



7. Residential Land Release Strategy

This part of the Strategy outlines the main strategic directions and process of investigation for new residential development in the Shire during the life of the Strategy.

7.1 Identification of Investigation Areas

Investigations have revealed that there are relatively few areas which are considered constraint free throughout the Shire. Particular attention has been paid to the proximity of potential investigation areas to existing urban areas, and the logical sequencing of water and sewage infrastructure. The investigation areas are therefore expected to provide for the growth of the Shire in a logical manner. This has benefits for developers in terms of reduced costs for construction. It also increases the sustainability of new residential development and minimises the impact on the rural character of the Shire.

All investigation areas identified in the Strategy will require further more detailed investigation in accordance with this Strategy. In order to determine which areas should be investigated during the life of the Strategy, a constraints analysis has been undertaken along with an investigation of major issues associated with supply and demand in the Shire. As previously indicated the major constraint to the rezoning of land within Bellingen and Urunga is the finalisation of an approved Integrated Water Cycle Management Plan by Council for the Lower Bellinger water supply. ***No rezoning can take place within Bellingen and Urunga until this plan is completed and approval granted for an increased extraction licence from DNR.***

It has been found that an additional 18ha of residential land will be required in Bellingen whilst no additional land is required within either Urunga or Dorrigo, due to existing supply. A preliminary review of the issues affecting each area is provided below.

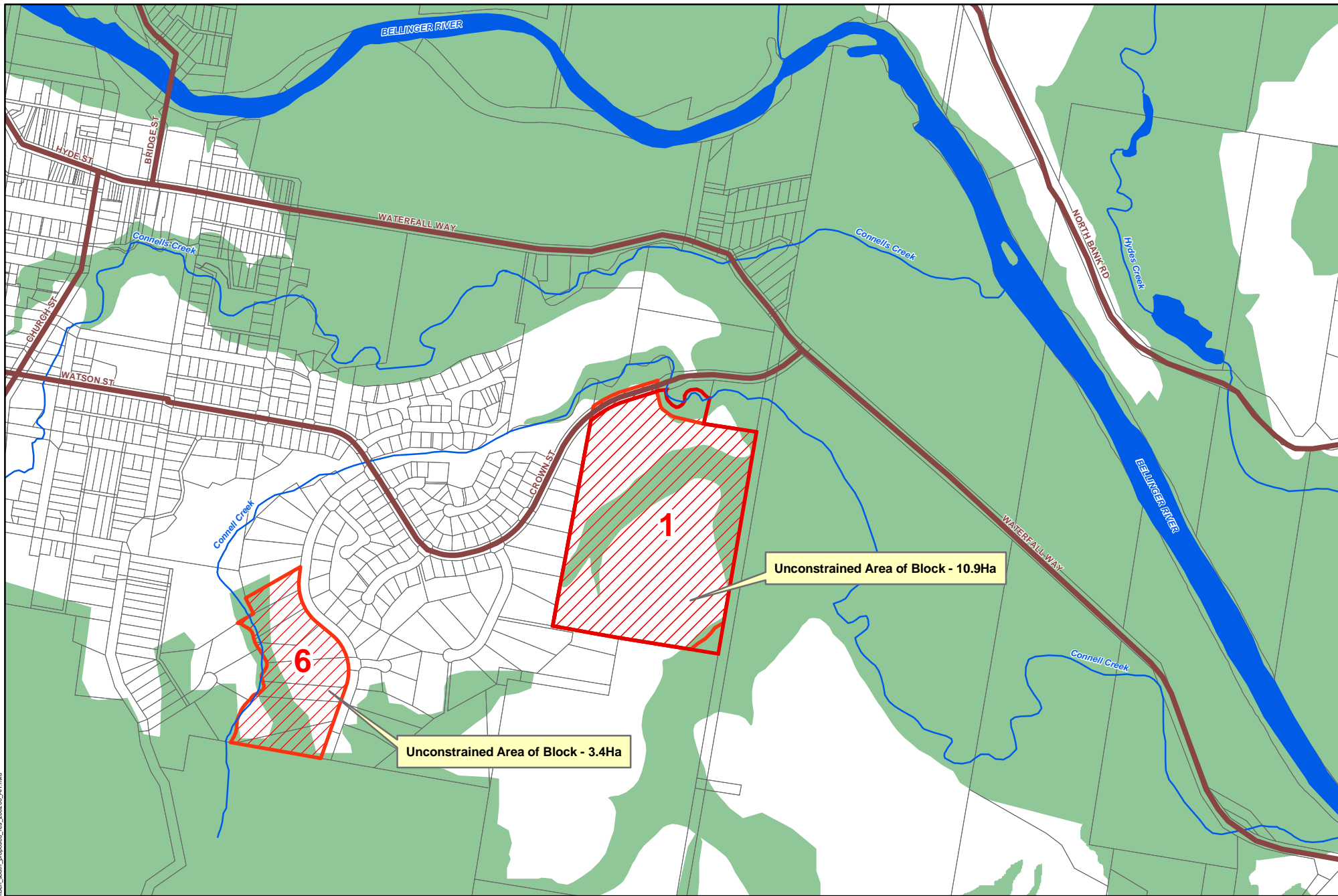
7.2 South Bellingen Investigation Area (Area 1)

7.2.1 Physical Description

The South Bellingen land (Lot 21 DP 805764) comprises an area of approximately 33.75ha and is located at Nobles Lane to the east of Bellingen. The land adjoins the existing residential zone. The land has a northerly aspect and generally slopes from its southern boundary towards a natural drainage line that traverses the central part of the land. Figure 7-1 illustrates the South Bellingen Investigation Area and its location in relation to existing development.

7.2.2 Existing Development

The land is currently zoned 1(c1) Rural Residential under Bellingen LEP 2003. The land comprises one large holding with an existing dwelling and associated sheds.



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<p>Scale @A4 1:10 000</p> <p>Map Projection: Universal Transverse Mercator Horizontal Datum: Geoid68, Datum of Australia 1984 Grid: Map Grid of Australia, Zone 56</p>	<p>GRID</p>	<p>CLIENTS</p> <p>GHD PEOPLE PERFORMANCE</p> <p>2/ 115 West High Street PO Box 1340 Coffs Harbour NSW 2450 Australia T 62 2 6650 5600 F 61 2 6652 6021 M 0411 296 240 W www.ghd.com.au</p>	<p>28 February 2006</p> <p>This document is and shall remain the property of GHD Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.</p> <p>Unauthorised use of this document in any way is prohibited. ©</p>	<p>Constraint data used in the preparation of this map were captured at various spatial scales and are collectively intended to highlight areas for further, more detailed, investigation only.</p> <p>This map is recommended for interpretation at regional planning scales.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Major Water Body Major Road/ Highway Cadastre Area of Potential Environmental Constraint Proposed Residential Area
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Spatial data courtesy of Bellingen Shire Council

Figure 7-1 South Bellingen Investigation Area (Area 1 and 6)



7.2.3 Access

Access to the land is via Nobles Lane and Crown Street. Nobles Lane is a gravel access road extending south from Crown Street along the eastern boundary of the land. Crown Street is a bitumen sealed road and runs in an east – west direction along the northern boundary of the land. Consideration should be given to the relocation of Nobles Lane to facilitate a better urban design outcome for the land.

7.2.4 Environmental Constraints

The land is predominantly cleared farmland with only scattered native vegetation. A natural drainage line traverses the central portion of the land in a south-west/ north-east direction. Whilst the land offers some agricultural value, its location, serviceability and proximity to the Bellingen CBD make it suitable for residential development. The land is partially affected by the 1 in 100 year flood event.

7.2.5 Visual Impact

The land has a northerly aspect and gently slopes towards the Nobble Lane/ Crown Street intersection. The land can be seen from the Waterfall Way on the approach to Bellingen and therefore any future residential development will be visible upon entry to Bellingen. Special consideration would need to be given to landscaping the eastern boundary of the site to ensure that the character of the entry to Bellingen is not detrimentally affected.

7.2.6 Conclusion

This land is considered to be appropriate for rezoning because it adjoins the existing residential zone of Bellingen. In this regard, the flatter northern portion is considered appropriate for residential development whilst the steeper land to the south is considered appropriate for rural-residential development. The close proximity to the town allows for the easy access to existing infrastructure, services and facilities. The land has an estimated yield of approximately 110 residential lots based on a density of 10 lots per hectare taking into account the environmental constraints.

7.3 Endeavour Drive Investigation (Area 6)

Council resolved on 22 August 2006 to include Lots 72- 79 DP 705443, Endeavour Drive in the Strategy for investigation for residential development, subject to a detailed traffic and access investigation being undertaken.

7.3.1 Physical Description

The Endeavour Drive Investigation Area incorporates land along Endeavour Drive which has been subdivided for rural-residential purposes. The topography is considered to be undulating to steep in sections but suitable for residential development. Figure 7-1 illustrates the Endeavour Drive Investigation Area and its location in relation to existing development.



7.3.2 Existing Development

The land is currently zoned 1(c1) Rural Residential under Bellingen LEP 2003. The land comprises several holdings with existing dwellings. The majority of the land is used primarily for living purposes.

7.3.3 Access

Access to the various holdings is via Endeavour Drive which is a steep residential road. Access to the holdings is difficult and restricts the intensive development of the land.

7.3.4 Environmental Constraints

Some of the land is partially constrained by native vegetation and bushfire hazard.

7.3.5 Visual Impact

Given the surrounding residential development in the area the development of the land is not considered to result in any adverse visual impacts.

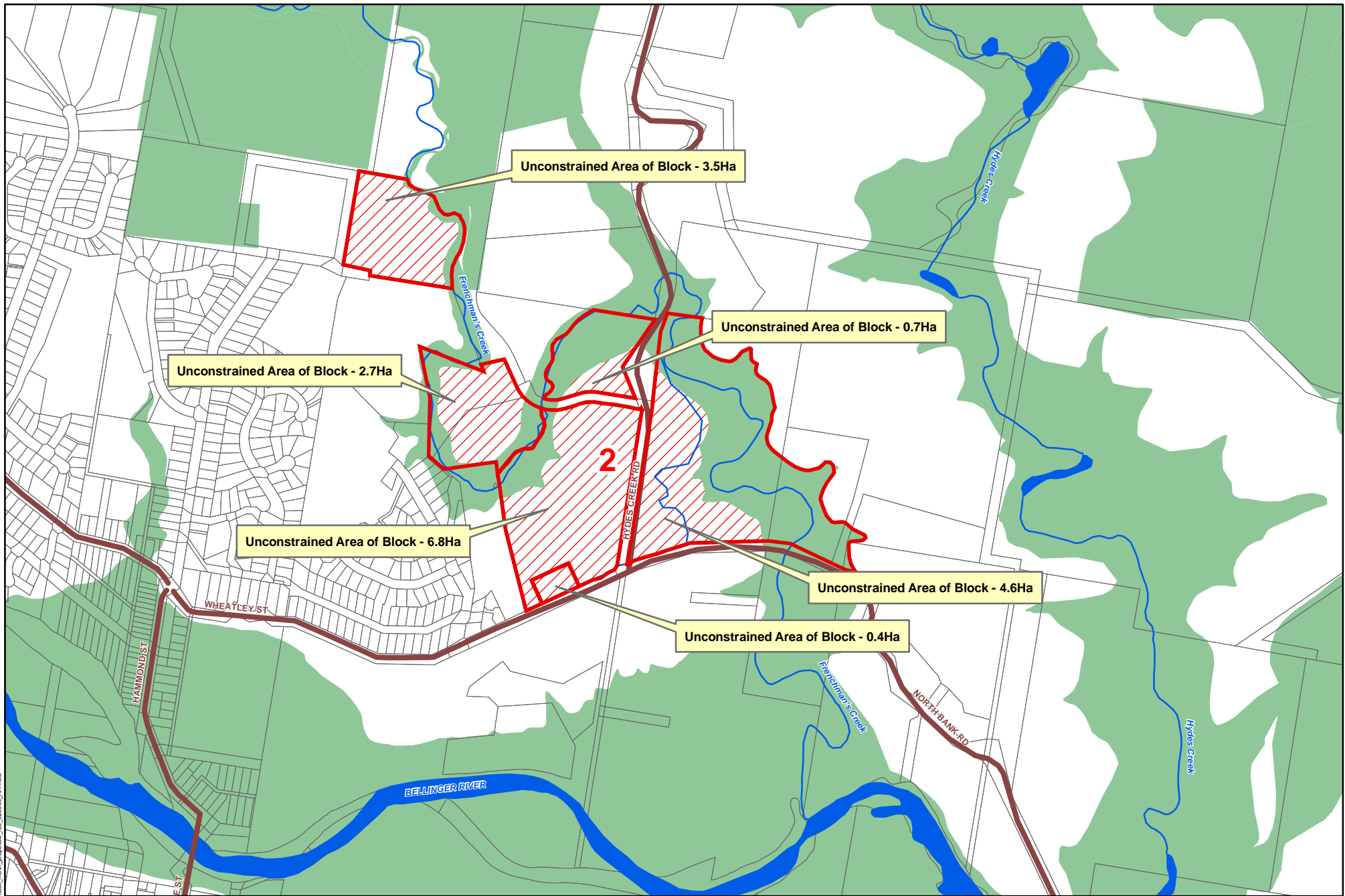
7.3.6 Conclusion

Opportunities exist for limited residential development on the land subject to a detailed traffic and access investigation being undertaken.

7.4 North Bellingen Investigation Area (Area 2)

7.4.1 Physical Description

The North Bellingen Investigation Area incorporates land identified fronting Wheatley Street/ North Bank Road, Hydes Creek Road, Clothier Road and Lyon Road and has an overall area of approximately 18.7ha. The land occupies the valley surrounding Frenchmans Creek. The topography is considered to be undulating to steep in sections but suitable for residential development. Figure 7-2 illustrates the North Bellingen Investigation Area and its location in relation to existing development.



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<p>Scale @A4 1:10 000</p> <p>Metres</p> <p>Map Projection: Universal Transverse Mercator Horizontal Datum: Geocentric Datum of Australia 1984 Grid: Map Grid of Australia, Zone 56</p>	<p>GRID</p>	<p>CLIENTS</p> <p>PEOPLE</p> <p>PERFORMANCE</p>	<p>02 March 2006</p> <p>This document is and shall remain the property of GHD Pty Ltd. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission.</p> <p>Unauthorised use of this document in any way is prohibited. ©</p>	<p>Constraine data used in the preparation of this map were captured at various spatial scales and are collectively intended to highlight areas for further, more detailed, investigation only.</p> <p>This map is recommended for interpretation at regional planning scales.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Major Water Body Major Road/ Highway Cadastre Area of Potential Environmental Constraint Proposed Residential Area
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Spatial data courtesy of Bellingen Shire Council

Figure 7-2 North Bellingen Investigation Area (Area 2)

Figure 7-3 shows the intersection of North Bank Road and Hydes Creek Road in the foreground which is part of the Investigation Area.



Figure 7-3 Proposed Residential Land at North Bellingen

Date of Photo: February 2002

7.4.2 Existing Development

The land is currently zoned partly 1(a2) Secondary Agriculture, 1(c2) Rural Small Holdings and 1(d) Investigation under Bellingen LEP 2003. The land comprises several holdings with existing dwellings. The majority of the land is used primarily for rural living purposes with some limited agricultural pursuits.

7.4.3 Access

Access to the various parcels is via Wheatley Street/ Northbank Road, Hydes Creek Road and Clothier Road as well as Lyon Street. With the exception of Clothier Road all are formed and sealed roads. Some minor upgrading will be required as part of future development. Hydes Creek Road is cut by localised runoff during major flood events for short periods of time. Any future development of this land will rely heavily upon the services and facilities in South Bellingen which will therefore place pressure on the existing road network, particularly Lavenders Bridge and the Hyde Street/ Bridge Street intersection.

7.4.4 Environmental Constraints

Some of the land is partially affected by the 1 in 100 year flood event associated with the Frenchmans Creek catchment. The land is also within 200m of the Bellingen Sewerage Treatment Works (STW) and as such may be partially constrained by potential odour generated by the STW.



7.4.5 Visual Impact

The land sits within the Frenchmans Creek catchment which is a defined and enclosed valley. As the land lies adjacent to existing developed areas it's development is not considered to result in any adverse visual impacts.

7.4.6 Conclusion

This land is considered to be appropriate for rezoning because it adjoins the existing residential zone of Bellingen. The proximity to the Bellingen CBD allows for easy access to existing infrastructure, services and facilities. The landform will minimise any significant impacts on the scenic landscape quality of the area. Whilst it is recognised that 18.7ha has been identified, this area may be reduced as a result of the imposition of the Bellingen STW. The estimated lot yield for the land has the potential to accommodate 187 lots should odour issues be resolved at the STW.

7.5 Yellow Rock Road Investigation Area (Area 3)

7.5.1 Physical Description

The land at Yellow Rock is located to the north-east of the existing residential area developed around Yellow Rock Road. The land has been cleared, is relatively flat and occupies an area of approximately 2ha. Figure 7-4 illustrates the Yellow Rock Investigation Area and its location in relation to existing development.

7.5.2 Existing Development

The land is currently zoned 1(a1) Agricultural Protection under Bellingen LEP 2003. Dwellings have been constructed on the subject land parcels.

7.5.3 Access

Flood free access to the land is available off Yellow Rock Road. Yellow Rock Road has been constructed to a standard that can cater for additional development.



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Spatial data courtesy of Bellinger Shire Council

Figure 7-4 Yellow Rock Investigation Area (Area 3)



7.5.4 Environmental Constraints

A significant proportion of the land is affected by the 1 in 100 year flood event, although land directly adjacent to Yellow Rock Road and the existing developed areas at Yellow Rock is above the flooding constraint. With the exception of flooding the land is free from any major environmental constraints.

7.5.5 Visual Impact

The development of the flood free portion of the land is unlikely to have a significant visual impact.

7.5.6 Conclusion

Whilst only a relatively small portion of land (2ha) exists above the flooding constraint, it lies adjacent to the existing developed area at Yellow Rock and is considered to be suitable for residential development with the potential of 20 residential lots (based on 10 lots/ha). A Development Control Plan should be prepared prior to the release of any land for residential purposes.

7.6 South Urunga Investigation Area (Area 4)

7.6.1 Physical Description

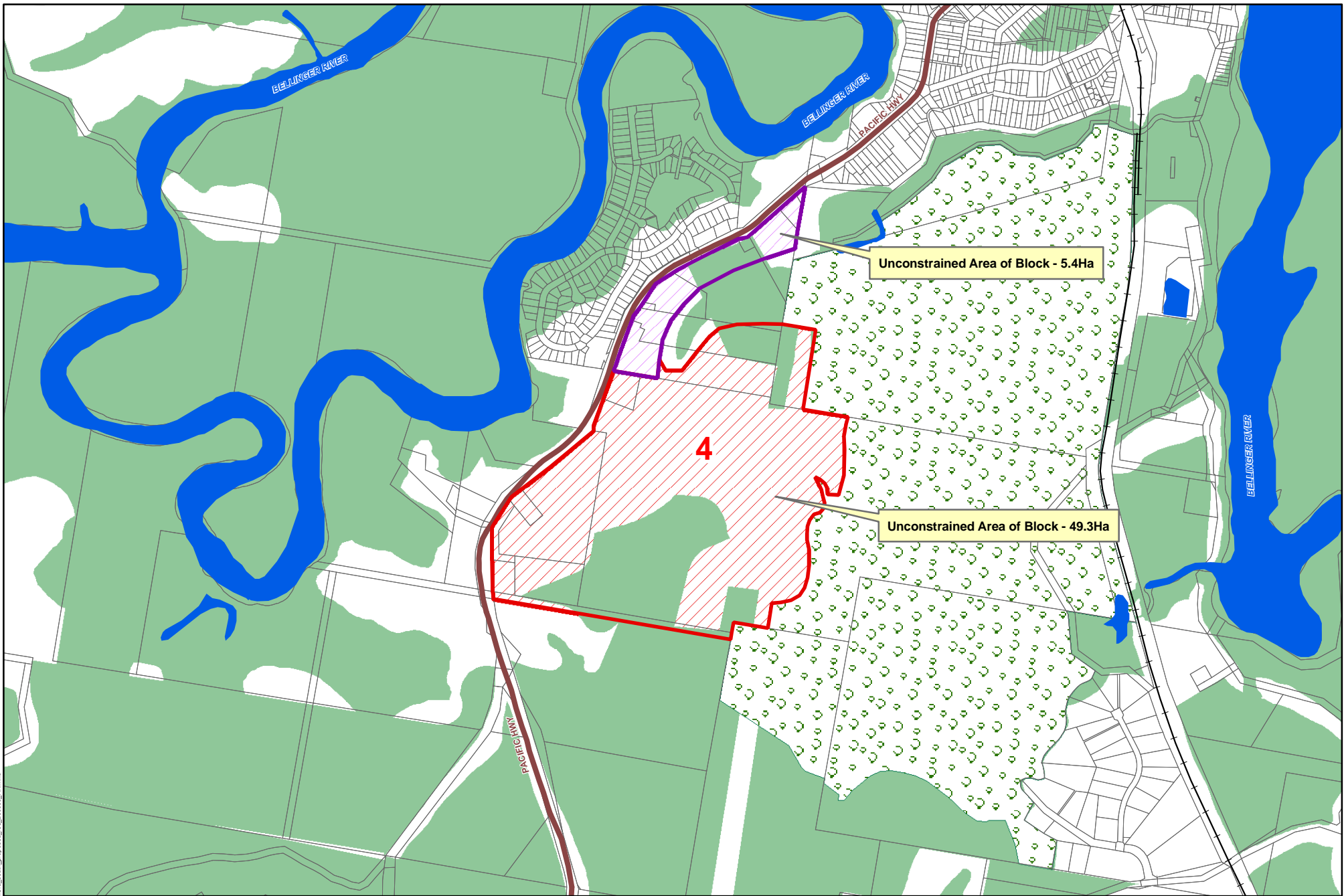
The South Urunga land is located on the southern outskirts of Urunga and occupies an area of land of approximately 49ha. The land is generally bound by Hillside Drive to the north, and the Pacific Highway to the west. The land is predominantly cleared however large areas of vegetation surround the land. The land is sensitively positioned in terms of two adjoining SEPP 14 wetland areas and the Urunga Lagoon. The significance of the Lagoon in terms of its ecosystem and recreational value has been acknowledged in the "Urunga Lagoon Management Guidelines, September 2003". Figure 7-5 illustrates the South Urunga Investigation Area and its location in relation to existing development.

7.6.2 Existing Development

There is a considerable amount of land currently zoned for residential development in the South Urunga area. Much of this land however is considered to be environmentally sensitive and is covered by the exclusion zone under Bellingen LEP 2003.

7.6.3 Access

Access to the land is via the Pacific Highway.



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Spatial data courtesy of Belingen Shire Council

Figure 7-5 South Urunga Investigation Area (Area 4)



7.6.4 Environmental Constraints

The vegetation on and adjoining the land and associated bushfire hazard represents a constraint to residential development. A recent Ecological Assessment commissioned by Council revealed that a large portion of the adjoining land is significantly constrained in terms of habitat value and the presence of threatened flora and fauna species. The high quality habitat forms a corridor linking the wetlands to the north of the land with State Forest to the south of Hungry Head Road. Additional declarations of Endangered Ecological Communities have further influenced the suitability of the adjoining land for residential purposes.

7.6.5 Visual Impact

Any future development of the most western portion of the land will be visible from the existing Pacific Highway. Given that the land slopes towards the east away from the highway and is surrounded by vegetation, it is unlikely to result in a significant visual impact.

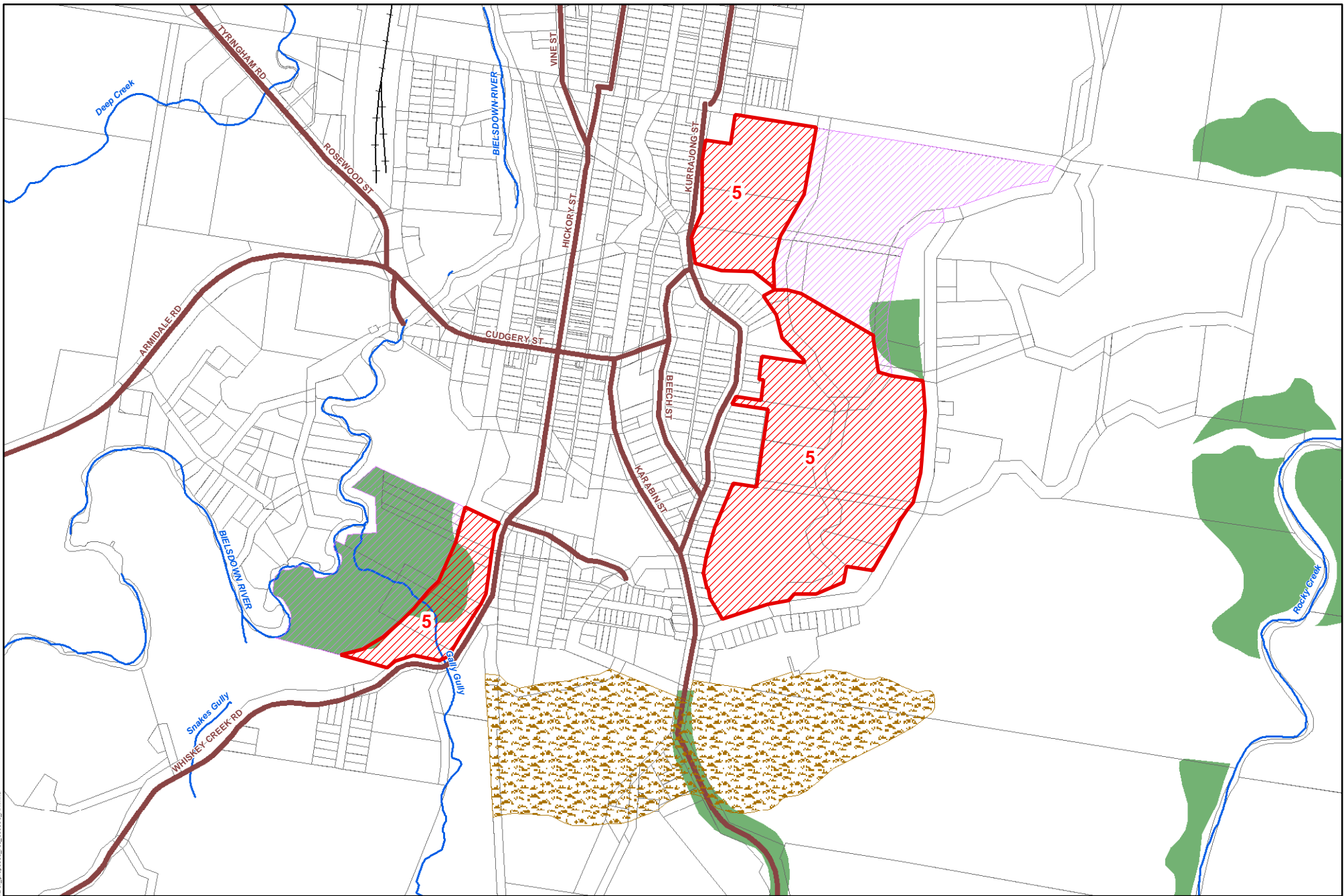
7.6.6 Conclusion

Those cleared portions of the land adjacent to the Pacific Highway are considered to be most suitable for residential development. Other vegetated areas to the east may be suitable for some development depending upon the presence of threatened flora and fauna species and EECs. The land is expected to yield up to 250 potential lots. The development potential of land located between the existing urban area and the main investigation area may be constrained by the requirement for bushfire buffers and acoustic setbacks. Council has repealed the previous Development Control Plan that applied to South Urunga in recognition of its incompatibility with current environmental legislation and it is considered that Council should also seek to rezone areas of land with high conservation value from 1(d) Investigation and 2(b) Village to 7(s) Special Emphasis Zone. It is recommended that Lot 1 DP 1078804 should be included within Schedule 6, Clause 12 permitting the subdivision of the subject land into 2 with the erection of a dwelling house being permissible on the resulting allotment.

7.7 Dorrigo Investigation Area (Area 5)

7.7.1 Physical Description

The land is located to the east of the existing urban area of Dorrigo and is bound by Old Coramba Road, Bangalow Street and Kurrajong Street. The land is predominantly undulating but has moderate to steep slopes in parts. Figure 7-6 illustrates the Dorrigo Investigation Area and its location in relation to existing development, whilst Figure 7-7 illustrates the Dorrigo Investigation Area.



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03 March 2006

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This map is recommended for interpretation at regional planning scales.

Major Water Body
Major Road/ Highway
Railway
Cadastral

LEGEND

Area of Potential Environmental Constraint
Proposed Residential Area

Land to be backzoned to Primary Production
Land to be backzoned to Large Lot Residential

Spatial data courtesy of Bellingen Shire Council

Figure 7-6 Dorrigo Investigation Area (Area 5)



Figure 7-7 Aerial View of Dorrigo Investigation Area

Date of Photo: February 2002

7.7.2 Existing Development

The land is currently zoned 2 (b) Village under Bellingen LEP 2003. Several dwellings have been constructed within separate holdings over the land. The majority of the land is used for cattle grazing purposes.

7.7.3 Access

Flood free access to the land is available off Old Coramba Road, Kurrajong Street and Bangalow Street.

7.7.4 Environmental Constraints

The land has been cleared although remnant forest is located adjacent to the eastern boundary of the area. The slope of the land restricts some of its use for future residential purposes.

7.7.5 Visual Impact

The development of the land for residential development would impact upon the visual amenity and rural character of the area although it does lie directly adjacent to the existing urban area of Dorrigo.

7.7.6 Conclusion

Given the amount of land identified for residential development and the limited demand for it, it is recommended that Lot 1 DP 741000 and Lot 2 DP 1089206 be investigated for rural-residential purposes. The area of this land equates to 15.3ha leaving 32.7ha available for residential development. That land



immediately adjacent to Old Coramba Road, Bangalow and Kurrajong Streets should be retained for residential development.

There is land that adjoins the Bielsdown River on Whisky Creek Road that is low lying and is considered to be flood prone. This land should be rezoned to rural to reflect the flood prone nature of the land with the remaining flood free land to remain as 2(b) Village Area. Approximately 4.74ha of land adjacent to Whisky Creek Road will be retained for residential development.

The town of Dorrigo has, at present, one zone. However, it is considered that it has a sufficient size as well as a range of uses that require categorisation into residential, commercial, industrial, open space and special use zonings. This will have to be clarified by a specific land use survey. It is recommended that the town of Dorrigo therefore be zoned into the range of zones mentioned above.

7.8 1 (d) Investigation Zones

7.8.1 Newry Island

This land is on the northern part of Newry Island and is zoned as Rural 1(d) Urban Investigation. The land is already subdivided into lots of approximately 1,000 m² with the exception of one larger lot to the south of the area. The land is considered to be in close proximity to the services and facilities provided in Urunga. Flooding is one aspect that will have to be monitored in accordance with the Floodplain Risk Management Plan. It is recommended that this land be rezoned to Residential to reflect the existing residential land use.

The large section of land (Lot 1 DP 604511) to the south of the abovementioned developed land, also currently zoned 1(d) Investigation, is identified as being located in a floodway. The major constraint to the future development of the land relates to access. No flood free access exists to the land and the existing single lane bridge across Newry Island needs to be upgraded. Current contributions available for the bridge fall well short of the money required to replace the bridge. Whilst the bridge has been identified in the Floodplain Risk Management Plan as requiring upgrading and funding may be available from the State Government under its Floodplain Risk Management program, it is unlikely that sufficient funds would be available to cover the total costs of replacement. As such, it is recommended that this land be backzoned to Rural.

7.8.2 Yellow Rock Road, Urunga

This land is in the vicinity of Yellow Rock Road at Urunga and is on the eastern and western sides of the Pacific Highway. It is already subdivided into lots of approximately 900 m² and most have dwellings constructed on them. The land is considered to be in close proximity to the services and facilities provided in Urunga. Flooding is one aspect that will have to be monitored in accordance with the Floodplain Risk Management Plan. It is recommended that this land be rezoned to Residential to reflect the existing residential land use.

7.8.3 Dorrigo

There is land that is zoned as Urban Investigation near the intersection of Waterfall Way and Casuarina Street. As noted above, there is sufficient land available for residential development in Dorrigo and this land should be rezoned to suit the surrounding zoning as rural land.



7.8.4 Mylestom

There is a large section of land to the north of Mylestom currently zoned 1(d) Investigation. It is recommended that this land be backzoned due to the lack of sewerage reticulation within Mylestom. It is recommended that the land be rezoned partly Rural and partly Environmental Protection under the new LEP to reflect the agricultural potential and the native vegetation and bushfire constraints on the land respectively.

7.9 Land Release Recommendations

7.9.1 Bellingen

It is noted that there is currently potential for 98 lots within the existing residential zone of Bellingen. This equates to a supply of 5 years, based on an average of 18 lots registered and dwellings approved by Council per year.

Assuming an average demand of 18 lots/ dwellings per year, at least an additional 18ha of land above the 18ha already available will be required in Bellingen during the life of the Strategy for residential purposes. It is noted that the estimates are conservative and potential demand could be higher from year to year.

This Strategy has recommended that two investigation areas be rezoned to cater for the future residential needs of Bellingen. The first is located at Nobles Lane whilst the second is bound by Wheatley Street/ North Bank Road/ Hydes Creek Road/ Clothier Road and Lyons Road. The total area identified for rezoning for future residential development is 28.6ha. As previously indicated, no rezoning can take place within Bellingen until this plan is completed and approval granted for an increased extraction licence from DNR.

It is acknowledged however that some of the land identified may not reach its projected yield as a result of environmental constraints, developer aspirations or the requirement for a buffer around the STW. It is therefore appropriate to commence the rezoning of the land identified to ensure that there is continuity of supply.

The staging of the release of land should proceed in an orderly manner determined as part of the DCP/ Master Plan process. Table 7-1 shows the release strategy for the land at Bellingen.

Table 7-1 Residential Land Release Strategy for Bellingen

Action	Timing
B1. Prepare Integrated Water Cycle Management Plan for increase in water extraction licence	Commence now
B2. Update Bellingen Bridge Contributions Plan	Commence now
B3. Prepare Environmental Study (if required), Master Plan/ DCP and Staging Plan for Area 1 and Area 2 (including investigations into upgrade of pump stations)	Follow on from B1, B2 and approval of increased extraction licence from DNR
B4. LEP Gazettal	Follow on from B3 if study required.
B5. Consents for subdivision and dwelling development for Area 1 and Area 2.	Follow on from B4.



7.9.2 Urunga

It has been noted that there is land that is already zoned residential but has not yet been subdivided. The land is expected to yield up to 250 potential lots subject to constraints. The staging of the release of land should proceed in an orderly manner determined as part of the DCP/ Master Plan process.

Table 7-2 Residential Release for Urunga

Action	Timing
U1. Prepare Integrated Water Cycle Management Plan for increase in water extraction licence	Commence now
U2. Prepare Environmental Study (if required) for Area 3	Follow on from U1 and approval of increased extraction licence from DNR
U4. LEP Gazettal for Area 3	Follow on from U2
U5. Consents for subdivision and dwelling development for Area 3	Follow on from U4

7.9.3 Dorrigo

In Dorrigo, there is no need to rezone any more land for residential purposes as there is an abundant supply available without servicing or infrastructure constraints. Any future subdivision of the land should progress in a sequential fashion from the extent of existing infrastructure unless it is demonstrated how it will fit into an overall development scenario and does not jeopardise efficient servicing. Some back zoning of existing village land is considered necessary to ensure that future development is orderly.

7.10 Land Release Monitoring and Review

Land releases need to be adequately timed to ensure that there is always an adequate supply of appropriately zoned land available for development. An undersupply will lead to increased prices (potentially deterring potential purchasers), while an oversupply can lead to Council bearing unnecessary early servicing costs.

There is a substantial lead time in providing adequate servicing for new areas by way of adequate water and sewer infrastructure. Similarly roads and community facilities also need to be provided to ensure that areas are attractive and suitable for urban growth. Different factors are relevant depending on the type of land required and its location.

A major consideration in determining land release strategies is the assumptions and information on which they are based. The 2001 Census is a major source of information. Assumptions and information that will need to be reviewed when future Census data becomes available includes:

- ▶ Actual population growth rates;
- ▶ Average dwelling occupancy rates number of dwellings achieved / hectare
- ▶ Adopted take up rates
- ▶ Remaining land stocks.



In order to judge the effectiveness of any strategy, there is a need to carry out regular monitoring and review. This is more important in the case of Bellingen Shire because of the unreliability of the population projections that are based on the historical growth which has increased markedly over the past 3 years. This monitoring should be for both residential and rural residential land.

One such methodology is to set up a land release monitor that will monitor the release of both development applications and lodgement of linen plans as well as monitor the new dwelling construction. This should be carried out on a quarterly basis.

The Housing Supply and Demand Spreadsheets provided by the Department of Planning can be used for this land release monitor. Such monitors are being used by other Councils in the region as well as in other parts of NSW.