

BALLINA SHIRE

Population and Development Activity

ANNUAL REPORT FY2017/18

This report provides a summary of key statistics relating to development activity in Ballina Shire including population growth, dwelling approvals, residential subdivision and value of building work.

REGIONAL CONTEXT

The Northern Rivers Region sustains a strong tourist industry, supported by natural attractions including golden sand beaches, rivers and estuaries, rainforests and waterfalls.

Key industries in the region, in terms of gross regional product (GRP) include health care and social services, manufacturing, construction, retail, education and training, accommodation and food services, agriculture, forestry and fishing, and financial, professional and administrative support services. The key agricultural industries in the region include livestock (meat), milk, sugarcane, cut flowers & nursery stock, macadamia nuts, and fruit and vegetables.

The region has been described as 'a region of villages' reflecting the settlement history of the area characterised by dispersed small villages and rural hamlets supported by towns and higher order centres. Major centres in the region include Murwillumbah, Lismore, Casino, Grafton and more recently, Ballina. The relationship between Ballina and Lismore is

particularly strong due to the proximity of the centres (approximately 30km apart), with Lismore providing higher order medical specialists and Base Hospital services to both centres and surrounding areas. Further, Byron Bay (approximately 30km from Ballina) provides entertainment and night-life opportunities for residents and visitors alike.

The Brisbane/Gold Coast metropolis (including Tweed Heads at the QLD/NSW border) exerts and increasing influence on the region, particularly as road connections continue to improve. The Gold Coast, in particular, is a major retail and entertainment destination for residents within the Northern Rivers region.

The natural beauty and 'relaxed' lifestyle available in Ballina Shire, along with the high quality air and road transport connections, make it a growing 'lifestyle' location, attracting skilled migrants who are able to live and work in the region while staying connected with the rest of the work, online and by commuting to larger centres.

SHIRE SUMMARY MAP (FY2017/18)

BALLINA

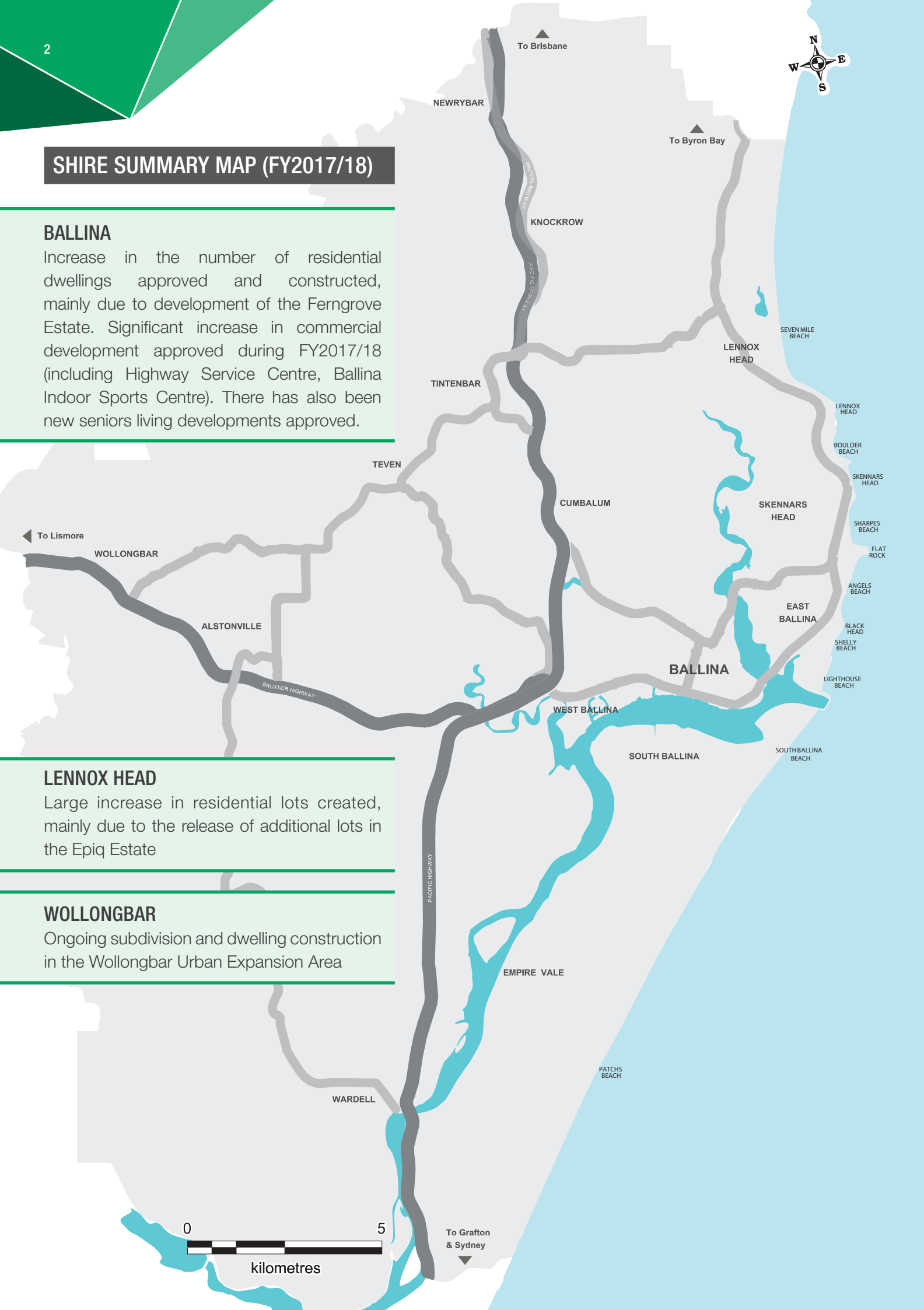
Increase in the number of residential dwellings approved and constructed, mainly due to development of the Ferngrove Estate. Significant increase in commercial development approved during FY2017/18 (including Highway Service Centre, Ballina Indoor Sports Centre). There has also been new seniors living developments approved.

LENNOX HEAD

Large increase in residential lots created, mainly due to the release of additional lots in the Epiq Estate

WOLLONGBAR

Ongoing subdivision and dwelling construction in the Wollongbar Urban Expansion Area



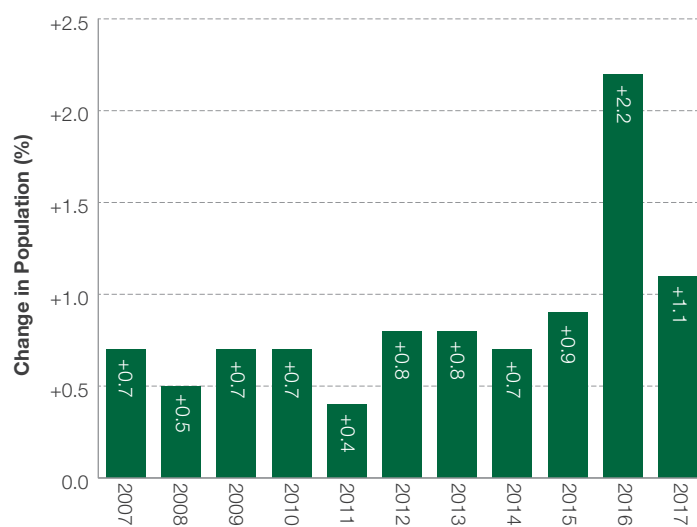
POPULATION UPDATE

The following chart shows the growth of Ballina Shire's estimated resident population (ERP) between 2006 and 2017. The estimated population of Ballina Shire as of June 2017 was 43,457.



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

The population of Ballina Shire increased by 1.1% or 464 people between 2016 and 2017, as shown in the following chart.



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

The following table shows the population growth in each of the Northern Rivers local government areas between the 2011 and 2016 Census.

LOCAL GOVERNMENT AREA	2011 CENSUS	2016 CENSUS	POPULATION CHANGE 2011-2016 (CENSUS COUNT)	AVERAGE ANNUAL GROWTH RATE 2011-2016 (%)
Ballina	39,272	41,790	2,518	1.3
Byron	29,207	31,556	2,349	1.6
Clarence Valley	49,666	50,671	1,005	0.4
Kyogle	9,227	8,940	-287	-0.6
Lismore	42,764	43,135	371	0.2
Richmond Valley	22,038	22,807	769	0.7
Tweed	85,107	91,371	6,264	1.4
TOTAL	277,281	290,270	12,989	0.9

Source: Ballina Shire Council

Ballina Shire grew at a faster rate than the region as a whole between 2011 and 2016 at an average annual growth rate of 1.3% per annum.

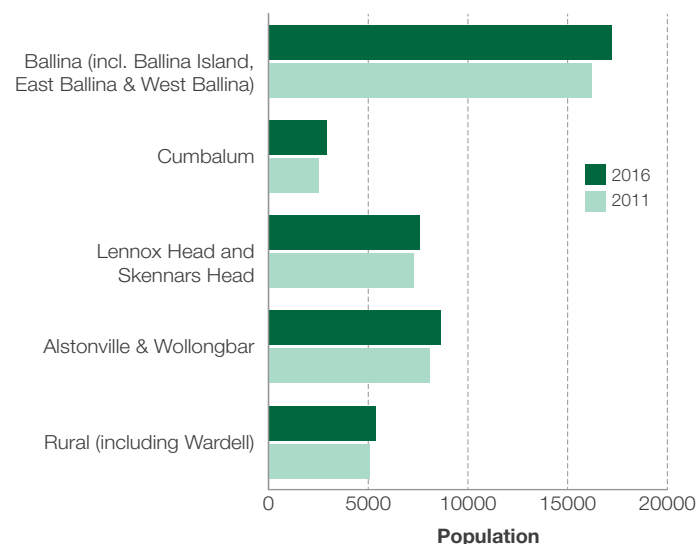
The following table and graph shows the approximate population of Ballina Shire's major development sub-regions in 2011 and 2016.

Population of Ballina Shire development sub-regions, 2011 and 2016

DEVELOPMENT SUB-REGION	2016	2011	CHANGE
Ballina (incl. Ballina Island, East Ballina & West Ballina)	17,230	16,203	1,027
Cumbalum	2,938	2,516	422
Lennox Head & Skennars Head	7,577	7,293	284
Alstonville & Wollongbar	8,645	8,074	571
Rural (including Wardell)	5,374	5,099	274

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

Population of Ballina Shire development sub-regions, 2011 and 2016



Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

The following table shows the population age structure of Ballina Shire by service age groups.

Ballina Shire age structure by service age groups, 2011 and 2016

BALLINA SHIRE – TOTAL PERSONS (USUAL RESIDENCE)	2016		2011		CHANGE
SERVICE AGE GROUP (YEARS)	NUMBER	%	NUMBER	%	2011 TO 2016
Babies and pre-schoolers (0 to 4)	2,072	5.0	2,138	5.4	-66
Primary schoolers (5 to 11)	3,348	8.0	3,319	8.5	+29
Secondary schoolers (12 to 17)	3,071	7.3	3,151	8.0	-80
Tertiary education and independence (18 to 24)	2,395	5.7	2,430	6.2	-35
Young workforce (25 to 34)	3,581	8.6	3,283	8.4	+298
Parents and homebuilders (35 to 49)	7,456	17.8	7,632	19.4	-176
Older workers and pre-retirees (50 to 59)	6,176	14.8	6,021	15.3	+155
Empty nesters and retirees (60 to 69)	6,369	15.2	5,132	13.1	+1,237
Seniors (70 to 84)	5,564	13.3	4,756	12.1	+808
Elderly aged (85 and over)	1,755	4.2	1,411	3.6	+344
TOTAL	41,787	100.0	39,273	100.0	+2,514

Source: Australian Bureau of Statistics, Census of Population and Housing 2011 and 2016.

RESIDENTIAL DEVELOPMENT ACTIVITY

RESIDENTIAL SUBDIVISION

The following table shows the annual number of residential allotments approved within the Shire's localities.

**Number of residential lots approved Ballina Shire localities
FY2013/14 – FY2017/18**

LOCALITY	2013-14	2014-15	2015-16	2016-17	2017-18
Ballina (incl. Ballina Island, East Ballina & West Ballina)	7	34	20	44	15
Cumbalum	7	12	187	76	10
Lennox Head	26	222	16	255	60
Skennars Head	0	0	0	2	2
Alstonville	0	20	0	2	10
Wollongbar	20	6	22	0	4
Wardell	2	0	2	0	0
Rural		0	0	0	4
TOTAL	62	294	247	379	105

Source: Ballina Shire Council

The following table shows the annual number of residential allotments created within the Shire's localities (based on subdivision certificates issued).

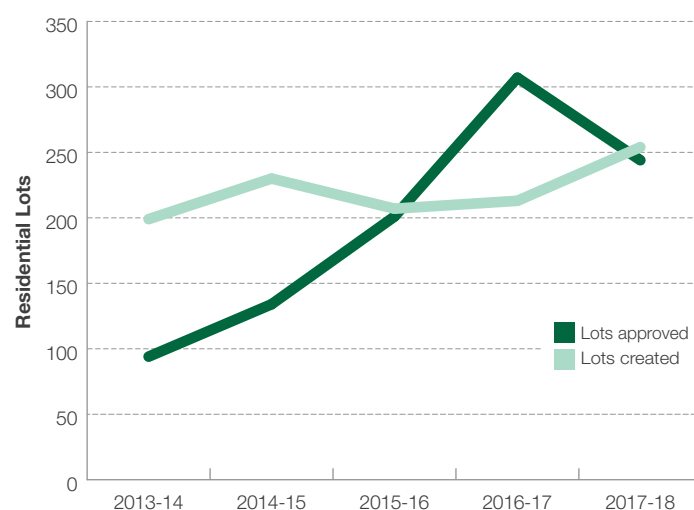
**Number of residential lots created, Ballina Shire localities
FY2013/14 – FY2017/18**

LOCALITY	2013-14	2014-15	2015-16	2016-17	2017-18
Ballina (incl. Ballina Island, East Ballina & West Ballina)	26	42	102	62	36
Cumbalum	0	54	56	24	88
Lennox Head	34	17	91	32	133
Skennars Head	2	0	11	2	21
Alstonville	10	0	6	0	4
Wollongbar	74	74	18	45	27
Wardell	2	0	2	0	0
Rural		0	0	0	2
TOTAL	148	187	286	165	311

Source: Ballina Shire Council

The following graph shows the trend in residential lots approved and created as a 3 year rolling average (in order to smooth annual fluctuations).

**Dwelling commencement trends, 3 year rolling average,
Ballina Shire development sub-regions
FY2013/14 – FY2017/18**



Source: Ballina Shire Council

DWELLING APPROVALS

The following table shows the annual number of residential dwellings approved within the Shire's localities.

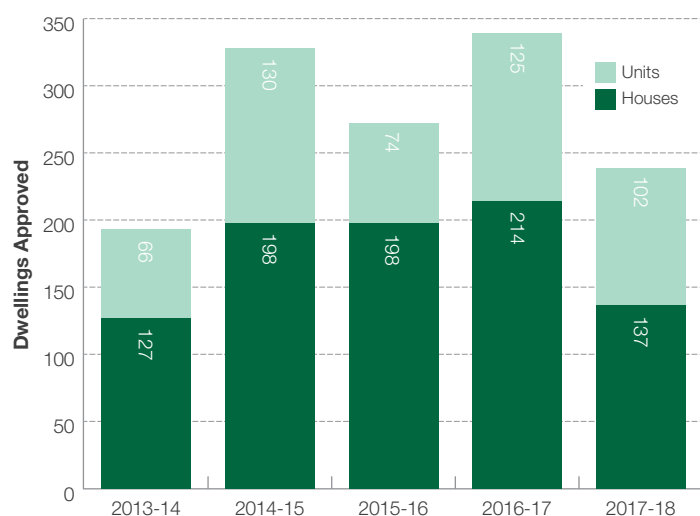
**Number of dwellings approved, Ballina Shire localities
FY2013/14 – FY2017/18**

LOCALITY	2013-14	2014-15	2015-16	2016-17	2017-18
Ballina (incl Ballina Island, East Ballina & West Ballina)	61	112	96	126	103
Cumbalum	24	43	30	54	38
Lennox Head	58	51	54	76	41
Skennars Head	2	3	11	13	10
Alstonville	4	29	10	18	8
Wollongbar	42	63	53	28	22
Wardell	2	4	6	2	3
Rural	14	23	12	22	14
TOTAL	207	328	272	339	239

Source: Ballina Shire Council

The following chart shows the annual number of residential dwellings approved as units and separate houses.

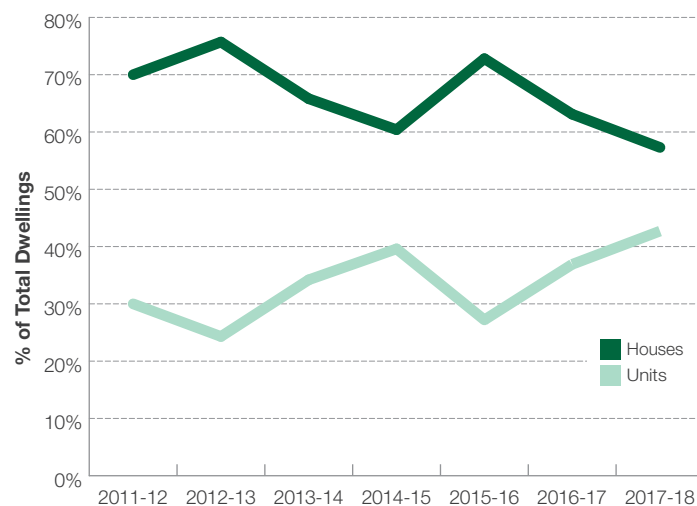
**Dwellings approved as houses and units, Ballina Shire
FY2013/14 – FY2017/18**



Source: Ballina Shire Council

The following chart shows the proportion of annual dwellings approved as units and separate houses.

**Proportion of dwellings approved as houses and units,
Ballina Shire FY2011/12 – FY2017/18**



Source: Ballina Shire Council

DWELLING COMMENCEMENTS

The following table shows the volume of residential construction as the number of dwellings commenced (based on construction certificates issued).

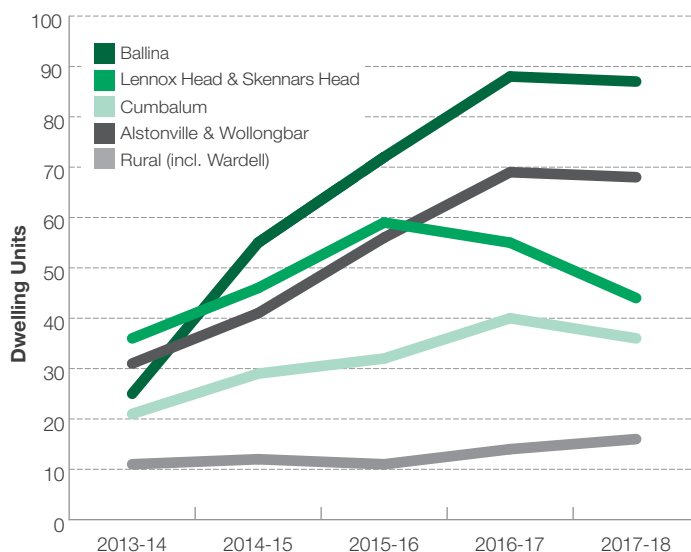
**Number of dwellings commenced, Ballina Shire localities
FY2013/14 – FY2017/18**

Locality	2013-14	2014-15	2015-16	2016-17	2017-18
Ballina (incl. Ballina Island, East Ballina & West Ballina)	42	89	84	91	85
Cumbalum	24	44	29	47	33
Lennox Head	51	44	47	78	36
Skennars Head	2	4	21	13	9
Alstonville	3	7	13	13	7
Wollongbar	45	56	52	25	21
Wardell	2	1	3	5	2
Rural	11	9	8	16	14
TOTAL	180	254	257	288	207

Source: Ballina Shire Council

The following chart shows the trend in the number of dwellings commenced within the Shire's broad development regions as a 3 year rolling average (in order to smooth annual fluctuations in the data).

**Dwelling commencement trends, 3 year rolling average,
Ballina Shire development sub-regions FY2013/14 –
FY2017/18**



Source: Ballina Shire Council

VACANT LAND SUPPLIES

The following table shows the total area of land by zoning, focusing on urban zones.

Area of land occupied by urban zones, Ballina Shire FY2017/18

ZONE	AREA (HECTARES)
B1 Neighbourhood Centre	13.9
B2 Local Centre	25.6
B3 Commerical Core	43.9
B4 Mixed Use	6.1
B5 Business Development	3.6
B6 Enterprise Corridor	24.2
IN1 General Industrial	151.8
R2 Low Density Residential	1133.1
R3 Medium Density Residential	922.1
RE1 Public Recreation	352.1
RE2 Private Recreation	48.5
SP2 Infrastructure	147.3
Non-urban zones	46417.8
SHIRE TOTAL (ALL ZONES)	49290

The following table shows the amount of vacant residential zoned land in each of the Shire's urban localities (land zoned R2 Low Density Residential and R3 Medium Density Residential combined).

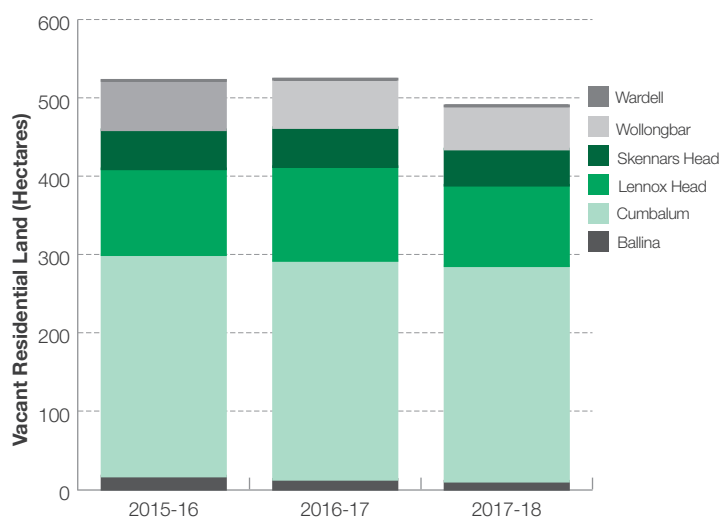
Vacant residential land supplies (Hectares), Ballina Shire localities FY2015/16 – FY2017/18

LOCALITY	2015-16	2016-17	2017-18
Ballina (incl. Ballina Island, East Ballina & West Ballina)	17.0	12.8	10.4
Cumbalum	282.7	279.5	275.2
Lennox Head	109.6	119.8	102.8
Skennars Head	49.9	49.9	46.2
Alstonville	0.0	0.0	0.0
Wollongbar	62.9	61.7	55.0
Wardell	0.3	0.3	0.3
TOTAL	522.4	524.0	489.8

Source: Ballina Shire Council

The following chart shows the consumption of vacant residential zoned land, particularly through the major land developments occurring in Cumbalum, Lennox Head and Wollongbar. Notwithstanding ongoing residential development, Ballina Shire has a significant amount of vacant zoned land available for development.

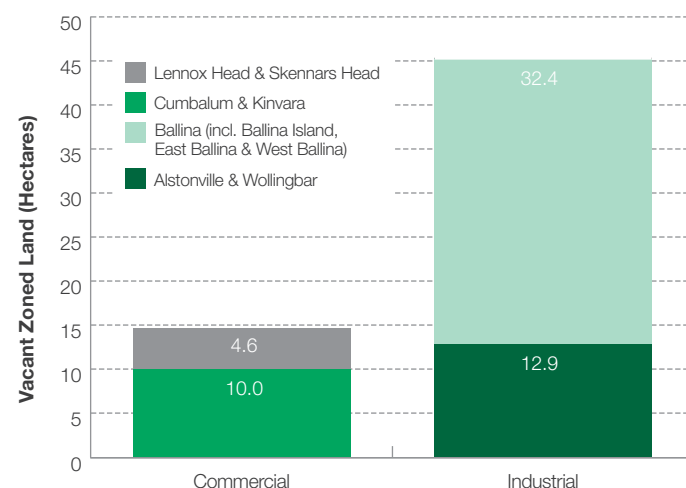
Vacant residential land supplies (Hectares), Ballina Shire localities FY2015/16 – FY2017/18



Source: Ballina Shire Council

The following chart shows the amount of vacant commercial and industrial zoned land within the Shire's localities.

Vacant commercial and industrial land supplies (hectares), Ballina Shire localities FY2017/18



Source: Ballina Shire Council

GENERAL DEVELOPMENT ACTIVITY

The following table shows the annual number of development applications received in Ballina Shire between FY2013/14 and FY2017/18 by category of development.

Number of development applications received by category, Ballina Shire FY2013/14 – FY2017/18

DEVELOPMENT CATEGORY	2013-14	2014-15	2015-16	2016-17	2017-18
Commercial	12	15	24	11	11
Industrial	0	8	3	4	2
Other	6	17	11	12	13
Residential	271	350	382	362	346
Rural	11	7	13	22	20
Subdivision	2	5	11	16	2
TOTAL	302	402	444	427	394

Source: Ballina Shire Council

The following table shows the annual number of development applications approved in Ballina Shire between FY2013/14 and FY2017/18 by category of development.

Number of development applications approved by category, Ballina Shire FY2013/14 – FY2017/18

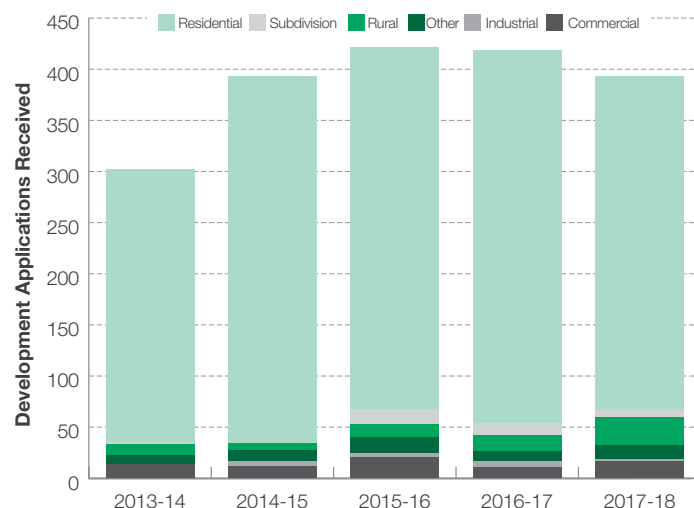
DEVELOPMENT CATEGORY	2013-14	2014-15	2015-16	2016-17	2017-18
Commercial	14	12	21	11	17
Industrial	0	5	4	6	2
Residential	266	358	354	364	326
Rural	11	7	12	16	27
Subdivision*	2	0	15	11	7
Other**	9	11	16	10	14
TOTAL	302	393	422	418	393

Source: Ballina Shire Council

*Includes civil works associated with private subdivision

**includes civil works associated with public works projects

Development applications approved by category, Ballina Shire FY2013/14 – FY2017/18



Source: Ballina Shire Council

VALUE OF BUILDING WORK

The following table shows the annual value of building work approved in Ballina Shire between FY2013/14 and FY2017/18 by category of development.

Value of approved building work by category, Ballina Shire FY2013/14 – FY2017/18

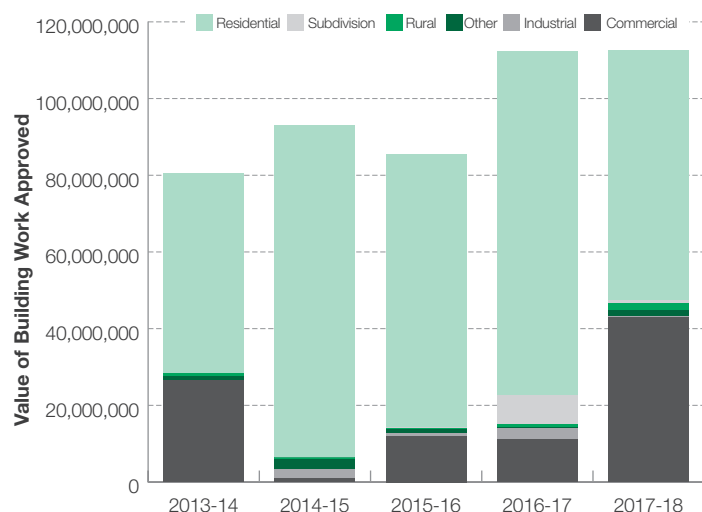
DEVELOPMENT CATEGORY	2013-14	2014-15	2015-16	2016-17	2017-18
Commercial	\$26,738,000	\$1,232,000	\$12,001,107	\$11,318,596	\$43,174,335
Industrial	\$0	\$2,229,000	\$715,000	\$2,714,192	\$60,000
Rural	\$747,110	\$300,000	\$280,000	\$609,585	\$1,733,001
Residential	\$52,105,829	\$86,547,355	\$71,176,428	\$89,466,703	\$65,023,481
Subdivision*	\$1,000	\$0	\$10,000	\$7,781,552	\$868,191
Other**	\$1,055,000	\$2,763,000	\$1,240,000	\$452,318	\$1,759,450
TOTAL	\$80,646,939	\$93,071,355	\$85,422,535	\$112,342,946	\$112,618,458

Source: Ballina Shire Council

*Includes civil works associated with private subdivision

**Includes civil works associated with public works projects

Value of approved building work by category, Ballina Shire FY2013/14 – FY2017/18



Source: Ballina Shire Council

The following table shows the amount of building work by development category that occurred in each of the Shire's development sub-regions during FY2017/18.

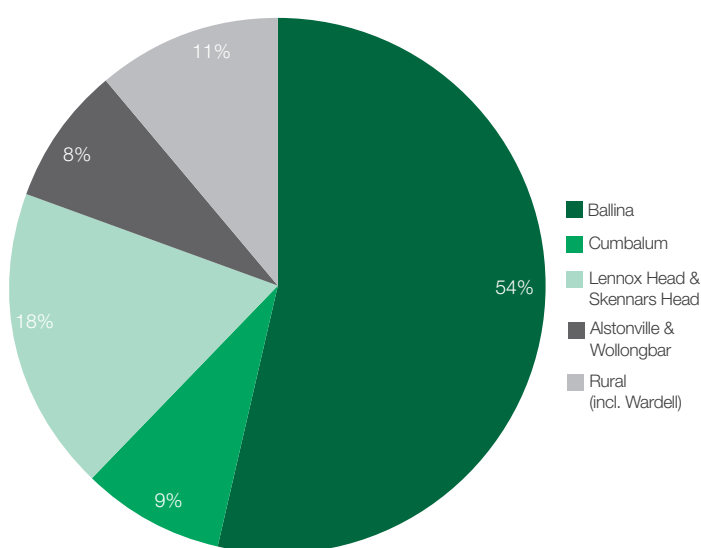
Value of approved building work by category, Ballina Shire development sub-regions FY2017/18

LOCALITY	COMMERCIAL	INDUSTRIAL	OTHER	RURAL	SUBDIVISION	RESIDENTIAL	TOTAL
Ballina (incl. Ballina Island, East Ballina & West Ballina)	\$36,837,440	\$0	\$948,000	\$0	\$0	\$22,720,885	\$60,506,32
Cumbalum	\$0	\$0	\$0	\$0	\$0	\$9,614,378	\$9,614,378
Lennox Head & Skennars Head	\$2,975,480	\$0	\$707,950	\$0	\$611,191	\$16,540,861	\$20,835,482
Alstonville & Wollongbar	\$1,245,705	\$0	\$3,500	\$293,040	\$227,000	\$7,482,303	\$9,251,548
Rural (incl. Wardell)	\$2,115,710	\$60,000	\$100,000	\$1,439,961	\$30,000	\$8,665,054	\$12,410,725
TOTAL	\$43,174,335	\$60,000	\$1,759,450	\$1,733,001	\$868,191	\$65,023,481	\$112,618,458

Source: Ballina Shire Council

The following chart shows the share of the value of total building work that occurred during FY 2017/18 within the Shire's development sub-regions.

Share of value of approved building work within Ballina Shire development sub-regions FY2017/18



Source: Ballina Shire Council

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