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URBAN DEVELOPMENT  
PROGRAM  
1989/90—1993/94



DEPARTMENT OF PLANNING

SYDNEY REGION

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**URBAN DEVELOPMENT PROGRAM  
SYDNEY REGION  
1989/90-1993/94**



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## SUMMARY

The 1989/90 Urban Development Program (UDP) aims to coordinate the provision of physical and human services for the development of residential lots over the next five years. An estimated 94,000 new dwellings will be needed in the Sydney region to 1993/94, and approximately 46,000 of these are expected to be built on UDP lots.

The 1988/89 production level was some 9950 lots with 20% in the high, 34% in the medium/high, and 46% occurring in the medium-low priced submarkets.

Housing commencements have decreased sharply since the end of 1988 for a number of reasons. These include the impact of high interest rates, unusually long periods of bad weather and a limited supply of skilled labour. Housing under construction in the UDP areas (excluding the Central Coast) reached its lowest level in the March and June 1989 quarters. The Indicative Planning Council forecast that dwelling commencements in 1989/90 will be around 30% down from the 1988/89 year.

There are currently about 73,000 lots of zoned land available. However, it is understood that a significant proportion of land is being withheld from development. Fragmentation is a major factor in the withholding of land from subdivision and urban development. Strategies such as land pooling are being investigated to assist the government in getting these released areas developed.

Housing affordability continues to be a critical issue. Underlying housing demand pressures will remain strong but will be constrained by high domestic interest rates.

According to the five-year forecasted production, the rate of subdivision will decline over the period. Lot production in the medium/low submarket will decrease from 4700 lots - 49% of the total market in 1989/90 - to about 2600 lots - 29.8% of the total market by 1993/94. Problems of affordability, together with anticipated decrease in lot production in this market, are likely to further decrease the opportunities for first home buyers in this submarket.

A proposal to use buffer stocks as an option to contain any undue pressure on housing prices and supply in the event of upturns in market demand is also discussed.

This report was completed in November 1989 based on June 1989 figures. Economic conditions may have changed by the time of its publication.

## **GLOSSARY**

### Release Areas

These are areas identified for new urban development within the Urban Development Program (UDP). They are announced by the Minister for Planning as part of the Urban Development release area program. Not all new urban areas in the thirteen UDP Local Government Areas are release areas, but certainly most are identified within the framework of the Urban Development Program.

### Sydney Region

The Sydney Region as referred to in the UDP consists of fourteen (14) LGAs: Baulkham Hills, Blacktown, Camden, Campbelltown, Fairfield, Gosford, Hawkesbury, Hornsby, Liverpool, Penrith, Sutherland, Warringah, Wollondilly and Wyong.

### Broadacre land

This is land that is zoned but not yet subdivided into residential lots.

### Lots and Lot equivalents

A 'lot', as used in this report, means 'lot equivalent', that is the land component that belongs to a dwelling, whether detached or multi-unit.

### Dwelling

'Dwelling' means a separate physical dwelling whether it is detached, attached or a unit in a multi-unit building.

'Multi-unit dwelling' is any dwelling other than a detached dwelling.

### Household

A household is a person or group of people who occupy a single dwelling. It is assumed that where people occupy a single dwelling, even though they may eat separately and declare themselves in the ABS census as separate households, there is only one household per dwelling. Because of this the number of new dwellings needed in a year is equal to the number of new households, plus an allowance for vacancies, and an allowance for demolition of houses during the year.

### Vacant residential lots

A vacant residential lot is land zoned, subdivided and serviced but not built on.

### Fragmentation

Fragmentation occurs when small holdings, generally less than 5 hectares in size and held in private ownership, impede the development of an area.

## 1. INTRODUCTION

### 1.1 The Urban Development Committee

The Urban Development Committee (UDC) was established in December 1980 under Section 22 of the Environmental Planning and Assessment Act 1979. The UDC is convened and chaired by the Department of Planning. The Committee, where necessary, recommends the establishment of subcommittees to consider and provide advice on policy matters.

In March 1989, the UDC and its subcommittees were restructured. The membership of the main committee was reduced with an expansion of the roles of the various subcommittees. The purpose of this restructuring was to strengthen the role of the UDC as a co-ordinating committee, and provide greater opportunities for issues to be discussed at a subcommittee level.

Members are representatives of those local and State government organisations which are concerned with urban development. A list of the organisations represented on the UDC and its subcommittees, are contained in Appendix B.

The UDC advises the Minister for Local Government and Minister for Planning and the Cabinet Committee on Urban Development on matters relating to urban development. The functions of the Committee are to:

- provide a coordinated forum to advise the Government on all matters of urban development;
- provide a framework for advice on the demand for and supply of land and dwellings in order to ensure that they are available at prices which the public can afford;
- ensure an adequate supply of land in various stages of development;
- identify the need for land releases and subsequent rezoning in order to secure orderly economic urban development which, in accordance with the objectives of the Environmental Planning and Assessment Act 1979, is sensitive to social and environmental factors;
- manage urban development so that decisions about planning, servicing and the provision and financing of roads, public transport, community facilities and services etc are timetabled according to the accommodation requirements of each community.
- cost the facilities and services required by each authority, agency and level of government to ensure the highest standard is consistent with the constraints referred to above; and



- facilitate liaison with local councils, public authorities and private sector interests to assist in carrying out their responsibilities, and so the Minister for Planning can be advised of their relevant concerns.

Subcommittees were established for:

- . Human Services
- . Local Government
- . Physical Services
- . Programs (10-year)
- . Housing Industry Liaison Subcommittee
- . Transport Subcommittee
- . Urban Consolidation Subcommittee

The five-year Urban Development Program, produced annually by the Department of Planning for the UDC, is the principal mechanism for implementing these functions.

## 1.2 The Urban Development Program

The Urban Development Program (UDP) is a government program which coordinates the planning, servicing and development of new residential areas in the Sydney region, including the Central Coast.

The main features of the UDP are that

- development programming is linked to planning;
- public and private sectors have a role; and
- relatively independent agencies are bound by agreed decisions.

The program is prepared each year for the following five-year period. It represents the short-term planning position within a framework provided by the Medium Term Program (10 years), and the Sydney Metropolitan Strategy Plan in the longer term.

It provides:

- a projection of demand, based on regional land and housing forecasts, for new homes in the release areas of the Sydney region;
- an indication of the number of new residential lots which will be subdivided in each UDP area for each year of the Program; and
- the cost of services and facilities to State and local governments.

In 1989, 14 local government areas (LGAs) of the Sydney region participated in the UDP. These include Baulkham Hills, Blacktown, Camden, Campbelltown, Fairfield, Gosford, Hawkesbury, Hornsby, Liverpool, Penrith, Sutherland, Warringah, Wollondilly and Wyong.

The Urban Development Program does not cover all the land within the LGAs classified as "UDP LGAs", but refers only to the UDP portions of each LGA. Figure 1 identifies the UDP areas. Appendix A lists the residential release areas within the UDP LGAs since land was first released under the Sydney Region Outline Plan in 1969. There have been about 100 residential release areas made to date. The maps contained in Appendix A identify the boundaries of each release area, and provide relevant details about the current program areas.

## 2. 1988/89 UDP LOT PRODUCTION AND CURRENT LAND SUPPLY

### 2.1 1988/89 Lot Production

Falls in housing interest rates from 1987 to the latter half of 1988 helped release pent-up demand for housing, resulting in a strong surge in land production and development. However, the tightening of the Commonwealth Government's monetary policy and the increase in interest rates since the end of 1988 has since dampened aggregate demand in the housing market.

The resurgence in the number of housing completions during the latter part of 1988, and its subsequent fall, emphasised the volatility of the Sydney region's residential market. Such volatility is straining the development industry's capacity to quickly respond to short-term fluctuations.

The 1988/89 UDP lot production increased by almost 33% to 9,953 lots compared with the 7,500 lots produced in 1987/88. The increased production level anticipated in the mid-year review of some 12,500 lots did not occur due to the current issues surrounding housing affordability, general supply constraints experienced by the development industry, and the unprecedented long period of wet weather which slowed building activity and hence the level of production. The actual level of production is 21% less than that anticipated six months ago (Table 1).

As indicated in Table 2, the Western and Fairfield/Liverpool subregions of Sydney produced 48% of the total subdivisions in 1988/89. Central Coast's share of production was 20%, while the combined Northern and Southern subregions comprised 15% of production.

### 2.2 Current Land Supply

As at June 1989, there were some 59,000 equivalent lots of zoned unsubdivided land in the program. This represents a notional supply of six years of zoned land available for subdivision in UDP areas.

Stocks of vacant lots of over 14,000 together with the 59,000 lot potential of zoned unsubdivided land give a total of over 73,000 lot equivalents (as at June 1989), giving a notional supply of over eight years but will, however, give a lesser supply in practice.

Speculation and/or rural residential lifestyles contribute to land being withheld from development. Further, some 55% of these holdings are highly fragmented and less than five hectares in size, which could prevent this zoned land coming immediately onto the market. Table 3 indicates the distribution of the vacant lot stock, and the anticipated residential lot equivalents which highlight the uneven submarket distribution in the current supply of zoned land.

TABLE 1

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## COMPARISON OF EXPECTED AND ACTUAL 1988/89 LOT PRODUCTION

Local Government Areas	Mid-Year Review Forecast (1988/89)	Actual Production (1988/89)	Difference	% Change
Baulkham Hills	604	578	-26	-4
Blacktown	2448	1987	-461	-19
Camden	665	441	-224	-34
Campbelltown	1676	1205	-471	-28
Fairfield	1249	927	-322	-26
Hawkesbury	507	577	70	14
Hornsby	500	472	-28	-6
Liverpool	532	457	-75	-14
Penrith	989	814	-175	-18
Sutherland	480	528	48	10
Warringah	0	0	0	0
Gosford	1508	911	-597	-40
Wyong	1363	1056	-307	-23
<b>TOTAL</b>	<b>12521</b>	<b>9953</b>	<b>-2568</b>	<b>-21</b>

TABLE 2

## COMPARISON OF EXPECTED AND ACTUAL 1988/89 SUBREGIONAL SHARES

SUBREGIONS (3)	1987/88 ACTUAL (1)	%	1988/89 ESTIMATE (1)	%	1988/89 PRODUCTION (2)	%
NORTHERN	1995	27	1104	9.0	1050	10
SOUTHERN	548	7.0	480	4.0	528	5.0
WESTERN	2096	28.0	3944	31.0	3378	34.0
FAIRFIELD/LIVERPOOL	1283	17.0	1781	14.0	1384	14.0
MACARTHUR	632	8.0	2341	19.0	1646	17.0
CENTRAL COAST	943	13.0	2871	23.0	1967	20.0
TOTAL:	7497	100%	12521	100%	9953	100%

## NOTES:

- (1) Based on mid-year lot production estimates as supplied by local councils from counts of registered lots as at December, and subdivision approvals expected to result in registered lots by June.
- (2) Based on lot production supplied by Councils and the DOH from counts of registered lots for the entire period.
- (3) Subregions:  
 Northern - Warringah, Baulkham Hills, Hornsby.  
 Southern - Sutherland.  
 Western - Penrith, Blacktown, Hawkesbury.  
 Fairfield/Liverpool - Fairfield, Liverpool.  
 Macarthur - Campbelltown, Camden.  
 Central Coast - Gosford, Wyong.

TABLE 3  
 SYDNEY REGION  
 SUPPLY OF RESIDENTIAL LAND - JUNE 1989

Local Government Areas	Stock of vacant residential lots UDP Areas	Lot potential of zoned unsubdivided land UDP Areas (1)	Total stock of residential land (lot equivalents) (amend)
UDP LGA's			
Baulkham Hills	1459	3366	4825
Blacktown	2245	11080	13325
Camden	207	8325	8532
Campbelltown	2025	5610	7635
Fairfield	2394	2534	4928
Hawkesbury	219	1478	1697
Hornsby	885	2826	3711
Liverpool	621	4602	5223
Penrith (2)	1062	7831	8893
Sutherland	1536	2565	4101
Warringah	0	53	53
Gosford	559	3870	4429
Wyong	1165	4539	5704
<b>TOTAL</b>	<b>14377</b>	<b>58679</b>	<b>73056</b>

(1) Lot yield is based on net residential area including local roads only.

(2) Excludes area at South Werrington required for University related purposes.

Source: LADS

### 2.2.1 Increase in Vacant Lot Stocks and Decline in Take-up Rates

Throughout the year, increased lot production and decreasing building activity raised stocks of vacant subdivided lots. The Sydney Region UDP lot stocks increased from the June 1988 low of 7,576 to close on 14,400 vacant lots in June 1989 (or 12,650 excluding the Central Coast). The rate of increase has slowed since September 1988 compared with the very rapid increase in stocks during June to September 1988.

Nonetheless, excluding the Central Coast, total lot stocks increased by 67% in the past year. The largest increase occurred in medium-low priced areas.

The above figures are derived from Table 4.

The areas of greatest increase of lot stocks during the past year were: Blacktown (1380 lots), Fairfield (770 lots), Campbelltown (640 lots) and Baulkham Hills (630 lots).

The number of dwellings under construction in UDP areas (excluding the Central Coast for which comparable figures are not available), declined from a high of 4,000 in June 1988 to below 1,000 by June 1989.

Home building activity is expected to decline further or level off for the coming 12 months until interest rates fall. The Indicative Planning Council for the Housing Industry forecast a drop of about 30% in housing starts (ie 34,000) in 1989/90 for NSW, the lowest for over five years.

### 2.2.2 Summary and Outlook

Whilst there has been sufficient land released under the Urban Development Program with some 73,000 lots already zoned, a number of factors could withhold a significant proportion of land from development. These constraints include

- factors such as fragmentation of ownership;
- servicing problems such as drainage and road works;
- reluctance among landowners to abandon rural residential lifestyles; and
- lack of adequate investment returns or high price expectations.

The downturn in the building industry has been most severe in the medium/low priced areas, indicating that the lower market is most affected by the interest rate increase. Any easing of the interest rates would particularly release pent-up demand in this price submarket. Advice to date has generally indicated that the earliest this is expected to occur would be in the second quarter of 1990. On this basis, a potential upturn could occur in the latter part of 1990. It is important therefore that adequate land stocks are maintained to avoid unnecessary price increases at the end of 1990 and beyond.

TABLE 4  
INCREASE IN VACANT LOT STOCKS

SUBMARKET DISTRIBUTION	JUNE 1988	%	JUNE 1989	%	CHANGE	%	% OF STOCK
HIGH	2729	36	4226	33	1497	(55%)	29
MEDIUM/HIGH	3038	40	4642	37	1604	(53%)	32
MEDIUM/LOW	1809	24	3784	30	1975	(109%)	39
TOTAL	7576	100	12652	100	5076		100

SOURCE: LADS



### 3. EXPECTED DEMAND FOR LAND AND HOUSING IN UDP AREAS 1989/90 TO 1993/94

#### 3.1 Population and Household Growth

Population projections based on the 1986 census data are prepared by the Demographic Unit of the Department of Planning. A summary of these projections is shown in Table 5.

Projections use 1986 census data and utilise revised fertility, mortality, internal and overseas migration assumptions.

The influence of migration rates on population is the most difficult factor to predict in population projections, since both internal and overseas immigration have historically been erratic. Sydney usually receives about 85% of the net overseas migration rates for New South Wales.

The Federal Government's approved overseas immigration level for 1989/90 is 140,000 people.

The 5-year population projections are interpolated to obtain annual figures. These figures are calculated by applying the average annual growth rate for the relevant five-year period to the population projections (Table 6).

The Department of Planning, on the advice of its Demographic Unit, has adopted the medium level projections as the figures most likely to represent Sydney's population growth in the short-term.

#### 3.2 Households

The number of households over the five-year program period has been obtained by applying the projected occupancy rates (average household size) to population forecasts. The projections of occupancy rates are derived from the Household Formation Model used by the Demographic Unit.

The number of households is expected to increase over time due to projected growth in the population, and decrease in the projected occupancy rates which are expected to decline as a result of continuing changes in population structure. The proportion of persons in the younger age group will continue decreasing, while the proportion in the middle age groups and the over 65 groups is increasing. The current assumption is that in future more households with fewer people will be established, thus increasing the total number of households.

Social and economic factors will also influence the number of new households. Broadly, these factors include the ability to afford a separate household, the availability of housing and the change in social attitudes, eg, single parent households, group households, (currently one quarter of Sydney's population are estimated to be in a dwelling of two or more households).

Table 5

## Population Projections for the Sydney Region 1986-2001

Year	Low	Medium	High
1986	3,472,600	3,472,600	3,472,600
1991	3,687,377	3,707,653	3,727,233
1996	3,867,851	3,939,450	4,034,884
2001	4,023,705	4,158,637	4,338,473

Source: Demographic Unit, Department of Planning.  
Population projections based on 1986 Census Data.

Table 6

## Interpolated Population Projections for the Sydney Region

Year	Low	Medium	High
1986	<u>3,472,660</u>	<u>3,472,660</u>	<u>3,472,660</u>
1987	3,514,579	3,518,440	3,522,144
1988	3,557,004	3,564,810	3,572,333
1989	3,599,941	3,611,800	3,623,237
1990	3,643,397	3,659,410	3,674,867
1991	<u>3,687,377</u>	<u>3,707,650</u>	<u>3,727,233</u>
1992	3,722,785	3,752,890	3,786,827
1993	3,758,533	3,798,690	3,847,374
1994	3,794,624	3,845,040	3,908,889
1995	3,831,062	3,891,960	3,971,387
1996	<u>3,867,851</u>	<u>3,939,450</u>	<u>4,034,884</u>

The projected number of households in the Sydney region over the program period is summarised in Table 7. Over the five-year period it is estimated that there will be approximately 94,000 new households. This represents an average annual increase of about 18,800 households, slightly less than the figure used in last year's Roll Forward Report.

### 3.3 Dwelling Requirements to 1993/94

The five-year forecast of Sydney region land and housing demand are shown at Table 8. It shows an estimated total demand of 98,460 new dwellings over the five-year program, averaging about 19,700 new dwellings per year (incorporating a 'medium' level demographic projection).

Total dwelling demand is estimated by projecting total household numbers to which vacancy and dwelling replacement rates are applied.

A building cycle is assumed to represent the fluctuations inherent in the housing market. The building cycle is primarily used to suggest the possible lag periods (6-12 months) that occur in relation to changes in interest rates. Interest rates are the primary mechanisms currently used by Government to influence aggregate demand in the economy as an attempt to reign in the Current Account deficit. The UDP's system of monitoring the market through the mid-year review and annual reporting mechanisms provide a cushioning effect in relation to forecasting for a full five-year period.

It is predicted by the development and financial sectors that housing interest rates will remain high, and that by June quarter of 1990 there will be an easing of monetary conditions. This scenario would probably lead to a slight pick-up in the new housing market in 1990/91, with a gradual increase to 1993/94.

The assumed annual (medium level) demand for building lots arising from these forecasts of dwelling demand for UDP areas is set out in Table 8. The model used predicts that approximately 44,000 new lots would be needed in UDP areas over the next five years.

In the medium term, underlying housing demand pressures remain strong. Continued high immigration levels and the eventual presence in the market of first home buyers who postponed entering the market because of the high cost of finance, will fuel housing and land activity in the years ahead when the economy improves and interest rates ease. However, the outlook for general economic conditions over the medium term is dominated by Australia's external debt which will constrain the movement of domestic interest rate levels.

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TABLE 7

PROJECTED POPULATION, OCCUPANCY RATE AND HOUSEHOLDS FOR  
THE SYDNEY REGION : 1988/89 TO 1993/94

	1988/89	1989/90	1990/91	1991/92	1992/1993	1993/94	Total Increase in 5 Year Period
Population	3611800	3659410	3707650	3752890	3798690	3845040	233240
Occupancy Rate	3.01	3.01	3.00	2.99	2.98	2.98	
Households	1198190	1215751	1235883	1255147	1273019	1292016	93826
Increase over Previous Period		17561	20132	19264	17872	18997	

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TABLE 8

SYDNEY REGION LAND AND HOUSING REQUIREMENTS  
1989/90 TO 1993/94 (INCLUDING A BUILDING CYCLE)

	JUNE 90	1991	1992	1993	1994	TOTALS	AVERAGE
MEDIUM							
1. ADD. DWELLINGS NEEDED(4)	16030	18789	19339	21120	23099	98377	19675
2. M.U. DWELLS IN NON-UDP(1)	4714	5526	5688	6235	6793	28956	5791
3. DETACHED IN NON-UDP(1)	3997	4685	4822	5286	5760	24550	4910
4. DWELLINGS NEEDED (M.U AND DETACHED) IN UDP R.A. (2)	7319	8600	8829	9679	10546	44973	8995
5. DWELLINGS NEEDED IN UDP R.A. (CUMULATIVE)	7319	15897	24726	34405	44951		
6. LOT EQUIVALENTS (3) REQUIRED IN UDP R.A. (2)	7600	7948	8703	9254	10112	43617	8723
7. LOT EQUIVALENTS REQUIRED IN UDP R.A. (CUMULATIVE)	7600	15548	24251	33504	43617		

## NOTES:

- (1) 'Non UDP Areas' means all residentially zoned areas in all local government areas excluding the release areas of the Urban Development Program.
- (2) 'UDP Release Areas' means all release areas included in the Urban Development Program.
- (3) 'Lot Equivalent' denotes land component for a dwelling house or a dwelling unit.
- (4) The need for additional dwellings is based on the assumption that each new household requires a separate dwelling.

#### 4. UDP LOT PRODUCTION ESTIMATES 1989/90 TO 1993/1994

This section examines the anticipated Urban Development Program 1989/90 - 93/94 lot production, price and locational submarket distribution of estimated lot production, production and demand trends in the next five-years and new areas to be included in the 1989/90 Urban Development Program.

##### 4.1 Information Sources

The 1989/90 - 1993/94 lot production estimates for the Sydney region UDP areas are shown in Table 9. These estimates are based on information supplied by local councils, private developers and the Department of Housing. They take into account a number of factors including current production levels; market trends; the Department of Housing's latest production programme; and the planning and servicing and lot production phases already assigned to each UDP area. It is to be noted that estimates beyond two to three years can be less reliable as the market situation can vary dramatically, especially in light of the current deregulated financial market.

##### 4.2 Lot Production by Price Submarket and Sub-region

Up until the end of 1988, the Sydney housing market sustained a substantial rapid price rise from the initial upturn since 1987. Demand has since stabilised as indicated by the fewer auction clearances (where only about 40% of properties presently offered are being cleared). This indicates buyer resistance regarding value for money. Prices have also dropped to attract more buyers as evidenced by both the Department of Housing's land discount sales and statistics provided by the Real Estate Institute's publication, Market Facts.

The minimum value of a building block in the high UDP submarket is now in excess of \$100,000. The terms "medium" and "low" price submarkets used previously are better described as "medium/high" (ie ranging from medium/low to low/high) and "medium/low" (ranging from medium to medium/low) as the "medium/low" price submarket has now virtually replaced the formerly 'low' price submarket, the bracket predominantly directed at first home buyers.

The "medium/high" submarket now lies within the \$65,000 to \$99,000 range, and the "medium/low" price is below \$65,000 (compared with \$30,000 - \$45,000 price range for the previous "middle" submarket some 18 months ago).

##### 4.2.1 Definition of Locational/Regional Submarkets

In the past, entire local government areas were used as the basis for defining price submarkets. It is now evident that one local government area can consist of a number of submarkets. Lands adjacent to escarpments, golf courses, open space areas and elevated lands are included in a middle or high submarket despite lots being located within otherwise lower price districts. For example, Glen Alpine

TABLE 9  
UDP LOT PRODUCTION ESTIMATES 1989-90 TO 1993-94

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UDP.LGA/ Release Area	Potential Lot Equivalent (June '89)	1988 1989	1989- 1990	1990- 1991	1991- 1992	1992- 1993	1993- 1994	5 Year Total	Remaining Potential Lots
<b>BAULKHAM HILLS</b>									
Combined Areas	877	136	116	112	76	75	20	399	478
N.A.P.A.	764	316	250	100	100	100	50	600	164
Chapel Lane	110	126	73	13	0	0	0	86	24
Kings Road	420	0	400	20	0	0	0	420	0
Bingara Crescent	500	0	32	200	268	0	0	500	0
Rouse Hill	12970	0	0	0	600	1100	1500	3200	9770
<b>BAULKHAM HILLS TOT.</b>	<b>15641</b>	<b>578</b>	<b>871</b>	<b>445</b>	<b>1044</b>	<b>1275</b>	<b>1570</b>	<b>5205</b>	<b>10436</b>
<b>BLACKTOWN</b>									
Combined Areas	288	63	90	50	50	50	5	245	43
South Doonside	55	0	15	40	0	0	0	55	0
Plumpton	4600	901	200	200	100	100	100	700	3900
Rooty Hill	1073	57	60	60	50	50	50	270	803
Minchinbury 1	51	3	51	0	0	0	0	51	0
Minchinbury 2	280	136	90	80	80	30	0	280	0
South Blacktown	1775	51	50	50	40	40	40	220	1555
Nth.Quakers Hill	3500	776	50	500	350	450	350	1700	1800
Rouse Hill	11130	0	0	0	1000	1000	1200	3200	7930
<b>BLACKTOWN TOTAL</b>	<b>22752</b>	<b>1987</b>	<b>606</b>	<b>980</b>	<b>1670</b>	<b>1720</b>	<b>1745</b>	<b>6721</b>	<b>16031</b>
<b>CAMDEN</b>									
Narellan	7448	302	459	409	504	457	494	2323	5125
Elderslie	5170	139	50	60	0	0	0	110	5060
Harrington Park	2600	0	0	0	125	125	125	375	2225
<b>CAMDEN TOTAL</b>	<b>15218</b>	<b>441</b>	<b>509</b>	<b>469</b>	<b>629</b>	<b>582</b>	<b>619</b>	<b>2808</b>	<b>12410</b>
<b>CAMPBELLTOWN</b>									
Combined Areas	2436	1043	1322	244	146	65	50	1827	609
St.Helen's Park	1396	4	0	120	382	220	0	722	674
Menangle Park	1700	0	0	0	0	0	0	0	1700
Glen Alpine	733	158	350	150	100	100	33	733	0
<b>CAMPBELLTOWN TOTAL</b>	<b>6265</b>	<b>1205</b>	<b>1672</b>	<b>514</b>	<b>628</b>	<b>385</b>	<b>83</b>	<b>3282</b>	<b>2983</b>
<b>FAIRFIELD</b>									
Combined Areas	1240	420	350	300	100	80	40	870	370
Abbotsbury	259	203	259	0	0	0	0	259	0
South Bonnyrigg	410	304	310	50	40	10	0	410	0
<b>FAIRFIELD TOTAL</b>	<b>1909</b>	<b>927</b>	<b>919</b>	<b>350</b>	<b>140</b>	<b>90</b>	<b>40</b>	<b>1539</b>	<b>370</b>
<b>SUBTOTAL 1</b>	<b>61785</b>	<b>5138</b>	<b>4577</b>	<b>2758</b>	<b>4111</b>	<b>4052</b>	<b>4057</b>	<b>19555</b>	<b>42230</b>

TABLE 9  
UDP LOT PRODUCTION ESTIMATES 1989-90 TO 1993-94

89/09/05

UDP.LGA/ Release Area	Potential Lot Equivalent (June '89)	1988 1989	1989- 1990	1990- 1991	1991- 1992	1992- 1993	1993- 1994	5 Year Total	Remaining Potential Lots
<b>HAWKESBURY</b>									
Bligh Park	1529	524	379	330	420	200	200	1529	0
North Richmond	100	0	100	0	0	0	0	100	0
Pitt Lane	53	53	53	0	0	0	0	53	0
McGraths Hill	42	0	0	42	0	0	0	42	0
<b>HAWKESBURY TOTAL</b>	<b>1724</b>	<b>577</b>	<b>532</b>	<b>372</b>	<b>420</b>	<b>200</b>	<b>200</b>	<b>1724</b>	<b>0</b>
<b>HORNSBY</b>									
West Pennant Hills	100	158	0	0	0	0	0	0	100
Rogans Hill 1	32	77	0	0	0	0	0	0	32
Rogans Hill 2	1872	237	435	400	400	400	237	1872	0
<b>HORNSBY TOTAL</b>	<b>2004</b>	<b>472</b>	<b>435</b>	<b>400</b>	<b>400</b>	<b>400</b>	<b>237</b>	<b>1872</b>	<b>132</b>
<b>LIVERPOOL</b>									
Casula East	695	65	20	198	220	20	20	478	217
Casula West	248	85	48	20	20	20	20	128	120
Pleasure Point	1200	0	0	0	0	0	0	0	1200
Hoxton Park 1 & Green Valley 2	3077	307	300	300	400	400	400	1800	1277
Hinchinbrook	1045	0	165	165	165	165	165	825	220
Hoxton Park 2	21430	0	0	200	400	600	800	2000	19430
Holsworthy	1500	0	0	300	300	300	300	1200	300
<b>LIVERPOOL TOTAL</b>	<b>29195</b>	<b>457</b>	<b>533</b>	<b>1183</b>	<b>1505</b>	<b>1505</b>	<b>1705</b>	<b>6431</b>	<b>22764</b>
<b>PENRITH</b>									
Combined Areas	288	59	50	60	40	50	50	250	38
Erskine Park	928	594	274	300	200	100	54	928	0
S.Werrington	161	161	21	0	0	0	0	21	140
South Penrith (1)	7000	0	250	795	778	750	750	3323	3677
North Cranebrook	1200	0	465	357	100	100	50	1072	128
<b>PENRITH TOTAL</b>	<b>9577</b>	<b>814</b>	<b>1060</b>	<b>1512</b>	<b>1118</b>	<b>1000</b>	<b>904</b>	<b>5594</b>	<b>3983</b>
<b>SUTHERLAND</b>									
East Menai	1600	270	550	350	300	50	50	1300	300
Woronora Heights	40	258	20	20	0	0	0	40	0
<b>SUTHERLAND TOTAL</b>	<b>1640</b>	<b>528</b>	<b>570</b>	<b>370</b>	<b>300</b>	<b>50</b>	<b>50</b>	<b>1340</b>	<b>300</b>
<b>WARRINGAH</b>									
Warriewood	0	0	0	0	0	0	0	0	0
Croner Heights	79	0	30	20	29	0	0	79	0
Oxford Falls	86	0	0	0	86	0	0	86	0
Frenchs Forest 1	53	0	0	53	0	0	0	53	0
Frenchs Forest 2	230	0	0	115	115	0	0	230	0
Beacon Hill	250	0	0	125	125	0	0	250	0
<b>WARRINGAH TOTAL</b>	<b>698</b>	<b>0</b>	<b>30</b>	<b>313</b>	<b>355</b>	<b>0</b>	<b>0</b>	<b>698</b>	<b>0</b>
<b>SUBTOTAL 2</b>	<b>44838</b>	<b>2848</b>	<b>3160</b>	<b>4150</b>	<b>4098</b>	<b>3155</b>	<b>3096</b>	<b>17659</b>	<b>27179</b>

(1) South Penrith - This yield is subject to review and could be reduced.

TABLE 9  
UDP LOT PRODUCTION ESTIMATES 1989-90 TO 1993-94

UDP LGA/ Release Area	Potential Lot Equivalent (June '89)	1988 1989	1989- 1990	1990- 1991	1991- 1992	1992- 1993	1993- 1994	5 Year Total	Remaining Potential Lots
WOLLONDILLY									
South Camden	4250	0	0	100	150	500	500	1250	3000
WOLLONDILLY TOTAL	4250	0	0	100	150	500	500	1250	3000
GOSFORD									
Springfield	30	0	0	10	10	0	0	20	10
Wyoming	88	0	0	30	30	8	0	68	20
Kincumber	203	15	62	30	60	30	21	203	0
Kariong	701	397	176	226	220	0	0	622	79
Narara West	581	159	90	150	20	20	20	300	281
Niagara Park	51	88	0	51	0	0	0	51	0
Lisarow	745	27	208	50	140	110	100	608	137
Erina	1379	225	105	73	73	300	150	701	678
Terrigal	758	0	57	120	100	100	75	452	306
Yattalunga	350	0	0	0	30	30	30	90	260
Bensville/ Empire Bay	1500	0	0	0	0	30	50	80	1420
GOSFORD TOTAL	6386	911	698	740	683	628	446	3195	3191
WYONG									
Toukley	70	19	20	20	30	0	0	70	0
Berkeley Vale 1	484	32	50	100	100	100	100	450	34
South Chittaway	57	43	7	30	20	0	0	57	0
Gorokan 1	438	73	150	150	100	38	0	438	0
Gorokan 2	188	106	0	0	0	117	71	188	0
North Wyong	904	115	115	165	170	150	150	750	154
Budgewoi	86	0	86	0	0	0	0	86	0
Buff Point	213	58	158	53	0	0	0	211	2
San Remo	199	0	0	119	80	0	0	199	0
Bateau Bay	63	0	0	63	0	0	0	63	0
Tumbi (Hansens Road)	0	0	0	0	0	0	0	0	0
Shelley Beach	0	0	0	0	0	0	0	0	0
Berkeley Vale 2	745	0	108	50	90	53	0	301	444
Mardi	360	0	100	50	70	70	50	340	20
Kanwal	500	0	0	50	50	100	150	350	150
Tumbi Valley	720	302	364	228	128	0	0	720	0
Ourimbah	396	245	50	50	50	50	50	250	146
Bluehaven	1548	52	0	60	250	0	0	310	1238
Norah Head	230	11	0	40	40	40	88	208	22
WYONG TOTAL	7201	1056	1208	1228	1178	718	659	4991	2210
SUBTOTAL 3	17837	1967	1906	2068	2011	1846	1605	9436	8401
METROPOLITAN SUBTOTALS									
SUBTOTAL 1	61785	5138	4577	2758	4111	4052	4057	19555	42230
SUBTOTAL 2	44838	2848	3160	4150	4098	3155	3096	17659	27179
SUBTOTAL 3	17837	1967	1906	2068	2011	1846	1605	9436	8401
TOTAL UDP SYDNEY REGION	124460	9953	9643	8976	10220	9053	8758	46650	77810



TABLE 10

## UDP LOT PRODUCTION ESTIMATES BY APPROXIMATE PRICE SUB-MARKETS

89/09/06

LGA	1988/89			1989/90			1990/91			1991/92			1992/93			1993/94		
	Medium High	Medium High	Medium Low	Medium High	Medium High	Medium Low	Medium High	Medium High	Medium Low	Medium High	Medium High	Medium Low	Medium High	Medium High	Medium Low	Medium High	Medium High	Medium Low
	BAULKHAM HILLS TOTAL	578	0	0	871	0	0	445	0	0	1044	0	0	1275	0	0	1570	0
BLACKTOWN TOTAL	0	728	1259	0	264	342	0	521	459	0	1371	299	0	1496	224	0	1560	185
CAMDEN TOTAL	0	59	382	0	56	453	0	53	416	13	88	529	13	83	486	13	87	520
CAMPBELLTOWN TOTAL	158	0	1047	0	0	1672	0	42	472	0	134	494	0	77	308	0	0	83
FAIRFIELD TOTAL	0	927	0	0	919	0	0	350	0	0	140	0	0	90	0	0	40	0
HAWKESBURY TOTAL	0	53	524	0	0	532	0	42	330	0	0	420	0	0	200	0	0	200
HORNSBY TOTAL	472	0	0	435	0	0	400	0	0	400	0	0	400	0	0	237	0	0
LIVERPOOL TOTAL	150	138	168	68	135	330	248	565	370	300	740	465	130	870	505	160	1000	545
PENRITH TOTAL	0	478	336	0	590	470	0	831	681	0	609	509	0	540	460	0	485	419
SUTHERLAND TOTAL	528	0	0	570	0	0	370	0	0	300	0	0	50	0	0	50	0	0
WARRINGAH TOTAL	0	0	0	30	0	0	313	0	0	355	0	0	0	0	0	0	0	0
WOLLONDILLY TOTAL	0	0	0	0	0	0	36	28	36	54	42	54	180	140	180	180	140	180
GOSFORD TOTAL	44	643	224	44	494	160	63	532	146	55	487	142	100	410	118	60	296	90
WYONG TOTAL	71	341	644	52	404	753	59	397	772	53	361	764	43	209	466	63	202	394
TOTAL UDP	2001	3367	4584	2070	2862	4712	1934	3361	3682	2574	3972	3676	2191	3915	2947	2333	3810	2616
SYDNEY REGION	20	34	46	21.46	29.67	48.87	21.55	37.44	41.02	25.18	38.86	35.96	24.20	43.25	32.55	26.63	43.51	29.86

Note: Discrepancies may occur in totals due to rounding.

is a high submarket in the Campbelltown LGA, which is generally considered a lower priced submarket. The mix of the two submarkets can also be observed in release areas such as Erskine Park and Hoxton Park.

It should be noted, however, that both the price and locational submarket categories are based on informed but subjective opinions. Therefore these categories should be cautiously used as a guide to market shares and shifts. There is no firm historical evidence or economic method for rigorously delineating absolute or optimum submarket shares and limits.

#### 4.2.2 UDP Lot Production Estimates by Approximate Price Submarkets

Table 10 sets out analysis of the price submarkets distribution. The present (1989/90) production level shows a strong acceleration in the medium/low and medium/high price submarket.

Table 10 also provides a summary of the estimated five-year lot production of the UDP broken down by the approximate price submarkets. While figures are given for individual release areas, the notable trend is more usefully observed in the aggregate figures, where lot production for the medium/low submarket is estimated to decline from 49% of the total market in 1989/90 to about 29.8% by 1993/94. A progressive decline from 4,600 in 1989/90 in the production of lots to only 2,600 by 1993/94, will only aggravate difficulties for this group entering the home buying market by limiting the amount and choice of land available to them. It emphasises the need to ensure the release of adequate supplies for this submarket.

#### 4.3 Sydney Region UDP Production and Demand Estimates

A summary comparison of the yearly lot requirements and production estimates for the next five years is shown in Table 11. It is assumed that the stock of existing vacant lots will be utilised whenever there is a shortfall between production and demand.

Using the present stocks of zoned land, a model has been developed to examine the theoretical requirements for further zoned lots to meet assumed demand. The assumption adopted in this model is that a basic stock of ten years of zoned land would be required to adequately prepare for any rise in demand. This stock would include a dual buffer target, ie two years of subdivided land capable of immediate development, together with eight years zoned and unsubdivided land for subdivision.

It has been suggested by the housing industry that adequate land available at each stage of the development pipeline could help stabilise the housing market. This notion has a major impact on service agencies and needs to be further explored. Section 7 briefly discusses this issue.

TABLE 11

COMPARISON OF ANTICIPATED UDP PRODUCTION AND DEMAND ESTIMATES  
IN THE SYDNEY REGION 1989/90 TO 1993/94

	1989/90	1990/91	1991/92	1992/93	1993/94	TOTAL
PRODUCTION ESTIMATE	9640	8980	10220	9050	8760	46650
DEMAND FORECAST	7600	8000	8700	9250	10110	43660
GAIN/SHORTFALL	2040	980	1520	-200	-1350	

Table 12 provides an overview of the iterative process by which the theoretical requirements for further zoned land is calculated. It shows for example, in 1989/90 the total stock is 74,000 lots with an anticipated demand for 7,600 lots, and production estimates of 9,600 lots. In addition 28,000 lots are scheduled for gazettal by June 1990. If this occurs, the total stock of zoned land will increase to 94,500 lots. Thus, if the target ten-year zoned stock is to be achieved, a cumulative total of 34,100 lots will need to be rezoned (in addition to the 30,000 lots anticipated to be rezoned in 1989/90) within the five-year period to meet the shortfall.

#### 4.4 New UDP Areas

The largest part of the increased production forecast for the next five years will be satisfied from the existing release areas provided current servicing and planning schedules are met. There are a few additional areas proposed for inclusion in this five year program, and an update on changes to areas already agreed to be included in the UDP.

The new areas to be included in the program are South Camden (4,250 lots), Holsworthy (1,500 lots), Pleasure Point (1,200 lots), Beacon Hill and French's Forest 2 (approximately 250 and 230 lots respectively).

The first land release of the Rouse Hill development area was announced in February 1989 following a decision by the Cabinet Committee on Urban Development to accept a private consortium's offer to provide up-front finance for physical services infrastructure in the area. The consortium has prepared a phasing plan which will occur on three fronts rather than the proposal for the Parklea front as originally envisaged.

TABLE 12  
THEORETICAL MODEL OF FORECASTED PRODUCTION  
AND DEMAND RELATIVE TO PRESENT STOCK

	1989/90	1990/91	1991/92	1992/93	1993/94
<b>INITIAL STOCK</b> (as at beginning of each financial year)					
* subdivided	14400 (actual)	16440	16610	17240	16240
* unsubdivided	59700 (actual)	78060	69080	58860	49810
* Total	74100 (actual)	94500	85690	76100	66050
<b>LOT PRODUCTION ESTIMATE DURING YEAR</b>					
	9640	8980	10220	9050	8760
<b>LOT DEMAND ESTIMATES DURING YEAR</b>					
	7600	8000	8700	9250	10110
<b>END OF YEAR STOCK</b>					
* subdivided (1) (2)	16440	17420	18130	17040	14890
* unsubdivided (3)	50060	69080	58860	49810	41050
* land being rezoned (4)	28000	Not Known	Not Known	Not Known	Not Known
* Total	94500	86500	76990	66850	55940
<b>CUMULATIVE NEW REZONINGS</b> To maintain 10 year buffer stocks. (5) (Av. Annual Demand of 9000)					
	0	3500	13010	23150	34060
<b>CUMULATED END OF YEAR STOCK AFTER PREVIOUS YEAR'S REZONINGS (6)</b>					
	94500	90000	90000	90000	90000

- (1) Subdivided end of year stock = initial subdivided stock + estimated lot production - Lot demand estimate.
- (2) Each of these fall short of the proposed buffer of 2-4 years zoned/subdivided land proposed in Section 8.1 based on average annual demand of 9000 lots.
- (3) Unsubdivided end of year stock = initial unsubdivided stock - estimated lot production.
- (4) Land expected to be rezoned by the end of 1989/90 as indicated in Table 13.
- (5) Land to be rezoned to maintain 9000 x 10 lots = 90,000.
- (6) Current end of year stock total, including rezonings for previous years.

## 5. PLANNING AND PROVISION OF SERVICES

Subdivision and development of land for housing requires both servicing and planning (rezoning). Planning requires the preparation of local environmental plans (LEPs) by local councils for approval by the Minister for Planning.

To date, some 100 LEPs or Interim Development Orders have been made. (IDOs are similar planning mechanisms to LEPs and were made prior to the Environmental Planning and Assessment Act 1979.) Appendix C lists the plans and their gazettal dates for all UDP areas.

A summary of the planning and servicing position of the Sydney Region UDP areas is shown in Table 13.

Following a relatively tight supply of land in the 1988/89 financial year, it is anticipated that approximately 30,000 lots will be rezoned for 1989/90 (Table 14).

The majority of this land subject to anticipated rezoning is the private consortium proposal for the North-West Sector where 24,000 lots will be rezoned, leaving 16,000 lots to be rezoned in other release areas, including Sutherland and Wyong.

Rezoning of the land in the North-West Sector compensates for those areas where delays have taken place in the rezoning process. Areas such as Elderslie, Menangle Park, Hoxton Park II, Hinchinbrook and Yattalunga, identified for rezoning in 1988/89, have been delayed until at least the 1990/91 financial year, effectively removing approximately 8,700 lots from the anticipated total zoned lands.

Other major planning issues that are affecting release areas include:

- a. the Very Fast Train (the possible route affects the Menangle Park release area); and
- b. the Western Sydney University and associated Research and Development Park (significantly affecting South Werrington and the Caddens Road release areas).

### 5.1 Physical Services

Generally, water and sewerage services are provided to the UDP release area at the same time as, or shortly after, planning work is completed.

There are currently some 47,500 lot equivalents of land which are zoned and serviced. This, together with the areas scheduled for rezoning and/or servicing within the 1989/90 program, should be sufficient to support the current production forecast.

89/09/05

TABLE 13  
LOCAL ENVIRONMENTAL PLANS IN PREPARATION  
OR TO BE PREPARED (JUNE 1989)

L.G.A.	Release Area	Expected Potential	Expected date of gazettal
PENRITH	South Penrith	7000	Completed
TOTAL 1988/89		7000	
WARRINGAH	Cromer Heights	79	REP
	Oxford Falls	86	REP
	Beacon Hill	250	REP
SUTHERLAND	East Menai (Menai Town Centre)	1000	31/8/89
BAULKHAM HILLS	Yaringa Road	80	31/12/89
	Rouse Hill	12970	Early 1990
HAWKESBURY	Bligh Park	700	31/12/89
BLACKTOWN	Rouse Hill (Parklea Release)	11130	Early 1990
WYONG	Kanwal	500	1989
	Blue Haven	1548	1989
ANTICIPATED TOTAL BY END OF 89/90		28343	
WARRINGAH	French's Forest 2	230	1990
WYONG	Mardi (Stage 2)	750	1990/91 Financial Year
GOSFORD	Yattalunga	350	1991/92 Financial Year
	Bensville/Empire Bay	1500	1991/92 Financial Year
LIVERPOOL	Hoxton Park 11 (Precinct (1))	1500	1990/91 Financial Year
CAMPBELLTOWN	Menangle Park	1700	1990/91 Financial Year
CAMDEN	Elderslie	5170	1990/91 Financial Year
ANTICIPATED TOTAL 1991		11200	
TOTAL 1988/89		7000	
ANTICIPATED TOTAL 89/90		28343	
TOTAL 1989-1990		35343	
NET TOTAL 1989-1991		46543	

TABLE 14  
 PLANNING AND SERVICING POSITION OF SYDNEY REGION UDP AREAS  
 (AS AT JUNE 1989)

## Local Government Area

BAULKHAM HILLS	Kings Road	- Water and sewer design undertaken by Water Board. Roads and drainage provided through developer contribution.
	Rouse Hill	- Service study being investigated.
	Chapel Lane	- Department of Housing proceeding with development.
BLACKTOWN	Plumpton	- Major roads required
	Rooty Hill	- Major drainage works (trunkage) proceeding. Problems associated with up front financing
	Minchenbury 1	- Minor trunk drainage work required
	Minchenbury 11	- Servicing being provided as required
	South Blacktown Quakers Hill (Nth)	- Sewer complete, drainage underway - Trunk drainage provision under construction
CAMDEN	Harrington Park	- Services to be provided at developers' cost and initiative. - Land in large ownership
	Elderslie	- Work deferred on 64 lots, major infrastructure required to service major part of unzoned areas. - Sand extraction required prior to development - Servicing deferred until Narrellan is substantially underway.
CAMPBELLTOWN	Menangle Park	- Council has commenced preparation of LES. - Uncertainty of the release area as it is affected by the VFT route.
HAWKESBURY	North Richmond	- Servicing to further release areas limited by inadequate water supply.
HORNSBY	Rogans Hill No.2	- Staged sewerage provision due for completion in 1991.
PENRITH	Sth. Werrington	- Conflict on proposed uses due to the location of the University of Western Sydney. Department of State Development attempting to resolve between BACA and Department of Housing. Subject to resolution on the Research and Development Park.
	Caddens Road South Penrith	- Area to the west deferred due to the location of the boundary for the Mulgoa Nature Reserve. Requires early resolution due to its location in the release area. - Area to the south deferred due to a conflict with REP No 8 - Extractive Industry. - Servicing provision as required for initial 900 lots subsequent servicing will depend on developer contribution.
	North Cranebrook	- Services to be provided as development proceeds.

TABLE 14  
 PLANNING AND SERVICING POSITION OF SYDNEY REGION UDP AREAS  
 (AS AT JUNE 1989)

## Local Government Area

SUTHERLAND	East Menai	- Menai Town Centre LEP gazetted 18/8/89. Planning instrument contains minimum dwelling densities to compensate for shortfalls.
	West Menai	- West Menai Steering Committee considering issues such as servicing, open space, industrial lands etc. - A report on servicing is under preparation.
LIVERPOOL	Hoxton Park 1	- Land remains deferred due to Prospect Arterial Public Transport corridor. - Problems still associated with the North-West corridor due to leapfrogging of servicing
	Hoxton Park 11	- Servicing strategies will be in accordance with Council's structure plan. - Land Pooling Pilot Study to be considered.
WARRINGAH	All Release Areas	- Services made available when required.
	REP Areas	- REP delayed due to negotiations on open space.
	Warriewood	- Pending Council's purchase of land for drainage works.
GOSFORD	Kincumber	- Services are to be made available when needed.
	Erina	- Area serviced.
	Kariong	- Sewerage due to be connected in September 1990. - Problems associated with bushfire hazard
	Terrigal	- Services available to whole area.
	Yattalunga	- Sewerage connection 1991 - Planning for rezoning deferred to 1991
	Bensville/ Empire Bay	- Sewerage connection 1991. - Planning for rezoning and services due to be completed by 1991/92.
WYONG	Tumbi (Hansens Road)	- Current development application for recreation facility on total site.
	Kanwal	- Draft LEP prepared. Land to be released when sewer available in 1990.
	Blue Haven	- Draft LEP prepared. Land released when sewer available in 1990.
	Berkely Vale II	- Rezoning due to be completed by 1989/90
	Mardi	- Stage 2 rezoning delayed to 1990/91 financial year. Services available.
	San Remo	- Sewerage available in 1990
Gorokan 1	- Phased until sewerage available in 1990.	
Gorokan II	- Phased until sewerage available in 1990.	



To meet demand in the next five years, it is essential that the planning and servicing schedules for release areas identified in the current program be adhered to.

Delays in the provision of physical services can significantly impair lot production following the rezoning process. Table 14 lists issues relevant to each release area. Release areas with major servicing difficulties include:

- a. Hoxton Park II - the estimate for lot production is higher than previously thought since Council has now prepared a more accurate structure plan. Service provision is under investigation.

The future of Hoxton Park aerodrome is still being finalised.

- b. Erina/Green Point                      All release within the  
Kariong                                      Gosford local government  
Niagara Park                                area are totally (or in  
Narara West                                part) dependent on the  
Lisarow                                       regional sewerage scheme  
Yattalunga                                    under development.  
Bensville/Empire Bay
- c. South Penrith - existing sewerage can service 960 lots and existing water supply has a capacity for 900 lots. The annual level of production identified in the UDP is for 250 lots. The consortium for South Penrith proposes the production of between 500-1,000 lots per annum. Additional lots above the agreed 250 lots would require the developer to pay major infrastructure costs. Negotiations are currently underway with the Water Board.

## 5.2 Human Services

Human services include services and facilities such as schools, public and community transport, hospitals and community health services, child care and children's services, community centres, recreation facilities, community services and postal services etc. Human services provide for the well-being of residents living in the new communities. Planning of human services needs early coordination to ensure their timely provision and more efficient joint use of resources.

### 5.2.1 Procedural Changes

Discussions to date have identified problems in linking locally identified priorities into the planning process of the State agencies. A seminar was held in December 1988 and issues related to the improvement of these linkages were raised. Recommendations, including the broader role of Release Area Management Committee, were subsequently incorporated into the new UDP Procedures Manual.

### 5.2.2 Status of Development Report (Human Services) by Release Areas

The first Status of Development Report (Human Services) was prepared based on information provided by the UDP councils' community services staff. This information included benchmarks currently used by the various councils, level of services required for individual releases and sources of funding. Data from councils vary in the levels of detail, for example, some include State funded services, whilst others adhered only to those services able to be funded from Section 94 contributions.

A checklist has since been developed by the Human Services Subcommittee to enable councils to provide a more standardised coverage for 1989/90. This information will be discussed at the meetings of the Human Services Subcommittee so that locally based priorities, where justified and possible, are reflected in the State agencies' needs-based planning process. The Local Government Subcommittee in turn will be provided with feedback at different stages of this process. The UDC at its special February meeting endorsed the proposal that discussion on planning on local human services should be included as part of the terms of reference of the Local Government Subcommittee.

### 5.2.3 Monitoring of Human Services by State Government Agencies

In November 1988, the Cabinet Committee on Urban Development endorsed the recommendation that a monitoring system for the provision of human services in new housing release areas be implemented. This involves the preparation of an annual plan for a five year period covering service delivery to Urban Development Program release areas. The Human Services Subcommittee will prepare a coordinated format for this report.

### 5.2.4 Social Impact Framework

Consultants have been engaged by six member agencies on the Human Services Subcommittee to prepare a framework which will enable service agencies to estimate the aggregate costs (capital and recurrent) of providing human services to areas considered as options for urban release. This report has now been completed. It will improve the ability of the UDC to make decisions on release area options on the basis of more comprehensive data on the costs and availability of human services.

#### 5.2.5 Population Profiles

Data on population profiles of new release areas based on census information are currently being compiled. This data will allow better assumptions to be made by agencies in their planning of services for both present and future release areas. As release areas generally do not correspond with collector districts, this task is time consuming. It is anticipated that it will be some months before this project will be completed.

## 6. FINANCING URBAN DEVELOPMENT

In June 1987 the Urban Development Finance Committee, comprising the Heads of Treasury (Chair), Planning, Housing and the Water Board, was established. The Committee's broad role is to:

- . ensure that the options available to meet the urban development requirements of Sydney are properly assessed
- . examine policy proposals to minimise the costs to the Government on urban development while ensuring affordability of housing is maintained (especially for low income groups)

In June 1988, the Cabinet Committee on Urban Development agreed to the implementation of procedures which would result in the introduction of an Urban Development Capital Works Program. This was initiated because Government had minimal up-to-date information available on the costs of urban development, particularly the capital cost relevant to specific departments and agencies implementing the Urban Development Program.

A major consultancy study was undertaken to prepare a methodological framework for an Urban Development Capital Works Program, and recommend procedures for its implementation. This has now been completed.

Essentially, the objectives of the Urban Development Capital Works Program are, firstly, to implement a systematic approach to the review of urban development options and, secondly, to ensure that the capital expenditures associated with a particular urban development option are incorporated into the State's overall capital works program. This provides for a more consistent approach in estimating the costs to Government and implementing the capital works component of the Urban Development Program. Such costs will become a key component in departmental and agency capital works bids to Treasury, because they will be directly linked to implementing specific objectives of the Urban Development Program.

This process will require departments and agencies to:

identify the major capital costs incurred in developing an area of land for residential purposes;

prepare forward capital programs for their department or agency based on the five-year UDP and medium term development programs.

This information will be coordinated and examined by Treasury and the Department of Planning to ensure that the capital bids are consistent with the overall capital works program of Government and urban development objectives.

## 7. CURRENT ISSUES

### 7.1 THE USE OF BUFFER STOCKS

A fundamental issue is ensuring that there are a sufficient number of lots ready for immediate development or sale. The housing industry has asserted that the lack of vacant subdivided land ready to come on the market was a contributing factor in recent large increases in land and housing prices in Sydney.

Solutions to this problem will need to examine the factors affecting land availability and development. A possible mechanism which can be used to alleviate the problem is the use of buffer stock of zoned land to stabilise the housing market.

To date, no consensus has been reached as to what constitutes an appropriate level of zoned land required to stabilise the housing market. Recent research, however, suggests that insufficient stock, such as the present 17 months supply of subdivided land and six years' supply of zoned land, could produce short, sharp booms in periods of high demand.

Interstate experience and input from the development industry tends to suggest that a two-year supply of subdivided lots and an additional eight-year supply of zoned unsubdivided land, are required to accommodate any upswings in the economy and consequent increase in demand without undue pressure on prices and supply.

Before a decision can be taken on an appropriate policy for buffer stocks in the Sydney region, a number of issues require investigation. These include the relationship between servicing, zoning and development, the appropriate balance of buffer stocks across the different price submarkets and the issue of participation by the private sector in the provision of infrastructure. An important consideration in relation to the servicing implications is the Water Board's policy to provide services to a maximum of five years' supply of zoned, unsubdivided land.

It is anticipated that the total stock of zoned land will reach at least the ten-year level in 1989/90 as some 30,000 lots are due to be rezoned before the end of the financial year. It is therefore possible to adopt this level as the current year's supply as an interim measure until the broader policy implications can be resolved.

## 8. FURTHER INFORMATION ABOUT THE UDP

Further information about the Program can be obtained by contacting one of the officers of the Department of Planning listed in Appendix D.

The following publications, which are prepared annually by the UDP team, can be obtained through the Department's Information Branch:

- Urban Development Procedures Manual
- Annual Report of the Urban Development Committee

## APPENDICES

### APPENDIX A

#### Release areas and local government maps

The Sydney Urban Development Program areas which were released in the 1960s and 1970s are classified as stage I to IV. Later releases, including Gosford and Wyong, occurred separately.

Remaining lot potential and vacant lot stocks data which are shown on the maps are taken from local council estimates as at June 1988. The number shown against each UDP area corresponds with the number given in the local government maps which follow.

#### 1ST STAGE RELEASES

##### Announced August 1969

1.2	Castle Hill (Baulkham Hills)
2.1	Parklea/Kings Langley/Marayong (Blacktown)
2.2	South Quakers Hill (Blacktown)
2.3	North Doonside (Blacktown)
2.4	Prospect (part) (Blacktown)
9.1	Werrington (Penrith)
9.2	Cambridge Park (Penrith)
9.3	Penrith Park/Jamisontown (Penrith)
9.4	St. Clair (Penrith)
5.1	Fairfield 1 (Fairfield)
8.1	Prestons (Liverpool)
4.1	Glenfield/Macquarie Fields (Campbelltown)
4.2	Ingleburn East (Campbelltown)
10.1	East Menai (Sutherland)
10.2	Woronora (Sutherland)
4.3	East Minto (Campbelltown)
4.6	Airds (Campbelltown)
4.5	Ambarvale (Campbelltown)
4.4	Woodbine (Campbelltown)
4.17	St Helens Park (Campbelltown)
9.11	St Mary's (Penrith)

#### 2ND STAGE RELEASES

##### Announced October 1970

8.2	Green Valley 1 (Liverpool)
8.3	Casula 1 (Liverpool)
4.9	Claymore (Campbelltown)
9.5	Cranebrook (part) (Penrith)
5.2	Fairfield 2 (Fairfield)
4.8	Ingleburn (Campbelltown)
9.6	Dunheved (Penrith)
4.14	Leumeah (Campbelltown)
4.7	St Andrews (Campbelltown)

### 3RD STAGE RELEASES

Announced March 1972

1.1 West Pennant Hills/North Rocks (Baulkham Hills)  
4.11 Raby (Campbelltown)  
4.10 South Ingleburn (Campbelltown)  
4.12 Blairmont (Campbelltown)  
1.3 Glenhaven (Baulkham Hills)  
9.5 Cranebrook (part) (Penrith)  
4.19 Glen Alpine (Campbelltown)  
4.16 Rosemeadow (Campbelltown)

### 4TH STAGE RELEASES

Announced December 1974

4.13 Minto (Campbelltown)  
4.15 Eaglevale (Campbelltown)  
2.4 Prospect (part) (Blacktown)  
7.1 West Pennant Hills (Hornsby)

### AREAS RELEASED SINCE 1979

2.5 Plumpton (Blacktown)  
2.6 Rooty Hill (Blacktown)  
2.7 Minchinbury 1 (Blacktown)  
2.8 South Doonside (Blacktown)  
2.9 South Blacktown (Blacktown)  
9.7 South West St. Clair (Penrith)  
9.10 South Werrington (Penrith) 1  
9.9 Erskine Park (Penrith)  
9.8 South Kingswood (Penrith)  
1.5 Chapel Lane (Baulkham Hills)  
5.4 Abbotsbury (Fairfield)  
5.3 South Bonnyrigg (Fairfield)  
8.4 Green Valley 2 (Liverpool)  
1.6 West Pennant Hills (NAPA) (Baulkham Hills)  
2.10 North Quakers Hill (Blacktown)  
3.1 Narellan (Camden)  
3.2 Elderslie (Camden)  
7.2 Rogans Hill 1 (Hornsby)  
8.7 Hoxton Park 1 (Liverpool)  
9.12 Caddens Road (Penrith)  
6.1 Bligh Park (Hawkesbury)  
4.18 Menangle Park (Campbelltown)  
8.8 Hoxton Park 2 (Liverpool)  
9.13 North Cranebrook (Penrith)  
9.14 South Penrith (Penrith)  
6.2 North Richmond (Hawkesbury)  
7.3 Rogans Hill 2 (Hornsby)  
13.1 Warriewood (Warringah)  
13.2 Cromer Heights (Warringah)  
13.3 Oxford Falls (Warringah)

13.4	Frenchs Forest 1 (Warringah)
3.3	Harrington Park (Camden)
2.11	Minchinbury 2 (Blacktown)
1.7	Kings Road (Baulkham Hills)
1.8	Bingara Crescent (Baulkham Hills)
13.1	Rouse Hill (Blacktown and Baulkham Hills)
6.3	Pitt Lane (Hawkesbury)
6.4	McGraths Hill (Hawkesbury)
8.9	Hinchinbrook (Liverpool)
1.4	Heritage Park (Baulkham Hills)
8.5	Casula East (Liverpool)
14.1	South Camden (Wollondilly)
8.11	Holsworthy (Liverpool)
8.10	Pleasure Point (Liverpool)
13.6	French's Forest 2 (Warringah)

### CENTRAL COAST

#### GOSFORD

#### WYONG

11.1	Wyoming	12.9	Bateau Bay
11.5	Narara West	12.13	Tumbi
11.6	Niagara Park	12.10	Shelley Beach
11.7	Lisarow	12.12	Tumbi Valley
11.4	Kariong	12.8	Berkeley Vale 1
11.2	Springfield	12.2	South Chittaway
11.8	Erina	12.3	North Wyong
11.10	Yattalunga	12.15	Ourimbah
11.3	Kincumber	12.14	Berkeley Vale 2
11.9	Terrigal	12.16	Mardi
11.11	Bensville/ Empire Bay	12.11	Toukley
		12.7	Gorokan 1
		12.1	Gorokan 2
		12.4	Budgewoi
		12.5	Buff Point
		12.17	Kanwal
		12.18	Norah Head
			Lake Munmorah (withdrawn 1986)
		12.6	San Remo
		12.19	Blue Haven
			Warnervale East



## APPENDIX B

### MEMBERSHIP OF THE URBAN DEVELOPMENT COMMITTEE

MEMBERS	AGENCY
Mr S O'Toole (Chairman)	Assistant Director Department of Planning
Dr J Vipond	Head, Policy & Research Division Department of Planning
Mr D Johnson	Town Clerk Blacktown City Council representing Local Government and Shires Associations
Ms A Wannan	Principal Program Officer Family and Community Resources Department of Family and Community Services
Mr J O'Grady	General Manager Production Services Department of Housing
Ms M Zannetides	Business Manager Urban Planning Water Board
Mr E Mishra	General Manager Network Strategy Roads Traffic Authority
Ms K Garvey	Senior Budget Inspector Treasury
Mr R Annon	Head, Passenger Policy & Urban Planning Section Ministry of Transport
Ms B Forner	Manager Policy & Research Branch Department of Local Government

Membership of the Sub-Committees of the Urban Development  
Committee (UDC) also include representatives from the  
following organisations

- . Prospect County Council
- . Metropolitan Lands Office
- . Department of Education
- . Department of Technical & Further  
Education
- . Department of Sport, Recreation & Racing
- . Western Sydney Regional Organisation  
of Councils
- . Department of State Development
- . State Rail Authority
- . Housing Industry Association
- . Urban Development Institute of Australia
- . Real Estate Institute
- . Australian Gaslight Company
- . Telecom
- . Department of Public Works
- . 14 UDP local councils
- . Business & Consumer Affairs
- . Department of Health

## APPENDIX C

## GAZETAL DATES OF UDP AREAS AS AT JUNE 1989

No. & Name of UDP Area	Gazettal Date & No. of I.D.O. or L.E.P.	
(1) BAULKHAM HILLS		
1.1 North Rocks	21.12.73	I.D.O. 86
1.2 Castle Hill	5.5.78	I.D.O. 126
	20.7.79	I.D.O. 134
	5.10.79	I.D.O. 118
	5.3.82	L.E.P. 27
1.3 Glenhaven	13.8.79	I.D.O. 133
	18.9.81	L.E.P. 20
	31.12.82	L.E.P. 37
	5.3.82	L.E.P. 27
1.4 Heritage Park	5.10.79	I.D.O. 118
1.5 Chapel Lane	31.12.82	L.E.P. 37
1.6 West Pennant Hills (N.A.P.A.)	16.9.83	L.E.P. 42
	19.7.85	L.E.P. 71
(2) BLACKTOWN		
2.1 Parklea/Marayong	19.3.71	I.D.O. 41 & 42
2.2 South Quakers Hill	19.3.71	I.D.O. 42
2.3 North Doonside	19.3.71	I.D.O. 42
2.4 Prospect	7.5.76	I.D.O. 107
	21.11.80	L.E.P. 1
2.5 Plumpton	23.10.81	L.E.P. 18
2.6 Rooty Hill	23.10.81	L.E.P. 18
2.7 Minchinbury 1	23.10.81	L.E.P. 18
2.8 South Doonside	10.2.84	L.E.P. 16
2.9 South Blacktown	8.6.84	L.E.P. 72
2.10 North Quakers Hill	3.2.84	L.E.P. 64
2.11 Minchinbury 2	24.7.87	L.E.P. 108
2.12 Rouse Hill (Parklea Release)	To be gazetted early 1990	
(3) CAMDEN		
3.1 Narellan	28.5.82	L.E.P. 11
3.2 Elderslie	To be gazetted 1990/91	
3.3 Harrington Park	15.8.86	L.E.P. 39
(4) CAMPBELLTOWN		
4.1 Macquarie Fields/Glenfield	25.2.77	I.D.O. 23
	14.7.78	I.D.O. 23
	23.5.80	I.D.O. 23
4.2 Ingleburn East and West	15.7.77	I.D.O. 21
4.3 East Minto	3.11.78	I.D.O. 24
4.4 Woodbine	21.4.80	I.D.O. 26
4.5 Ambarvale	2.5.80	I.D.O. 29
4.6 Airds	21.4.80	I.D.O. 26
4.7 St. Andrews	3.11.78	I.D.O. 24

## APPENDIX C

## GAZETAL DATES OF UDP AREAS AS AT JUNE 1988

No. & Name of UDP Area	Gazettal Date & No. of I.D.O. or L.E.P.	
(4) CAMPBELLTOWN (continued)		
4.8 Ingleburn	15.7.77	I.D.O. 21
4.9 Claymore	24.6.77	I.D.O. 25
4.10 South Ingleburn	15.7.77	I.D.O. 21
4.11 Raby	24.6.77	I.D.O. 25
4.12 Blairmont	7.3.80	I.D.O. 27
4.13 Minto	3.11.78	I.D.O. 24
4.14 Leumeah	3.11.78	I.D.O. 24
4.15 Eaglevale/Kearns	24.6.77	I.D.O. 25
	7.3.80	I.D.O. 27
4.16 Rose Meadow	2.5.80	I.D.O. 29
	30.3.84	Amended L.E.P. 39
	24.1.86	Amended L.E.P. 68
4.17 St. Helens Park	2.5.80	I.D.O. 29
	24.1.86	Amended L.E.P. 68
	28.2.86	Amended L.E.P. 72
4.18 Menangle Park	To be gazetted 1990/91	
4.19 Glen Alpine	23.3.86	L.E.P. 62
(5) FAIRFIELD		
5.1 Fairfield 1	10.5.74	I.D.O. 10
5.2 Fairfield 2	13.5.77	I.D.O. 25
5.3 South Bonnyrig	14.1.83	L.E.P. 37
5.4 Abbotsbury	31.3.83	L.E.P. 43
(6) HAWKESBURY		
6.1 Bligh Park (1)	8.6.84 (Amendment 1)	L.E.P. 1984
6.2 Bligh Park (2)	To be gazetted 1989/90	
6.3 North Richmond	9.5.86 (Amendment 44)	L.E.P. 1984
6.4 Pitt Lane	29.1.88 (Amendment 71)	L.E.P. 1984
6.5 McGraths Hill	6.5.88 (Amendment 65)	L.E.P. 1984
(7) HORNSBY		
7.1 West Pennant Hills	10.11.78	I.D.O. 36
	2.11.79	I.D.O. 47
7.2 Rogans Hill 1	3.8.84	L.E.P. 44
7.3 Rogans Hill 2	22.8.86	L.E.P. 63
(8) LIVERPOOL		
8.1 Prestons	14.8.70	I.D.O. 17
8.2 Green Valley 1	30.6.72	I.D.O. 19
8.3 Casula	30.6.72	I.D.O. 18
8.4 Green Valley 2	2.9.83	L.E.P. 88
8.5 Casula East	11.3.83	L.E.P. 80
8.6 Casula West	10.8.84	L.E.P. 103
8.7 Hoxton Park 1	26.10.84	L.E.P. 108
8.8 Hoxton Park 2 (Precinct 1)	To be gazetted 1990	
8.9 Hinchinbrook (1)	7.4.89	L.E.P. 186
9.0 Hinchinbrook (2)	23.6.89	L.E.P. 187

## APPENDIX C

## GAZETAL DATES OF UDP AREAS AS AT JUNE 1988

No. & Name of UDP Area	Gazettal Date & No. of I.D.O. or L.E.P.	
(9) PENRITH		
9.1 Werrington	29.1.71	I.D.O. 27
9.2 Cambridge Park	29.1.71	I.D.O. 26
9.3 Penrith/Jamisontown	17.9.71	I.D.O. 28
9.4 St. Clair	17.9.71	I.D.O. 28
	21.1.77	I.D.O. 70
	17.3.78	I.D.O. 77
9.5 Cranebrook	29.1.71	I.D.O. 26
	23.7.76	I.D.O. 67
	1.12.78	I.D.O. 83
9.6 Dunheved	8.12.78	I.D.O. 81
9.7 South West St. Clair	30.7.82	L.E.P. 52
9.8 South Kingswood	8.4.82	L.E.P. 37
9.9 Erskine Park	28.10.83	L.E.P. 85
9.10 South Werrington	3.2.84	L.E.P. 96
9.11 St. Marys	28.9.84	L.E.P. 105
9.12 Caddens Road	Plan deferred.	
9.13 North Cranebrook	22.4.88	L.E.P. 176
9.14 South Penrith	13.1.89	L.E.P. 188
(10) SUTHERLAND		
10.1 East Menai	26.11.71	I.D.O. 23
10.2 Woronora Heights	24.4.80	Sutherland Planning Scheme
10.3 East Menai (Menai Town Centre)	18.8.89	L.E.P. 97
(11) GOSFORD		
11.1 Wyoming	3.4.80	I.D.O. 146
11.2 Springfield	4.9.81	L.E.P. 26
11.3 Kincumber	4.9.81	L.E.P. 26
11.4 Kariong	18.12.81	L.E.P. 48
11.5 Narara West	22.1.82	L.E.P. 49
11.6 Niagara Park	22.1.82	L.E.P. 49
11.7 Lisarow	4.6.82	L.E.P. 59
11.8 Erina	6.5.83	R.E.P. 6
11.9 Terrigal	6.5.83	R.E.P. 6
11.10 Yattalunga	To be gazetted 1991/92	
11.11 Bensville/Empire Bay	To be gazetted 1991/92	
(12) WYONG		
12.1 Gorokan 2	9.6.78	I.D.O. 77
12.2 South Chittaway	10.10.80	L.E.P. 1
12.3 North Wyong	12.7.81	L.E.P. 13
12.4 Budgewoi	12.7.81	L.E.P. 13
12.5 Buff Point	12.7.81	L.E.P. 13

89/08/15

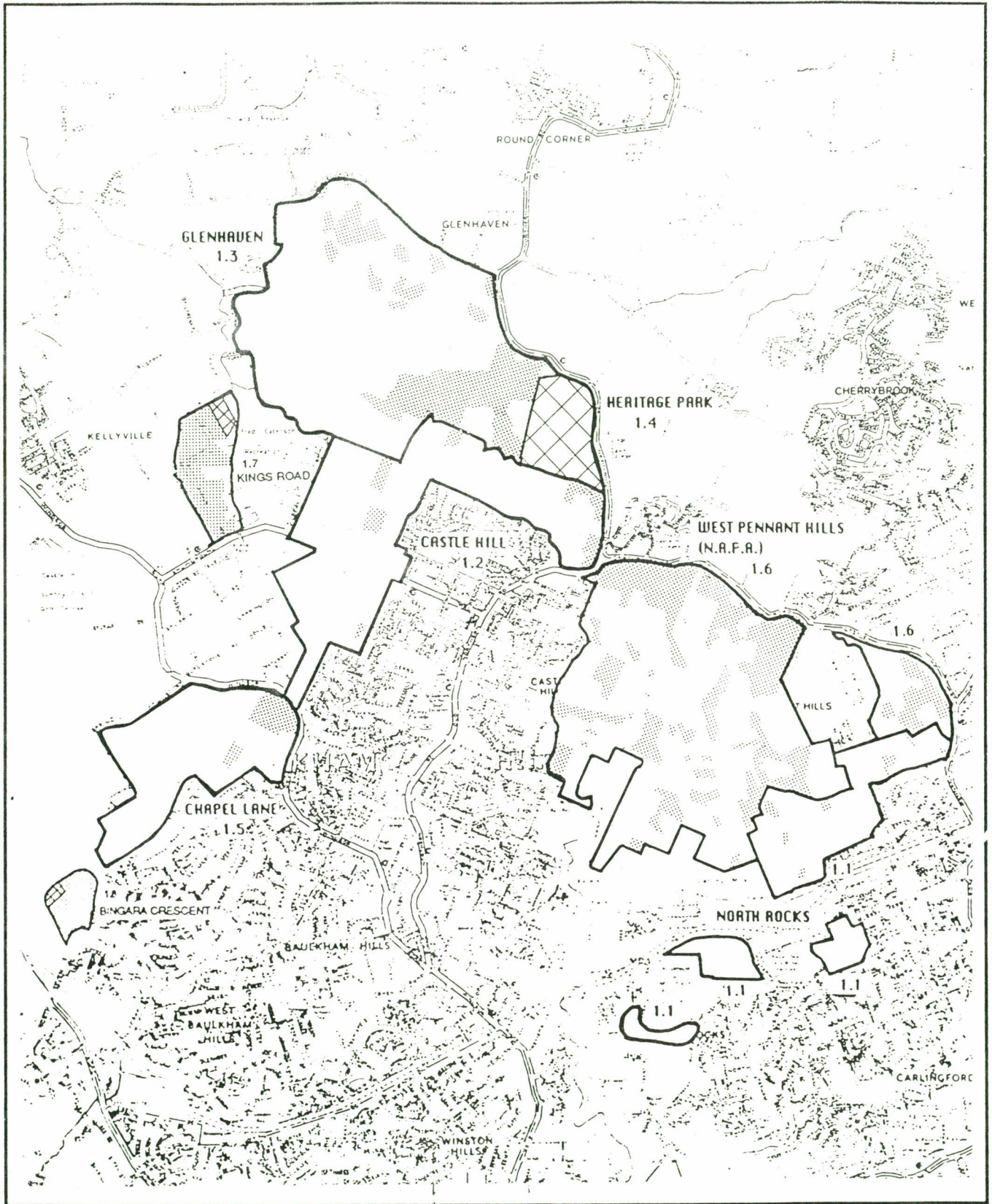
APPENDIX C

GAZETTED DATES OF UDP AREAS AS AT JUNE 1988

No. & Name of UDP Area      Gazetted Date & No. of I.D.O. or L.E.P.

(12) WYONG (continued)

12. San Remo	12.7.81	L.E.P. 13
12.7. Gorokan 1	12.7.81	L.E.P. 13
12.8 Berkeley Vale 1	12.7.81	L.E.P. 13
12.9 Bateau Bay	18.9.81	L.E.P. 14
12.10 Shelley Beach	13.8.82	L.E.P. 32
12.11 Toukley	6.5.83	L.E.P. 47
12.12 Tumby Valley	9.9.83	L.E.P. 60
12.13 Tumby	25.11.83	L.E.P. 55
12.14 Berkeley Vale 2	To be gazetted 1989/90	
12.15 Ourimbah	17.10.86	L.E.P. 113
12.16 Mardi	Stage 1 - 9.7.86	L.E.P. 10
12.17 Kanwal	Stage 2 - To be gazetted 1990/91	
12.18 Norah Head	To be gazetted 1989/90	
12.19 Bluehaven (Part)	6.12.85	L.E.P. 106
	8.4.86	L.E.P. 97
	16.5.86	L.E.P. 107
(13) WARRINGAH		
13.1 Warriewood	21.11.86 (Amendment 4)	L.E.P. 1985
13.2 Cromer Heights	29.9.89	R.E.P. 21
13.3 Oxford Falls	29.9.89	R.E.P. 21
13.4 Beacon Hill	29.9.89	R.E.P. 21
13.5 Frenchs Forest	To be gazetted 1989/90	



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
1.1	NORTH ROCKS	877	601	399
1.2	CASTLE HILL			
1.3	GLENHAVEN			
1.4	HERITAGE PARK	110	285	86
1.5	CHAPEL LANE	764	573	600
1.6	W. PENNANT HILLS (NAPA)	420	0	420
1.7	KINGS ROAD	500	0	500
1.8	BINGARA CRESCENT			
<b>TOTAL</b>		<b>2871</b>	<b>1459</b>	<b>2005</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

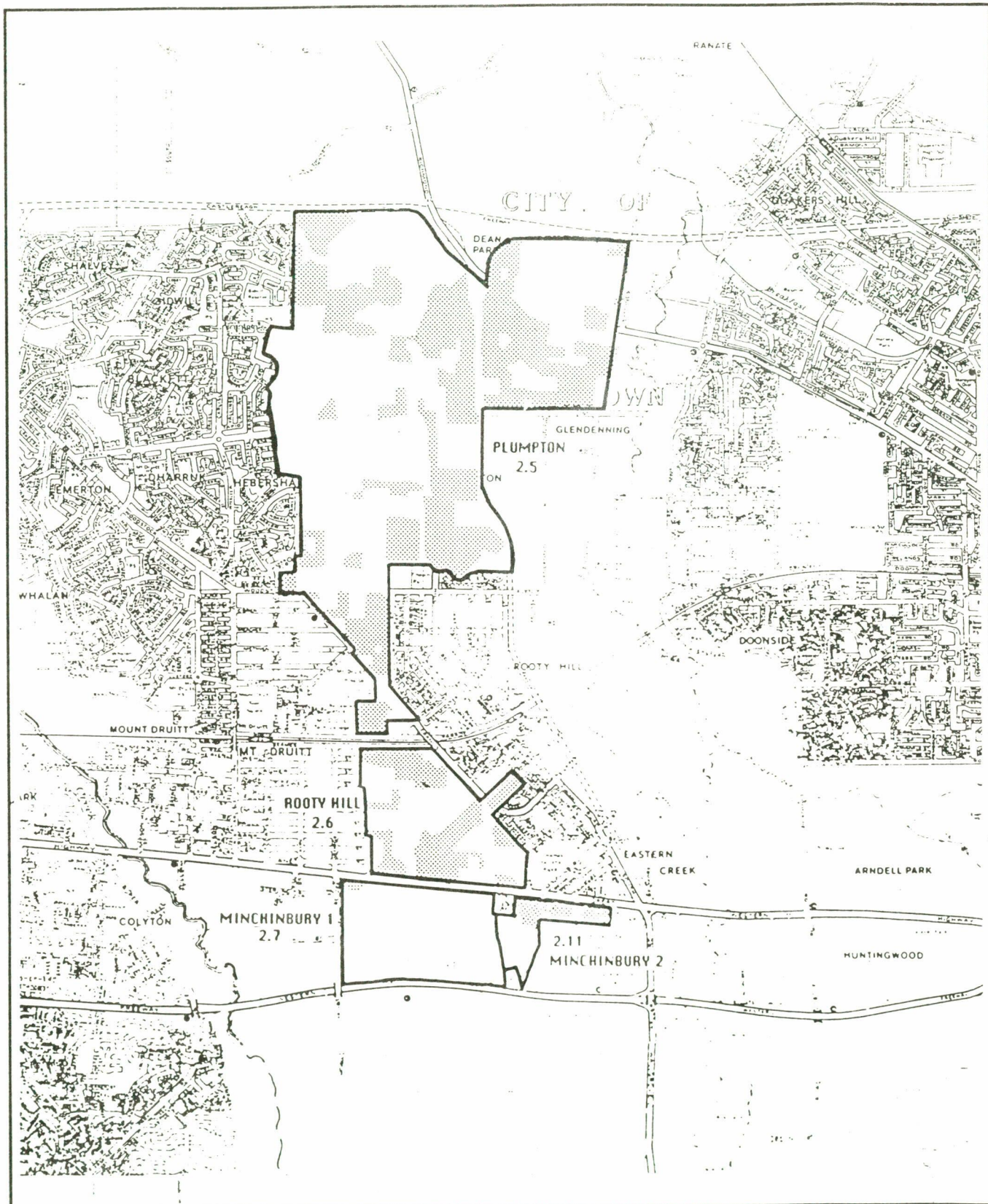
# BAULKHAM HILLS

AS AT SEPTEMBER 1989

-  LOCAL ENVIRONMENTAL PLAN TO BE PREPARED
-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
2.5	PLUMPTON	4600	652	700
2.6	ROOTY HILL	1073	177	270
2.7	MINCHINBURY 1	51	116	51
2.11	MINCHINBURY 2	280	0	280
TOTAL		6004	945	1301

N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

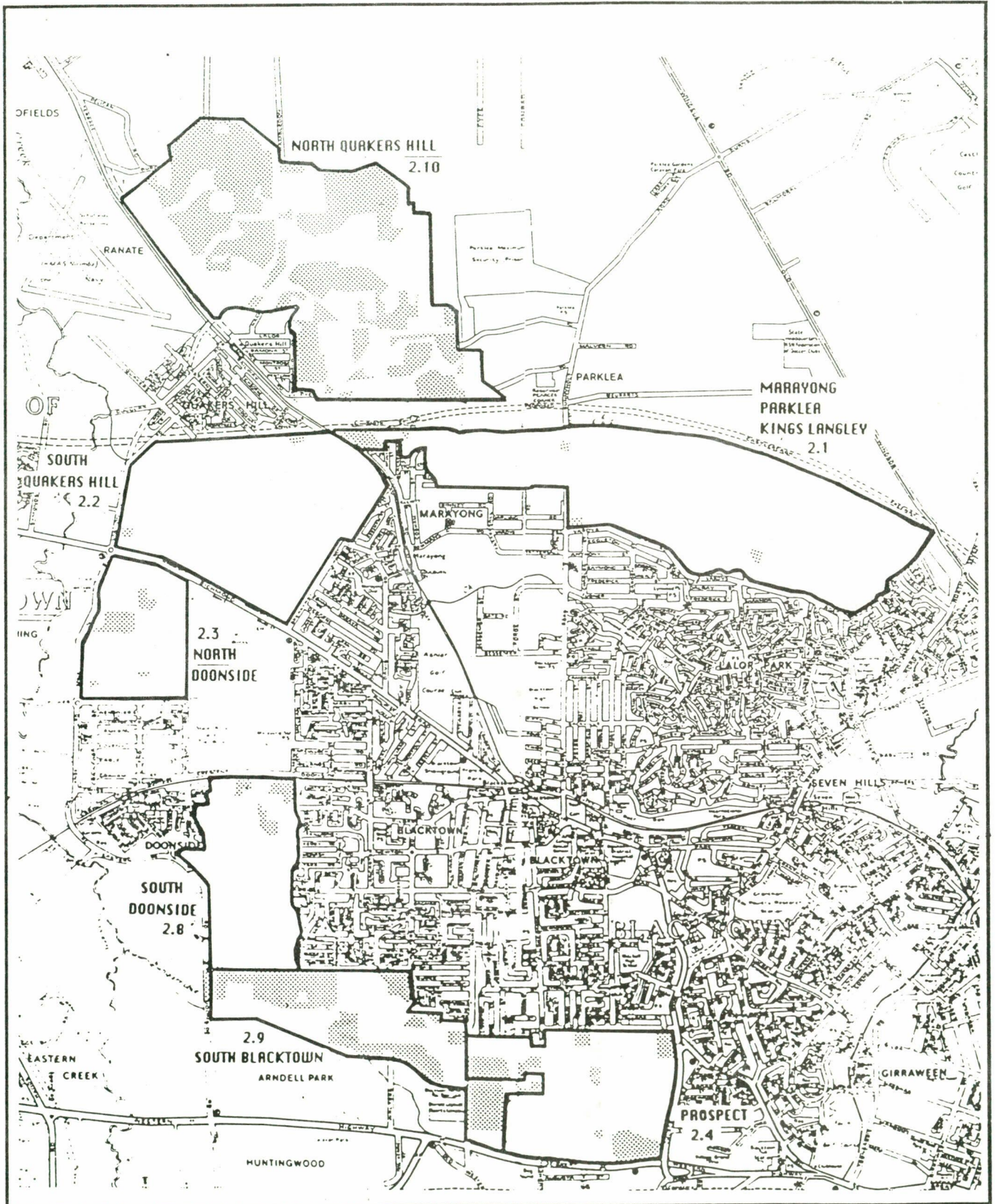
## BLACKTOWN (Sheet 1 of 2)

AS AT SEPTEMBER 1989

-  LOCAL ENVIRONMENTAL PLAN TO BE PREPARED
-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
21	MARAYONG PARKLEA KINGS LANGLEY	288	230	245
22	SOUTH QUAKERS HILL			
23	NORTH DOONSIDE			
24	PROSPECT	55	304	55
2.8	SOUTH DOONSIDE			
2.9	SOUTH BLACKTOWN	1775	31	220
2.10	NORTH QUAKERS HILL	3500	555	1700
SUB TOTAL SHEET 1		6004	945	1301
<b>TOTAL</b>		<b>11822</b>	<b>2085</b>	<b>3521</b>

N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

# BLACKTOWN (Sheet 2 of 2)

AS AT SEPTEMBER 1989

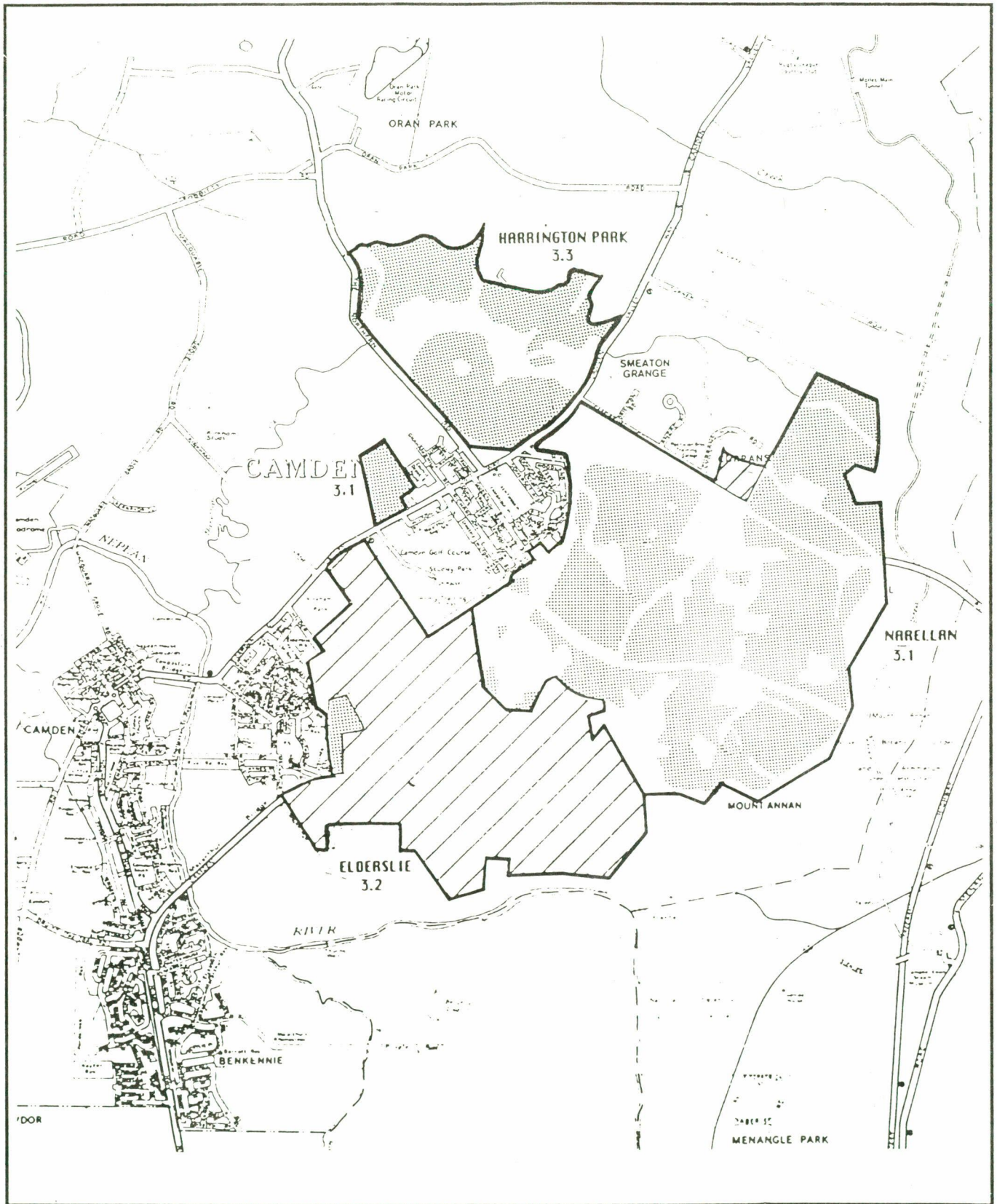
-  LOCAL ENVIRONMENTAL PLAN TO BE PREPARED
-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND

0 1 2 3 KM



UBD BASE MAP





AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
3.1	NARELLAN	7448	207	2323
3.2	ELDERSLIE	5170	0	110
3.3	HARRINGTON PARK	2600	0	375
<b>TOTAL</b>		<b>15218</b>	<b>207</b>	<b>2808</b>

N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

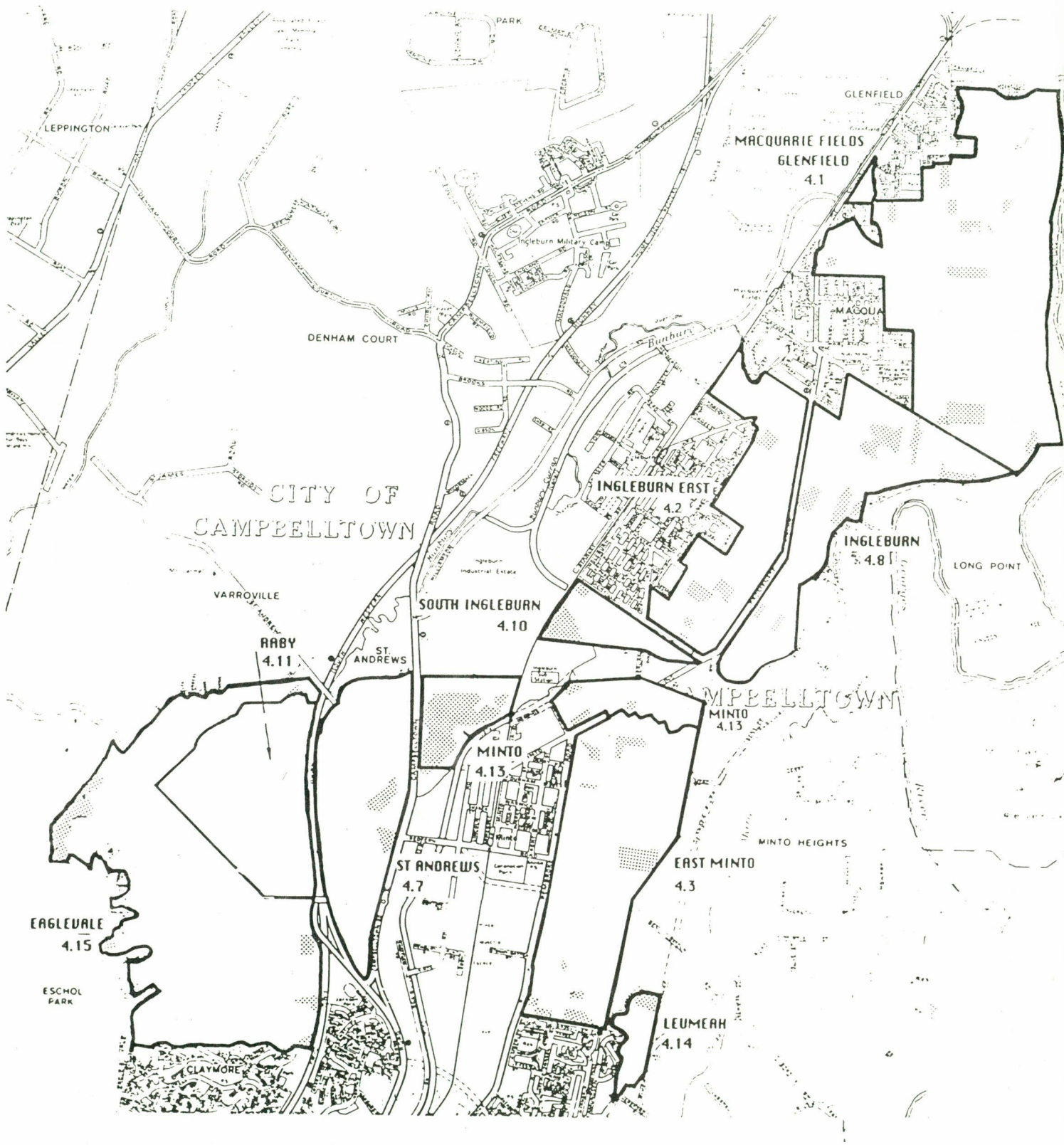
## CAMDEN

AS AT SEPTEMBER 1989

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-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND

0 1 2 3 KM





AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
4.1	MACQUARIE FIELDS	} 2436	} 1498	} 1827
4.2	GLENFIELD			
4.3	INGLEBURN EAST			
4.7	EAST MINTO			
4.8	ST ANDREWS			
4.10	INGLEBURN			
4.10	SOUTH INGLEBURN			
4.11	RABY			
4.13	MINTO			
4.14	LEUMEAH			
4.15	EAGLE VALE			



N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

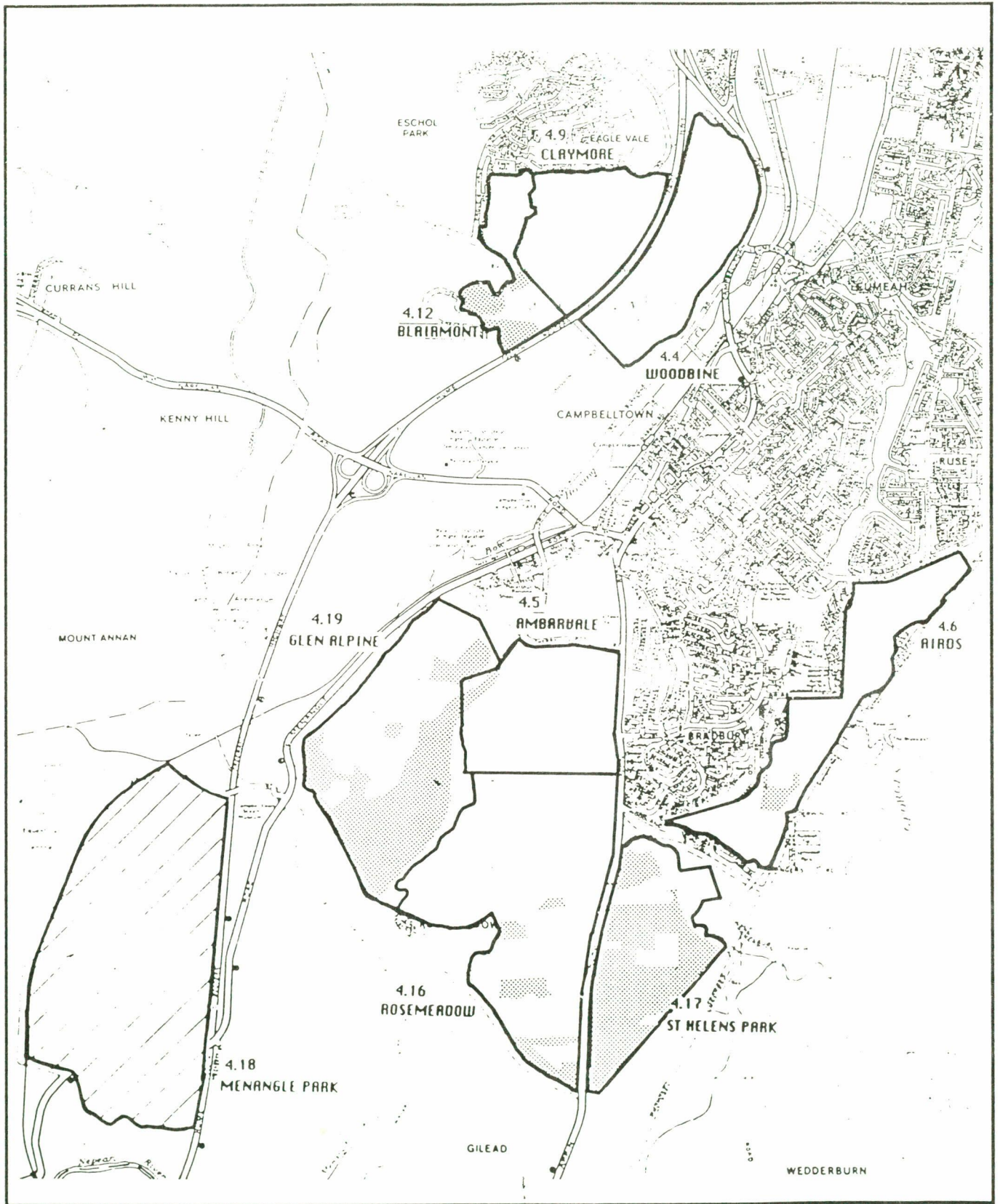
## CAMPBELLTOWN (Sh 1 of 2)

AS AT SEPTEMBER 1989

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-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
4.4	WOODBINE	FROM SHEET 1 2436	1498	1827
4.5	AMBARVALE			
4.6	AIRDS			
4.9	CLAYMORE			
4.12	BLAIRMONT			
4.16	ROSEMEADOW			
4.17	ST HELENS PARK	1396	0	722
4.18	MENANGLE PARK	1700	0	0
4.19	GLEN ALPINE	733	70	733
<b>TOTAL</b>		<b>6265</b>	<b>1498</b>	<b>3282</b>

N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

## CAMPBELLTOWN (Sh 2 of 2)

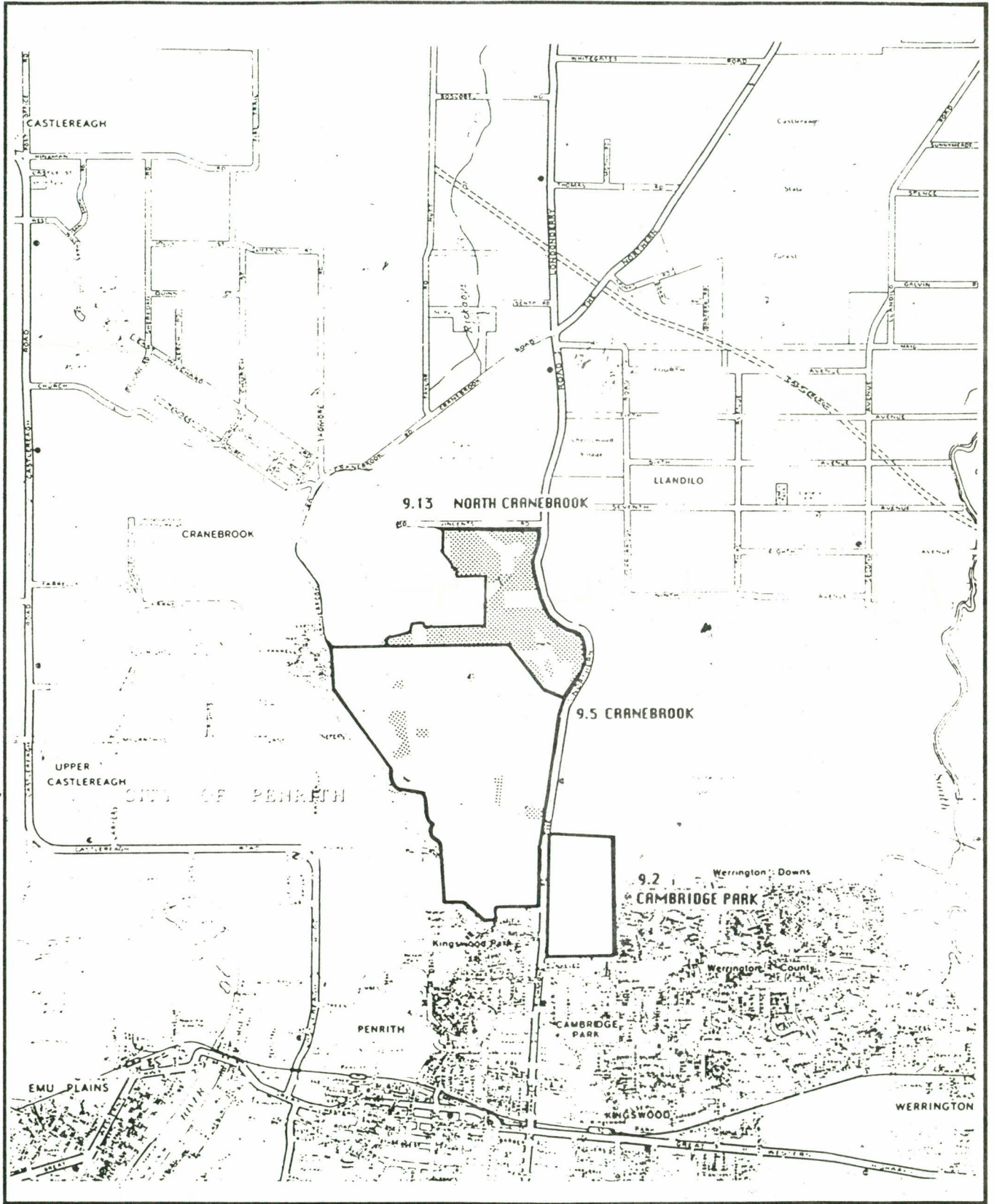
AS AT SEPTEMBER 1989

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-  UNDEVELOPED LAND



UBD BASE MAP





AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
----	------	------------------------	----------------	----------------------------

SEE SHEET 1



N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

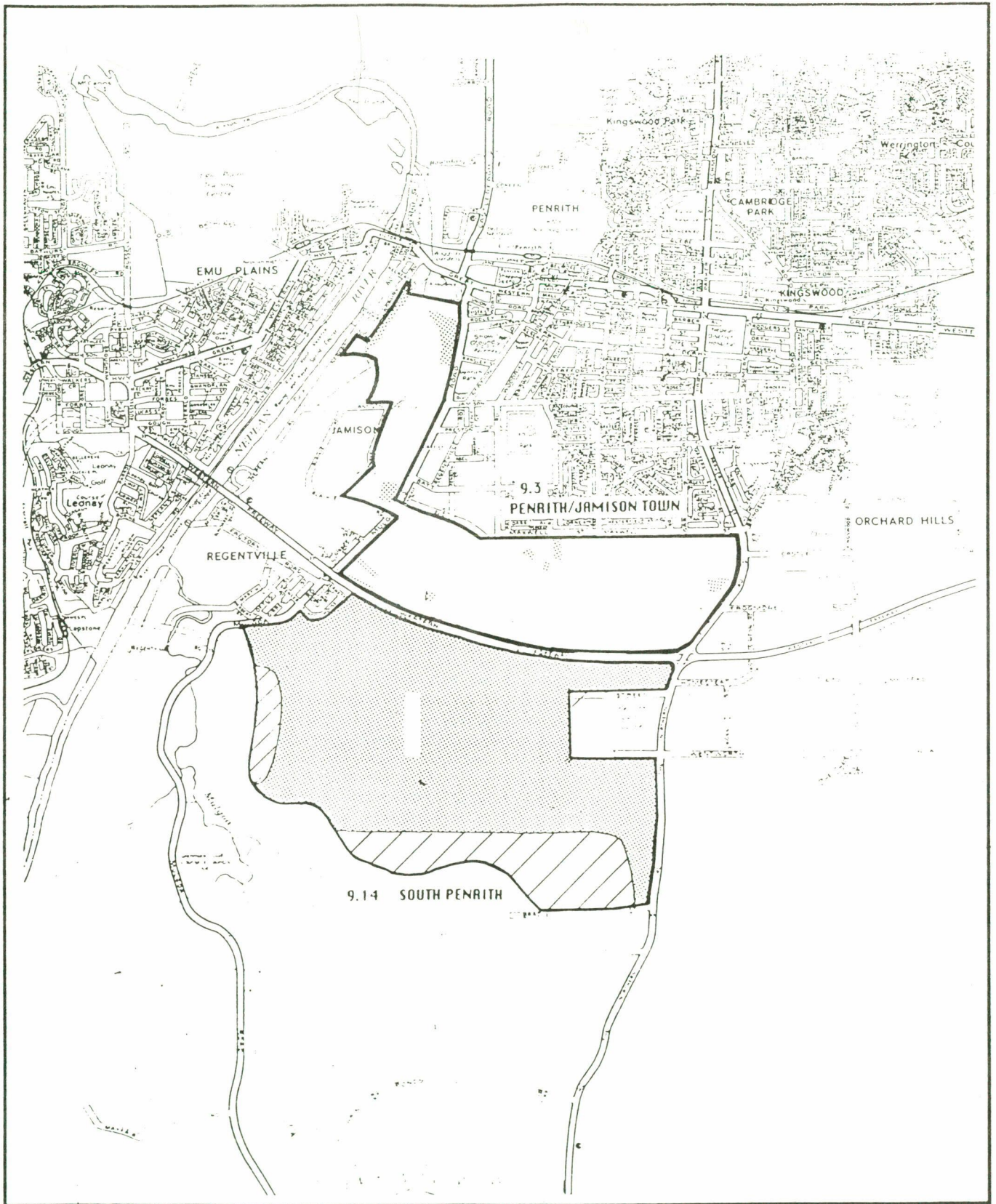
**PENRITH (Sheet 2 of 3)**

AS AT SEPTEMBER 1989

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-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
0.1	WERRINGTON			
0.2	CAMBRIDGE PARK			
0.3	PENRITH/JAMISON TOWN			
0.4	ST CLAIR	288	519	250
0.5	CRANEBROOK			
0.6	DUNHEVED			
0.7	SOUTH WEST ST CLAIR			
0.8	SOUTH KINGSWOOD			
0.11	ST MARYS			
0.9	ERSKINE PARK	928	357	928
0.10	SOUTH WERRINGTON	161	182	21
0.13	NORTH CRANEBROOK	1200	0	1072
0.14	SOUTH PENRITH	7000	0	3323
<b>TOTAL</b>		<b>9577</b>	<b>1058</b>	<b>5594</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

**PENRITH (Sheet 1 of 3)**

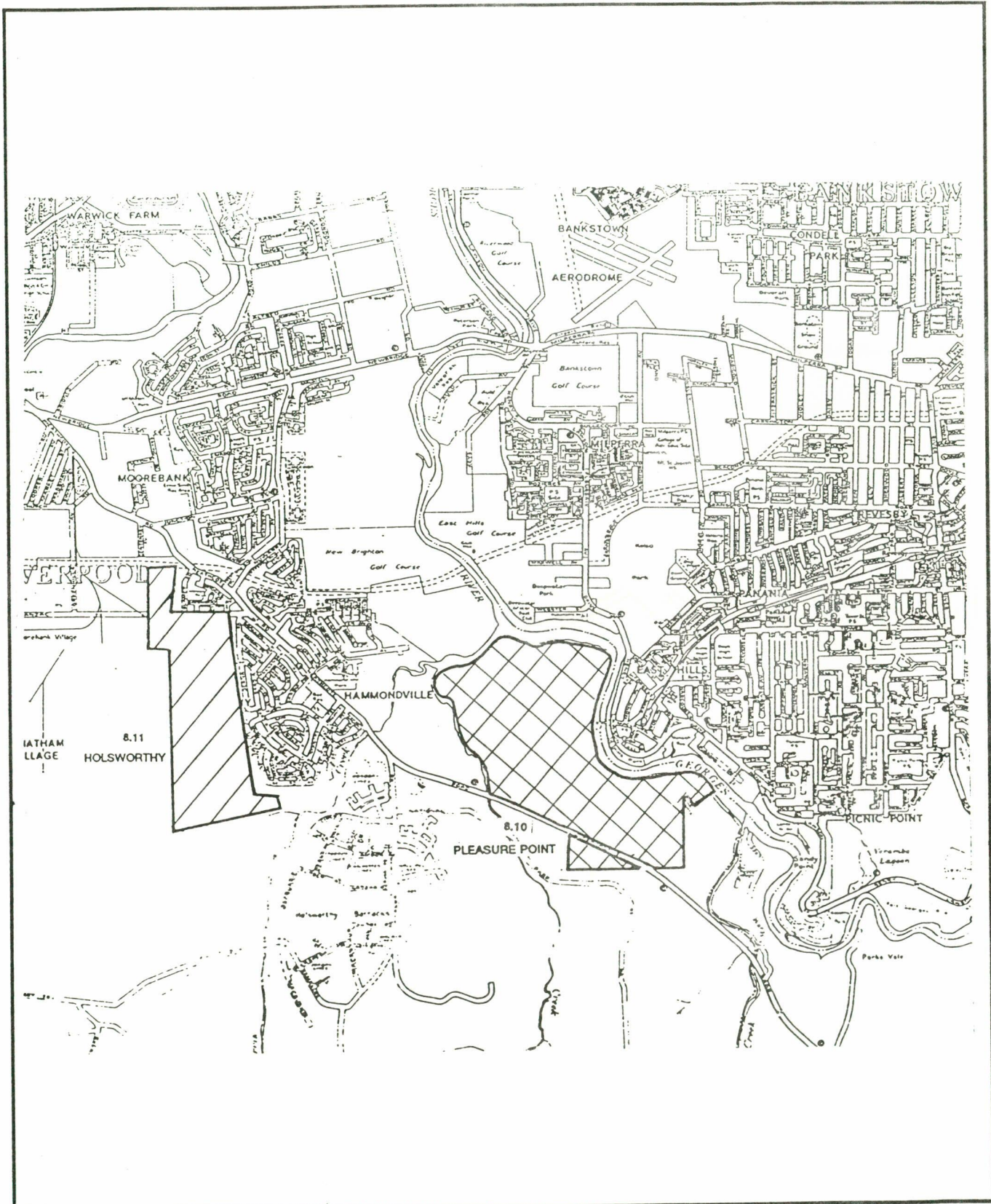
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-  UNDEVELOPED LAND



UBD BASE MAP





AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
FROM SHEET 1				
		26495	588	5231
8.10	PLEASURE POINT	1200	0	0
8.11	HOLSWORTHY	1500	0	1200
<b>TOTAL</b>		<b>29195</b>	<b>588</b>	<b>6431</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**LIVERPOOL (Sh 2 of 2)**

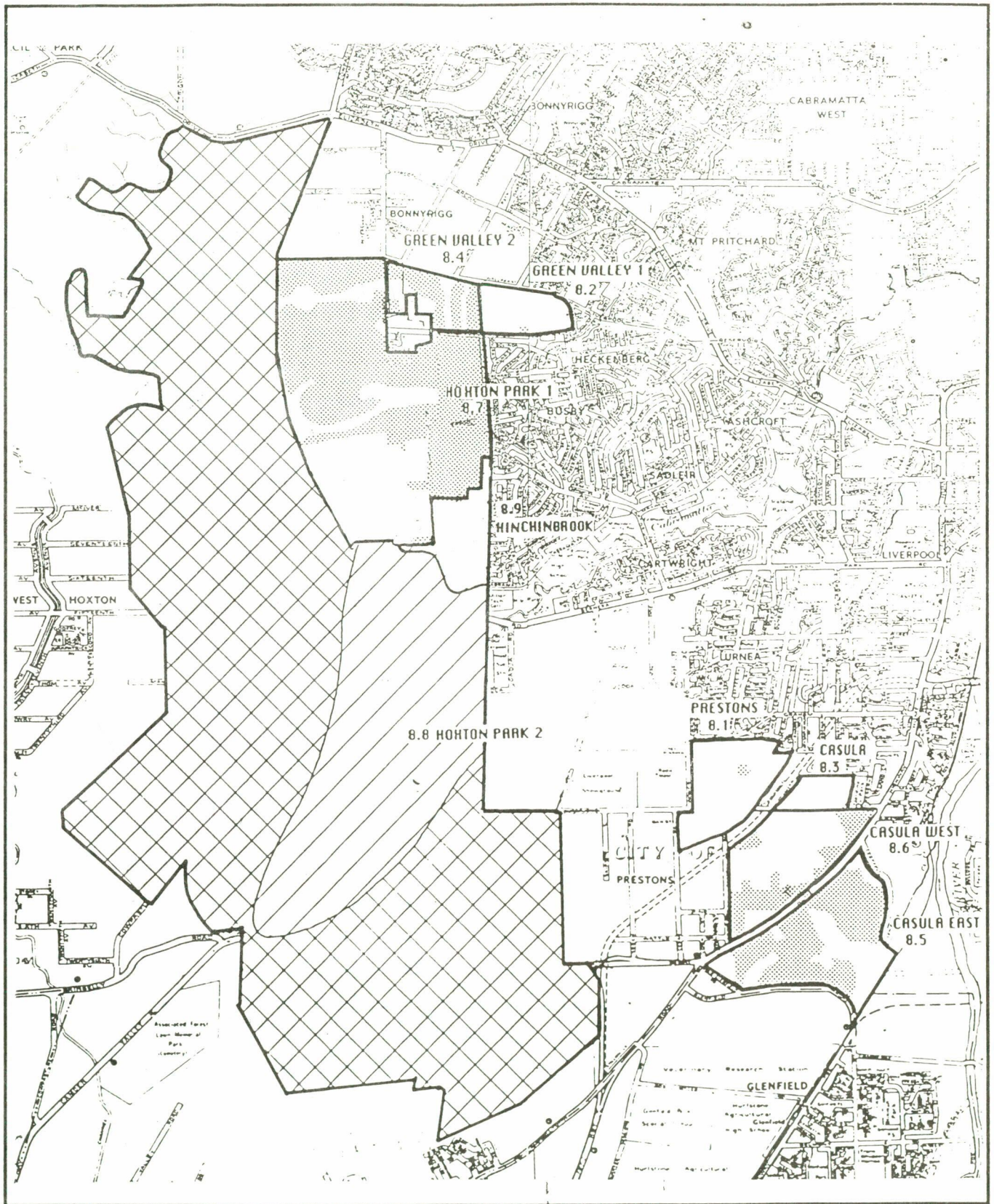
AS AT SEPTEMBER 1989

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-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND

0 1 2 3 KM



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
8.1	PRESTONS	} 3077	1	1800
8.2	GREEN VALLEY 1			
8.3	CASULA	} 695	2	478
8.4	GREEN VALLEY 2			
8.7	HOXTON PARK 1	} 248	145	128
8.5	CASULA EAST			
8.6	CASULA WEST	} 21430	0	2000
8.8	HOXTON PARK 2			
8.9	HINCHINBROOK	1045	0	825
<b>SUBTOTAL</b>		<b>26495</b>	<b>588</b>	<b>5231</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**LIVERPOOL (Sh 1 of 2)**

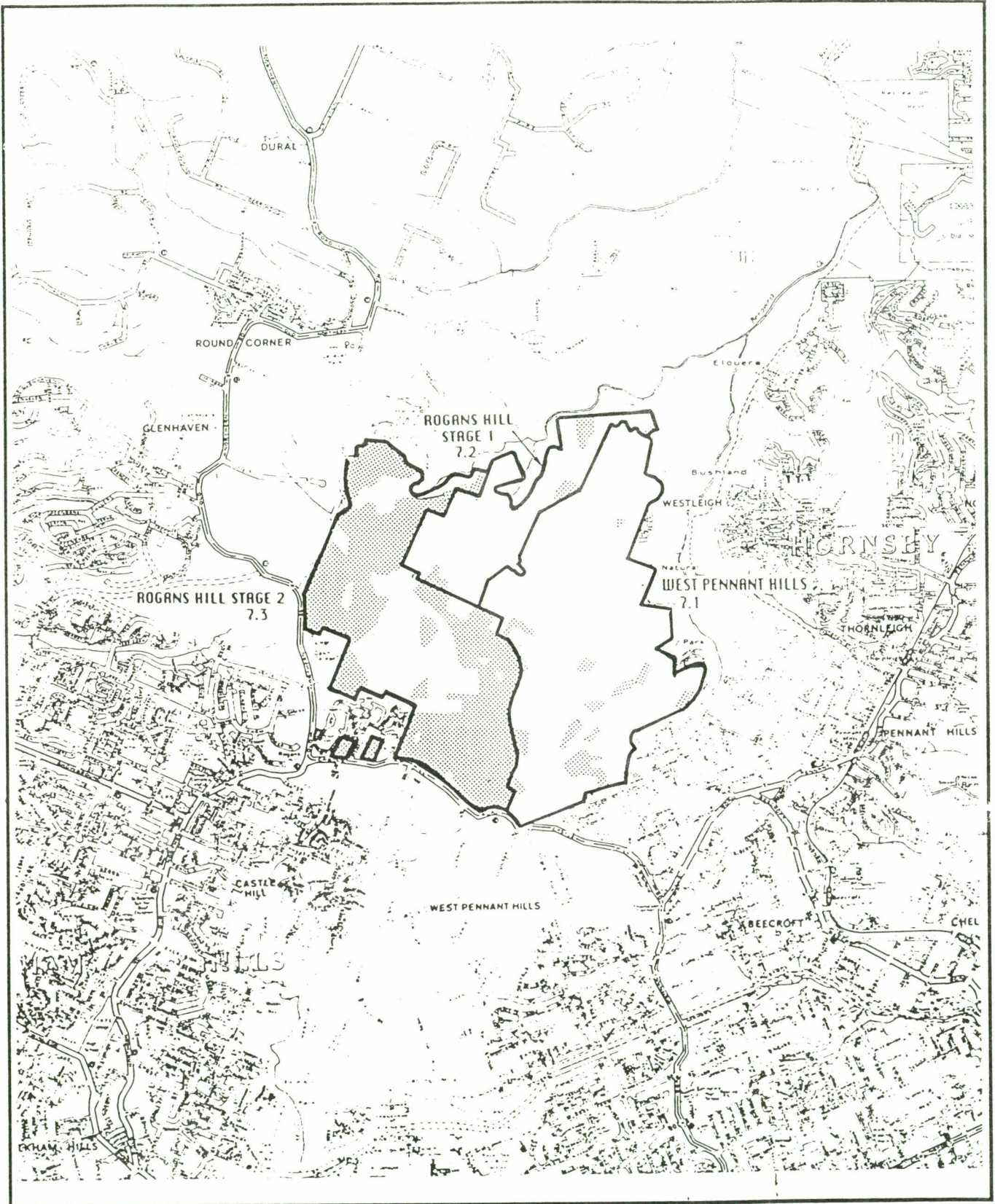
AS AT SEPTEMBER 1989

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-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND

0 1 2 3 KM



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
7.1	WEST PENNANT HILLS	100	26	0
7.2	ROGANS HILL 1	52	286	0
7.3	ROGANS HILL 2	1872	311	1872
<b>TOTAL</b>		<b>2004</b>	<b>623</b>	<b>1872</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

# HORNSBY

AS AT SEPTEMBER 1989

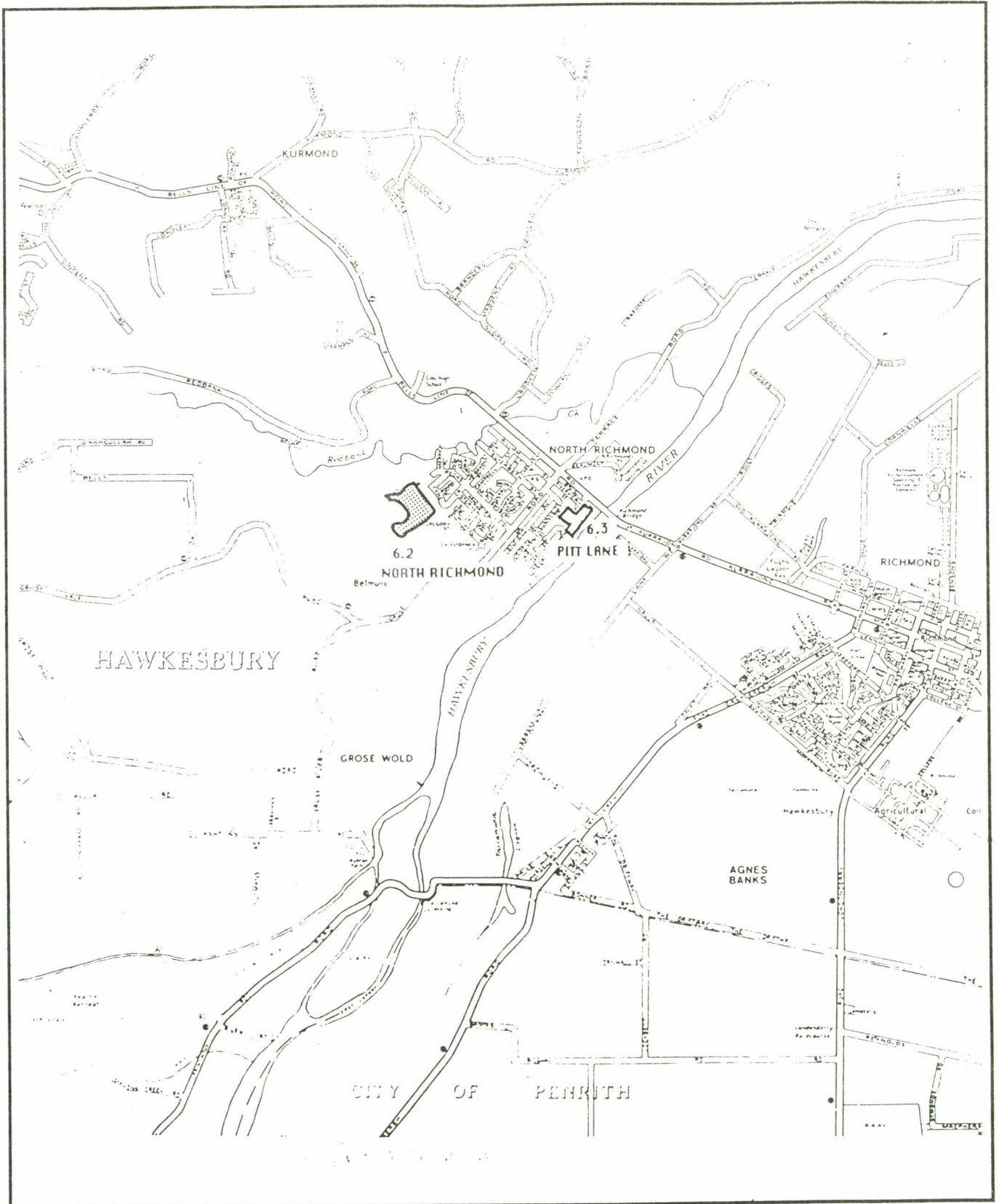
-  LOCAL ENVIRONMENTAL PLAN TO BE PREPARED
-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBO BASE MAP







AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
		FROM SHEET 1		
		1571	472	1571
6.2	NORTH RICHMOND	100	0	100
6.3	PITT LANE	53	46	53
<b>TOTAL</b>		<b>1724</b>	<b>518</b>	<b>1724</b>

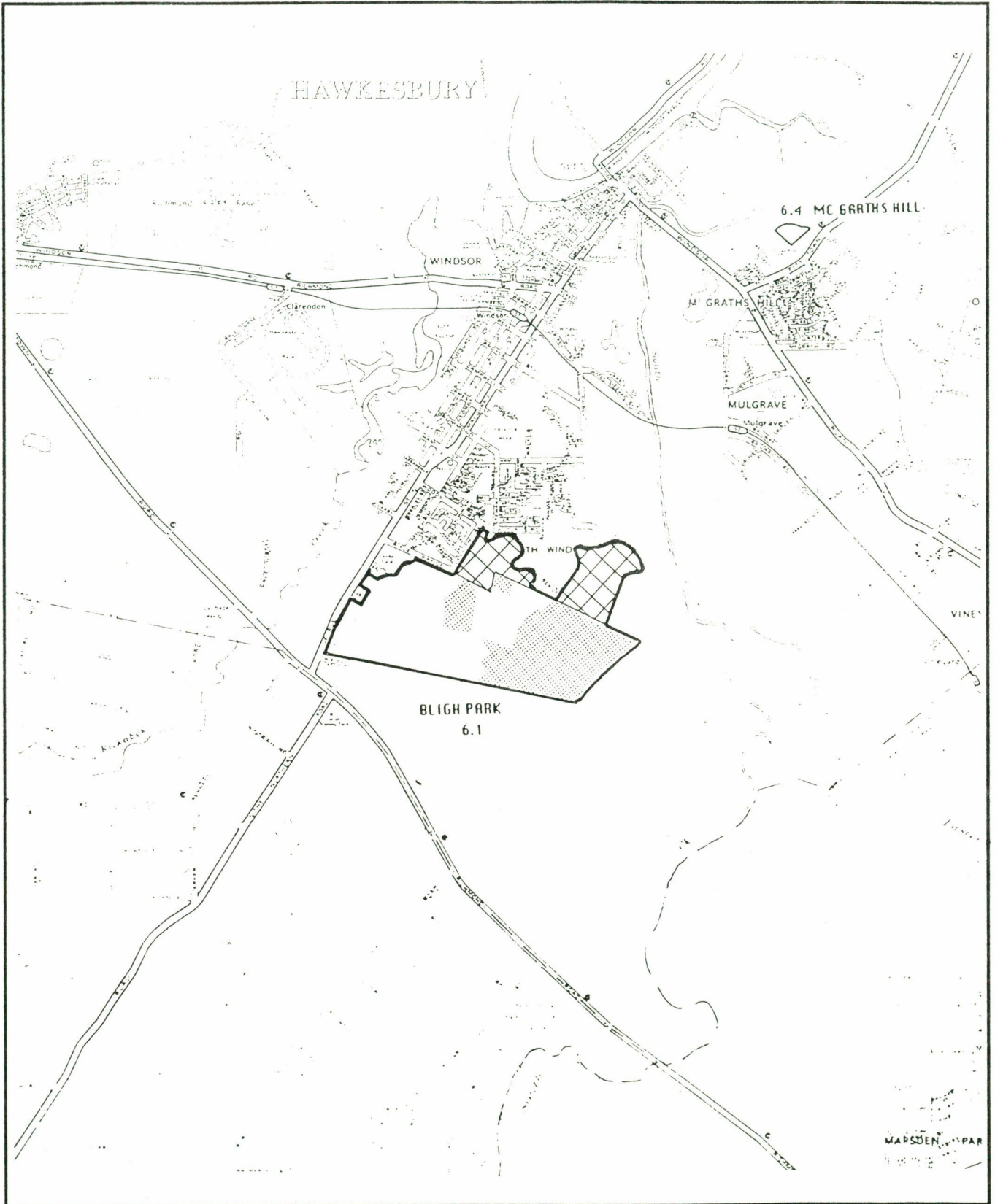
N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**HAWKESBURY (Sheet 2 of 2)**

AS AT SEPTEMBER 1989

-  LOCAL ENVIRONMENTAL PLAN TO BE PREPARED
-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

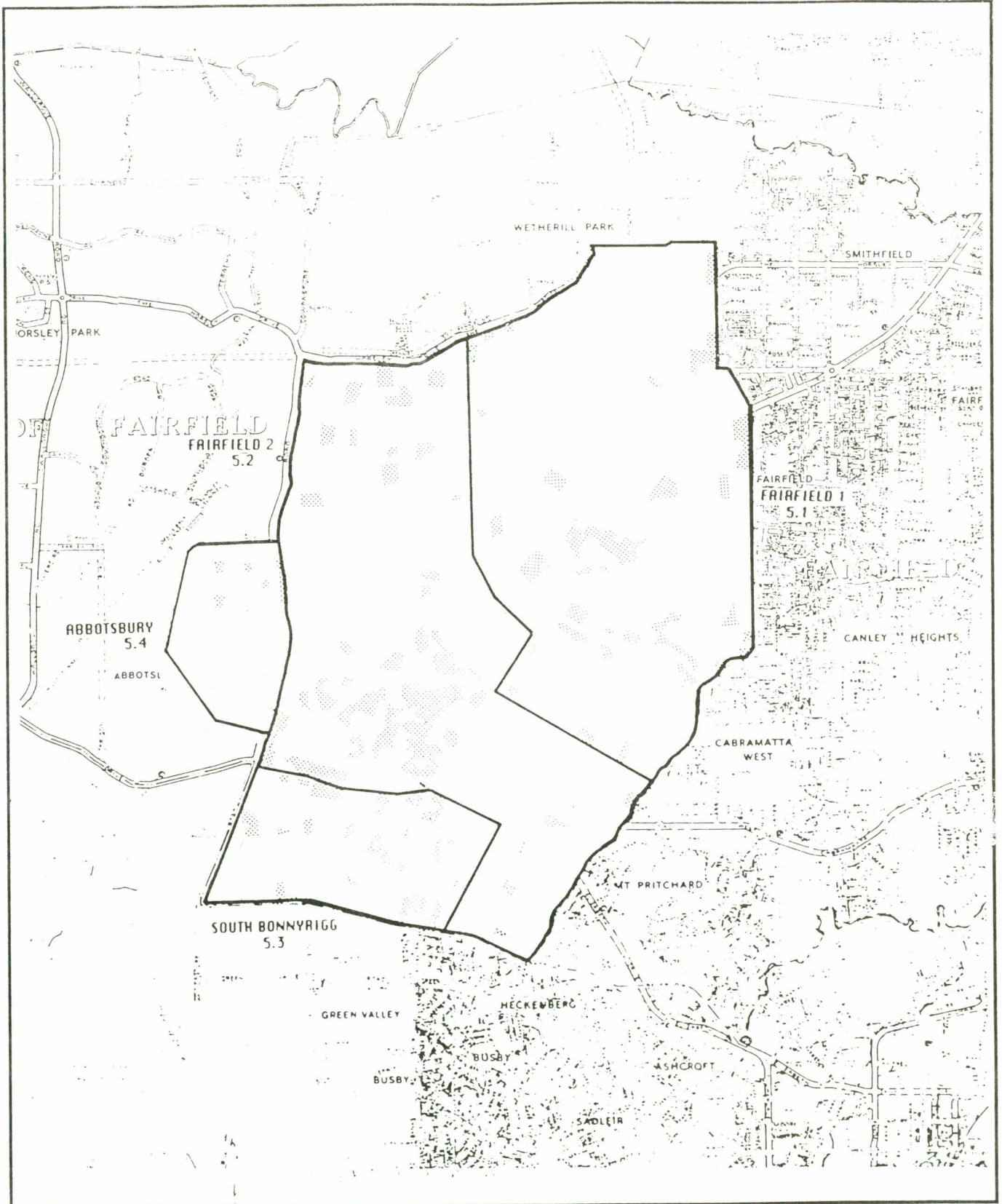
No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
6.1	BLIGH PARK	1529	472	1529
6.4	MC GRATHS HILL	42	0	42
<b>SUB-TOTAL</b>		<b>1572</b>	<b>472</b>	<b>1571</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**HAWKESBURY (Sheet 1 of 2)**

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-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND





AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
5.1	FAIRFIELD 1			
5.2	FAIRFIELD 2	1240	1321	870
5.3	SOUTH BONNYRIGG	410	609	410
5.4	ABBOTSBURY	259	272	259
<b>TOTAL</b>		<b>1909</b>	<b>2202</b>	<b>1539</b>

N.S.W. DEPARTMENT OF PLANNING  
SYDNEY REGION URBAN RELEASE AREAS

# FAIRFIELD

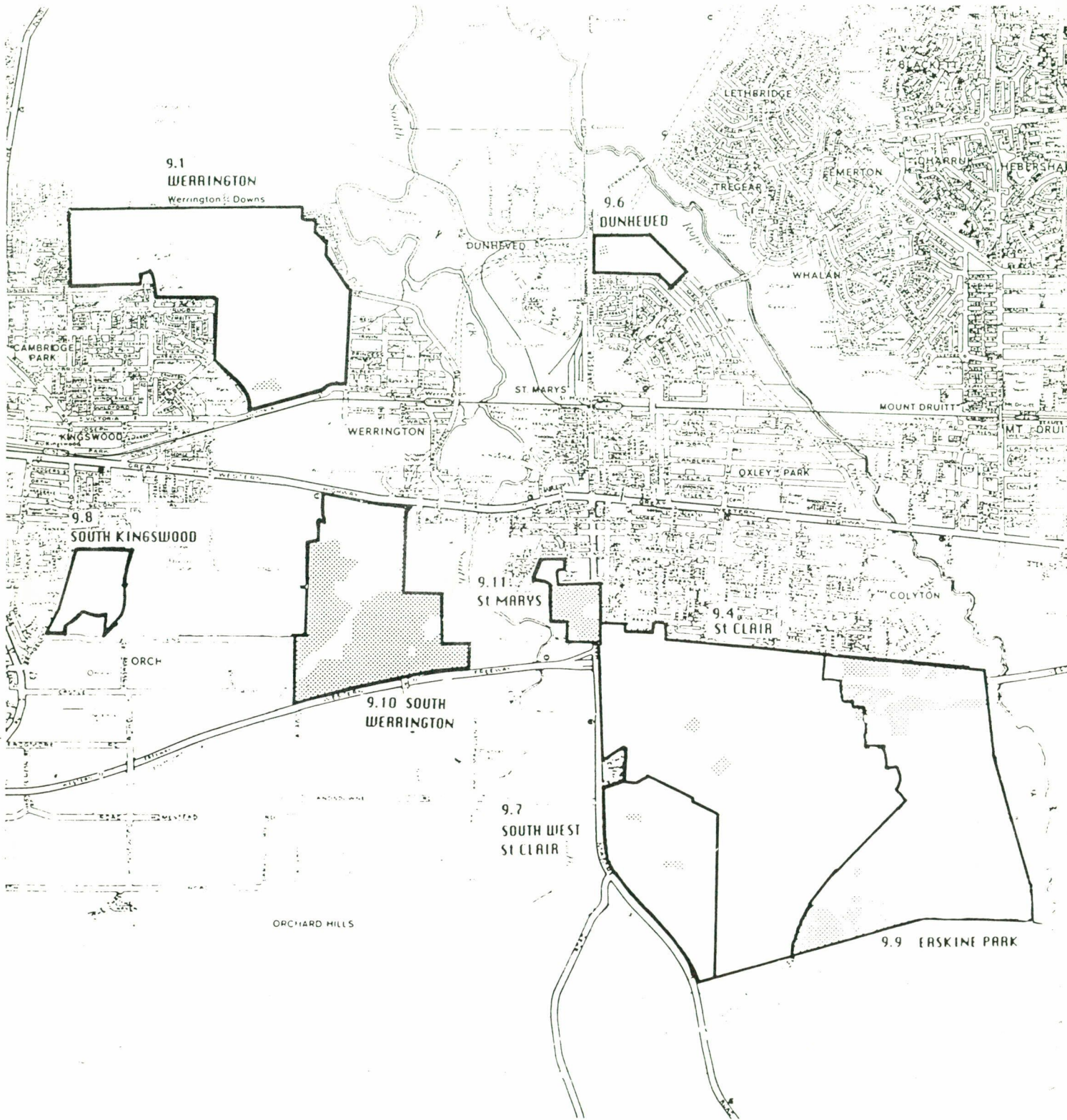
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-  UNDEVELOPED LAND



UBD BASE MAP





AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS

SEE SHEET 1



N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

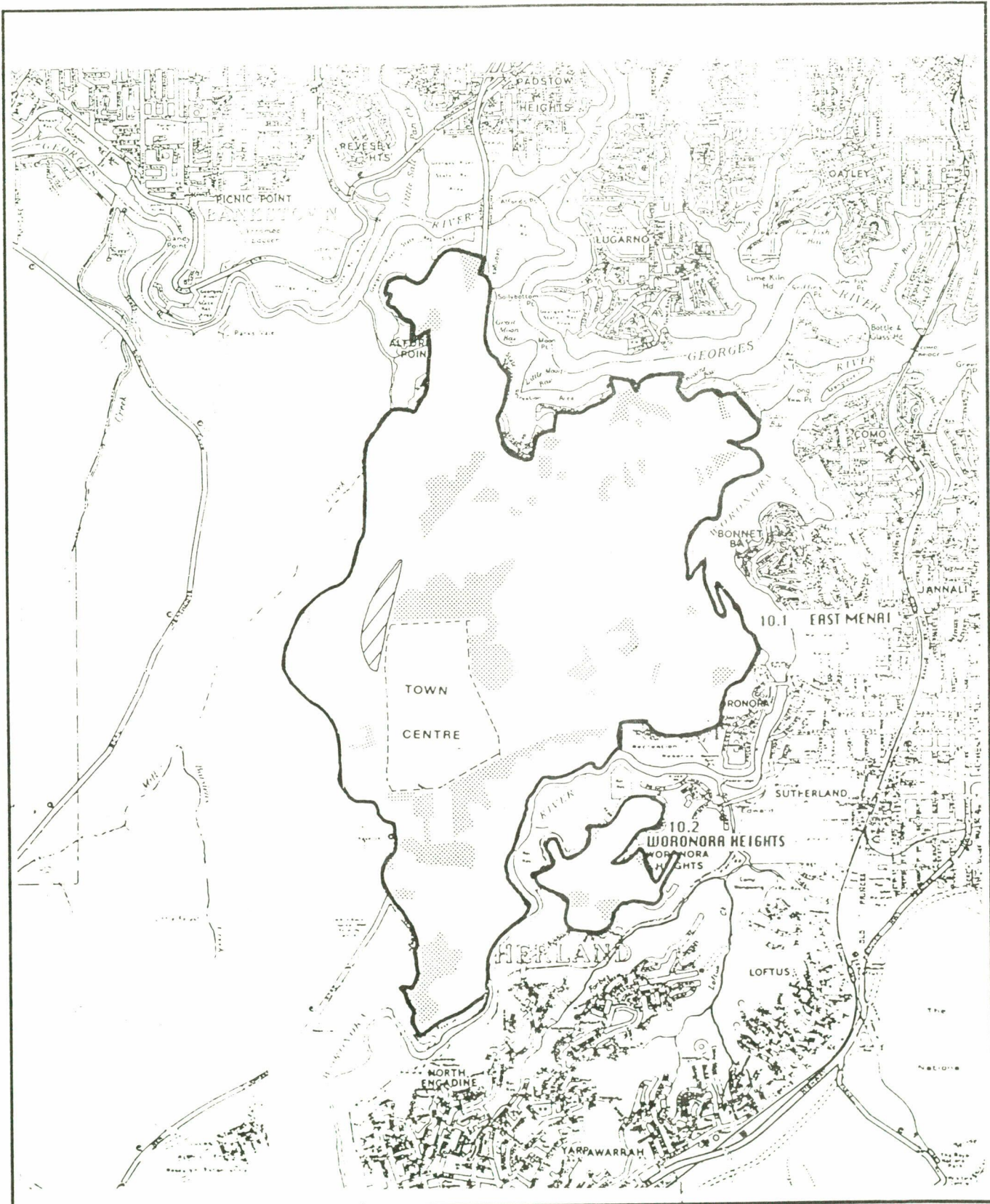
## PENRITH (Sheet 3 of 3)

AS AT SEPTEMBER 1989

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-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  LOCAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
10.1	EAST MENAI	1600	1285	1300
10.2	WORONORA HEIGHTS	40	251	40
TOTAL		1640	1536	1340

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

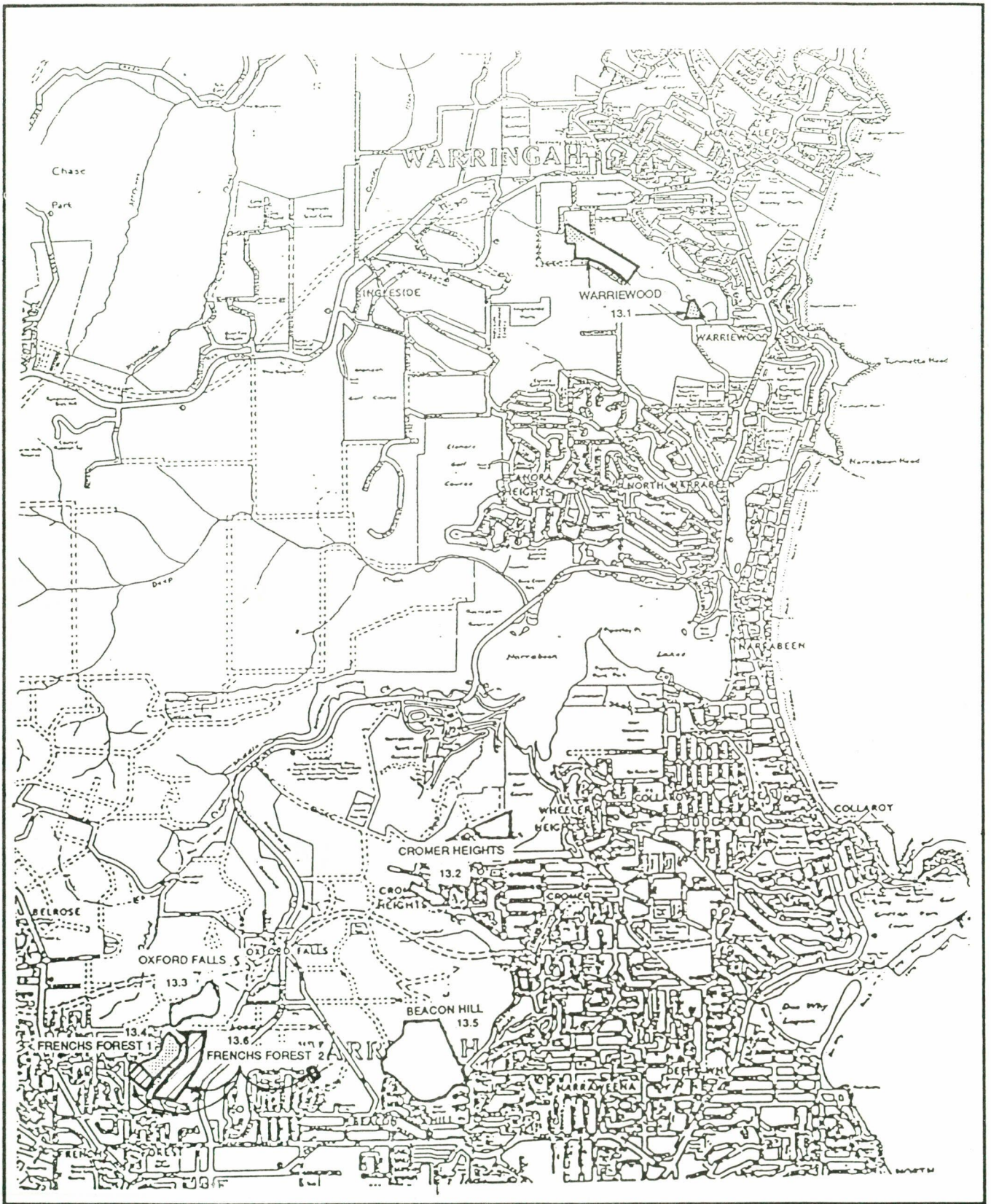
# SUTHERLAND

AS AT SEPTEMBER 1989

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-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
13.1	WARRIEWOOD	0	0	0
13.2	CROMER HEIGHTS	79	0	79
13.3	OXFORD FALLS	86	0	86
13.4	FRENCHS FOREST 1	53	0	53
13.5	BEACON HILL	250	0	250
13.6	FRENCHS FOREST 2	230	0	230

TOTAL 698 0 698

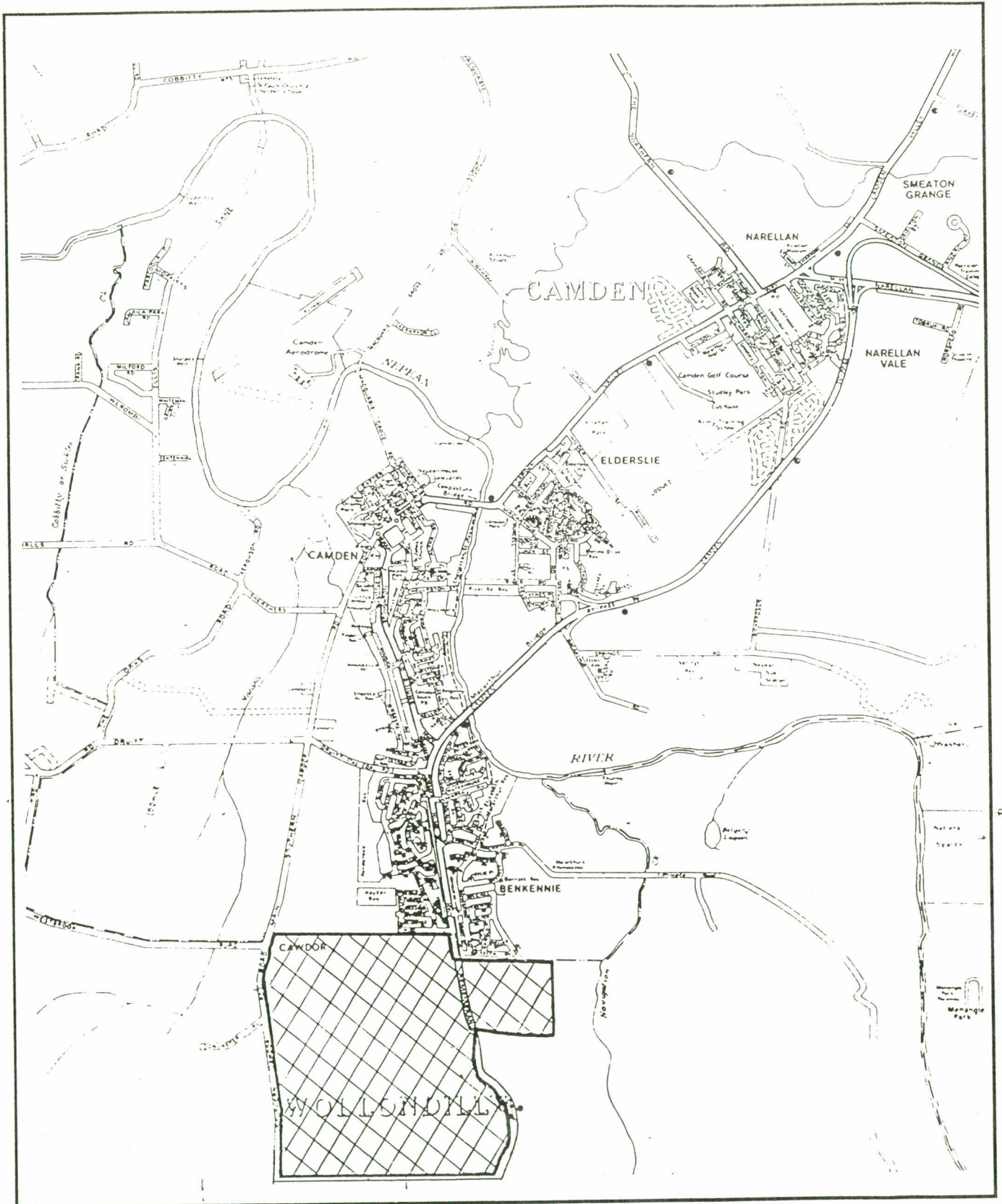
N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**WARRINGAH**

AS AT SEPTEMBER 1989

-  LOCAL ENVIRONMENTAL PLAN IN PREPARATION
-  REGIONAL ENVIRONMENTAL PLAN GAZETTED
-  UNDEVELOPED LAND



UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
	SOUTH CAMDEN	4250	4250	1250

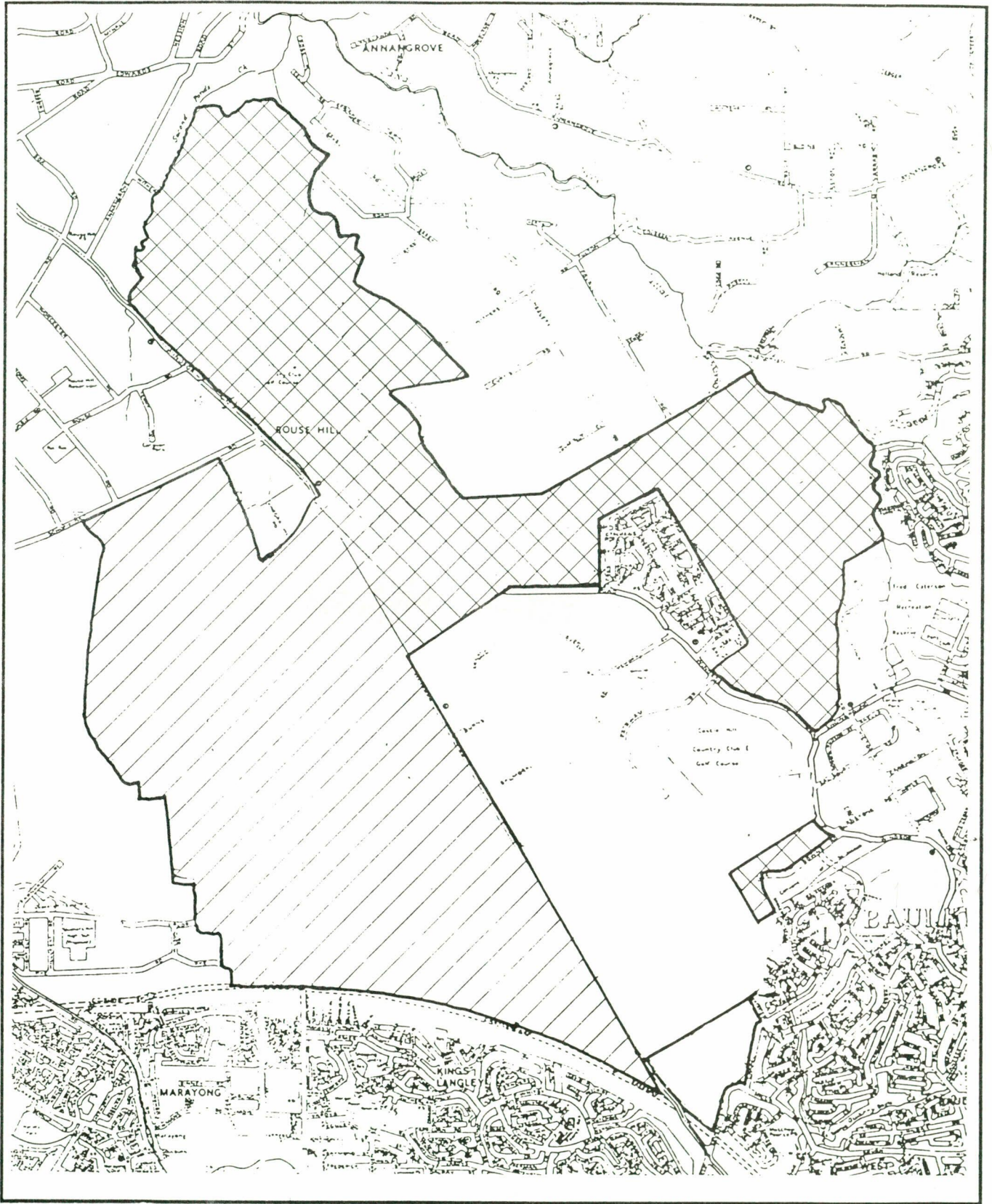
N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**WOLLONDILLY**

AS AT SEPTEMBER 1989

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UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
14.1	ROUSE HILL	24100	0	6400
<b>TOTAL</b>		<b>24100</b>	<b>0</b>	<b>6400</b>

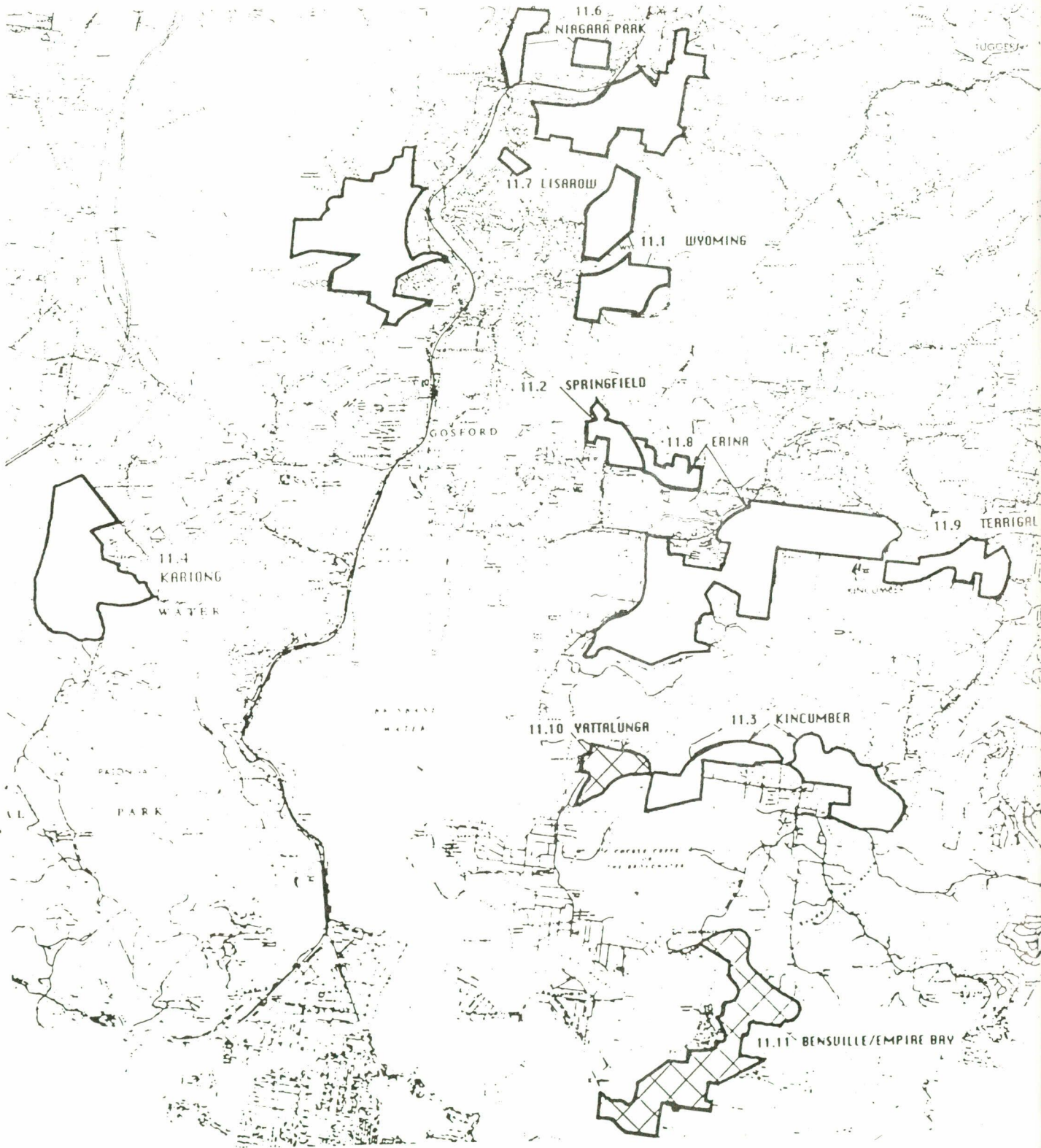
N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS  
**ROUSE HILL**  
 (Baulkham Hills and Blacktown LGAs)

AS AT SEPTEMBER 1989

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-  UNDEVELOPED LAND







AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
11.1	WYOMING	88	75	68
11.2	SPRINGFIELD	30	138	20
11.3	KINCUMBER	203	359	203
11.4	KARIONG	701	70	622
11.5	NAPARA WEST	581	178	300
11.6	NIAGARA PARK	51	110	51
11.7	LISAROW	745	249	608
11.8	ERINA	1379	326	701
11.9	TERRIGAL	758	609	452
11.10	YATTALUNGA	350	0	90
11.11	BENSVILLE/EMPIRE BAY	1500	416	80
<b>TOTAL</b>		<b>6386</b>	<b>2530</b>	<b>3195</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

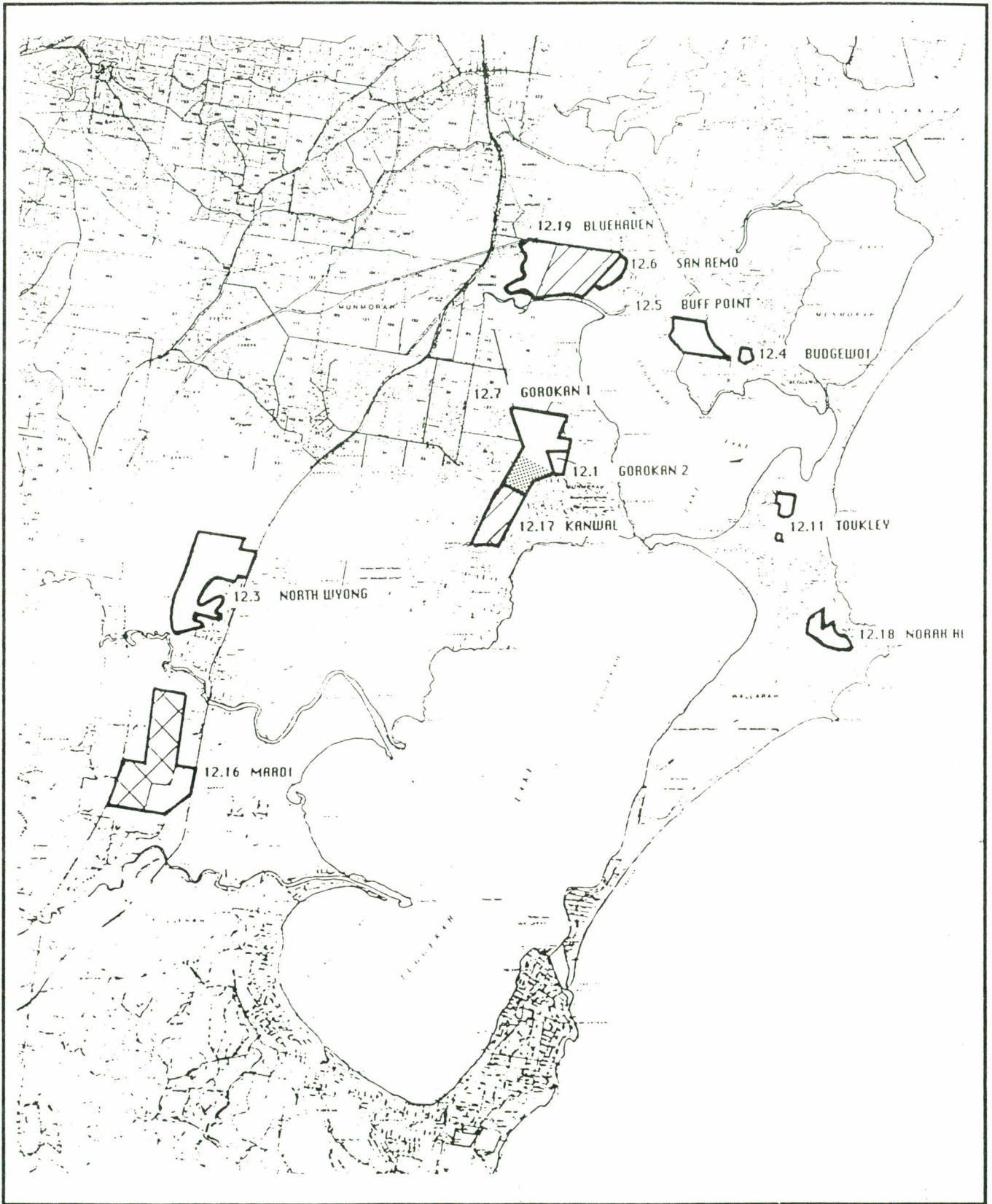
**GOSFORD**

AS AT SEPTEMBER 1989

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UBD BASE MAP



AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
12.1	GOROKAN 2	188	55	188
12.3	NORTH WYONG	904	40	750
12.4	BUDGEWOI	86	4	86
12.5	BUFF POINT	213	42	211
12.6	SAN REMO	199	0	199
12.7	GOROKAN 1	438	262	438
12.11	TOUKLEY	70	29	70
12.16	MARDI	360	0	340
12.17	KANWAL	500	0	350
12.18	NORAH HEAD	230	0	208
12.20	BLUEHAVEN	1548	188	310
<b>SUB TOTAL</b>		<b>4736</b>	<b>1240</b>	<b>3150</b>

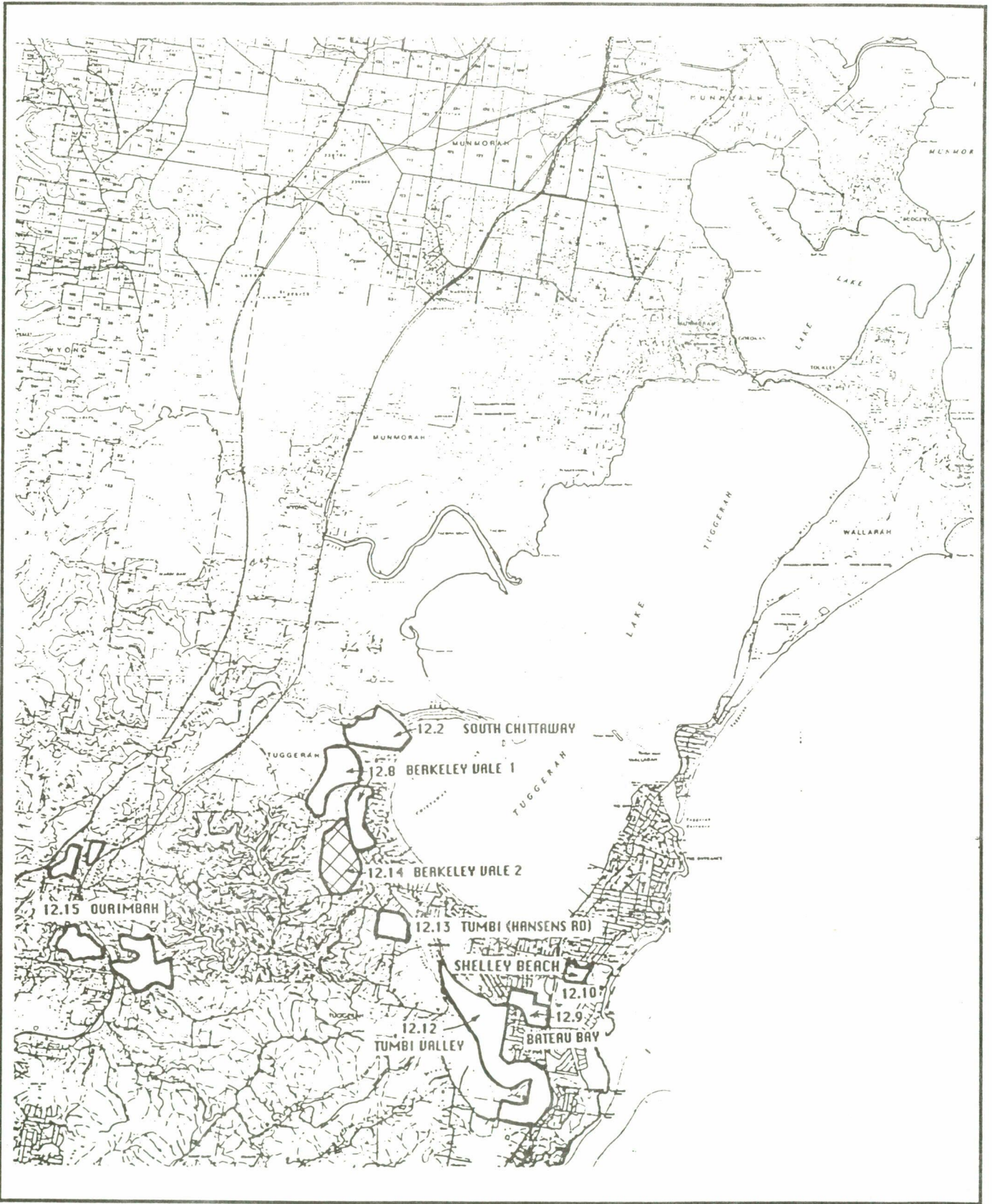
N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

**WYONG (Sheet 1 of 2)**

AS AT SEPTEMBER 1989

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AS AT JUNE 1989

No	AREA	REMAINING POTENTIAL	VACANT LOTS	PRODUCTION NEXT 5 YEARS
12.2	SOUTH CHITTAWAY	57	59	57
12.8	BERKELEY VALE 1	484	34	450
12.9	BATEAU BAY	63	7	63
12.12	TUMBI VALLEY	720	619	720
12.14	BERKELEY VALE 2	745	0	301
12.15	OURIMBAH	396	228	250
<b>SUB TOTAL FROM SHEET 1</b>		<b>4738</b>	<b>1240</b>	<b>3150</b>
<b>TOTAL</b>		<b>7201</b>	<b>2187</b>	<b>4991</b>

N.S.W. DEPARTMENT OF PLANNING  
 SYDNEY REGION URBAN RELEASE AREAS

WYONG (Sheet 2 of 2)

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-  UNDEVELOPED LAND

Scale 1 0 1 2 Kilometres



## APPENDIX E

### Additional Information on the Program Contacts in the Department of Planning

The following staff of the Department have been involved in preparing the program and are available to assist with any inquiries.

#### General Aspects of the Program

Rosita Chan	Co-ordinator, Urban Development Team
Sharon Davies)	
Isabella Allan)	Urban Development Team

#### Regional Teams

Blacktown, Penrith, Fairfield, Liverpool and Hawkesbury  
Mike Conroy and Jill Herbert, Sydney West Region, Parramatta  
Office

Campbelltown, Camden  
Laurel Cheetham, Macarthur Region, Wollongong Office

Baulkham Hills, Hornsby, Warringah  
Suzie Dryden, Sydney North Region, Head Office

Sutherland  
Daniel Ouma-Machio, Botany Bay Region, Rockdale Office

Gosford/Wyong  
John Rees, Hunter Region, Newcastle Office