



LARGE LOT RESIDENTIAL Supply and Demand Analysis



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Executive Summary

The purpose of this report is to examine the supply and demand of land zoned R5 Large Lot Residential in the MidCoast Council area.

Overview

- Land zoned R5 Large Lot Residential (R5), occupies almost half (43%) of all residential and village zoned land within the MidCoast but only accommodates a small percentage of the community (approximately 5,000 residents or 5% of the MidCoast population).
- Typically, R5 land is located near a town or village.
- Only 29% of R5 land has a sewer service connection but almost three quarters have a water connection.

Demand

- The demand for Large Lot Residential development appears to be strong across the LGA with the data showing a trend for lots being developed soon after they are released.
- Gloucester is the only area with a historical excess of vacant R5 lots.

Supply

- At a LGA level there is considerable R5 development potential over the entire MidCoast. However, there is a marked divide between the coastal (east of the Pacific Highway) and inland areas (west of the Pacific Highway).
- There is limited potential for further subdivision within the coastal region compared to considerable development potential generally in rural/inland areas.
- This limited R5 land availability along the coast is compounded by the higher population growth rate being experienced by coastal centres (2.7% per annum) compared to rural centres (0.21% per annum).

Next Steps

- It is recommended that a supply and demand analysis of E4 Environmental Living and RU4 Primary Production Small Lots zones be undertaken so that they can be considered along with R5 as providing for 'rural lifestyle'.
- Further investigation is needed to determine the costs and benefits of rural lifestyle development. This in turn will assist MidCoast Council to establish a policy position as to whether to provide more of this type of land use.
- If Council resolves to provide further land for this type of development the next step would be to undertake a Rural Lifestyle Strategy.

Land zoned R5 Large Lot Residential in MidCoast Council



1 Introduction

Purpose

The purpose of this report is to examine the supply and demand of land zoned R5 Large Lot Residential in the MidCoast Council area.

The objectives are to:

- Provide an overview of the distribution of land zoned R5 Large Lot Residential and compare how the R5 zone has been applied under the three LEPS in force across the MidCoast Council area
- Provide a snapshot on the supply of, and demand for, R5 residential land across the MidCoast Council area,
- to provide the basis for Council to establish a policy position on the provision of land zoned R5;
- to assist in the development of a consolidated MidCoast Council Local Environmental Plan and,
- establish a process for regular monitoring of R5 land supply and demand.

Background

This report will complement the Urban Land Monitor 2016-2036 (ULM). The ULM examines the supply and demand for the other residential zones in use within the MidCoast Council area.

It will also inform the MidCoast Housing Strategy currently being prepared and ultimately support the development of the MidCoast Local Environmental Plan (which will consolidate the Greater Taree, Great Lakes and Gloucester LEPs).

Scope and Limitations

The Large Lot Residential report provides a summary of supply and demand for land zoned R5 in the MidCoast Council area.

The report is primarily a desktop analysis based on the following sources from the three previous council areas (Great Lakes, Greater Taree and Gloucester):

- property database;
- aerial imagery;
- spatial database (mapping);
- records database;
- internal local knowledge; and
- targeted site visits undertaken along the coastal area

Whilst this report does not make any recommendations about the suitability of sites currently zoned Large Lot Residential, it does identify locations where there is a potential shortage of supply. Council may use this information to make a Policy decision on whether it wants to provide for more of this type of residential land into the future.

The report does not the E4 Environmental Living and RU4 Primary Production Small Lots zones, which may be used in a similar residential manner.

The R5 Large Lot Residential Zone

The R5 Large Lot Residential Zone is described by the NSW Department of Planning and Environment (the Department) as providing '*residential housing in a rural setting, often adjacent to towns or metropolitan areas*'. This zone is a significant land use in the MidCoast. It accommodates approximately 5,000 people over 2,698 lots and covers a land area of 5,062 hectares, which equates to 43% of all zoned residential and village land in the MidCoast (R1, R2, R3, R4, R5 and RU5).

Zone Objectives

In the MidCoast there are three Local Environmental Plans, Great Lakes (2014), Greater Taree (2010) and Gloucester (2010) that set-out the objectives and land uses for this zone.

All include the following standard objectives.

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*

The Great Lakes Local Environmental Plan 2014 also contains an additional objective.

- *To enable development that has minimal environmental and visual impact and is compatible with residential land uses within the zone.*

Land Use Permissibility

Although the objectives for the R5 zone are consistent among the three LEPs, the land uses which they allow varies. Appendix B provides the full Land Use Tables from each of the three LEPs and shows that the Great Lakes LEP contains the broadest range of development activities with an additional 23 listed.

In comparison the Greater Taree and Gloucester LEPs have a much smaller number of activities allowed, all of which are included in the Great Lakes LEP with the exception of, *detached dual occupancies* which is allowed with consent in the Gloucester area only.



Methodology

Demand Analysis

Demand for land zoned R5 Large Lot Residential has been estimated using data from the three property systems that currently serve MidCoast Council. These systems are a legacy from the former Great Lakes, Greater Taree and Gloucester Councils.

Data was also collected on the number of lots created by year, based on the registered subdivision plan. This information was used in lieu of knowing the year of rezoning for each area due to problems with extracting this information from the property systems.

In general, each property system has a different method for recording and tracking development applications. The former Greater Taree and Great Lakes databases were the most comparable with the following data collected:

- Development types: Single Dwellings, Dual Occupancy or other ancillary residential accommodation such as a granny flat or secondary dwelling.
- Application type: Development Application and building certificates associated with construction including Construction Certificates and Occupation Certificates.
- Application status: approved
- Year approved

Data for the former Gloucester area did not include this level of detail, reporting only that there was an approved development activity associated with a single dwelling on a property and the date of that approval.

General considerations:

- The date range for all data collected was 2000 to 2018.
- Only one approved development application and building certificate associated with a Single Dwelling was counted per property. Where a property had multiple entries, the earliest was counted.
- Single dwellings and 'granny flats' constructed under the State Environmental Planning Policies related to 'complying development' and 'affordable housing' do not require a development application. As a result, from 2014 when the Rural Housing Code came into force, some properties will have a record of construction but no corresponding development approval.

Supply Analysis

Each area of R5 has been examined against the following criteria.

- Grouped by location based on proximity to the nearest urban centre.
- Sewer service connection as per MidCoast Water Services data information.
- Water service connection as per MidCoast Water Services data information.
- Minimum lot size requirement for subdivision as stated in the relevant Local Environmental Plan.
- Existing number of lots as per Council's spatial database.
- Approximate number of vacant lots based on those lots without a registered MidCoast Council waste service (i.e. 'wheelie bin' garbage collection service) and cross-referenced by a manual count based on aerial 2013-14 imagery.
- Potential additional lots from existing R5 land has been estimated based on the minimum lot size for subdivision and major constraints such as vegetation, flooding and access. This has been defined as either infill subdivision potential (less than 5 resulting lots) or greenfield (5 lots or more).

2 Policy Context

This section details the state and regional policies that are contextual considerations for the Large Lot Residential Monitor.

The Hunter Regional Plan 2036

The Hunter Regional Plan 2036 references 'rural residential' in Direction 22.5.

Direction 22.5

Include guidance in local land use strategies for expanding rural villages and rural–residential development so that such developments will:

- not impact on strategic or important agricultural land, energy, mineral or extractive resource viability or biodiversity values;
- not impact on drinking water catchments;
- not result in greater natural hazard risk;
- occur on land that is unlikely to be needed for urban development;
- contribute to the conservation of important biodiversity values or the establishment of important corridor linkages; and
- facilitate expansion of existing and new tourism development activities in agricultural or resource lands and related industries across the region.

Ministerial Directions

There are a number of directions issued by the Minister for Planning under section 9.1 of the *Environmental Planning and Assessment Act 1979* that are relevant to R5 land use planning. These have been included in Appendix A.

Local Strategies

Various local strategies have been previously completed that relate to R5 land use planning. These primarily include the following documents.

- The Rural Living Strategy 2004 (former Great Lakes Council)
- Rural Residential Strategy and Release Program 2002 (former Greater Taree City Council)
- Hallidays Point Development Strategy 2000 (former Greater Taree City Council)
- Gloucester Housing Development Strategy 2006 (former Gloucester Shire Council)
- Harrington Development Strategy 1998 and 1999 (former Greater Taree City Council)

These will be important to examine in detail if further investigation of R5 land is carried out. However, they are not specifically relevant to this R5 supply and demand report.



3 Demographic and Centres Context

MidCoast population has grown from 88,818 (2011) to 91,958 (2016) being an increase of 3,140 people and 0.69% cumulative growth rate. This is compared to a NSW average of 1.57% and a national average of 1.7% (for 2011-2016).

In 2016 Forster-Tuncurry and Taree are by far the largest centres within the MidCoast, followed by the centres of Wingham and Old Bar. Tea Gardens-Hawks Nest and Hallidays Point also have substantial community populations and these are followed in size by Harrington and Gloucester.

Broadly, there are four different regional markets on the MidCoast.

1. *Taree*: the major strategic centre, supported by significant infrastructure and services, which is experiencing below average growth (0.33% from 2011 and 0.58% from 2001).
2. *Forster-Tuncurry*: the historic tourist hub, supported by coastal amenity and facilities, which is experiencing above average growth in comparison to the 0.69% cumulative growth rate in the MidCoast area (1.05% from 2011 and 0.70% from 2001).
3. *Rural Centres*: with an agricultural/country lifestyle focus, experiencing a low average growth (0.21% from 2011) across the main centres.
4. *Coastal Centres*: with a beach lifestyle/tourist focus, experiencing high average growth (2.7% from 2011) across the main centres exceeding the local, state and national growth rates of 0.69%, 1.57% and 1.7% for the same time period.

Table 1 and Figures 2, 3 and 4 illustrate the average growth rates across MidCoast centres and projected average growth to 2036 should the 2011-2016 rates remain consistent.

Table 1: Population Growth within MidCoast Centres

	Average Growth Rate 2011-2016	Population 2016	'Average Growth' Population Projection 2036
Strategic Centre			
Forster - Tuncurry	+1.05%	19,918	24,548
Taree	+0.33%	18,117	19,355
Rural Centre			
Wingham	+0.06%	4,532	4,624
Gloucester	+0.46%	2,390	2,619
Bulahdelah	- 0.13%	1,111	1,133*
Tinonee	+0.73%	757	874
Stroud	+0.65%	724	824
Nabiac	- 0.19%	631	644*
Coastal Centre			
Old Bar - Wallabi Point	+1.28%	4,470	5,762
Tea Gardens - Hawks Nest	+2.18%	3,590	5,526
Hallidays Point	+3.74%	3,052	6,362
Harrington	+5.11%	2,896	7,850
Smiths Lake	+2.79%	1,235	2,143
Pacific Palms	+0.97%	697	846

*Note that where historical growth was less than 0.1%, a projected growth rate of 0.1% was applied in the ULM to allow for very moderate potential growth.

Figure 2: MidCoast Growth Rates 2011-2016 (ABS data)

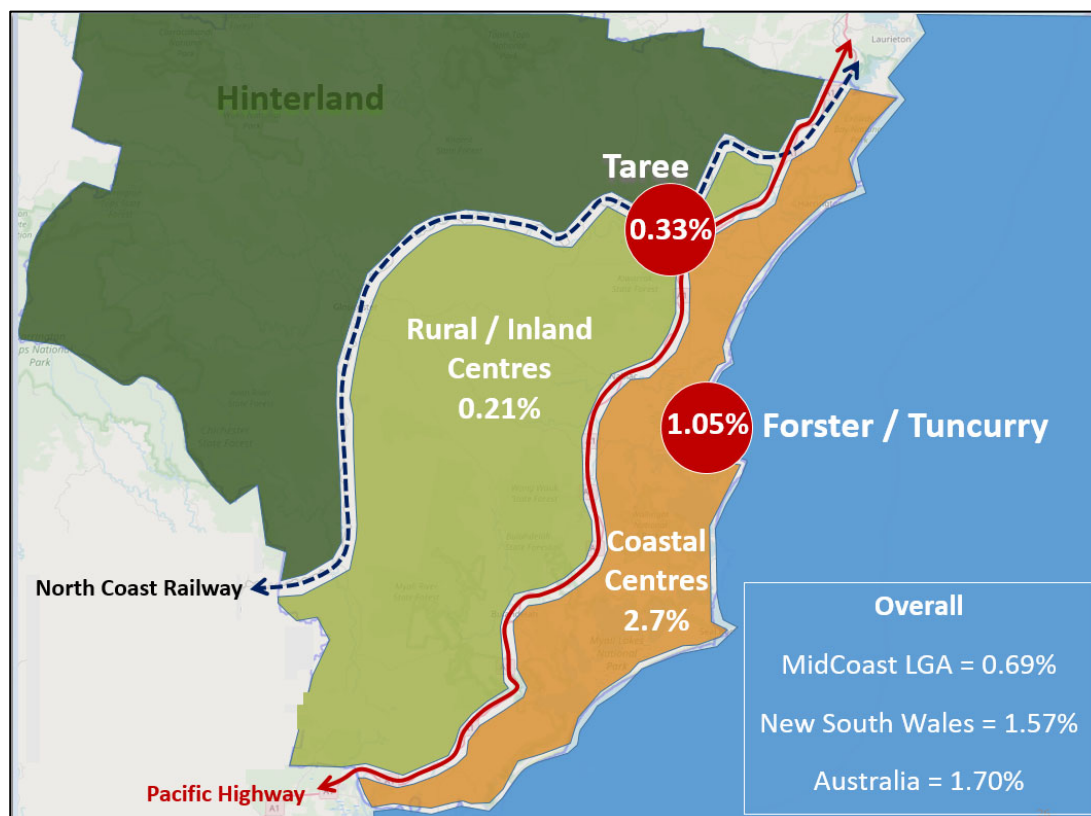


Figure 3: MidCoast Centres Population 2016 (ABS data)

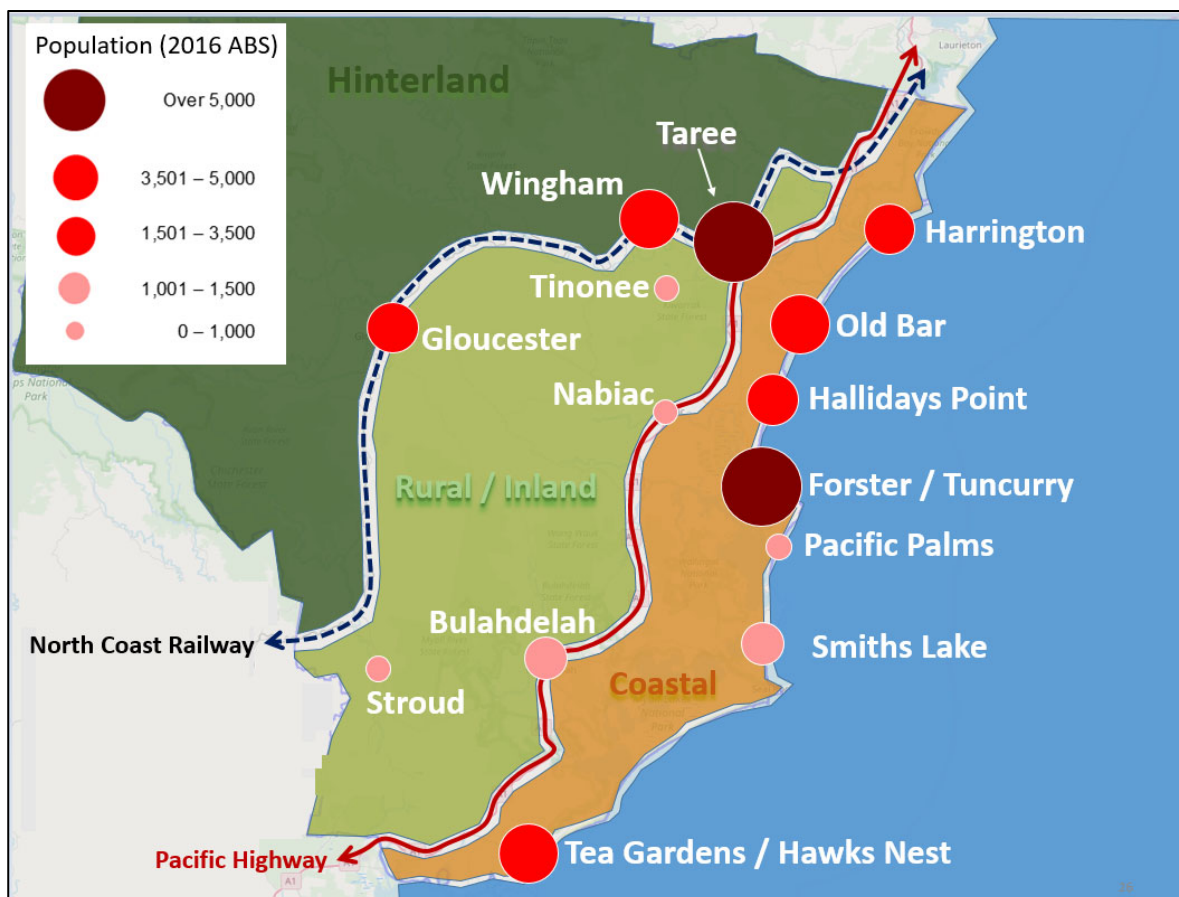
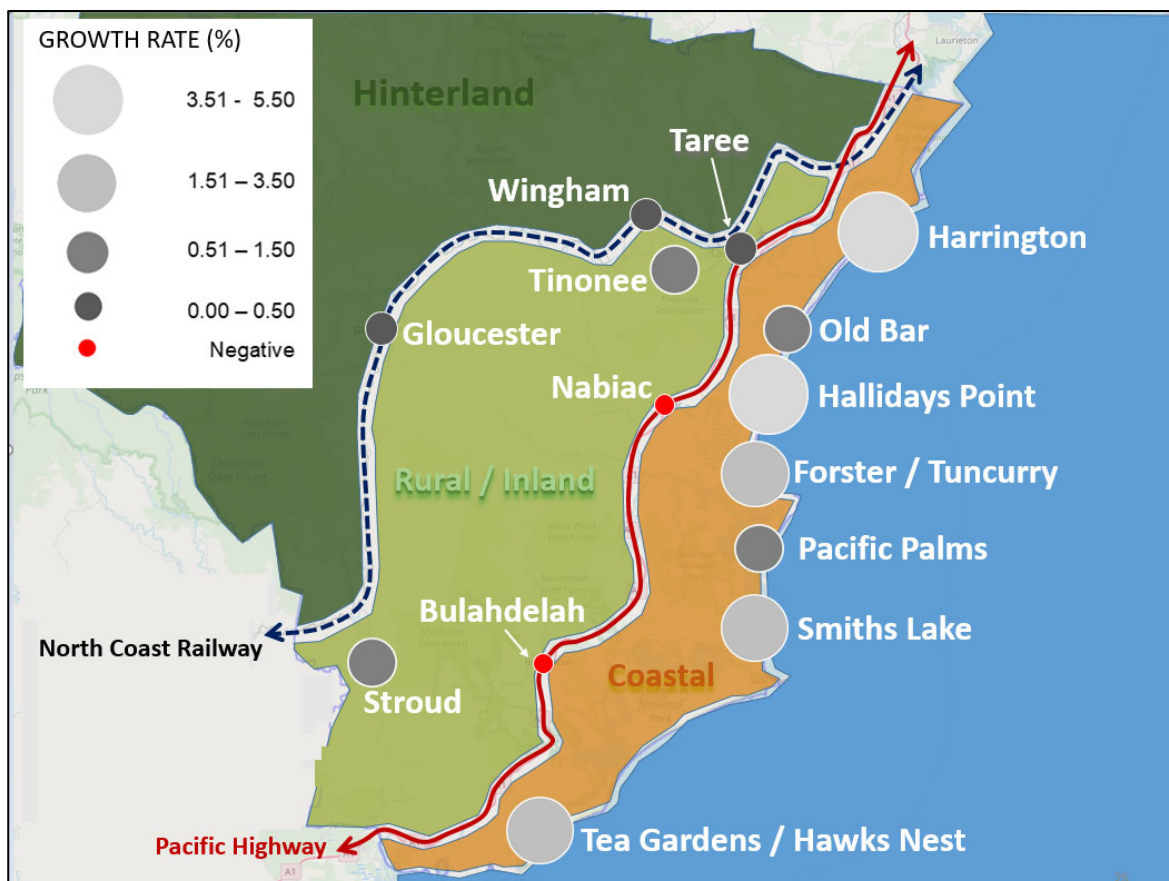


Figure 4: MidCoast Centres Growth Rate 2011-2016 (ABS data)



4 Demand Analysis

This section looks at demand for land zoned R5 Large Lot Residential and is based on data from the three property systems that currently serve MidCoast Council.

A methodology which describes how this data was gathered is provided on page 8.

Former Great Lakes & Greater Taree Areas

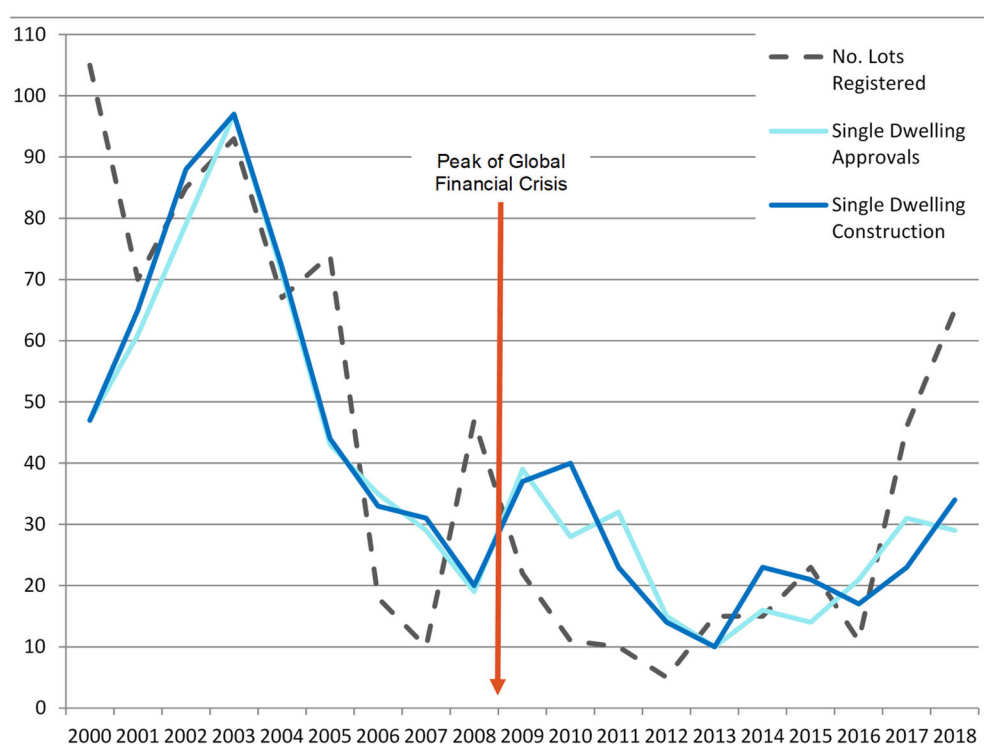
Table 2 shows that on average, every year for the period 2000-2018, 42 lots were registered on land zoned R5, 36 approvals were issued for a single dwelling and 39 dwellings were constructed. These figures indicate that supply and demand are evenly matched.

Table 2: Development Activity on R5 land across previous Greater Taree and Great Lakes LGAs (2000-2018)

	Lots Registered		Single Dwelling Approval		Single Dwelling Construction	
	Number	Average/year	Number	Average/year	Number	Average/year
Greater Taree	470	25	429	23	464	24
Great Lakes	322	17	248	13	275	15
TOTAL	792	42	677	36	739	39

Figure 5 shows the distribution of data from Table 2 for the period 2000-2018. The expectation would be that the dotted line, showing the number of lots registered for a given year would 'lead' the development approvals and construction (light and dark blue lines respectively). It can be seen that this is generally the case and the sharp peaks and declines may further indicate, as supported by the data in Table 2, once lots zoned R5 become available, i.e. registered on subdivision, application is made to develop and construction quickly follows.

Figure 5: Development Activity on R5 land across previous Greater Taree and Great Lakes LGAs (2000-2018)



This trend can also be seen with a rise in the number of lots being released from around 2016 followed by a corresponding rise in approvals and construction. The downturn in approvals seen more recently in 2016-17 may be attributed to complying development under State Legislation where the development is certified by a Private Certifier. Alternatively, the market could also be moving into a construction phase following higher number of approvals, in preceding years from 2014-2016.

An important factor that influenced the Australian economy during this period was the Global Crisis (GFC). There were early indicators of the GFC in 2007 before its peak in 2008 followed by the Australian economy showing improvements over the course of 2009 (ABS; *The Global Financial Crisis and its impact on Australia*).

The peak of the GFC is marked by a red line in Figure 5. There is a noticeable decline in land being subdivided following 2008 which reaches its lowest point between 2011 - 2012. After this there is again a rise in the number of lots being created with the exception of a dip in 2015 – 2016. Given the trend in previous years it would be reasonable to expect that demand will match supply for these new lots released.

Former Gloucester Area

It is less clear how strong the relationship is between new lots becoming available and development of these lots for the Gloucester area seen in Table 3. This is because the data could not be separated into development approvals and construction.

Table 3: Residential Development and Subdivision Activity on R5 land across previous Gloucester LGA (2000-2018)

	Lots Registered		Single Dwelling Development Approvals or Construction	
	Number	Average/year	Number	Average/year
Gloucester	210	11	136	8



5 Supply Analysis

This section provides a snapshot of the R5 Large Lot Residential land supply and development potential within the MidCoast area. This is presented at a general overview level and then for each locality.

A methodology which describes how this data was gathered is provided on page 9.

Overview

Table 4 details how R5 is distributed over the three former Local Government Areas and overall for the MidCoast.

Table 4: Land Zoned R5 Large Lot Residential across former Local Government Areas

Former LGA	Number of lots	Land area (ha)	Lots with sewer connection	Lots with water connection	Minimum Lot Size (ha)	Percentage of residential/ village land zoned R5
Greater Taree	1,519	2,842	20%	73%	0.4-1.5	43%
Great Lakes	758	1,640	60%	69%	0.3-4.0*	38%
Gloucester	420	580	6%	71%	0.4-0.8	75%
MidCoast	2,697	5,062	29%	71%	0.3-4.0	43%

* this omits an area of community title land located at Glider Avenue Darawank with a minimum lot size of 40ha.

Quantity

- MidCoast Council has a total of 2,698 R5 zoned lots accommodating approximately 5,000 people (5% of the MidCoast population).
- This covers a combined area of 5,062 hectares, which equates to 43% of all land zoned residential and village in the MidCoast (R1, R2, R3, R4, R5 and RU5).

Location

- The location of the R5 lots are generally within close proximity (10 minutes or less) to existing towns and villages (refer Figure 6).
- Failford and Rainbow Flat R5 land sits slightly further away, though on major transport routes (20 minutes from Forster or Taree).
- Bundook is the most isolated R5 land (37 minutes from Gloucester).

Minimum Lot Size and Servicing

- Overall, minimum lot size ranges from 0.3ha to 4.0ha across MidCoast R5 land, with the majority between 0.4ha and 1.5ha depending on servicing and local characteristics.
- Only 29% of R5 land has a sewer service connection. The majority of these blocks are located in the former Great Lakes area and Hallidays Point in the former Greater Taree area. Generally, serviced areas have a minimum lot size of 0.4 to 0.5ha (in Failford, Forster, Hallidays Point, Taree and Darawank) and 1ha (in Smiths Lake, Tuncurry)
- 71% of R5 land has a water service connection. Areas with very low water service connection figures include Bundook and Bulahdelah with Pampoolah, Old Bar, Nahiack and Charlotte Bay around 50% coverage.
- Appendix C provides a summary table of servicing and minimum lot size by location.

Figure 6: Land zoned R5 Large Lot Residential in MidCoast Council



Supply and Development Overview

The MidCoast

A summary of vacant lots and potential additional subdivision in existing areas of R5 across MidCoast is provided in Table 5. the supply data as it applies to the MidCoast Council area is provided in the tables on the following pages.

- There are an estimated 459 vacant R5 lots (17% of total) in MidCoast, the majority of these being in and around Gloucester.
- There is considerable R5 development potential over the whole MidCoast – noting that this is not spread across the region evenly as described over the following sections.

Table 5: Vacant lots and potential subdivision within R5 areas across MidCoast Areas

	Existing lots	Land area (ha)	Existing Vacant lots		Potential infill subdivision* (no. of lots)	Potential greenfield subdivision* (no. of lots)	Total Potential lots
MidCoast	2,698	5,062	459	17%	339	915	1,254

**Infill subdivision = less than 5 lots are created, Greenfield subdivision = more than 5 lots created*



Inland and Coastal Areas

There is considerable difference between the availability of R5 land in coastal versus inland locations. A summary of key data is provided in Tables 6 and 7 and main points summarised below.

Inland and Coastal areas include the following locations;

- **Inland:** Gloucester (Barrington, Forbesdale); Bundook; Nabiac (Failford, Minimbah, Dyers Crossing); Bulahdelah; Stroud; Taree (Brimbin, Cundletown, Kundle Kundle); Taree South (Pampoolah), Tinonee (Mondrook); Wingham; Coopernook; John's River.
- **Coastal:** Forster (Tuncurry, Darawank); Pacific Palms (Smiths Lake, Charlotte Bay); Tea Gardens; Coomba Park; Halliday's Point (Rainbow Flat, Diamond Beach Red Head); Old Bar (Wallabi Point); Harrington, Mitchells Island.

The majority of R5 land area is found around inland centres (65%) compared to coastal centres (35%).

Coastal

- There are very few R5 vacant lots or development potential across the entire coastal region. However, some limited infill development potential exists at Hallidays Point.
- Within the MidCoast coastal region, there is only one existing area of greenfield R5 located in Forster with an area of 27.7ha.
- Of all localities on the coast, the situation in Tea Gardens – Hawks Nest and Harrington is particularly severe with almost no vacant R5 lots or greenfield/infill development potential.

Inland

- Generally, there is a lot of potential for development of existing R5 land in rural/inland areas, with a mix of both infill and greenfield.
- However, most areas have limited vacant lots with the exception of Gloucester.
- Localities in the inland setting with comparatively limited vacancy and development potential include Bulahdelah and Stroud.

Table 6: Supply of R5 zoned land across Inland and Coastal areas

	Existing lots	Land area (ha)	Existing Vacant lots		Potential infill subdivision* (no. of lots)	Potential greenfield subdivision* (no. of lots)	Total Potential lots
Inland	1,529	3,314	308	20%	202	857	1,059
Coastal	1,169	1,748	151	13%	137	58	195
MidCoast	2,698	5,062	459	18%	339	915	1,254

*Infill subdivision - less than 5 lots are created, Greenfield subdivision - more than 5 lots created

Table 7: Servicing of R5 Lots across Inland and Coastal Areas

	Lots with sewer connection		Lots with water connection	
Inland	283	19%	1,033	68%
Coastal	498	43%	888	76%
MidCoast	781	29%	1,921	71%

6 Local Areas

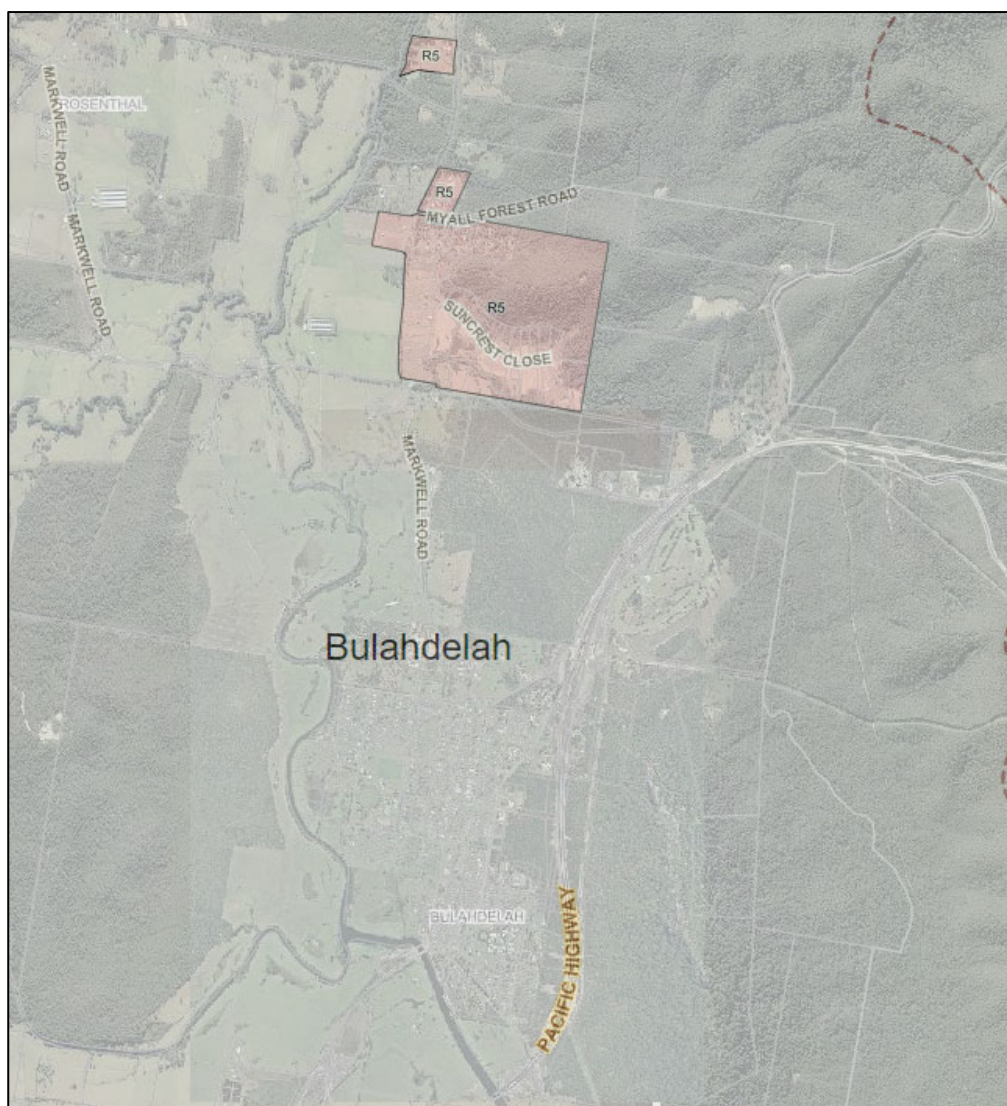
This section provides a local context to areas zoned R5 in the MidCoast region. The figures and commentary below outline how supply, both current and the potential for further subdivision, is varied across the Council area.

Please note that supply is calculated only on land currently zoned R5, with *infill* being subdivision resulting in a maximum of 5 lots and *greenfield* any subdivision that creates more than 5 lots.

The suburbs which contain R5 zoned land have been grouped into the following local areas;

1. Bulahdelah
2. Bundook
3. Coomba Park
4. Cooperbrook
5. Forster, Tuncurry, Darawank
6. Gloucester, Barrington, Forbesdale
7. Hallidays Point, Rainbow Flat, Diamond Beach, Red Head
8. Harrington
9. Johns River
10. Mitchells Island
11. Nahiab, Failford, Minimbah, Dyers Crossing
12. Old Bar, Wallabi Point
13. Pacific Palms - Smiths Lake, Charlotte Bay.
14. Stroud
15. Taree, Brimbin, Cundletown, Kundle Kundle
16. Taree South, Pampoolah
17. Tea Gardens
18. Tinonee, Mondrook
19. Wingham

1. Bulahdelah

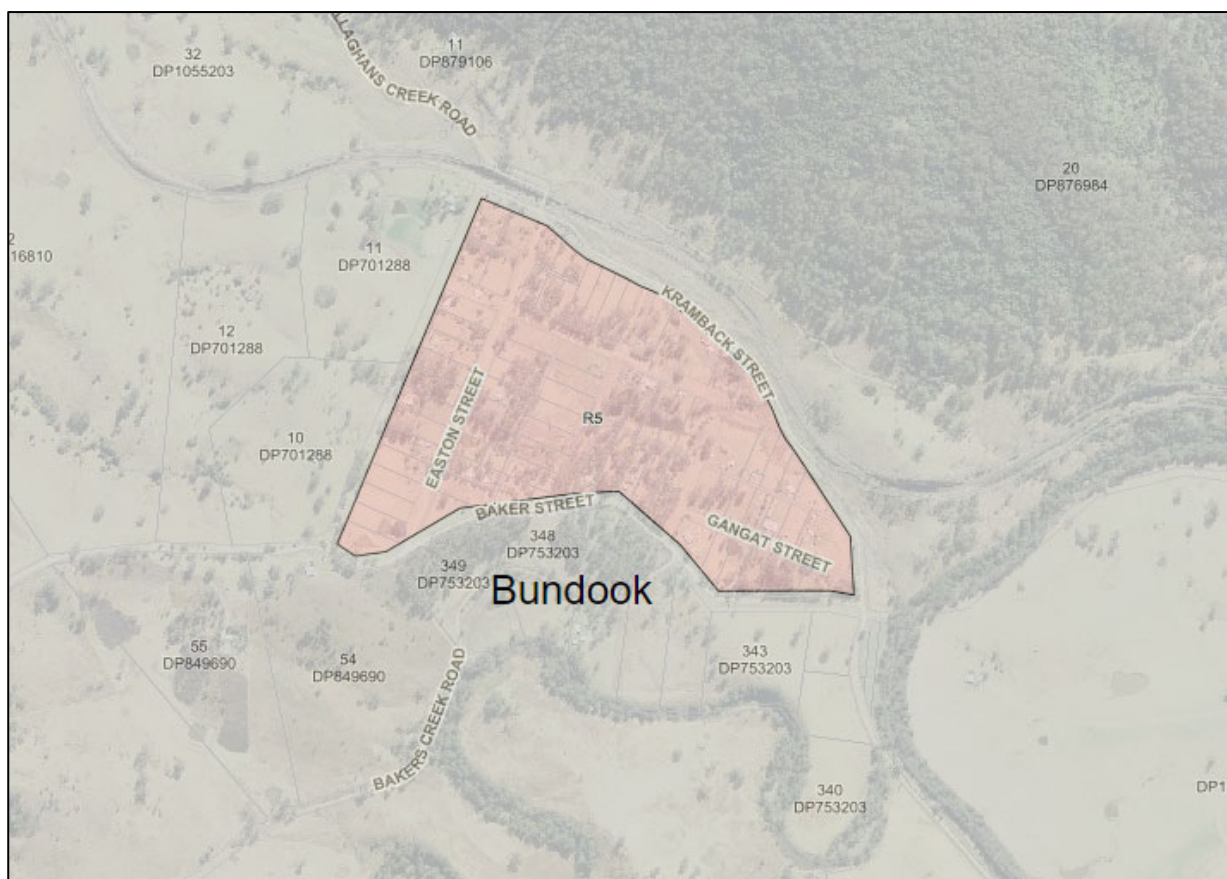


Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill sub-divisions (no. of lots)	Potential green-field sub-divisions (no. of lots)	Total Potential lots
Bulahdelah	46	134	0	0	1 to 4	17	9	0	9

Comments

R5 land in the Bulahdelah area has a number of environmental constraints such as flooding, bushfire and steep land. The largest area of R5, which could be further subdivided based on minimum lot size, has all of these issues in addition to being heavily vegetated. This makes it unlikely that it will contribute many additional lots. Around 37% of blocks are currently vacant.

2. Bundook



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Bundook	79	31	0	0	0.8	52	0	0	0

Comments

Bundook is the only location of R5 land that is not within close proximity to a town or village, being located almost 30kms north-east of Gloucester. None of the existing R5 lots have the potential to be further subdivided based on the minimum lot size requirement.

The potential for the vacant lots to be developed is heavily constrained due to insufficient lot size to accommodate on-site sewerage management systems and a building envelope. There has been some consolidation of lots to overcome these issues but development of vacant lots is reliant on a small number of land owners releasing more lots to the market.

3. Coomba Park



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Coomba Park	5	10	0	0	1	0	2	0	2

Comments

R5 land in Coomba Park consists of a small number of lots separated from the village by E3 (Environmental Management) and E2 (Environmental Conservation) zones. The area is heavily vegetated and has a number of environmental constraints that would need to be addressed before any further subdivision was possible.

4. Coopernook

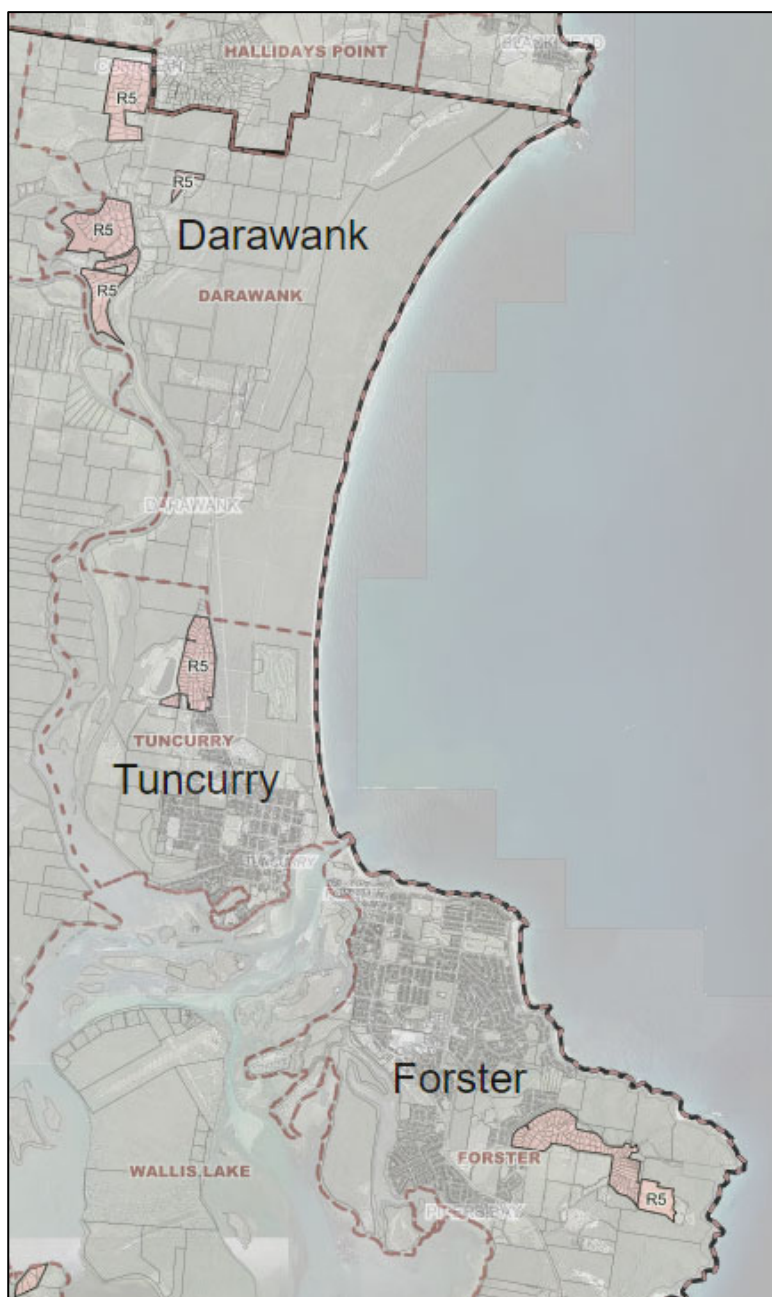


Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Coopernook	4	44	1	1	0.4	2	1	62	63

Comments

The majority of the R5 land (and development potential) in Coopernook is under one ownership. As such the supply of R5 lots in Coopernook will depend on this one owner. There are also environmental considerations such as flooding and existing vegetation that may affect the potential for further subdivision.

5. Forster Tuncurry (including Darawank)



Comments

Development on R5 land in areas closest to the coastal towns of Forster and Tuncurry is generally complete. There are few vacant lots and little or no further subdivision potential.

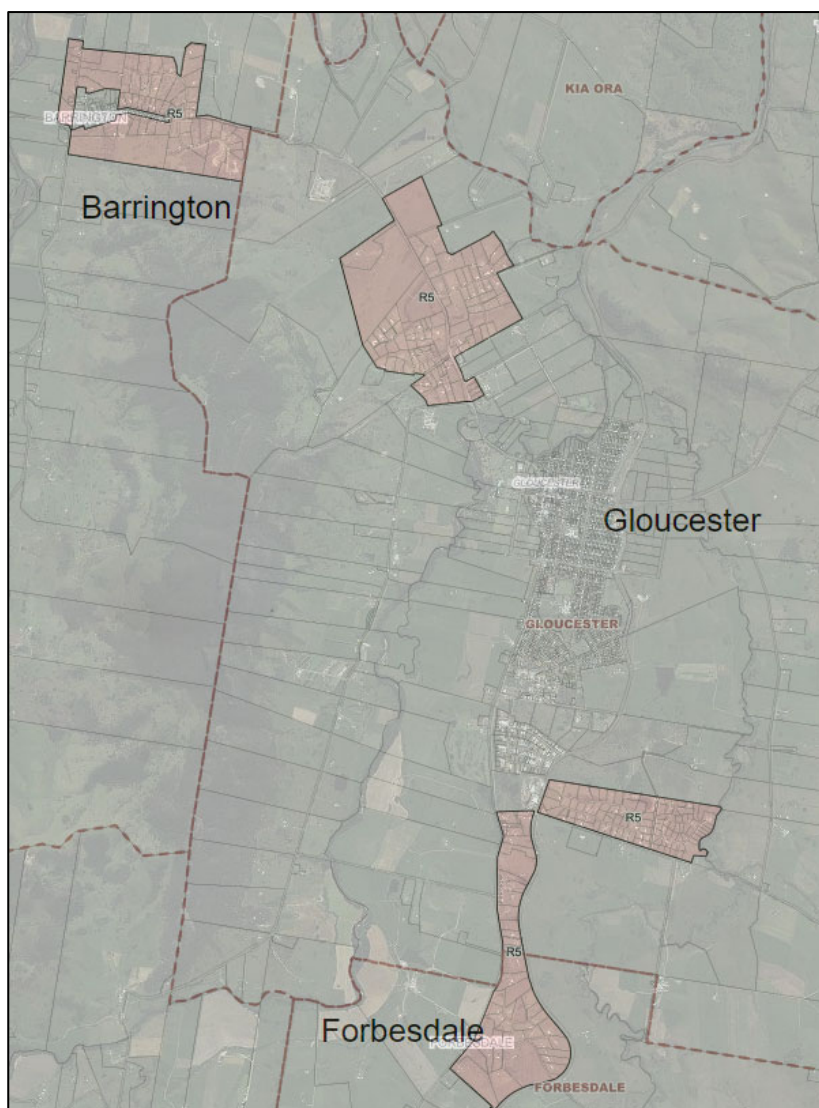
On-ground inspections of the Darawank area identified areas that were heavily vegetated and contained steep slopes which would affect the potential to further subdivide.

The only greenfield subdivision area is located along Carmona Drive in south Forster. It is contained within a single property. It has a master plan for 27 lots with specific development controls in the Great Lakes Development Control Plan.

Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Forster	96	102	78	71	0.3 to 1	6	3	28	31
Tuncurry	73	54	71	70	1	3	0	0	0
Darawank	94	152	85	81	0.5 to 4*	18	11	0	11
TOTAL	263	308	234	222		27	14	28	42

* this omits an area of community title land located at Glider Avenue, Darawank with a minimum lot size of 40ha

6. Gloucester (including Barrington and Forbesdale)



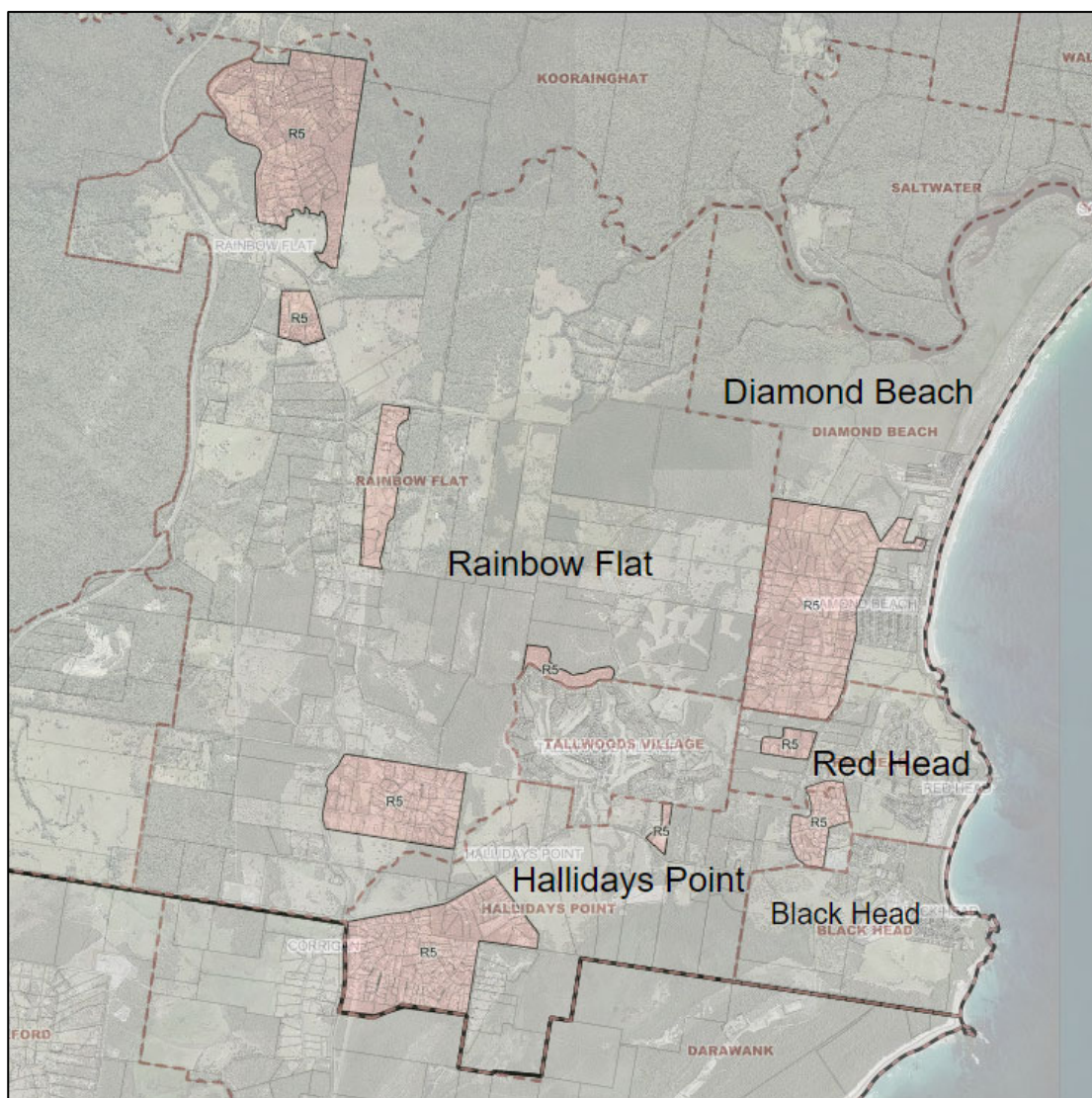
Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Gloucester	245	314	23	211	0.4 to 0.8	91	43	130	173
Barrington	65	148	0	57	0.8	22	36	42	78
Forbesdale	31	87	0	28	0.8	5	24	16	40
TOTAL	341	549	23	296		118	103	188	291

Comments

Gloucester and surrounds have significant supply of R5 vacant lots and considerable infill and greenfield development potential.

Note: The majority of R5 lots in Gloucester are accompanied by a Section 88B Instrument that restricts the further subdivision of that lot. However, Gloucester LEP Clause 1.9A addresses this by enabling development on land in any zone to be carried out in accordance with the LEP. As a result, several proposals have been approved by both the former Gloucester Shire and MidCoast Council for subdivision of R5 land where this restriction applies. It is not known however, whether there is any community misconception that redevelopment of R5 land is not permitted.

7. Hallidays Point (including Rainbow Flat, Diamond Beach and Red Head)



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Diamond Beach	146	195	29	128	0.4 to 1.5	16	7	0	7
Hallidays Point	206	165	197	157	0.4 to 1.5	37	83	0	83
Rainbow Flat	182	306	0	135	0.4 to 1.5	16	8	0	8
Red Head	11	11	4	9	0.4 to 1.5	5	0	0	0
TOTAL	545	677	230	429		74	98	0	98

Comments

The Hallidays Point area has a considerable quantum of R5 lots and land area with some of these areas not completely taken up yet. There has been significant infill activity in this location resulting from a reduction in the minimum lot size requirement. Based on previous infill that has occurred there is potential for further subdivision. Noting that subdivision into battle-axe blocks is not generally supported by Council as a means to maximizing yield of existing subdivision lots. There are no greenfield development opportunities for R5 within this location.

8. Harrington



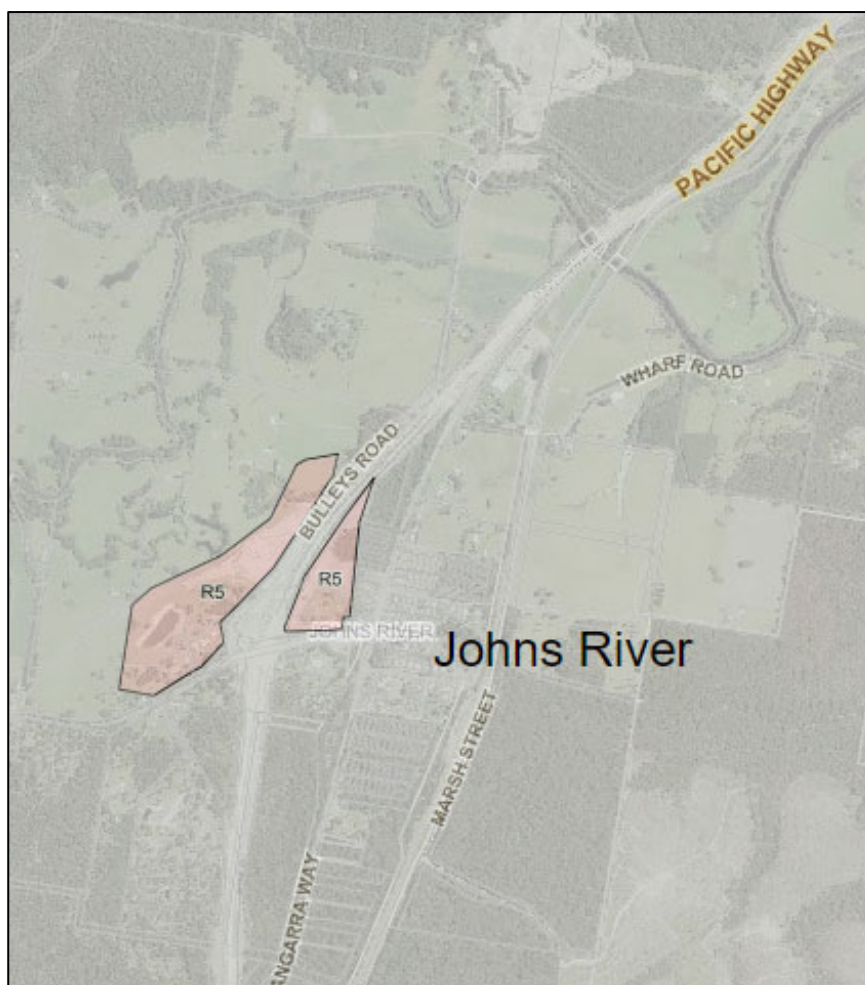
Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Harrington	6	30	0	1	0.4	3	9	0	9

Comments

Harrington residential land supply is heavily constrained due to environmental and flooding considerations. There is currently a very limited supply of R5 lots.

At the time of writing this report, a development application was being considered for Seniors Living over this area. If approved and constructed, this would remove almost all of the R5 lots available for greenfield development in this location.

9. Johns River



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Johns River	8	20	0	0	1.5	3	0	0	0

Comments

Over 80% of R5 land in Johns River was acquired by the State when the Johns River bypass occurred to prevent subdivision and housing development. Therefore, the majority of R5 land in this location is not currently used for a residential purpose and there is almost no opportunity for development to occur.

10. Mitchells Island

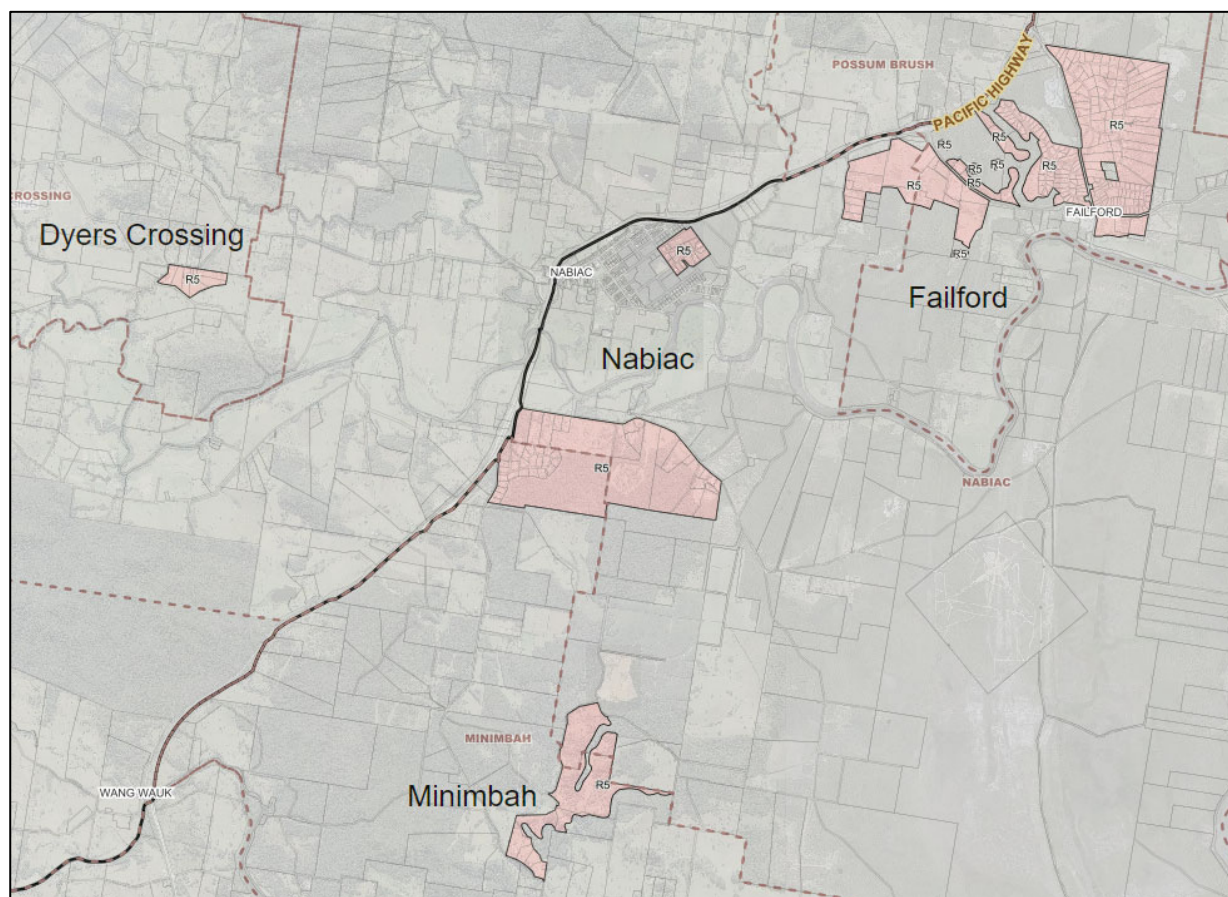


Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Mitchells Island	44	109	0	31	1.5	2	0	0	0

Comments

Mitchells Island has proximity to Manning Point (8 minute drive) and Old Bar (14 minute drive). This location is significantly affected by flooding constraints and has no potential for further additional lots.

11. NABIAC (including Failford, Minimbah and Dyers Crossing)



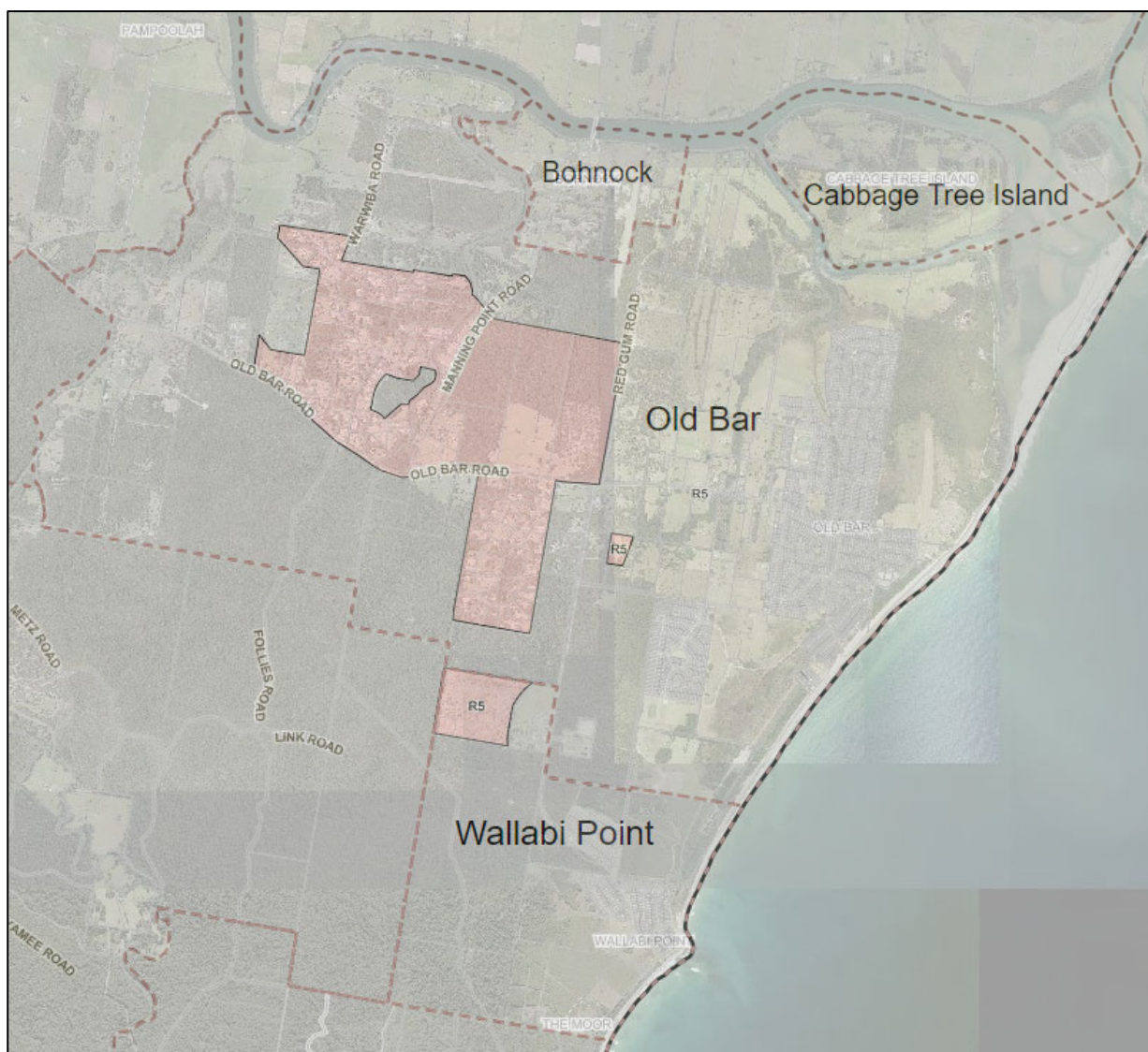
Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Dyers Crossing	6	19	0	2	1.5	1	4	0	4
Failford	202	341	179	165	0.4 to 1	52	27	68	95
Minimbah	33	201	0	0	1 to 3	7	3	0	3
Nabiac	54	304	20	20	1 to 3	9	16	82	98
TOTAL	295	865	199	187		69	50	150	200

Comments

There is potential for both infill and greenfield subdivision in the Failford and Nabiac area. The majority of these sites are subject to site specific development controls in the Great Lakes Development Control Plan and some are heavily vegetated, which may significantly affect the estimated potential lot numbers in the above table.

The high number of vacant lots in Failford (52), may be attributed to the release of new lots in 2017-2018 along Failford Road, Bullocky Way and Drut Road. It was observed during the site visit that around 80% of lots in the new release area were sold and a number of new houses were at various stages of construction.

12. Old Bar (including Wallabi Point)

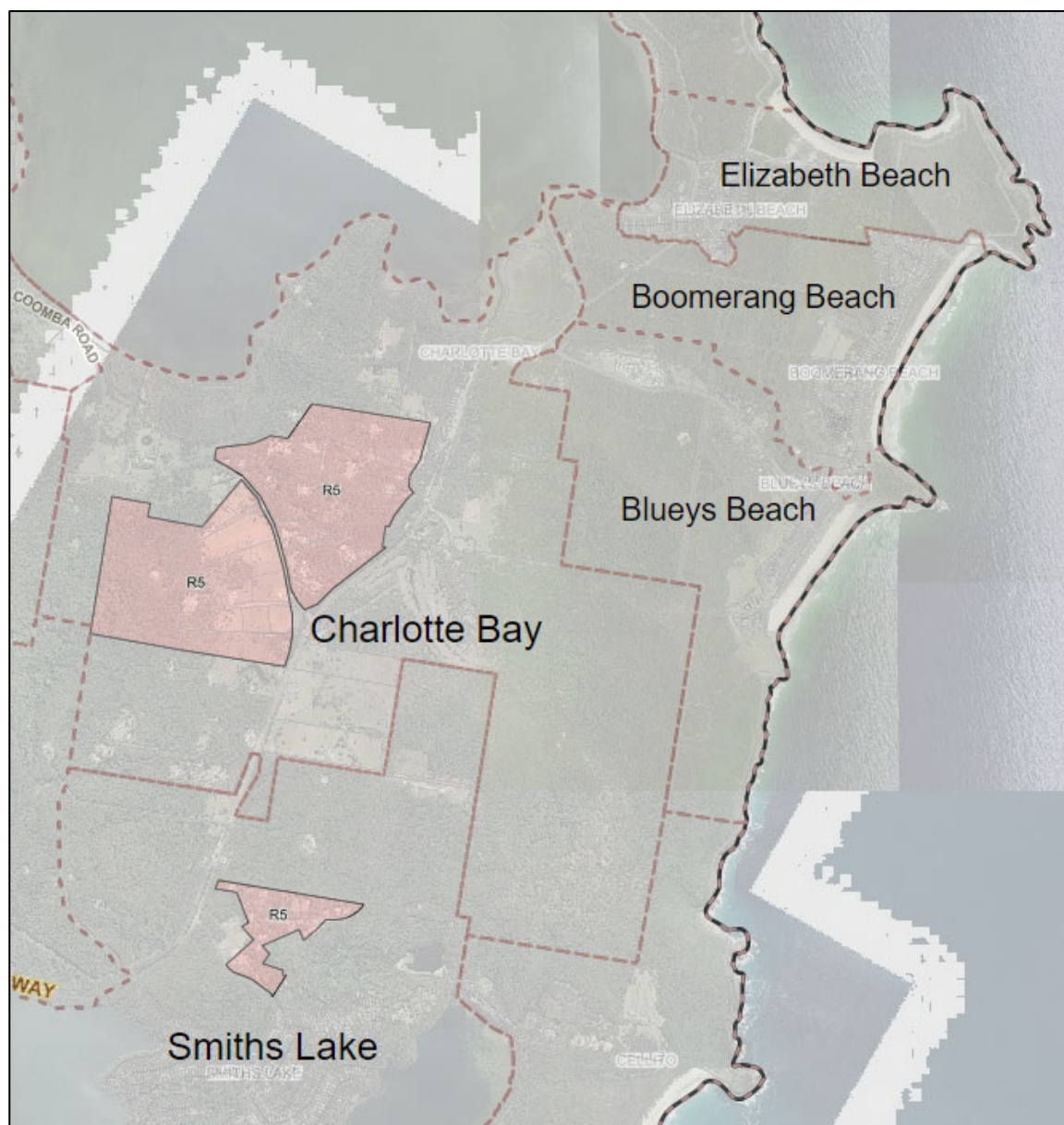


Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Old Bar	153	338	0	75	1.5	7	1	30	31
Wallabi Point	20	24	8	19	1.5	18	0	0	0
TOTAL	173	362	8	94		25	1	30	31

Comments

Old Bar and Wallabi Point provide a large quantity of R5 lots and land area which has been predominately taken up. Larger potential greenfield sites are significantly constrained.

13. Pacific Palms including Smiths Lake and Charlotte Bay

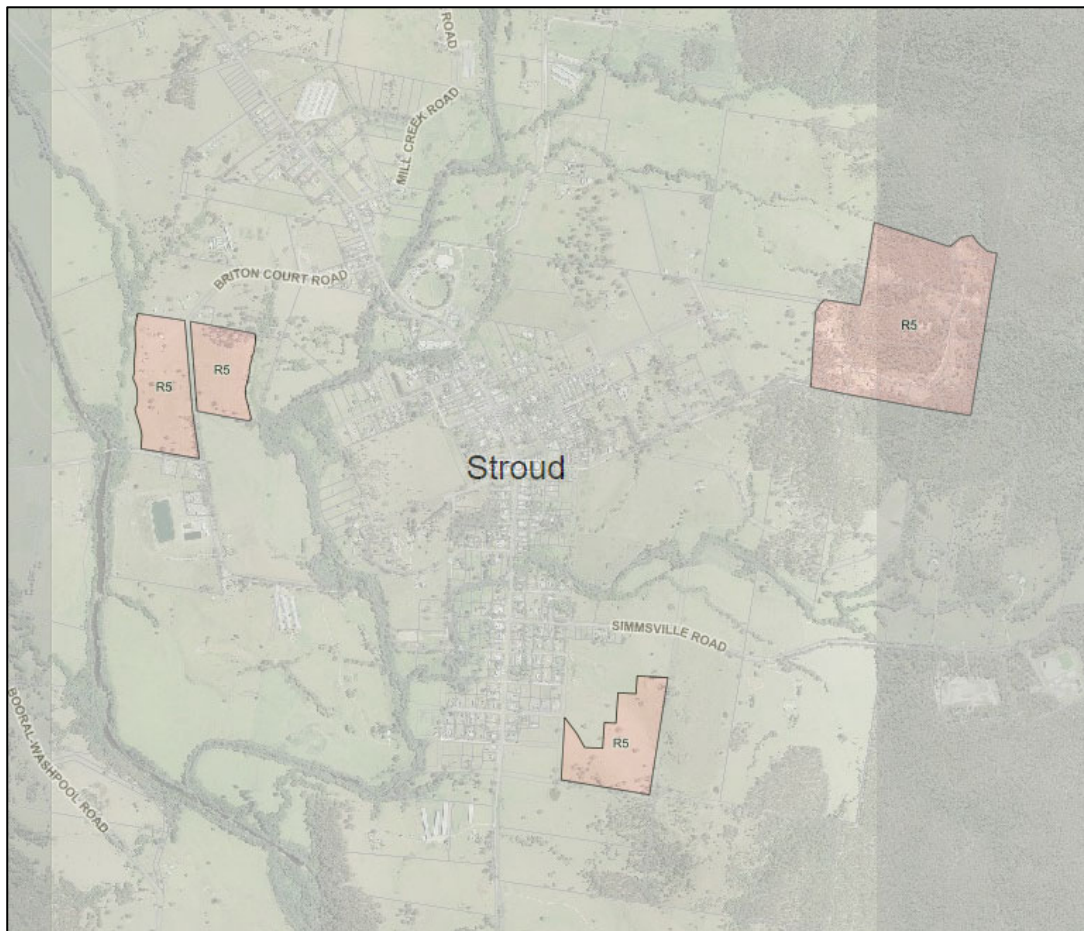


Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Charlotte Bay	30	165	1	13	1	5	12	0	12
Smiths Lake	26	21	25	24	1	7	0	0	0
TOTAL	56	186	26	37		12	12	0	12

Comments

The main communities at Pacific Palms and Smiths Lake are supported by R5 lots in Smiths Lake and Charlotte Bay along Coomba Road. Although there are very large areas of land zoned R5, the majority of these sites are subject to site specific development controls in the Great Lakes Development Control Plan and most sites have considerable ecological value which will limit development potential. As such, this area is unlikely to contribute significantly to additional supply of lots in the existing R5 zone.

14. Stroud



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Stroud	17	71	0	1	0.5 to 1	5	0	36	36

Comments

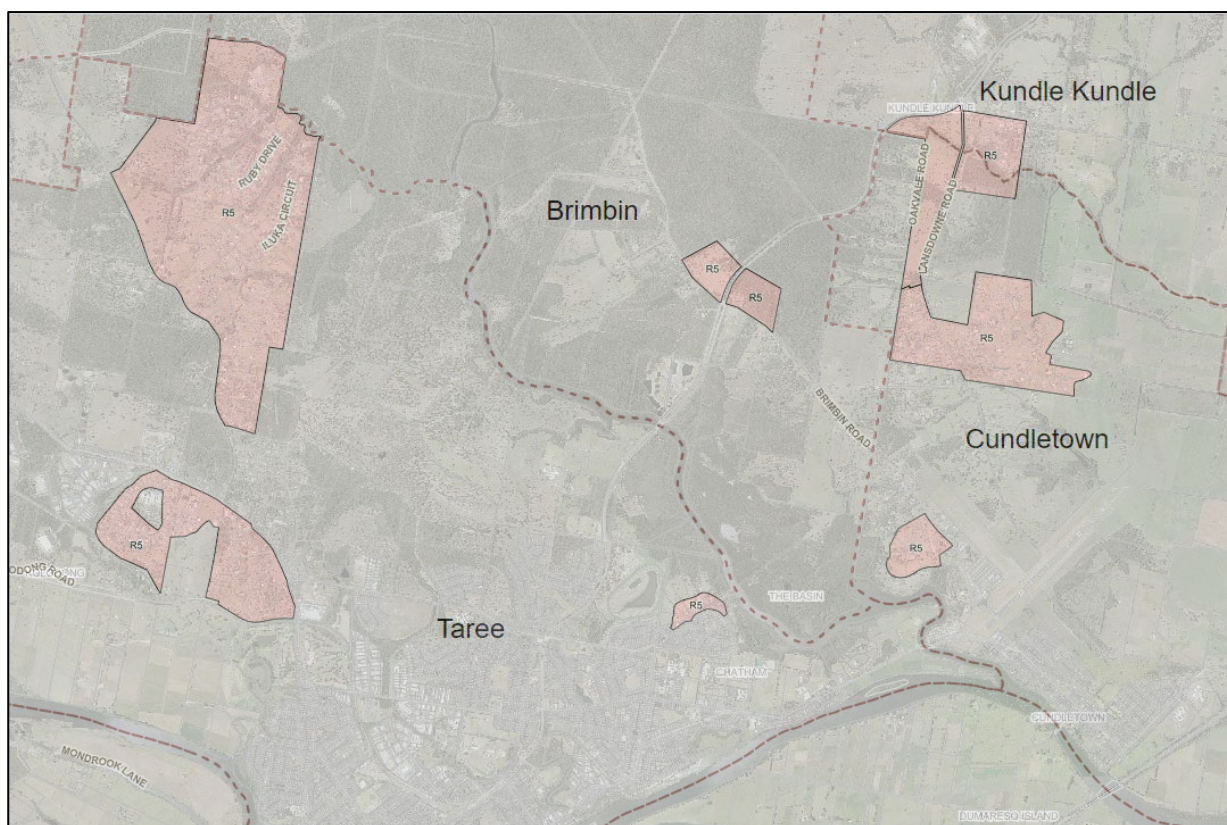
The majority of lots released in this area are located along Bede Street in 'Listening Hill Estate'. These lots have all been taken up. Included in the greenfield areas are two development approvals for 23 lots and 11 respectively.

The 23 lot subdivision is located on the western edge of Stroud (Briton Court Road) has approval to be developed over 5 stages. At the time of writing this report Stage 1 was almost complete which results in the single lot becoming 3.

The 11 lot subdivision is located in the south-east along Simmsville Road and is part of a development approval for 11 lots within the R5 zone and 60 lots within the village zone (RU5), to be completed over 11 stages. To date stages 1 and 2 have been completed, however this released lots within the village zone only.

Commercial poultry and buffer distances around associated sheds are a consideration in this area as the town has grown around this existing industry.

15. Taree (including Cundletown, Cedar Party, Brimbin and Kundle Kundle)



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Brimbin	1	31	0	0	0.4	1	0	31	31
Cundletown	83	175	0	60	1.5	1	1	16	17
Kundle Kundle	13	22	0	5	1.5	1	3	0	3
Taree	308	434	59	275	0.4 to 1.5	17	13	31	44
TOTAL	405	662	59	340		20	17	78	95

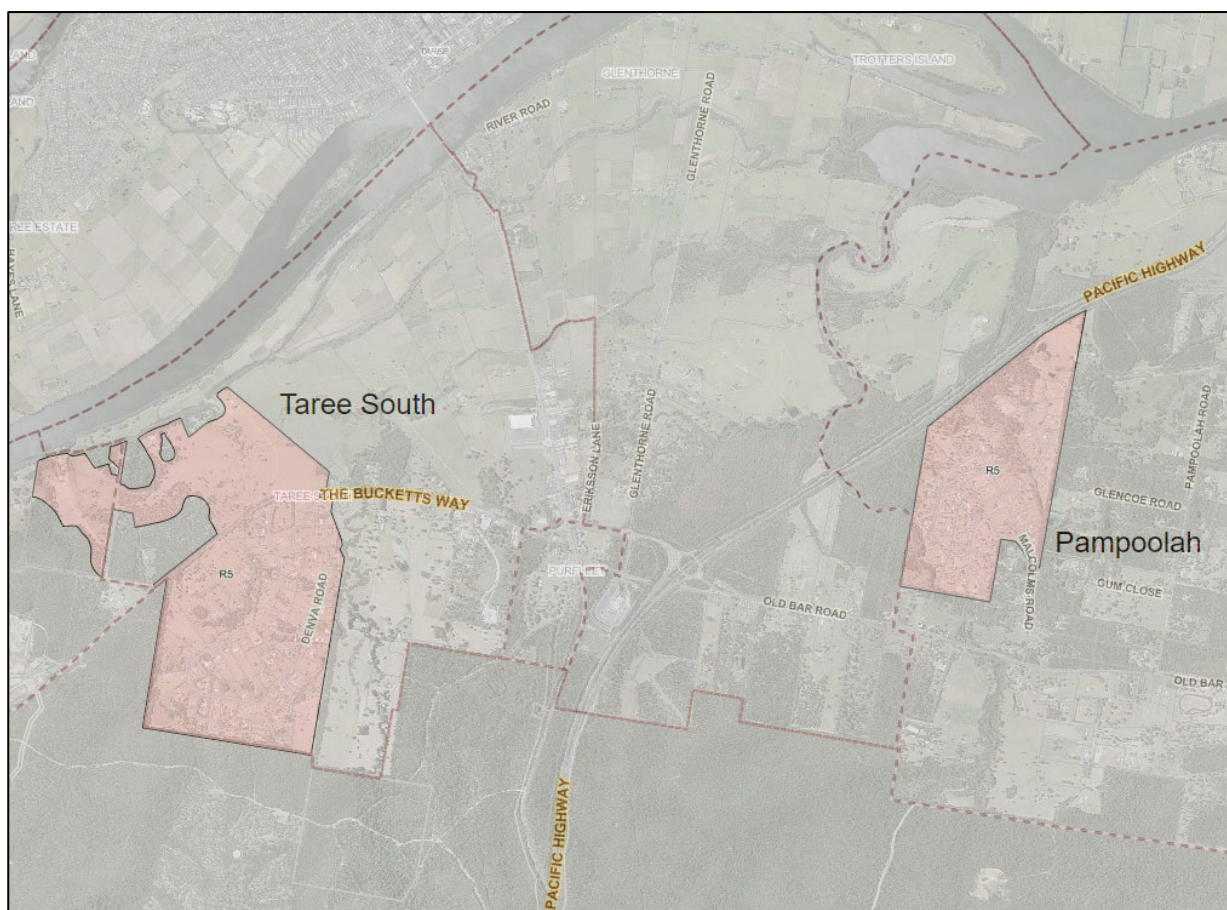
Comments

The majority of R5 lots in and around Taree have been taken up and there is minimal re-subdivision potential. There is some potential for greenfield R5 development potential in the Taree location.

The area of R5 to the immediate west of Taree has become surrounded on three sides by urban development, though it is noted that the residential zone on one side has been developed at a rural residential scale due to no sewer availability.

Note: there is a low growth rate in this area and a community desire not to 'connect' the townships of Taree and Wingham.

16. Taree South (including Pampoolah)



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Pampoolah	59	102	0	20	1.5	6	0	0	0
Taree South	80	171	0	60	0.4 to 1.5	3	3	109	112
TOTAL	139	273	0	80		9	3	109	112

Comments

The areas of R5 in Taree South and Pampoolah primarily support the residential catchment of Taree. The majority of these lots have been taken up and do not have potential for further infill subdivision. The potential greenfield subdivision area located in Taree South is under one ownership. As such any future supply of R5 lots in this area will depend on this one owner.

17. Tea Gardens – Hawks Nest

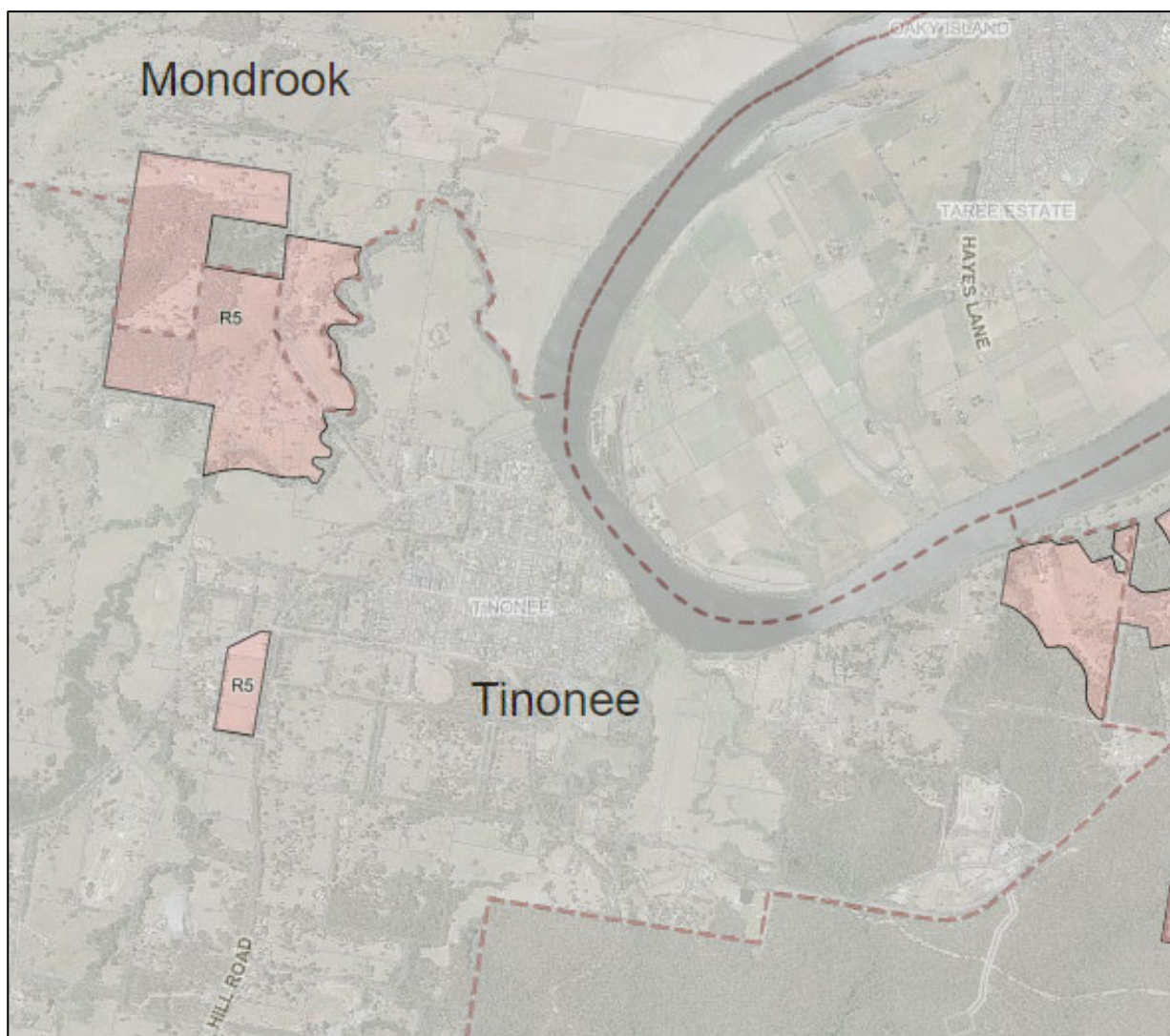


Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Tea Gardens	77	66	0	74	1	8	1	0	1

Comments

The 'Shearwater' development area represents the whole R5 land supply for the Tea Gardens and Hawks Nest area. There are negligible lots remaining in this site and no further greenfield subdivision is available.

18. Tinonee (including Mondrook)



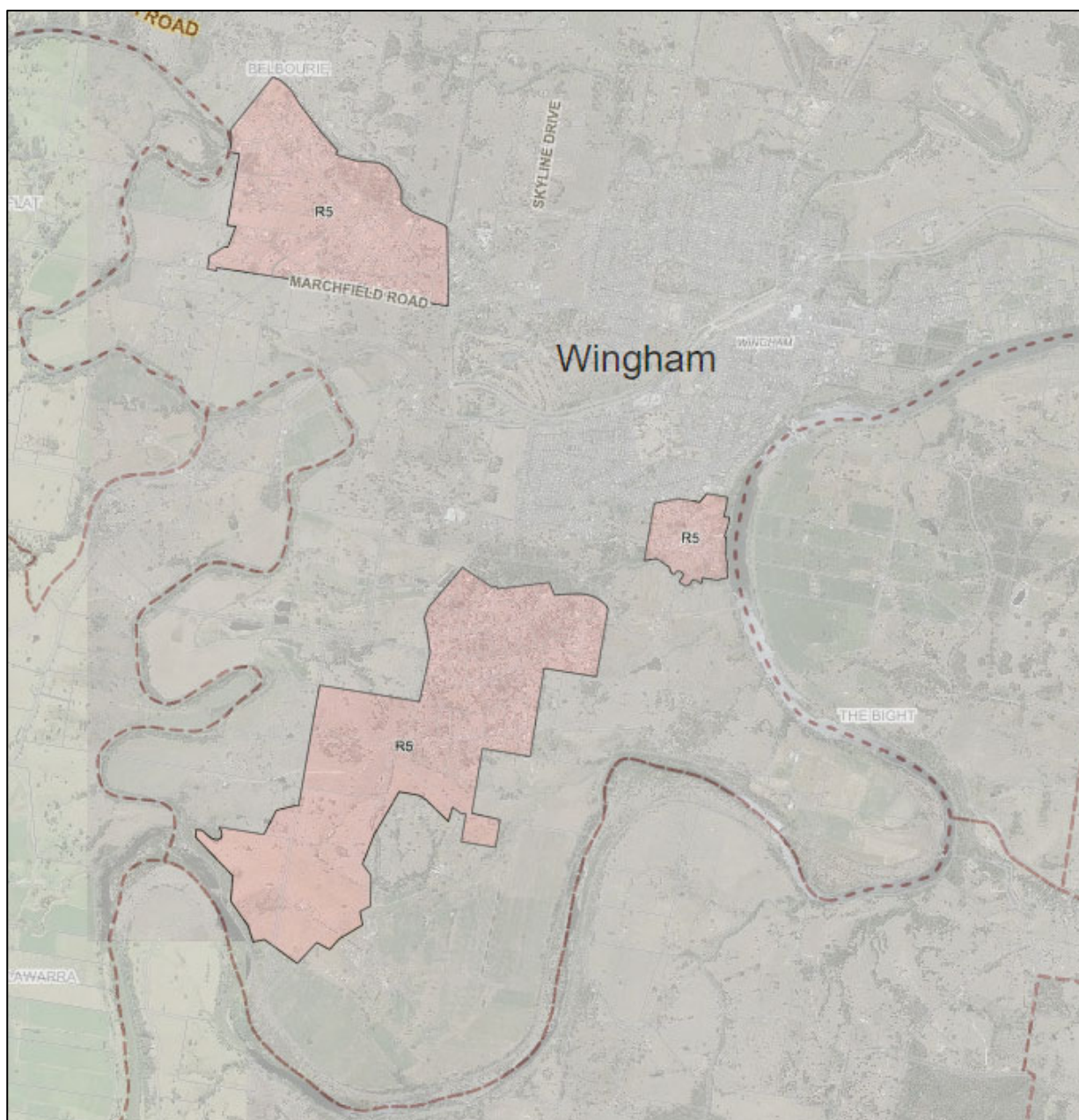
Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Mondrook	4	44	0	1	1.5	2	4	5	9
Tinonee	11	72	0	2	0.4 to 1.5	2	7	24	31
TOTAL	15	116	0	3		4	11	29	40

Comments

Only a small amount of the R5 land in this area has been subdivided. As such, there is currently a very limited supply of R5 lots. Within Tinonee itself there is no further subdivision potential in the R5 zoned land. At the time of writing this report a rezoning had just been completed that gave 4 dwelling entitlements to the existing lots.

The surrounding greenfield areas are in multiple ownership and do not have the potential to considerably increase the supply of R5 as this area, which is also heavily vegetated and steep, restricting further development. Note: there is a very low growth rate in Tinonee generally.

19. Wingham



Suburb	# of lots	Land area (ha)	Lots with sewer	Lots with water	Min lot size (ha)	Vacant lots	Potential infill subdivisions (no. of lots)	Potential green-field subdivisions (no. of lots)	Total Potential lots
Wingham	180	549	1	125	1 to 1.5	9	8	205	213

Comments

Wingham has a considerable existing supply of R5 lots. The majority of which have been taken up with only 9 vacant lots recorded. There is limited potential for infill subdivision within this existing stock, however there is significant greenfield development potential to the south which is under three major land owners. Note: Wingham generally has a very low growth rate.

7 Summary

Overview

- Land zoned R5, Large Lot Residential, occupies almost half (43%) of all residential and village zoned land within the MidCoast but only accommodates a small percentage of the community (approximately 5,000 residents or 5% of the MidCoast population).
- Typically, R5 land is located near a town or village.
- Only 29% of R5 land has a sewer service connection but almost three quarters have a water connection.

Average per year, lot release and development activity (2000-2018)

- 42 lots were registered, 36 single dwelling were approved and 39 were constructed in the Great Lakes and Greater Taree areas.
- 11 lots were registered and 8 dwelling development (approvals or construction) in the Gloucester area.
- Gloucester is the only area with a historical excess of vacant R5 lots.

General trend in demand (2000-18)

- Data shows a relationship between lots becoming available in areas of R5 followed by a strong correlation between development approvals and construction for a single dwelling in Great Lakes and Greater Taree areas. This indicates that demand is strong for this type of development within these areas.
- Early 2000s were the peak for subdivision and development within R5 areas of Great Lakes and Greater Taree with more than 90 lots released and developed at its peak in 2002-2003.
- Global financial crisis in 2008 affected development within R5 areas of Great Lakes and Greater Taree.
- Demand is less clear for Gloucester area where data is not easily available.

Supply

- At the local government level, MidCoast has considerable R5 development potential. However, the data shows that there is a marked divide between supply in the coastal (east of the Pacific Highway) and inland areas (west of the Pacific Highway).
- There is limited potential for further subdivision within the coastal region compared to considerable development potential generally in rural/inland areas.
- This limited R5 land availability along the coast is compounded by the higher population growth rate being experienced by coastal centres (2.7% per annum) compared to rural centres (0.21% per annum).

8 Conclusions

Land zoned R5 Large Lot Residential, makes up a significant portion of land zoned for residential development within the MidCoast area but only accommodates a small percentage of the community (5%). Typically, they are located near regional and local centres or villages. The majority of lots are not serviced with a sewer connection but almost three quarters have a water connection.

The demand for this type of development appears to be strong with the data showing a trend for lots being developed soon after release.

There is a marked divide in the current supply of R5 land between the coastal (east of the Pacific Highway) and inland areas (west of the Pacific Highway), with little or no vacant lots or potential for further subdivision within the coastal region compared to considerable supply inland.

Further work needs to be undertaken to investigate the costs and benefits of this type of residential development to assist MidCoast Council to establish a policy position. These investigations would be guided by the considerations set-out in the Local Strategies, Ministerial Directions and the Hunter Regional Plan in relation to the R5 zone.



9 Recommendations

The following steps are recommended following on from this supply and demand snapshot.

9.1 Consideration of other 'Rural Lifestyle' zones

In addition to R5, E4 Environmental Living and RU4 Primary Production Small Lots, also provide rural living on a smaller lot size in the MidCoast area. It is recommended that the same supply and demand assessment be undertaken on the E4 and RU4 zones to provide a complete picture of 'rural lifestyle' land use across the MidCoast.

9.2 Rural Lifestyle - Cost Benefit Analysis / Impacts Assessment

This analysis would aim to provide Council with a clear understanding of the environmental, social and economic risks and opportunities associated with rural lifestyle blocks compared with other residential land types. For example, it would consider the public infrastructure costs associated with this type of development, competition with other land uses, and best practice analysis.

9.3 Council Direction

The supply and demand snapshot and cost benefit analysis provide Council with the necessary information to provide a direction on whether further rural lifestyle land releases should be investigated or not.

9.4 Rural Lifestyle Strategy

If Council resolves to investigate further rural lifestyle land releases the next step would be to undertake a Rural Living Strategy that takes into account, the following considerations.

- Servicing of lots for sewer and water i.e. should new greenfield unsewered lots be permitted; and should a water connection be permitted without a sewer connection?
- General servicing - for example rubbish, roads and footpaths.
- Lot size for new greenfield subdivisions.
- Lot configuration.
- Environmental constraints - for example flooding, slope, bushfire etc.
- Environmental risks, for example onsite sewerage management systems located within drinking water catchments.
- Proximity to a centre.
- Identifying appropriate locations for future rural residential land.

9.5 Monitoring and Data Collection

Regular monitoring of R5 zoned land for supply and demand should be undertaken every 5 years. Council will need to establish appropriate systems to ensure meaningful data is collected to enable regular reporting on supply and demand on a geographical basis.

There were significant challenges in sourcing the information for this report due to the data being housed across three separate property databases. In addition, the data was not consistently recorded in a way that allowed easy reporting from the system. It is recommended that these issues be considered when MidCoast Council combine the property databases into one system (MC1).

Appendix A – Ministerial Directions

Direction 1.2 Rural Zones

The objective of this direction is to protect the agricultural production value of rural land.

What a relevant planning authority must do if this direction applies:

- 4(a) A planning proposal must not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.

Direction 1.5 Rural Lands

Objective

(1) The objectives of this direction are to:

- a) protect the agricultural production value of rural land,
- b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,
- c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,
- d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,
- e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land
- f) support the delivery of the actions outlined in the New South Wales Right to Farm Policy.

What a relevant planning authority must do if this direction applies

(2) A planning proposal to which clauses 3(a) or 3(b) apply must:

- a) be consistent with any applicable strategic plan, including regional and district plans endorsed by the Secretary of the Department of Planning and Environment, and any applicable local strategic planning statement
- b) consider the significance of agriculture and primary production to the State and rural communities
- c) identify and protect environmental values, including but not limited to, maintaining biodiversity, the protection of native vegetation, cultural heritage, and the importance of water resources
- d) consider the natural and physical constraints of the land, including but not limited to, topography, size, location, water availability and ground and soil conditions
- e) promote opportunities for investment in productive, diversified, innovative and sustainable rural economic activities
- f) support farmers in exercising their right to farm
- g) prioritise efforts and consider measures to minimise the fragmentation of rural land and reduce the risk of land use conflict, particularly between residential land uses and other rural land uses
- h) consider State significant agricultural land identified in State Environmental Planning Policy (Primary Production and Rural Development) 2019 for the purpose of ensuring the ongoing viability of this land
- i) consider the social, economic and environmental interests of the community.

(3) A planning proposal to which clause 3(b) applies must demonstrate that it:

- a) is consistent with the priority of minimising rural land fragmentation and land use conflict, particularly between residential and other rural land uses
- b) will not adversely affect the operation and viability of existing and future rural land uses and related enterprises, including supporting infrastructure and facilities that are essential to rural industries or supply chains
- c) where it is for rural residential purposes:
 - i. is appropriately located taking account of the availability of human services, utility infrastructure, transport and proximity to existing centres
 - ii. is necessary taking account of existing and future demand and supply of rural residential land.

Note: where a planning authority seeks to vary an existing minimum lot size within a rural or environment protection zone, it must also do so in accordance with the Rural Subdivision Principles in clause 5.16 of the relevant Local Environmental Plan.

Consistency

- (4) A planning proposal may be inconsistent with the terms of this direction only if the relevant planning authority can satisfy the Secretary of the Department of Planning & Environment (or an officer of the Department nominated by the Secretary) that the provisions of the planning proposal that are inconsistent are:
 - a) justified by a strategy which:
 - i. gives consideration to the objectives of this direction,
 - ii. identifies the land which is the subject of the planning proposal (if the planning proposal relates to a particular site or sites), and
 - iii. is approved by the Secretary of the Department of Planning & Environment and is in force, or
 - b) is of minor significance.

Direction 3.1 Residential Zones

The objectives of this direction are:

- (a) To encourage a variety and choice of housing types to provide for existing and future housing needs,
- (b) To make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and
- (c) To minimise the impact of residential development on the environment and resource lands.

What a relevant planning authority must do if this direction applies:

- 4 A planning proposal must include provisions that encourage the provision of housing that:
 - (a) broaden the choice of building types and locations available in the housing market, and
 - (b) make more efficient use of existing infrastructure and services, and
 - (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and
 - (d) be of good design.
- 5 A planning proposal must, in relation to land to which this direction applies:
 - (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and
 - (b) not contain provisions which will reduce the permissible residential density of land

Appendix B – Local Environmental Plans – R5 Land Use Tables

Great Lakes Local Environmental Plan 2014

Current version for 28 February 2019 to date (accessed 5 April 2019 at 08:17)

[Land Use Table](#) [Zone R5](#)

Zone R5 Large Lot Residential

1. Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To enable development that has minimal environmental and visual impact and is compatible with residential land uses within the zone.

2. Permitted without consent

Home occupations

3. Permitted with consent

Agriculture; Animal boarding or training establishments; Bed and breakfast accommodation; Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Cellar door premises; Centre-based child care facilities; Community facilities; Dual occupancies (attached); Dwelling houses; Eco-tourist facilities; Educational establishments; Emergency services facilities; Environmental protection works; Exhibition homes; Farm buildings; Farm stay accommodation; Flood mitigation works; Helipads; Home-based child care; Home businesses; Home industries; Information and education facilities; Jetties; Landscaping material supplies; Moorings; Oyster aquaculture; Places of public worship; Plant nurseries; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Roadside stalls; Secondary dwellings; Sewerage systems; Tank-based aquaculture; Veterinary hospitals; Water recreation structures; Water supply systems

4. Prohibited

Any development not specified in item 2 or 3

Gloucester Local Environmental Plan 2010

Current version for 28 February 2019 to date (accessed 5 April 2019 at 08:21)

[Land Use Table](#) [Zone R5](#)

Zone R5 Large Lot Residential

1. Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2. Permitted without consent

Environmental protection works; Home occupations; Roads

3. Permitted with consent

Bed and breakfast accommodation; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Flood mitigation works; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Respite day care centres; Roadside stalls; Tank-based aquaculture

4. Prohibited

Any development not specified in item 2 or 3

Greater Taree Local Environmental Plan 2010

Current version for 28 February 2019 to date (accessed 5 April 2019 at 08:25)

[Land Use Table](#) [Zone R5](#)

Zone R5 Large Lot Residential

1. Objectives of zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Extensive agriculture; Home occupations

3 Permitted with consent

Bed and breakfast accommodation; Dual occupancies (attached); Dwelling houses; Environmental protection works; Home-based child care; Home businesses; Home industries; Oyster aquaculture; Pond-based aquaculture; Recreation areas; Roads; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

Appendix C – Servicing and minimum lot size of R5 Lots by Locality

	No lots	Sewer	Water	Lot size (ha)	Vacant
Barrington	65	0	57	0.8	22
Brimbin	1	0	0	0.4	1
Bulahdelah	46	0	0	1-4	17
Bundook	79	0	0	0.8	52
Charlotte Bay	30	1	13	1	5
Coomba Park	5	0	0	1	0
Coopernook	4	1	1	0.4	2
Cundletown	83	0	60	1.5	1
Darawank	94	85	81	0.5-4	18
Diamond Beach	146	29	128	0.4-1.5	16
Dyers Crossing	6	0	2	1.5	1
Failford	202	179	165	0.4-1	52
Forbesdale	31	0	28	0.8	24
Forster	96	78	71	0.3-1	6
Gloucester	245	23	211	0.4-0.8	91
Hallidays Point	206	197	157	0.4-1.5	37
Harrington	6	0	1	0.4	3
Johns River	8	0	0	1.5	3
Kundle Kundle	13	0	5	1.5	1
Mitchells Island	44	0	31	1.5	2
Minimbah	33	0	0	1-3	7
Mondrook	4	0	1	1.5	2
Nabiac	54	20	20	1-3	9
Old Bar	153	0	75	1.5	7
Pampoolah	59	0	20	1.5	6
Rainbow Flat	182	0	135	0.4-1.5	16
Red Head	11	4	9	0.4-1.5	5
Smiths Lake	26	25	24	1	7
Stroud	17	0	1	0.5-1	5
Taree	308	59	275	0.4-1.5	17
Taree South	80	0	60	0.4-1.5	3
Tea Gardens	77	0	74	1	8
Tinonee	11	0	2	0.5-1.5	2
Tuncurry	73	71	70	1	3
Wallabi Point	20	8	19	1.5	18
Wingham	180	1	125	1-1.5	9