Eurobodalla Residential and Rural Residential Land Supply Report

eurobodalla shire council

Introduction

This Report supports the 2012/13 Residential and Rural Residential Land Monitors for Eurobodalla Shire. The report assesses the supply of residential and rural residential land in the Eurobodalla Shire and the capacity within existing zoned land for future residential and rural residential development and in other identified land release areas.

The 2012/13 Land Monitors are based on the Eurobodalla Local Environmental Plan 2012 (LEP 2012) and the most up to date environmental information available. The results will support the development of a Rural Lands Strategy and a Residential Lands Strategy, which may lead to recommendations for a future review of the LEP 2012 and Council's Development Control Plans.

Context

The rate of residential development is an indicator of an area's economic prosperity. In recent years, in Eurobodalla and across NSW, the residential development rate has been lower than average. This is demonstrated by the relatively slow take-up of the available supply of residentially zoned land.

However, there are indications that the development rate across NSW, including in Eurobodalla, is now moving out of the low phase in the economic cycle. In this transition towards an increased development rate, it is critical that land supply be monitored on a regular basis so that forward planning actions can be taken to ensure future demands can be met.

Methodology

Determining the supply of residential land

The existing and potential supply of residential land in Eurobodalla Shire has been identified through dwelling approval data, land use zoning, minimum lot size development standards, infrastructure provision and a strategic assessment of the environmental constraints affecting residential land with capacity for further development.

The capacity of residential land for further development is determined as follows:

1. Of all lots zoned for residential purposes, those that are undeveloped were identified. For some of these, development consents have been granted or some level of master planning has been undertaken, so the number of potential lots is known to some degree of certainty.
2. For other undeveloped lots, assumptions were made about the number of additional lots that could be achieved on each lot. This is determined on the basis on the total size of the lot, less absolutely constrained land, less 25% for infrastructure and services, divided by the minimum lot size in LEP 2012.

Determining the supply of rural residential land

The existing and potential supply of rural residential land in Eurobodalla Shire has been identified through dwelling approval data, land use zoning, minimum lot size development standards, infrastructure provision and a strategic assessment of the environmental constraints affecting rural residential land with capacity for further development.

The capacity of rural residential land for further development is determined as follows:

1. Of all lots zoned for rural residential purposes, those that are of a size capable of being further subdivided and have minimal environmental constraints were identified.
2. The area of these lots was determined, less an average of 50% to account for environmental constraints, less 10% to account for services and infrastructure, divided by the minimum lot size in LEP 2012.

Summary of Results

Developed Lots

The 2011 Census identified 22,348 dwellings in the Eurobodalla Shire. In the two years since that time, a total of 436 dwellings received occupation certificates, bringing the total number of dwellings by June 2013 to 22,784.

The Residential Land Monitor for the 12/13 financial year identified 18,495 dwellings in urban areas. The Rural Residential Land Monitor showed 1,907 dwellings in rural residential areas, leaving a total of 2,382 dwellings in rural areas of the Shire.

Vacant Lots

The number of vacant lots provides an understanding of the capacity for new dwellings to be constructed in the short to medium term. In residential areas, there are 1,762 vacant lots. With an average number of dwellings in residential areas receiving occupation certificate each year of 170, the current supply of vacant residential lots provides for a ten year supply of residential land.

In rural residential areas, there are 465 vacant lots. With an average number of dwellings in rural residential areas receiving occupation certificate each year of 50, the current supply of vacant rural residential lots provides for a nine year supply of rural residential land.

Potential Additional Lots

In addition to existing vacant lots, current zoning provides capacity for additional medium to long term development potential. In residential areas, there is potential for an additional 3,897 lots. Assuming a subdivision rate of 73 new lots created per year (based on greenfield lot supply of 53 lots per year, plus an additional 20 lots per year in existing residential areas), this results in a further 53 year supply, providing a total supply of 63 years.

In rural residential areas there is potential for an additional 388 lots. Assuming a subdivision rate of 17 lots created per year, this results in a further 23 year supply, providing a total supply of 32 years.

Achieving Population Projections

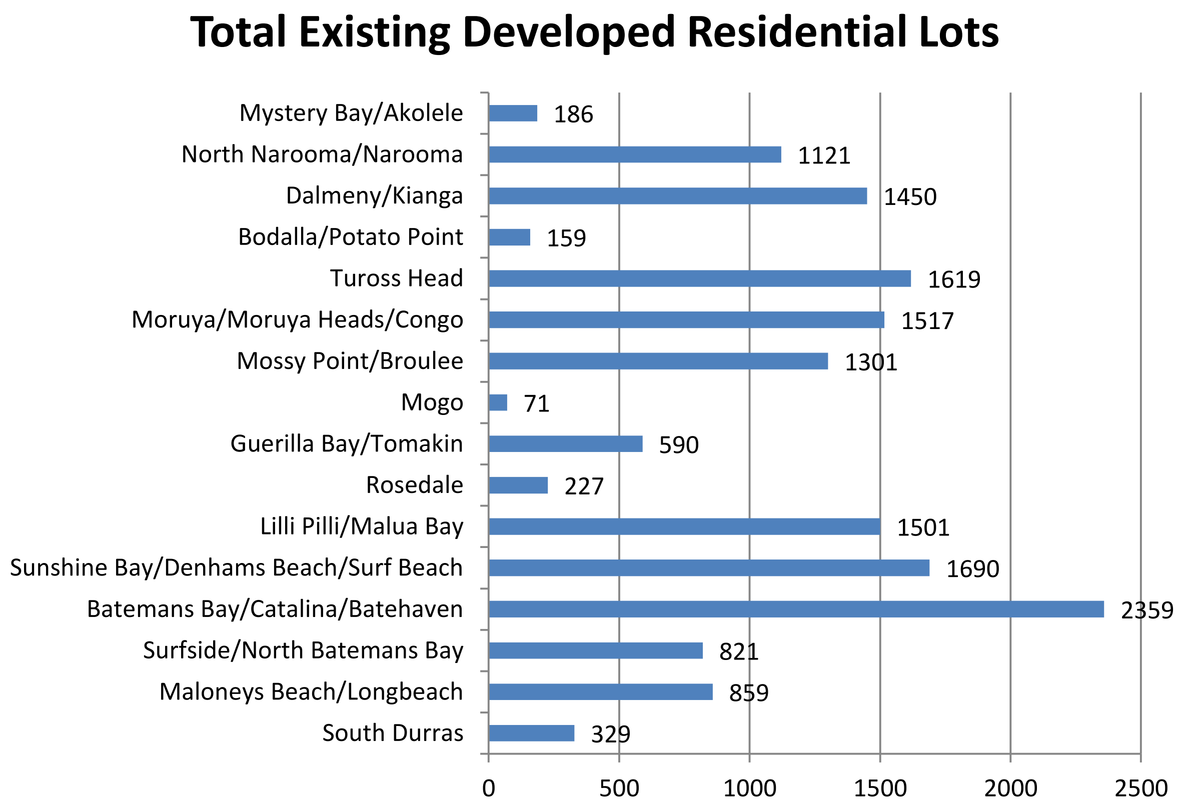
By 2031, it is predicted that the Eurobodalla population will be approximately 43,000. Assuming the average occupancy rates, subdivision rates and dwelling approval rates continue, the Eurobodalla Shire has sufficient capacity and an appropriate development rate to meet this population target.

Existing Developed Residential Lots

Across land zoned for residential development in the Eurobodalla Shire, there are 15,800 developed residential lots. The majority of these lots are occupied by a single dwelling (14,947), with a smaller number of dual occupancy and medium density dwellings. There are 538 residential dual occupancies, resulting in 1076 dual occupancy dwellings. There are also 2472 medium density dwellings.

It should be noted that the residential land monitor does not include residential development on land zoned for commercial purposes or development for senior's housing, such as retirement villages and nursing homes.

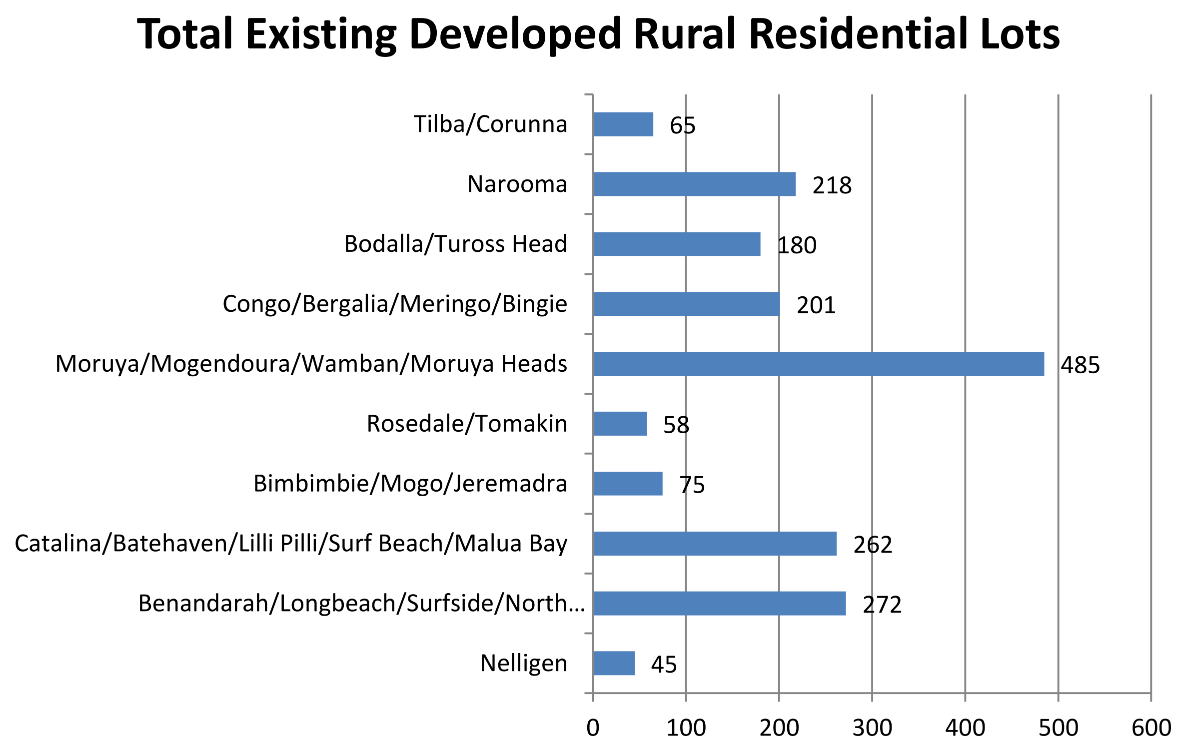
The number of existing developed residential lots in localities across the Shire are shown in the following graph.



Existing Developed Rural Residential Lots

Across land zoned for rural residential development in the Eurobodalla Shire, there are 1861 developed rural residential lots. The majority of these lots are occupied by a single dwelling (1813), with a smaller number of dual occupancy dwellings. There are 47 rural residential dual occupancies, resulting in 94 dual occupancy dwellings.

The number of existing developed rural residential lots in localities across the Shire are shown in the following graph.



Developed and vacant lots in Rural Villages

Land identified as rural villages is not included within either the residential or the rural residential land monitors. The following table summarises the developed and vacant lots in Eurobodalla's rural villages.

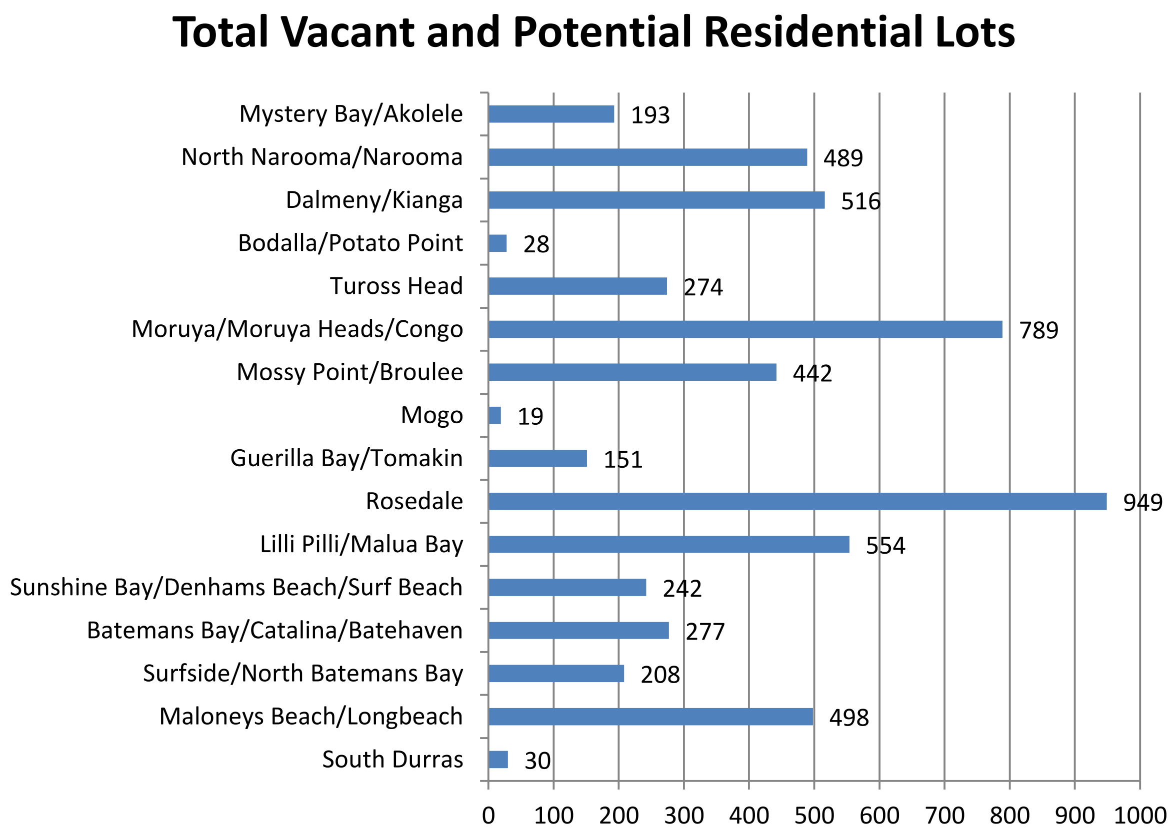
Locality/District	Vacant lots	Developed lots	Total lots
Nelligen	22	126	148
Turlinjah	1	21	22
Bodalla	5	115	120
Central Tilba	2	17	19
Tilba Tilba	2	11	13
Nerrigundah	21	11	32
Total	**53**	**301**	**354**

Potential Additional Residential Development

Potential future residential development across the Shire is estimated at a total of 8,286 new dwellings. This is comprised of the erection of 1,762 dwellings on currently vacant residential lots and further subdivision creating the potential for 3,897 new residential dwellings. In addition, there is potential for 2627 new dual occupancy dwellings, assuming 10% of all residential lots are developed in this manner.

It should be noted that, for the purpose of this monitor, no assumptions have been made about the potential additional medium density development that could occur in existing and future residential areas, as further detailed assessment of this matter is required. This work is expected to be undertaken as part of the development of a Residential Strategy for the Shire within the next 12 months.

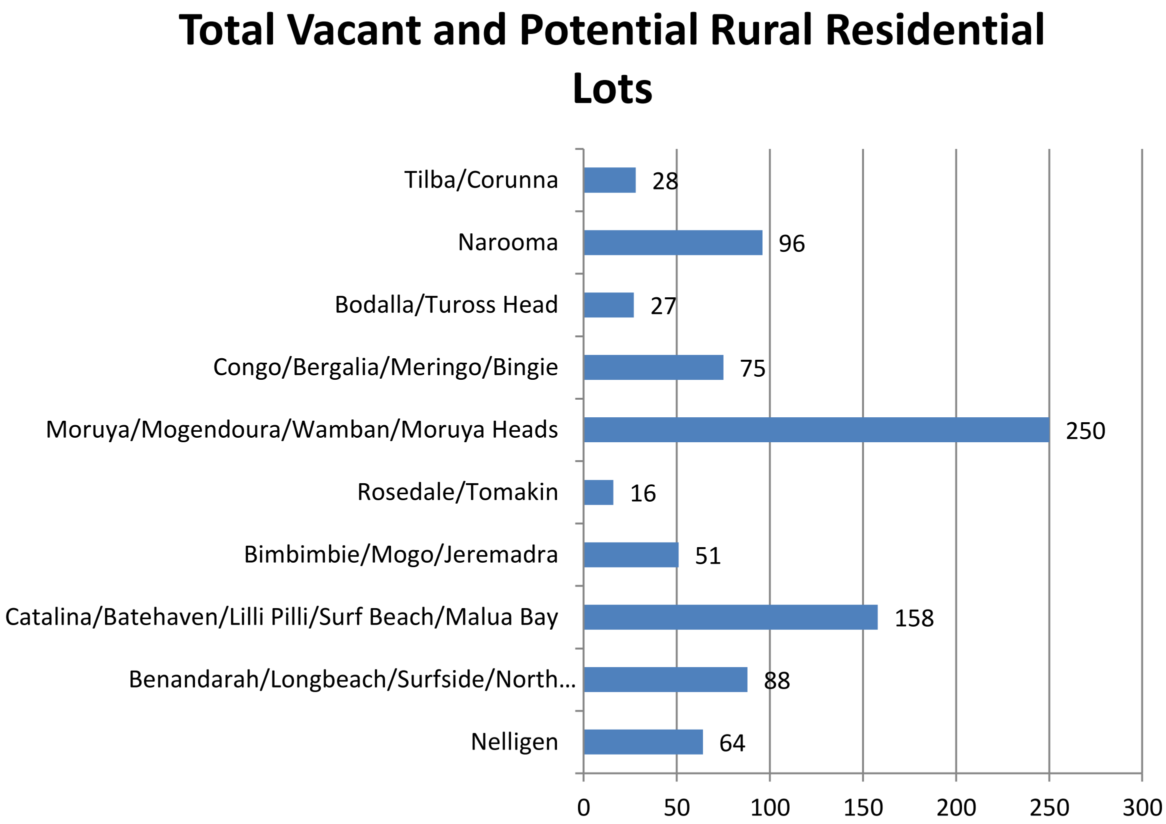
The number of vacant and potential residential lots in localities across the Shire are shown in the following graph.



Potential Additional Rural Residential Development

Potential future rural residential development across the Shire is estimated at a total of 1205 new dwellings. This is comprised of the erection of 465 dwellings on currently vacant rural residential lots and further subdivision creating the potential for 388 new rural residential dwellings. In addition, there is potential for 352 new dual occupancy dwellings, assuming 10% of all rural residential lots are developed in this manner.

The number of vacant and potential rural residential lots in localities across the Shire are shown in the following graph.



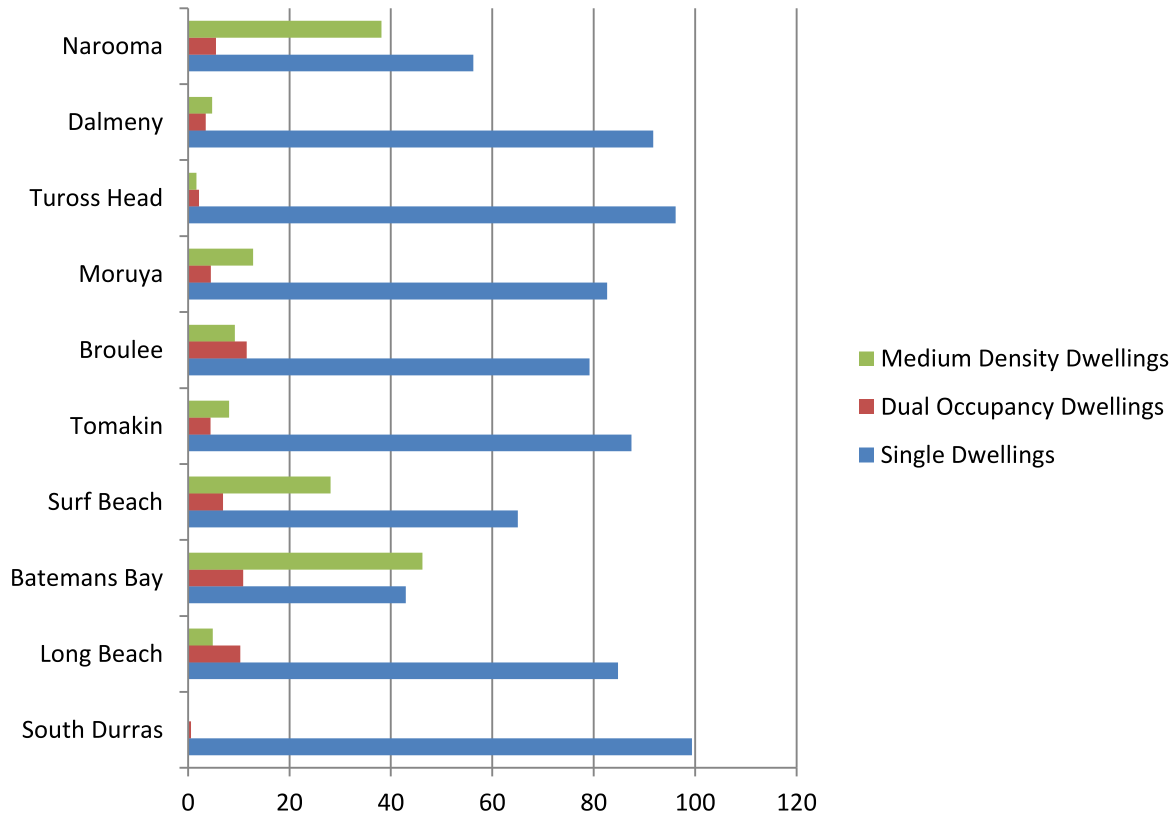
Proportion of Residential Dwellings by Type

Across the residential areas of the Shire, the predominant dwelling form is single detached dwellings at 81% of all dwellings. Dual occupancy dwellings make up 6% of all dwellings, while medium density dwellings comprise 13% of all dwellings. Some suburbs have a greater variety of dwelling type compared to others, as shown in the graph below. In particular, the suburbs of Batemans Bay and Narooma have a high proportion of medium density development compared to other suburbs.

As noted above, the residential land monitor does not include residential development on land zoned for commercial purposes or development for senior's housing, such as retirement villages and nursing homes, which would add to the medium density dwelling proportion for the Shire as a whole.

The proportion of residential dwellings by type in select suburbs is shown in the following graph:

Proportion of Residential Dwellings by Type, Select Suburbs



Development in Land Release Areas

The majority of potential new residential development will take place within identified land release areas, as shown in the following table.

Release area name	Number of Lots			
	Current	Next 5 years	Beyond 5 years	Total
Longbeach (Longbeach Estate)	582	25	64	671
Longbeach (Longbeach East)	0	0	68	68
North Batemans Bay (Bay Ridge Estate)	18	25	107	150
Catalina (Glenella Road)	0	0	70	70
Batehaven (Grantham and Edward Roads)	49	35	0	84
Sunshine Bay	394	40	98	532
Malua Bay (Lilli Pilli Beach Estate)	177	13	0	190
Malua Bay (Seabreeze Estate)	132	15	39	186
Malua Bay (Ridge Road)	0	15	15	30
Malua Bay (Surfing Beach Estate)	8	15	23	46
Malua Bay (Sylvan Street West)	0	15	55	70
Malua Bay (Elford Way)	15	12	0	25
Malua Bay (Reservoir Road)	0	0	100	100
Rosedale (Marsim)	0	0	791	791
Rosedale (Rosedale Farm)	0	16	122	122
Tomakin (Barlings Beach)	80	40	42	162
Moruya South (The Brae)	0	0	393	393
Moruya East (Braemar)	0	0	41	41
Moruya East (Blue Mist)	0	0	77	77
Tuross Head	0	0	71	71
Dalmeny	0	0	320	320
Kianga	0	0	20	20
Narooma	0	0	280	280

In the above release areas, it is estimated that an additional 266 lots will be developed over the next five years with the remaining development potential (2796 lots) beyond that period. This equates to approximately 53 new lots created every year over the next five years.
If this rate of subdivision is achieved and continues unchanged, all of the above release areas would be completed within 58 years.

Achieving the Population Projections

The previous section relates only to identified land release areas. The discussion in this section includes all residential, rural residential and rural areas, to determine whether the current rate of development will enable Council to achieve the population projections to 2031. The following table outlines the dwelling and population numbers in June 2013:

Area	2013		
	No. of Dwellings	Average Occupancy Rate	Population
Residential Areas	18495	1.635	30239
Rural Residential Areas	1907	1.635	3118
Rural Areas*	2382	1.635	3895
Total	22784	1.635	37252

* including rural villages

To predict the number of dwellings in 2031, the average number of Occupation Certificates issued for dwellings over the last 3 years is assumed to remain unchanged over the period to 2031, as follows:

- Residential Areas – Average 170 dwellings per year, x 18 years = 3060
- Rural Residential Areas – Average 50 dwellings per year, x 18 years = 900
- Rural Areas – Average 9 dwellings per year, x 18 years = 162

Assuming no change to the average occupancy rate, the following table outlines the dwelling and population numbers in 2031:

Area	2031		
	No. of Dwellings	Average Occupancy Rate	Population
Residential Areas	21555	1.635	35242
Rural Residential Areas	2807	1.635	4589
Rural Areas*	2544	1.635	4159
Total	26906	1.635	43990

* including rural villages

The population of Eurobodalla in 2031 is predicted to be between 42,638 (id forecast) and 43,400 (Department of Planning and Infrastructure forecast). The above tables therefore demonstrate that, should the average occupancy rate and dwelling approvals remain the same, the predicted population in 2031 will be able to be accommodated.

However, it is likely that the dwelling approvals and average occupancy rates will increase over time, as the economy improves and as the proportion of unoccupied dwellings decreases. In these circumstances, the predicted population would be reached ahead of time. Through the annual monitoring of land supply and dwelling approvals, regular updates of the population projections can be made.