



4. Supply and Demand Analysis

Analysis of the supply and demand for various land use types within the Shire is required to determine the ability of the existing Shire's settlements to grow and accommodate future growth and will provide the basis upon which additional land may be needed.

4.1 Regional Context

The market for residential and rural-residential land on the Mid-North Coast is complex with separate markets in each of the LGAs based to varying degrees on the needs of first and second home buyers, retirees, investors and renters. Nevertheless housing markets do exist and operate independently and it is therefore important to view the market for housing in Bellingen in a regional context. Table 4-1 illustrates the population projections and house size for the Coffs Harbour, Bellingen and Nambucca LGAs and the Mid North Coast.

Table 4-1 Selected Regional Population Projections and House Size

		2006	2011	2016	2021	2026
Coffs Harbour	<i>Population</i>	66,497	71,710	76,960	82,276	87,610
	<i>House size</i>	2.5	2.4	2.4	2.3	2.3
Bellingen	<i>Population</i>	12,355	12,527	12,774	13,094	13,457
	<i>House size</i>	2.4	2.3	2.2	2.1	2.1
Nambucca	<i>Population</i>	17,726	17,892	18,179	18,542	18,923
	<i>House size</i>	2.3	2.2	2.1	2.0	2.0
Mid North Coast	<i>Population</i>	240,111	255,063	270,452	286,360	302,489
	<i>Avg. house size</i>	2.4	2.3	2.3	2.2	2.2

Source: Mid North Coast Reg. Profile, 2004

There are diminishing opportunities for green-field development in each LGA. The Bellingen Shire will be seen by the market as a suitable alternative to the coastal development around Coffs Harbour and Nambucca Heads as a result of its attractive rural landscape character.

4.2 Bellingen

4.2.1 Residential Land Supply and Demand

Supply

The 2003 Bellingen Residential Land Strategy prepared by Smyth Maher and Associates Pty Ltd identified 10 properties, within the existing residential zone that had not been subdivided, with the



capacity to yield approximately 131 additional residential lots. The Strategy also identified opportunities for infill development within the existing residential zone.

Recent surveys have revealed that some of this land has now been developed. Table 4-2 illustrates that land which remains within Bellinggen available for future development and the potential number of residential lots.

Table 4-2 Existing Available Residential Zoned Land

Location	Size (ha)	Environmental constraints	Other Comments	Potential Residential Lots
Lot 7, DP 231487, Lyon Street, North Bellinggen	1.7	A watercourse runs through land and part is flood prone.	No proposal to subdivide	20
Lot 31, DP 1001576, Cedar Court, North Bellinggen	2.47	Minimal. Steep sloping land in places	School not proceeding. 22 lots approved	22
Lot 2, DP 818626, Lyon Street, North Bellinggen	5.7	Some vegetation on site	Approved for 30 lot subdivision	30
Lot 5 & 6, DP 802242, Lot 142, DP 794163, Hill Street and Casey Lane, South Bellinggen	5.4	Much of land is steep sloping	A total of 27 lots approved for subdivision. 14 lots remaining	14
Lot 11, DP 703812, Dudley Street, South Bellinggen	0.66	Sloping land with a bushfire risk	DA lodged for 5 lots	5
Lot 11, DP 629840	1.9	Heavily timbered with bushfire risk	No proposal to subdivide	7
TOTAL LAND AVAILABLE	17.83		TOTAL POTENTIAL LOTS	98

Table 4-2 reveals that approximately 98 potential lots would be available to accommodate future residential development within Bellinggen.

Demand

Data extrapolated from DOP projections for Bellinggen are illustrated in Table 4-3.



Table 4-3 Bellingen Population and Dwelling Projections

	2001	2006	2011	2016	2021	2026	Change 2001 - 2026
Population							
High Growth	2731	2806	2882	2972	3077	3190	459
Medium Growth	2731	2787	2844	2916	3005	3102	371
Low Growth	2731	2768	2806	2861	2933	3014	283
Dwellings							
High Growth	1134	1169	1202	1241	1289	1343	209
Medium Growth	1134	1161	1186	1218	1258	1304	170
Low Growth	1134	1153	1170	1194	1227	1265	131

Source: Mid North Coast Reg. Profile, 2004

The above table suggests that the population of Bellingen will increase between 283 and 459 to 2026 with a corresponding increase in dwellings of between 131 and 209 to 2026. These figures indicate an average increase of between 12 – 18 people/ year and 5- 8 dwellings/ year.

Council dwelling approval statistics since 1995 indicate that on average 18 dwellings are approved in Bellingen each year however since 2001 average dwelling constructions have jumped to 24 per year.

The registration of lots and dwellings approved for the past 5 years is presented in Table 4-4.

Table 4-4 Lots Registered and Dwellings Constructed, Bellingen 2000 to 2004

Year	No. of Lots Registered	No. of Dwellings Constructed
2000	16	17
2001	7	28
2002	25	24
2003	57	19
2004	40	31

The above table illustrates that, in Bellingen, the average number of lots registered over the past 5 years is 29 lots, whilst an average of 24 dwellings have been approved by Council per year over the same period.

Whilst Table 4-4 highlights the marked increase in lots registered and dwellings constructed in the past 5 years, historical data suggests that over the longer term an average of 18 lots / dwellings represents a more realistic and conservative estimate in determining demand for residential land in Bellingen. Assuming 18 lots / dwellings or 1.8ha of land (based on the average) would be required each year to



accommodate future residential development in Bellingen at least 360 lots or 36 ha of land (based on 10 lots/ ha) will be required in Bellingen during the life of the Strategy for residential purposes.

As approximately 18ha of land is available within the existing residential zone, an additional 18ha of land will be required to be identified as part of this Strategy. Existing zoned land is expected to meet demand for at least 5 years (based on an extrapolated population growth rate of 48 persons per year).

4.2.2 Rural-Residential Land Supply and Demand

Supply

A considerable amount of land within and around Bellingen has been zoned for rural-residential purposes. Large areas of land surrounding the existing urban area have been identified for some form of rural-residential development. Rural-residential land is currently provided to the north along Hydes Creek Road and North Bank Road, to the east along Waterfall Way and Old Brierfield Road, to the south along Bowraville Road at Brierfield, and to the west along Mahers Road, Scotchmans Road, Gleniffer Road and Roses Road.

Investigations have revealed that there is currently 88 ha of 1(c1) land, 2,326 ha of 1(c2) land and 62 ha of 1(c3) land around Bellingen (inclusive of BLEP Clause 47 excluded areas).

Clause 47 of BLEP 2003 and the associated exclusion zone over large areas of the land zoned 1(c2) has meant that much of the land available for development has been sterilised for rural-residential development until such time as a rural-residential strategy is prepared.

Large areas of the land identified for rural-residential purposes are heavily constrained by native vegetation, associated bushfire risk, topography and as such the ability to develop current zoned land is restricted.

Demand

Council statistics made available for this Strategy indicate that between 1990- 1994 a total of 159 lots were created around Bellingen at an average of 32 lots per year, whilst between 2000- 2004 only 26 lots were created at a rate of 5 per year. No data was available between 1994- 1999. Figure 4-1 illustrates the number of lots registered in and around Bellingen for each year between 1990- 1994 and 2000 and 2004.

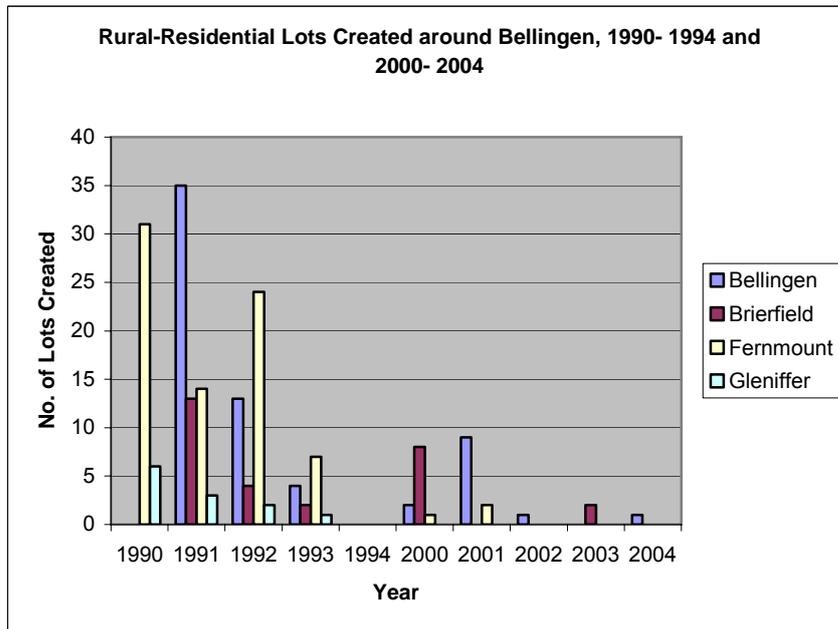


Figure 4-1 Rural-Residential Lots Registered around Bellingin

The reduction can be partly attributed to the gazettal of the Bellingin LEP 2003 and the creation of Clause 47 and the associated exclusion zone over the majority of land zoned 1(c2). The reduction may also indicate the constrained nature of some of the land zoned for rural-residential purposes or lack of demand. Given the inconsistencies associated with the number of lots created over this period and the lack of data available between 1995 and 2000, the number of dwellings constructed over the 1995 and 2005 period has been assessed to determine demand for rural-residential development around Bellingin.

Average dwelling constructions for the 10 year period between 1995 and 2004 in and around Bellingin are approximately 8 dwellings per year. Figure 4-2 illustrates the number of rural-residential dwelling constructions per year in and around Bellingin

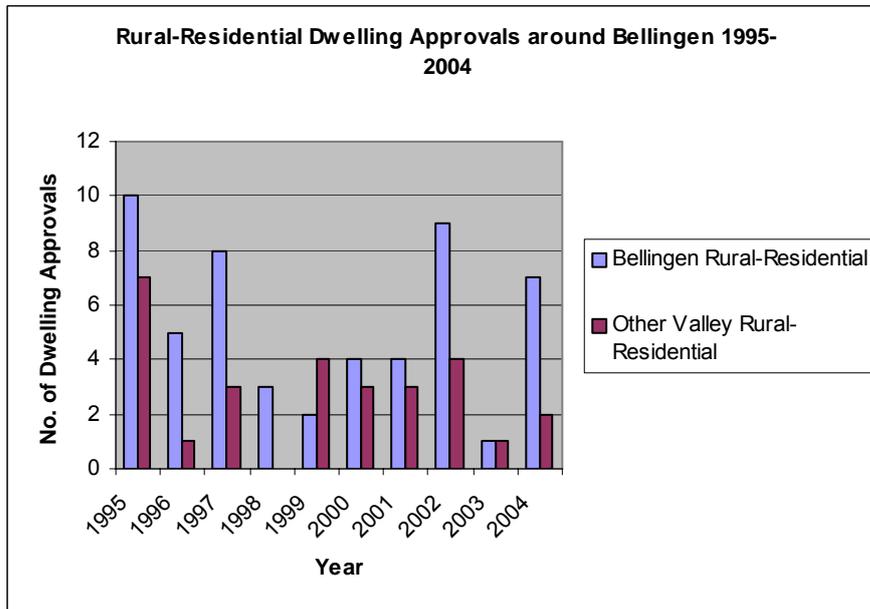


Figure 4-2 Rural-Residential Dwelling Constructions around Bellingen

The above figure indicates that there has been a steady demand for rural-residential dwellings around Bellingen. Given the nature and character of Bellingen and its relationship with Coffs Harbour, the demand for rural residential lots will always be high. This demand however needs to be managed to ensure that prime agricultural land and environmental values are protected and land use conflicts minimised.

As a result of the inconsistencies associated with the number of lots created over the 1990- 1994 and 2000 – 2004 periods and the lack of data available between 1995 and 2000, the average number of dwellings constructed over the 1995 and 2005 period has been used to determine demand for rural-residential development around Bellingen. As the average number of rural-residential dwellings constructed over the past 10 years averaged 8 per year, provision should be made for an average of 10 lots per year (based on average constructions plus 20% for speculation purposes) or 200 lots for the life of the Strategy.

4.2.3 Commercial Land Supply and Demand

As part of any strategy investigating the supply and demand for housing land, it is appropriate to also consider the supply and demand of commercial land to service the future population.

Commercial land within Bellingen is located along Hyde Street, Oak Street, Church Street, Bridge Street, Prince Street and Ford Street. The Central Business Area (CBA) supports approximately 69,280m² of land zoned 3 (Business Zone) under Bellingen Local Environmental Plan 2003. The CBA provides a large mix of uses, including services, retailing, and office space and would cater for convenience, weekly and comparison shopping. It is the principal centre for the Shire.

Based on area calculations, the CBA supports approximately 25,542 m² of business floor space which is mainly devoted to foodstuffs and commercial uses. Under Bellingen Local Environmental Plan 2003, the CBA is zoned 3 (Business Zone). Assuming a floor space ratio in the business zone of 1:1, the Bellingen



CBA could potentially accommodate a total of 69,280m² of commercial floor space within the existing 3 (Business Zone).

Given that the population for the Shire is expected to grow towards 16,296 persons by 2026, the total commercial floor space required in the Bellingen CBA, assuming a ratio of between 1.65- 2.0m² of commercial floor space/ person (based on recent surveys), would be between 26,888 m² and 32,592m².

As 25,542m² of commercial floor space exists at present, between 1,346 m² and 7,050m² will be required to service the future population to 2026. This growth may be accommodated within the existing 3 (Business Zone) however the current configuration of land uses within this zone may warrant the extension of the zone or the relocation of existing uses outside of the CBA. It is recommended that consideration be given to the preparation of a retail/ commercial strategy for Bellingen to determine the extent to which the existing CBA can accommodate this future growth. Any strategy may consider the extension of the CBA into William Street and Mary Street given current land uses the configuration of lots and the surrounding road network. Consideration should also be given to the development of a formal commercial precinct in North Bellingen to service existing and future development. Any rezoning should ensure that the role and function of the Bellingen CBD is not adversely affected.

4.2.4 Industrial Land Supply and Demand

There are 2 parcels of land in Bellingen zoned Industrial under the Bellingen LEP 2003. The first is a 1.45 ha site located on Tamarind Drive on the northern side of Bellingen and is fully serviced and developed. Planet Lightning currently occupy the site which is within an otherwise established residential area. The second is a 8.67 ha site at Nobles Lane, 500m south of Waterfall Way, east of Bellingen. This land is moderate to steep sloping but relatively flood free. It is however some distance from trunk services and is currently serviced by a gravel road which would require upgrading including 2 new bridges. This land is not considered suitable for industrial development.

The Bellingen Shire Industrial Land Strategy prepared in 2003 suggests that an additional 3 hectares would be required within Bellingen to accommodate future industry. Whilst four sites were assessed, no sites were identified as being suitable for industrial development.

4.3 Urunga

4.3.1 Residential Land Supply and Demand

Supply

There is a significant amount of land that has been zoned residential for some time but not developed at South Urunga. Much of this land is constrained by native vegetation with a high conservation value and provides habitat for threatened species. This vegetation has reduced the potential development yield of the land.

With the exception of the land at South Urunga, there is very little land that is available for greenfield subdivision in Urunga. Opportunities do exist however for infill development, particularly, medium density housing. Having considered the environmental constraints at South Urunga, land available for residential development occupies an area of approximately 55ha.



Demand

Data extrapolated from DOP projections for Urunga are illustrated in Table 4-5.

Table 4-5 Urunga Population and Dwelling Projections

	2001	2006	2011	2016	2021	2026	Change 2001-2026
Population							
High Growth	2,704	2,769	2,843	2,932	3,036	3,147	443
Medium Growth	2,704	2,750	2,806	2,877	2,965	3,061	357
Low Growth	2,704	2,730	2,768	2,823	2,894	2,974	270
Dwellings							
High Growth	1,353	1,384	1,417	1,455	1,502	1,556	203
Medium Growth	1,353	1,375	1,399	1,430	1,470	1,516	163
Low Growth	1,353	1,365	1,382	1,405	1,438	1,476	123

Source: Mid North Coast Reg. Profile, 2004

The above table suggests that the population of Urunga will increase between 270 and 443 to 2026 with a corresponding increase in dwellings of between 123 and 203 to 2026. These figures suggest an average increase of between 11 – 18 people/ year and 5- 8 dwellings/ year.

Council dwelling statistics since 1995 indicate that on average 7 dwellings are approved in Urunga per year however this average has fallen to 5 over the past 5 years. The demand for residential lots can be estimated from the registration of lots and dwelling constructions. The information for the past 5 years is presented in Table 4-6.

Table 4-6 Lots Registered and Dwellings Constructed, Urunga 2000 to 2004

Year	No. of Lots Registered	No. of Dwellings Constructed
2000	1	4
2001	6	4
2002	9	9
2003	35	1
2004	2	7

Assuming 7.5 lots / dwellings or 0.75ha of land (based on the average) would be required each year to accommodate future residential development in Urunga at least 150 lots or 15 ha of land (based on 10 lots/ ha) will be required in Urunga during the life of the Strategy for residential purposes.

It can be seen that, unlike Bellingen, residential subdivision in Urunga has been low. Given this level of demand and the large amount of land already identified, no additional large urban release areas will be



required for Urunga during the life of this Strategy. Opportunities do exist however, for small rezonings on land adjacent to existing residential areas.

4.3.2 Rural–Residential Land Supply and Demand

Supply

There are several areas surrounding Urunga identified for rural residential purposes. These are located in South Urunga along Hungry Head Road, Wollumbin Drive, and Odalberree Drive and Martells Road, at Newry Island along Newry Island Drive, at South Arm along South Arm Road and Riverside Drive, and at Raleigh along Short Cut Road, Ridgewood Drive, Misty Close, Tall Gums Drive and Acacia Drive.

Investigations have revealed that there is currently 476ha of 1(c1) land, 951ha of 1(c2) land and no 1(c3) land around Urunga (inclusive of excluded areas). Similar to areas around Bellingen, Clause 47 of BLEP 2003 and the associated exclusion zone exists over some land zoned 1(c2) which has meant that this land, which may have been available for development, has been sterilised until such time as a rural-residential strategy is prepared.

Large areas of the land identified for rural-residential purposes are heavily constrained by native vegetation, associated bushfire risk, flooding and acid sulphate soils and as such the ability to develop current zoned land is restricted.

Demand

Council statistics made available for this Strategy indicate that 98 lots were registered between 1990-1994 whilst only 1 lot was created between 2000- 2004. No data was available between 1994- 1999.

The reduction between the two timeframes can be partly attributed to the gazettal of the Bellingen LEP 2003 and the creation of Clause 47 and the associated exclusion zone over some of the land zoned 1(c2). The reduction may also indicate the constrained nature of some of the land zoned for rural-residential purposes or lack of demand.

Given the inconsistencies associated with the number of lots created over this period and the lack of data available between 1995 and 2000, the number of dwellings constructed over the 1995 and 2005 period has been assessed to determine demand for rural-residential development around Urunga.

Dwellings constructed over the 10 year period between 1995- 2004 in and around Urunga totalled 154 at an average of 15 per year. Figure 4-3 illustrates the number of dwelling constructions around Urunga between 1995 and 2004.

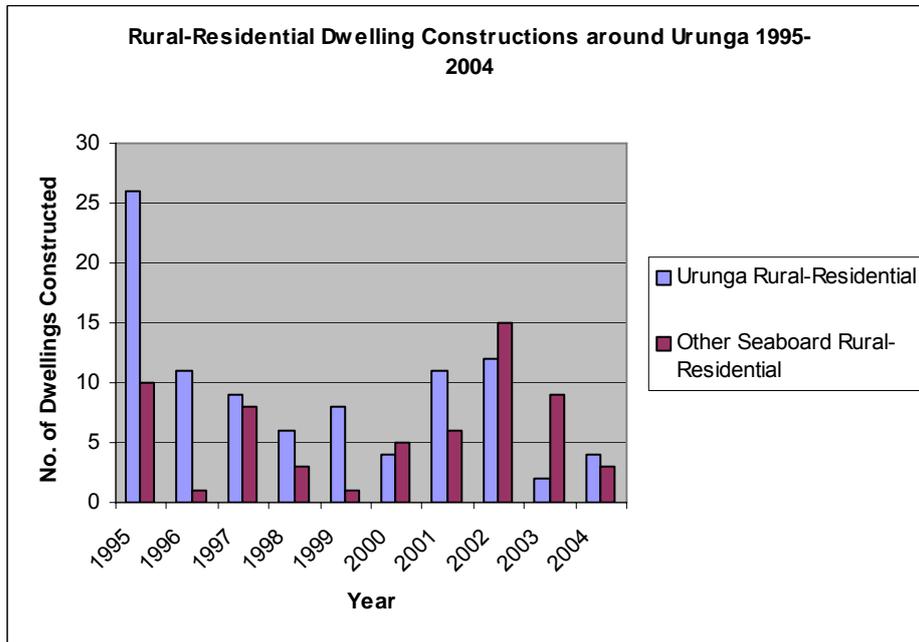


Figure 4-3 Rural-Residential Dwelling Constructions around Urunga

As a result of the inconsistencies associated with the number of lots created over the 1990- 1994 and 2000 – 2004 periods and the lack of data available between 1995 and 2000, the number of dwellings constructed over the 1995 and 2005 period has been used to determine demand for rural-residential development around Urunga. As the average number of rural-residential dwellings constructed over the past 10 years averaged 15 per year, provision should be made for an average of 15 lots per year (based on average constructions) or 300 lots for the life of the Strategy.

4.3.3 Commercial Land Supply and Demand

Council has recently engaged GHD to undertake a Planning Study and Landscape Master Plan for the Urunga Central Business Area (CBA) to determine the existing supply and future demand for commercial land within Urunga. Commercial land within Urunga is located along Bowra Street, Bonville Street and Morgo Street. The CBA supports approximately 4,311 m² of business floor space which is mainly devoted to foodstuffs and commercial uses. Under Bellingen Local Environmental Plan 2003, the CBA is zoned 3 (Business Zone). Assuming a floor space ratio in the business zone of 1:1, the Urunga CBA could potentially accommodate a total of 30,500m² of commercial floor space within the existing 3 (Business Zone).

Given that the population for the Seaboard is expected to grow to 4,446 by 2026, the total commercial floor space required in the Urunga CBA, assuming a ratio of 1.65m² of commercial floor space/ person (based on recent surveys), would be, 7,336m². No additional land is therefore considered necessary for commercial purposes in Urunga before 2026.

4.3.4 Industrial Land Supply and Demand

Industrial land within Urunga is located on the western side of the Pacific Highway at the northern entrance to the township. This land occupies approximately 3.77ha and has been fully developed with lot



sizes ranging from 2,000m² - 40,000m² consisting of mainly light and service industries and some retailing. The Bellingen Shire Industrial Land Strategy prepared in 2003 suggests that an additional 10 hectares would be required within the Shire to accommodate future service industry, with Urunga likely to accommodate the bulk of the growth.

The supply and demand analysis undertaken in the Strategy included an assessment of existing zoned and undeveloped land in the Raleigh Industrial Area. The Raleigh Industrial Area is located along Short Cut Road between Waterfall Way and Pacific Highway at Urunga (Bayldon Drive / Alex Pike Drive). It has a total area of 57.14 ha with around 40 per cent of the estate being undeveloped. The Industrial Strategy found that the Raleigh estate is constrained but has capacity to absorb some of the future demand anticipated in both Urunga and Bellingen.

The Strategy nominates that an additional 6 hectares of land is required for Urunga with land identified to service this growth at North Urunga (Lot 20, DP 848489) adjacent to the Pacific Highway and existing industrial area. This land is currently in the process of being rezoned.

4.4 Dorrigo

4.4.1 Residential Land Supply and Demand

Supply

Similar to Urunga, there is a considerable amount of land that is currently zoned for residential development that has not yet been subdivided in Dorrigo. This land is in Old Coramba Road, Kurrajong, Railway, Rosewood and Oak Streets. There are approximately 700 lots available for subdivision in Dorrigo. Table 4-7 provides an analysis of the number of dwellings and corresponding population in Dorrigo and calculates the estimated and future population based on existing vacant lots and unsubdivided land.

Demand

Data extrapolated from DOP projections for Dorrigo are illustrated in Table 4-7.

Table 4-7 Dorrigo Population and Dwelling Projections

	2001	2006	2011	2016	2021	2026	Change 2001 - 2026
Population							
High Growth	21	27	32	37	40	31	156
Medium Growth	969	983	1003	1029	1060	1094	125
Low Growth	969	976	990	1009	1034	1063	94
Dwellings							
High Growth	455	471	483	497	514	533	78
Medium Growth	455	468	477	488	502	518	63
Low Growth	455	465	471	479	491	504	49

Source: Mid North Coast Reg. Profile, 2004



The above table suggests that the population of Dorrigo will increase between 94 and 156 to 2026 with a corresponding increase in dwellings of between 49 and 78 to 2026. These figures suggest an average increase of between 4 – 6 people/ year and 2- 3 dwellings/ year.

Council statistics indicate that 20 lots were registered between 1990- 1994 whilst only 3 lots were created between 2000- 2004.

Dwellings constructed over the 10 year period between 1995- 2004 in and around Dorrigo totalled 24 with an average of 2.4 constructed per year.

Existing vacant and unsubdivided land in Dorrigo will cater for an additional 1,523 people. This equates to over 200 years supply at current growth rates. Consideration should therefore be given to the back zoning of marginal residential land.

Given this level of demand and considering the large amount of land already zoned for residential purposes, there is no need to rezone land for future residential development in Dorrigo. In order to minimise land speculation and un-coordinated development in Dorrigo, it is recommended that some of the existing residential zoned land be back zoned in the short term.

4.4.2 Rural–Residential Land Supply and Demand

Supply

Rural residential development is currently only provided in Summit Close, Elm Avenue and Tamarind Avenue. There are approximately 45 lots currently provided within the 1(c1) zone in this location. These lots range in size from 4,000m² up to > 5 ha. Opportunities exist for the redevelopment of some of the existing lots under BLEP 2003. There is considered to be the potential for the creation of an additional 12 lots from the existing zoned land assuming a 1 ha minimum lot size is adopted. This supply represents approximately 6 years supply.

Demand

Analysis of the number of rural residential dwellings approved in Dorrigo between 1995 and 2004 reveals that on average 2- 3 dwellings are approved by Council each year. An analysis into the number of lots registered in Dorrigo reveals that between 1990 – 1994 a total of 20 lots were created, whilst between 2000 – 2004 only 3 lots were created for rural residential purposes.

Given that the average number of lots registered during the 1990- 1994 period was 4 per year and the rural-residential dwellings constructed over the past 10 years averaged 2 per year, provision should be made for 4 lots per year (based on the average of the statistics plus 20% for speculation purposes) or 56 lots for the life of the Strategy.

4.4.3 Commercial Land Supply and Demand

Council has recently engaged GHD to undertake a Planning Study and Landscape Master Plan for the Dorrigo Central Business Area (CBA) to determine the existing supply and demand for commercial land within Dorrigo. Dorrigo does not have a formally zoned business area. It does however have an area in which most of the commercial premises and activity is located. This CBA is roughly bound by Pine Street to the north, Cedar Street to the south, Bielsdown Street to the west and Myrtle Street to the East with the majority of the retail and commercial development located along Hickory Street. The Dorrigo CBA has an area of approximately 60,800 m².



The precinct currently supports approximately 11,000 m² of business floor space which is mainly devoted to foodstuffs and commercial uses. The area also supports a number of large enterprises including:

- ▶ Motor and tractor dealerships,
- ▶ Steel building manufacturer;
- ▶ Fertiliser company;
- ▶ Police station and court house; and
- ▶ Service station.

Given that the population for the Plateau is expected to grow to 2,534 by 2026, the total commercial floor space required in the Dorrigo CBA, assuming a Mid North Coast average of 1.65m² of commercial floor space/ person would be, 3,758m². No additional land is therefore considered necessary for commercial purposes in Dorrigo before 2026.

4.4.4 Industrial Land Supply and Demand

There is a relatively formal industrial area of 2 ha, south of Wattle Street and east of Railway Street. The lot sizes are in the order of 2,000m² consisting of mainly storage and light engineering uses. It has not been fully developed. The Bellingen Shire Industrial Land Strategy prepared in 2003 suggested that there was no apparent need to rezone additional land for service or light industry, although having no effective supply could stifle ad hoc investment in the local economy. The Strategy therefore recommended that an additional 1 ha of land is required for Dorrigo with land identified at the former Abattoir site considered suitable for redevelopment. This land has since been rezoned.

4.5 Repton

4.5.1 Residential Land Supply and Demand

Only a small amount of land is zoned for residential development in Repton and is generally restricted to along Bailey Street, Hunter Street, Repton Road, Perrys Lane and River Street. Much of this land has been developed. Whilst reticulated water is available, no reticulated sewerage is available and this acts as a major constraint for future development.

4.5.2 Rural-Residential Land Supply and Demand

Much of the Repton area is dominated by small lot (4,000m²) rural-residential development. Much of the land zoned 1(c1) Rural-residential has already been developed with the exception of a large parcel on Perrys Road. This land has the potential to be subdivided with a potential lot yield of approximately 60 – 70 lots subject to environmental constraints.

Council statistics indicate that during the 10 year period between 1995 and 2004 approximately 5 lots were registered per year. Over the same period, 5 dwellings were constructed per year. Given this level of demand and the potential for existing rural-residential land to be subdivided a supply of approximately 10- 14 years is available.



4.6 Mylestom

4.6.1 Residential Land Supply and Demand

Residential land at Mylestom is located between River Street and Beach Parade. Much of the land zoned Village has been developed. Whilst reticulated water is available, no reticulated sewerage is available and this acts as a major constraint for future residential development. Much of the land surrounding Mylestom is either flood prone or contains native vegetation with associated bushfire hazard.

4.6.2 Rural–Residential Land Supply and Demand

There is no land zoned for rural-residential purposes at Mylestom.

4.7 Fernmount/ Raleigh

4.7.1 Residential Land Supply and Demand

Only a small amount of land is zoned for residential development in Fernmount and Raleigh. Residential land at Fernmount is generally restricted to along Waterfall Way, Baker Street and Hyde Streets and at Raleigh it is generally restricted along the Old Pacific Highway. Much of this land has been developed or is subject to environmental (flooding, bushfire, native vegetation) and servicing constraints.

4.7.2 Rural–Residential Land Supply and Demand

Large areas of rural-residential land around Fernmount and Raleigh exist. Much of the land has already been developed or is subject to environmental (flooding, bushfire, native vegetation) constraints.