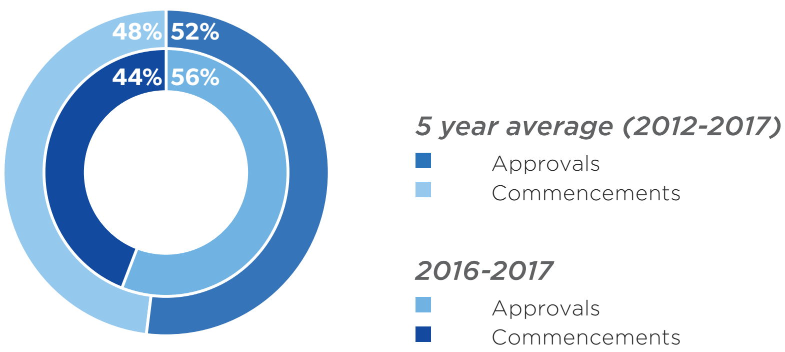
Housing commencements comprised a smaller share of total housing activity in 2016-17 than over the five year analysis period.

The share of housing commencements in relation to total housing activity in 2016-17 favoured approvals compared with the five year trend period. (Figure 102)

Table 85: ***Tweed LGA housing delivery ratio***

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	267	293	1:1.1
2013-14:	252	244	1:1
2014-15:	516	498	1:1
2015-16:	502	471	1:0.9
2016-17:	436	338	1:0.8
2012-17	**1,973**	**1,844**	**1:0.9**

Figure 102: ***Tweed LGA housing delivery performance***



Comparing the delivery ratio across different dwelling types, multi-unit dwellings had the highest rate of delivery in 2016-17 at 1:1.7, followed by rural residential dwellings at 1:1.1 and single dwellings at 1:0.6.

Table 86: Tweed LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:1	1:2	1:1.1
2013-14:	1:0.9	1:1.2	1:1.3
2014-15:	1:1	1:1	1:1.3
2015-16:	1:1	1:0.5	1:1.3
2016-17:	1:0.6	1:1.7	1:1.1
2012-17	**1:0.9**	**1:1.1**	**1:1.2**

Subdivision activity

In 2016-17, 123 lots were approved across the Tweed LGA. There were 263 lots released over the same period. Of these, 1 of the approved lots and 5 of the released lots were for rural residential development.

The number of residential lots approved in 2016-17 was below the five year trend. The number of residential lots released was consistent with the five year lot release average. (Figure 103)

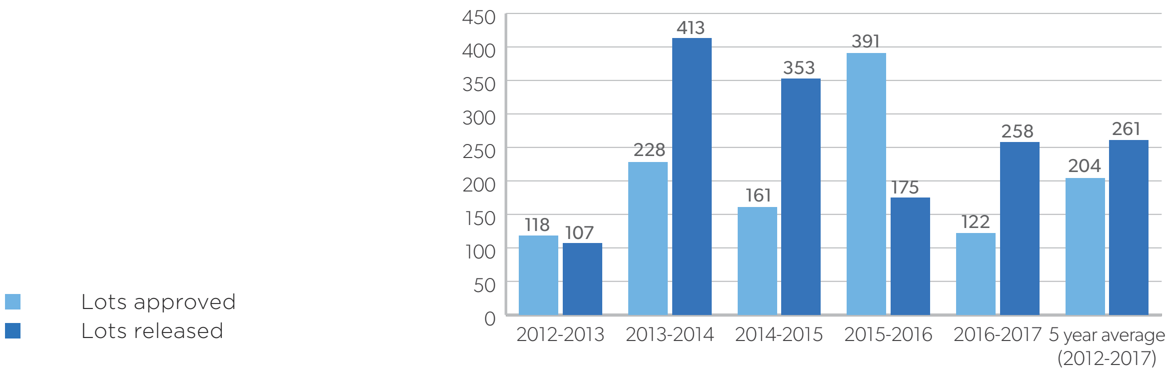
Table 87: Tweed LGA subdivision activity, 2016-2017

	Residential lots	Rural residential lots	Total
Approvals	122	1	**123**
Releases	258	5	**263**

Table 88: Tweed LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	118	107
2013-14:	228	413
2014-15:	161	353
2015-16:	391	175
2016-17:	122	258
2012-17	**1,020**	**1,306**

Figure 103: Tweed LGA residential subdivision trends



The majority of residential subdivision activity occurred on the Tweed Coast.

Table 89: Tweed LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Tweed Heads	20	0
Tweed Heads South/Banora Point	3	2
Terranora	4	0
Bilambil/Bilambil Heights/Tweed	21	3
Cobaki/Cobaki Lakes	0	0
Murwillumbah/South Murwillumbah/ Bray Park	13	38
Tweed Coast	54	206
Rural remainder and villages	7	9
Tweed LGA	**122**	**258**

Bellingen

Bellingen

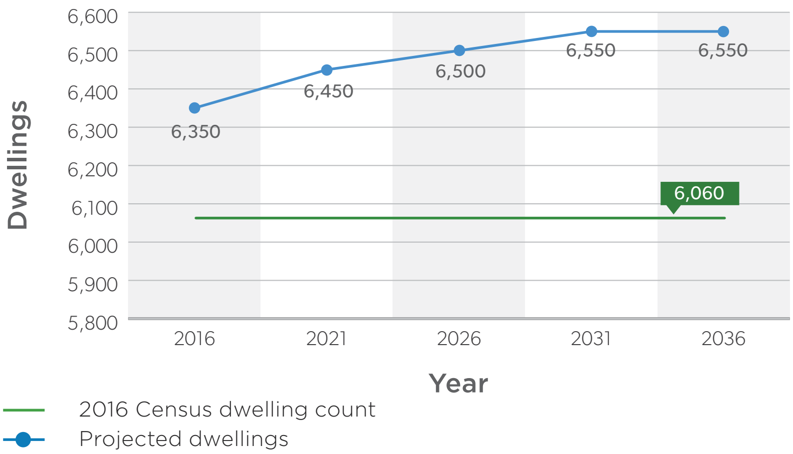
Key statistics

- **Resident Population (2016):** 12,668 persons
- **Annual Housing Delivery Target (2016-2036):** 10 dwellings
- **Residential Land Stock (undeveloped, 2016-17):** 273 hectares
- **Employment Land Stock (undeveloped, 2016-17):** 20 hectares

Population and housing projections

The population of the Bellingen local government area (LGA) is expected to grow to 12,850 persons by 2036. The total number of houses in the Bellingen LGA is expected to grow to 6,550 homes in response to projected dwelling demand. (Figure 104)

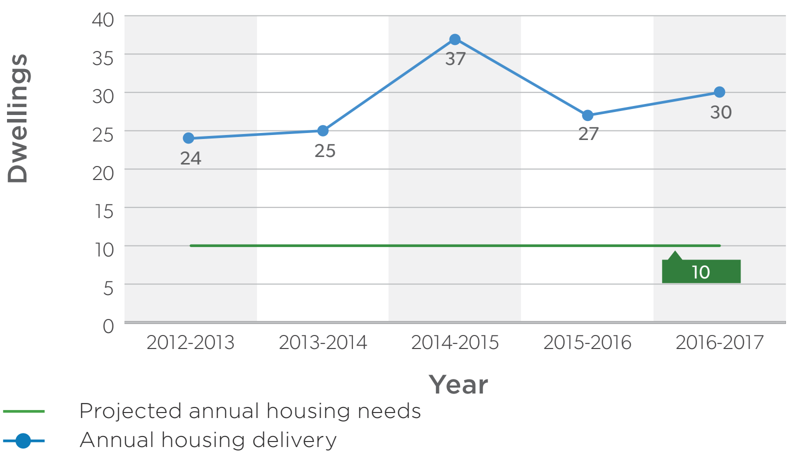
***Figure 104:** Bellingen LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 200 new dwellings will be required in the Bellingen LGA which is an average of 10 new dwellings each year. In 2016-17, 30 dwellings were commenced in the Bellingen LGA which exceeds the housing delivery target for the same year and is significantly higher than five year average. (Figure 105)

Approvals for the same period were also higher than the most recent reporting year and projected housing needs at 44 dwellings.

***Figure 105:** Bellingen LGA housing delivery performance*



Housing approvals

In 2016-17, 44 dwellings were approved in the Bellingen LGA, this was the second highest number of approvals over the five year trend period and is higher than the five year average. (Figure 106)

Figure 106: Bellingen LGA housing approval trends

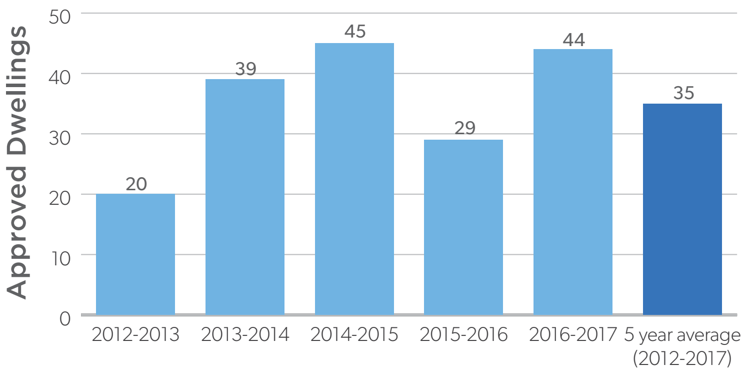
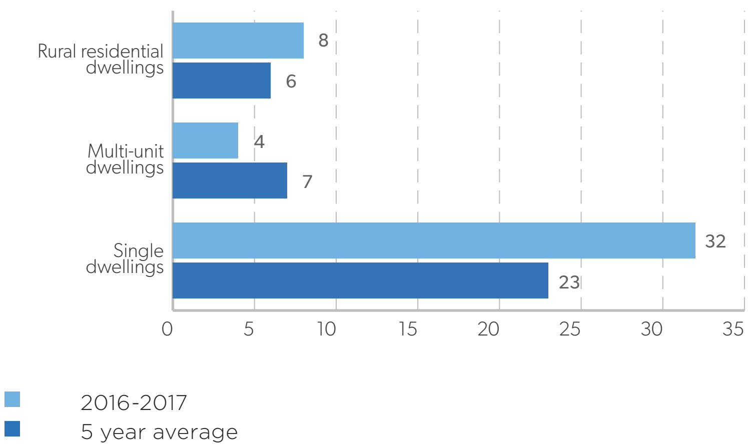


Table 90: Bellingen LGA housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	15	1	4	**20**
2013-14:	24	8	7	**39**
2014-15:	29	11	5	**45**
2015-16:	13	9	7	**29**
2016-17:	32	4	8	**44**
2012-17	**113**	**33**	**31**	**177**

Around 82 per cent of the homes approved were located within the urban growth areas and 18 per cent were rural residential dwellings. (Figure 107)

Figure 107: Bellingen LGA housing approvals

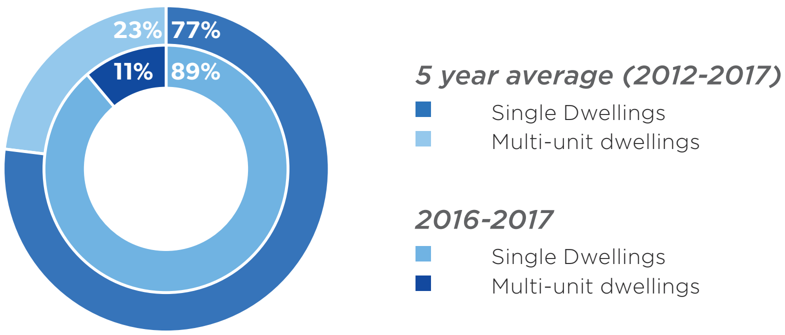


Of the dwellings approved in the urban growth areas, 89 per cent were single dwellings and 11 per cent were multi-unit dwellings. (Figure 108)

Table 91: Bellingen LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	15	94%	1	**6%**
2013-14:	24	75%	8	**25%**
2014-15:	29	73%	11	**27%**
2015-16:	13	59%	9	**41%**
2016-17:	32	89%	4	**11%**
2012-17	**113**	**77%**	**33**	**23%**

Figure 108: Bellingen residential housing approval mix



The majority of approved dwellings were located in rural villages. Dorrigo was the only locality with multi-unit housing approvals.

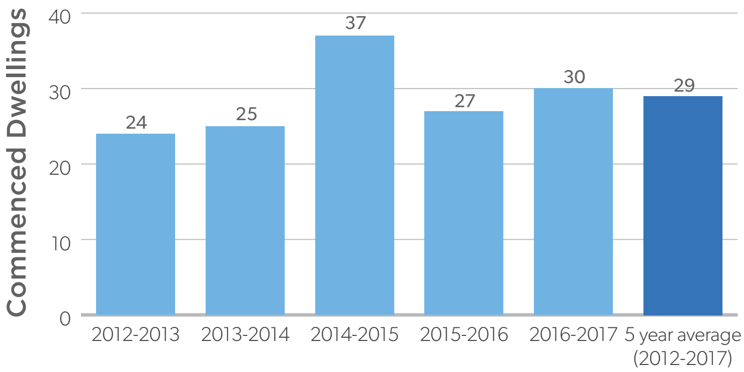
Table 92: Bellingen LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Bellingen	6	0	6
Dorrigo	5	4	9
Urunga	4	0	4
Other R1 zoned land	3	0	3
Rural remainder	14	0	14
Bellingen LGA	**32**	**4**	**36**

Housing delivery

In 2016-17, 30 dwellings were commenced across the Bellingen LGA which was slightly higher than commencements in the preceding reporting year and consistent with average commencements over the five year trend period. (Figure 109)

Figure 109: *Bellingen LGA housing delivery trends*



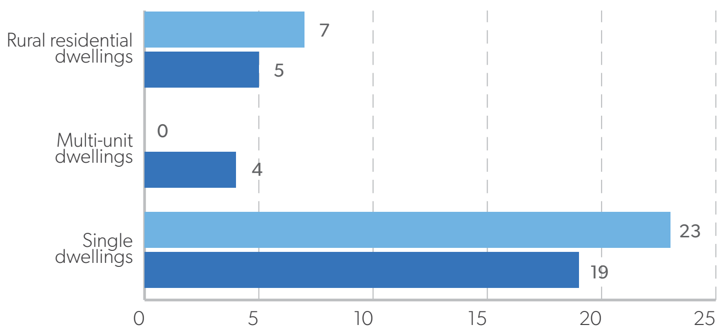
In 2016-17, 77 per cent of all houses commenced in the Bellingen LGA were focused in the urban growth areas, 23 per cent were rural residential dwellings. (Figure 110)

As at the 2016 Census, 91 per cent of the Bellingen LGA's housing stock was in the form of single dwellings, this reflects the rural character of the Shire's settlements. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 93: *Bellingen LGA housing delivery trends by type*

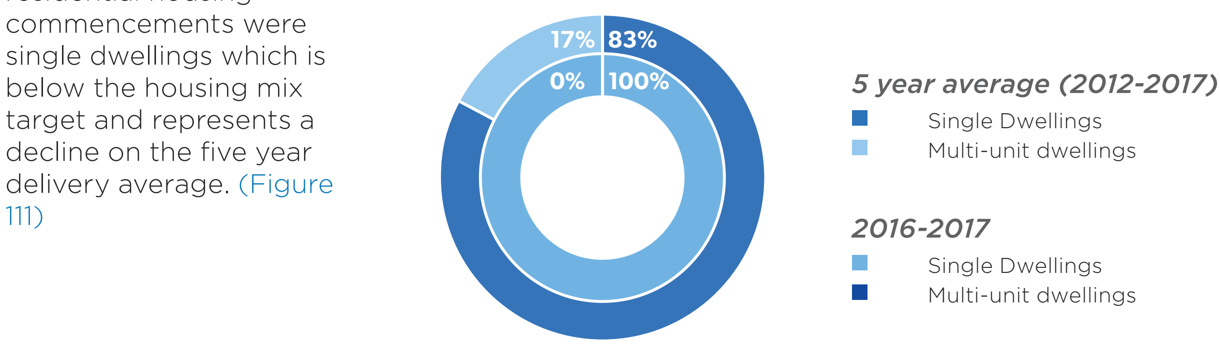
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	18	2	4	**24**
2013-14:	19	3	3	**25**
2014-15:	19	12	6	**37**
2015-16:	17	3	7	**27**
2016-17:	23	0	7	**30**
2012-17	**96**	**20**	**27**	**143**

Figure 110: *Bellingen LGA housing commencements*



In 2016-17, all of the LGA's residential housing commencements were single dwellings which is below the housing mix target and represents a decline on the five year delivery average. (Figure 111)

Figure 111: *Bellingen LGA residential housing delivery mix*



Residential dwelling commencements were spread across the LGA's towns and villages.

Table 94: Bellingen LGA residential housing commencements by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total commencements
Bellingen	4	0	4
Dorrigo	3	0	3
Urunga	3	0	3
Other R1 zoned land	4	0	4
Rural remainder	9	0	9
Bellingen LGA	**23**	**0**	**23**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

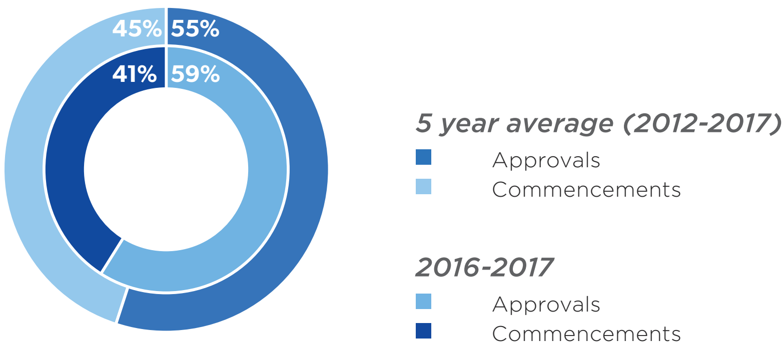
In 2016-17, there were 44 dwellings approved compared to 30 commencements. The housing delivery ratio for 2016-17 was just below the five year average.

The share of housing commencements in relation to total housing activity in 2016-17 was below the five year trend. (Figure 112)

Table 95: Bellingen LGA housing delivery ratio

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	20	24	1:1.2
2013-14:	39	25	1:0.6
2014-15:	45	37	1:0.8
2015-16:	29	27	1:0.9
2016-17:	44	30	1:0.7
2012-17	**177**	**143**	**1:0.8**

Figure 112: Bellingen LGA housing delivery performance



Comparing the delivery ratio across different dwelling types, rural residential dwellings had the highest rate of delivery in 2016-17 at 1:0.9, followed by single dwellings with a delivery ratio of 1:0.7 and multi-unit dwellings at 1:0.

Table 96: Bellingen LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:1.2	1:2	1:1
2013-14:	1:0.8	1:0.4	1:0.4
2014-15:	1:0.7	1:1.1	1:1.2
2015-16:	1:1.3	1:0.3	1:1
2016-17:	1:0.7	1:0	1:0.9
2012-17	**1:0.8**	**1:0.6**	**1:0.9**

Subdivision activity

In 2016-17, 7 lots were approved across the Bellingen LGA, of these, 1 of the approved lots was a rural residential lot. There were 15 residential lots released over the same period.

Table 97: *Bellingen LGA subdivision activity, 2016-2017*

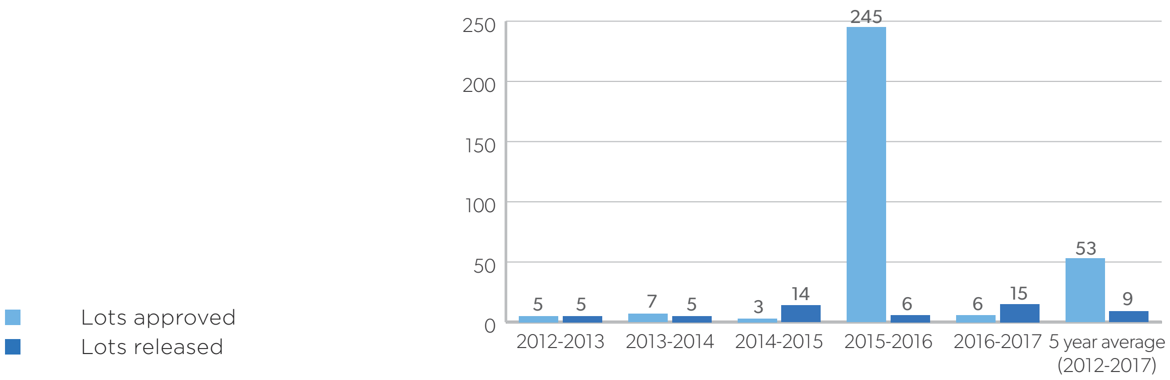
	Residential lots	Rural residential lots	Total
Approvals	6	1	**7**
Releases	15	0	**15**

The number of residential lots approved in 2016-17 was below the five year average due to larger than usual figures in 2015-16 generated by a large subdivision approval in Urunga. The number of residential lots released was the highest over the five year analysis period. (Figure 113)

Table 98: *Bellingen LGA residential subdivision activity*

Year	Lots Approved	Lots released
2012-13:	5	5
2013-14:	7	5
2014-15:	3	14
2015-16:	245	6
2016-17:	6	15
2012-17	**266**	**45**

Figure 113: *Bellingen LGA residential subdivision trends*



The majority of residential subdivision approvals and lot releases occurred in and around the Bellingen township.

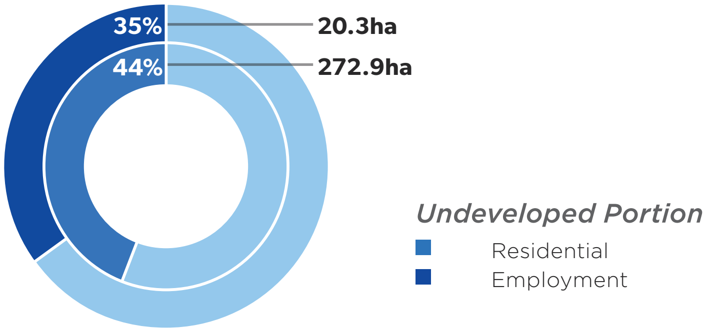
Table 99: *Bellingen LGA residential subdivision activity by locality, 2016-17*

Locality	Lots approved	Lots released
Bellingen	3	10
Dorrigo	0	5
Urunga	2	0
Other R1 zoned land	1	0
Bellingen LGA	**6**	**15**

Land availability

In 2016-17, there was around 625 hectares of zoned residential land in the Bellingen LGA. Of this, an estimated 273 hectares remained undeveloped. An estimated 59 hectares of zoned employment land exists within the LGA. Of this, around 20 hectares remains undeveloped. (Figure 114)

Figure 114: Bellingen LGA residential and employment land availability, 2016-17



The LGA's undeveloped residential land is shared across Bellingen, Dorrigo and Urunga.

Table 100: Bellingen LGA residential land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Bellingen	181.9	68.7
Dorrigo	163.1	86.3
Urunga	173.7	87.8
Other R1 zoned land	106.3	30.1
Bellingen LGA	**625.0**	**272.9**

The majority of undeveloped employment land is located in Raleigh.

Table 101: Bellingen LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Bellingen	1.4	0.0
Dorrigo	9.5	3.8
Urunga	2.1	0.0
Other R1 zoned land	45.5	16.5
Bellingen LGA	**58.5**	**20.3**

Yamba

Clarence Valley

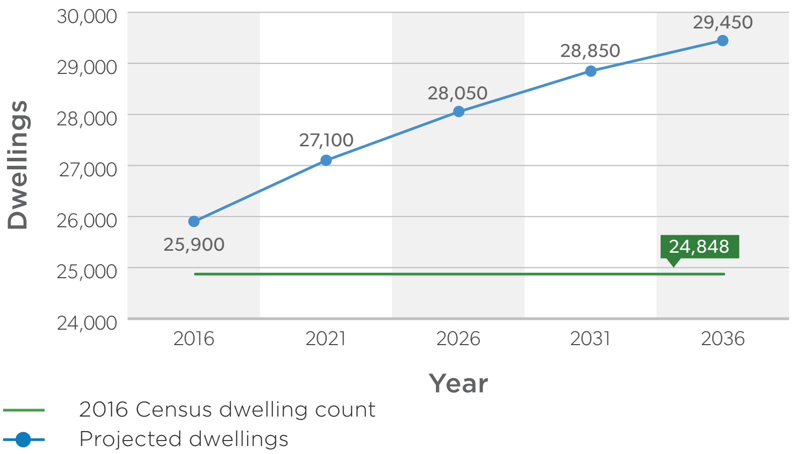
Key statistics

- Resident Population (2016): 50,671 persons
- Annual Housing Delivery Target (2016-2036): 178 dwellings
- Residential Land Stock (undeveloped, 2016-17): 1,720 hectares
- Employment Land Stock (undeveloped, 2016-17): 121 hectares

Population and housing projections

The population of the Clarence Valley local government area (LGA) is expected to grow to 57,450 persons by 2036 which equates to an average annual growth rate of 0.7 per cent. The total number of houses in the Clarence Valley LGA is expected to grow to 29,450 homes in response to projected dwelling demand. (Figure 115)

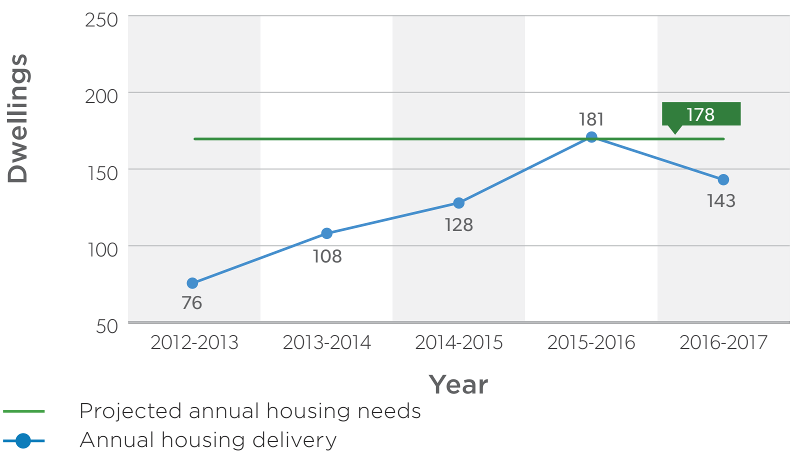
***Figure 115:** Clarence Valley LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 3,550 new dwellings will be required in the Clarence Valley LGA which is an average of 178 new dwellings each year. In 2016-17, 143 dwellings were commenced in the Clarence Valley LGA which is below the housing delivery target for the same year. (Figure 116)

Approvals for the same period were lower than the past two reporting years at 153 dwellings.

***Figure 116:** Clarence Valley LGA housing delivery performance*



Housing approvals

In 2016-17, 153 dwellings were approved in the Clarence Valley LGA. This was the slightly higher than the five year average. (Figure 117)

Figure 117: Clarence Valley LGA housing approval trends

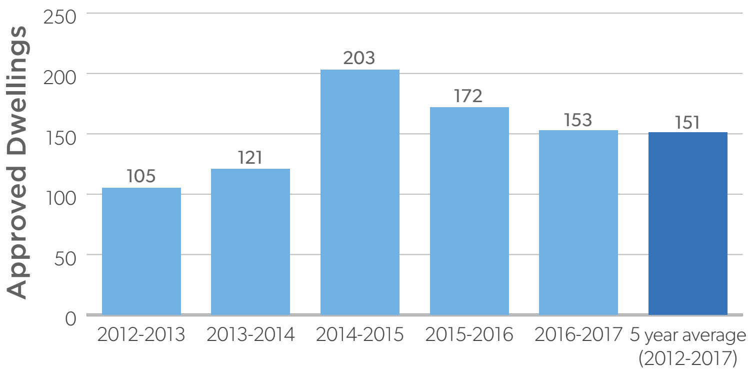
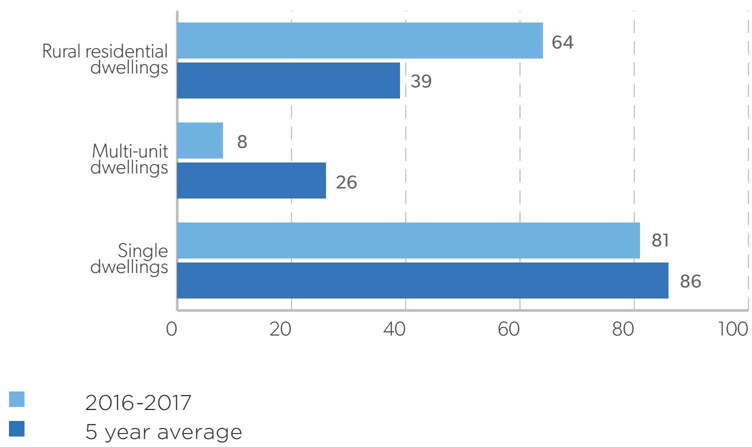


Table 102: Clarence Valley LGA housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	68	12	25	**105**
2013-14:	74	17	30	**121**
2014-15:	106	63	34	**203**
2015-16:	99	29	44	**172**
2016-17:	81	8	64	**153**
2012-17	**428**	**129**	**197**	**754**

Around 58 per cent of the homes approved in the Clarence Valley LGA were located in the urban growth areas and 42 per cent were rural residential dwellings. (Figure 118)

Figure 118: Clarence Valley LGA housing approvals

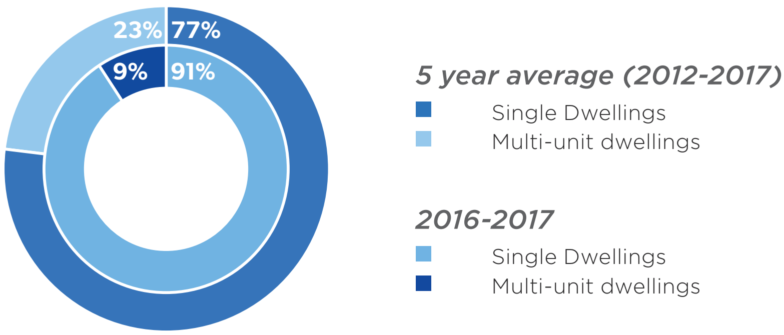


Of the dwellings approved in the urban growth areas in 2016-17, 91 per cent were single dwellings and 9 per cent were multi-unit dwellings. (Figure 119)

Table 103: Clarence Valley LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	68	85%	12	**15%**
2013-14:	74	81%	17	**19%**
2014-15:	106	63%	63	**37%**
2015-16:	99	77%	29	**23%**
2016-17:	81	91%	8	**9%**
2012-17	**428**	**77%**	**129**	**23%**

Figure 119: Clarence Valley LGA residential housing approval mix



The majority of approved dwellings were located in and around Grafton, Maclean and Yamba. Grafton was the only locality with multi-unit housing approvals.

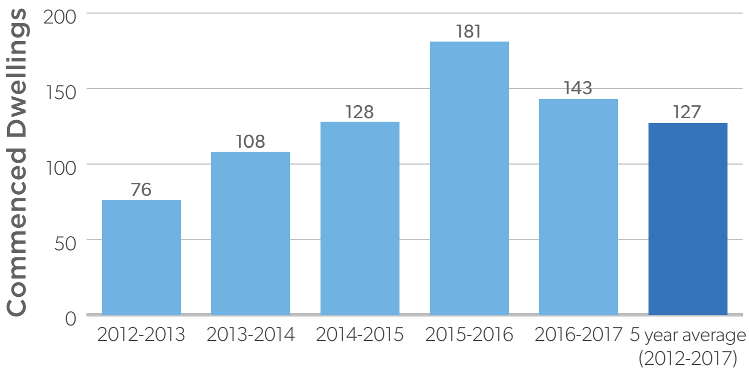
Table 104: Clarence Valley LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Grafton/South Grafton/Clarenza/ Junction Hill	34	8	42
Maclean/Gulmarrad/ Townsend	14	0	14
Yamba/Angourie/ Wooloweyah	13	0	13
Iluka	4	0	4
Lawrence	6	0	6
Rural remainder and villages	10	0	10
Clarence Valley LGA	**81**	**8**	**89**

Housing delivery

In 2016-17 there were 143 dwellings commenced across the Clarence Valley LGA which was higher than the average commencements over the five year trend period. (Figure 120)

Figure 120: *Clarence Valley LGA housing delivery trends*



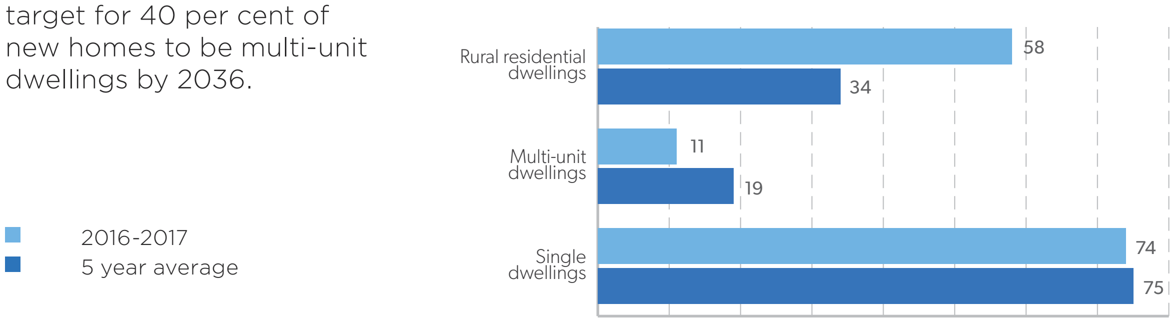
Of all houses commenced in the Clarence Valley LGA, 59 per cent were focused in the urban growth areas, and 41 per cent were located in rural residential areas. (Figure 121)

As at the 2016 Census, 86 per cent of the Clarence Valley LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 105: *Clarence Valley LGA housing delivery trends by type*

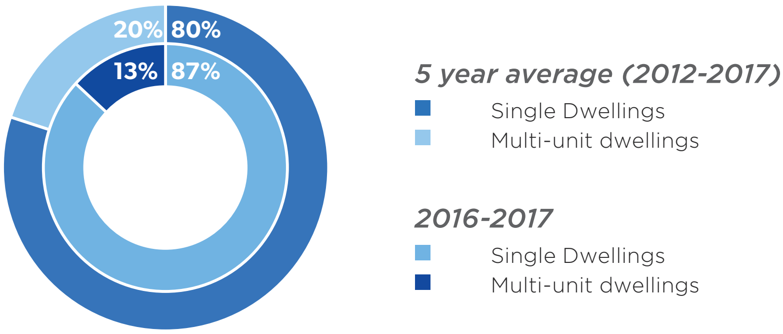
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	47	15	14	**76**
2013-14:	70	12	26	**108**
2014-15:	92	4	32	**128**
2015-16:	91	52	38	**181**
2016-17:	74	11	58	**143**
2012-17	**374**	**94**	**168**	**636**

Figure 121: *Clarence Valley LGA housing commencements*



In 2016-17, 87 per cent of residential housing commencements were single dwellings and 13 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target and was below the five year average achieved between 2012-2013 and 2016-17. (Figure 122)

Figure 122: *Clarence Valley LGA residential housing delivery mix*



The highest share of commenced dwellings were located in and around Grafton. The remaining commencements were spread across Maclean, Yamba and the LGA's rural villages.

Table 106: ***Clarence Valley LGA residential housing commencements by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total comm-encements
Grafton/South Grafton/Clarenza/ Junction Hill	27	7	34
Maclean/Gulmarrad/ Townsend	12	4	16
Yamba/Angourie/ Wooloweyah	11	0	11
Iluka	6	0	6
Lawrence	5	0	5
Rural remainder and villages	13	0	13
Clarence Valley LGA	**74**	**11**	**85**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

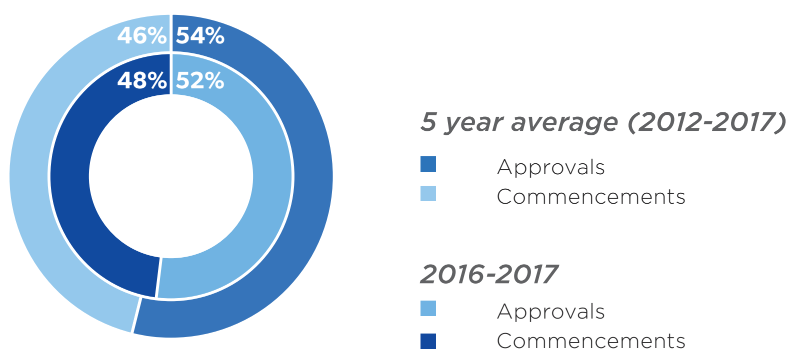
In 2016-17, there were 153 dwellings approved compared to 143 commencements. The housing delivery ratio for 2016-17 was slightly higher than the five year average.

The share of housing commencements in relation to total housing activity in 2016-17 was an improvement on the five year trend. (Figure 123)

Table 107: ***Clarence Valley LGA housing delivery ratio***

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	105	76	1:0.7
2013-14:	121	108	1:0.9
2014-15:	203	128	1:0.6
2015-16:	172	181	1:1.1
2016-17:	153	143	1:0.9
2012-17	**754**	**636**	**1:0.8**

Figure 123: ***Clarence Valley LGA housing delivery performance***



Comparing the delivery ratio across different dwelling types, multi-unit housing had the highest rate of delivery in 2016-17 at 1:1.4.

Table 108: ***Clarence Valley LGA housing delivery ratio by housing type***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.7	1:1.3	1:0.6
2013-14:	1:0.9	1:0.7	1:0.9
2014-15:	1:0.9	1:0.1	1:0.9
2015-16:	1:0.9	1:1.8	1:0.9
2016-17:	1:0.9	1:1.4	1:0.9
2012-17	**1:0.9**	**1:0.7**	**1:0.9**

Subdivision activity

In 2016-17, 17 lots were approved across the Clarence LGA. There were 147 lots released over the same period. Of these, 5 of the approved lots and 36 of the released lots were in rural residential areas.

Table 109: Clarence Valley LGA subdivision activity, 2016-2017

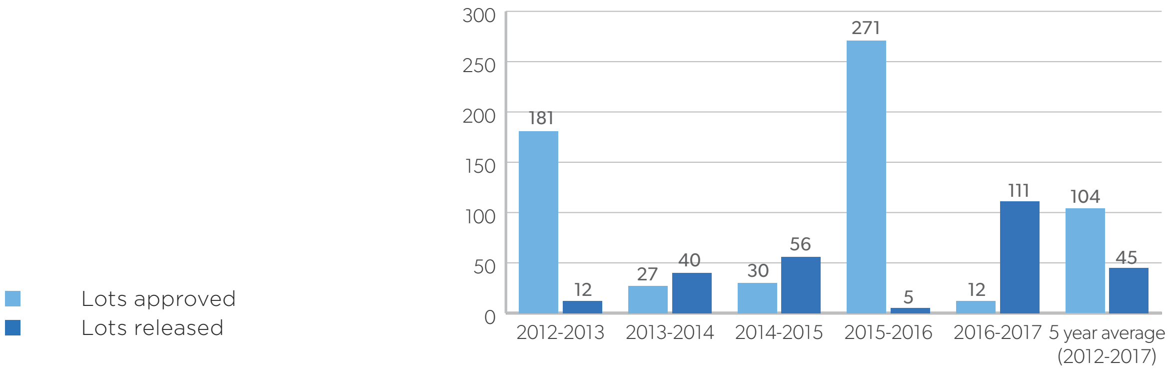
	Residential lots	Rural residential lots	Total
Approvals	12	5	**17**
Releases	111	36	**147**

The number of residential lots approved in 2016-17 was significantly below the five year average, the number of residential lots released however was the highest of the five year analysis period. (Figure 124)

Table 110: Clarence Valley LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	181	12
2013-14:	27	40
2014-15:	30	56
2015-16:	271	5
2016-17:	12	111
2012-17	**521**	**224**

Figure 124: Clarence Valley LGA residential subdivision trends



The majority of residential lots approved and released were in and around Grafton, Yamba and Maclean.

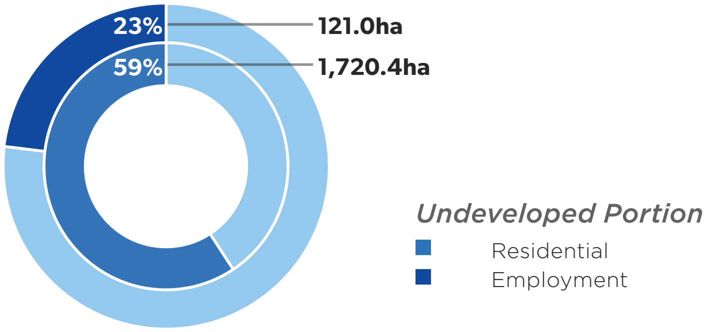
Table 111: Clarence Valley LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Grafton/South Grafton/Clarenza/Junction Hill	6	46
Maclean/Gulmarrad/Townsend	1	28
Yamba/Angourie/Wooloweyah	2	32
Iluka	1	0
Lawrence	1	5
Rural remainder and villages	1	0
Clarence Valley LGA	**12**	**111**

Land availability

In 2016-17, there was almost 2,932 hectares of zoned residential land in the Clarence LGA. Of this, an estimated 1,720 hectares remained undeveloped. An estimated 521 hectares of zoned employment land exists within the LGA. Of this, around 121 hectares remains undeveloped. (Figure 125)

Figure 125: Clarence Valley LGA residential and employment land availability, 2016-17



The majority of the Clarence Valley's undeveloped residential land is located in and around Grafton and Yamba. Large areas of undeveloped residential land also exist around the LGA's rural villages.

Table 112: Clarence Valley LGA residential land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Grafton/South Grafton/Clarenza/ Junction Hill	1173.8	445.5
Maclean/Gulmarrad/ Townsend	272.7	176.1
Yamba/Angourie/ Wooloweyah	503.3	363.0
Iluka	159.0	46.3
Lawrence	156.4	87.4
Rural remainder and villages	666.7	602.0
Clarence Valley LGA	**2,931.9**	**1,720.4**

The majority of undeveloped employment land is located in and around Grafton.

Table 113: Clarence Valley LGA employment land availability by locality, 2016-17

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Grafton/South Grafton/Clarenza/ Junction Hill	414.9	71.0
Maclean/Gulmarrad/ Townsend	33.8	22.8
Yamba/Angourie/ Wooloweyah	18.0	5.8
Iluka	7.0	1.1
Other 'I' zoned	47.6	20.3
Clarence Valley LGA	**521.3**	**121.0**

Coffs Harbour

Coffs Harbour

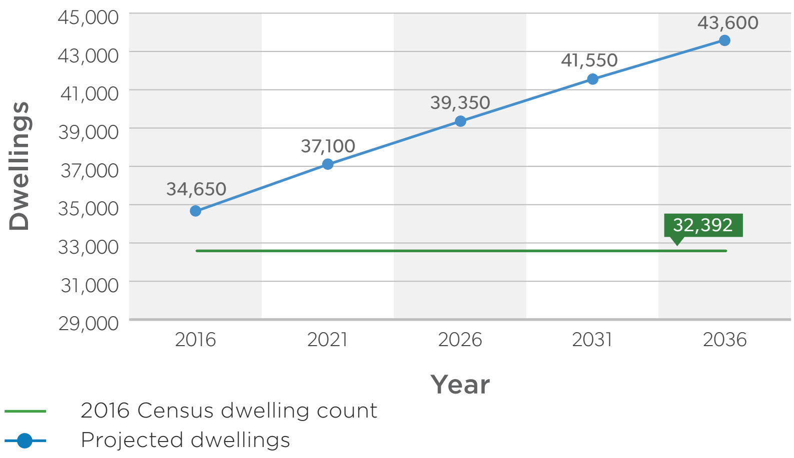
Key statistics

- Resident Population (2016): 72,944 persons
- Annual Housing Delivery Target (2016-2036): 448 dwellings
- Residential Land Stock (undeveloped, 2016-17): 266 hectares
- Employment Land Stock (undeveloped, 2016-17): 36 hectares

Population and housing projections

The population of the Coffs Harbour local government area (LGA) is expected to grow to 92,650 persons by 2036 which equates to an average annual growth rate of 1.4 per cent. The total number of houses in the Coffs Harbour LGA is expected to grow to 43,600 homes in response to projected dwelling demand. (Figure 126)

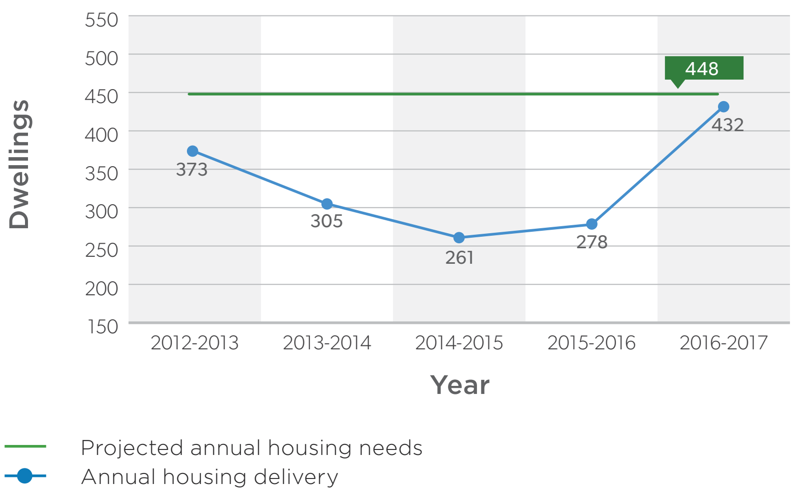
***Figure 126:* Coffs Harbour LGA projected housing needs**



For the period between 2016 and 2036, it is projected that 8,950 new dwellings will be required in the Coffs Harbour LGA which is an average of 448 new dwellings each year. In 2016-2017, 432 dwellings were commenced in the Coffs Harbour LGA which is below the housing delivery target for the same year. (Figure 127)

Approvals for the same period were lower than the previous reporting year at 408 dwellings.

***Figure 127:* Coffs Harbour LGA housing delivery performance**



Housing approvals

In 2016-17, 408 dwellings were approved in the Coffs Harbour LGA, this was lower than the prior reporting year but consistent with the five year approvals average. (Figure 128)

Figure 128: *Coffs Harbour LGA housing approval trends*

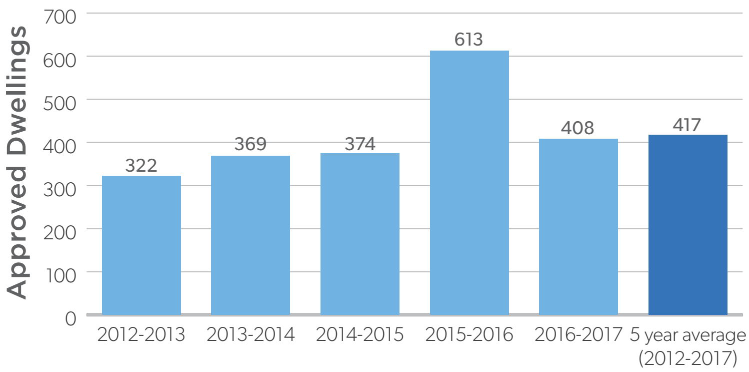
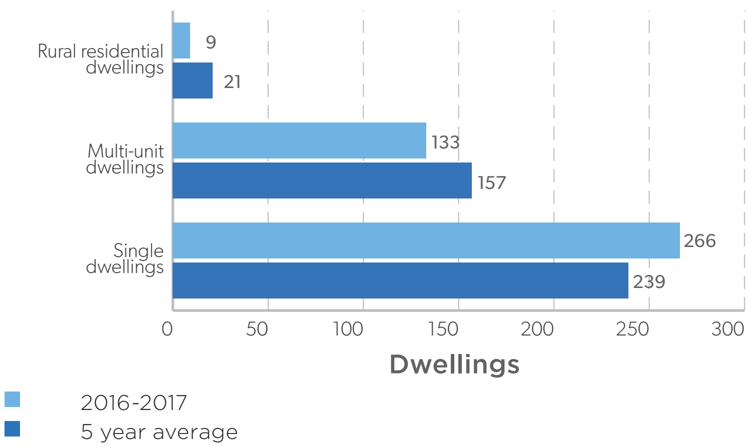


Table 114: *Coffs Harbour LGA housing approval trends*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	183	115	24	**322**
2013-14:	247	100	22	**369**
2014-15:	243	116	15	**374**
2015-16:	258	320	35	**613**
2016-17:	266	133	9	**408**
2012-17	**1,197**	**784**	**105**	**2,086**

The majority of the homes approved in the Coffs Harbour LGA were located within the urban growth areas, 2 per cent were rural residential dwellings. (Figure 129)

Figure 129: *Coffs Harbour LGA housing approvals*

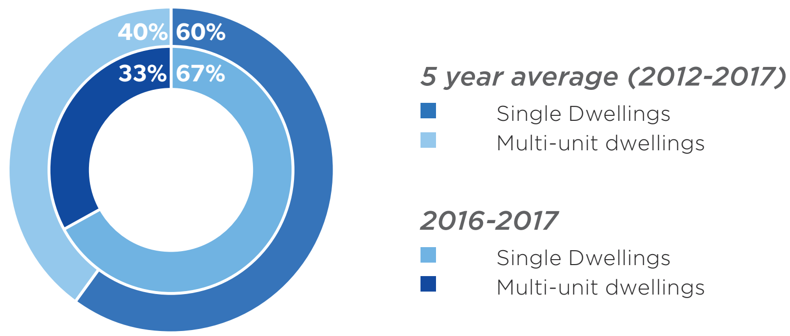


Of the dwellings approved in the urban growth areas in 2016-17, 67 per cent were single dwellings and 33 per cent were multi-unit dwellings. (Figure 130)

Table 115: Coffs Harbour LGA housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	183	61%	115	**39%**
2013-14:	247	71%	100	**29%**
2014-15:	243	68%	116	**32%**
2015-16:	258	45%	320	**55%**
2016-17:	266	67%	133	**33%**
2012-17	**1,197**	**60%**	**784**	**40%**

Figure 130: Coffs Harbour LGA residential housing approval mix



The majority of approved dwellings were located in the Coffs Harbour urban area or between Moonee Beach and Sandy Beach.

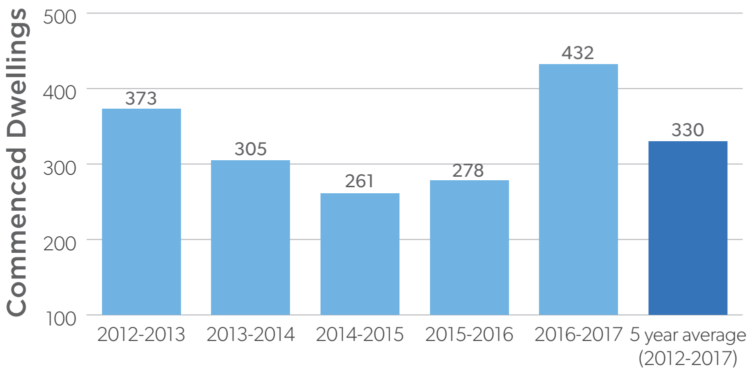
Table 116: Coffs Harbour LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Bonville	0	0	0
Coffs Harbour (Sawtell to Korora)	88	104	192
Woolgoolga	21	6	27
Moonee/Sapphire Beach	61	3	64
Emerald/Sandy Beach	53	12	65
Rural remainder and villages	43	8	51
Coffs Harbour LGA	**266**	**133**	**399**

Housing delivery

In 2016-17, 432 dwellings were commenced across the LGA. This was the highest number of commencements over the five year analysis period. (Figure 131)

Figure 131: *Coffs Harbour LGA housing delivery trends*



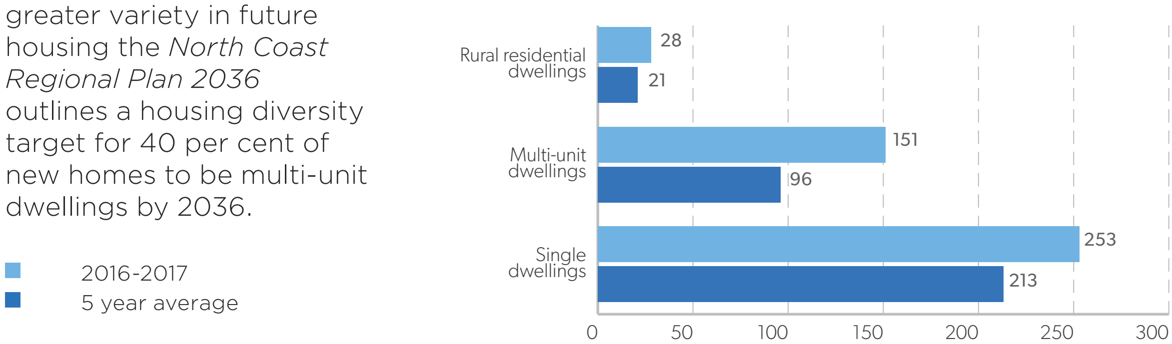
More than 94 per cent of all houses commenced in the Coffs Harbour LGA were located in the urban growth areas, almost 6 per cent of commenced dwellings were located in rural residential areas. (Figure 132)

As at the 2016 Census, 75 per cent of the Coffs Harbour LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 117: *Coffs Harbour LGA housing delivery trends by type*

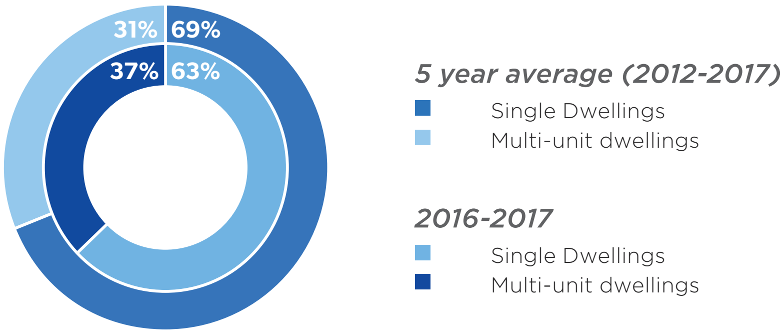
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	160	191	22	**373**
2013-14:	190	101	14	**305**
2014-15:	246	2	13	**261**
2015-16:	218	33	27	**278**
2016-17:	253	151	28	**432**
2012-17	**1,067**	**478**	**104**	**1,649**

Figure 132: *Coffs Harbour LGA housing commencements*



In 2016-17, 63 per cent of residential housing commencements were single dwellings and 37 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target but an improvement on the five year average. (Figure 133)

Figure 133: *Coffs Harbour LGA residential housing delivery mix*



The majority of residential commencements were located in the Coffs Harbour urban area (Sawtell to Korora) and Emerald to Sandy Beach.

Table 118: ***Coffs Harbour LGA residential housing commencements by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total comm-encements
Bonville	0	0	0
Coffs Harbour (Sawtell to Korora)	101	105	206
Woolgoolga	17	18	35
Moonee/Saphire Beach	42	5	47
Emerald/Sandy Beach	57	17	74
Rural remainder and villages	36	6	42
Coffs Harbour	**253**	**151**	**404**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

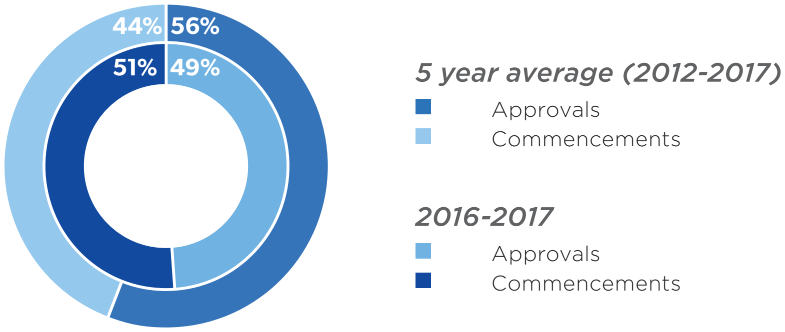
In 2016-17, there were 408 dwellings approved compared to 432 commencements. The housing delivery ratio for 2016-17 was slightly above the five year average. (Figure 119)

The share of housing commencements in relation to total housing activity in 2016-17 was an improvement on the five year trend period. (Figure 134)

Table 119: ***Coffs Harbour LGA housing delivery ratio***

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	322	373	1:1.2
2013-14:	369	305	1:0.8
2014-15:	374	261	1:0.7
2015-16:	613	278	1:0.5
2016-17:	408	432	1:1.1
2012-17	**2,086**	**1,649**	**1:0.8**

Figure 134: ***Coffs Harbour LGA housing delivery performance***



Comparing the delivery ratio across different dwelling types, rural residential dwellings had the highest rate of delivery in 2016-17, a significant increase on the prior period. Multi-unit dwellings and single dwellings also had a higher delivery ratio in 2016-17.

Table 120: ***Coffs Harbour LGA housing delivery ratio by housing type***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.9	1:1.7	1:0.9
2013-14:	1:0.8	1:1	1:0.6
2014-15:	1:1	1:0	1:0.9
2015-16:	1:0.8	1:0.1	1:0.8
2016-17:	1:1	1:1	1:1
2012-17	**1:0.9**	**1:0.6**	**1:1**

Subdivision activity

In 2016-17, 40 lots were approved across the Coffs Harbour LGA, of these, 5 lots were for rural residential development. There were 219 lots released over the same period. (Figure 135)

Table 121: *Coffs Harbour LGA subdivision activity, 2016-2017*

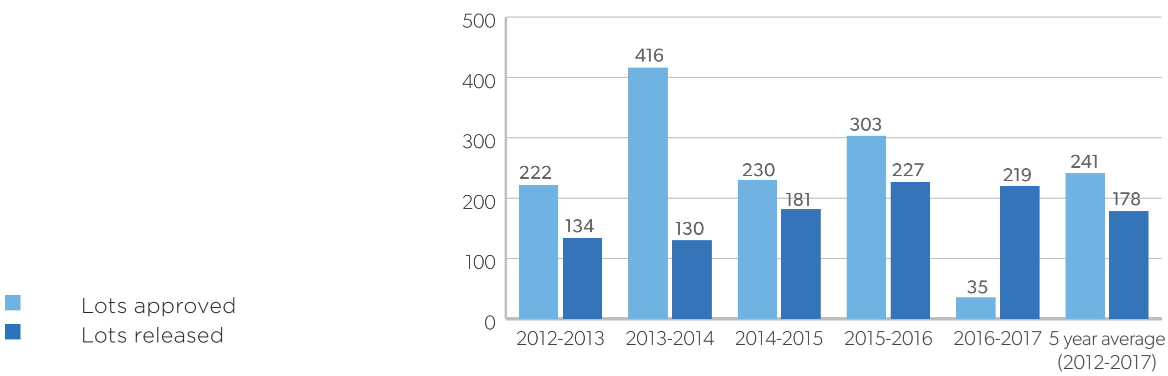
	Residential lots	Rural residential lots	Total
Approvals	35	5	**40**
Releases	219	0	**219**

The number of residential lots approved 2016-17 was significantly lower than the five year average.

Table 122: *Coffs Harbour LGA residential subdivision activity*

Year	Lots Approved	Lots released
2012-13:	222	134
2013-14:	416	130
2014-15:	230	181
2015-16:	303	227
2016-17:	35	219
2012-17	**1,206**	**891**

Figure 135: *Coffs Harbour LGA residential subdivision trends*



The majority of residential lots approved were located in the Coffs Harbour Urban Area. The majority of released lots were located between Moonee Beach and Sapphire Beach and in the Coffs Harbour urban area.

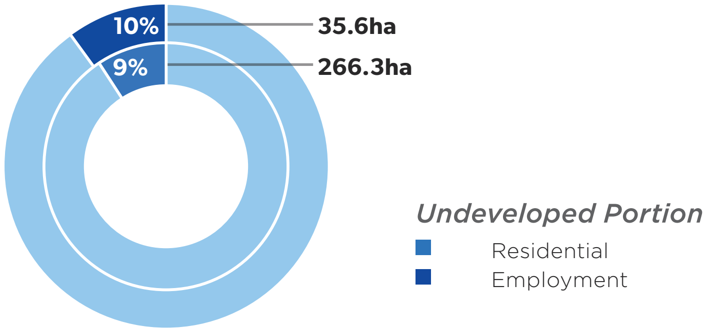
Table 123: *Coffs Harbour LGA residential subdivision activity by locality, 2016-17*

Locality	Lots approved	Lots released
Bonville	0	0
Coffs Harbour (Sawtell to Korora)	23	71
Woolgoolga	4	30
Moonee/Saphire Beach	4	83
Emerald/Sandy Beach	0	29
Rural remainder and villages	4	6
Coffs Harbour LGA	**35**	**219**

Land availability

In 2016-17, there was almost 3,050 hectares of zoned residential land in the Coffs Harbour LGA. Of this, an estimated 266 hectares remained undeveloped. An estimated 339 hectares of zoned employment land exists within the LGA. Of this, around 36 hectares remains undeveloped. (Figure 136)

Figure 136: ***Coffs Harbour LGA residential and employment land availability, 2016-17***



The majority of undeveloped residential and employment land is located in and around the Coffs Harbour urban area.

Table 124: ***Coffs Harbour LGA residential land availability by locality, 2016-2017***

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Bonville	59.7	59.6
Coffs Harbour (Sawtell to Korora)	1807.4	108.0
Woolgoolga	239.9	26.3
Moonee/Sapphire Beach	419.5	5.0
Emerald/Sandy Beach	307.2	41.9
Rural remainder and villages	216.1	25.5
Coffs Harbour LGA	**3,049.7**	**266.3**

Table 125: ***Coffs Harbour LGA employment land availability by locality, 2016-17***

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Coffs Harbour (Sawtell to Korora)	305.2	29.6
Woolgoolga	34.2	6.0
Coffs Harbour LGA	**339.4**	**35.6**

South West Rocks

Kempsey

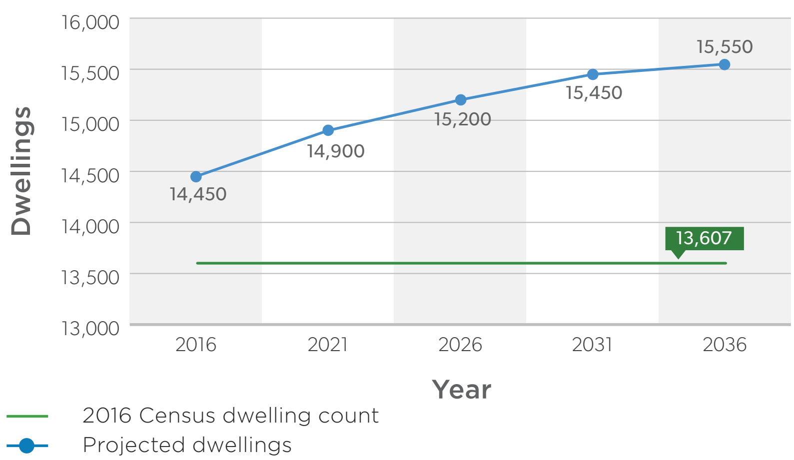
Key statistics

- Resident Population (2016): 28,885 persons
- Annual Housing Delivery Target (2016-2036): 55 dwellings
- Residential Land Stock (undeveloped, 2016-17): 42 hectares
- Employment Land Stock (undeveloped, 2016-17): 72 hectares

Population and housing projections

The population of the Kempsey local government area (LGA) is expected to grow to 30,850 persons by 2036 which equates to an average annual growth rate of 0.3 per cent. The total number of houses in the Kempsey LGA is expected to grow to 15,550 homes in response to projected dwelling demand. (Figure 137)

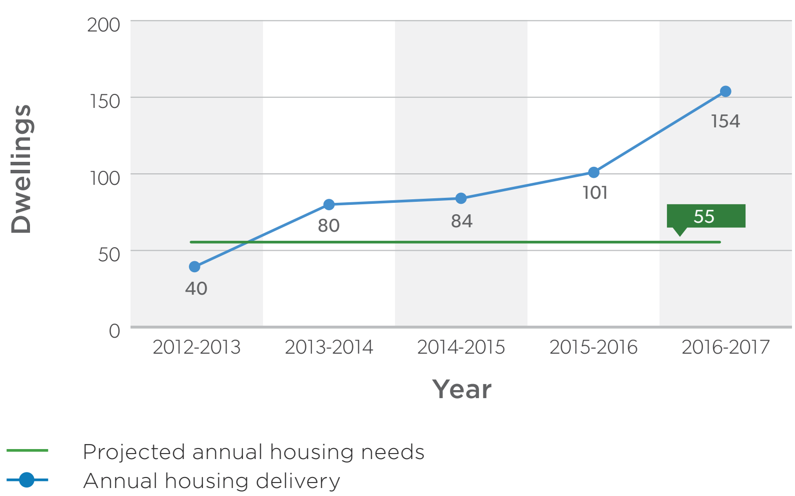
***Figure 137:** Kempsey LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 1,100 new dwellings will be required in the Kempsey LGA which is an average of 55 new dwellings each year. In 2016-2017, 154 dwellings were commenced in the Kempsey LGA which exceeded the housing delivery target in the same year. (Figure 138)

Approvals for the same period were also higher than previous reporting years at 211 dwellings.

***Figure 138:** Kempsey LGA housing delivery performance*



Housing approvals

In 2016-17, 211 dwellings were approved in the Kempsey LGA, this was the highest number of approvals over the five year trend period and is significantly higher than the five year approvals average. (Figure 139)

Figure 139: Kempsey LGA housing approval trends

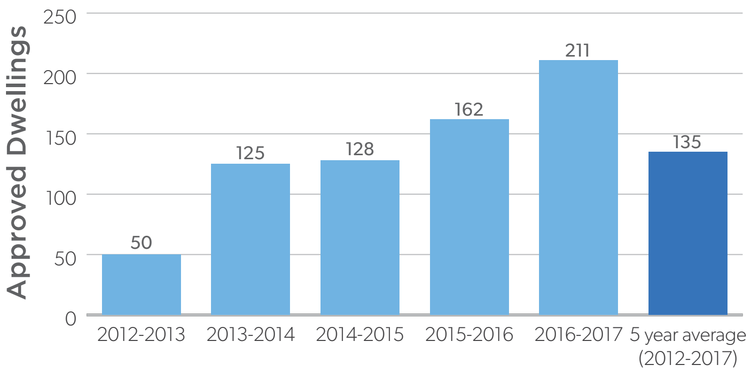
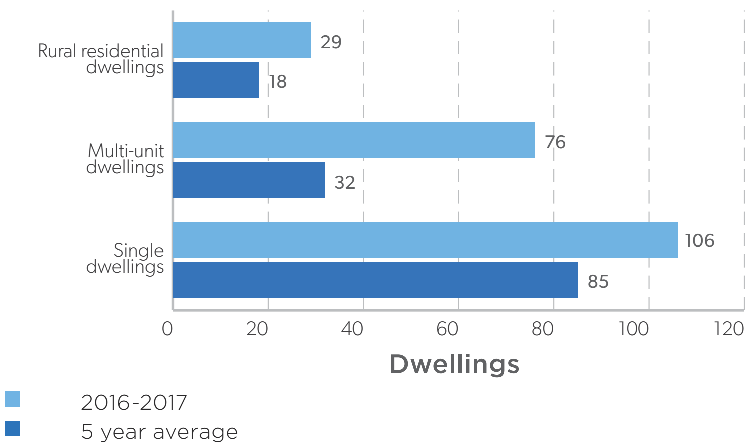


Table 126: Kempsey LGA housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	30	2	18	**50**
2013-14:	113	2	10	**125**
2014-15:	100	18	8	**126**
2015-16:	77	62	23	**162**
2016-17:	106	76	29	**211**
2012-17	**426**	**160**	**88**	**674**

Around 86 per cent of the homes approved in the Kempsey LGA were located within the urban growth areas and 14 per cent were rural residential dwellings. (Figure 140)

Figure 140: Kempsey LGA housing approvals

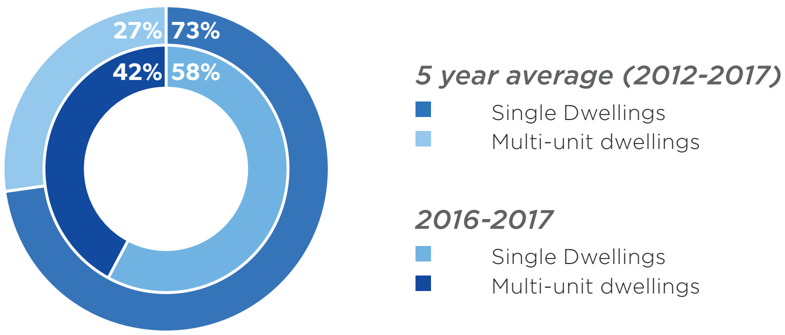


Of the dwellings approved in the urban growth areas, 58 per cent were single dwellings and 42 per cent were multi-unit dwellings. (Figure 141)

Table 127: Kempsey LGA residential housing approval mix

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	30	94%	2	**6%**
2013-14:	113	98%	2	**2%**
2014-15:	100	85%	18	**15%**
2015-16:	77	55%	62	**45%**
2016-17:	106	58%	76	**42%**
2012-17	**426**	**73%**	**160**	**27%**

Figure 141: Kempsey LGA residential housing approval mix



The largest share of approved dwellings were located in and around South West Rocks, the remaining dwellings were spread across Kempsey and the LGA's rural village areas.

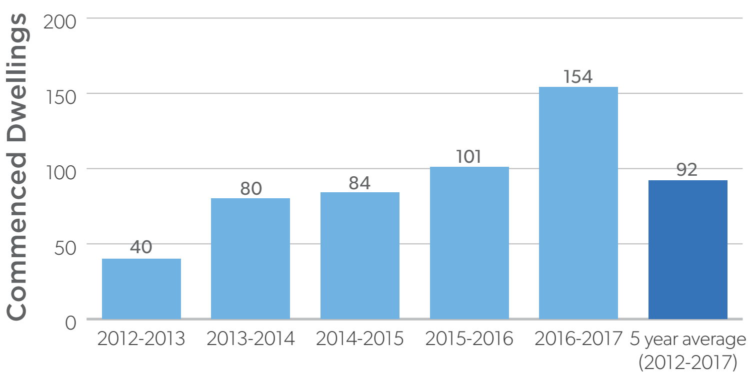
Table 128: Kempsey LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Kempsey	21	14	35
Frederickton	3	2	5
South West Rocks	38	56	94
Crescent Head	4	2	6
Stuarts Point	2	2	4
Rural remainder	38	0	38
Kempsey LGA	**106**	**76**	**182**

Housing delivery

In 2016-17, 154 dwellings were commenced across the Kempsey LGA which was the highest number of commencements over the five year trend period. (Figure 142)

Figure 142: Kempsey LGA housing delivery trends



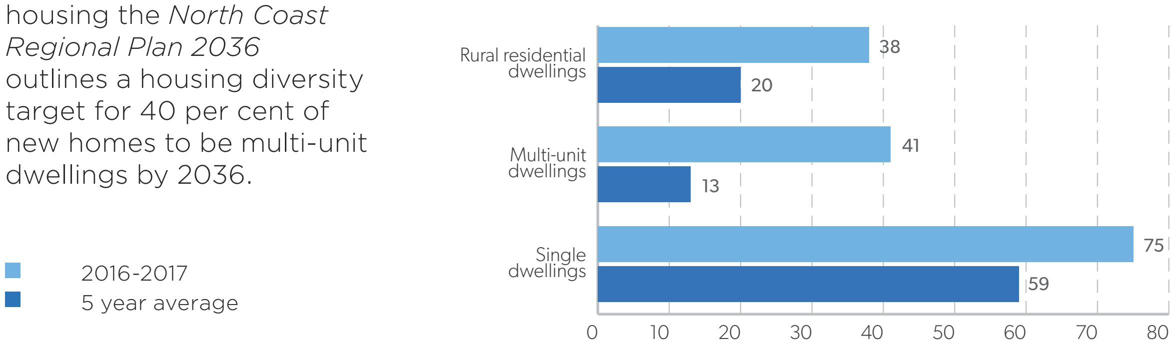
In 2016-17, 75 per cent of all houses commenced in the Kempsey LGA were focused in the urban growth areas, 25 per cent of commenced dwellings were in rural residential areas. (Figure 143)

As at the 2016 Census, 91 per cent of the Kempsey LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 129: Kempsey LGA housing delivery trends by type

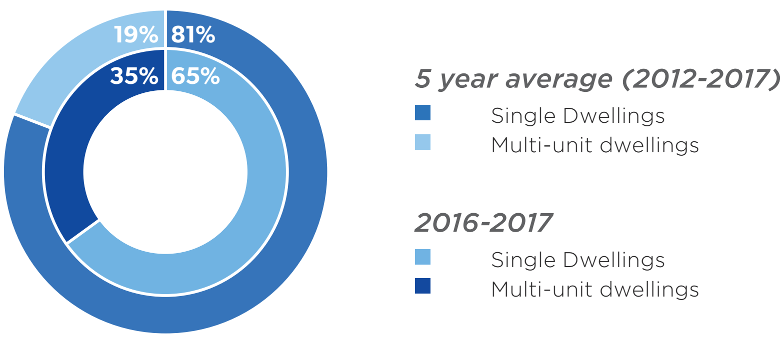
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	20	8	12	**40**
2013-14:	57	8	15	**80**
2014-15:	77	0	7	**84**
2015-16:	65	10	26	**101**
2016-17:	75	41	38	**154**
2012-17:	**294**	**67**	**98**	**459**

Figure 143: Kempsey LGA housing commencements



In 2016-17, 35 per cent of residential housing commencements were single dwellings and 65 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target and an improvement on the five year average achieved between 2012-2013 and 2016-17. (Figure 144)

Figure 144: Kempsey LGA residential housing delivery mix



The largest share of residential housing commencements were located in and around South West Rocks and Crescent Head. The remaining commencements were spread across Kempsey and the LGA's rural village areas.

Table 130: ***Kempsey LGA residential housing commencements by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total comm-encements
Kempsey	21	3	24
Frederickson	1	0	1
South West Rocks	27	4	31
Crescent Head	1	30	31
Stuarts Point	1	0	1
Rural remainder	24	4	28
Kempsey LGA	**75**	**41**	**116**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

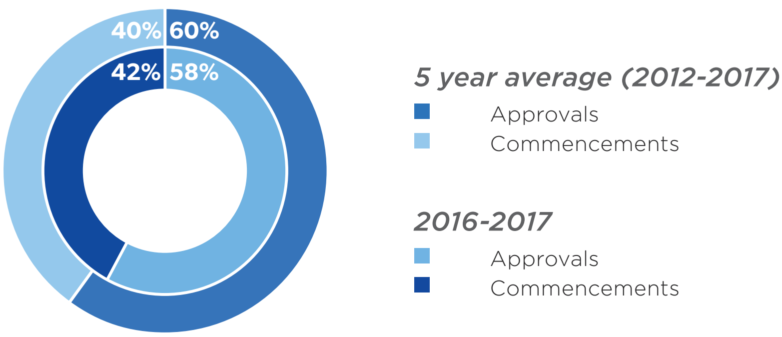
In 2016-17, there were 211 dwellings approved compared to 154 commencements. The delivery ratio for 2016-17 was slightly above the five year average, however overall approvals and commencements were both higher in 2016-17 than at any point in the preceding five year reporting periods.

The share of housing commencements in relation to total housing activity in 2016-17 was an improvement on the five year trend. (Figure 145)

Table 131: ***Kempsey LGA housing delivery ratio***

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	50	40	1:0.8
2013-14:	125	80	1:0.6
2014-15:	126	84	1:0.7
2015-16:	162	101	1:0.6
2016-17:	211	154	1:0.7
2012-17	**674**	**459**	**1:0.7**

Figure 145: ***Kempsey LGA housing delivery performance***



Comparing the delivery ratio across different dwelling types, rural residential dwellings had the highest rate of delivery in 2016-17 at 1:1.3, followed by single dwellings with a delivery ratio of 1:0.7 and multi-unit commencements with a delivery ratio of 1:05.

Table 132: ***Kempsey LGA housing delivery ratio by housing type***

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.7	1:4	1:0.7
2013-14:	1:0.5	1:4	1:1.5
2014-15:	1:0.8	1:0	1:0.7
2015-16:	1:0.8	1:0.2	1:1.1
2016-17:	1:0.7	1:0.5	1:1.3
2012-17	**1:0.7**	**1:0.4**	**1:1.1**

Subdivision activity

In 2016-17, 46 lots were approved across the Kempsey LGA. There were 67 lots released over the same period. Of these, 2 of the approved lots and 10 of the released lots were for rural residential development.

Table 133: Kempsey LGA residential subdivision activity, 2016-17

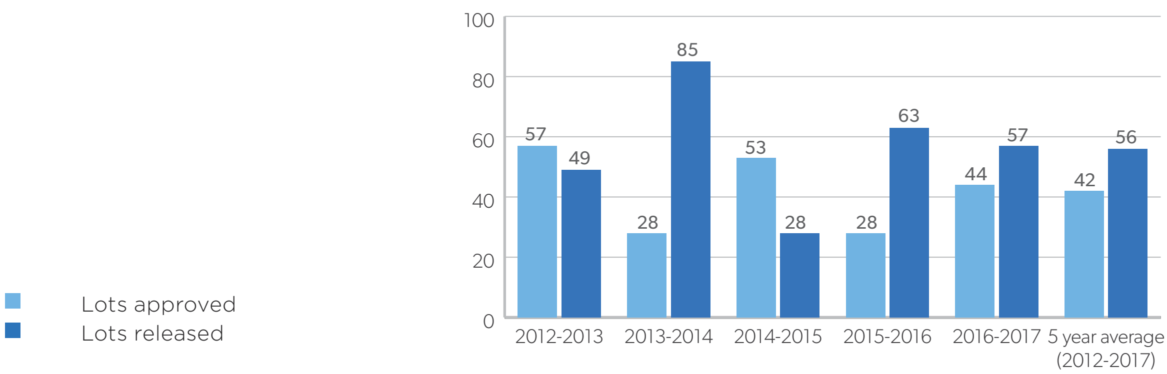
	Residential lots	Rural residential lots	Total
Approvals	44	2	**46**
Releases	57	10	**67**

The number of residential lots approved in 2016-17 was slightly above the five year average. The number of lots released was slightly higher than average. (Figure 146)

Table 134: Kempsey LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	57	49
2013-14:	28	85
2014-15:	53	28
2015-16:	28	63
2016-17:	44	57
2012-17	**210**	**282**

Figure 146: Kempsey LGA residential subdivision trends



The majority of residential lots approved were located in and around Kempsey and South West Rocks, while the majority of lots released were located in Kempsey and spread across rural village areas.

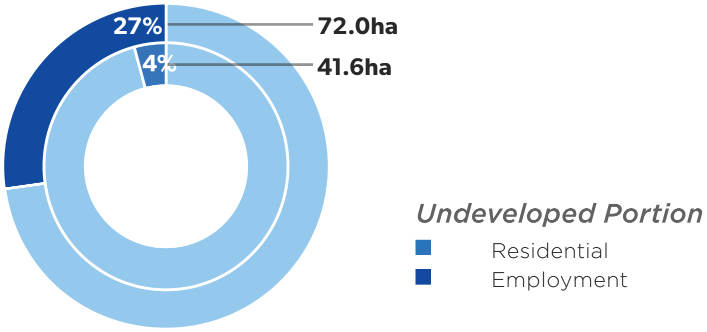
Table 135: Kempsey LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Kempsey	17	21
Frederickson	2	4
South West Rocks	15	7
Crescent Head	0	0
Stuarts Point	0	0
Rural remainder	10	25
Kempsey LGA	**44**	**57**

Land availability

In 2016-17, there was almost 1,161 hectares of zoned residential land in the Kempsey LGA. Of this, an estimated 42 hectares remained undeveloped. An estimated 262 hectares of zoned employment land exists within the LGA. Of this, around 72 hectares remains undeveloped. (Figure 147)

Figure 147: Kempsey LGA residential and employment land availability, 2016-17



The majority of the Kempsey LGA's undeveloped residential land is located in and around South West Rocks and Stuarts Point.

The majority of the Kempsey LGA's undeveloped employment land is located in and around Kempsey.

Table 136: Kempsey LGA residential land availability by locality, 2016-2017

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Kempsey	437.0	7.6
Frederickson	86.7	0.0
South West Rocks	410.0	20.0
Crescent Head	54.3	0.5
Stuarts Point	172.8	13.5
Kempsey LGA	**1,160.8**	**41.6**

Table 137: Kempsey LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Kempsey	227.0	44.0
Frederickson	12.0	12.0
South West Rocks	7.0	0.0
Stuarts Point	7.0	7.0
Smithtown	7.0	7.0
Kundabung	2.0	2.0
Kempsey LGA	**262.0**	**72.0**

Nambucca Heads

Nambucca

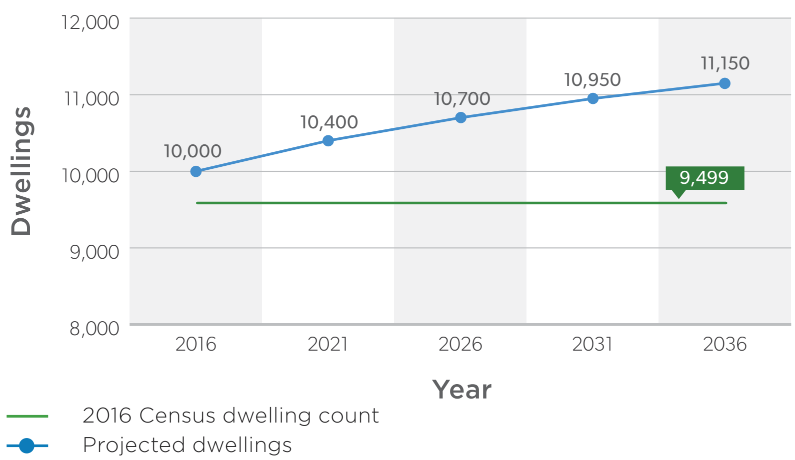
Key statistics

- Population (2016-17): 19,212 persons
- Annual Housing Delivery Target (2016-36): 58 dwellings
- Residential Land Stock (undeveloped, 2016-17): 594 hectares
- Employment Land Stock (undeveloped, 2016-17): 82 hectares

Population and housing projections

The population of the Nambucca local government area (LGA) is expected to grow to 20,850 persons by 2036 which equates to an average annual growth rate of 0.4 per cent. The total number of houses in the Nambucca LGA is expected to grow to 11,150 homes in response to projected dwelling demand. (Figure 148)

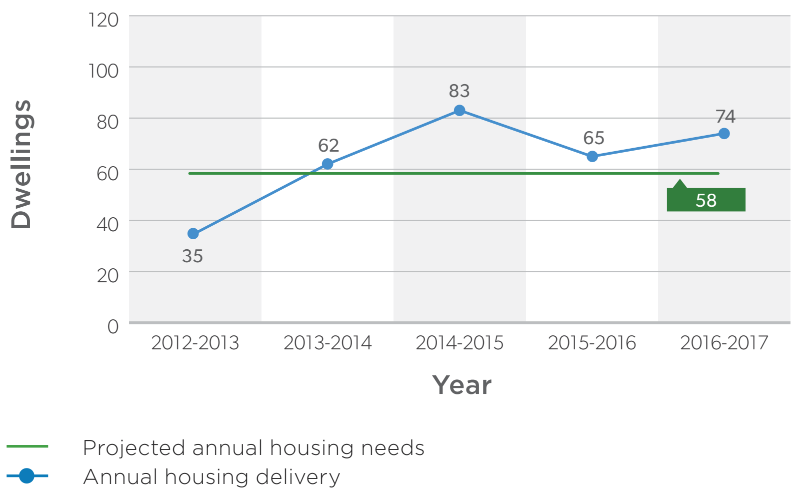
***Figure 148:** Nambucca LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 1,150 new dwellings will be required in the Nambucca LGA which is an average of 58 new dwellings each year. In 2016-2017, 74 dwellings were commenced in the Nambucca LGA which is above the annual housing delivery target. (Figure 149)

Approvals for the same period were lower than previous reporting years at 130 dwellings.

***Figure 149:** Nambucca LGA housing delivery performance*



Housing approvals

In 2016-17, 130 dwellings were approved in the Nambucca LGA, this was below the number of approvals for the prior two periods but higher than the five year average. (Figure 150)

Figure 150: Nambucca LGA housing approval trends

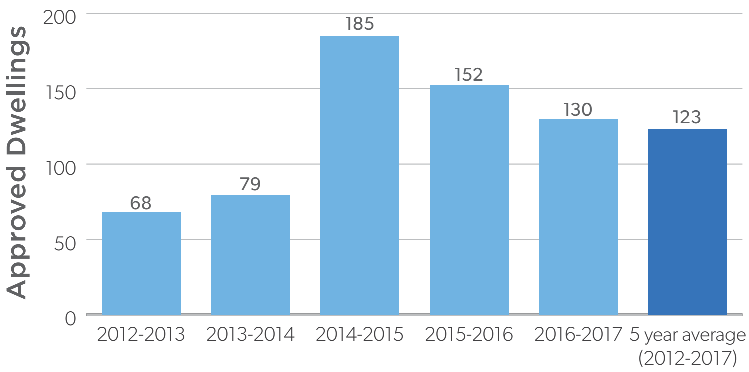
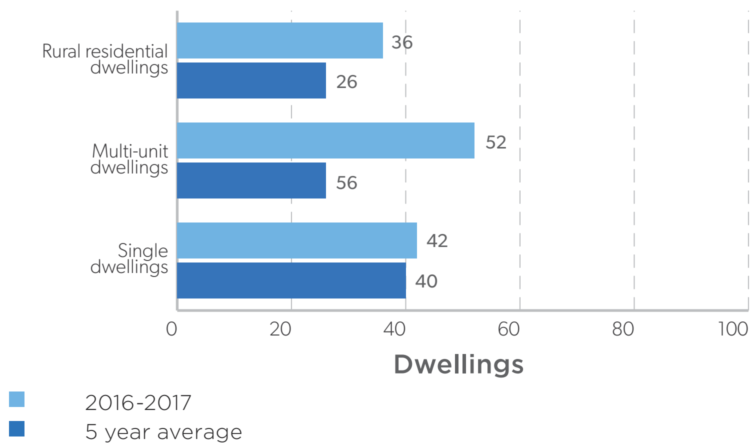


Table 138: Nambucca LGA housing approval trends

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	28	22	18	**68**
2013-14:	46	20	13	**79**
2014-15:	41	122	22	**185**
2015-16:	45	66	41	**152**
2016-17:	42	52	36	**130**
2012-17	**202**	**282**	**130**	**614**

Around 72 per cent of the homes approved in the Nambucca LGA were located within the urban growth areas and 28 per cent were rural residential dwellings. (Figure 151)

Figure 151: Nambucca LGA housing approvals

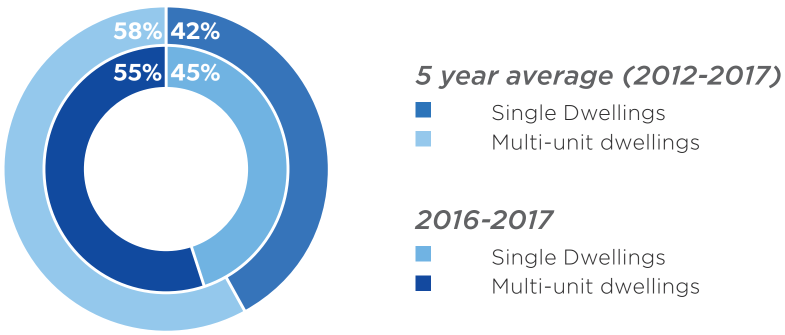


Of the dwellings approved in the urban growth areas in 2016-17, 45 per cent were single dwellings and 55 per cent were multi-unit dwellings. (Figure 152)

Table 139: Nambucca LGA residential housing approval trends

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	28	56%	22	**44%**
2013-14:	46	70%	20	**30%**
2014-15:	41	25%	122	**75%**
2015-16:	45	41%	66	**59%**
2016-17:	42	45%	52	**55%**
2012-17	**202**	**42%**	**282**	**58%**

Figure 152: Nambucca LGA residential housing approval mix



The majority of approved dwellings were located in Macksville, Nambucca Heads and Scotts Head.

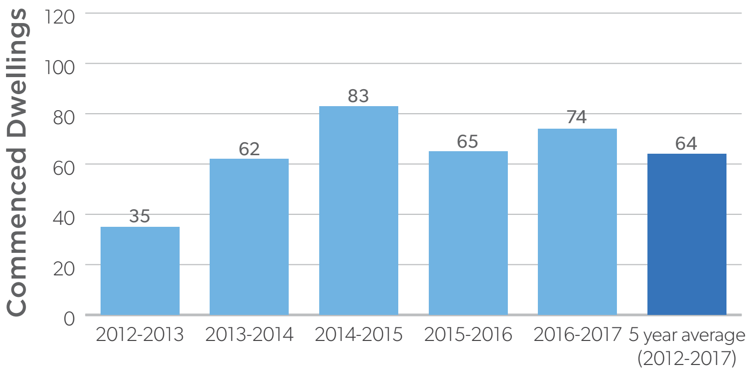
Table 140: Nambucca LGA housing approvals by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Nambucca Heads	5	19	24
Macksville	19	21	40
Valla Beach	6	3	9
Scotts Head	7	7	14
Eungai Creek/Rail	2	0	2
Hyland Park	0	0	0
Rural remainder/Other Villages	3	2	5
Nambucca LGA	**42**	**52**	**94**

Housing delivery

There were 74 dwellings commenced across the Nambucca LGA in 2016-17 which was the higher than the five year delivery average. (Figure 153)

Figure 153: Nambucca LGA housing delivery trends



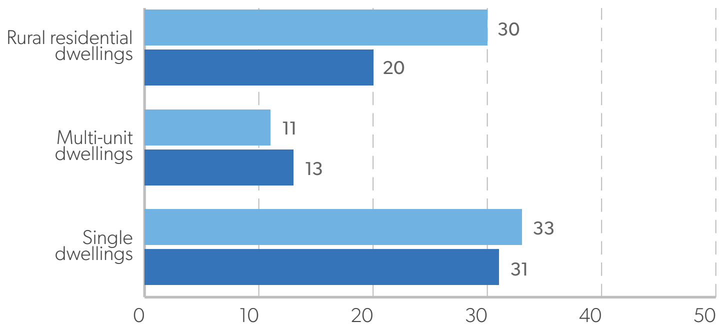
In 2016-17, 59 per cent of all houses commenced in the Nambucca LGA were focused in the urban growth areas, 41 per cent of commenced dwellings were in rural residential areas. (Figure 154)

As at the 2016 Census, 85 per cent of the Nambucca LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 141: Nambucca LGA housing delivery trends by type

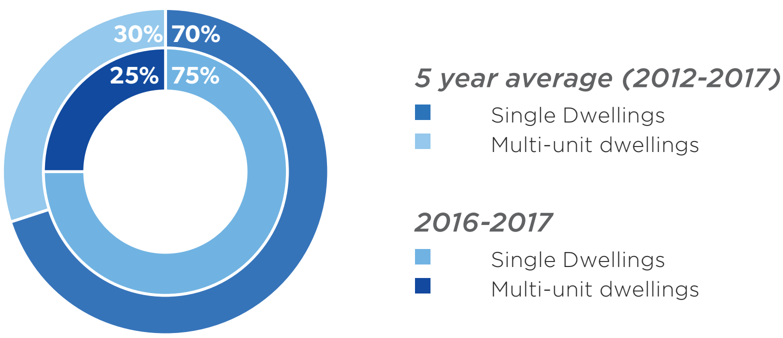
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	21	0	14	**35**
2013-14:	31	20	11	**62**
2014-15:	42	22	19	**83**
2015-16:	26	12	27	**65**
2016-17:	33	11	30	**74**
2012-17	**153**	**65**	**101**	**319**

Figure 154: Nambucca LGA housing commencements



In 2016-17, 75 per cent of residential housing commencements were single dwellings and 25 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is below the housing mix target and the five year average achieved between 2012-2013 and 2016-17. (Figure 155)

Figure 155: Nambucca LGA residential housing delivery mix



The majority of commenced dwellings were located in Macksville, Nambucca Heads and Scotts Head.

Table 142: Nambucca LGA residential housing commencements by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total comm-encements
Nambucca Heads	5	3	8
Macksville	16	0	16
Valla Beach	5	2	7
Scotts Head	4	4	8
Eungai Creek/Rail	1	0	1
Hyland Park	0	0	0
Rural remainder/other villages	2	2	4
Nambucca LGA	**33**	**11**	**44**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

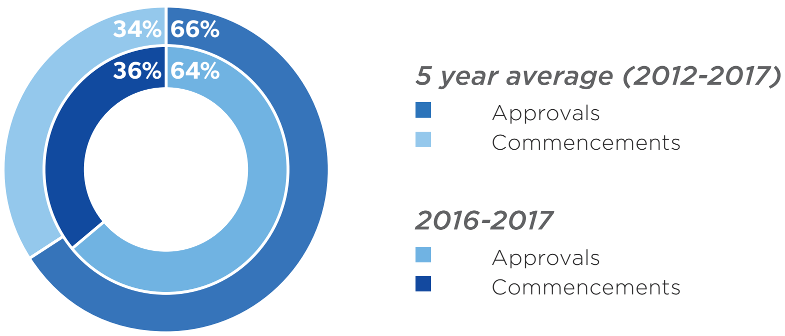
In 2016-17, there were 130 dwellings approved compared to 74 commencements. The delivery ratio for 2016-17 was above the five year average, this is likely due to higher than average dwelling approvals in 2016-17. (Table 143)

The share of housing commencements in relation to total housing activity in 2016-17 was an improvement on the five year trend. (Figure 156)

Table 143: Nambucca LGA housing delivery ratio

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	68	35	1:0.5
2013-14:	79	62	1:0.8
2014-15:	185	83	1:0.4
2015-16:	152	65	1:0.4
2016-17:	130	74	1:0.6
2012-17	**614**	**319**	**1:0.5**

Figure 156: Nambucca LGA housing delivery performance



Comparing the delivery ratio across different dwelling types, single dwellings and rural residential dwellings had the highest rate of delivery in 2016-17 at 1:0.8. The multi-unit delivery ratio was 1:0.2 in 2016-17 which was consistent with the five year average.

Table 144: Nambucca LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:0.8	1:0	1:0.8
2013-14:	1:0.7	1:1	1:0.8
2014-15:	1:1	1:0.2	1:0.9
2015-16:	1:0.6	1:0.2	1:0.7
2016-17:	1:0.8	1:0.2	1:0.8
2012-17	**1:0.8**	**1:0.2**	**1:0.8**

Subdivision activity

In 2016-17, 253 lots were approved across the Nambucca LGA. There were 48 lots released over the same period. Of these, 10 of the approved lots and 22 of the released lots were for rural residential development.

Table 145: Nambucca LGA subdivision activity, 2016-2017

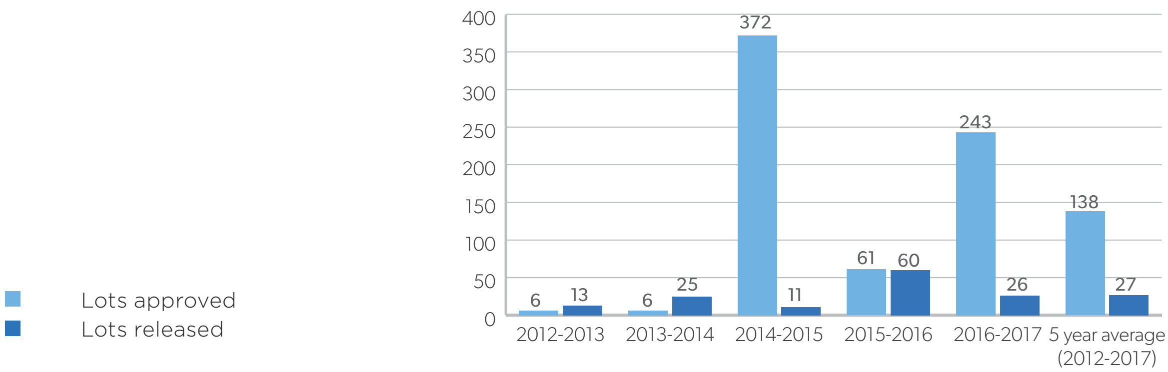
	Residential lots	Rural residential lots	Total
Approvals	243	10	**253**
Releases	26	22	**48**

The number of residential lots approved was high in 2016-17, this was due to a large subdivision approval issued in Nambucca Heads for 135 lots. The number of lots released was slightly lower than average in 2016-17, this may be linked to higher than average releases in the preceding reporting year. (Figure 157)

Table 146: Nambucca LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	6	13
2013-14:	6	25
2014-15:	372	11
2015-16:	61	60
2016-17:	243	26
2012-17	**688**	**135**

Figure 157: Nambucca LGA residential subdivision trends



The majority of residential lots approved were located in and around Nambucca Heads and Valla Beach.

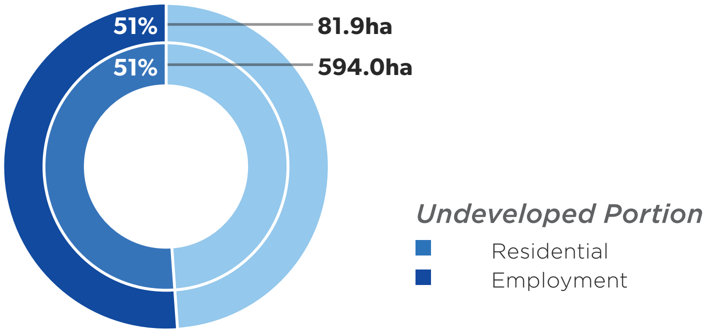
Table 147: Nambucca LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Nambucca Heads	135	6
Macksville	4	12
Valla Beach	98	6
Scotts Head	0	0
Eungai Creek/Rail	0	0
Hyland Park	0	0
Rural remainder/Other Villages	6	2
Nambucca LGA	**243**	**26**

Land availability

In 2016-17, there was almost 1,170 hectares of zoned residential land in the Nambucca LGA. Of this, an estimated 594 hectares remained undeveloped. An estimated 161 hectares of zoned employment land exists within the LGA. Of this, around 82 hectares remains undeveloped. (Figure 158)

Figure 158: Nambucca LGA residential and employment land availability, 2016-17



The majority of the Nambucca LGA's undeveloped residential land is located in Macksville and Nambucca Heads, a significant amount is also spread across the LGA's rural villages.

The majority of the Nambucca LGA's undeveloped employment land is located in West Valla.

Table 148: Nambucca LGA residential land availability by locality, 2016-2017

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Nambucca Heads	429.0	178.0
Macksville	306.0	180.0
Valla Beach	87.0	21.5
Scotts Head	87.0	25.7
Eungai Creek/Rail	57.0	56.9
Hyland Park	23.0	5.0
Rural remainder/Other Villages	181.0	126.9
Nambucca LGA	**1,170.0**	**594.0**

Table 149: Nambucca LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Nambucca Heads	38.2	18.7
Macksville	63.0	14.1
West Valla	60.0	49.1
Nambucca LGA	**161.2**	**81.9**

Port Macquarie

Port Macquarie-Hastings

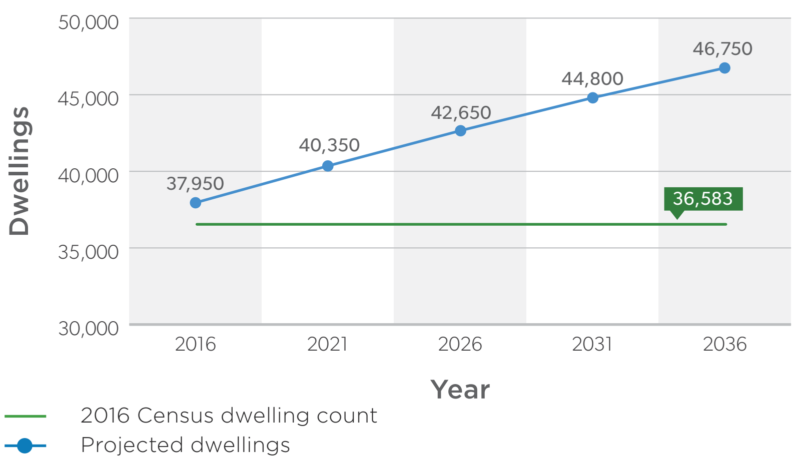
Key statistics

- **Resident Population (2016):** 78,539 persons
- **Annual Housing Delivery Target (2016-36):** 440 dwellings
- **Residential Land Stock (undeveloped, 2016-17):** 1,087 hectares
- **Employment Land Stock (undeveloped, 2016-17):** 266 hectares

Population and housing projections

The population of the Port Macquarie-Hastings local government area (LGA) is expected to grow to 94,700 persons by 2036 which equates to an average annual growth rate of 1.0 per cent. The total number of houses in the Port Macquarie-Hastings LGA is expected to grow to 46,750 homes in response to projected dwelling demand. (Figure 159)

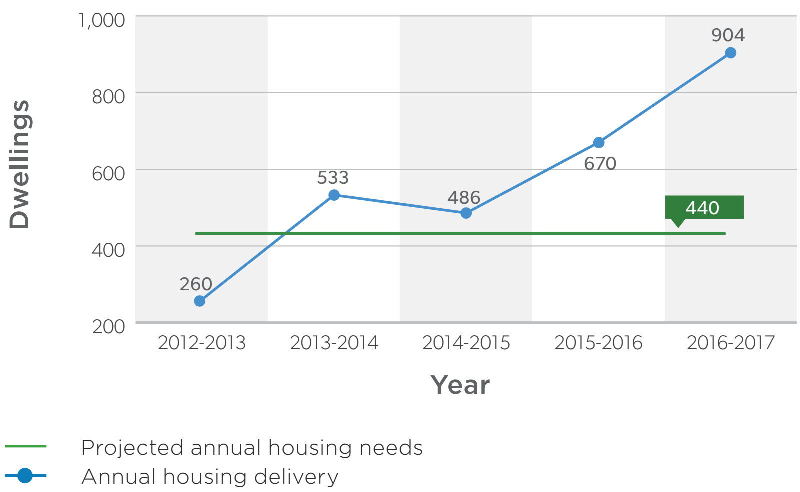
***Figure 159:** Port Macquarie-Hastings LGA projected housing needs*



For the period between 2016 and 2036, it is projected that 8,800 new dwellings will be required in the Port Macquarie-Hastings LGA which is an average of 440 new dwellings each year. In 2016-2017, 904 dwellings were commenced in the Port Macquarie-Hastings LGA which exceeds the housing delivery target for the same year and is significantly higher than the five year average. (Figure 160)

Approvals for the same period were also higher than previous reporting years and projected housing needs at 893 dwellings.

***Figure 160:** Port Macquarie-Hastings LGA housing delivery performance*



Housing approvals

A total of 893 dwellings were approved in the Port Macquarie-Hastings LGA in 2016-17. This was the highest number of approvals over the five year trend period. (Figure 161)

Figure 161: *Port Macquarie-Hastings LGA housing approval trends*

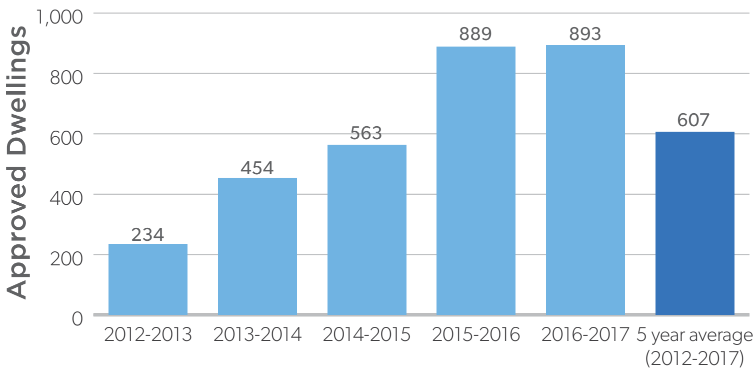
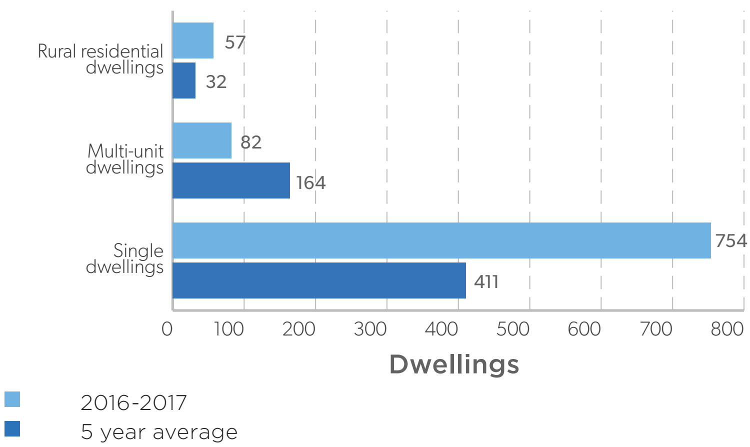


Table 150: *Port Macquarie-Hastings LGA housing approval trends*

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total approvals
2012-13:	110	107	17	**234**
2013-14:	272	155	27	**454**
2014-15:	401	133	29	**563**
2015-16:	517	344	28	**889**
2016-17:	754	82	57	**893**
2012-17	**2,054**	**821**	**158**	**3,033**

Around 94 per cent of approved dwellings were located in the urban growth areas, 6 per cent of approved dwellings were rural residential dwellings. (Figure 162)

Figure 162: *Port Macquarie-Hastings LGA housing approvals*

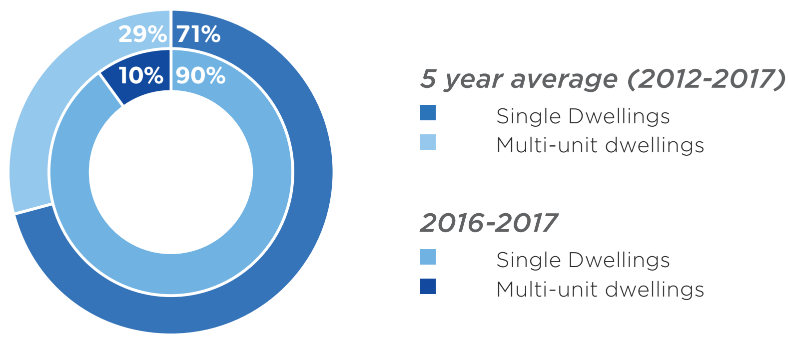


Of the dwellings approved in the urban growth areas in 2016-17, 90 per cent were single dwellings and 10 per cent were multi-unit dwellings. (Figure 163)

Table 151: ***Port Macquarie-Hastings LGA residential housing approval trends***

Year	Single dwellings	%	Multi-unit dwellings	%
2012-13:	110	51%	107	**49%**
2013-14:	272	64%	155	**36%**
2014-15:	401	75%	133	**25%**
2015-16:	517	60%	344	**40%**
2016-17:	754	90%	82	**10%**
2012-17	**2,054**	**71%**	**821**	**29%**

Figure 163: ***Port Macquarie-Hastings LGA residential housing approval mix***



The majority of approvals were focused in and around Port Macquarie. Thrumster, Lake Cathie-Bonny Hills and Wauchope provided a significant share of the dwellings approved outside the Port Macquarie urban area.

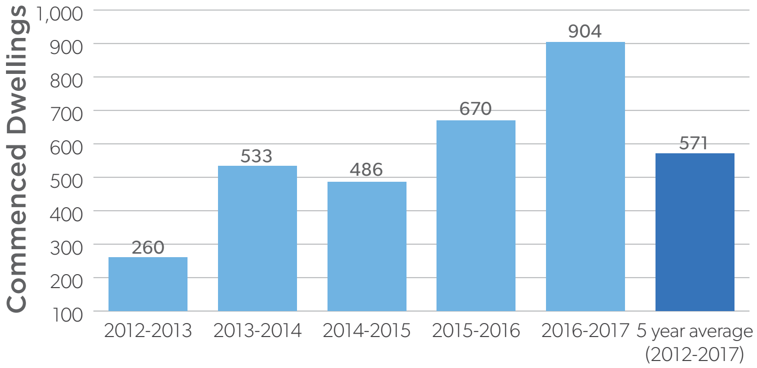
Table 152: ***Port Macquarie-Hastings LGA housing approvals by locality, 2016-17***

Locality	Single dwellings	Multi-unit dwellings	Total approvals
Port Macquarie	254	48	302
Thrumster	178	15	193
Lake Cathie - Bonny Hills	113	8	121
Camden Haven	53	5	58
Wauchope	146	6	152
Sancrox	10	0	10
Rural remainder	0	0	0
Port Macquarie-Hastings LGA	**754**	**82**	**836**

Housing delivery

In 2016-17, there were 904 dwellings commenced across the Port Macquarie-Hastings LGA which was significantly higher than the five year housing delivery average. (Figure 164)

Figure 164: *Port Macquarie-Hastings LGA housing delivery trends*



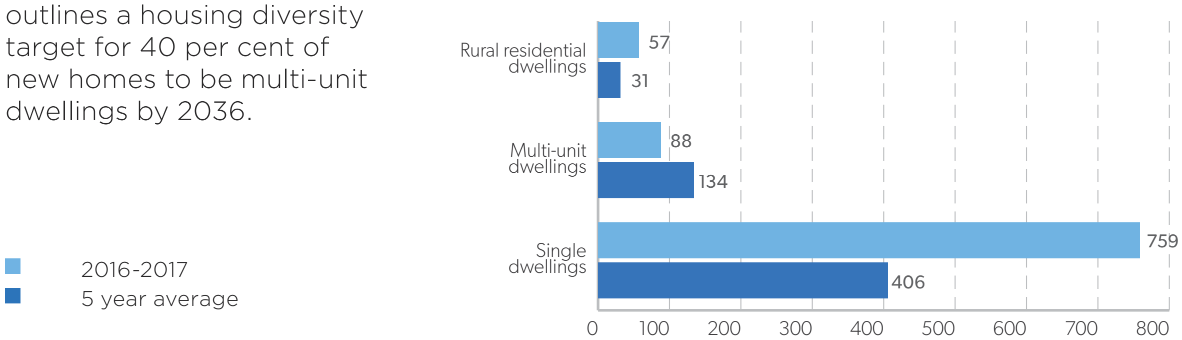
Almost 94 per cent of commenced dwellings were located in the urban growth areas, 6 per cent of commencements were rural residential dwellings. (Figure 165)

As at the 2016 Census, 74 per cent of the Port Macquarie-Hastings LGA's housing stock was in the form of single dwellings. To achieve greater variety in future housing the *North Coast Regional Plan 2036* outlines a housing diversity target for 40 per cent of new homes to be multi-unit dwellings by 2036.

Table 153: *Port Macquarie-Hastings LGA housing delivery trends by type*

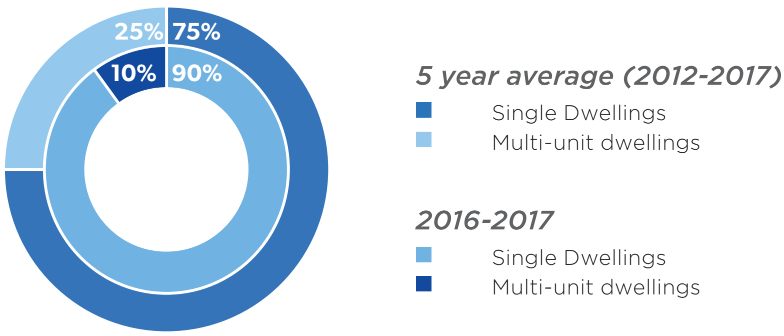
Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings	Total Commen-cements
2012-13:	159	78	23	**260**
2013-14:	262	252	19	**533**
2014-15:	355	102	29	**486**
2015-16:	495	150	25	**670**
2016-17:	759	88	57	**904**
2012-17	**2,030**	**670**	**153**	**2,853**

Figure 165: *Port Macquarie-Hastings LGA housing commencements*



In 2016-17, 90 per cent of residential housing commencements were single dwellings and 10 per cent were multi-unit dwellings. The delivery mix achieved in 2016-17 is well below the housing mix target and the five year average achieved between 2012-13 and 2016-17. (Figure 166)

Figure 166: *Port Macquarie-Hastings LGA residential housing delivery mix*



The majority of commenced dwellings were located in and around Port Macquarie. Thrumster, Lake Cathie-Bonny Hills and Wauchope provided a significant share of the homes approved outside the Port Macquarie urban area.

Table 154: Port Macquarie-Hastings LGA residential housing commencements by locality, 2016-17

Locality	Single dwellings	Multi-unit dwellings	Total commencements
Port Macquarie	254	48	302
Thrumster	178	15	193
Lake Cathie - Bonny Hills	113	8	121
Camden Haven	58	11	69
Wauchope	146	6	152
Sancrox	10	0	10
Rural remainder	0	0	0
Port Macquarie-Hastings LGA	**759**	**88**	**847**

Housing approvals can be compared with housing commencements to determine the housing delivery ratio. This ratio provides an indication of how many approved dwellings are ultimately being constructed.

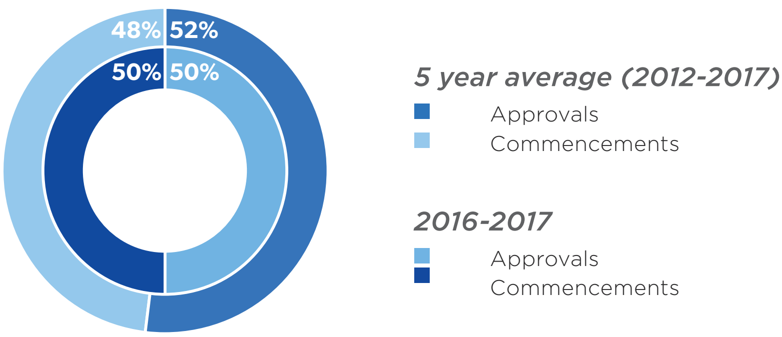
In 2016-17, there were 893 dwellings approved compared to 904 commencements. The housing delivery ratio for 2016-17 was significantly higher than recent reporting years (2014-2016) and was greater than the five year average. (Table 155)

Housing commencements comprised a greater share of total housing activity in 2016-17 than for the five year trend period. (Figure 167)

Table 155: Port Macquarie-Hastings LGA housing delivery ratio

Year	Approvals	Commencements	Housing Delivery Ratio
2012-13:	234	260	1:1.1
2013-14:	454	533	1:1.2
2014-15:	563	486	1:0.9
2015-16:	889	670	1:0.8
2016-17:	893	904	1:1
2012-17	**3,033**	**2,853**	**1:0.9**

Figure 167: Port Macquarie-Hastings LGA housing delivery performance



The share of housing commencements in relation to total housing activity in 2016-17 was an improvement on the five year trend. (Figure 167)

Comparing the delivery ratio across different dwelling types, multi-unit dwellings had the highest rate of delivery in 2016-17 at 1:1.1, followed by single and rural residential dwellings both at 1:1.1.

Table 156: Port Macquarie-Hastings LGA housing delivery ratio by housing type

Year	Single dwellings	Multi-unit dwellings	Rural residential dwellings
2012-13:	1:1.4	1:0.7	1:1.4
2013-14:	1:1	1:1.6	1:0.7
2014-15:	1:0.9	1:0.8	1:1
2015-16:	1:1	1:0.4	1:0.9
2016-17:	1:1	1:1.1	1:1
2012-17	**1:1**	**1:0.8**	**1:1**

Subdivision activity

In 2016-17, 383 lots were approved across the Port Macquarie-Hastings LGA. There were 719 lots released over the same period. Of these, 16 of the lots released were in rural residential areas. There was one rural residential subdivision approval in 2016-17.

Table 157: Port Macquarie-Hastings LGA subdivision activity, 2016-2017

	Residential lots	Rural residential lots	Total
Approvals	382	1	**383**
Releases	703	16	**719**

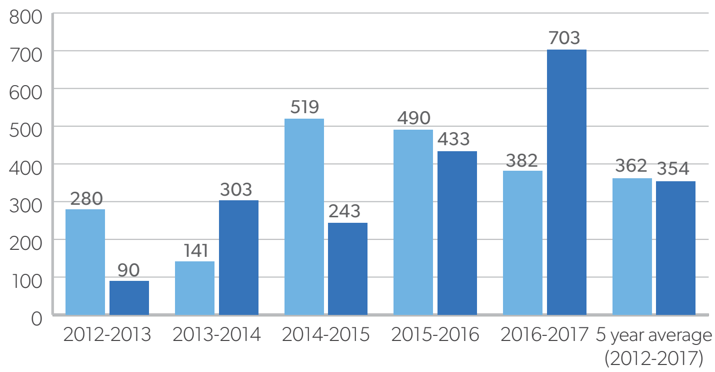
The number of residential lots approved and released in 2016-2017 was higher than the five year average. (Figure 168)

Table 158: Port Macquarie-Hastings LGA residential subdivision activity

Year	Lots Approved	Lots released
2012-13:	280	90
2013-14:	141	303
2014-15:	519	243
2015-16:	490	433
2016-17:	382	703
2012-17	**1,812**	**1,772**

Figure 168: Port Macquarie-Hastings LGA residential subdivision trends

Lots approved
Lots released



The majority of residential lots approved in 2016-17 were located in Lake Cathie-Bonny Hills. Thrumster, Port Macquarie, Lake Cathie-Bonny Hills and Wauchope had significant lot releases.

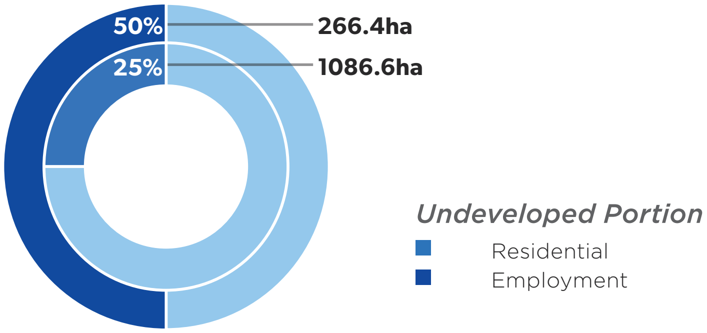
Table 159: Port Macquarie-Hastings LGA residential subdivision activity by locality, 2016-17

Locality	Lots approved	Lots released
Port Macquarie	30	167
Thrumster	50	170
Lake Cathie-Bonny Hills	264	163
Camden Haven	12	48
Wauchope	24	135
Sancrox	0	0
Rural remainder	2	20
Port Macquarie-Hastings LGA	**382**	**703**

Land availability

In 2016-17, there was almost 4,304 hectares of zoned residential land in the Port Macquarie-Hastings LGA. Of this, an estimated 1,087 hectares remained undeveloped. An estimated 536 hectares of zoned employment land exists within the LGA. Of this, around 266 hectares remains undeveloped. (Figure 169)

Figure 169: Port Macquarie-Hastings LGA residential and employment land availability, 2016-17



The majority of the Port Macquarie-Hastings LGA's undeveloped residential land is located in Port Macquarie, Thrumster, Camden Haven and Lake Cathie-Bonny Hills.

The majority of undeveloped employment land is located in Camden Haven, Sancrox, Thrumster and Wauchope.

Table 160: Port Macquarie-Hastings LGA residential land availability by locality, 2016-2017

Locality	Total area of zoned residential land (ha)	Remaining vacant residential land (ha)
Port Macquarie	2,138.8	306.4
Thrumster	406.5	289.7
Lake Cathie-Bonny Hills	498.3	208.7
Camden Haven	804.8	222.2
Wauchope	378.4	41.8
Sancrox	0.0	0.0
Rural remainder	77.2	17.6
Port Macquarie-Hastings LGA	**4,304.0**	**1,086.6**

Table 161: Port Macquarie-Hastings LGA employment land availability by locality, 2016-17

Locality	Total area of zoned employment land (ha)	Remaining vacant employment land (ha)
Port Macquarie	168.5	22.3
Thrumster	56.8	55.5
Lake Cathie-Bonny Hills	0.0	0.0
Camden Haven	88.8	68.6
Wauchope	131.0	51.6
Sancrox	89.1	68.4
Rural remainder	2.2	0.0
Port Macquarie-Hastings LGA	**536.4**	**266.4**

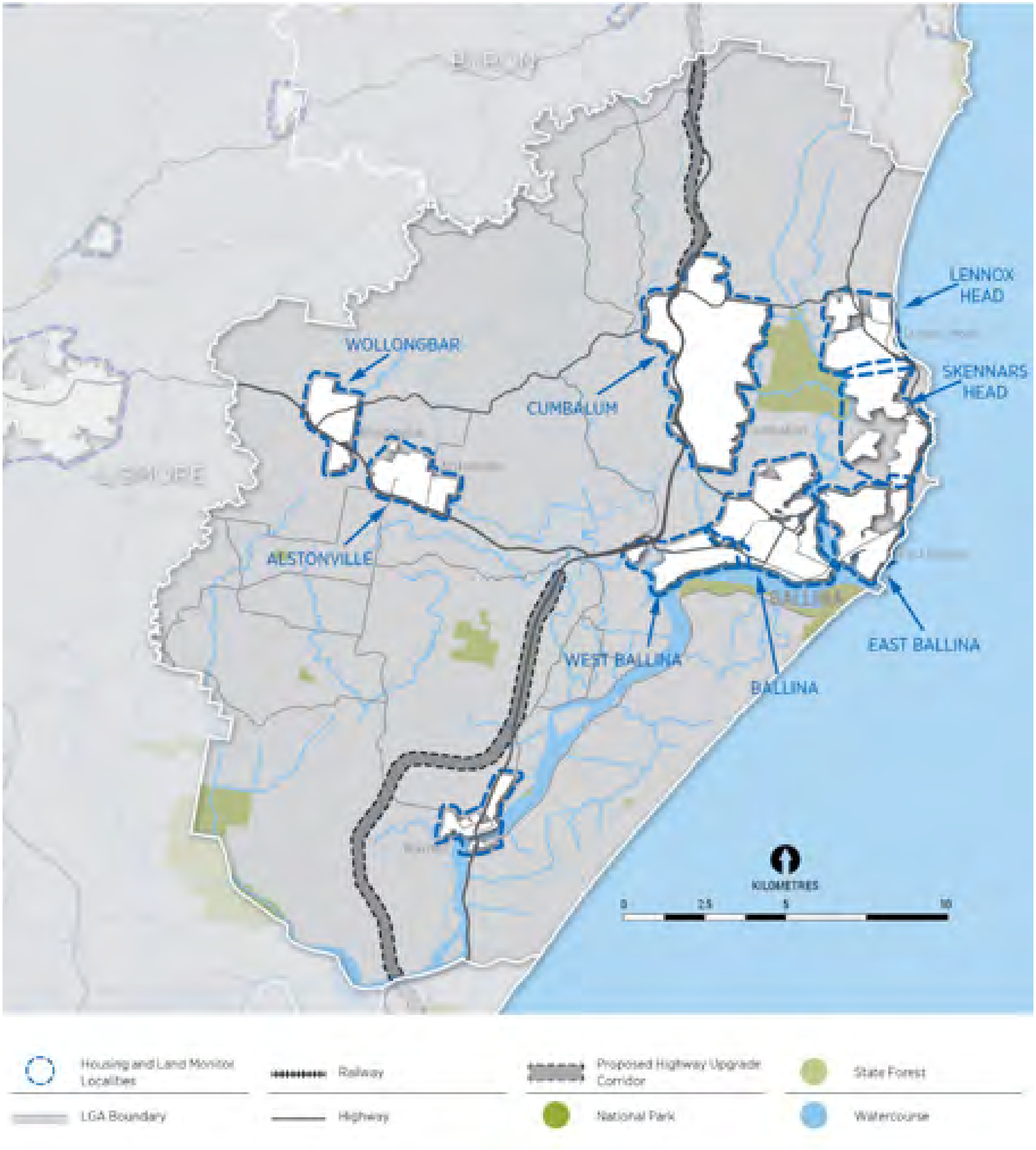
Glossary

Term	Explanation
Average annual growth rate	Calculated using 2016 Census data and the Department's population projections. The rates provided represent the difference between the population of an area as at the 2016 Census and the 2036 population projection averaged as a percentage over the 20 year period.
Detached dwelling	A dwelling that is not attached or linked to another dwelling.
Housing approvals	The number of dwellings approved through development applications and complying development certificates.
Housing delivery	The number of dwellings commenced, based on construction certificates issued. Some dwellings are counted as both approved and commenced in the same year.
Dwelling commencements	The number of dwellings commenced, based on construction certificates issued. Some dwellings are counted as both approved and commenced in the same year. Can be referred to as housing delivery (see definition above).
Employment Land	Land zoned for industrial or similar purposes (i.e. land zoned B5 Business Development or B7 Business Park in planning instruments).
Housing commencements	The number of dwellings commenced, based on construction certificates issued. Some dwellings are counted as both approved and commenced in the same year.
Housing delivery ratio	A measure of the ratio of housing approvals to housing commencements. For example, a housing delivery ratio of 1:0.9 indicates that for every dwelling approval issued in that reporting year, 0.9 dwellings were commenced.
Housing delivery/ approval mix	A measure of the share of single dwellings approved or against the share of multi-unit dwellings approved or delivered. This measure is specific to residential housing only (i.e. excludes rural residential dwellings).
Housing types	Forms of housing, the North Coast House and Land Monitor analyses three broad housing types: single dwellings, multi-unit dwellings and rural residential dwellings.
Land availability	The area of land zoned for a particular purpose but not yet developed. This monitor reports on residential and employment land availability only.
LGA	Local government area
Lots Approved	The number of lots approved through development applications. Some lots are counted as both approved and released in the same year.
Lots Released	The number of lots released to market, based on subdivision certificates issued. Some lots are counted as both approved and produced in the same year.

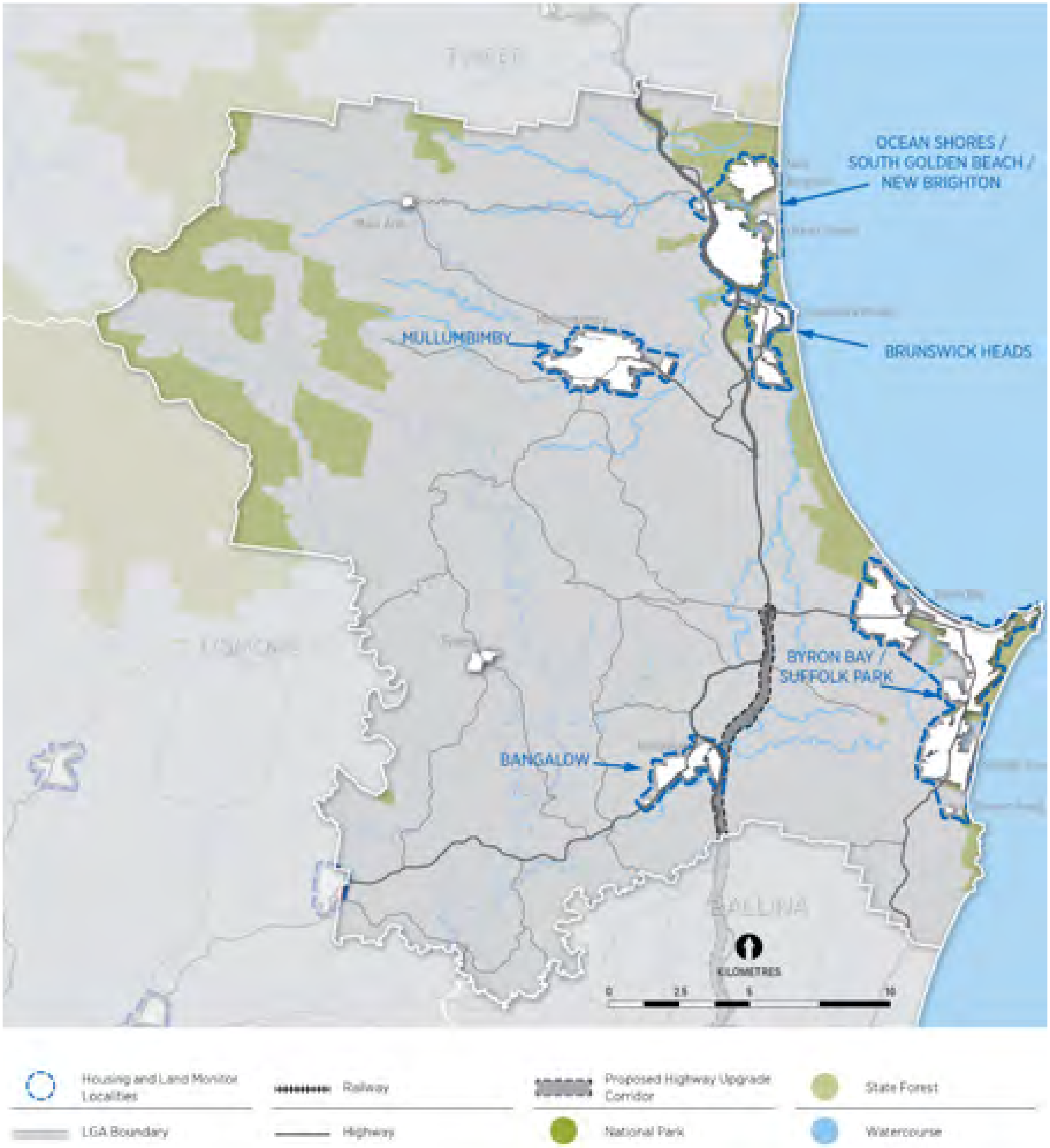
Term	Explanation
Multi-unit housing dwellings	Two or more dwellings i.e. dual occupancies, flats or units. Also includes seniors housing and moveable dwellings. Multi-unit dwellings are recorded in terms of the number of units they contain. This monitor only reports on multi-unit dwellings located on residential land. From 2016-17 onwards, small lot housing forms part of the multi-unit housing totals.
North Coast region	The Local government areas of Tweed, Byron, Ballina, Lismore, Kyogle, Richmond Valley, Clarence Valley, Coffs Harbour, Bellingen, Nambucca, Kempsey and Port Macquarie-Hastings.
Residential Land	Relating to land zoned for residential purposes (i.e. R1, R2, R3, R4 or RU5 zoned land).
Rural remainder	Residential zoned land that exists outside the specific localities mapped on the LGA Locality Map.
Rural residential	Land zoned for rural residential purposes (i.e. R5 zoned land)
Rural residential dwellings/ housing	Houses located on land zoned for rural residential purposes (i.e. R5 zoned land)
Single Dwelling	A dwelling that is not attached or linked to another dwelling, also known as a detached dwelling. For the purpose of this monitor, single dwellings are located on residential land. Rural residential dwellings are separately characterised and rural dwellings are not counted.
Small lot housing	Single dwellings on lots less than 400 square metres in area.
Urban Growth Areas	Includes all land zoned for urban purposes and all future potential urban land releases as illustrated on the Urban Growth Area Maps included in the *North Coast Regional Plan 2036*.
Trend analysis period	The trend analysis period for this edition of the monitor dates from the 2012-13 to the 2016-17 financial year.

LGA Locality Maps

Ballina LGA

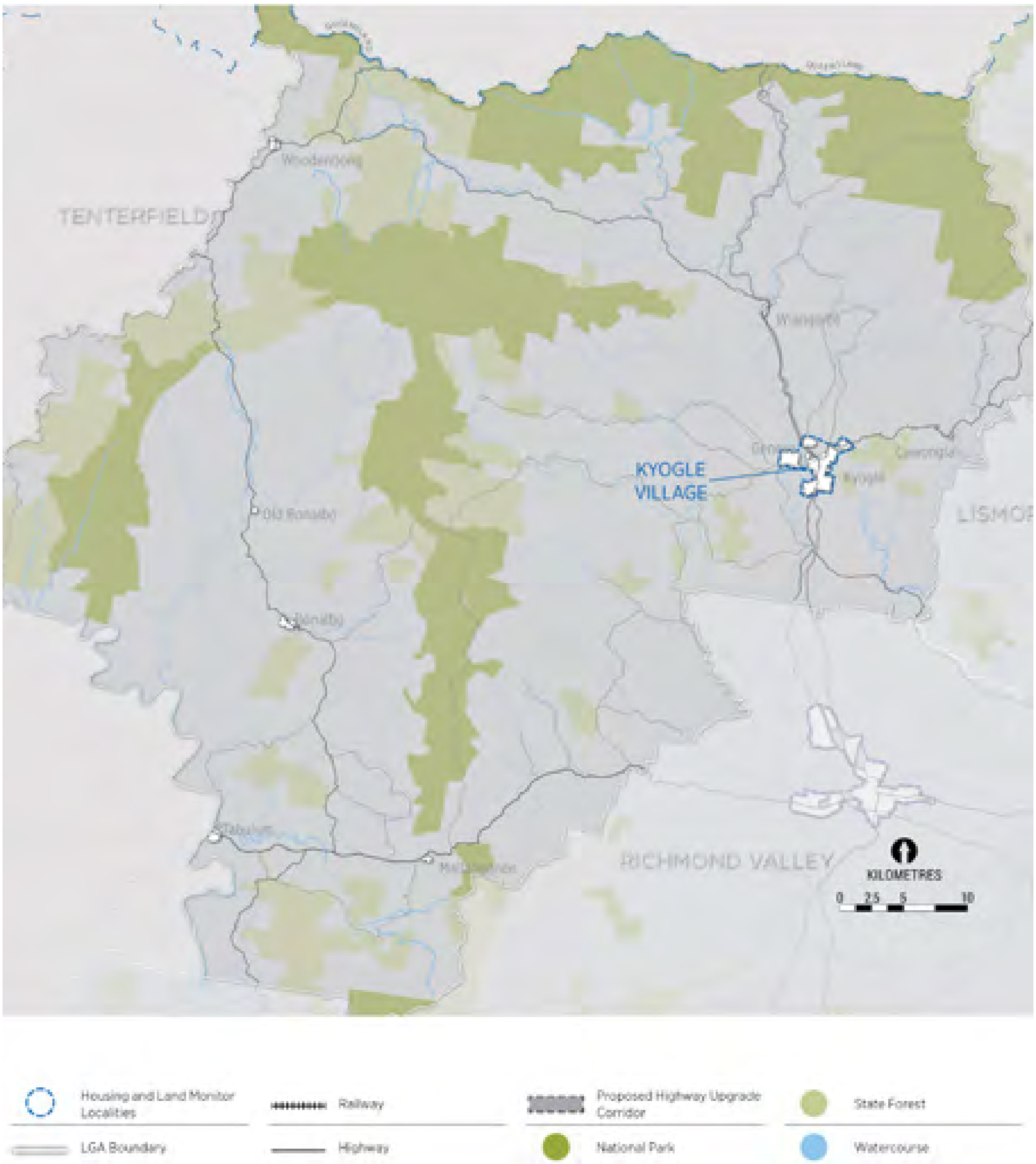


Byron LGA

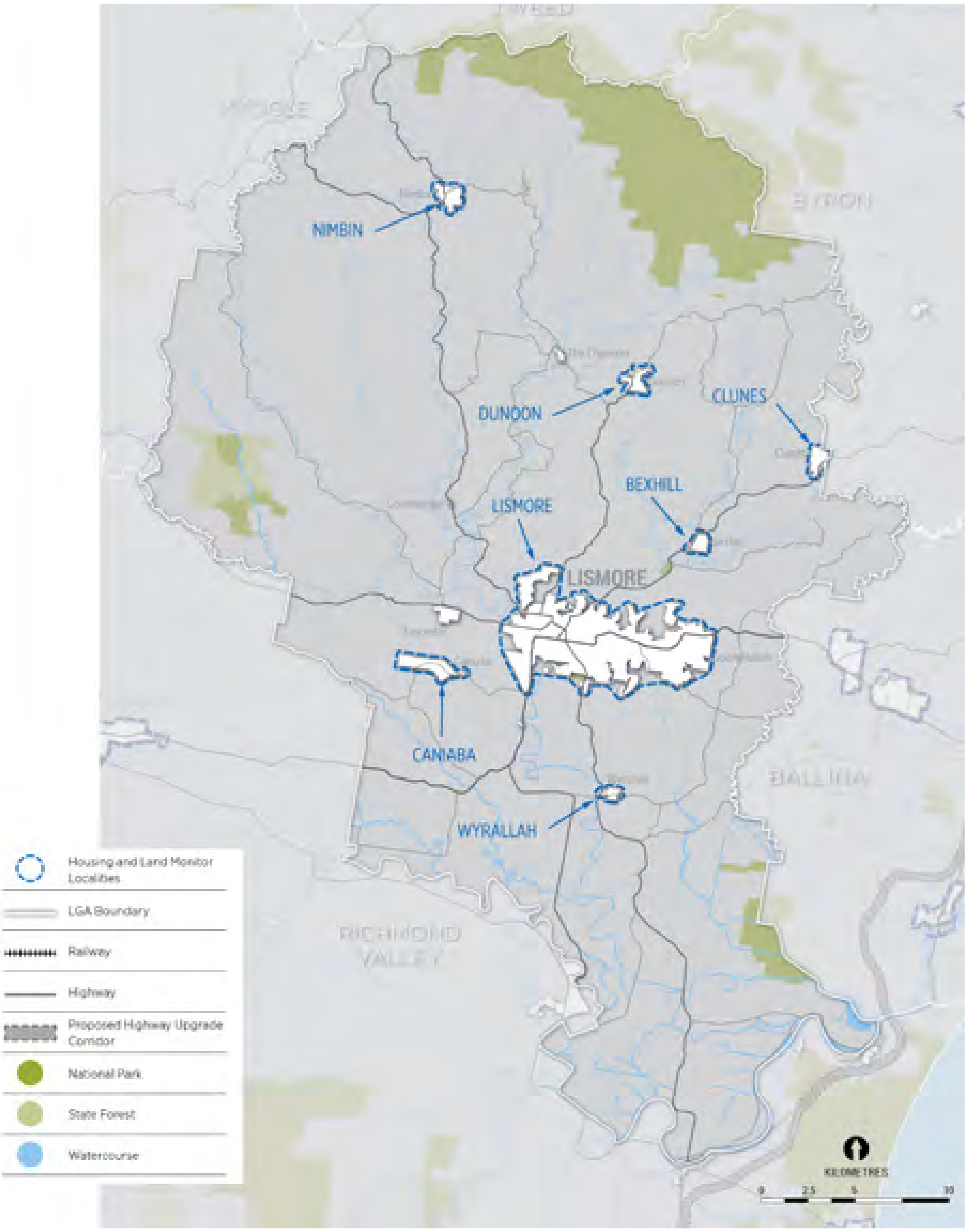


TWEED
OCEAN SHORES / SOUTH GOLDEN BEACH / NEW BRIGHTON
MULLUMBIMBY
BRUNSWICK HEADS
LISMORE
BYRON BAY / SUFFOLK PARK
BANGALOW
BALLINA
KILOMETRES
0
2.5
5
10
Housing and Land Monitor Localities
Railway
Proposed Highway Upgrade Corridor
State Forest
LGA Boundary
Highway
National Park
Watercourse

Kyogle LGA


TENTERFIELD
KYOGLE
VILLAGE
RICHMOND VALLEY
KILOMETRES
0 2.5 5 10
Housing and Land Monitor Localities
Railway
Proposed Highway Upgrade Corridor
State Forest
LGA Boundary
Highway
National Park
Watercourse

Lismore LGA



TWEED
KYOGLE
BYRON
NIMBIN
DUNOON
CLUNES
BEXHILL
LISMORE
LISMORE
CANIABA
WYRALLAH
BALLINA
RICHMOND VALLEY
Housing and Land Monitor Localities
LGA Boundary
Railway
Highway
Proposed Highway Upgrade Corridor
National Park
State Forest
Watercourse
KILOMETRES
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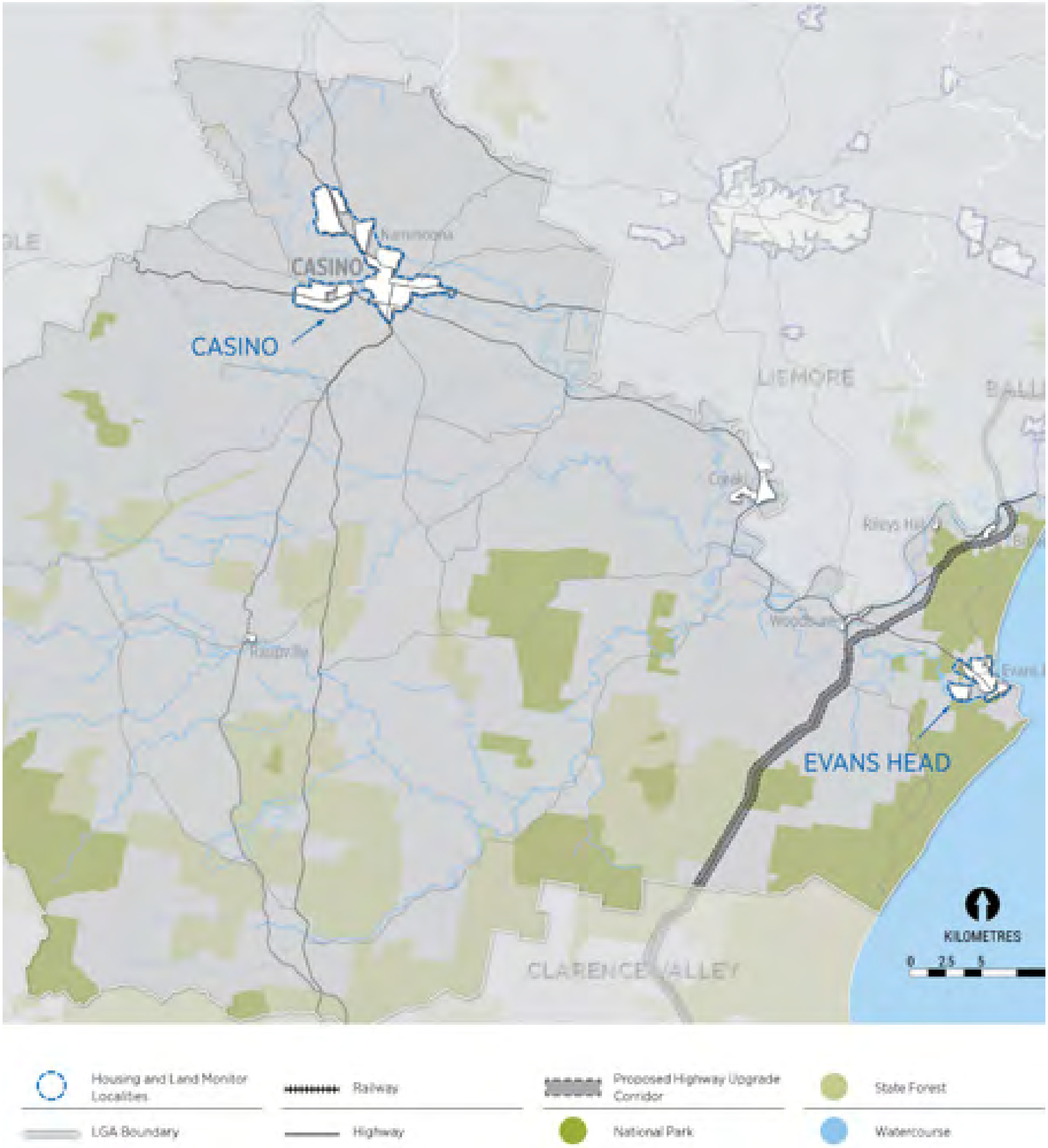
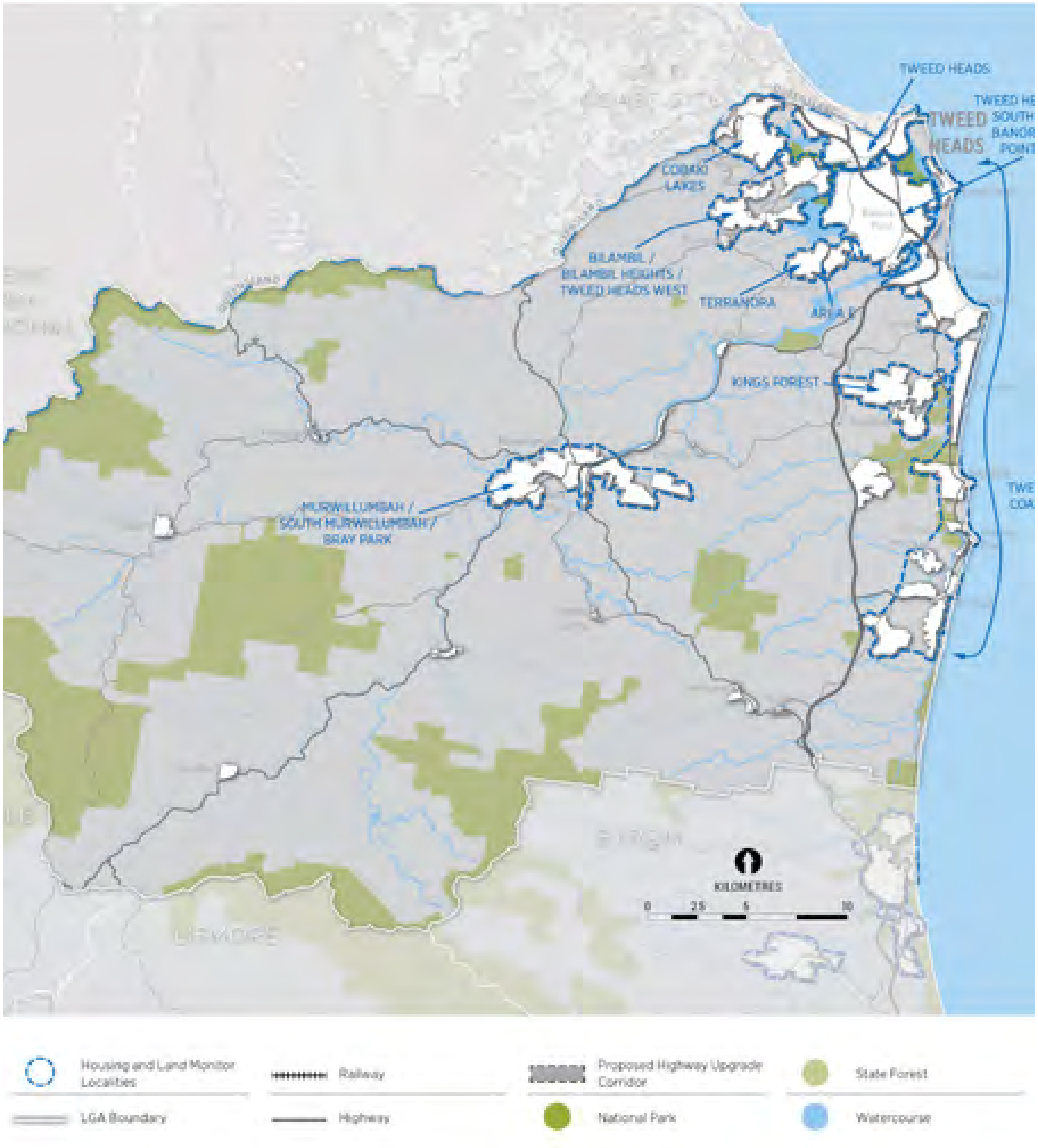
10

Richmond Valley LGA



Tweed LGA


TWEED HEADS
TWEED HEADS SOUTH
BANORA POINT
COBAKI LAKES
BILAMBIL / BILAMBIL HEIGHTS / TWEED HEADS WEST
TERRANORA
KINGS FOREST
MURWILLUMBAH / SOUTH MURWILLUMBAH / BRAY PARK
KILOMETRES
0 2.5 5 10
Housing and Land Monitor Localities
Railway
Proposed Highway Upgrade Corridor
State Forest
LGA Boundary
Highway
National Park
Watercourse

Bellingen LGA

Clarence Valley LGA

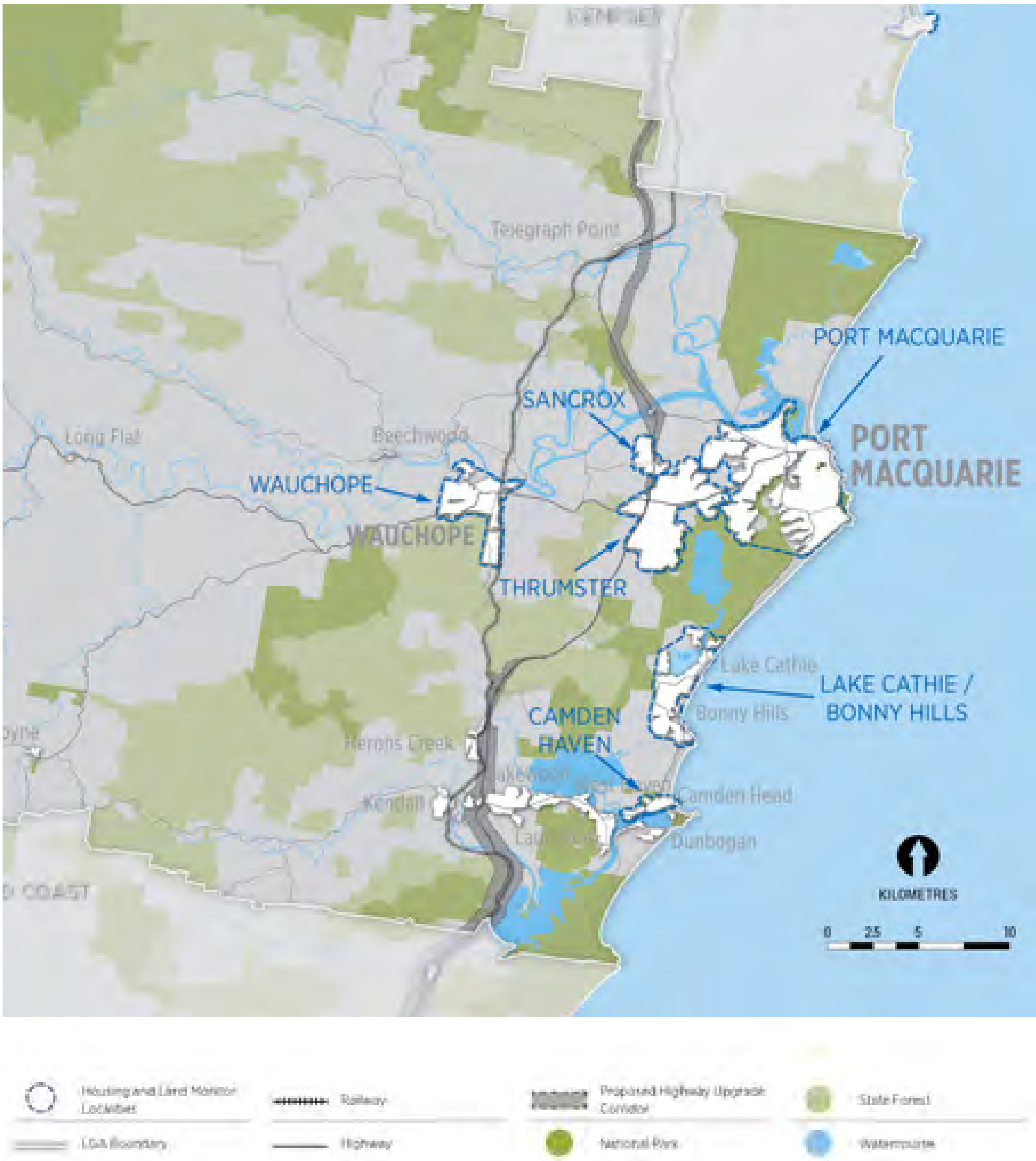
Coffs Harbour LGA

Kempsey LGA


Grassy Head
STUARTS POINT
Stuarts Point
NAMBUCCA
SOUTH WEST ROCKS
Willawarrin
Kinchela
Frederickton
Green Hill
Gladstone
FREDERICKTON
Hat Head
Euroka
KEMPSEY
KEMPSEY
PORT MACQUARIE HASTINGS
Crescent Head
CRESCENT HEAD
KILOMETRES
0 2.5 5 10
Housing and Land Monitor Localities
Railway
Proposed Highway Upgrade Corridor
State Forest
LGA Boundary
Highway
National Park
Watercourse

Nambucca LGA

Port Macquarie - Hastings LGA



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