Bland Housing Strategy

October 2022

NSW GOVERNMENT | Planning & Environment

BLAND SHIRE COUNCIL west wyalong

Prepared for

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BLAND SHIRE COUNCIL
west wyalong

habitat

Council has recently prepared the Bland Local Strategic Planning Statement (LSPS), which recognises the opportunities presented by the expansion of renewable energy and mining sectors, as well as the challenges in attracting investment in housing in the townships of West Wyalong and Wyalong.

The purpose of the Bland Housing Strategy is to understand the changing demographics and employment pressures generated from the Cowal Gold Mine and the flow on impacts required on additional essential services such as health care, childcare and education. The strategy identifies housing investment opportunities, through infill development and small areas of new development on land with close proximity to existing infrastructure.

The strategy also analyses the existing housing stock and residential zoned land, the capacity of infrastructure, estimated costs to develop and provide future residential land; provides a constraints analysis, as well as provides accommodation solutions which will support the expansion of the Cowal Gold Mine.

Grant Baker General Manager

Acknowledgement of Country

Bland Shire Council acknowledges the traditional custodians of the land being the Wiradjuri people and pays respect to their Elders past, present and future.

1. Introduction

1.1. Executive Summary

The Bland Housing Strategy establishes the strategic framework for residential growth within the Bland Shire and specifically the twin townships of West Wyalong and Wyalong for the next 20 years.

The Strategy links Council's visions for housing and importantly responds to Council's Local Strategic Planning Statement (LSPS) 20 year vision for land use planning for the Local Government Area.

The housing vision for Bland Shire has been drawn from previous community consultation and strategic planning work undertaken by Council and is provided right of page.

Whilst it is acknowledged that the population of Bland Shire as a whole is predicted to decline consistent with other regional and rural shires, it is expected that the population of the main townships of West Wyalong and Wyalong will remain steady or in fact may increase.

This will be the result of in migration from retired farmers and the elderly from outlying rural areas and small villages into the main townships in recognition of the wider range of services and housing types available to this age group.

Similarly, the townships are expected to experience population growth associated with the nearby Cowal Gold Mine, which is currently undergoing an expansion following the recent discovery of additional gold deposits.

This expansion is expected to create approximately 180 new jobs during construction and up to 230 jobs during operation.

For these reasons, Council has identified a need to ensure that housing supply can match demand, as well as the changing demographics of the community such as an ageing population. The Strategy also seeks to address infrastructure and servicing capacity issues and costs to ensure that development remains viable and sustainable into the future, while remaining affordable.

This document has been prepared in accordance with the *Local Housing Strategy Guideline and Template* provided by the NSW Department of Planning and Environment (DPE).

The Strategy includes consideration of demographic factors, local housing supply and demand, and local land-use opportunities and constraints. The Strategy details where additional housing will be provided and how Council will ensure appropriate infrastructure provision and high quality design is achieved.

The recommendations outlined in this Strategy will form the basis for revised residential zoning and development standards under the *Bland Local Environmental Plan 2011* and the *Bland Development Control Plan 2012* which will be prepared as separate exercises.

The Strategy will also inform budget and investment decisions regarding infrastructure funding, as well as opportunities for private public partnerships and grant funding opportunities to ensure appropriate infrastructure is provided to support growth.

Housing Vision

Residents will have access to a range of housing types that provide choice, are sustainable, affordable, and suit the current and future needs of residents.

1.2. Background

The Cowal Gold Mine operated by Evolution Mining, is a major local and regional employer that provides economic activity, which has significant flow-on benefits to West Wyalong, Wyalong and the surrounding region. Recently, Evolution Mining has identified additional gold resources, which will see the mine continue operations into the short and medium term (1-20 years).

Bland Shire Council recently completed its Local Strategic Planning Statement (LSPS) to guide future economic, social and land use planning decisions for Council over the next 20 years. As part of this process, the LSPS recognised the opportunities presented by the expansion of the mining and renewable energy sectors. The LSPS does however recognise a challenge in attracting investment in housing within West Wyalong and Wyalong.

The purpose of the Bland Housing Strategy is to understand and respond to changing demographics, as well as employment pressures generated from the Cowal Gold Mine and the flow on impacts required for additional essential services such as health care, childcare and education.

The Strategy will provide an understanding of demand and supply for residential land, potential development opportunities, constraints and infrastructure and servicing capacities. The strategy will also undertake an infrastructure analysis and provide estimated costs to develop and provide future residential land, as well as provide accommodation solutions which support the expansion of the Cowal Gold Mine.

1.3. Scope

The Strategy's primary purpose is to guide the future development and use of land for residential purposes within the townships of West Wyalong and the neighbouring Wyalong for the next 20 years and beyond.

Specifically, the Strategy seeks to investigate the following:

- Understand employment pressures generated from Evolution Mining and the flow on effect of an increase in population and its impact on additional essential services (health care, childcare and education).
- Analyse residential land and housing types demand and supply.
- Provide pathways/business case for addressing housing needs and barriers (including development contributions and costs).
- Respond to the additional residential needs required by Evolution Mining and identify infill and greenfield residential opportunity sites that reduce the need for additional infrastructure costs.
- Analyse development constraints on existing zoned residential land (i.e. infrastructure, environmental and investment).
- Prepare an Investment Strategy to encourage the development of residential land to service the expansion of the Cowal Gold Mine.
- Investigate investment models and strategies to support housing supply.
- Future proof housing and services beyond the lifespan of the mine.
- Provide an 'action plan' for attracting residential development and the implementation of the strategy.

1.4. Report Structure

The Strategy has been prepared based on the NSW Department of Planning and Environment's guideline titled: *Local Housing Strategy Guideline.*

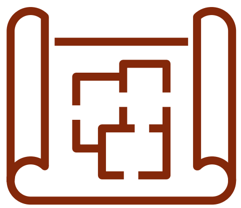
The strategy is divided into four Sections:

SECTION 1
Introduction

(This section) details the strategic planning policy context, LGA snapshot in terms of its social, economic and environmental characteristics. It forms the basis for the 20 year housing vision.

SECTION 2
Evidence Base

Provides an analysis of housing demand and supply including demographic factors and considers the land use opportunities and constraints to inform the amount and type of housing needed over the next 20 years.



SECTION 3
Housing Priorities

Draws on the evidence base in Section 2 to inform the Strategy's priorities, objectives and actions and land use planning approach needed to achieve the vision.

SECTION 4
Implementation

Outlines the implementation and delivery plan, including how Council will continue to monitor the progress of the priorities, objectives and actions of the Strategy.

1.5. Housing Vision

The housing vision for Bland Shire has been informed by Council's broader strategic vision for the area expressed in Council's LSPS and Community Strategic Plan.

The housing vision for Bland Shire has been drawn from previous community consultation and strategic planning work undertaken by Council and aims to achieve:

Residents will have access to a range of housing types that provide choice, are sustainable, affordable, and suit the current and future needs of residents.

1.6. Regional Context

The Bland Shire Council area is located within South-Western New South Wales on the northern edge of the Riverina Murray Region bordering the Central West and Orana (Figure 1).

Bland Shire is bounded by Lachlan Shire to the north, Forbes and Weddin to the east, Temora, Coolamon and Leeton to the south and west.

Bland Shire is strategically located between Sydney (500km east), Melbourne 600km south) and Adelaide (900km west). Bland Shire also has strong connections to the nearby regional cities of Wagga Wagga (130km south), Forbes (95km north east) and Parkes (125km north east) where residents can access higher-order health, education, retail, commercial and transport services.

Its location on a major transport route plays an important role in inter-regional connections supporting the agricultural supply chain

Figure 1: Regional Context Map

(Source: Riverina Murray Destination Management Plan 2018)

1.7. Study Area

The area investigated by the Strategy comprises the main urban township areas of Wyalong and West Wyalong and the surrounding outlying areas as shown in Figure 2.

The Study Area is generally defined by the Wyalong State Forest to the north, Goldfields Way to the east, Yiddah Creek and the West Wyalong airport to the south and the Newell Highway to the west.

Figure 2: Study Area Map

2. Planning Policy Context

A local housing strategy is a strategic plan prepared by, or on behalf of, a council that sets out a clear plan for housing in an area. It guides the decisions that the council will make to deliver housing to accommodate the population and respond to demographic change over the next 20 years.

The Strategy has been prepared in response to the planning and policy context of the day. This includes federal, state and local government legislation, State Environmental Planning Policies, Regional and District Plans and policies relating to planning, housing, infrastructure, and employment for the LGA (see Figure 3).

The key is to ensure that there is a clear 'line of sight' between these different levels of policy.

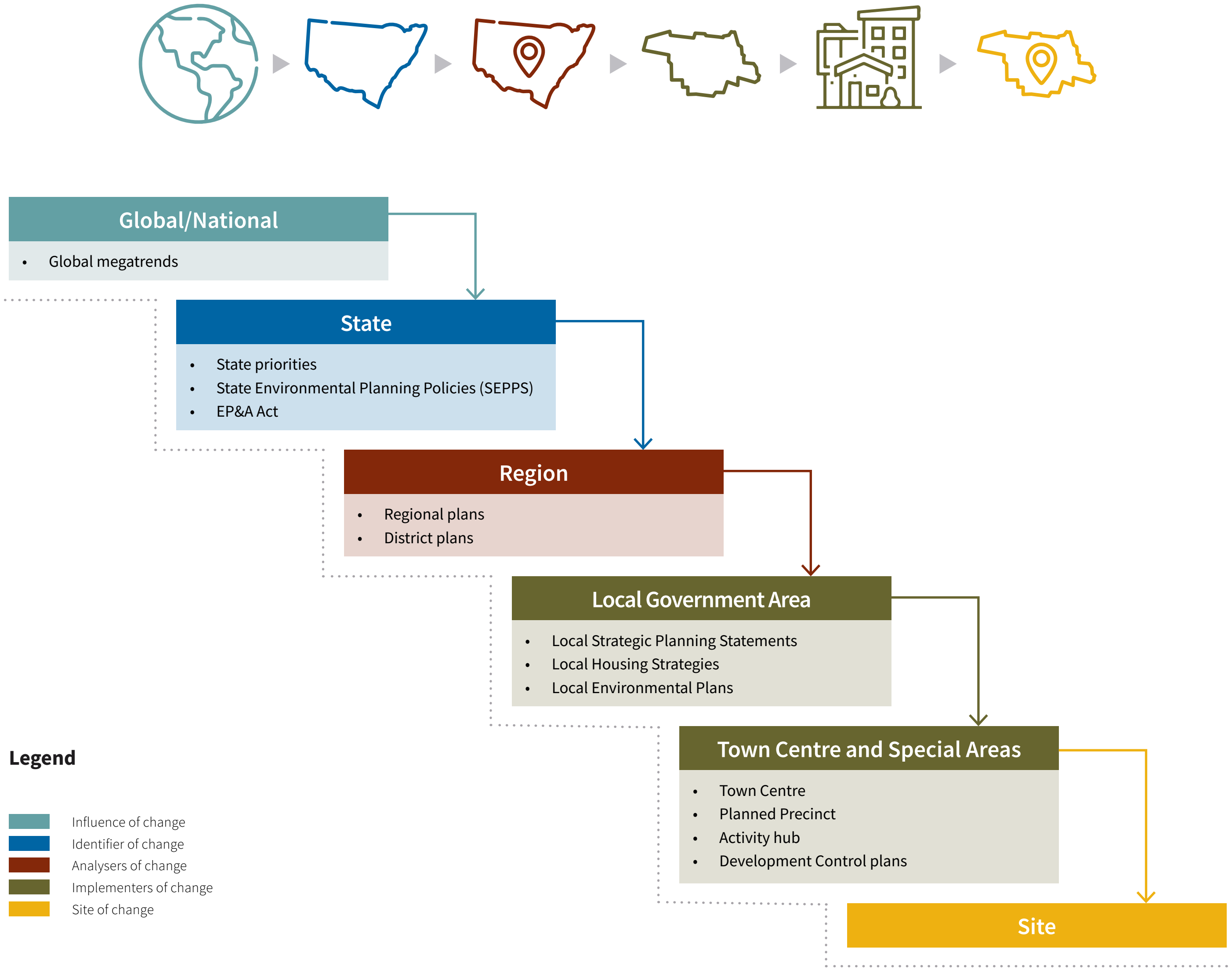


Figure 3: Housing Strategy in Context
(Source: NSW Department of Planning and Environment)

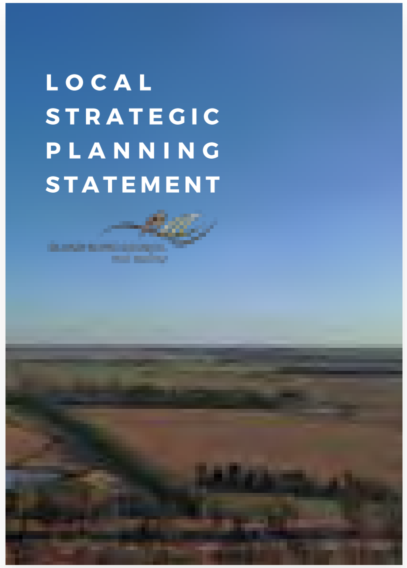
The Strategies below outline the most relevant policies to planning for housing at the local level. This provides context to planning for future housing in Bland Shire.

Housing 2041: NSW Housing Strategy

NSW Government 2021-2041
20 year plan, 20 Year vision

Riverina Murray Regional Plan

NSW Government 2016-2036
20 year plan, 40 Year vision



Local Strategic Planning Statement

Bland Shire Council 2020-2030
10 year plan, 20 Year vision

State | Regional | Local

2.1. State Policies

Housing 2041 represents the NSW Governments' 20 year vision for housing in NSW. Housing needs change over the course of our lives, reflecting our different aspirations and lifestyles, as well as the economic, environmental and social conditions of the day. All of these factors play a part in influencing our housing choices and the decisions we make and, in turn, the way we plan for and shape the character of our communities.

The plan embodies the NSW Government's goals and ambitions to deliver better housing outcomes by 2041 including housing in the right locations, housing that suits diverse needs and housing that feels like home.

The 20 year vision for Housing 2041 are outlined right:

People and communities have:	Homes in NSW are:
• access to housing security, diversity and support, irrespective of whether they live in metropolitan or regional areas • choices that enable them to afford a home without compromising on basic needs • support and opportunity in differing circumstances, including people in crisis, social housing residents, private rental tenants and those who aspire to home ownership.	• accessible and suitable for different stages of life or changing circumstances • connected to local facilities, jobs and social networks, with infrastructure, services and spaces that people need to live sustainably • designed to support human wellbeing and respond to the environment, maximise technology and support local character and place.

Table 1: Housing 2041 Vision

Housing 2041 is underpinned by four key pillars being: supply, diversity, affordability and resilience of housing. The right type and size of housing (diversity) and housing in the right locations must be planned relative to infrastructure, the market and environmental factors (resilience).

The amount of housing (supply) will also impact the cost (affordability) of housing.

Supply

Includes the amount, location and timing of the supply of new housing. Planning for the supply of new housing should respond to environmental, employment and investment considerations, and population dynamics.

Diversity

Considers different types of housing and looks at how a diverse choice of housing can reflect the needs and preferences of households.

Affordability

Recognises people live in diverse tenures based on their income and circumstances, and that housing should be affordable, stable and supportive of their aspirations and wellbeing.

Resilience

Includes matching housing to community and environmental issues, so people, communities and their homes are safe, comfortable.

Figure 4: NSW Housing System Pillars
(Source: NSW Department of Planning and Environment)

2.2. Regional Policies

The Riverina-Murray Regional Plan (Regional Plan) is a 20 year blueprint for the future of the region.

The vision for the Riverina Murray region is outlined as follows:

To create a diversified economy founded on Australia's food bowl, iconic waterways and a strong network of vibrant and connected communities.

The following goals and directions are relevant to the Strategy:

Goal 3 – Efficient transport and infrastructure networks

- Direction 21: Align and protect utility infrastructure investment.

Goal 4 – Strong, connected and healthy communities

- Direction 22: Promote the growth of regional cities and local centres.
- Direction 23: Build resilience in towns and villages.
- Direction 25: Build housing capacity to meet demand.
- Direction 26: Provide greater housing choice.
- Direction 27: Manage rural residential development.
- Direction 28: Deliver healthy built environments and improved urban design.

To achieve this vision, the Regional Plan has set four goals for the region:

Goal 1
A growing and diverse economy.

Goal 2
A healthy environment with pristine waterways.

Goal 3
Efficient transport and infrastructure networks.

Goal 4
Strong, connected and healthy communities.

2.3. Local Policies

Local Strategic Planning Statement

The *Bland Local Strategic Planning Statement* (LSPS) sets the framework for Bland Shire's economic, social and environmental land use needs over the next 20-years.

To achieve the long-term land use vision, the LSPS is underpinned by a number of planning priorities. The following are relevant to the Housing strategy:

Planning Priority One

While Bland Shire has experienced an overall population decline, due to the expansion in renewable energy and mining, West Wyalong's population is expected to increase and needs to be responsive to the temporary housing needs of these groups. Planning for new housing to facilitate these groups must consider our existing township and balance competing considerations including: planning for the rural-residential interface; ensuring adequate infrastructure provision; land subsidence; heritage protection and preserving local character; and affordability.

Currently, our towns have enough land to accommodate any residential growth opportunities. The challenge for Council is to attract investment in our townships to provide housing for temporary workers and visitors. Increasing housing diversity and choice, particularly for its senior residents, is important moving forward. In order to do this, more strategic work is required.

Understanding our infrastructure capabilities, costs to upgrade/maintain and the costs to develop land in our townships will be vital. These costs will then need to be balanced with a return on the sale of the land.

Balancing attracting new residential investment with the need to provide for health and wellbeing are fundamental for attracting and maintaining the population base.

To deliver this planning priority, the LSPS recommends that residential development will:

- Be located to avoid areas that are identified as important agricultural land or areas that create potential for land use conflict.
- Align with the utility infrastructure network and its capabilities.
- Avoid or mitigate the impacts of hazards, including the implications of climate change.
- Protect areas with high environmental value and/or cultural heritage value and important biodiversity corridors.
- Not hinder development or urban expansion and will contribute to the function of existing townships.
- Create new neighbourhoods that are environmentally sustainable, socially inclusive, easy to get to, healthy and safe.
- Work alongside industry to ensure investment into the Bland Housing market.

The Strategy seeks to investigate the feasibility of land development, as well as options to increase the supply of residential land.

Housing is one of the key items addressed in the Bland Local Strategic Planning Statement:

Housing opportunities and choice will continue to be a priority to cater for changing demographics and population needs. Housing growth will be in the form of infill development and small areas of new development on land in proximity to existing infrastructure.

The demand for new infrastructure will be assessed as part of a feasibility study that will ensure that future residential lands can be appropriately serviced.

Local Environmental Plan

The *Bland Local Environmental Plan 2011* (LEP) contains the key planning provisions relating to development at the local level.

The main residential areas of the town are zoned R1 General Residential and R5 Large Lot Residential, which provides a transition from urban to rural land uses. Commercial areas are zoned B2 Local Centre, B5 Business Development and B6 Enterprise Corridor, whilst industrial areas are zoned IN1 General Industrial and IN2 Light Industrial.

Similarly, environmental reserves are zoned C1 National Parks and C3 Environmental Management, whilst public recreation reserves are zoned RE1 Public Recreation. Key infrastructure and transport corridors are zoned Special Use (Figure 5).

The LEP also sets out prescribed Minimum Lot Sizes (MLS) across the Bland Shire Council area. MLS within the study area range from 500m2 in the central urban area up to 2ha in the peripheral areas (Figure 6). These lot sizes correspond to the zoning of the land and also reflect the environmental and servicing constraints of the land.

In addition, the townships are subject to a number of overlays and protection measures, including flood planning, terrestrial biodiversity, bushfire and heritage, which are further discussed in Section 4 of this report.

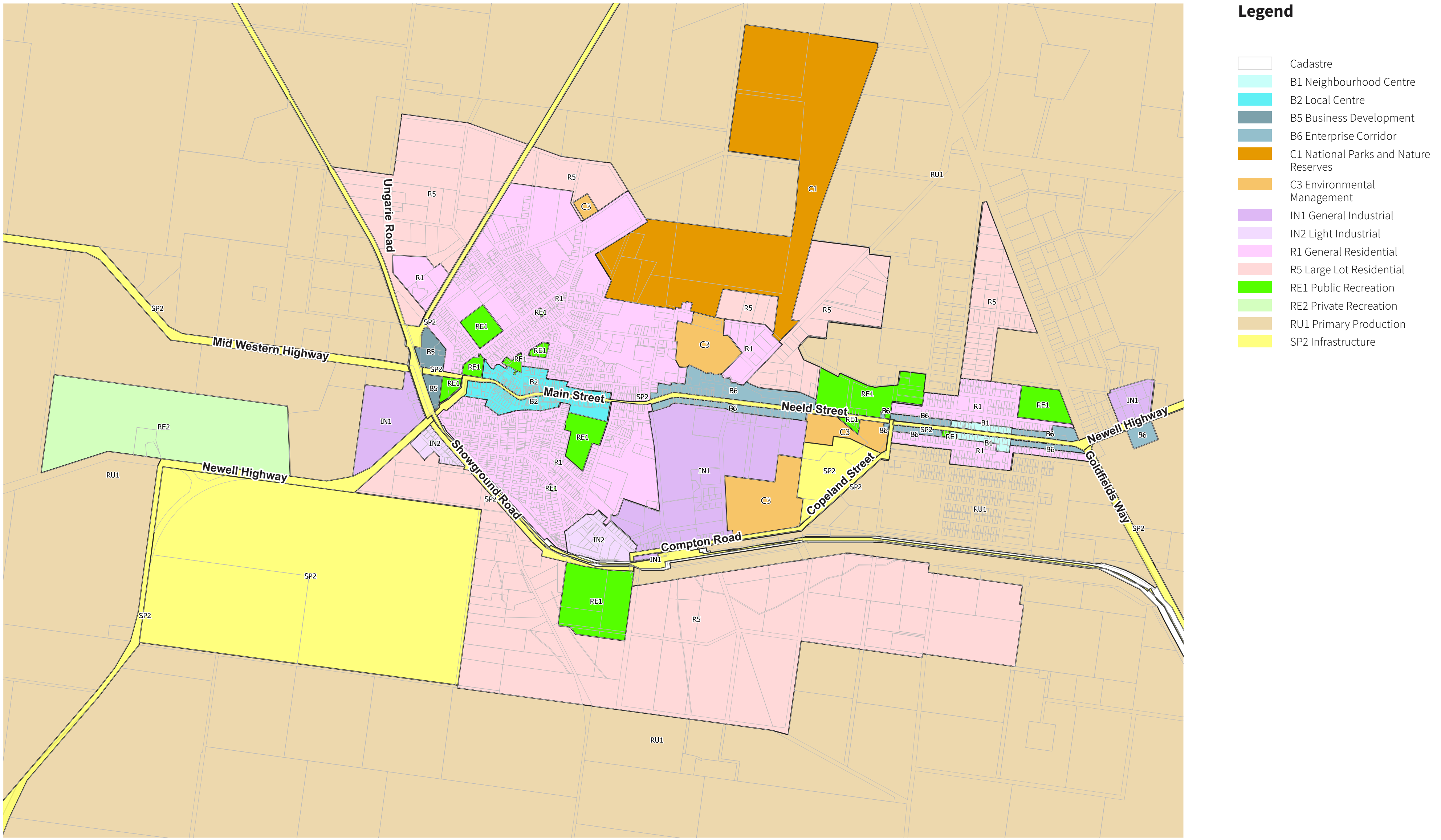
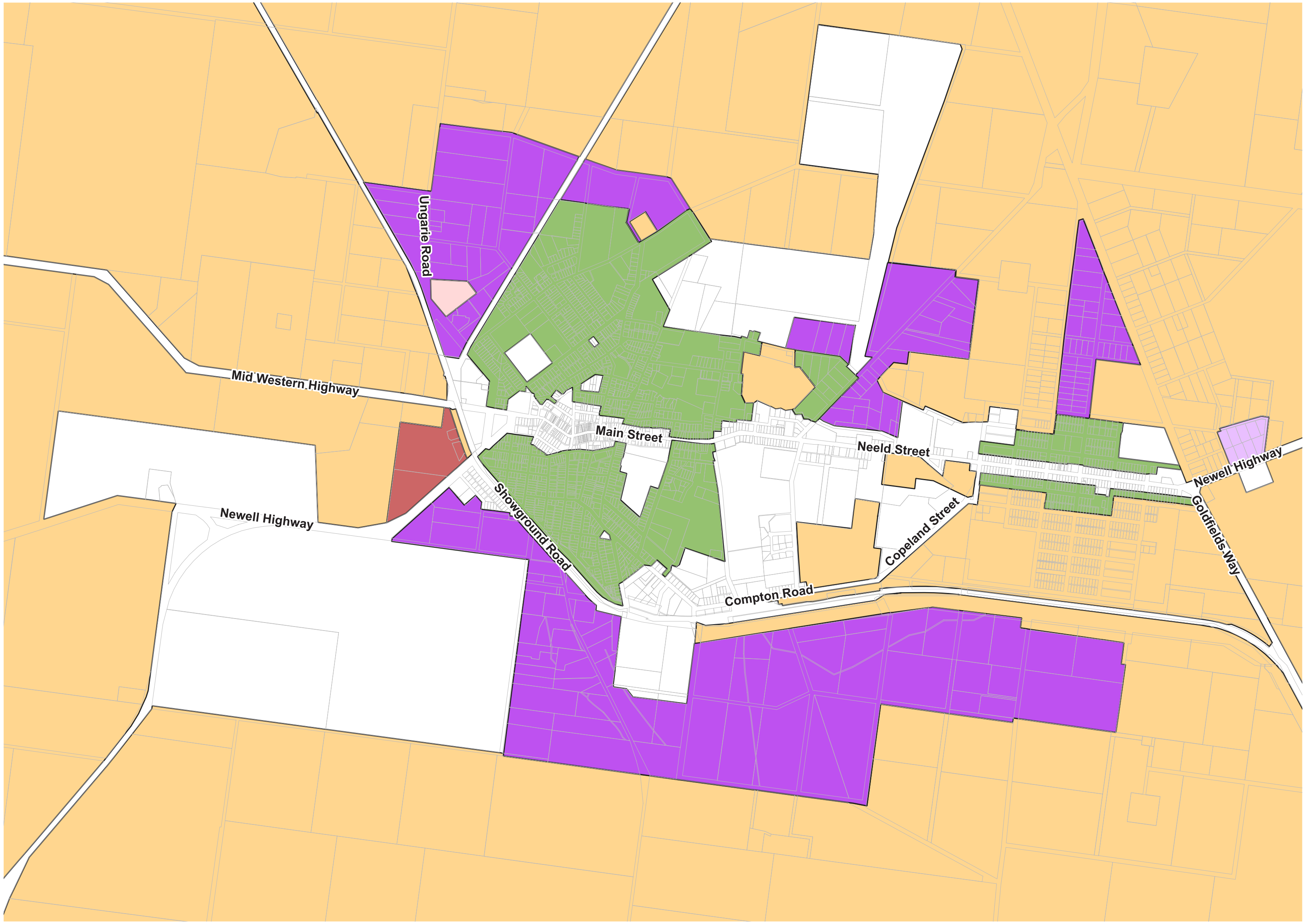


Figure 5: Existing Land Zoning Map



Legend

Cadastre

Lot Size

- 500m²
- 800m²
- 4,000m²
- 5,000m²
- 2 ha
- 200 ha

Figure 6: Existing Minimum Lot Size Map

3. Evidence Base

3.1. Demographic Profile

In 2021, the Bland Shire was estimated to have a population of 5,547 people. The main townships of West Wyalong (3,037) and Wyalong (620) and their immediate surrounds accounted for approximately 66% of the total population.

The remaining population is located within the small villages and towns that make up the Bland Shire including Barmedman (404), Mirrool (79), Naradhan (63), Tallimba (185), Ungarie (396), Weethalle (268), as well as the outlying rural areas (495).

The median age of the population in 2021 was 43 years old with the number of persons aged over 65 comprising approximately 23% of the total population. This is comparatively higher than the NSW and national average.

Consistent with NSW and national trends the number of persons aged over 65 is predicted to increase to 25% by 2036.

Population projections predict that the population of Bland is due to decline by approximately 7.8% between 2016 and 2036 from 5,955 people to 5,500.

Whilst it is acknowledged that as a whole, Bland Shire is predicted to decline, it is expected that the population of the main townships of West Wyalong and Wyalong will remain steady or in fact may slightly increase.

This will be the result of in migration from retired farmers and the elderly from outlying rural areas and small villages into the main township in recognition of the wider range of services and housing types available to this age group.

Similarly, the townships are expected to experience population growth associated with the nearby Cowal Gold Mine, which is currently undergoing an expansion following the recent discovery of additional gold deposits. This expansion is expected to create approximately 180 new jobs during construction and up to 230 jobs during operation.

5,547
Bland Shire Population

43
Median age

Population

- West Wyalong **(3,037)**
- Wyalong **(620)**
- Barmedman **(404)**
- Mirrool **(79)**
- Naradhan **(63)**
- Tallimba **(185)**
- Ungarie **(396)**
- Weethalle **(268)**
- Other **(495)**

Population Age

Over 65 years (23%)

Under 65 years (77%)

Figure 7: Bland Shire Community Profile

3.2. Employment

In 2016, there were 1,696 people employed in the labour force in West Wyalong and Wyalong. On average, 58.2% were employed full time, 31.95% were employed part-time and 3.55% were unemployed. These figures identify that unemployment levels within Bland are lower than the state and national average (6.3% and 6.9% respectively).

In 2017/18 Bland's Gross Regional Product was estimated to be $423M. The Shire's economy is largely centered around agriculture and mining.

The largest employment sectors in Wyalong and West Wyalong are gold ore mining (10.9%), local government administration (5.9%), supermarket and grocery stores (4.4%), secondary education (3%) and grain sheep or grain beef cattle farming (2.7%).

This reflects the higher role that the townships of Wyalong and West Wyalong play as the major regional hub for the Bland Shire, as well as reflecting the large influence that the Cowal Gold Mine plays on these towns.

Also of note, the Bland Shire has a high level of employment self-containment, with only 12% of employed residents in the LGA working in other LGAs.

The main economic centres of West Wyalong and Wyalong are zoned commercial and there is an ample supply of zoned commercial land to cater for the future needs of the townships.

Similarly, the townships have several dedicated industrial and light industrial zones located on the eastern and western fringes of town, as well as adjacent to Council's sewerage treatment works. These industrial areas are generally well separated from surrounding land uses and are not causing land use conflicts.

A snapshot of the local employment profile, based on 2016 ABS Census Data, is shown in Figure 8.

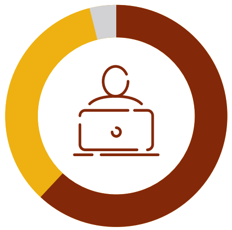
Note: Employment data for the 2021 Census was not available at the time of finalising the Strategy.

3.55%

Bland Shire Unemployment Rate

6.3%

NSW Unemployment Rate



Full time employees 58.2%
Part Time employees 31.95%
Unemployed 3.55%

$423m

Gross Regional Product

Figure 8: Bland Shire Employment Profile

Top 5 occupations

10.9%
Gold ore mining

5.9%
Local government administration

4.4%
Supermarket and grocery stores

3%
Secondary education

2.7%
grain sheep or grain beef cattle farming

3.3. Housing

Housing opportunities are available within the main townships of West Wyalong and Wyalong, although advice received from local real estate agents and land valuers during the Background and Gap Analysis process have advised that there is a severe lack of supply of developed land for housing construction, as well as established housing for both rent and purchase.

The demand for housing in the two townships is driven by a range of demographic trends such as decreasing household sizes and changing needs and preferences for different housing types.

As outlined earlier in this report, significant demands for housing are being experienced as a result of the ongoing operation and expansion of the Cowal Gold Mine.

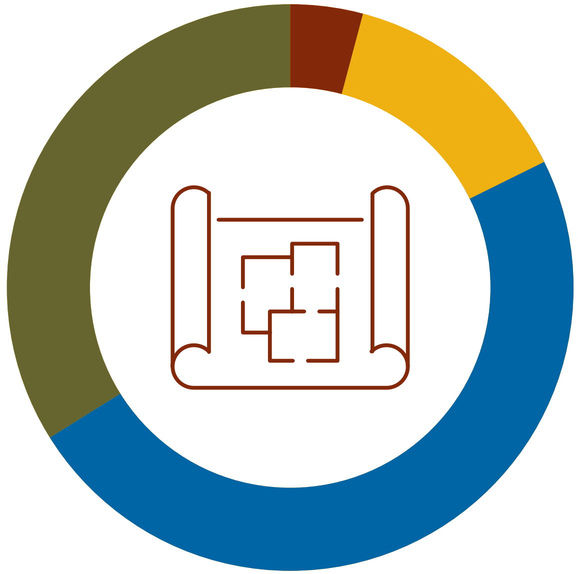
A snapshot of the local housing profile and key housing market trends, based on 2021 ABS Census Data, is shown in Figure 9.

Total dwelling stock:
1,724
Wyalong & West Wyalong

2.35
Average household size

3.2
Average bedrooms per dwelling

Occupied 83.6%
Uncoccupied 16.4%



1 bed 57 (4.3%)
2 bed 194 (13.5%)
3 bed 658 (44.6%)
4+ bed 502 (35.3%)

Figure 9: Bland Shire Housing Profile

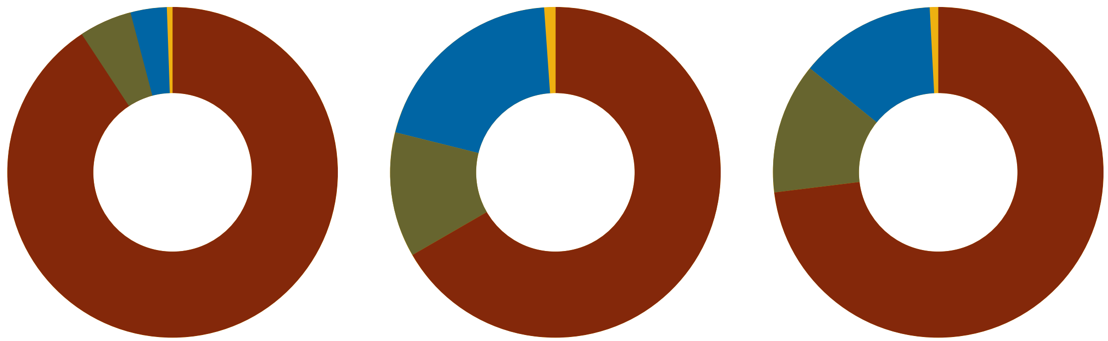
Housing Types

In 2021, there were 1,724 private dwellings within Wyalong and West Wyalong. Of these, the predominant housing type were separate houses. These made up approximately 90% of the total housing stock, when compared with other forms of housing (semi-detached, row or terrace house, townhouse, flat or apartment).

This figure is much higher when compared against the NSW and National average.

Of note, both Wyalong and West Wyalong have a higher proportion of unoccupied private dwellings when compared to elsewhere. Unoccupied dwellings make up approximately 16.4% of the total housing stock. Background analysis has revealed that the majority of these vacant dwellings comprise unoccupied former farm dwellings or delipidated dwellings.

Dwelling Structure



	Wyalong & West Wyalong	New South Wales	Australia
Separate house	**90.11%** 1424	**65.6%** 1,902,734	**72.3%** 6,710,582
Semi-detached, row or terrace house, townhouse etc.	**5.89%** 84	**11.7%** 340,582	**12.6%** 1,168,860
Flat or apartment	**2.88%** 41	**21.7%** 630,030	**14.2%** 1,319,095
Other Dwelling	**1.12%** 16	**0.7%** 19,374	**0.6%** 54,711

Figure 10: Housing Type

Household and Family Composition

The household composition within Bland Shire varies from the state and national average as there is a comparatively higher number of single or lone persons households. This type of housing represents approximately one third of all household types.

As a result, the number of family households and group households also vary from state and national averages and represent a comparatively smaller percentage of total housing types.

Reasons for this could include rural workers and workers associated with the Cowal Gold Mine, which are typical of single person households.

The townships of West Wyalong and Wyalong have an average household size for of 2.3 and 2.4 persons per household respectively. This figure has declined since 2006 from 2.4 and 2.7 respectively. This trend is expected to continue into the future.

Household Composition

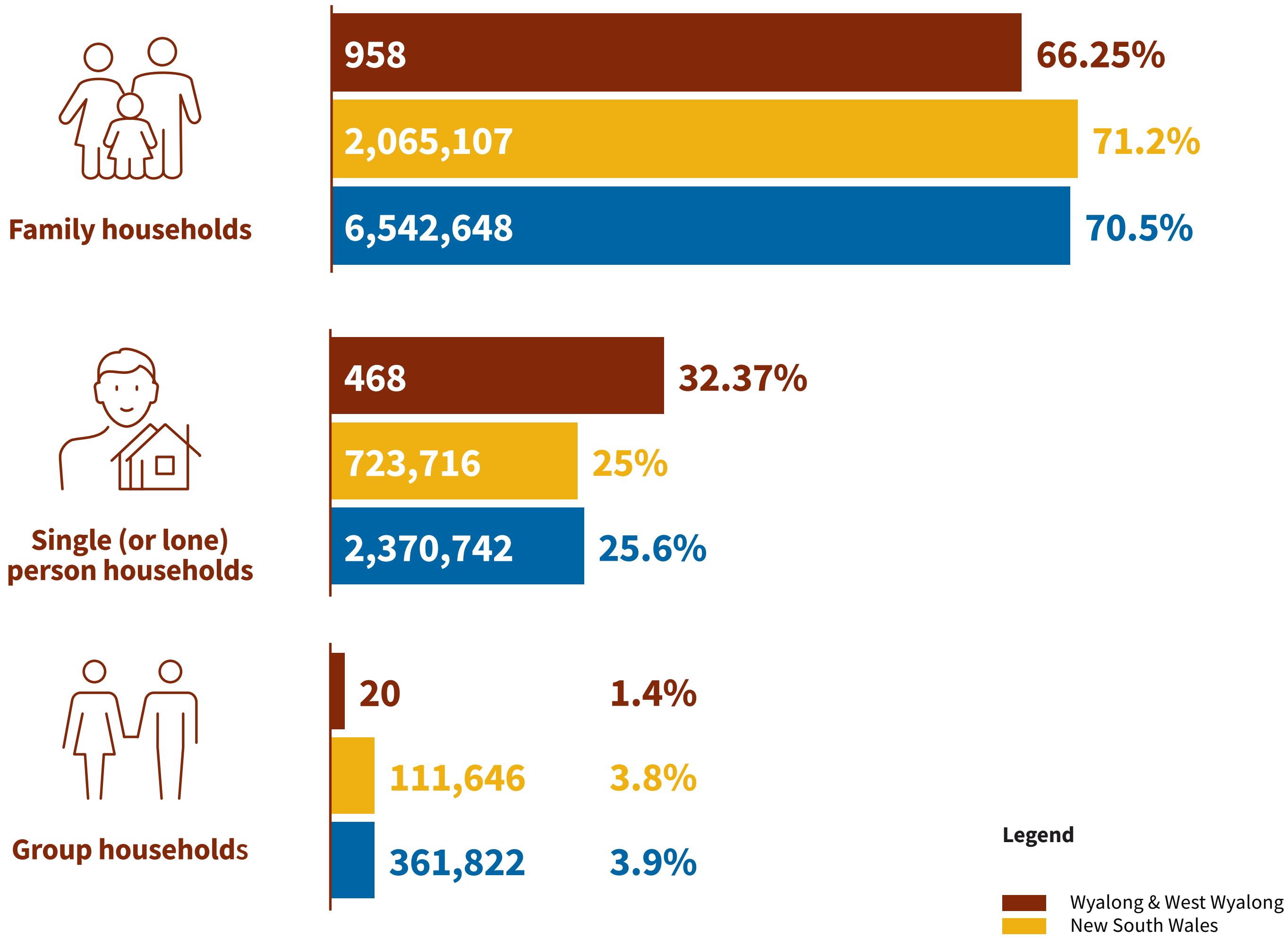
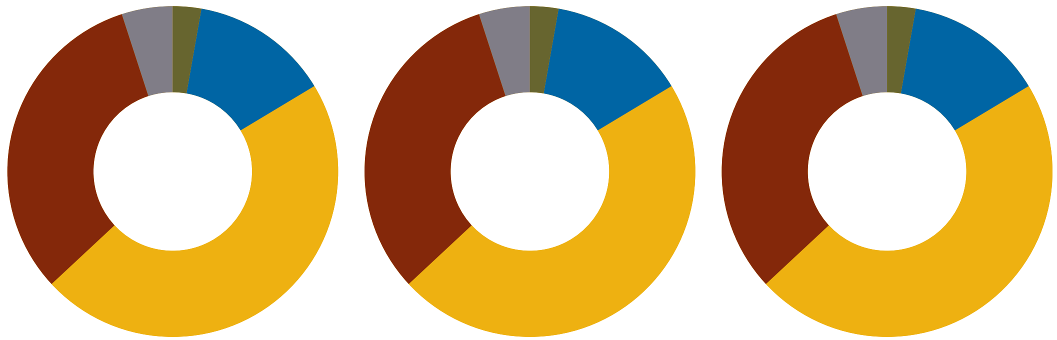


Figure 11: Household and Family Composition

Household Sizes

The size of dwellings within Bland Shire varies from state and national averages with households generally comprising 3 or more bedrooms with comparatively fewer 1 and 2 bedroom dwellings (Figure 12).

Specifically, the number of one bedroom dwellings only comprises 4% of the total housing stock. This figure is not reflective of the fact that approximately 33.5% of the household types comprise single (or lone) persons households.



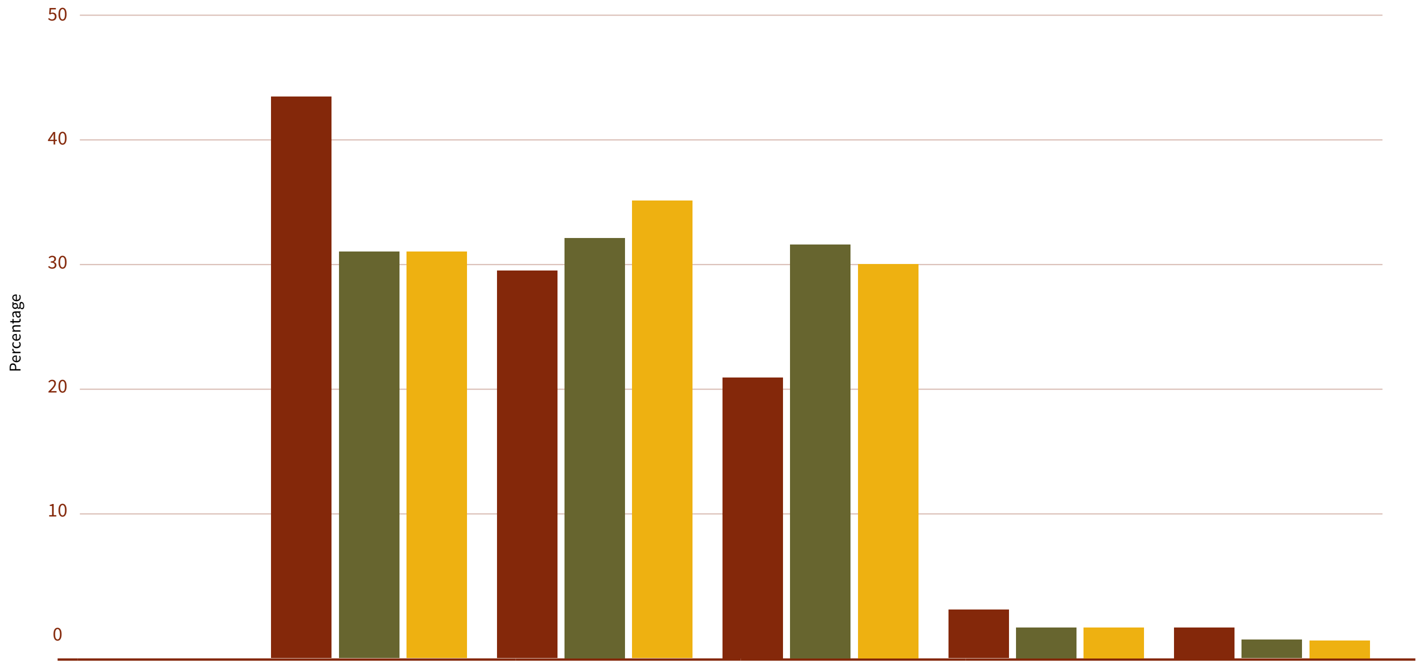
	Wyalong & West Wyalong	New South Wales	Australia
None (includes bedsitters)	0.6% | 8	0.7% | 21,051	0.5% | 44,864
1 Bedroom	3.9% | 57	6.6% | 190,792	5.3% | 488,681
2 Bedrooms	13.4% | 194	22.7% | 657,578	19.1% | 1,768,530
3 Bedrooms	45.4% | 658	34.7% | 1,006,121	39% | 3,617,803
4 or more Bedrooms	34.7% | 502	33.9% | 983,314	34.8% | 3,224,351
Number of bedrooms not stated	2% | 29	1.4% | 41,623	1.4% | 130,989
Average number of bedrooms per dwelling	3.2	3.1	3.1
Average number of people per household	2.35	2.6	2.5

Figure 12: Dwelling Size

Household Tenure

Tenure refers to whether someone owns or rents a property. Housing tenure within Bland Shire is comparatively high with approximately 73% of all dwellings owned outright or owned with a mortgage as compared to the state and national average of 64% and 66% respectively.

As a result, Bland Shire has a comparatively lower number of renters and rental properties as compared to NSW and Australia as a whole. This could be the result of the higher percentage of couple only households, lower property prices and a lower percentage of mortgage stress.



	Owned outright	Owned with mortgage	Rented	Other tenure type	Tenure type not stated
Wyalong & West Wyalong	43.9% | 633	29.5% | 425	21.2% | 306	3.3% | 47	2.1% | 30
New South Wales	31.5% | 914,537	32.5% | 942,804	32.6% | 944,585	1.9% | 55,931	1.5% | 42,613
Australia	31.0% | 2,872,331	35% | 3,242,449	30.6% | 2,842,378	2.0% | 181,518	1.5% | 136,538

Figure 13: Housing Tenure

Household Incomes and Mortgage Repayments

The average household income in Bland Shire is $1,415 per week, whilst the average median monthly mortgage repayment is $1,168 (or $292 per week).

A household is in rental or mortgage stress when mortgage repayments or rent account for more than 30% of household income

These figures are comparatively lower when compared against the NSW and Australia-wide average and indicate a general lack of mortgage stress as the majority of household mortgage repayments are less than 30% of their total income.

$1,415
Bland average household income per week

$292
Average weekly mortage repayment

$1,168
Average monthly mortage repayment

Table 2: Median Weekly Income

Median weekly income	Wyalong	West Wyalong	NSW	Australia
Personal	$740	$778	$813	$805
Family	$1,656	$1,927	$2,185	$2,120
Household	$1,404	$1,427	$1,829	$1,746

Table 3: Mortgage Monthly Repayments

Mortgage monthly repayments	Wyalong	West Wyalong	NSW	Australia
Median mortgage repayment	$1,083	$1,253	$2,167	$1,863
Households where mortgage <30% of household income	85.5%	84%	71.9%	74%
Households where mortgage >30% of household income	14.5%	16%	28.1%	26%

Residential Rental Market

Median rental prices in Wyalong and West Wyalong are much lower when compared to elsewhere with the median weekly rent being approximately $230 and $235 respectively, when compared to NSW ($420) and Australia ($375) as a whole.

The proportion of weekly rental payments is also comparatively lower with the vast majority of household rents comprising less than 30% of total household incomes. Similar to mortgage repayment, this indicates a low level of rental stress and housing affordability.

There are a number of factors attributable to this, which may be reflective of an older housing stock, lower house values and comparatively lower median household weekly incomes ($1,415) as compared to NSW ($1,829) and Australia as a whole ($1,746).

Following discussions with both local real estate agents and land valuers, there is currently no rental accommodation available within Wyalong and West Wyalong.

Advice received is that when a property becomes available for rent it is taken up immediately. Reasons for this lack of available supply are largely due to the housing accommodation needs of Evolution Mining and a current lack of supply.

Table 4: Weekly Rental Payments

Weekly rental payments	Wyalong	West Wyalong	NSW	Australia
Median rent	$225	$230	$420	$375
Households where rent <30% of household income	73.2%	70.9%	56.1%	58.7%
Households where rent >30% of household income	26.8%	29.1%	43.9%	41.3%

Housing Providers

Despite the relatively high level of household tenure and ownership within Wyalong and West Wyalong, a number of residential housing options are supplied by public and private housing providers. These providers include:

- NSW Land and Housing Corporation.
- Aboriginal Housing Office.
- Teacher Housing Authority of NSW.
- Evolution Mining.

These households account for approximately 42 dwellings, which equates to 2.5% of the total housing stock and these are scattered throughout the urban area.

An opportunity exists to redevelop some of this public housing stock given that the majority of the NSW Land and Housing Corporation properties immediately adjoin each other. In addition, a number of these dwellings are reaching the end of their usable life and are contained on large, in some instance 1,000m2+ lots, which provide opportunities for infill development at higher residential densities.

Other housing providers within the township include aged care accommodation providers.

Aged care housing within West Wyalong comprises 84 units with the largest of these being the Royal Freemason's Benevolent Institution. This facility caters for all levels of care including a secure dementia unit. The facility also provides a range of services including on-site shop. Hairdresser, café and medical consultation room.

At present, this form of housing type represents 5% of the total housing stock, however demand for this form of housing is expected to increase into the future in recognition of an ageing population.

A review of the Department of Family and Community Services online wait time register for West Wyalong (S094) indicates that the expected waiting time for general applications at 30 June 2020 for social housing are as follows:

Table 5: Expected wait time for social housing

Housing Type and expected wait
Studio/1 bedroom property 2 to 5 years
2 bedroom property 2 to 5 years
3 bedroom property 2 to 5 years
4+ bedroom property Up to 2 years

Source: NSW Department of Family and Community Services

Alternative Short Term Accommodation Options

Due to the relatively high lack of supply of rental properties, prospective tenants have had to utilise alternative short term accommodation options, as well as commuting from other towns and villages. This is particularly the case for workers associated with Evolution Mining.

Other alternative short term accommodation options include motels. Occupancy of these rooms is approximately 50% with the average price of a room per night being $86.

Other alternative housing options include caravan parks, which are limited to the Ace Caravan Park and West Wyalong Caravan Park. These facilities include both unpowered and powered caravan sites and individual cabins in a range of single and three bedroom options.

Average prices for these facilities range from $27 for unpowered caravan sites up to $90 for a cabin with an ensuite.

To address the lack of available rental accommodation, Evolution Mining are currently in the process of constructing its own designated workers accommodation village. The village will be located on Boundary Street on land owned by the West Wyalong Local Aboriginal Land Council. The village has been designed to house 180 people and is expected to be operating in 2023.

Once open, it is expected that this will relieve some of the pressures in the residential rental market.

Figure 14: Evolution Mining Accommodation Village West Wyalong
(Source: Evolution Mining)

3.4. Housing Demand

Housing demand can be influenced by factors in the broader housing market generally and by factors that influence demand for housing within local housing markets. These influences include changes in household structure, infrastructure availability, local and regional amenity, employment opportunities, taxes, interest rates and immigration, many of which are outside of the control of local government (Figure 15).

Housing demand is influenced by:

- **Underlying demand** – which is the theoretical 'need' or number of new homes required based on the projected number of households. The level of underlying demand is primarily driven by migration and demographic factors; and
- **Effective demand** – which is the size, type and location of dwellings that people are willing and able to buy and rent. It is influenced by wider market forces and other factors including:
    - Desirability of the area
    - Affordability – reflecting houses prices and income levels
    - Proximity to employment and local services
    - Access to public transport and infrastructure
    - Land values, taxes and interest rates
    - Family unit demographics
    - Transaction costs

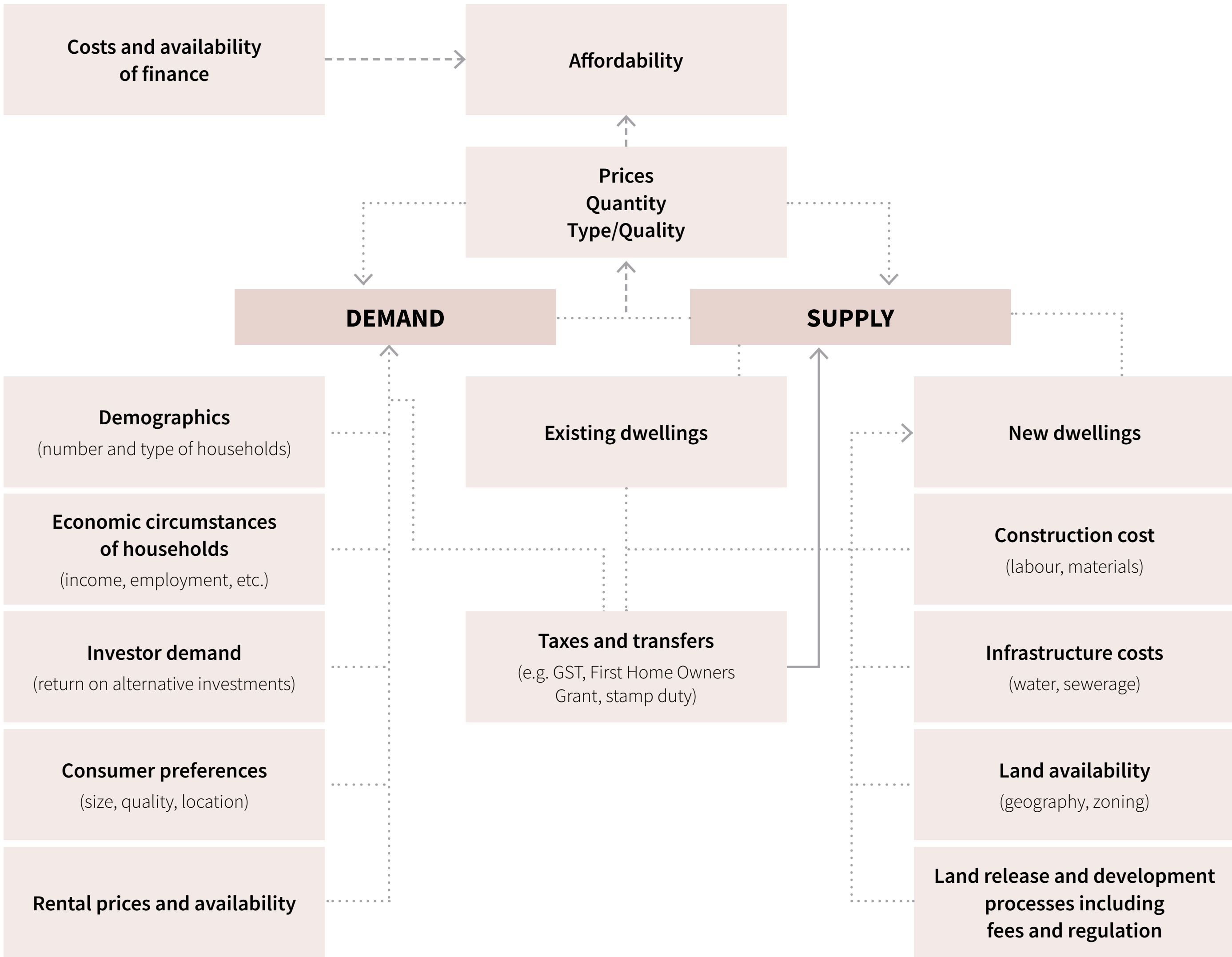


Figure 15: Factors influencing housing supply, demand and affordability
(Source: National Housing Supply Council, 2nd State of Supply Report, 2010, Australian Government)

3.4.1 Population and Dwelling Projections

To plan for the future growth of the townships up to 2041, three possible growth scenarios have been considered:

- Low Growth Scenario
- Medium Growth Scenario
- High Growth Scenario

The infograph to the right of page summarises the three different growth scenarios. It is noted that the low growth scenario is based on DPIE population projections, whilst the high growth scenario is generally based on recent Council housing approvals. The medium growth scenario provides a balance between the two.

For the purposes of this Strategy, a high growth scenario has been adopted.

This scenario has been used due to in migration from retired farmers and the elderly from outlying rural areas and small villages into the main township in recognition of the wider range of services and housing available to this age group.

Similarly, the township is also expected to receive population growth associated with the nearby Cowal Gold Mine, which is currently undergoing an expansion following the recent discovery of additional gold deposits. This expansion is expected to create approximately 180 new jobs during construction and up to 230 jobs during operation with associated population growth from workers' families.

Under this high growth scenario, the population of West Wyalong and Wyalong will grow by 845 people to 2041 at an average growth rate of 0.89%, much of which will occur during the next three years due to mining construction jobs.

Whilst the Evolution Mining Village will assist with the 'short term' accommodation spike in the next 3-5 years, there will still be a need to provide additional housing within the townships.

To service this projected population growth, on average **15 new dwellings will need to be constructed per annum** based on a projected household size of 2.2 persons per household.

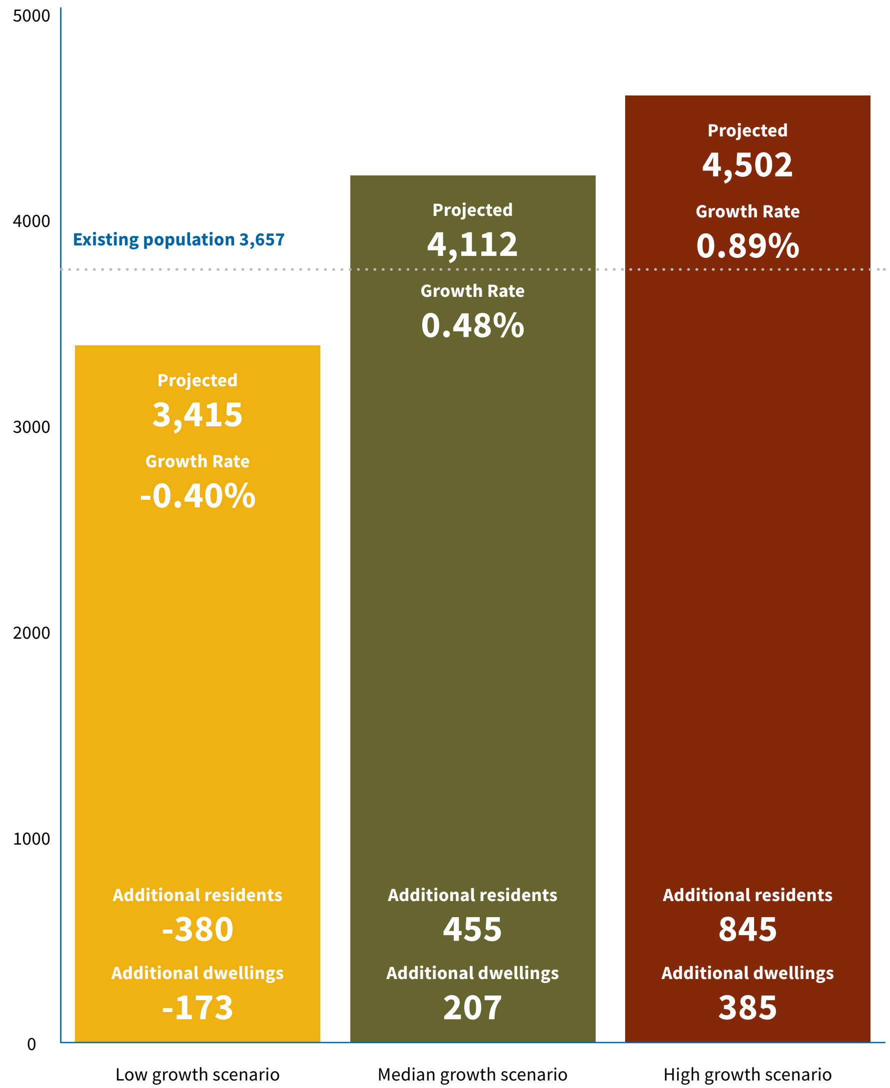


Figure 16: Population and Dwelling Projections

3.4.2 Housing for Particular Needs

It is important to consider a more detailed level of demand analysis that looks at particular needs that require a specific kind of housing stock. Often, this demand is not met by the market therefore the planning system needs to intervene to ensure that the delivery of better suited housing can be facilitated.

Housing for Seniors and Persons with a Disability

The number of people aged 65 or over in 2016 was comparatively higher than the NSW and national average representing approximately 23% of the total population.

Consistent with NSW and national trends the number of persons aged over 65 is predicted to increase to 25% by 2036.

Aged care housing within West Wyalong comprises 84 units or beds with the largest of these being the Royal Freemason's Benevolent Institution. Other housing providers include the Presbyterian Church NSW (12 units) and United Protestant Association Riverina District (9 units)

At present, this form of housing type represents 5% of the total housing stock, however based on population projections and an ageing population, demand for this form of housing is expected to increase into the future.

Social and Affordable Housing

There are relatively long wait times for social housing (2-5 years), which is indicative of undersupply. This reflects a number of households on the waiting list for social and community housing.

As outlined above, some of this housing stock is nearing the end of its usable life and are contained on large, in some instance 1,000m2+ lots, which provide opportunities for infill development at higher residential densities.

Any redevelopment of this housing stock will increase housing supply and reduce waiting times.

Short Term and Worker Accommodation

The largest pressures being faced by the local housing market is demand generated for either short term or long term worker accommodation. This is primarily attributed to the ongoing operation of the Cowal Gold Mine, but also reflects demands from rural workers and renewable energy and infrastructure construction projects, albeit at a smaller scale.

Workers associated with Evolution Mine currently comprise a large proportion of the rental market with relatively limited numbers of Fly-in Fly-out workers leading to higher demands for housing. As a result, this is placing pressures on both available housing stock and prices (both sales and rental).

Evolution Mining in the past have purchased a Number of individuals dwellings and townhouses in the main townships for use by their workers and are currently in the process of constructing a designated worker accommodation village on a large property in Boundary Street. Upon completion, the village will accommodate 180 workers.

Consideration will need to be given to the ongoing housing needs of workers, as well as the form this type of housing will take to ensure that the amenity of both occupants and adjoining neighbours is maintained.

3.5. Housing Supply

A housing supply analysis has been completed to understand recent and future housing supply trends to compare these to projected demand.

Establishing the housing supply that is already available in the LGA, considers an analysis of:

- amount and type of current and planned housing stock
- rental vacancies (where possible) and vacancy rate
- price and type of dwellings for sale
- capacity within the existing land use controls for additional housing
- potential displacement of existing housing due to redevelopment.

Current and planned housing includes provision of new housing from submitted development applications and commenced but not yet completed developments.

Overall, the supply assessment presents recent supply trends and how these correspond to existing residential settlement patterns, their relationship to demand and implications for future policy directions.

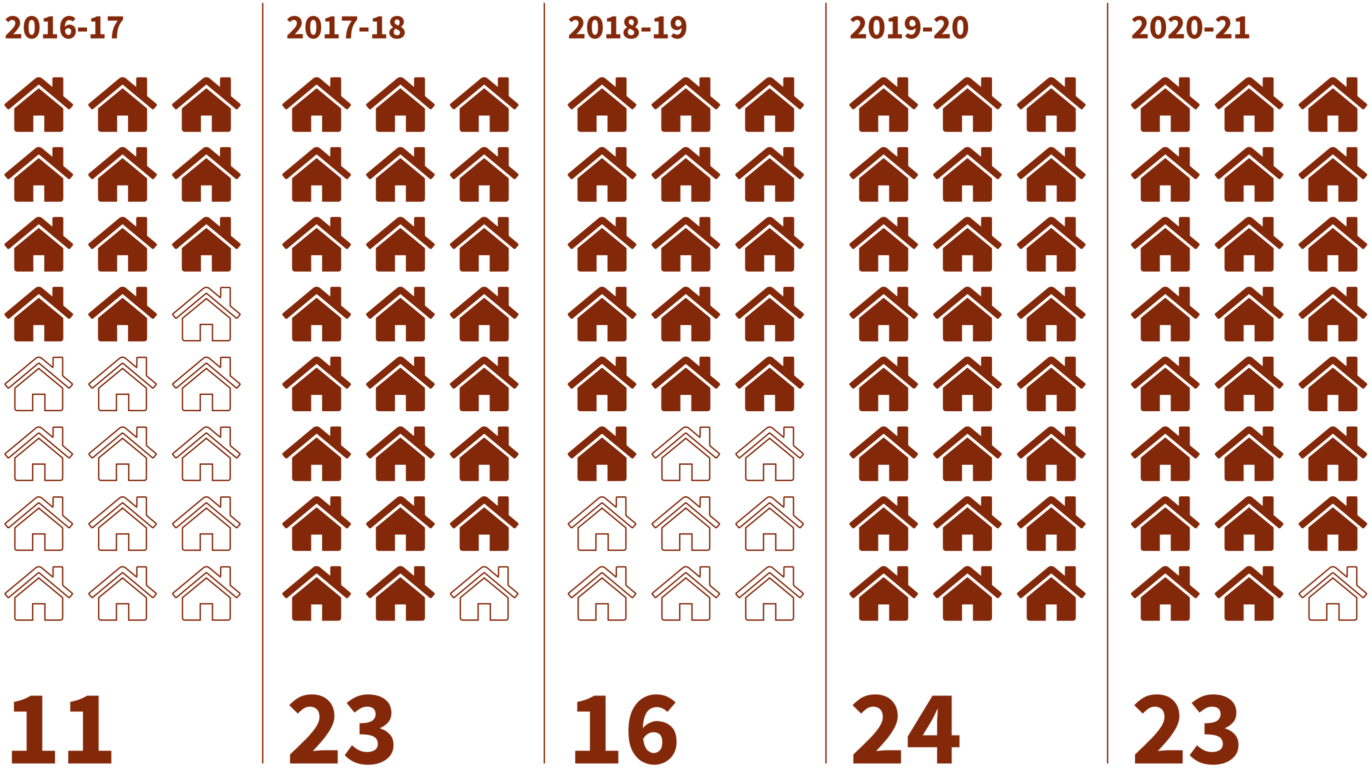
3.5.1 Residential Housing Approvals

Residential housing approvals have remained steady over the last 5 years. Over the period between July 2016 and June 2021, there were 97 new dwellings constructed in Wyalong and West Wyalong at an average of 19.4 new dwellings per annum.

Of these, the majority were detached single dwellings, whilst only a small proportion were part of a multi dwelling housing development or alternative residential development.

New housing construction has largely occurred within the main urban area, which is zoned R1 General Residential and to a lesser extent the urban fringe on residential lifestyle blocks zoned R5 Large Lot Residential. Other housing approvals to occur within the Bland Shire include within the main commercial centre (B2 zone), as well as the rural and outlying areas, albeit at a much lower scale (Figure 17).

Council in more recent times has however started to see an increase in the amount of infill development with a number of landowners redeveloping their properties for higher density infill development via the construction of additional dwellings or the subdivision of land.



	2016-17	2017-18	2018-19	2019-20	2020-21
R1 Zone	8	9	11	8	10
R5 Zone	0	8	2	3	6
Other	3	6	3	13	3
Total	11	23	16	24	23

Figure 17: Residential Housing Approvals

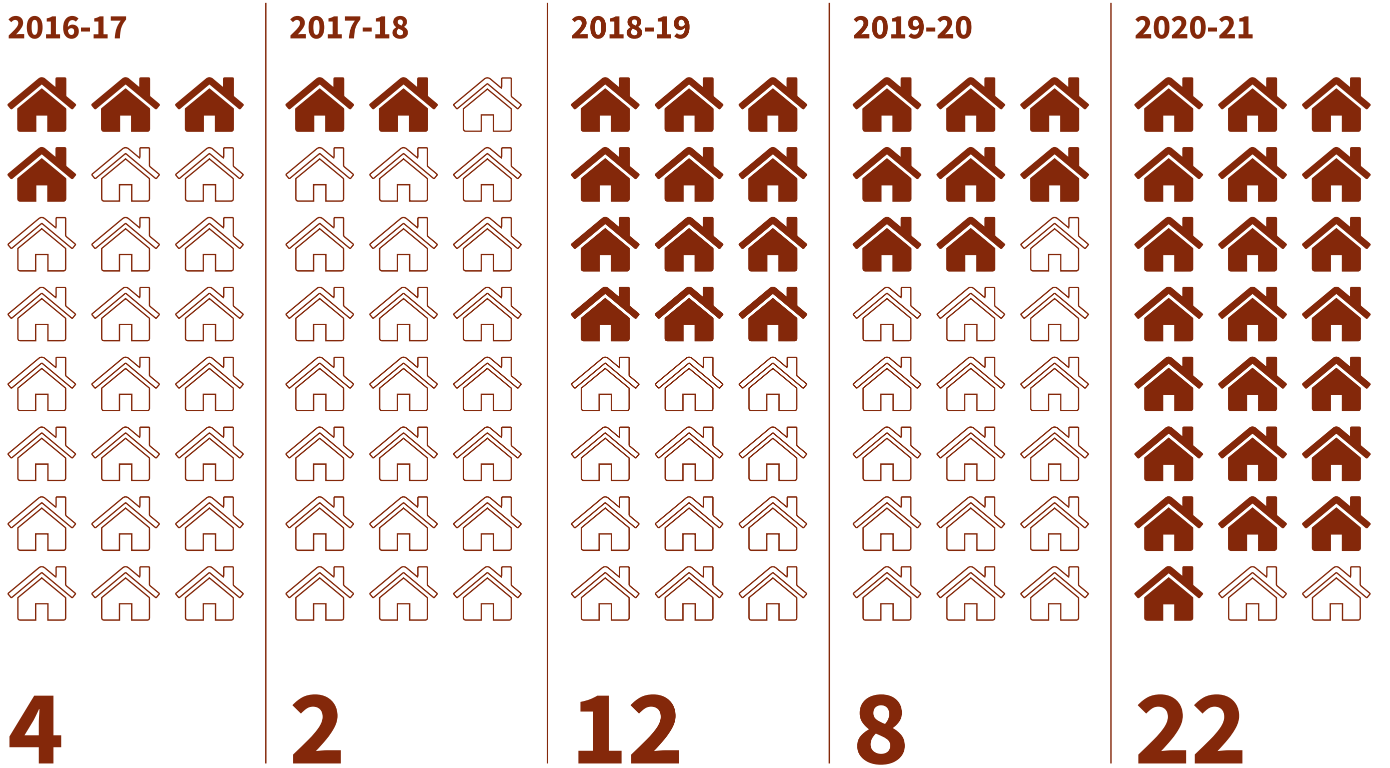
3.5.2 Residential Subdivision Approvals

Residential subdivision approvals have fluctuated over the last 5 years, which is reflective of the lag time associated between creation of residential lots and their consumption.

In total, 48 new residential lots have been created since 2016-17 in Wyalong and West Wyalong. This equates to an average of 9.6 new lots created per annum. New residential subdivisions have largely been restricted to the main urban area (R1 zone) and outlying fringe areas (R5 Zone). These approvals also include several strata title and community title subdivisions of existing multi dwelling housing developments.

The figures outlined in Figure 18 below exclude two larger subdivisions, which have been approved by Council including a 10 lot strata title subdivision at 205-211 Main Street, West Wyalong and a 48 lot residential subdivision at 82 Ungarie Road, West Wyalong.

It is understood that that these subdivisions are not proceeding due to the sale price being below the price required to recover the costs of development including civil construction costs, which has made the development unviable.



	2016-17	2017-18	2018-19	2019-20	2020-21
R1 Zone	1	1	4	8	20
R5 Zone	3	1	5	0	2
Other	0	0	3	0	0
Total	4	2	12	8	22

Figure 18: Residential Subdivision Approvals

3.5.3 Residential House and Land Sales

Data on residential house and land sales has been obtained for the past four years to determine average house and land prices.

It is noted that the Wyalong and West Wyalong market is relatively small, and the vacant land market has a number of sales that indicate sub markets indicating it is difficult to establish firm trends.

Residential house sales have remained fairly constant and have slightly increased over time. The average house price has increased by approximately $60,000 since 2018, which represents an annual growth rate of 5% per annum.

Similar to residential housing sales, residential land sales have also remained constant over time and steadily increased since 2018. The growth of vacant residential land values has also increased, during this period, at an even higher rate with an average growth rate of 7%.

Recent general residential land sales have occurred in Charles Place and Lady Mary Drive. Large lot residential land sales have occurred in Boltes Lane and Gelling Street.

Table 6: Residential House Sales

	FY 2018/19	FY 2019/20	FY 2020/21	2021/22 (23 wks YTD)
Total sales	62	40	79	40
Houses < $150,000	14	7	6	4
Houses > $150,000	5	3	7	2
Ave Price	$237,882	$220,537	$255,664	$304,316

Table 7: Residential Land Sales

	FY 2018/19	FY 2019/20	FY 2020/21	2021/22 (23 wks YTD)
Total sales	9	11	14	8
Lots < $100,000	3	7	6	4
Lots > $100,000	6	4	8	4
Ave Price	$90,000	$65,000	$74,000	$97,188

Source: Land Titles Office Records

3.5.4 Development Costs and Returns on Investment

Subdivisions by their nature are large investments requiring up to 4 years to deliver, which requires multi faceted inter disciplinary input to deliver and complete the project successfully. Due to the timeframe and complexity involved, subdivisions are considered, particularly by financiers, as high risk developments. This is mainly due to unexpected changes in markets (demand mainly impacting on price and rate of sale) affecting viability and returns.

Key inputs in the subdivision of land include:

- Land purchase
- Planning, engineering and survey
- Civil construction.
- Headworks charges and infrastructure costs to/from the boundary
- Other associated costs (landscaping, geotech, electrical)
- Marketing and sales

Over the time to deliver the above are:

- Purchase and holding costs

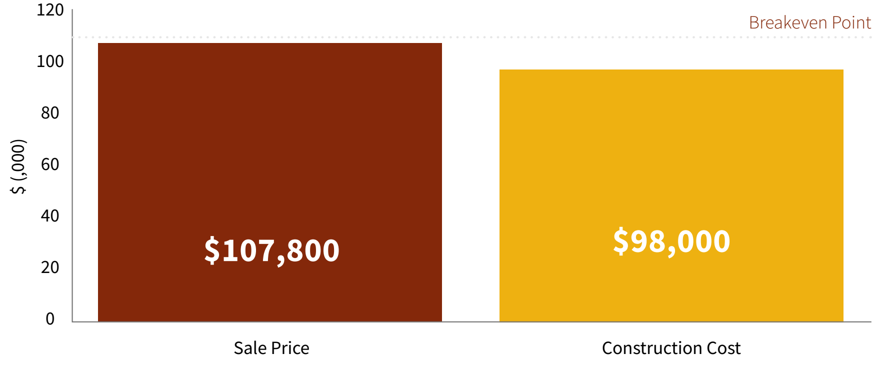
Historical (pre 2020 and Covid) the land values in many regional towns were below replacement costs due to supply meeting demand and in many instances supply exceeding demand which resulted in little capital growth.

Recognising that subdivisions are complex developments often with a long time frame and consisting of a large number of inputs with associated risks dictates that a substantial margin over traditional investments is required to reflect the inputs and time frame and ultimately the required sale rate and price. These margins will range from 15 – 25% and as high as 50% for industrial estates where sale rate is slow and inelastic prices having regard to the above the anticipated return (profit and risk allowance).

A typical regional subdivision will cost about $98,000 per lot to develop before a return on investment is achieved. A hypothetical breakdown of the subdivision input costs is summarised in Table 8.

Based on the subdivision input costs, an indicative land sale price of circa $110,000 (including GST) is required to break even.

The general rule of thumb indicates that a two year selling time frame is also anticipated.



Description	Cost per lot (Ex. GST)	Comment
Land purchase	$20,000	Raw land cost varies with stage of development, sale rate and price
Planning, Engineering & Survey	$5,000	Survey, planning and engineering design costs
Civil construction	$37,000	Construction of roads, drainage, footpaths, water, sewerage, street lights, gas, electricity and telecommunications
Government changes & headworks	$15,000	Charges to cover off site infrastructure costs e.g. water and sewer mains, reservoirs and pump stations.
Agency & Marketing	$3,000	Agents cost to sell includes commission, signage
Other associated costs	$8,000	Landscaping, Geotech, electrical, NBN costs
Holding costs, interest, stamp duty	$10,000	Stamp duty on purchase finance cost, rates, land tax. Varies with equity by up to 50%
Total	**$98,000**	**Total cost of all inputs**

Table 8: Subdivision Input Costs

3.5.5 Supply Pipeline

The future supply pipeline takes into account current residential developments that are either under construction or approved, as well as future likely development proposed under changes to local planning controls (planning proposals). The forecasts reflect current trends in residential construction and approval activity.

Approved Development Applications

Bland Shire Council has approved a number of recent development applications that have not yet been constructed, which would increase the residential land supply or housing supply with Wyalong or West Wyalong. The more significant applications are summarised in Table 9:

Planning Proposals

A number of Planning Proposals have also been prepared either by Council or individual landowners seeking to amend the *Bland Local Environmental Plan 2011*, which will influence residential land supply and housing. These are summarised in Table 10:

In total, this supply pipeline has the potential to create 160 additional residential allotments or residential dwellings.

See Section 6 for further details.

Table 9: Development Applications

Address Details	DA No.	Description	Status
82 Ungarie Road, West Wyalong	DA2021/0021	49 Lot residential subdivision including the construction of a public reserve and new roads.	Approved - not proceeding due to financial viability of subdvision.
39 Russell Street, West Wyalong	TBC	84 Lot residential subdivision including the retention of the existing dwelling and construction of new roads.	Pre-Lodgement stage with Council

Table 10: Planning Proposals

Address Details	PP No.	Description	Status
50 Mid Western Highway West Wyalong	PP-2020-3155	• Rezoning from RU1 Primary Production to R5 Large Lot Residential; • Reduction of Minimum Lot Size from 200ha to 2ha	Gazetted 29/06/2021
Rose Lane West Wyalong	TBC	• Rezoning from RU1 Primary Production to R5 Large Lot Residential; • Reduction of Minimum Lot Size from 200ha to 2ha	Council resolution to proceed
Bellawri Road West Wyalong	TBC	• Reduction of Minimum Lot Size from 200ha to 40ha	With Council
Lone Pine Road West Wyalong	TBC	• Rezoning from RU1 Primary Production to RU4 Primary Production Small Lots; • Reduction of Minimum Lot Size from 200ha to 2ha	Council resolution to proceed

3.5.6 Existing Residential Land Supply

An assessment of Wyalong's and West Wyalong's theoretical housing capacity has been undertaken based on existing land use planning controls. This has identified the maximum number of dwellings (net) that could be developed under the current land use controls.

The assumptions reflect development applications already consented to and existing controls such as land zoning and minimum lot size requirements to determine yield, density and take-up for all relevant sites in the Shire. The assumptions also include an assessment of undeveloped residential zoned.

Table 11 provides an analysis of the current supply of residential zoned land available for the twin townships.

Based on this analysis, West Wyalong and Wyalong has an approximate 56 years supply of residential zoned land based on an average take-up rate of 20 dwellings per annum since 2016 (14 dwellings in the R1 and R5 zones).

Specifically, the townships have a large supply of greenfield land (72ha) that could accommodate approximately 560 new dwellings, Similarly, given the existing large lot size pattern and existing planning controls, there is an opportunity for an additional approximate 425 lots/new dwellings within the existing developed areas. Together, this equates to approximately 70 years of residential land supply based on current take-up rates.

An assessment of R5 Large Lot Residential zoned land also revealed a large supply with approximately 114 lots available to be developed. This equates to approximately 19 years of residential land supply.

Whilst it is acknowledged that the townships of Wyalong and West Wyalong have approximately 56 years worth of residential land supply, this figure is significantly reduced to approximately 30 years once you remove approximately 20 hectares worth of residential zoned land that is constrained by natural hazards such as flooding, bushfire, biodiversity and subsidence. See Section 3.6 for further details.

	Area	Supply (Lots)	Demand	Years Supply
R1 General Residential (500m2)				
Infill	N/A	425	7	60.7
Greenfield	72ha	576	7	82.3
R5 Large Lot Residential (2ha)				
Greenfield	260ha	114	6	19
Total	**332ha**	**1,115**	**20**	**55.75**

Table 11: Residential Land Supply Summary

Legend

Cadastre
R1 General Residential
R5 Large Lot Residential

Figure 19: Undeveloped residential zoned land

3.6. Land Use Opportunities and Constraints

This section provides an understanding of the council area and its development context by identifying the constraints and opportunities which may influence where development occurs.

3.6.1 Biodiversity

The townships of West Wyalong and Wyalong are located within the NSW Southwestern Slopes Bioregion.

Common vegetation types within the study area comprise Plant Community Type (PCT) 173 Sandplain Mallee, PCT 177 Bull Mallee, PCT 76 Western Grey Box tall grassy woodland and PCT 217 Mugga Ironbark – western grey box.

Other vegetation within the study area comprises exotic vegetation over non-native pasture grasses. This land is either developed for urban purposes or used for extensive agriculture and predominantly cleared for the grazing of animals or planting of crops.

The LEP maps areas of “terrestrial biodiversity” within which Clause 6.3 requires Council to consider the impact of development on flora and fauna as well as “any appropriate measures proposed to avoid, minimise or mitigate” those impacts.

Figure 20 shows the areas mapped in the LEP for terrestrial biodiversity within the study area. This figure also shows land identified on the NSW Biodiversity Values Map as being land with high biodiversity value that is particularly sensitive to impacts from development and clearing.

These areas of biodiversity significance already largely protected and included within either an E1 National Parks and Nature Reserves or E3 Environmental Management zone.

Figure 20: Terrestrial Biodiversity and Biodiversity Values Map

3.6.2 Flooding

Parts of Bland have been the subject of inundation from flooding and overland flow as identified within the *Draft Wyalong and West Wyalong Flood Study*.

The draft flood study has identified areas that are subject to the 1 in 100 year flood event, which identify those areas that are classified as floodway, flood storage and flood fringe (Figure 21).

The draft flood study also recommends the introduction of a Flood Planning Area map (Figure 22) into Council's local planning controls, which will guide the development of land in flood prone areas. This will include the requirement for dwellings to be constructed to a minimum finished floor level.

In addition, the development of flood prone land shall be consistent with the requirements of the NSW Floodplain Development Manual, the NSW Guideline titled: Considering flooding in land use planning, as well as relevant Section 9.1 Ministerial Directions and Clause 5.21 of the LEP.

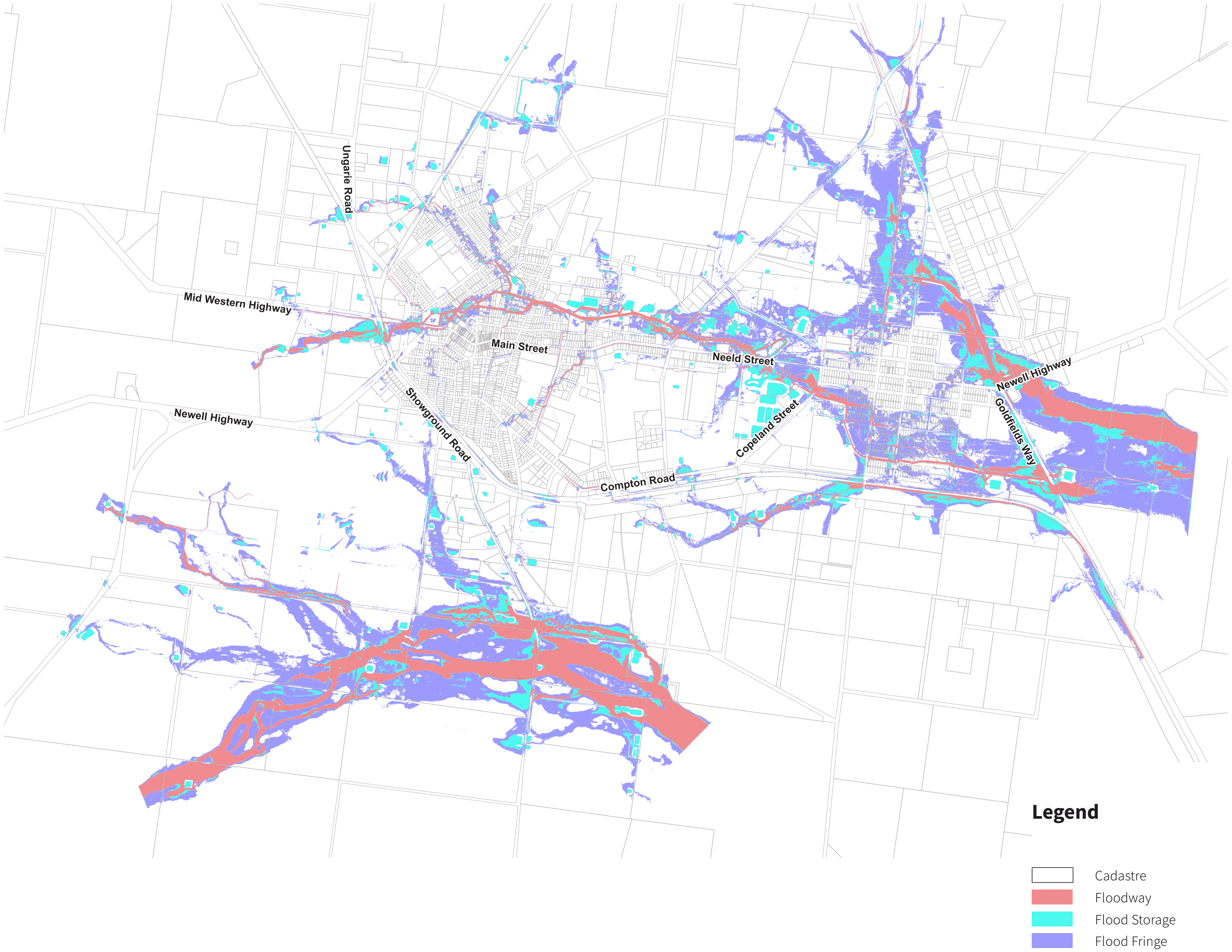
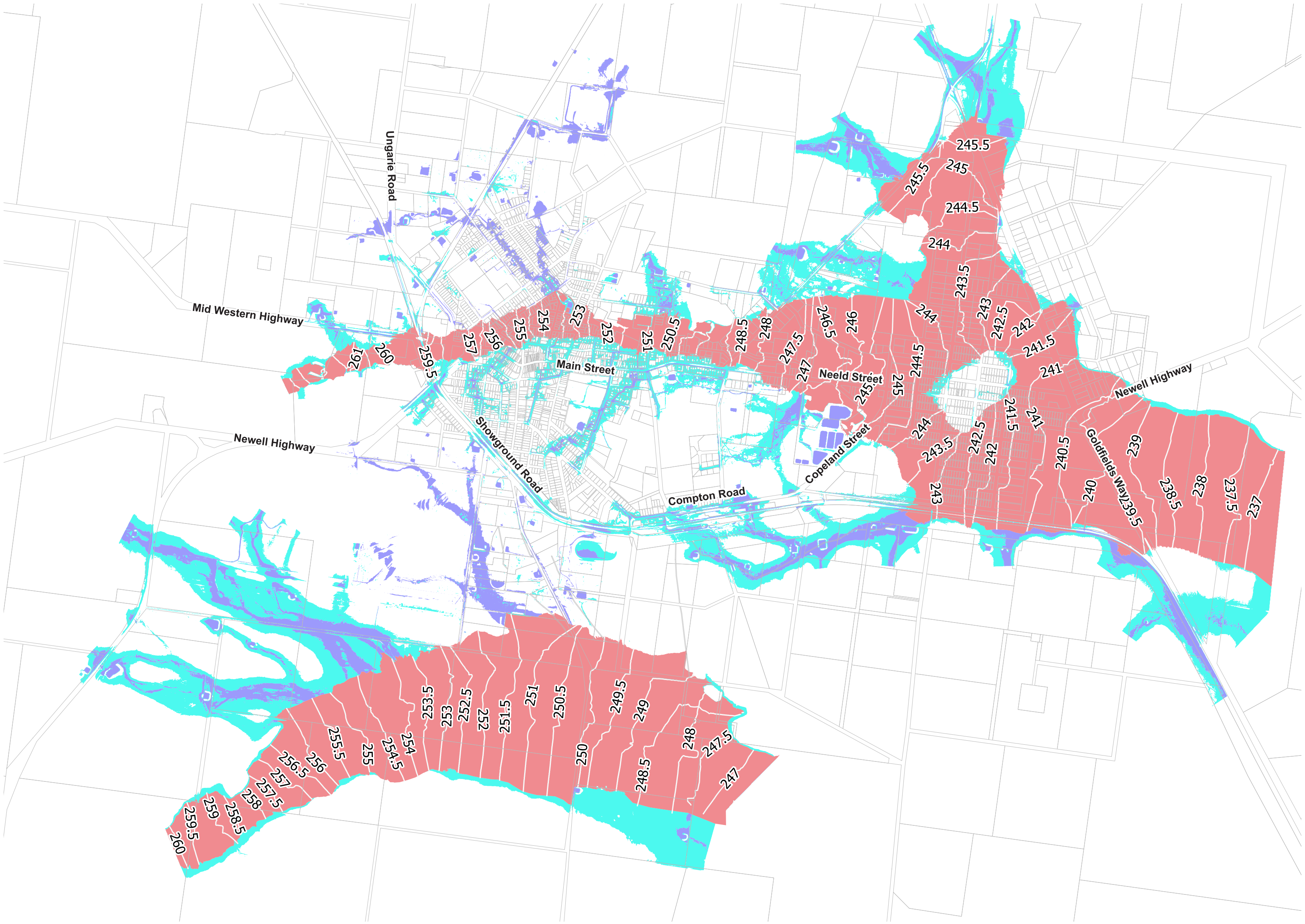


Figure 21: 1 in 100 Year ARI Map – West Wyalong (preliminary draft only)



Legend

- Cadastre
- Main Stream Flood Planning Level
- Major Overland Flow Flood Planning Area
- Outer Floodplain

Figure 22: 1 in 100 Year ARI Map – Wyalong (preliminary draft only)

3.6.3 Bushfire

A bushfire prone area is any land that can support a bush fire or is likely to be subject to bush fire attack.

Bushfire prone land within Wyalong and West Wyalong are classified as Category 1 and reflect areas of dense vegetation. Other portions of the town surrounding these lands are classified as vegetation buffers (Figure 23).

In addition, *Planning for Bushfire Protection Guideline 2019* (PBP) now provides a broader definition of grassland than previous versions with any undeveloped land is now considered to be 'grassland vegetation'.

Consequently, further development of land shall have regard to Council's bushfire prone land map, as well as the broader grassland bushfire hazard. Where necessary, any future subdivisions shall incorporate relevant bushfire provision measures such as Asset Protection Zones in accordance with the requirements of PBP.

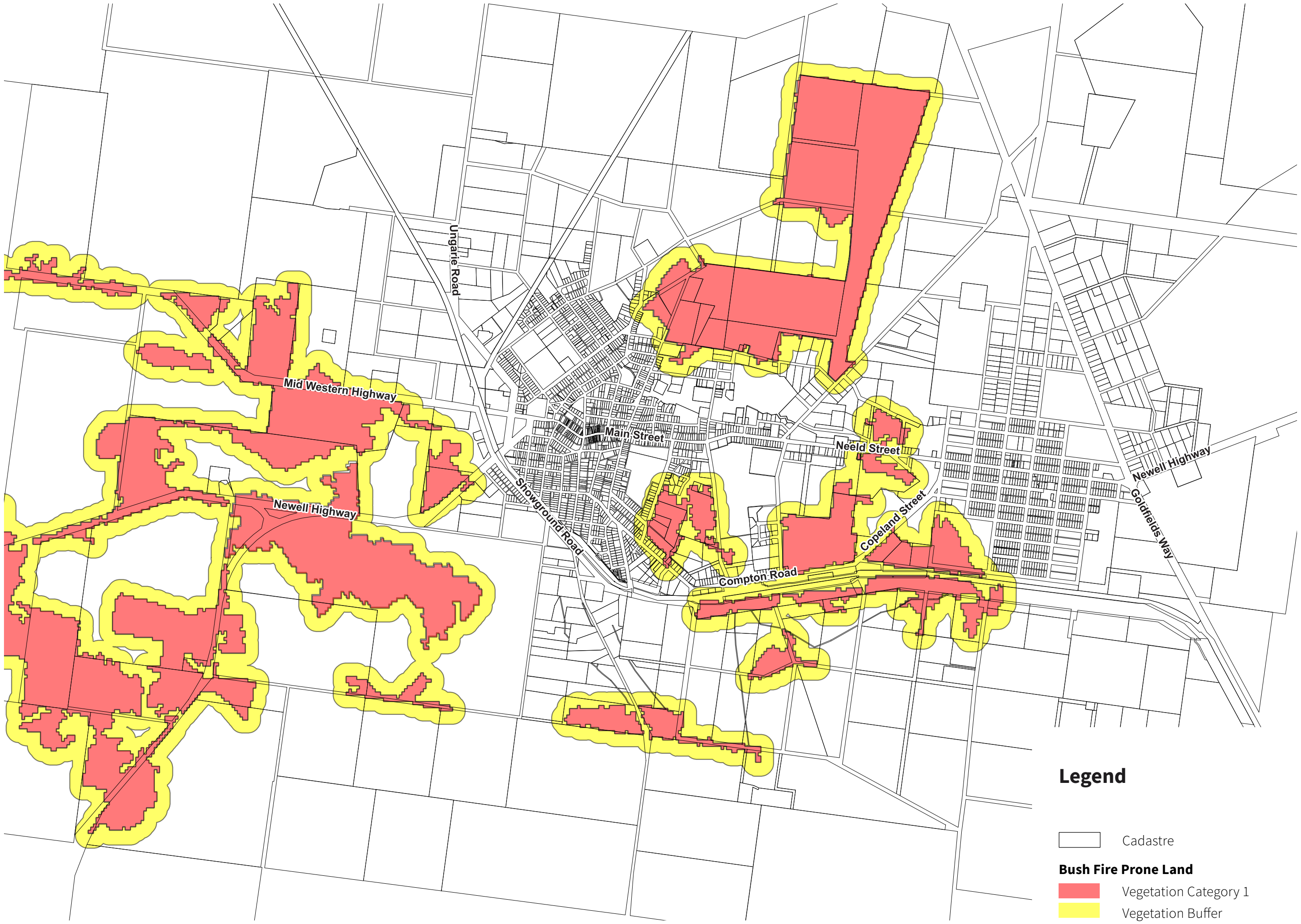


Figure 23: Bushfire Prone Land Map

3.6.4 Public Ownership

The townships of both West Wyalong and Wyalong contain large tracts of Crown Land Reserves held in public ownership. Council is the manager of some of this land, whilst other portions of land have been devolved to Council.

Whilst some of this land has been developed and is used for public purposes such as sportsgrounds or Council's waste management facility, there are other parcels of land that remain undeveloped.

A number of these parcels were historically established as part of previous gold mining activities. Consequently, some of this land has remained undeveloped due to potential issues of subsidence.

The location and size of these land parcels is constraining development as they are centrally located and either have not or cannot be developed for residential purposes. As a result, this is resulting in the sterilisation of land from development and results in a less efficient use of infrastructure and services.

Nonetheless, where land is identified as not having issues of subsidence, it is recommended that discussions be undertaken with the Crown to try and acquire this land for residential development purposes.

Figure 24: Public Land Ownership Map

3.6.5 Heritage

Non-Aboriginal Heritage

The main townships of Wyalong and West Wyalong contain a number of non-Aboriginal heritage items of local significance as identified within Schedule 5 of the LEP (Figure 25).

Items of heritage significance include Thoms Corner, Bank of New South Wales (former), Metropolitan Hotel, Masonic Lodge and former Post Office.

There are no items of state significance nor any heritage conservation areas identified within the main townships of Wyalong and West Wyalong.

Aboriginal Heritage

The original inhabitants of the Bland Shire Council area are the Wiradjuri people.

Areas of significance to Aboriginal people can generally be expected to occur across the Council area. This includes both traditional and contemporary associations of Aboriginal people with the environment as well as physical sites (i.e. that contain archaeological evidence).

Aboriginal heritage exists as tangible and intangible evidence. The latter mainly comprises archaeological sites, whose locations can be broadly predicted by a combination of landform variables e.g. shell middens and earth mounds tend to occur along rivers, artefact scatters representing ancient campsites tend to occur on flat, well drained ground near permanent water sources, whilst burials and cemeteries tend to occur in sand hills near watercourses.

Any further development of land for residential purposes will need to ensure that an appropriate due diligence assessment has been undertaken to ensure that works will not adversely impacts upon areas of Aboriginal Cultural significance.

Matters regarding Native Title will also need to be considered if developing any Crown Lands.

Legend

Cadastre

Heritage

Item – General

Figure 25: Heritage Map

3.6.6 Infrastructure and Services

Providing the right infrastructure at the right time is key to supporting the development of housing throughout NSW. The importance of using existing and proposed infrastructure effectively needs to be understood so that infrastructure can be aligned with housing development and growth via, for example, development contributions, grants, budget allocations, user fees and charges, and public private partnerships.

The townships of West Wyalong and Wyalong have access to a range of infrastructure and services.

Key infrastructure within the townships include: a sewerage treatment works, waste management centre and airport. The majority of these facilities are zoned special use.

These facilities by their nature require separation/buffering from other sensitive land uses in terms of noise, odour or other emissions. Careful consideration should be given to any development within proximity to these facilities to ensure they are not encroached upon by sensitive land uses.

Water

Water supply for the townships is provided by the Goldenfields Water Authority who services the wider South West Slopes area including Bland Shire. Water for the system is sourced from east of Jugiong via a bore field at Oura north of Wagga Wagga.

Water supply within the townships comprises a reticulated system consisting of a considerable underground water main network. This network include pipes varying from 50mm to 300mm in diameter. The condition of the network is fair with a sustainable mains replacement program currently in place.

There are generally no service constraints to new development with supply being readily available to the main township subject to some augmentations of storage and supply mains where required.

Goldenfields Water charges a headworks charge for new development and connection costs under Section 64 of the Local Government Act 1993(LG Act). This figure equates to approximately $10,000 per lot plus any augmentation works that may be required. There is an opportunity to defer these costs under Section 522 of the LG Act, however any deferral request needs to be suitably justified.

Advice received from Goldenfields Water indicate that a new high level reservoir may be required soon to service the area.

Sewerage

Bland Shire Council is the responsible authority for waste water (sewerage) and provides reticulated sewerage to the townships of West Wyalong/ Wyalong, Ungarie and Barmedman.

Specifically, the townships of West Wyalong and Wyalong are serviced via a gravity mains sewerage system, which covers the urban area (Figure 27).

Outside of the main urban areas, properties are required to operate on-site septic tank sewerage systems in accordance with the Council's Onsite Wastewater Management Strategy. This policy requires Council approval for all new septic tanks or grey water effluent treatment plants and sets out the design, location, soil condition and monitoring requirements of new facilities.

The reticulated sewerage scheme consists of approximately 48km of sewer gravity mains and 2.3km of rising mains, as well as 8 Sewerage Pump Stations.

The West Wyalong Sewerage Treatment Plant (STP) is located at Lot 2 Neeld Street (Newel Highway) half way between West Wyalong and Wyalong. The sewer plant consists of two 2,000 EP Pasveer channels, pumping station, screens and administration building. Effluent from this facility is discharged under agreement to Council's wetlands. Treated effluent from this facility is also recycled for irrigation of parks and sporting grounds.

The sewerage system services approximately 1,785 dwellings. The current two Pasveer channels are at 75% capacity. According to previous sewer investigations, the current forecast population growth is that the population numbers will remain static. Therefore, the current system is considered suitable for future loads and no augmentation is planned.

Notwithstanding, Council does operate with a whole of life plan with the main anticipated works to the waste water network comprising re-lining each Pasveer channel every 20 years, re-line/reconstruct sewer pipeline as identified within Council's asset planning and as funds permits.

Council has also identified the need to prepare a regional Integrated Water Cycle Management Strategy.

Similar to matters regarding water supply, Council charges an infrastructure contribution for new development under Section 64 of the LG Act. The current contribution rate for sewer is $3,500 per lot.

Drainage

Stormwater infrastructure within West Wyalong consists of a combination of kerb and gutter, and traditional pits and pipes, as well as constructed open channels, both lined and unlined. This infrastructure conveys stormwater into the town's main drain.

Outside of the main urban area, stormwater runoff comprises rural table drains/drainage and overland flow to natural drainage lines.

Figure 26: Water and Sewerage Infrastructure

Development Servicing Costs and Infrastructure Capacity

As outlined within Section 3.5.4, the cost to develop (including the land purchase component) a new vacant greenfields residential lot is estimated to be approximately $98,000 per lot. Anecdotal advice received is that this relatively high developer cost and prevailing land sale price is preventing development as it is financially unviable.

An investigation of existing infrastructure capacity and servicing requirements has been undertaken as part of the preparation of the Strategy.

Based on advice received from Goldenfields Water Authority, there is likely going to be a need in the short term to construct a new high level water reservoir in order to service the township.

Similarly, Council's engineering department have provided further details regarding waste water (sewerage) and stormwater drainage as the relevant service authority.

Based on current infrastructure, Council's sewerage system has capacity to accommodate approximately 930 additional persons (420 dwellings based on 2.2 persons per household) with the majority of this growth expected to occur within the Dumaresq Street area. This sewerage pump station has capacity to handle an additional 113 more connection, which when based on an average household size of 2.5 persons, equates to an additional 283 people.

Matters regarding stormwater drainage have also been investigated with the majority of drainage runoff designed as concrete overland flow paths that travel through the township. Council engineers have raised concern that if existing stormwater drainage infrastructure is not upgraded beyond development, that there will be a major impact on downstream land owners.

Electricity

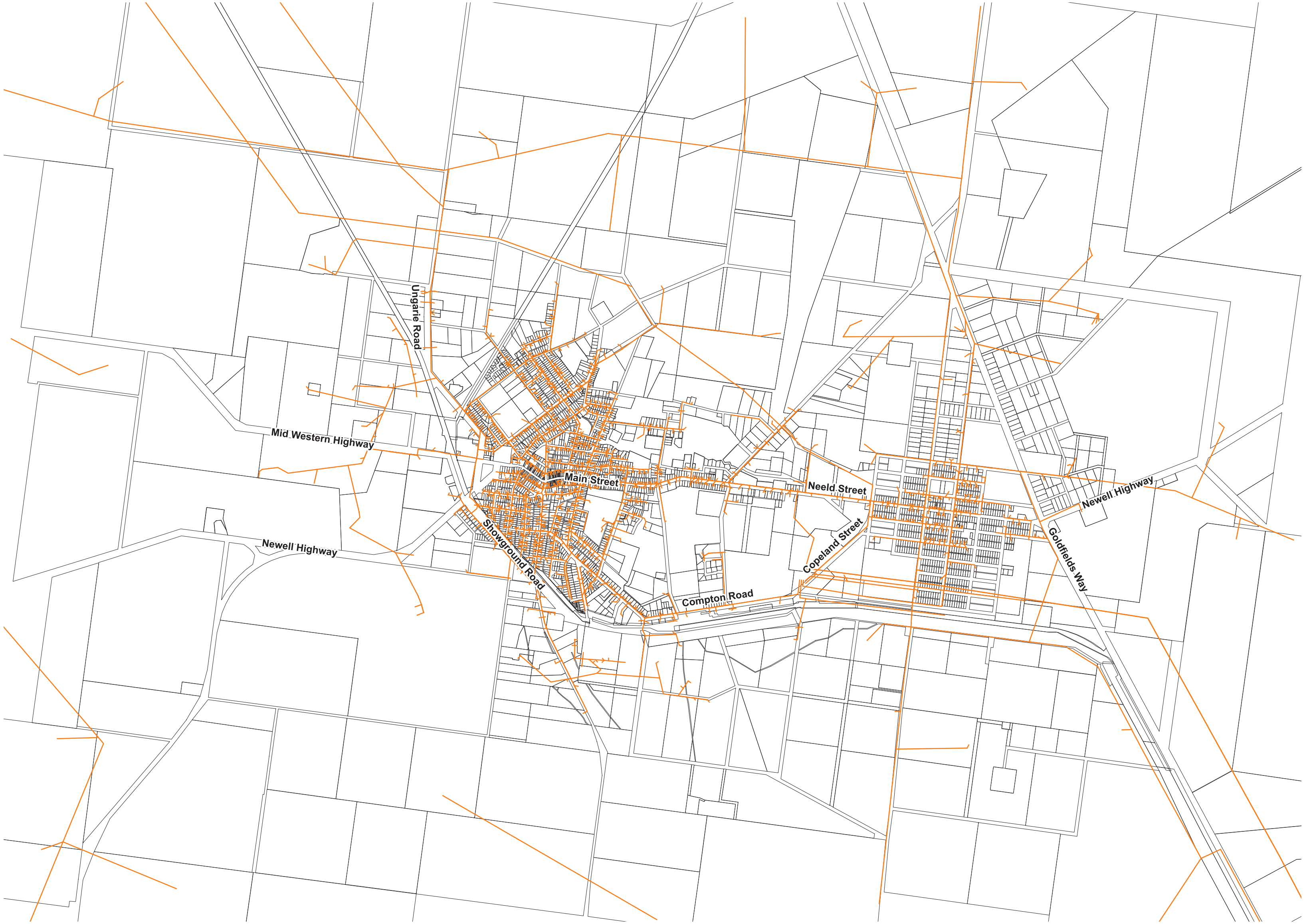
Essential Energy supplies electricity to the Bland Shire (Figure 27).

The townships are surrounded by a grid of suitable high voltage feeders that are capable of supplying additional development. The current system has ample capacity of meeting any growth needs in the main townships of West Wyalong and Wyalong and the surrounding areas.

Additional costs would however be involved to extend these lines and install suitably sized transformers for any new developments.

Gas

West Wyalong and Wyalong have access to a reticulated gas network. Outside of the main urban area, properties are reliant upon a bottled gas supply.



Legend

- Cadastre
- Electricity

Figure 27: Electricity Network

Telecommunications

Telecommunications within the townships are readily available, although mobile phone reception and internet access have been issues in the past.

This is illustrated by the fact that according to the 2016 Census, internet access within the dwelling (69.5%) was comparatively lower than the NSW (82.5%) and Australian (83.2%) average.

Roads

The townships of West Wyalong and Wyalong are strategically located on the junction of the Newell and Mid-Western Highways, which are identified as Classified Roads under the Roads Act 1993.

Other major roads in the town include Goldfields Way, Main Street, Neeld Street, Grenfell Street, Park Street, Wooten Street, Duramesq Street, Showground Road and Railway Road amongst others. The townships, particularly Wyalong are laid out in a grid pattern network.

Public transport in the townships is consistent with most other regional and rural towns and is generally limited to a daily school bus and coach service. The township does contain an airport, however this facility does not provide commercial air services, but rather charter and freight flights.

Accessibility within the township is generally good with a number of constructed on and off road footpaths and bicycle paths. Council has prepared a number of strategic plans and policies that seek to expand this footpath and bicycle network.

Most roads within the central township are sealed, whilst a number of unsealed roads remain on the fringe of the main township. Consideration of upgrades to these roads may be required into the future depending on the future development outcomes and traffic volumes.

In accordance with Council's engineering design guidelines all new subdivisions will be required to provide sealed roads and where necessary incorporate formalised kerb and guttering.

Waste Management

Council provides a kerbside domestic waste collection service to its main population centres including West Wyalong and Wyalong. This service consists of a 240 litre mobile garbage bin (MGB) and is collected on a weekly basis.

Whilst it is acknowledged that Council does not currently operate a kerbside recycling service, Council does operate a Community Recycling Centre where residents can dispose of recyclable materials for free.

The West Wyalong Landfill is located on Racecourse Road, approximately 3 kilometres north of the West Wyalong CBD. The Landfill is the only EPA licensed landfill in the Bland LGA and is managed by the Council. It is estimated that the landfill component of the site has a life of approximately fifty (50) years.

It is noted that this facility is not contained within a Special Use zone under the LEP but rather a rural zoning. To ensure the ongoing protection of this facility and surrounding lands it is recommended that Council review the zoning of this facility.

3.6.7 Community Facilities

Health Care

Residents living within the main townships have access to a range of health care services. The largest of these includes the West Wyalong Health Service located at 70 Ungarie Road, which includes a 22 hospital bed facility that provides a range of community health services.

Other services within the townships include the West Wyalong Community Health Centre which is also located at 70 Ungarie Road, as well as private medical facilities including the West Wyalong Medical Centre located at 109 Main Street, West Wyalong and Tristar Medical Group (currently closed) located at 29 Ungarie Road, West Wyalong.

Child Care

Residents of West Wyalong and Wyalong have access to a range of child care facilities including the West Wyalong pre-school located at 130 Pine Street, West Wyalong, as well as the Little Wattle Park Street Preschool & childcare centre located at 50 Park Street, West Wyalong. Together these facilities are licensed for 30 and 56 places respectively. In addition, access is also available to a number of home-based day care providers.

All of these facilities provide long day care and before and after school options. There are currently a number of vacancies available within these facilities.

Education

Educational facilities within the main townships include a range of primary, secondary and tertiary education facilities including:

- Wyalong Public School, George Bland Avenue, West Wyalong (71 students).
- West Wyalong Public School, Parl Street, West Wyalong (240 students).
- West Wyalong High School, 30 Dumaresq Street, West Wyalong (273 students).
- Saint Mary's War Memorial School, England Street, West Wyalong (117 students)
- TAFE NSW – West Wyalong, 86 Wooten Street, West Wyalong.

Following a review of historical student enrolment numbers have slightly declined since 2017 by between 10-15% with the exception of Wyalong Public School, which has in fact increased.

3.6.8 Land Use Conflict

Land use conflicts may arise when incompatible land uses are located in close proximity to each other, which in turn may impact on the amenity of sensitive land uses, the efficient use of productive land or industries, or environmental and landscape values.

Specifically, the Council area includes areas of productive agricultural land that could be threatened by unplanned expansion of residential and rural living development. Similarly, the main townships of West Wyalong and Wyalong and surrounds contains a number of established industrial businesses (including saleyards) and key infrastructure facilities that have the potential to generate traffic, odour and noise.

An assessment of land use conflicts has been undertaken consistent with the NSW Department of Primary Industry's Land Use Conflict Risk Assessment (LUCRA) guidelines.

There are four key steps involved in undertaking a LUCRA and these include:

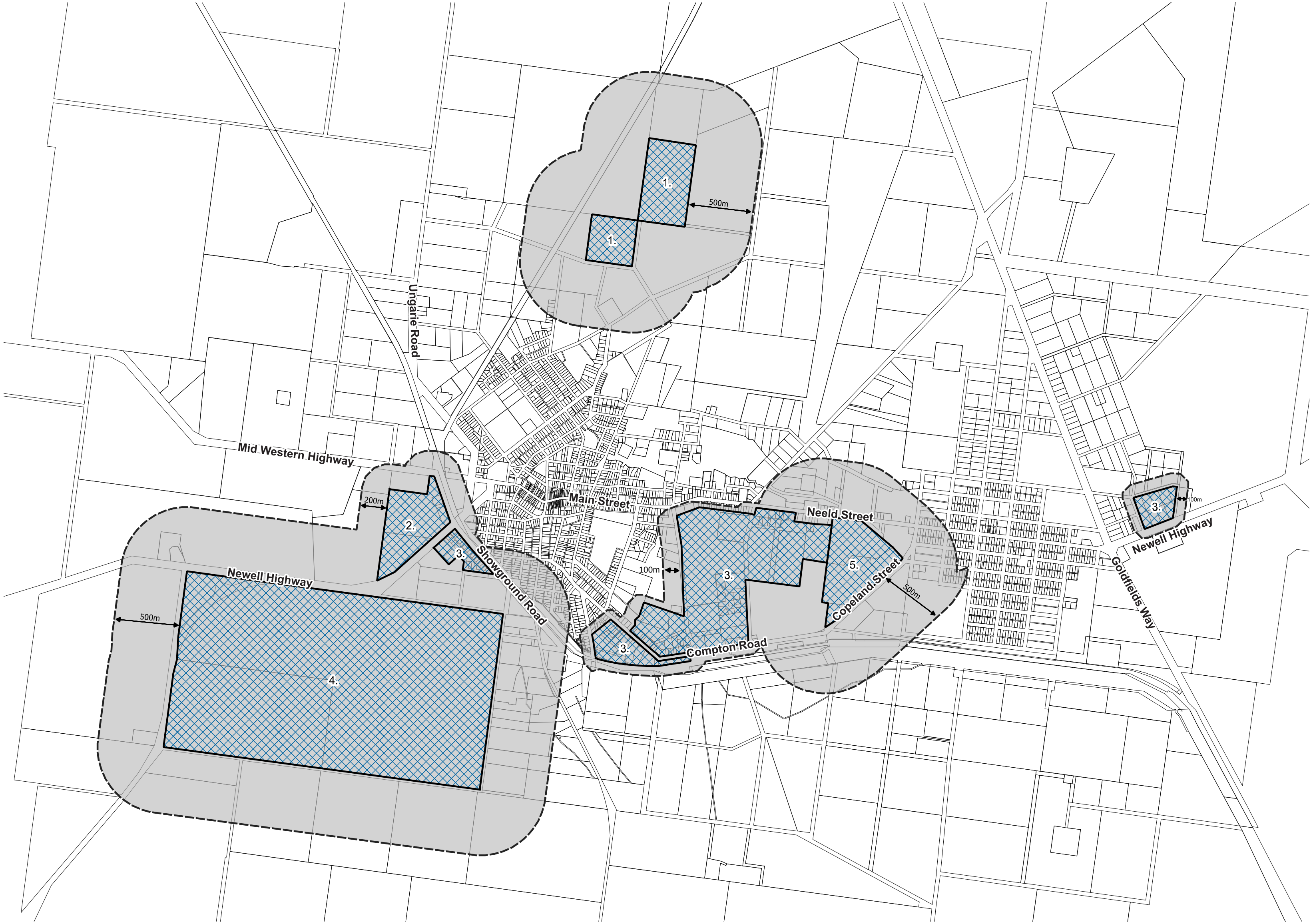
1. Gather information about proposed land use changes and associated activities.
2. Evaluate the risk level of each activity.
3. Identify risk reduction management strategies
4. Record LUCRA results.

Key potential land use conflicts contained within the study area include:

1. Waste management centre
2. Saleyards
3. Industrial land
4. Airport
5. Sewerage treatment works

Furthermore, consideration will need to be given to the location of future residential and rural residential zoned land adjacent to productive agricultural activities.

A plan showing these potential land use conflicts is provided in Figure 28.



Legend

Cadastre
Land Use Conflicts

1. Waste Management Centre
2. Saleyards
3. Industrial Land
4. Airport
5. Sewerage Treatment Works

Figure 28: Land Use Conflict Map

3.6.9 Summary of Constraints and Opportunities

To help identify potential candidate sites for rezoning and/or redevelopment, consideration has been given to the environmental constraints and opportunities outlined in Section 2.4.1-2.4.7 of the Strategy.

A plan showing the combined constraints and opportunities for West Wyalong and Wyalong is provided in Figure 29. The features have informed the recommended housing priorities outlined in Section 4.

Legend

- Cadastre
- Biodiversity Values
- Terrestrial Biodiversity
- Water Courses
- Crown Parcels
- Other Government-owned Parcels
- Sewer Mains
- Water Mains
- Electricity
- Land Use Conflicts

Bush Fire Prone Land

- Vegetation Category 1
- Vegetation Buffer

Flooding

- Floodway
- Flood Storage
- Flood Fringe

Figure 29: Combined Constraints and Opportunities Map

3.7. Analysis of Evidence Base

This section analyses the data presented in the previous sections to determine what the current housing need is, where the gaps are and where the gaps are likely to be in the future.

This section has three parts: housing supply gaps, identification of areas with development capacity and development servicing costs and infrastructure capacity.

3.7.1 Housing Supply Gaps

An analysis of the population and dwelling forecasts, other demographic data and the housing demand and supply study tells us that the demand for housing in West Wyalong and Wyalong will remain steady or will slightly increase; and there is enough land currently zoned for residential uses to meet the forecast demand.

Specifically, the demographic analysis has identified that the number of persons aged over 65 will increase between 2016 and 2036. Coupled with this fact, is the comparatively larger proportion of lone person households contained within Bland Shire.

These figures indicate that the current housing stock (supply) within Wyalong and West Wyalong does not match the needs (demands) of the community with a significant lack of smaller (1 or 2 bedroom) dwellings.

Residential house and land prices, as well as weekly rental prices show relative housing affordability and a lack of mortgage or rental stress with a smaller proportion of households spending more than 30% of their weekly income on a mortgage or rent.

It is noted however that rates of household mortgage and rental stress have increased by approximately 15-20% between 2016 and 2021 consistent with nation-wide trends.

Identified housing supply gaps include

One Bedroom Dwellings:

There is a housing supply gap for small dwellings. Lone person households currently make up 33% of the total households living in the Bland Shire and this figure is likely to increase with the proposed expansion of the Cowal Gold Mine and a general trend towards smaller household sizes and an ageing population.

In response, one bedroom dwellings currently only make up 4% of the total housing stock, which indicates a mismatch in the range of available housing types.

Whilst it is acknowledged that lone person households may be living in dwellings larger than what they need, this also means they may be incurring higher housing costs than required.

It is recommended that options be investigated to encourage more smaller dwellings and develop innovative approaches to delivering housing for lone households that achieve greater efficiency and sustainability outcomes.

Seniors Housing and Adaptable Housing:

There is an emerging housing supply gap for adaptable housing and housing for seniors with the percentage of persons aged over 65 projected to increase from 20% to 25% by 2036.

As such, there needs to be housing within the main townships that meets the needs of this growing population – housing that is accessible, well designed and close to services.

Importantly, in order to allow residents to ‘age in place’, housing needs to be adaptable to cater for the changing needs of an older or disabled occupant and there needs to be smaller housing types to enable the option to ‘down size’ such as townhouses. Council will need to ensure that new housing stock is adaptable and suitable for this growing population.

Current seniors/aged care housing options within the main townships is limited and will likely need to expand in order to cater for the growing needs of this age group. Granny flats or secondary dwellings may offer an affordable alternative to larger scale aged care developments in desirable areas. They provide affordable options to an ageing cohort of home-owners seeking to remain in their local community.

Medium Density Housing:

Whilst Council has seen a recent emergence of some medium density housing development, there is a need to ensure that there is a variety of residential household types, which is currently largely comprised of freestanding detached single dwellings.

Given infrastructure capacity constraints and development costs associated with developing at the urban fringe, an alternative more feasible option is to encourage infill development on land that already has readily available access to infrastructure and services.

Such options could include ‘knock down rebuilds’, the construction of additional dwellings on-site and the further subdivision of land (torrens, strata or community title).

Key Worker Housing

One of the key contributing factors to a shortfall in residential rental properties is due to the demands of key workers. Specifically, this demand is largely attributable to workers associated with the Cowal Gold Mine, but also includes demands from other key workers including rural workers or workers associated with renewable energy and key infrastructure projects.

These households typically comprise lone person households, but in some instances, workers bring their families with them when relocating.

In response to this lack of supply, Evolution Mining are currently in the process of constructing its own designated workers accommodation village. The village will be located on Boundary Street on land owned by the West Wyalong Local Aboriginal Land Council. The village has been designed to house 180 people and is expected to be operating in 2023.

Once open, it is expected that this will relieve some of the pressures in the residential rental market.

Consideration has also been given to the future use of this workers accommodation village to ensure that all infrastructure and facilities can be efficiently utilised. Options include re-purposing this facility for aged care or seniors housing purposes, which would be consistent with future demands for this form of housing.

Social Housing

There is currently a wait time for social housing in West Wyalong and Wyalong indicating a shortfall of this type of housing.

It is recommended that consultation be undertaken with social housing providers to investigate opportunities to redevelop this housing stock. This is particularly the case given the age of this housing stock, their location next door to each other and the fact that they are located on 1,000m2+ lots, which presents opportunities for infill development at higher residential densities.

Greenfields Developments

Demand for greenfield housing will continue to remain strong into the future.

As outlined above, Council has an ample supply of zoned residential zoned land that can be developed. Current constraints to the development of this land are largely due to the sale price, sale rate and the development costs associated with developing this land.

This Strategy amongst other things investigates options to make the development of this land more feasible which will increase the viability of new greenfield opportunities.

R5 Large Lot Residential

Demand for R5 Large Lot Residential zoned land has remained strong over time given the residential amenity and lifestyle outcomes this type of residential development brings.

In recognition of servicing capacity costs and constraints associated with developing land for conventional residential purposes, it is recommended that Council investigate options to increase the supply of R5 zoned land.

In doing so, this will increase the supply of this popular form of residential type whilst also reducing the servicing and development costs associated with residential development as it does not require connection to Council's reticulated sewerage network.

3.7.2 Areas with Development Capacity

This section identifies areas with development capacity for new housing supply and areas to be conserved across the main townships of West Wyalong and Wyalong.

These areas have been identified through the analysis of land use opportunities and constraints presented in previous sections.

It is acknowledged however that the ultimate decision to redevelop a parcel of land is at the discretion of the owner of the land. Factors such as development feasibility, highest and best use of a site, fragmented ownership of land and personal motivation to sell all influence how many additional dwellings will be delivered.

As outlined in Section 2.3.5, the Bland Shire has an ample supply of zoned residential zoned land based on existing planning controls.

Specifically, the main urban area of West Wyalong and Wyalong is zoned R1 General Residential with a minimum subdivision lot size of 500m2 (torrens title subdivision).

Based on the existing lot size pattern of the main townships, the average lot size is approximately 1,000m2 indicating that there is ample capacity to achieve infill development consistent with the current planning controls.

Similarly, there are large areas of R5 zoned land that are still to be developed that would add to the residential land supply.

In summary, these areas could accommodate upwards of 1,100 additional dwellings.

Therefore, an analysis of the evidence base indicates that current planning controls provide sufficient capacity to meet the forecast demand for housing.

Planning will however need to consider the following matters to encourage development of the right housing in the right places:

- Continue to rely on existing capacity within residential zoned land across the townships (both R1 and R5 zones).
- Review existing development controls to encourage appropriate infill housing that is responsive to the local character of the area.
- Diversity of housing stock to cater for an ageing and diverse population, changing demographics and smaller household sizes.
- Infrastructure is required in the right place and at the right time to support staged housing growth. The costs of infrastructure provision are also critical to ensuring that land development remains feasible.

3.7.3 Development Servicing Costs and Infrastructure Capacity

An analysis of development servicing costs and infrastructure capacity has been undertaken to determine the financial costs associated with land development. As outlined within the Strategy, a typical regional subdivision will cost about $98,000 per lot to develop.

In recognition of these development costs, the background analysis indicates a land sale price of circa $110,000 (including GST) is required to break even. Similarly, a general rule of thumb indicates that a two year selling time frame is anticipated.

Consequently, these servicing costs are creating a barrier to land development, which needs to be addressed.

3.7.4 Summary of Housing Analysis

The average age of the population is increasing, which will change the housing needs of the community

The density of development remains low in terms of both population and dwelling density

There is relatively lower numbers of housing or mortgage stress being experienced within the community as compared to elsewhere

There continues to be strong demand for residential lifestyle lots

There is currently a severe shortage of available housing to rent or purchase, as well as a shortage of vacant residential land

There will be a significant influx of workers in the short term associated with the expansion of the Cowal Gold Mine, which will place further pressures on housing supply and affordability

Large portions of the urban area are constrained by natural and man-made features, which need to be conserved but pose a challenged for future housing

There is a large supply of available zoned land for new greenfield housing, however the costs of developing new lots is significantly constrained by the cost of development, which in some instances has made development financially unviable

The average household size is decreasing, however the dwelling structure remains largely unchanged and representative of larger households representing a mis-match of housing types

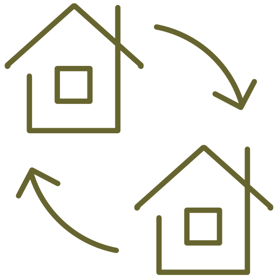
4. Housing Priorities

4.1 Local Housing Strategy Priorities

The Housing Strategy is underpinned by five (5) key priorities.

1

Identify opportunities for infill and greenfield housing development, appropriate to environmental and infrastructure constraints.



2

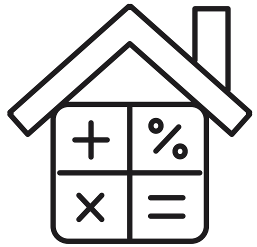
Provide alternative housing types that achieve housing choice in response to changing demographic trends.

3

Provide an additional supply of key worker accommodation that is appropriate to the context and setting of the area.

4

Future proof housing and infrastructure to ensure long term sustainability.



5

Ensure that infrastructure planning and funding supports proposed development and is financially viable.

4.2 Land Use Planning Approach

4.2.1 Key Housing Opportunity Sites

In recognition of the constraints of developing undeveloped greenfield land (namely infrastructure costs) at the urban fringe of town, the Strategy has nominated a number of Key Housing Opportunity Sites.

These sites are generally centrally located or are located within proximity to key infrastructure and facilities.

These areas represent infill housing sites or land that is either vacant or has been partially developed for residential purposes. This includes rezoning several parcels of land that are currently zoned B6 Enterprise Corridor.

In addition, the Strategy recommends rezoning a number of parcels of land to the north west and south east of the main townships from RU1 Primary Production to R5 Large Lot Residential with a 2 hectare minimum lot size.

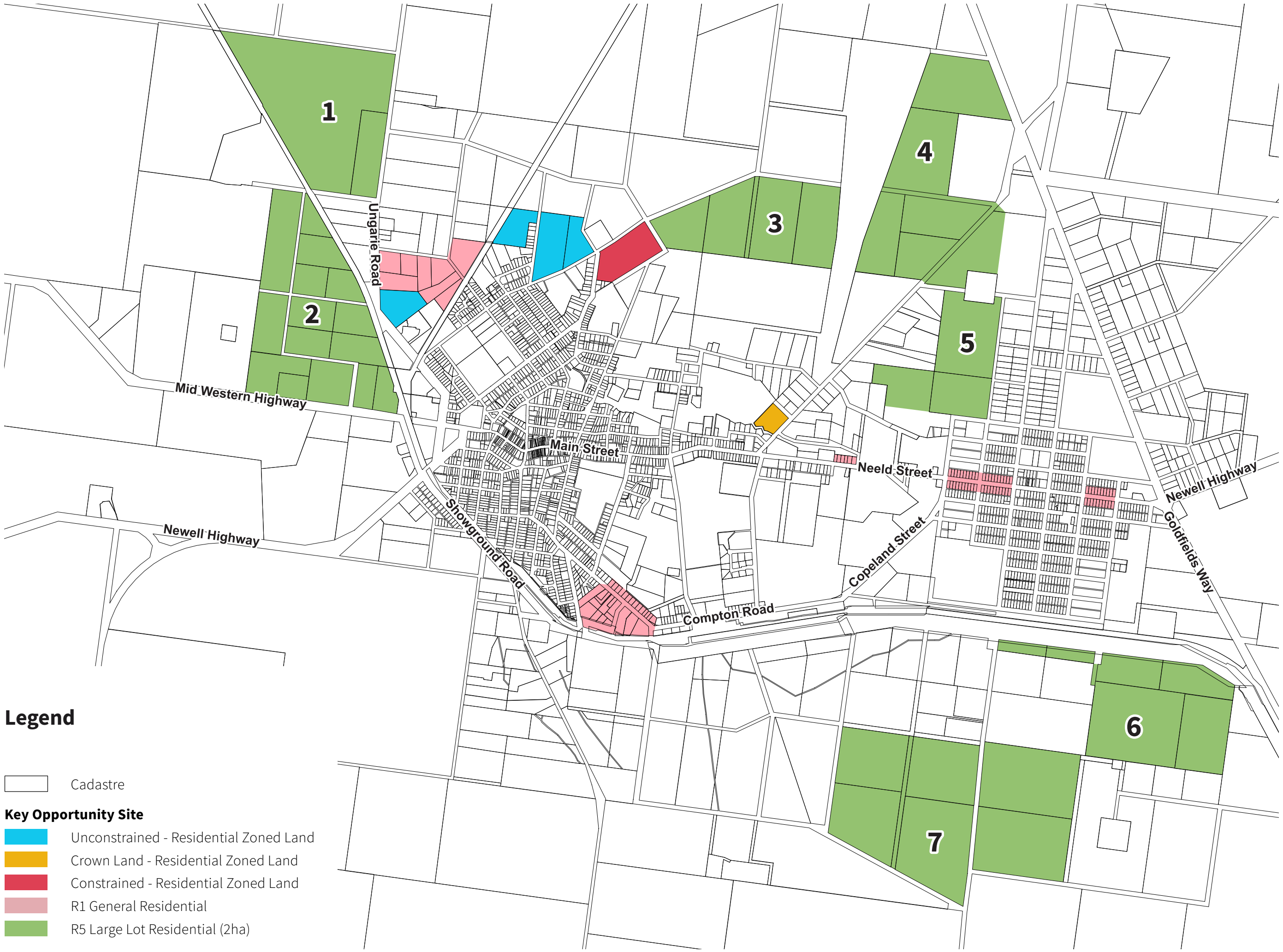


Figure 30: Housing Opportunity Sites

Table 12: Key Opportunity Housing Sites – R1 General Residential Land Supply

Site No.	Zone	Area (ha)	Minimum Lot Size (ha)	Potential Lot Yield	Demand	Years Supply
	R1 General Residential (unconstrained)	22	800	176	7	25
	R1 General Residential (Crown Land)	2	800	16	7	2.3
	R1 General Residential (New)	19.5	800	163	7	23
	R1 General Residential (Constrained)	9	800	72	7	10
Total		**52.5**		**427**	**7**	**61**

Table 13: Key Opportunity Housing Sites – R5 Large Lot Residential Land Supply

Site No.	Zone	Area (ha)	Minimum Lot Size (ha)	Potential Lot Yield	Demand	Years Supply
1	R5 Large Lot Residential	78	2.0ha	30	6	5
2	R5 Large Lot Residential	95	2.0ha	26*	6	4.2
3	R5 Large Lot Residential	53	2.0ha	18	6	3
4	R5 Large Lot Residential	75	2.0ha	25	6	4.2
5	R5 Large Lot Residential	40	2.0ha	13	6	2.2
6	R5 Large Lot Residential	70	2.0ha	22	6	3.6
7	R5 Large Lot Residential	140	2.0ha	50	6	8.2
Total		**551**		**184**	**6**	**31**

**Note this figure excludes the existing lots that have already been created.*

4.2.2 Infill Housing Strategy

Given infrastructure and servicing constraints associated with developing the urban fringe of town, as a means of encouraging infill development and a range of housing types, particularly small lot housing within the main urban area, the Strategy has undertaken a review of the existing 500m2 minimum lot size controls that apply to the R1 General Residential Zone.

Upon review, it is recommended that this minimum lot size be removed from the main urban area as identified in Figure 31.

This will ensure maximum flexibility and encourage infill development that will not only increase the range and type of housing, but also results in a more efficient and sustainable use of infrastructure. This will also have the added benefit of reducing house and land prices, which are influenced by development construction costs.

Specifically, the Strategy identifies a number of 'Key urban infill areas' that could achieve higher densities. These areas have generally been chosen based on the following criteria:

- Minimum lot size over 1,000m2
- Housing stock is generally more than 30 years old
- Centrally located with proximity to commercial facilities, parks and education facilities.

A number of different test case scenarios have been provided below demonstrating how this could be achieved.

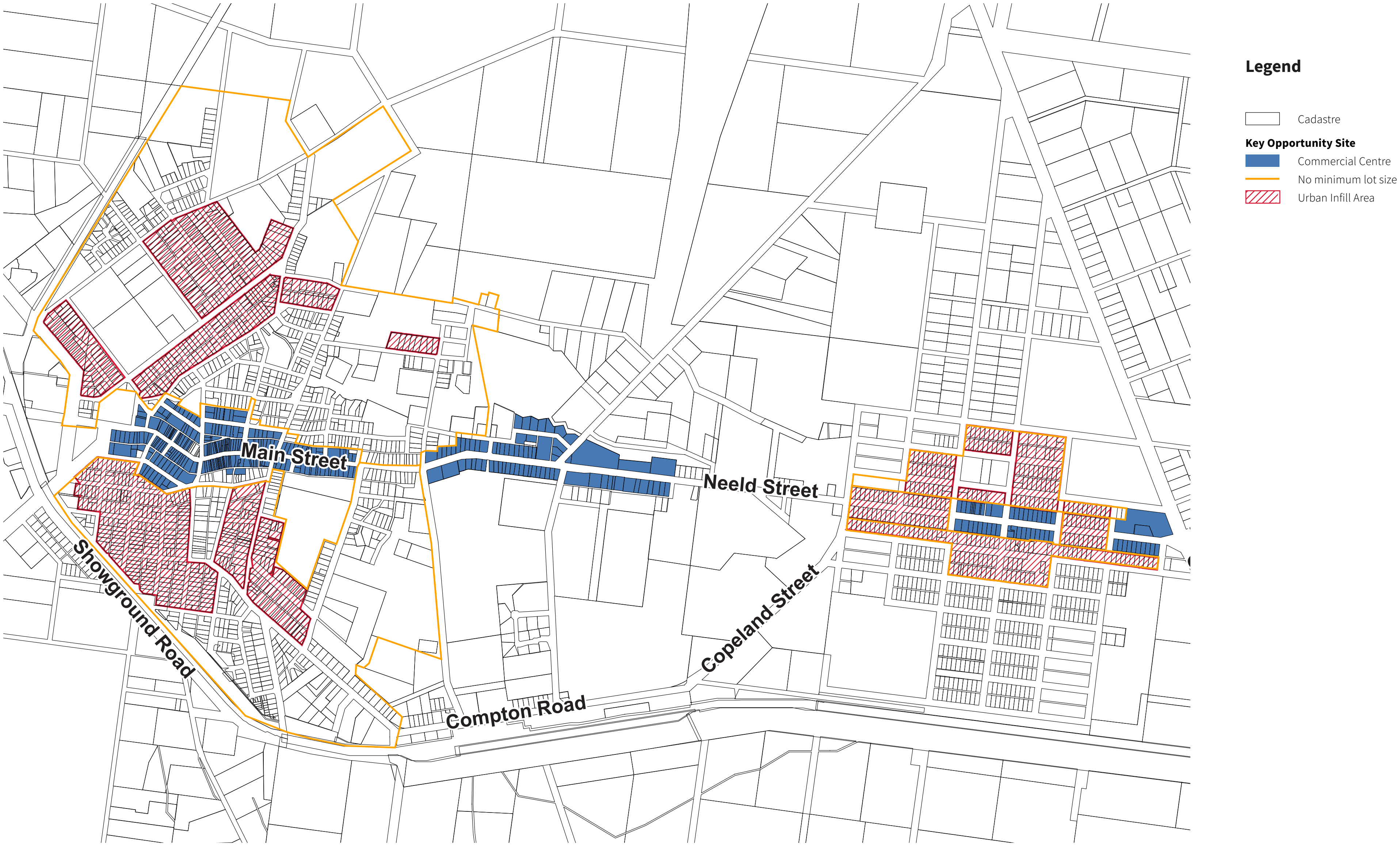
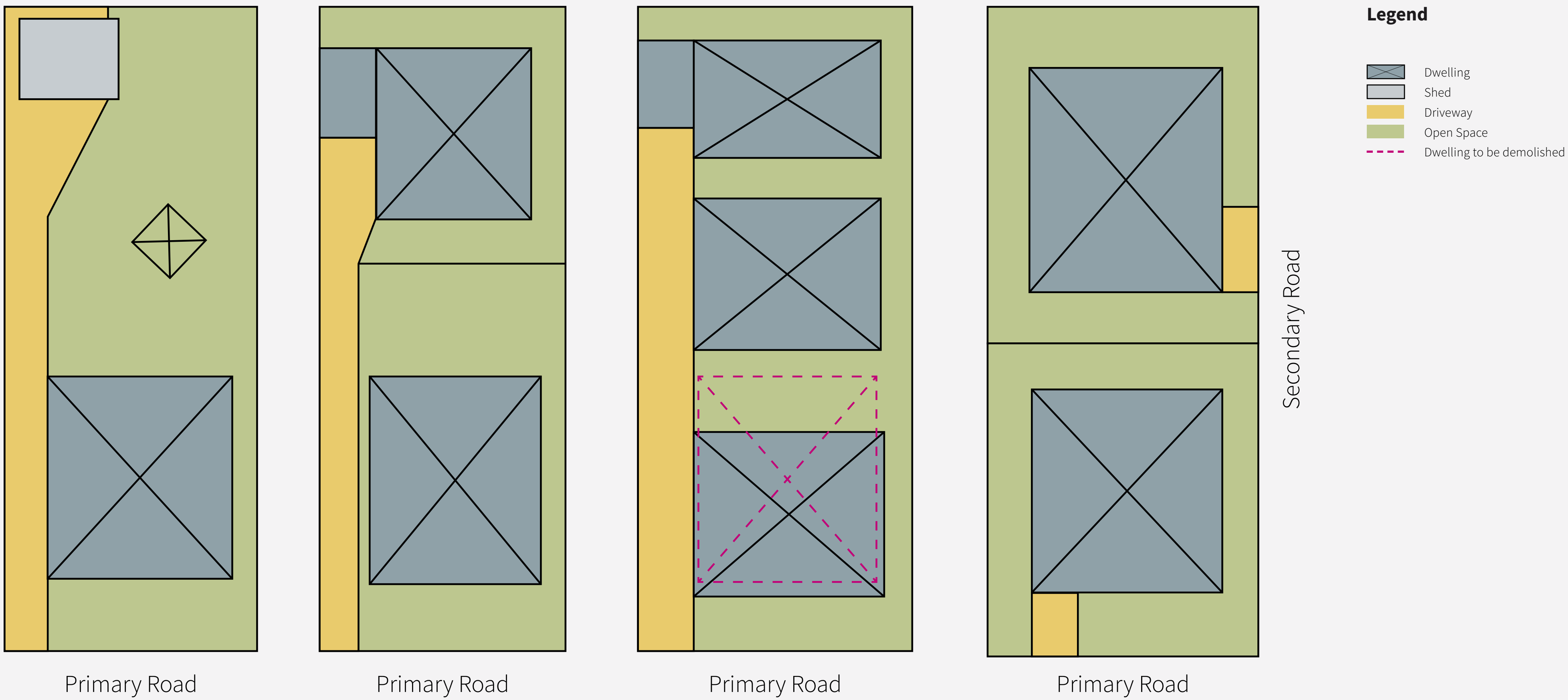


Figure 31: Infill Housing Area


Primary Road
Primary Road
Primary Road
Primary Road
Secondary Road
Legend
Dwelling
Shed
Driveway
Open Space
Dwelling to be demolished

4.2.3 Rural Lifestyle and Hobby Farming

During community consultation, a number of the submitters requested that Council review the 200 hectare minimum lot size that currently applies to the RU1 Primary Production zone across the entire Council area.

Specifically, these submitters requested that Council rezone land for rural lifestyle and 'hobby farming' purposes with lot sizes ranging from 10 hectares to 40 hectares, respectively.

It is confirmed that the purpose of this strategy is to guide the future development and use of land for residential purposes.

Consequently, the rezoning of peripheral rural lands for rural lifestyle and hobby farming purposes will not provide additional residential land supply and is considered to be more appropriately investigated as part of a wider review of Council's rural lands.

Notwithstanding the above, in recognition of a general lack of a transition between higher density residential development (600m² - 2ha) and outlying rural areas (200ha+), the investigation of additional areas for rural lifestyle and hobby farming purposes is considered to have strategic merit.

Such options could include the introduction of the following zones and accompanying minimum lot sizes:

- R5 Large Lot Residential Zone (10ha)
- RU4 Primary Production Small Lots Zone (40ha)

Indicative candidate sites are identified in Figure 32. These sites will be subject to further detailed investigation as part of a separate investigation of Council's rural lands.

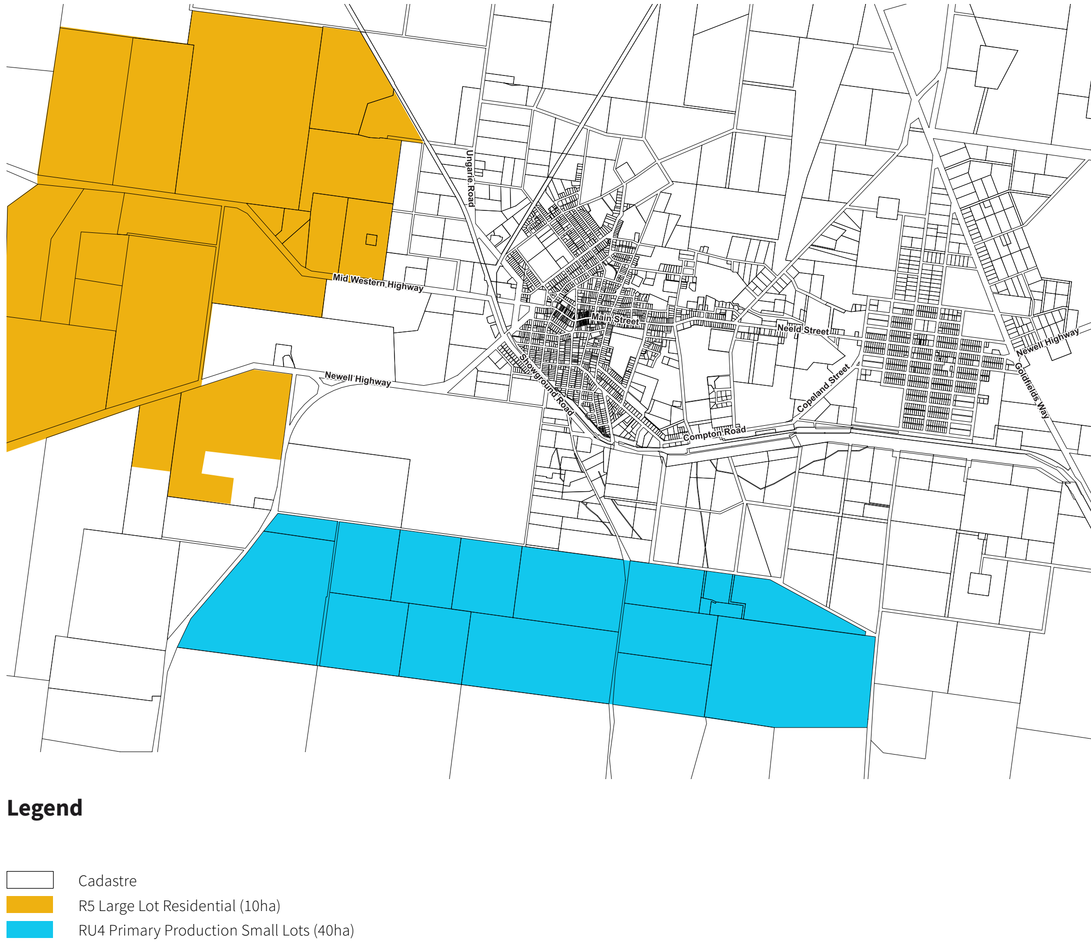


Figure 32: Candidate Rural Lifestyle and Hobby Farming Sites

4.2.4 Other Land Use Planning Approaches

Non Planning Approach	Description
Minimum Lot Size	Remove the existing 500m2 minimum lot size requirement that applies to the main urban area of Wyalong and West Wyalong to encourage infill housing development as per Figure 31.
DCP Amendment	Amend the Bland Shire Development Control Plan 2012 to encourage greater infill housing development. This should include different requirements for varying development types and densities, as well as the provision of temporary or transportable worker accommodation.
Urban Containment Line	Introduce an ‘Urban Containment Line’ around the main urban area to limit the amount of urban sprawl, which will place further pressures on infrastructure.
Staging Plan	Require that development be ‘staged’ in a logical and sequential order commensurate with infrastructure.
Adaptable Housing	Require that new housing is adaptable and will suit the future needs of residents.
Developer/ Infrastructure Contributions	Council to review its Infrastructure Contributions Plan to fund future infrastructure requirements, whilst balancing the need to ensure that development remains viable.

4.3 Non-Planning Mechanisms

Non Planning Approach	Description
Rates Deferral	Council to allow for the deferral of rates on individual allotments until the lots have been sold, which will help alleviate holding costs.
Crown Lands	Council to investigate potential opportunities to acquire unused Crown Land Reserves for residential housing purposes where not subject to subsidence issues.
Public Housing	Encourage the redevelopment/revitalisation of the public housing stock including higher density housing opportunities.
Public Private Partnerships	Council to investigate private public partnerships with key housing providers to increase housing supply, in particular aged care.
Overland Flood Study	Complete the Bland Overland Flood Study.

Non Planning Approach	Description
Integrated Water Cycle Management Strategy	Council in collaboration with NSW Public Works Advisory to prepare an Integrated Water Cycle Management Strategy.
Evolution Mining Investment Model	Evolution Mining to adopt an Investment Model to support housing supply. This should be based on a fixed term with guaranteed rental returns based on an annual management fee.
Council Development Role	Council to investigate opportunities to develop land for new residential housing. This approach has the benefit of only needing to remain cost neutral to Council with the wider benefit being the positive impacts of an additional rate base. A similar approach has been undertaken by Forbes Shire Council ('Goldridge Estate').
Investment of Evolution Mining Payments	As part of the approval of the expansion of the Cowal Gold Mine, Evolution Mining are required to pay Council an annual infrastructure contribution. In recognition of the demands that workers associated with this facility create on the townships, it is recommended that this income is directed to a Council infrastructure fund to be spent on projects within the local township. Such projects could include the extension or augmentation of trunk infrastructure, which will support development ongoing.

5. Implementation, Monitoring and Review

5.1 Implementation and Delivery Plan

This section identifies actions required to deliver housing supply over the life of the Strategy, who will be responsible for achieving these actions and a timeframe for when they will be achieved.

For the purposes of this Strategy, the following timeframes have been established:

Ongoing: As required and as opportunities arise

Short-term: 0-5 years

Medium term: 6-10 years

The implementation and delivery plan addresses the following Priorities in facilitating housing supply to meet forecast demand:

Priority 1	Identify opportunities for infill and greenfield housing development, appropriate to environmental and infrastructure constraints.
Priority 2	Provide alternative housing types that achieve housing choice in response to changing demographic trends.
Priority 3	Provide an additional supply of key worker accommodation that is appropriate to the context and setting of the area.
Priority 4	Future proof housing and infrastructure to ensure long term sustainability.
Priority 5	Ensure that infrastructure planning and funding supports proposed development and is financially viable.

Actions	Responsibility	Timing
Develop key housing opportunity sites.	Private landowners with assistance from Council	Short
Rezone additional lands R5 Large Lot Residential.	Council	Short
Encourage and support infill housing within established residential areas.	Private landowners with assistance from Council	Ongoing
Remove the existing 500m¬2 minimum lot size requirement that applies to the main urban area of Wyalong and West Wyalong to encourage infill housing development.	Council	Short, Ongoing
Amend the Bland Shire Development Control Plan 2012 to encourage greater infill housing development. This should include different requirements for varying development types and densities, as well as the provision of temporary or transportable worker accommodation.	Council	Short
Introduce an 'Urban Containment Line' around the main urban area to limit the amount of urban sprawl, which will place further pressures on infrastructure.	Council	Short
Require that development be 'staged' in a logical and sequential order commensurate with infrastructure.	Council	Ongoing
Require that new housing is adaptable and will suit the future needs of residents.	Council	Ongoing
Council to review its Infrastructure Contributions Plan to fund future infrastructure requirements, whilst balancing the need to ensure that development remains viable.	Council	Short
Council to allow for the deferral of rates on individual allotments until the lots have been sold, which will help alleviate holding costs.	Council	Ongoing
Encourage the redevelopment/revitalisation of the public housing stock including higher density housing opportunities.	Housing NSW, Private/ Community Housing Providers	Ongoing
Council to investigate private public partnerships with key housing providers to increase housing supply, in particular aged care.	Council	Ongoing
Complete the Bland Overland Flood Study.	Lyall and Associates, Council	Short
Council in collaboration with NSW Public Works Advisory to prepare an Integrated Water Cycle Management Strategy.	NSW Public Works Advisory	Short
Evolution Mining to adopt an Investment Model to support housing supply. This should be based on a fixed term with guaranteed rental returns based on an annual management fee.	Evolution Mining	Short
Council to investigate opportunities to develop land for new residential housing.	Council	Short, Ongoing

5.2
Monitoring and Review

Council will undertake regular monitoring and reporting of this Strategy as follows:

- Annual reviews of housing delivery and supply against the implementation and delivery plan to ensure that the Strategy and the LEP are delivering the Strategy's objectives in a timely manner;
- Five-yearly reviews of the evidence base and housing stock against the broader aims of the Riverina Murray Regional Plan to ensure that the Strategy is aligned with the housing needs; and
- Ten-year review of the Strategy to ensure the 20-year vision statement, the evidence base and the strategic and planning contexts are aligned with the goals of the community, the broader aims of the Riverina Murray Regional Plan and the Strategy implementation and delivery plan.

6. Appendix

6.1 Abbreviations

Abbreviation	Term
CDC	Complying Development Certification
CHP	Community Housing Provider
CSP	Community Strategic Plan
DA	Development Application
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
PP	Planning Proposal
SEPP	State Environmental Planning Policy
VPA	Voluntary Planning Agreement

6.2 Glossary

Term	Definition
Affordable rental housing	Housing that is owned by government or a registered community housing provider and rented to a mix of very low to moderate income households.
Housing stress	A household is categorised as being in housing stress where it spends 30% or more of household income on housing costs (mortgage or rent).
Low cost housing	Housing that is 'naturally' more affordable than other stock e.g. older boarding houses, granny flats
Social housing	To qualify for social housing, tenants must be on very low to low incomes, need to support to live independently and/or have been unable to find affordable housing in the private market. Social housing includes public, community and Aboriginal housing. Public housing is managed by the Department of Communities and Justice while community housing is managed by non-government organisations.
Voluntary planning agreement	A planning agreement is a voluntary agreement or other arrangement between one or more planning authorities and a developer under which the developer agrees to make development contributions towards a public purpose.
Effective demand	The quantity of housing that owner occupiers, investors and renters are able and willing to buy or rent in the housing market.
Underlying demand	The need for housing based on the number of households in the population.

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