Ordinary Meeting

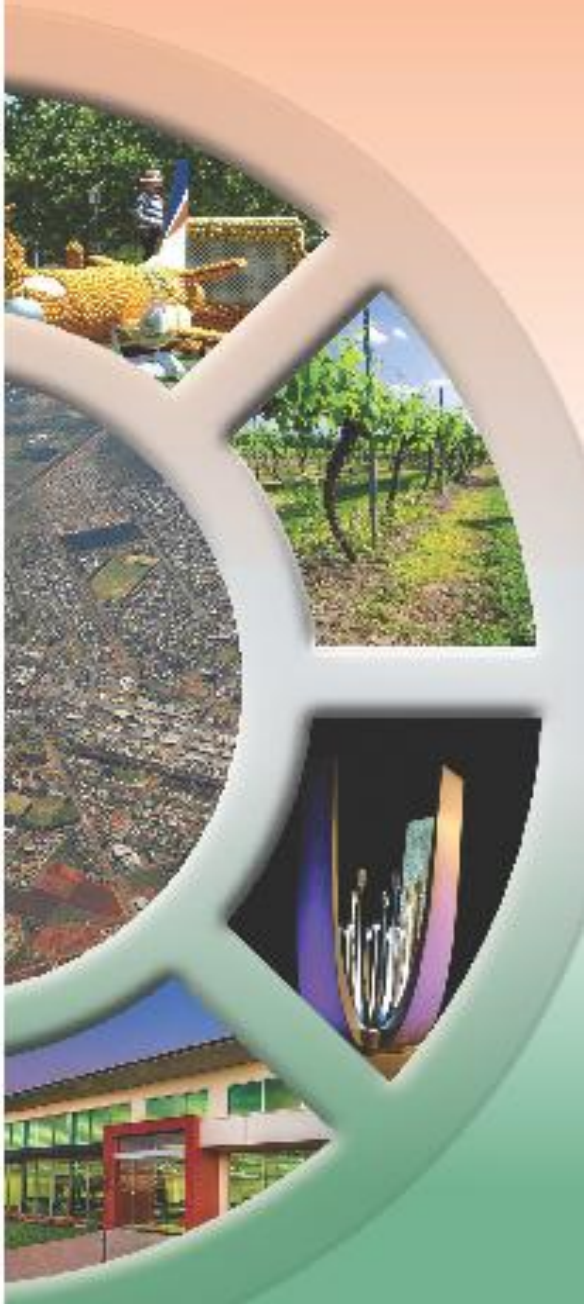
Wednesday, 26 November 2025

ATTACHMENTS UNDER SEPARATE COVER

CL02 DA 150/2025 - Construction of Multi-Dwelling Housing Development Comprising Ten (10) x Two Storey Dwellings and Associated Carparking and Retention of Existing Dwelling

CL06 Adoption of Economic Development Strategy

CL07 Review of Submissions and Adoption of Griffith Housing Strategy 2025



ATTACHMENTS UNDER SEPARATE COVER

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Attachment B – Conditions of Consent

Administrative Conditions

The development must be carried out in accordance with the following conditions of consent.

(1) Approved Development

Development consent has been granted for construction of ten (10) x two (2) storey, two (2) bedroom townhouses, associated parking and landscaping areas. The existing residence is to retained at Lot 2 DP 1075948, 10-12 Harris Road GRIFFITH.

It is advised that the proposed development has been assessed in regards to the provision of the Griffith Local Environmental Plan 2014 and is considered to be *multi dwelling housing*, which is defined as:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of *residential accommodation*

The development must be implemented in accordance with Development Application No. 150/2025(1) accepted by Council on 19 September 2025 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing / Plan	Date Accepted by Council	Prepared or Drawn By
Site Plan Issue D4 Dwg PL002	27 October 2025 25/124828	C4A Architects Pty Ltd
Site Plan First Floor Issue D3 Dwg PL003	19 September 2025 25/106308	C4A Architects Pty Ltd
BASIX Commitments 1 Certificate No 1810452M Issue D3 Dwg PL007	19 September 2025 25/106308	Frys Building Consultancy Pty Ltd
BASIX Commitments 2 Certificate No 1810452M Issue D3 Dwg PL008	19 September 2025 25/106308	Frys Building Consultancy Pty Ltd
BASIX Commitments 3 Certificate No 1810452M Issue D3 Dwg PL009	19 September 2025 25/106308	Frys Building Consultancy Pty Ltd
Ground Floor Plan Issue D3 Dwg PL100	19 September 2025 25/106308	C4A Architects Pty Ltd
First Floor Plan Issue D3 Dwg PL101	19 September 2025 25/106308	C4A Architects Pty Ltd
Ground Floor Plan Part A Units 3,4,5 & 6 Issue D3 Dwg PL102	19 September 2025 25/106308	C4A Architects Pty Ltd
Ground Floor Plan Part B Units 1,2,3 & 4 Issue D3 Dwg PL103	19 September 2025 25/106308	C4A Architects Pty Ltd
Ground Floor Plan Part C Common Area, Carpark, Carport & Bin Bay Issue D3 Dwg PL104	19 September 2025 25/106308	C4A Architects Pty Ltd
Ground Floor Plan Part C Units 7,8,9 & 10 Issue D3 Dwg PL105	19 September 2025 25/106308	C4A Architects Pty Ltd

First Floor Plan Part A Units 3,4,5 & 6 Issue D3 Dwg PL106	19 September 2025 25/106308	C4A Architects Pty Ltd
First Floor Plan Part A Units 1,2,3 & 4 Issue D3 Dwg PL107	19 September 2025 25/106308	C4A Architects Pty Ltd
First Floor Plan Part A Units 7,8,9 & 10 Issue D3 Dwg PL108	19 September 2025 25/106308	C4A Architects Pty Ltd
Roof Plan Issue D3 Dwg PL 110	19 September 2025 25/106308	C4A Architects Pty Ltd
Elevations North & East Issue D4 Dwg PL200	27 October 2025 25/124829	C4A Architects Pty Ltd
Elevations South and West Issue D3 Dwg PL201	19 September 2025 25/106308	C4A Architects Pty Ltd
Internal Elevations South and West Issue D3 Dwg PL202	19 September 2025 25/106308	C4A Architects Pty Ltd
Internal Elevations North & East Issue D3 Dwg PL203	19 September 2025 25/106308	C4A Architects Pty Ltd

Document	Date Accepted by Council	Prepared or Drawn By
Statement of Environmental Effects	19 September 2025 25/106309	C4A Architects Pty Ltd
Basix Certificate No 1810452M	19 September 2025 25/106300	Frys Building Consultancy Pty Ltd
NatHERS Certificate No.'s 0011811304 0011811346 0011811320 0011811338 0011811361 0011811387 0011811403 0011811353 0011811395 0011811379	27 October 2025 25/124829	C4 Architects Pty Ltd

If there is any inconsistency between the approved plans and documents referred to above, the conditions shall prevail.

(2) Construction Certificate (Building Works)

In accordance with the provisions of Part 6, Divisions 6.2 and 6.3 of the Environmental Planning and Assessment Act, 1979 a person must not carry out building works, including associated excavation works (as applicable) until such time as:

(a) A *Construction Certificate* has been obtained from either Griffith City Council or an *Accredited Certifier* holding the appropriate accreditation under the Building Professions Act, 2005;
(b) A *Principal Certifier* has been appointed; and
(c) The person with the benefit of the development consent has given at least two (2) days notice to Griffith City Council and the *Principal Certifier* of the person's intention to commence the erection of the building.

Note 1: Griffith City Council can issue your *Construction Certificate* and be appointed as your *Principal Certifier* for the development to undertake inspections and ensure

compliance with development consent and relevant building regulations. For further details contact Council on 1300 176 077.

Note 2: Should the plans submitted with the Construction Certificate differ substantially from the plans approved as part of the development consent then a Section 4.55 modification of consent will be required to be made to Council.

(3) Provision of Services

The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards* and relevant authorities' specifications.

(4) Lapsing of Consent

In accordance with Section 4.53 of the Environmental Planning and Assessment Act, 1979 this consent is valid for a period of five (5) years from the date of consent.

Note 1: Development consent for the purpose of the erection of a building or the subdivision of land or the carrying out of a work does not lapse if building, engineering or construction work relating to the development is lawfully and physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

Note 2: Development consent for the purpose of the use of the land, building or work the subject of the consent does not lapse if it is actually commenced the date on which the consent would otherwise lapse.

(5) Damage to Council property

If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

(6) Existing Services

The applicant must check that the proposed works do not affect any Council, electricity, telecommunications, gas or other services. Any required alterations to services will be at the developer's expense.

(7) Tree Preservation

The applicant is advised that the land is subject to Council's Tree Policy and the requirements of that policy are to be strictly adhered to. Should the applicant/owner require advice in this regard they are to contact Council's Parks and Gardens Department.

(8) National Construction Code

All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.

All plumbing and drainage works must comply with and be carried out in accordance with the requirements of the Plumbing Code of Australia.

(9) Property Number

The whole of the property will be known as **10 Harris Road**. The existing dwelling will be allocated the secondary street address of **12 Harris Road**.

The proposed dwellings have been allocated the following street numbers:

Townhouse 1 – Unit 1, 10 Harris Road
Townhouse 2 – Unit 2, 10 Harris Road
Townhouse 3 – Unit 3, 10 Harris Road
Townhouse 4 – Unit 4, 10 Harris Road
Townhouse 5 – Unit 5, 10 Harris Road
Townhouse 6 – Unit 6, 10 Harris Road
Townhouse 7 – Unit 7, 10 Harris Road
Townhouse 8 – Unit 8, 10 Harris Road
Townhouse 9 – Unit 9, 10 Harris Road
Townhouse 10 – Unit 10, 10 Harris Road

These numbers are to be prominently displayed at the street frontage or any other position which is clearly visible from the street during construction and at completion.

(10) Fence location and design

The person with the benefit of this consent shall ensure that the proposed fence complies with the following:

(a) The fence shall be contained wholly within the property boundaries. No part of the fence, or its footings, shall encroach onto the road reserve or adjoining properties.
(b) It is the responsibility of the owner to verify the location of the boundary and this is recommended to be achieved by a survey report.
(c) All gates shall be designed so that they do not open onto the nature strip.
(d) The water meter shall be accessible and is recommended to be located outside of the fence boundary.

(11) Aboriginal Heritage

No Aboriginal objects may be harmed without an approval from Heritage NSW under the National Parks and Wildlife Act 1974.

If any Aboriginal object is discovered and/or harmed in, or under the land, while undertaking the proposed development activities, the proponent must:
(a) Not further harm the object(s).
(b) Immediately cease all work at the particular location.
(c) Secure the area so as to avoid further harm to the Aboriginal object(s).
(d) Notify the NSW Environment Line as soon as practical by calling 131 555 or emailing: info@environrment.nsw.gov.au, providing any details of the Aboriginal object and its location.
(e) Not recommence any work at the particular location unless authorised in writing by Heritage NSW.

If harm to Aboriginal objects cannot be avoided, an application for an Aboriginal Heritage Impact Permit must be prepared and submitted to heritage NSW before work may continue.

In the event that skeletal remains are unexpectedly encountered during the activity, work must stop immediately, the area secured to prevent unauthorised access and NSW Police and the Department contacted of Planning, Industry and Environment

(12) Other Cultural Heritage

Should any cultural artefacts, archaeological relics or any object having interest due to its age or association with the past be located during the course of works, all works are to cease immediately and notification shall be provided to the Office of Environment and Heritage in accordance with the *National Parks and Wildlife Act 1974*. Work shall not recommence in the area until this is authorised by the Office of Environment and Heritage.

Note. Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the Heritage Act 1977 may be required before further the work can continue.

Prior to the issue of a Construction Certificate

Prior to commencing construction work, you will need a Construction Certificate for building works issued by Griffith City Council or an Accredited Certifier. Before a Construction Certificate can be issued, compliance with the following conditions is to be demonstrated.

(13) Payment of building and construction industry long service levy

Prior to the issue of a Construction Certificate, the applicant is to ensure that the person liable pays the long service levy as calculated at the date of this consent to the Long Service Corporation or Council under section 34 of the Building and Construction Industry Long Service Payments Act 1986 and provides proof of this payment to the certifier.

(14) Internal Sewer Main

A private service sewer main, within the bounds of the development, is to be constructed to provide a point of connection for each of the proposed units. The private service sewer main is to connect to Council's existing sewer main via a new sewer manhole installed on Council's sewer main. All internal sewer infrastructure required to service the proposed units are to be connected to the private service sewer main. Each of the proposed units are to connect to the private service sewer main with one (1) sewer junction per two (2) dwellings.

The design for pipelines, as well as manholes and other associated components normally associated with sewerage main installations are to be in accordance with the standards prescribed in Council's *Engineering Guidelines - Subdivisions and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014.* Details and designs are to be submitted to Council and approved by Council's Engineers **prior to the issue of a Construction Certificate.**

(15) Hydraulics Calculations (Sewer)

Prior to the issue of a Construction Certificate, the applicant will be required to demonstrate that the additional tenements created as a result of the proposed development will not affect the capacity of Council's existing sewerage system for the locality. Targeted Levels of Service for sewerage are to be in accordance with Council's *Drinking Water & Sewerage – Supply Levels of Service Policy (WS-CP-210)*. Design details on the proposed sewerage system for the subject development including calculated peak demands generated from the subject development are to be submitted to Council. In the event where Council's sewerage infrastructure cannot service the proposed development, Council's sewerage system is to be upgraded at the applicant's expense.

(16) Stormwater Drainage

Stormwater runoff from the roofs of the proposed townhouses shall be directed to Council's street system via the onsite detention system and stormwater runoff from the ground is to be directed to the Council owned drainage channel at the rear of the subject allotment via the onsite detention system for disposal. Council will allow one (1) connection into the drainage channel with appropriate erosion protection treatment to the outlet.

Stormwater runoff shall not be permitted to flow over property boundaries onto the adjoining properties unless legally created easements in accordance with Section 88B of the Conveyancing Act are created. Detailed design drawings and hydraulic calculations for the proposed drainage system are to comply with *Council's Engineering Guidelines – Subdivision and Development Standards and* Council's *Stormwater Drainage & Disposal Policy (CS-CP-310)* and are to be submitted to Council for approval **prior to the issue of a Construction Certificate.**

(17) Onsite detention

Stormwater detention is to be created onsite for all events up to and including the 1% AEP event. The maximum developed stormwater discharge shall not exceed the pre-development stormwater discharge from the site. Design and details including hydraulic calculations are to be submitted to Council for approval in accordance with Council's *Engineering Guidelines – Subdivision and Development Standards, Council's Onsite Detention Policy (CS-CP-404)* and Council's *Stormwater Drainage & Disposal Policy (CS-CP-310)* **prior to the issue of a Construction Certificate.**

A qualified Civil Engineer with experience in Hydraulic Analysis shall design and certify the Onsite Detention System, which shall be maintained for the life of the project. The consultant is to sign off all drawings and calculations.

(18) Hydraulic Calculations (Potable Water Main)

The applicant is to submit to Council for approval, hydraulic calculations for potable water from a suitably qualified Hydraulic Engineer **prior to the issue of a Construction Certificate**. The calculations shall detail, as a minimum, the average day demand, the maximum day demand, the maximum hour demand and the instantaneous demand for the potable water use for the development. The calculations must demonstrate that the additional tenements created as a result of the proposed development will not reduce the pressure and flow rate of Council's existing potable water main along Railway Street below the minimum required under *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)* and Council's requirements.

Should the calculations prove that the existing water main on Harris Road is not suitable for the proposed development, then upgrade and amplification Council's reticulated water main system on Harris Road is to be conducted at the applicant's expense. The design of all new mains and other associated components normally associated with water main installations are to conform to the standards prescribed in *Council's Engineering Guidelines – Subdivisions and Development Standards* and the *Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*.

(19) S138 Roads Act

Prior to the issue of a Construction Certificate, a Section 138 Roads Act application, including payment of fees, shall be lodged with Griffith City Council, as the Roads Authority for any works required within a public road. These works may include but are not limited to:

a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
b) Road opening for utilities and stormwater (including stormwater connection to Council Infrastructure).
c) Road Occupancy or road closures

All works shall be carried out with the Roads Act approval, the development consent including the stamped plans and Griffith City Council specifications.

(20) Floor Levels

Floor levels of habitable rooms are subject to Council's Buildings - Floor Heights Policy. Design drawings with details of floor levels are to be submitted to the Principal Certifying Authority for approval **prior to the issue of a Construction Certificate.**

(21) Section 7.12 Development Contributions

In accordance with Section 7.12 of the *Environmental Planning and Assessment Act 1979* (former S94A) and Council's Development Contribution Plan 2010, this development requires the payment of a 7.12 contribution. The Section 7.12 Contribution is required towards the provision of public amenities and services in accordance with Councils adopted *Section 94A Contributions Plan 2010 (Amendment 2013)*. A copy of this policy is publicly available from Council's website www.griffith.nsw.gov.au.

Total payment shall be $27,514.63 (1% of the proposed cost of carrying out the development). In accordance with Council's Section 94A Contributions Plan 2010 (Amended 2013) the total payment amount will be indexed by the Consumer Price Index (All Groups Index for Sydney as published by the Australian Bureau of Statistics), applicable at the date of payment.

The contribution is to be paid **prior to the issue of the Construction Certificate**. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(22) Section 64 Water Supply, Sewerage and Drainage Contributions

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, this development requires a payment of a S64 contribution. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water, Sewerage & Drainage

Type of contribution	Amount per tenement	Number of tenements	Amount to be paid
Water supply	**$ 9,477.00**	**6 ET**	**$56,862.00**
Sewerage	**$ 6,643.00**	**7.5 ET**	**$49,822.50**
Total			**$106,684.50**

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

The contribution is to be paid **prior to the issue of the Construction Certificate** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

Reason: Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000,* the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*.

(23) Landscape Plan

Prior to the issue of the Construction Certificate a detailed landscaping plan shall be designed for the proposed development. Three (3) copies are to be submitted to and approved by Council.
The landscaping plan shall be drawn to scale (minimum 1:200) by a suitably qualified person and include:

(a) Identification of all trees to be retained, removed or transplanted
(b) The location of all existing and proposed tree and shrub species
(c) Height and spread of selected species at maturity
(d) Elevation of landscaped areas
(e) Irrigation measures
(f) Street trees to match adjoining site to the south
(g) The nature strip and the footpath areas of the development are to be incorporated into the overall landscaped area of the development.

Landscaping including any street trees to be provided within the site or along the boundary with any adjoining road reserve is to be designed and maintained to provide safe sight distance for pedestrians and motorists entering and exiting the site.

Prior to Commencement of Works

The following conditions need to be met prior to the commencement of works. The necessary documentation and information must be provided to the Principal Certifying Authority (PCA), as applicable.

(24) Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works if the works:
(a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
(b) could cause damage to adjoining lands by falling objects, or
(c) involve the enclosure of a public place or part of a public place.

(25) Notification of Commencement

Prior to commencing work the person having the benefit of the consent has:
(a) given at least 2 days notice to the council, and the principal certifier if not the council, of the person's intention to commence the erection of the building, and
(b) if not carrying out the work as an owner-builder, has:
    i appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential building work is involved, and
    ii notified the principal certifying authority of any such appointment, and
    iii unless that person is the principal contractor, notified the principal contractor of any critical stage inspections and other inspections that are to be carried out in respect of the building work.

(26) Signs on site

A sign must be erected in a prominent position on any site on which building work or demolition work is being carried out:
(a) showing the name, address and telephone number of the principal certifier for the work, and

(b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
(c) stating that unauthorised entry to the work site is prohibited.

Any such sign is to be maintained while the building work, or demolition work is being carried out, but must be removed when the work has been completed.

Note: This does not apply in relation to building work or demolition work that is carried out inside an existing building that does not affect the external walls of the building.

(27) Home Building Act requirements

Residential building work within the meaning of the Home Building Act 1989 must not be carried out unless the principal certifier for the development to which the work relates (not being the council) has given the council written notice of the following information —

(a) In the case of work for which a principal contractor is required to be appointed:
  (i) the name and licence number of the principal contractor, and
  (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
(b) In the case of work to be done by an owner-builder:
  (i) the name of the owner-builder, and
  (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.

If arrangements for doing the residential building work are changed while the work is in progress so that the information notified becomes out of date, further work must not be carried out unless the principal certifier for the development to which the work relates (not being the Council) has given the Council written notice of the updated information.

(28) Traffic Management Plan (TMP)

A Traffic Management Plan (TMP) with all supporting documentation, including all relevant Traffic Guidance Schemes (TGS), is to be submitted to Council for approval **prior to the commencement of work** within Council's road reserve. The TMP must comply with the requirements of Transport for New South Wales' Traffic Control at Work Sites Technical Manual (TCAWS Manual), Standards Australia's Manual of uniform traffic control devices, Part 3: Traffic control for works on roads (AS1742.3), and Austroads' Guide to Temporary Traffic Management (AGTTM).
The TMP must be prepared by a person/s with a 'Prepare a Work Zone Traffic Management Plan' qualification. Strict compliance to the TMP is to be maintained throughout the duration of the works. All inspections of the TMP and collection of records must comply with the requirements of the TCAWS Manual.

(29) Construction Management Plan (CMP)

Prior to the commencement of work, a Construction Management Plan is to be prepared by a suitably qualified professional detailing the proposed traffic control and traffic management arrangements during the construction of the development. The Construction Management Plan is to be submitted to Council for approval and is to address, but not be limited to, the following:

a. the management of traffic during construction;
b. the management of loading and unloading of construction materials on site;
c. material stockpiling/storage;
d. identify parking for construction worker vehicles;
e. dust mitigation measures; and
f. complaint management and contingency measures.

The construction and traffic management measures specified in the approved Construction Management Plan shall be implemented for duration of construction.

(30) Accessway levels

Driveway construction is subject to Council's *Engineering Guidelines - Subdivisions and Development Standards*. The finished level of the driveway at the property boundary shall be 130mm above the top of kerb. Upon completion of the formwork and string lines for the driveway, the applicant shall arrange for Council's Surveyors to inspect these works **prior to the pouring of concrete for the driveway**. In the event that this level is unachievable, documentary evidence, including a detailed design is to be submitted to Council for approval **prior to the commencement of driveway construction**.

Failure to construct to the given levels or without Council approval will render the owner liable for any necessary reconstruction costs to alter work not in conformity with such levels.

(31) Section 68 of the Local Government Act 1993 Application

Prior to the commencement of works on Council's sewer main, potable water main or stormwater drainage system**,** a Section 68 application in accordance with the Local Government Act 1993 is to be obtained through Council by submitting an application via the NSW Planning Portal and linking it to the Development Application or Construction Certificate application. The application is to include design drawings and details that comply with Council's *Engineering Guidelines - Subdivisions and Development Standards* and the *Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014, Water Services Association of Australia – Water Supply Code of Australia (WSA 03—2011)*. All works associated with the sewer, stormwater or potable water works are to be completed at the expense of the applicant.

(32) Sedimentation and Erosion Controls

Effective dust, noise, sedimentation and erosion controls are to be implemented prior to the commencement of site works. This is to include (as a minimum):

(a) the installation of a sediment fence with returned ends across the low side of the works; and
(b) a temporary gravel driveway into the site. All vehicles needing to access the site are to use the temporary driveway.

The control measures are to be installed **prior to the commencement of site works** and maintained during works in order to ensure that site materials do not leave the site and/or enter the stormwater system and to maintain public safety/amenity.

(33) Plumbing and Drainage Inspections

The carrying out of Water Supply Work, Sewerage Work and Stormwater Drainage Work requires an approval under Section 68 of the Local Government Act 1993. Approval and Inspection is required by the Regulatory Authority being the NSW Office of Fair Trading who has delegated authority to Griffith City Council to carry out these tasks.

The following inspections are required to be carried out.

(a) Internal / External sanitary drainage (including sanitary plumbing) prior to covering.
(b) Stormwater Drainage. External drains connection from base of down pipes to designated disposal point.

Note: All plumbing and drainage work is to be carried out by licensed tradesman and necessary S68 approval permits obtained through Council prior to works commencing, by submitting a Notice of Works form.

Note: A Certificate of Compliance will need to be submitted, along with a Works as Executed Drawing, at the completion of works. Inspection fees will apply in accordance with Councils revenue policy and are required to be paid prior to inspection.

Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty may be imposed upon the applicant by Council.

Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning 1300 176 077 to arrange for an inspection to be carried out.

During Construction

The following conditions of consent must be complied with at all times during the demolition, excavation and construction of the development.

(34) No obstruction of public way

The public walkway must not be obstructed by any materials, vehicles, refuse, skips or the like, without prior approval of Council.

(35) Shoring and adequacy of adjoining property (if applicable)

If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense:

(a) protect and support the building, structure or work from possible damage from the excavation, and,
(b) where necessary, underpin the building, structure or work to prevent any such damage.

The condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

(36) Maintenance of site

All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

Copies of receipts stating the following must be provided to the consent authority on request:

(a) the place to which waste materials were transported,
(b) the name of the contractor transporting the materials,
(c) the quantity of materials transported off-site and recycled or disposed of.

Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

During construction:
(a) all vehicles entering or leaving the site must have their loads covered, and
(b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

At the completion of the works, the work site must be left clear of waste and debris.

(37) Toilet Facilities

Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work**. In this clause:

accredited sewage management facility means a sewage management facility to which Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

public sewer has the same meaning as it has in the Local Government (General) Regulation 2005.

sewage management facility has the same meaning as it has in the Local Government (General) Regulation 2005.

(38) SafeWork NSW

The developer is required to comply with any and all requirements of the SafeWork NSW.

(39) Required documentation

For the duration of any work on site, the builder must maintain a copy of the specification, stamped approved plans, copy of Development Consent (Notice of Determination) and Construction Certificate on site.

(40) Access location

The driveway access to the lot is to be located a minimum of one (1) metre away from all services (e.g.: stormwater pits, electricity poles, service pits, etc.), and a minimum of one (1) metre away from neighbouring property boundaries.

(41) Sedimentation and Erosion Controls

The approved erosion and sediment control measures shall be implemented and maintained during works.

(42) Kerb Adaptors

Where required, kerb outlets for stormwater to be saw cut with suitably approved kerb adaptors to be installed using 20 MPa concrete.

(43) Survey of Building Location

A survey report, prepared by a registered and practising Land Surveyor is required to verify the siting of the building in relation to adjacent boundaries. This survey shall be undertaken prior to work proceeding past the completion of footings and before concrete is poured. A copy of this report shall be submitted to Council **prior to the issue of the Occupation Certificate.**

(44) Hours of Work

The principal certifier must ensure that building work, demolition or vegetation removal is only carried out between:

7.00am to 6.00pm on Monday to Saturday.

The principal certifier must ensure building work, demolition or vegetation removal is not carried out on Sundays and public holidays, except where there is an emergency.

Unless otherwise approved within a construction site management plan, construction vehicles, machinery, goods or materials must not be delivered to the site outside the approved hours of site works.

Note: Any variation to the hours of work requires Council's approval.

Prior to the issue of the Occupation Certificate

An Occupation Certificate must be obtained from the Principal Certifying Authority (PCA) prior to occupation of the new building, part of the building, or a change of building use. Prior to issue of an Occupation Certificate compliance with the following conditions is to be demonstrated.

(45) BASIX

Prior to the issue of the Occupation Certificate the applicant is to demonstrate to the Principal Certifier compliance with all required BASIX Certificate commitments.

(46) Internal Sewer Main

Prior to the issue of an Occupation Certificate, a private service sewer main, within the bounds of the development, is to be constructed to provide a point of connection for each of the proposed units. The private service sewer main is to connect to Council's existing sewer main via a new sewer manhole installed on Council's sewer main. All internal sewer infrastructure required to service the proposed units are to be connected to the private service sewer main. Each of the proposed units are to connect to the private service main with one (1) sewer junction per two (2) dwellings. All works shall be in accordance with the standards prescribed in Council's *Engineering Guidelines – Subdivision and Development Standards and the Water Services Association of Australia - Gravity Sewerage Code of Australia WSA 02—2014.*

(47) Water Meter

Prior to the issue of an Occupation Certificate, a single master water meter is to be provided to service the proposed development. The connection to Council's water main is to be applied for separately. Where the connection is greater than 25mm to serve the

needs of the development, the application shall be supported with hydraulic calculations prepared by an appropriate consultant, including reference to a water pressure and flow rate test of the adjacent main.
NOTE: All maintenance and renewal of internal water services to each proposed units within the development remains the responsibility of the owners of the property owner.

(48) Installation of stormwater infrastructure

Prior to the issue of an Occupation Certificate, stormwater infrastructure and the onsite detention system are to be installed in accordance with Council's *Engineering Guidelines – Subdivisions and Development Standards*, Council's *Onsite Detention Policy (CS-CP-404)*, and Council's *Stormwater Drainage & Disposal Policy (CS-CP- 310)*.

(49) Redundant laybacks

Prior to the issue of an Occupation Certificate, the redundant layback and gravel accessway currently servicing the subject site off Harris Road is to be removed and reinstated with kerb and guttering, and Council's road reserve is to be reinstated to match the surrounding streetscape.

This will entail the removal of the current layback crossing inclusive of the gutter component with the replacement kerb and gutter poured as an integral unit over a prepared sub-base of 100mm thickness of compacted road building gravel or fine crushed rock and to suit the adjoining profile. The existing kerb and guttering is to be clean cut by a concrete saw. All works shall comply with the requirements specified in *Council's Engineering Guidelines - Subdivisions and Development Standards*.

(50) Accessway construction

Prior to the issue of an Occupation Certificate, a concrete vehicular crossing is to be constructed between the property boundary and road carriageway off Harris Road to the proposed carpark. Accessway and layback construction for the proposed development is to be completed in accordance with the approved plan and Council's *Engineering Guidelines – Subdivisions and Development Standards*.

(51) Sealing of parking and manoeuvring areas

Prior to the issue of an Occupation Certificate all car parking and vehicular manoeuvring areas associated with the proposed development are to be constructed of concrete in accordance with Council's Development Control Plan *21 – Residential Development Policy*.

(52) Turning bay

Prior to the issue of an Occupation Certificate a blind aisle extension/turning bay at the end of the car parking area is to be constructed to comply with the requirements outlined in Australian Standard 2890.1:2004 Clause 2.4.2.The turning bay is to be hatched and signposted to ensure vehicles do not use this space for parking.

(53) Submission of Survey of Building Location

A survey report, prepared by a registered and practising Land Surveyor is required to verify the siting of the building in relation to adjacent boundaries. This survey shall be submitted to Council **prior to the issue of the Occupation Certificate**.

(54) Drainage Diagram

Where development includes the installation of sanitary plumbing and drainage works between the building and Council's sewer, the applicant is required to submit to Council a drainage diagram. This diagram shall be prepared and submitted to Council **prior to the issue of the Occupation Certificate**. The diagram shall be drawn to scale at a ratio of 1:100 showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. Alternatively, Council can be requested to carry out the work upon payment of the fee listed in Council's current Revenue Policy

(55) S138 Roads Act Approval

Prior to the issue of an Occupation Certificate, the Principle Certifying Authority shall ensure that all works associated with a S138 Roads Act approval have been inspected and signed off by Griffith City Council.

(56) Section 68 of the Local Government Act 1993 Final Certificate of Completion

Prior to the issue of an Occupation Certificate, a Section 68 of the Local Government Act 1993 Final Compliance Certificate is to be issued by Council at the completion of the works on Council's sewer main, potable water main and stormwater drainage system.

(57) Installation of Landscaping

The approved landscaping shall be installed to the satisfaction of Council **prior to the issue of the Final Occupation Certificate.**

Demolition Management

Demolition must be carried out in accordance with the following conditions.

nil

On-Going Requirements

The following conditions or requirements must be complied with at all times, throughout the use and operation of the development.

(58) Accessible water meter

The master water meter servicing the subject allotment is to be kept free of any obstructions and is to be located outside the fenced area to ensure that the meter is accessible to Council officers at all times.

(59) Maintenance of the onsite detention system

The onsite detention system constructed as part of the subject Development Application is to be maintained for the lifetime of the subject development.

(60) Access maintenance

The property owner remains responsible for the upkeep and maintenance of the accessway and associated facilities for the lifetime of the proposed development.

(61) Parking maintenance

The property owner remains responsible for the upkeep and maintenance of the car parking, vehicle manoeuvring areas and associated facilities for the lifetime of the proposed development.

(62) Manholes to be kept free of obstruction

All existing/proposed sewer manholes are to be kept free of any obstructions so that their positioning and maintenance are easily obtainable.

(63) Clothes Drying Areas

Each unit is to be provided with an outdoor clothes line. Alternatively, an area is to be set aside for and equipped to enable clothes to be dried in the open air. The clothes drying area is to be screened by a fence or landscaped on the boundary adjoining public areas.

(64) Letter Boxes

Separate letter boxes, which meet the requirements of Australia Post are to be provided for each unit adjacent to the street frontage.

(65) Maintenance of Landscaping

Landscaping is to be maintained as per the approved plan for the lifetime of the development.

(66) Garbage Bins

Each unit shall be provided with approved garbage bins (general waste and recycling) and adequate storage provided in the fenced enclosure at the frontage of the site.

Attachment C – Advisory Notes

The following information is provided for your assistance to ensure compliance with the *Environmental Planning & Assessment Act 1979, Environmental Planning & Assessment Regulation 2021*, or other relevant legislation and Council's policies. This information does not form part of the conditions of development consent pursuant to Section 4.16 of the Act.

(1) Before You Dig

If excavating, it is recommended you go to Before You Dig Australia at www.byda.com.au and lodge a free enquiry that helps keep people safe and protect underground infrastructure.

(2) Essential Energy

a) Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;
b) Essential Energy's records indicate there is electricity infrastructure located within the property. Any activities within this location must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. Approval may be required from Essential Energy should activities within the property encroach on the electricity infrastructure. https://energy.nsw.gov.au/sites/default/files/2018-09/ISSC-20-Electricity-Easements.pdf
c) Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of *Part 5E* (*Protection of Underground Electricity Power Lines)* of the *Electricity Supply Act 1995* (NSW).
d) Given there is electricity infrastructure in the area, it is the responsibility of the person/s completing any works around powerlines to understand their safety responsibilities. SafeWork NSW (www.safework.nsw.gov.au) has publications that provide guidance when working close to electricity infrastructure. These include the Code of Practice – Work near Overhead Power Lines and Code of Practice – Work near Underground Assets.

Attachment D – Other Council Approvals and Consents

Section 68 Local Government Act 1993 Approvals

This consent includes the following approvals under Section 4.12 of the *Environmental Planning and Assessment Act 1979* and Section 68 of the *Local Government Act 1993.*

nil

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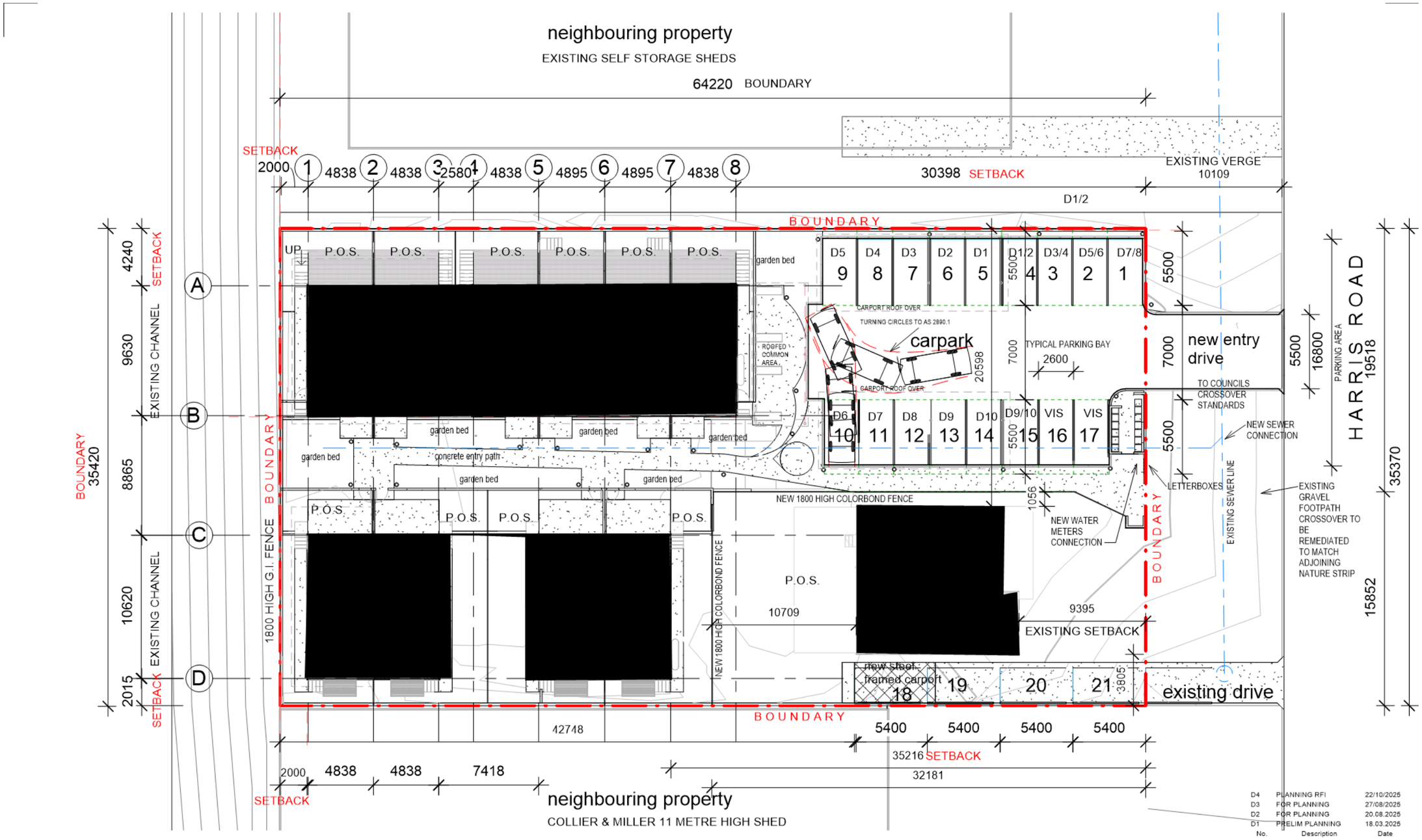

1 SITE PLAN GROUND FLOOR
1 : 250

No.	Description	Date
D4	PLANNING RFI	22/10/2025
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 250

SITE PLAN — drg no. D4 — DATE December 2021 — drg no. PL002

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

Nominated Registered Architect Brent Dowsett NSW ARB No. 7131
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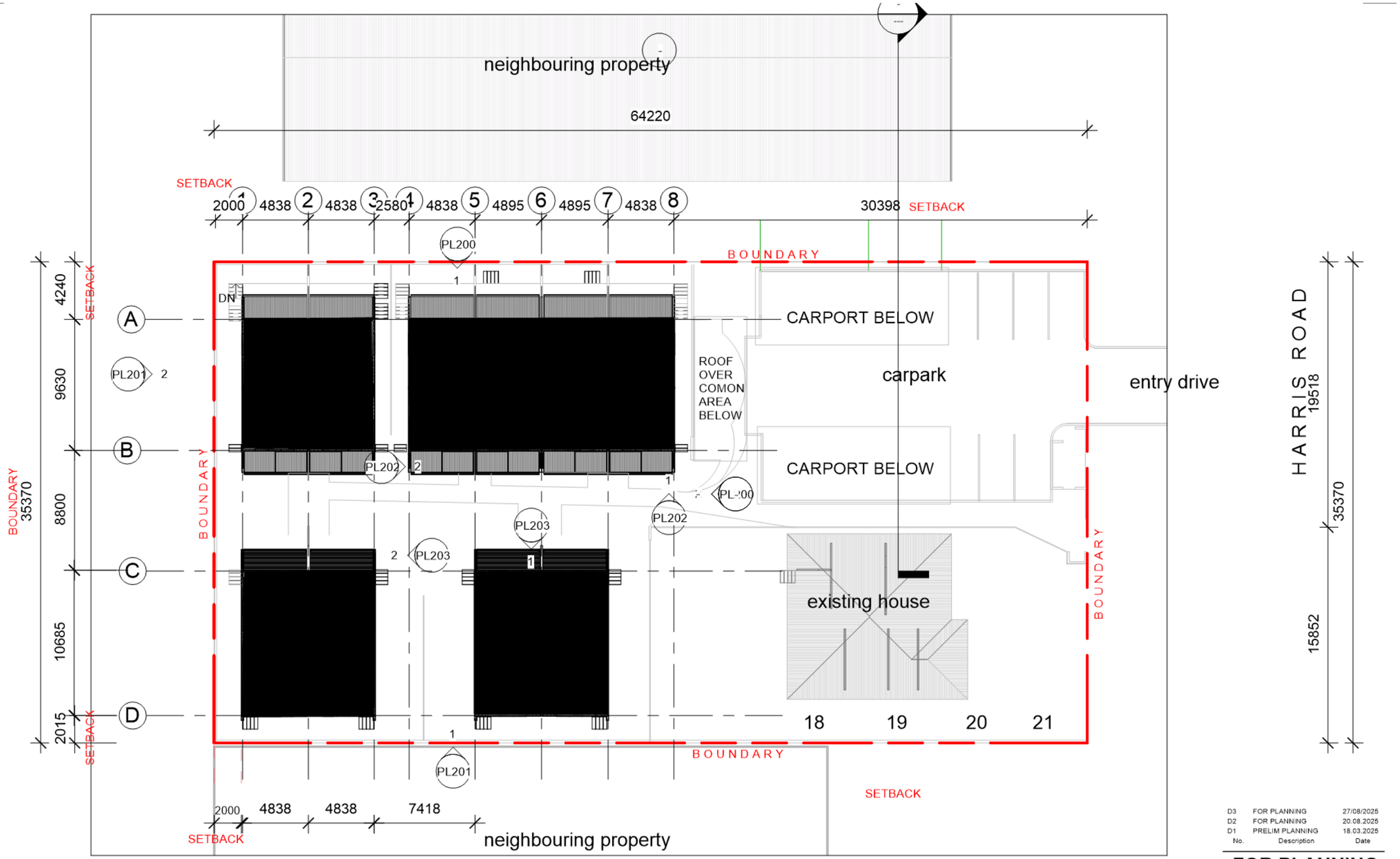

1 SITE PLAN FIRST FLOOR
1 : 250

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 250

SITE PLAN FIRST FLOOR — iss no. D3

DATE December 2021 — dwg no. PL003

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1810452M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Thursday, 28 August 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0011811420.

Project summary	
Project name	10 Harris Rd
Street address	10 HARRIS ROAD GRIFFITH 2680
Local Government Area	GRIFFITH
Plan type and plan number	Deposited Plan 1075948
Lot No.	2
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	10
No. of single dwelling houses	0

Project score		
Water	✔ 30	Target 20
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 90	Target 68
Materials	✔ -59	Target n/a

Certificate Prepared by
Name / Company Name: FRYS BUILDING CONSULTANCY PTY LTD
ABN (if applicable):

Description of project

Project address	
Project name	10 Harris Rd
Street address	10 HARRIS ROAD GRIFFITH 2680
Local Government Area	GRIFFITH
Plan type and plan number	Deposited Plan 1075948
Lot No.	2
Section no.	-

Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	10
No. of single dwelling houses	0

Site details	
Site area (m²)	2274
Roof area (m²)	772.13
Non-residential floor area (m²)	-
Residential car spaces	10

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	DMN/12/1441
Certificate number	0011811420
Climate zone	27

Project score		
Water	✔ 30	Target 20
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 90	Target 68
Materials	✔ -59	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	2	75.6	5.7	9	0
4	2	75.6	5.7	11	0
8	2	80.9	9.3	54	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
10	2	80.9	9.3	24	0
5	2	75.6	5.7	11	0
9	2	80.9	9.3	51	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	2	75.6	5.7	5	0
6	2	75.6	5.7	19	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
3	2	75.6	5.7	5	0
7	2	80.9	9.3	43	0

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	4 star	-	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

BASIX COMMITTMENTS 1

Iss no. D3
DATE December 2021 dwg no. PL007

Do not scale off drawings, check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	electric boosted solar - 21 to 25 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	2	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	-	-	no	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >0° to <=10° degree to the horizontal	1.5	S

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1	34.4	43.7	78.100
2	38.3	40.7	79.000
3	38.1	40.3	78.400
4	38.7	38.6	77.300
5	38.2	38.5	76.700
6	31.8	47.1	78.900
7	34.8	43.3	78.100
8	33.8	43.8	77.600
All other dwellings	32.9	45.5	78.400

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
10, 7, 8, 9	-	-	47.8	-	no
All other dwellings	-	-	43.2	-	no

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

BASIX COMMITTMENTS 2 iss no. D3

DATE December 2021 dwg no. PL008

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
10, 7, 8, 9	-	-	-	conventional slab	particle board, frame: timber - H2 treated softwood	47.8	fibreglass batts or roll	-	-	-
All other dwellings	-	-	-	conventional slab	particle board, frame: timber - H2 treated softwood	43.2	fibreglass batts or roll	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
10, 7, 8, 9	particle board, frame: timber - H2 treated softwood	47.8	fibreglass batts or roll	-	-	-	-	0	-	-	conventional slab
All other dwellings	particle board, frame: timber - H2 treated softwood	43.2	fibreglass batts or roll	-	-	-	-	0	-	-	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
10, 7, 8, 9	framed (metal clad), frame : timber - H2 treated softwood	79.7	fibreglass batts or roll	-	-	-	-	-

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All other dwellings	framed (metal clad), frame : timber - H2 treated softwood	76.1	fibreglass batts or roll	-	-	-	-	-

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
10, 7, 8, 9	-	-	-	plasterboard, frame: timber - H2 treated softwood	90.4	fibreglass batts or roll	plasterboard, frame: timber - H2 treated softwood	12.7	-
All other dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	79.5	fibreglass batts or roll	plasterboard, frame: timber - H2 treated softwood	12.8	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
10, 7, 8, 9	-	-	Ceiling:,Roof:	-	-	Ceiling:,Roof:	framed - metal roof, frame: timber	81.78	Ceiling:fibreglass batts or roll,Roof: foil backed blanket

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
							- H2 treated softwood		
All other dwellings	-	-	Ceiling:,Roof:	-	-	Ceiling:,Roof:	framed - metal roof, frame: timber - H2 treated softwood	74.16	Ceiling:fibreglass batts or roll,Roof: foil backed blanket

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
2, 3	17.2	-	-	17.2	-	-	-	-
1, 4, 5, 6	2.1	20.5	-	22.6	-	-	-	-
All other dwellings	2.0	22.4	-	24.4	-	-	-	-

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

BASIX COMMITTMENTS 3 iss no. D3

DATE December 2021 dwg no. PL009

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

Nominated Registered Architect Brent Dowsett NSW ARB No. 7131
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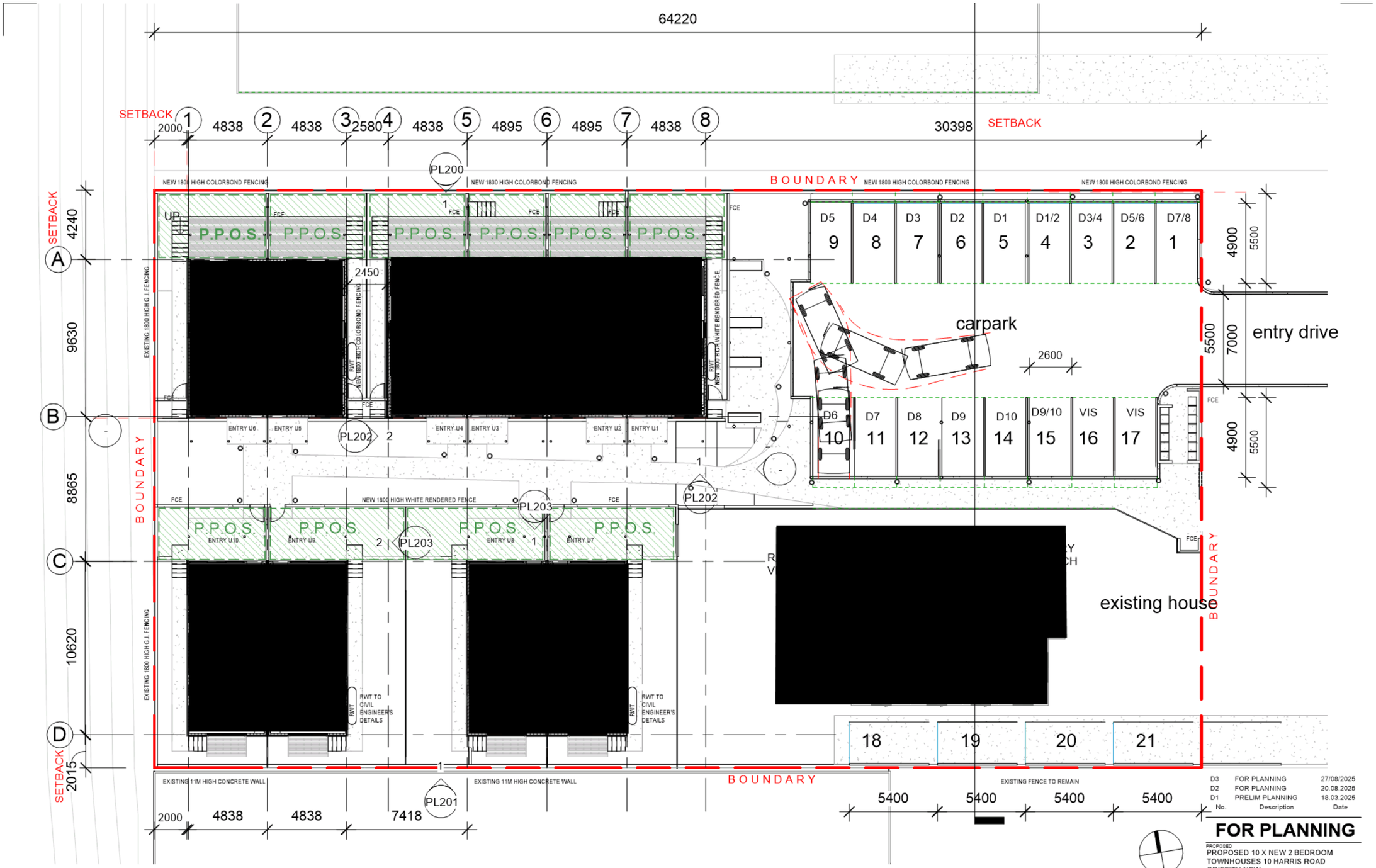

1 GROUND FLOOR PLAN
1 : 200

neighbouring property
FCE = OFF WHITE RENDERED HEBEL FENCE

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 200

GROUND FLOOOR PLAN
tts no. D3
DATE December 2021 dwg no. PL100

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

Nominated Registered Architect Brent Dowsett NSW ARB No. 7131
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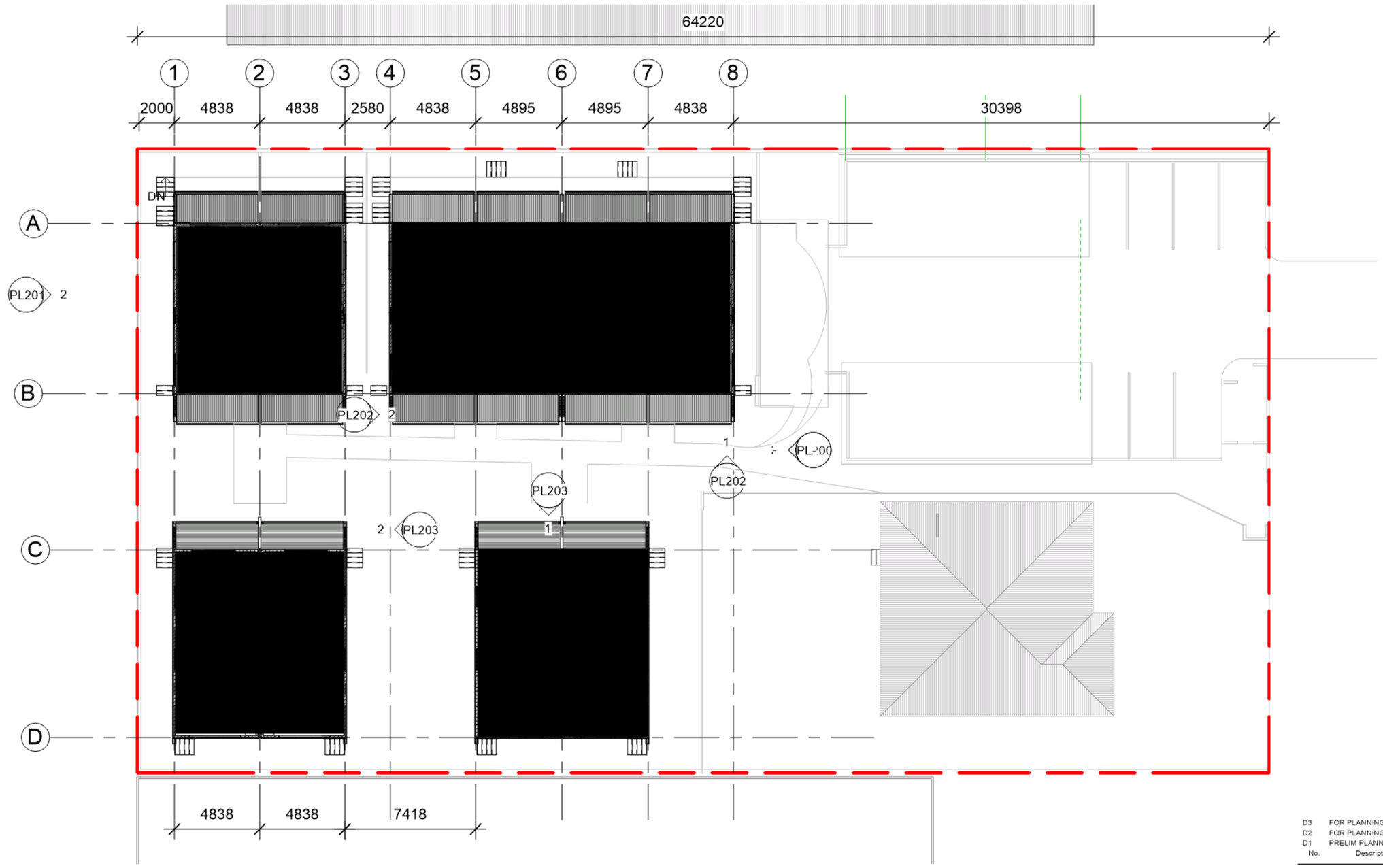

1 FIRST FLOOR PLAN
1 : 200

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 200

FIRST FLOOR PLAN
iss no. D3

DATE December 2021 dwg no. PL101

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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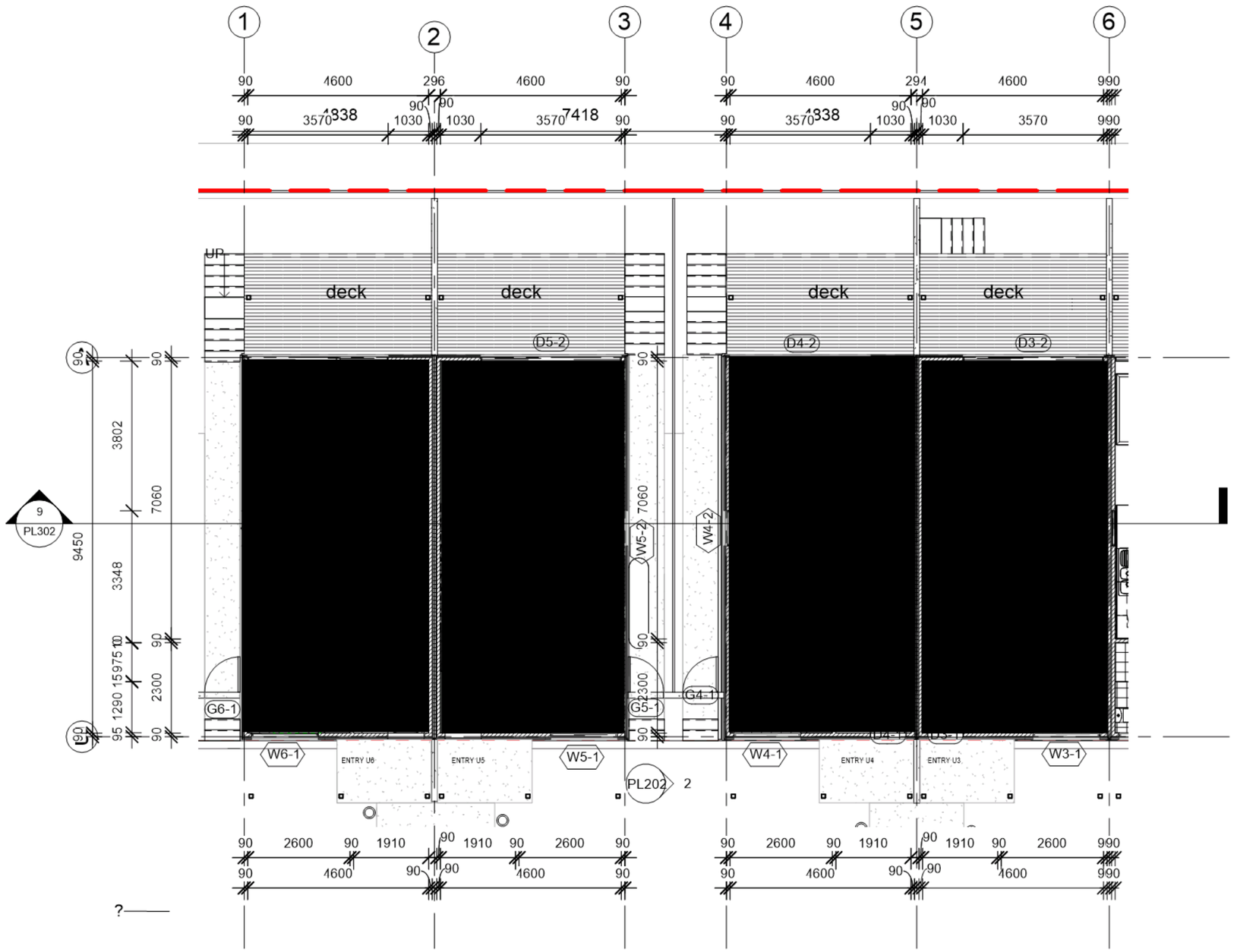

1 GROUND FLOOR PART PLAN UNITS 3,4,5,6

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

GROUND FLOOR PLAN PART A UNITS 3,4,5,6 — drg no. D3

DATE December 2021 — dwg no. PL102

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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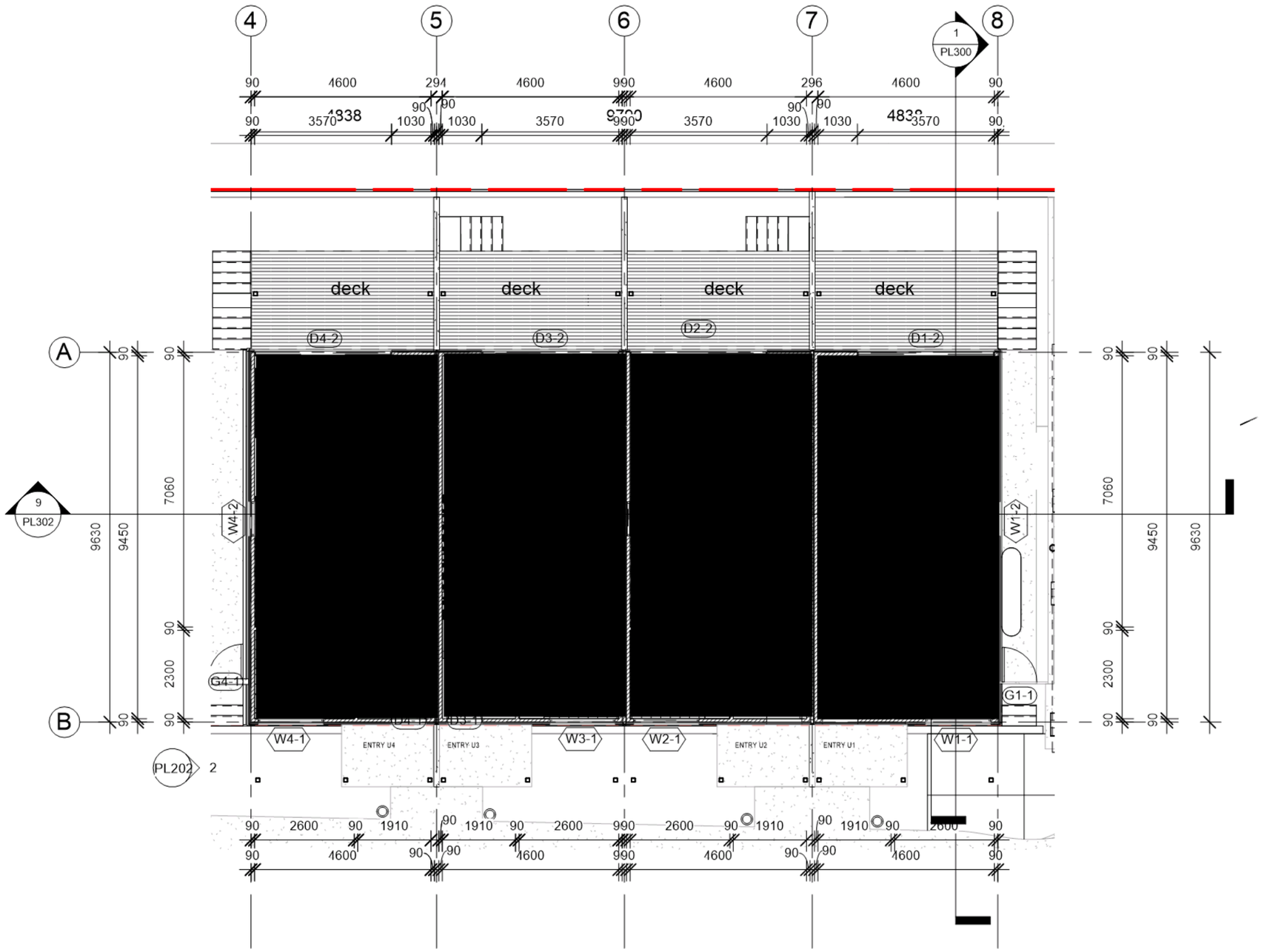

1 GROUND FLOOR PART PLAN B UNITS 1,2,3,4

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

GROUND FLOOR PLAN PART B UNITS 1,2,3,4 — drg no. D3

DATE December 2021 — dwg no. PL103

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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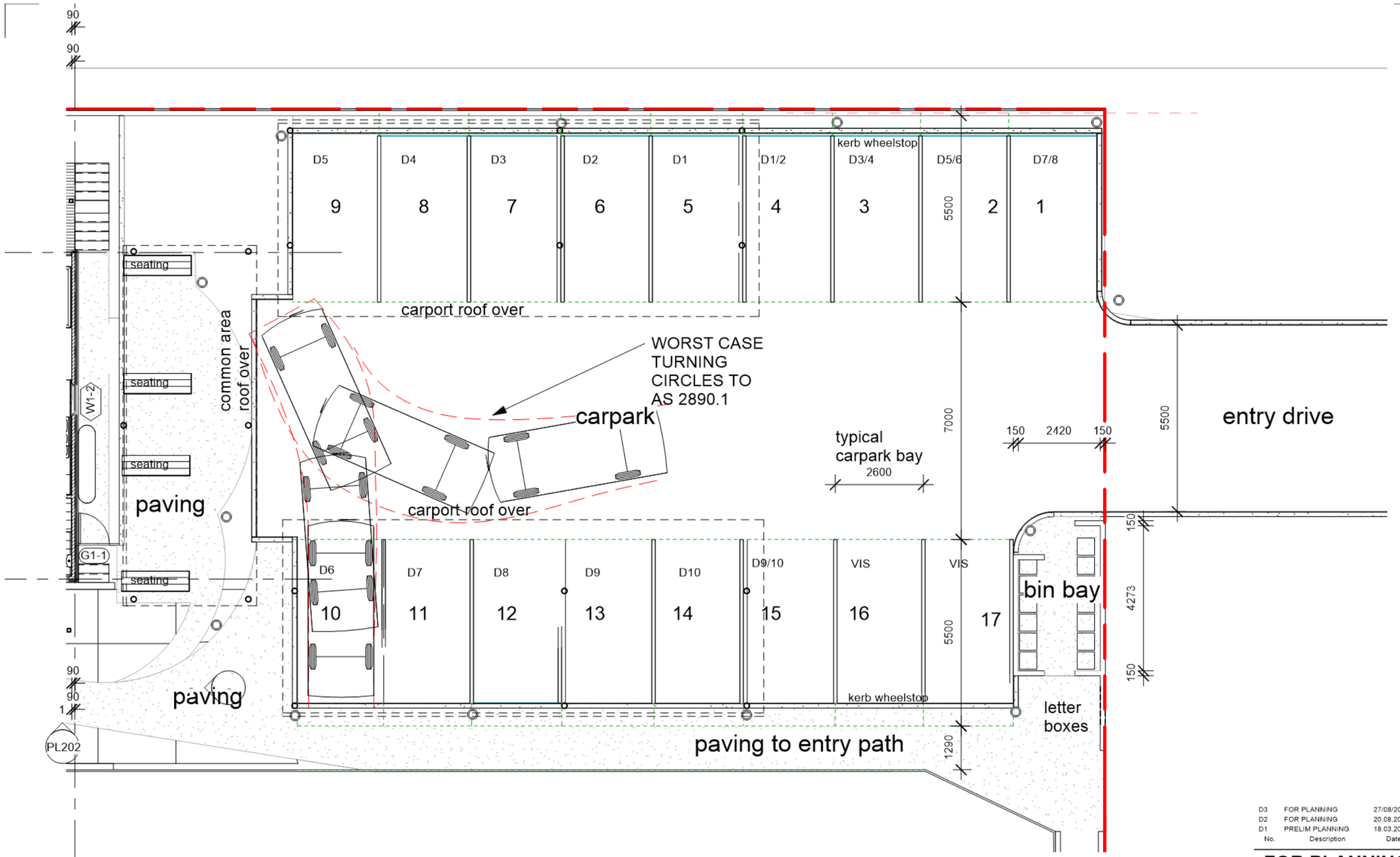

1 GROUND FLOOR PART C CARPARK
1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

GROUND FLOOR PLAN PART C — iss no. D3

DATE December 2021 — dwg no. PL104

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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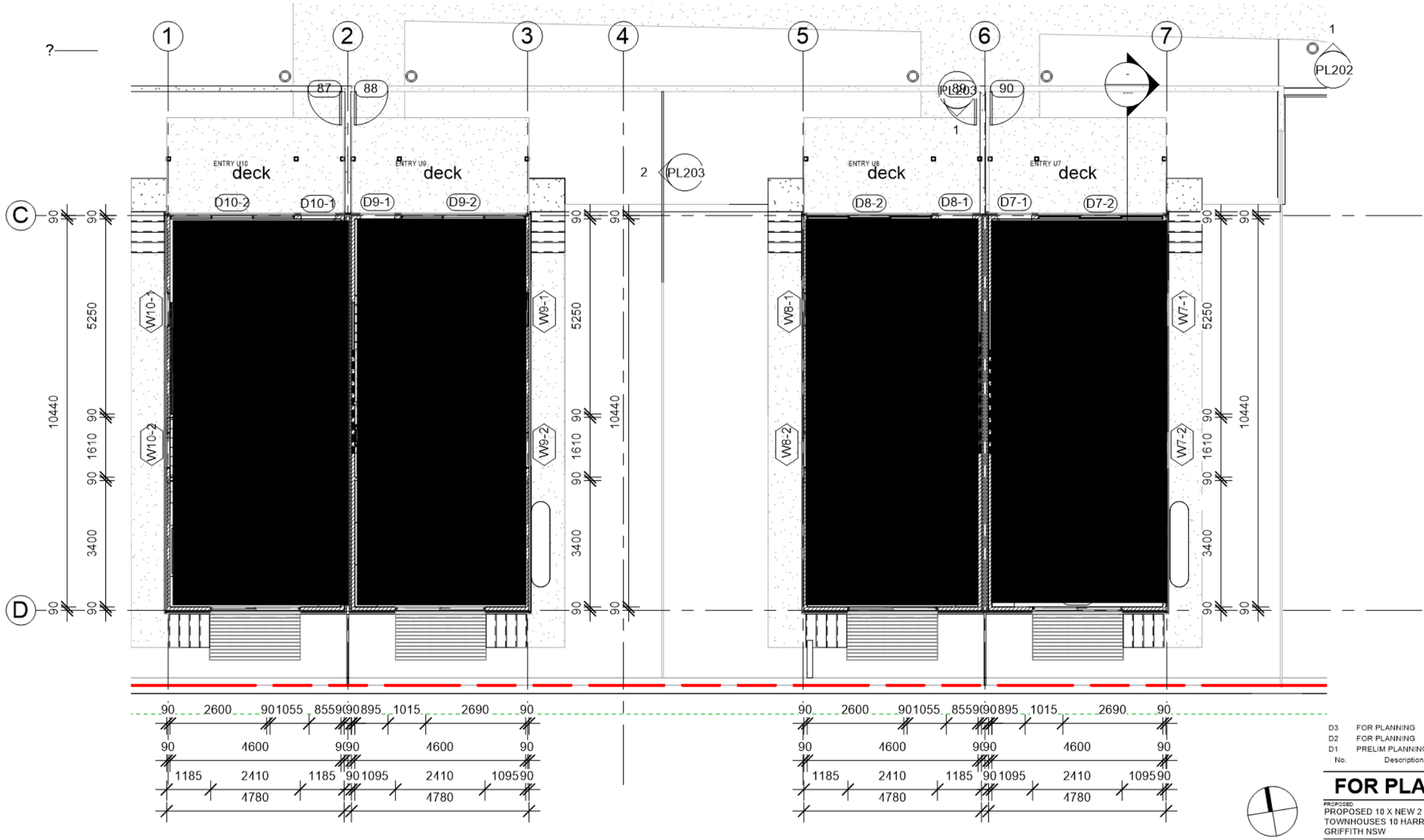

1 GROUND FLOOR PART D UNITS 7,8,9,10

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

GROUND FLOOR PLAN PART C UNITS 7,8,9,10 — iss no. D3

DATE December 2021 — dwg no. PL105

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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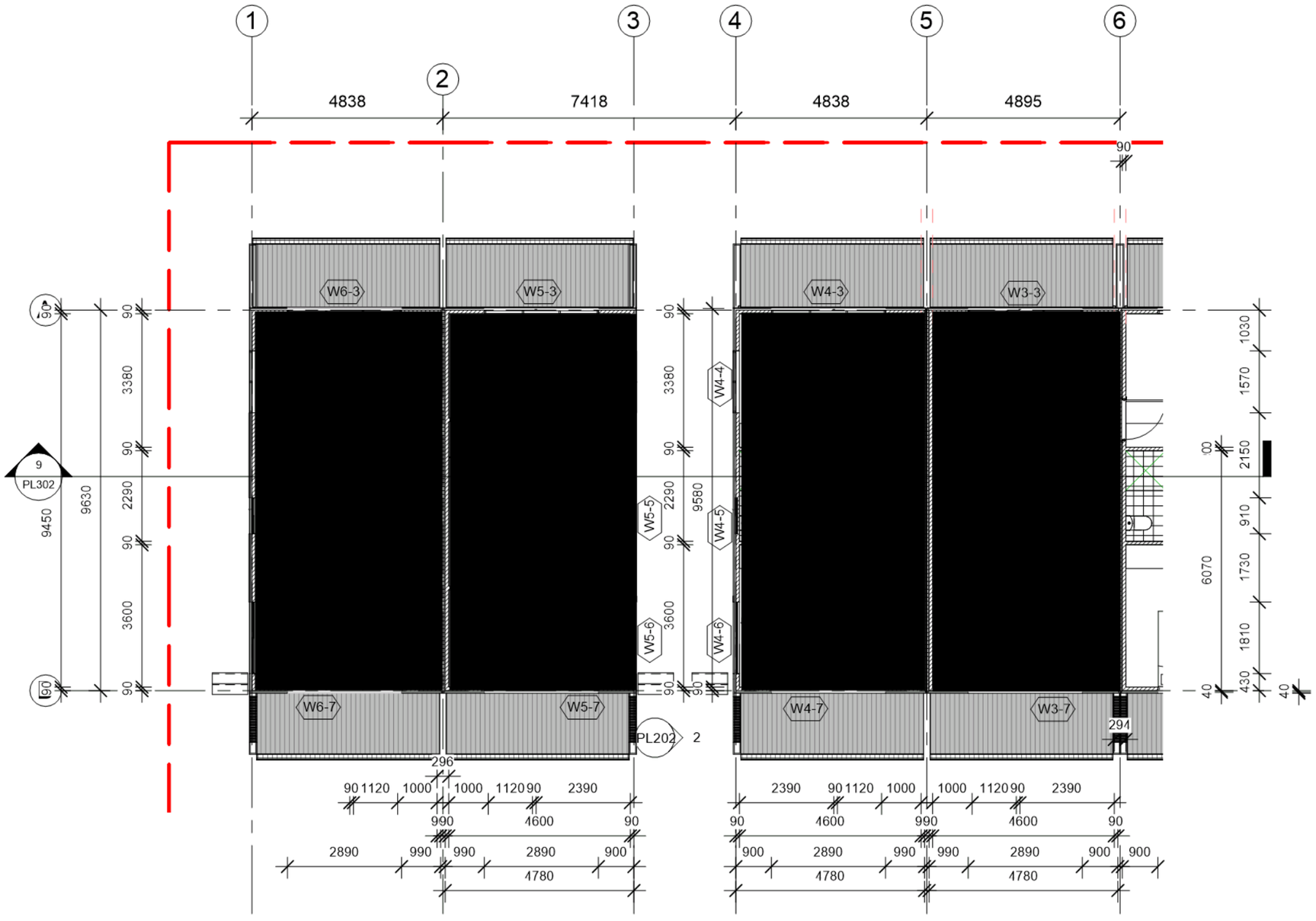

1 FIRST FLOOR PLAN PART A UNITS 3,4,5,6

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

FIRST FLOOR PLAN PART A UNITS 3,4,5,6 — iss no. D3

DATE December 2021 — dwg no. PL106

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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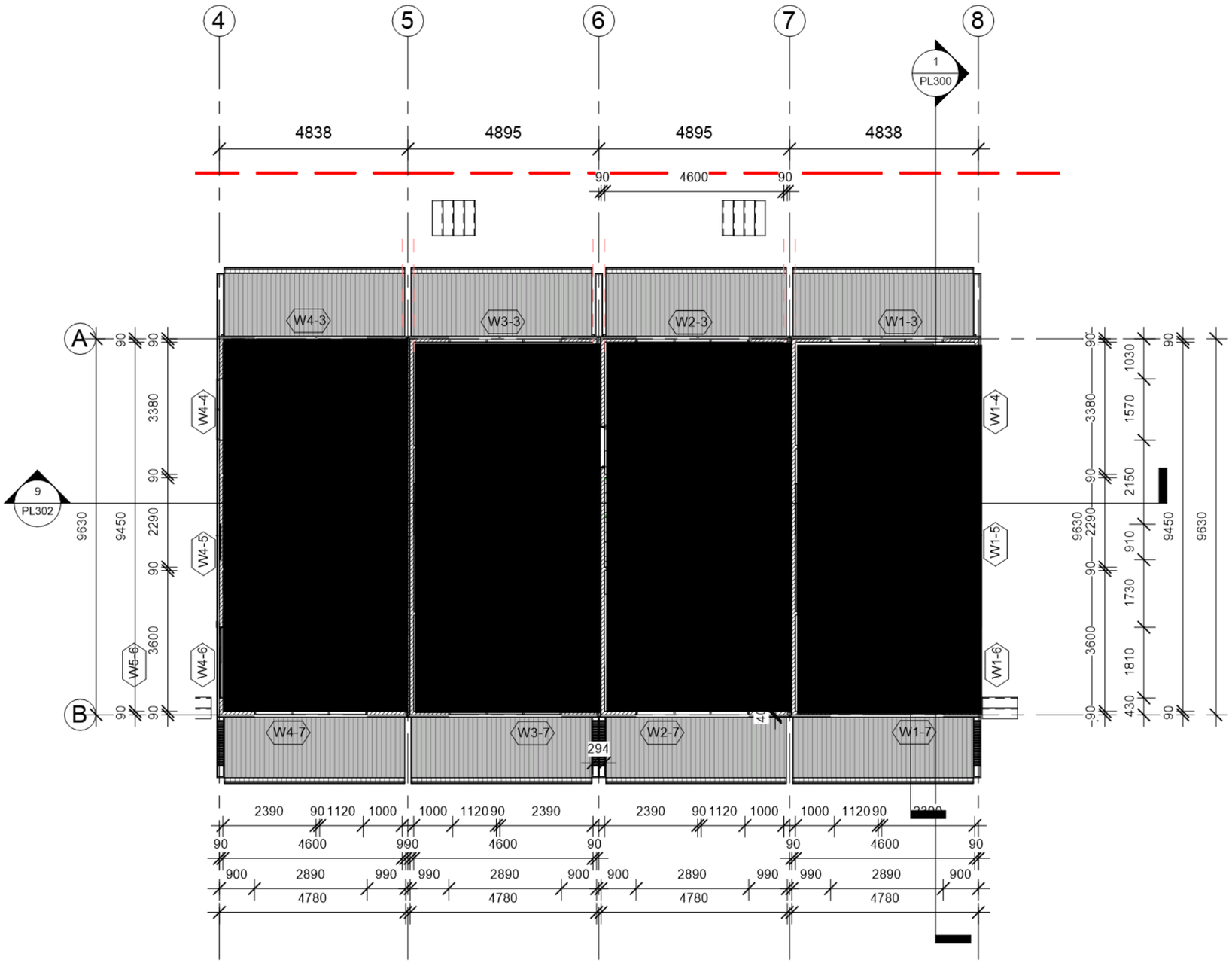

1 FIRST FLOOR PLAN PART B UNITS 1,2,3,4

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

FIRST FLOOR PLAN PART B UNITS 1,2,3,4 iss no. D3

DATE December 2021 dwg no. PL107

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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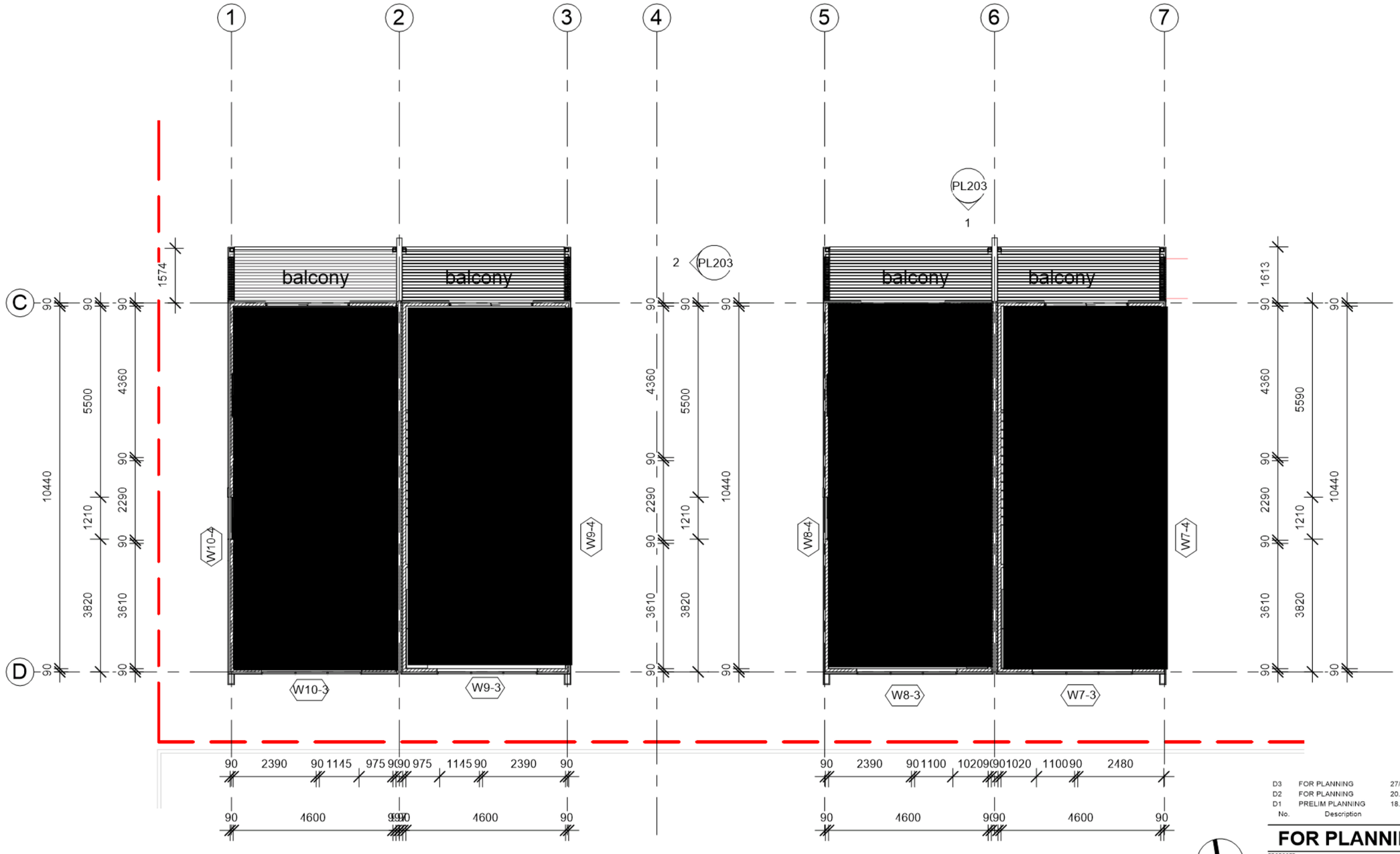

1 FIRST FLOOR PLAN UNITS 7,8,9,10

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

FIRST FLOOR PLAN PART C UNITS 7,8,9,10 — iss no. D3

DATE December 2021 — dwg no. PL108

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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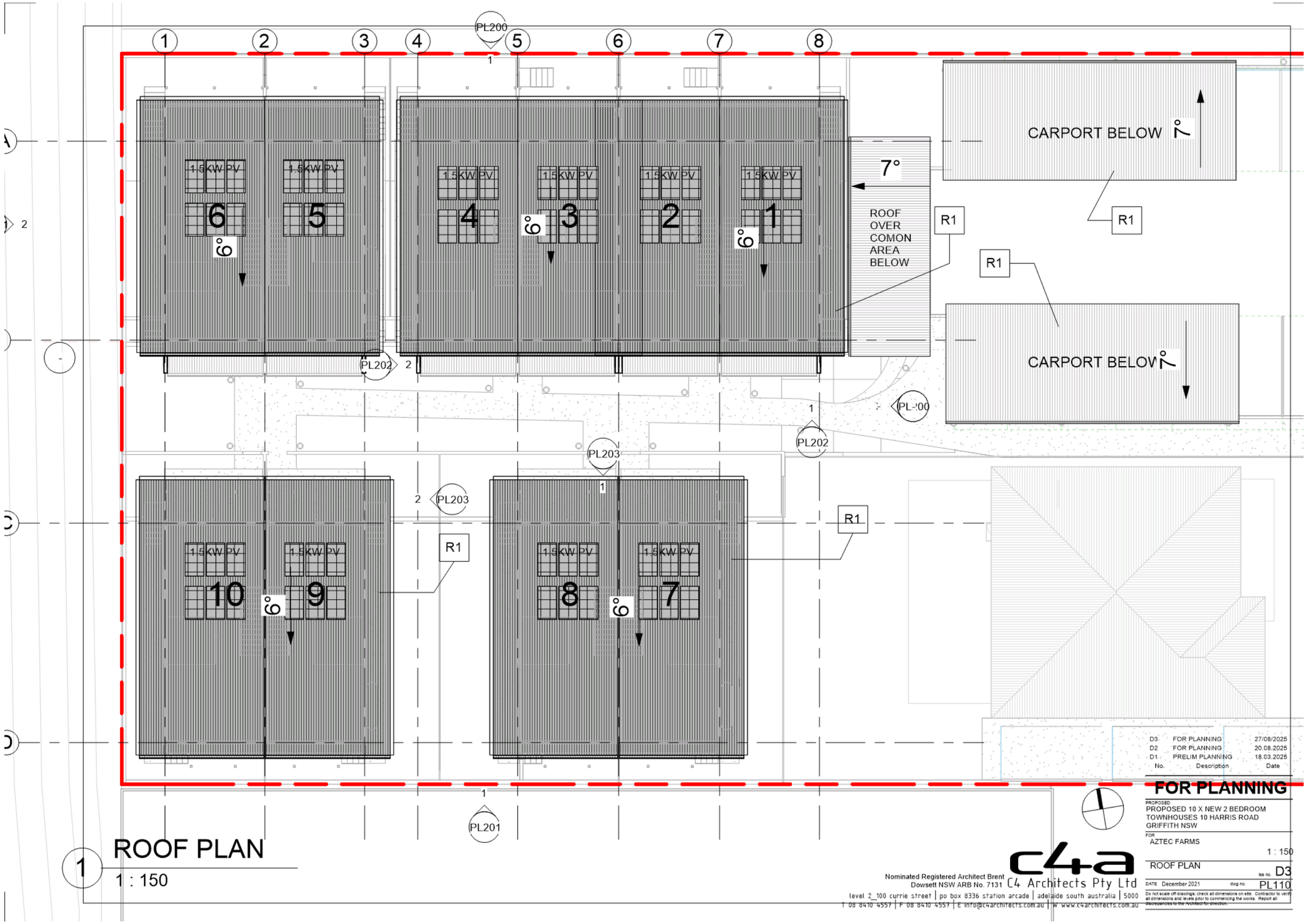
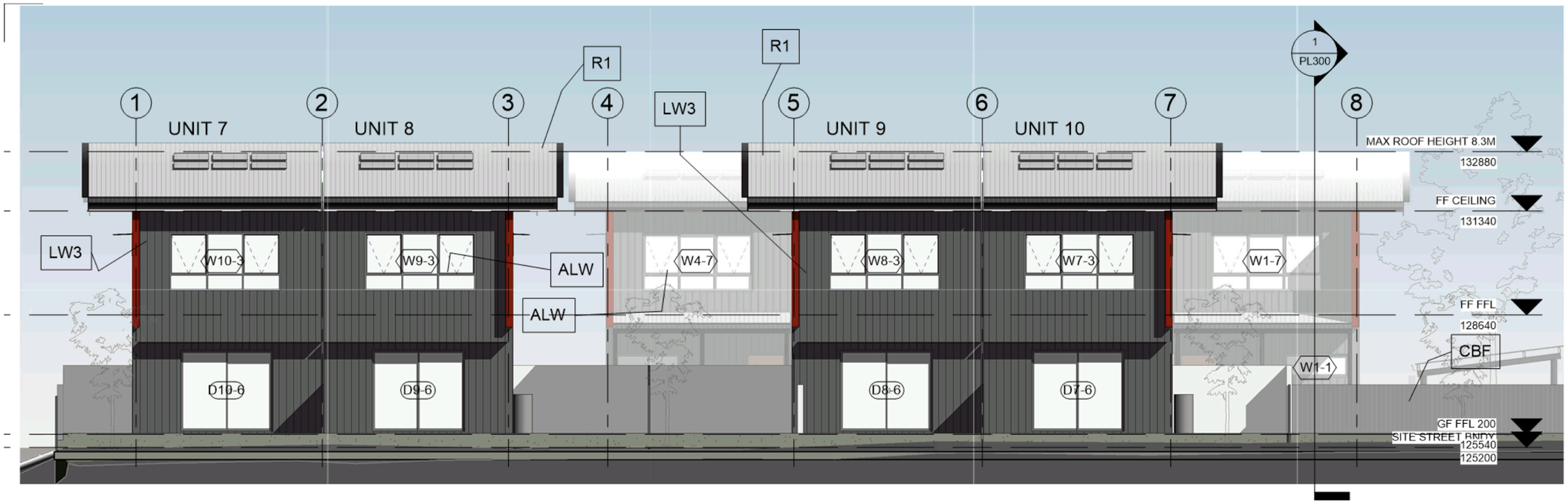
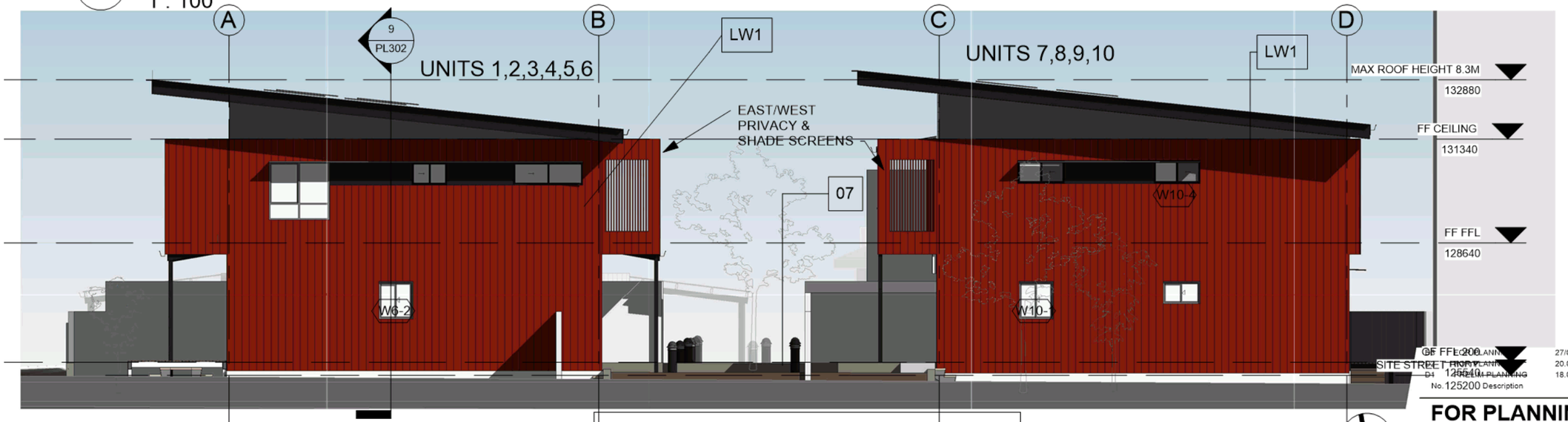


1 ROOF PLAN
1 : 150



1 South Elevation
1 : 100



2 West Elevation 2
1 : 100

MATERIALS LEGEND

CODE	MATERIAL
LW1	COLORBOND REDCOR DOMINION CLADDING
LW2	COLORBOND MINI ORB WINDSPRAY CLADDING
LW3	COLORBOND SPANDEK BASALT VERTICAL CLADDING
FCE	HEBEL FENCE OFF WHITE RENDER
HBL	HEBEL WALL OFF WHITE RENDER
R1	COLORBOND SHALE GREY CUSTOM ORB ROOF
ALW	ALUMINIUM WINDOWS AND DOORS BLACK

No.	Description	Date
D4	FOR PLANNING	27/08/2025
D3	FOR PLANNING	20.08.2025
D2	FOR PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

Elevations

Iss no. D3

DATE December 2021 dwg no. PL201

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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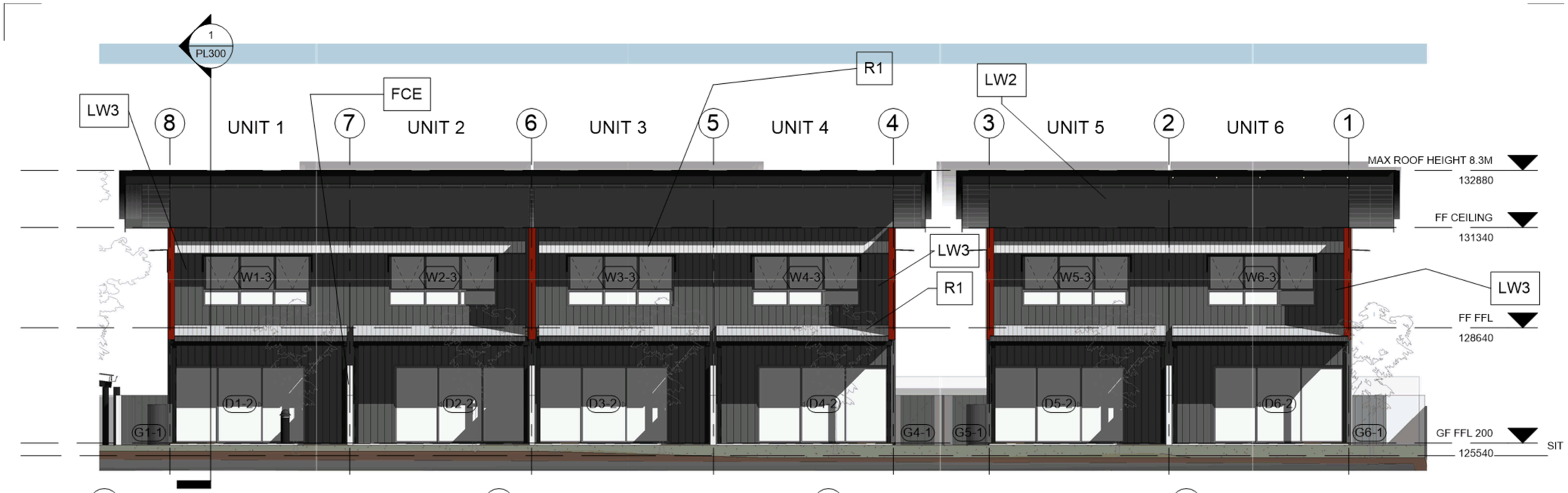
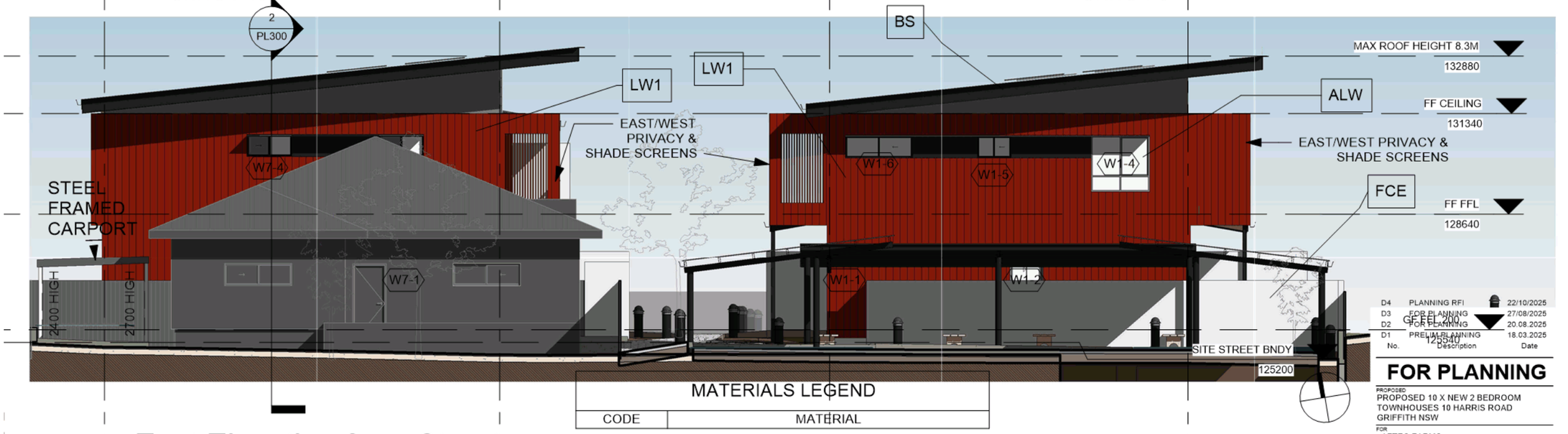


North Elevation 2

1 : 100



East Elevation from Street

1 : 100

MATERIALS LEGEND

CODE	MATERIAL
LW1	COLORBOND REDCOR DOMINION CLADDING
LW2	COLORBOND MINI ORB WINDSPRAY CLADDING
LW3	COLORBOND SPANDEX BASALT VERTICAL CLADDING
FCE	HEBEL FENCE OFF WHITE RENDER
HBL	HEBEL WALL OFF WHITE RENDER
R1	COLORBOND SHALE GREY CUSTOM ORB ROOF
ALW	ALUMINIUM WINDOWS AND DOORS BLACK

No.	Description	Date
D4	PLANNING RFI	22/10/2025
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

Elevations — Iss no. D4

DATE December 2021 — dwg no. PL200

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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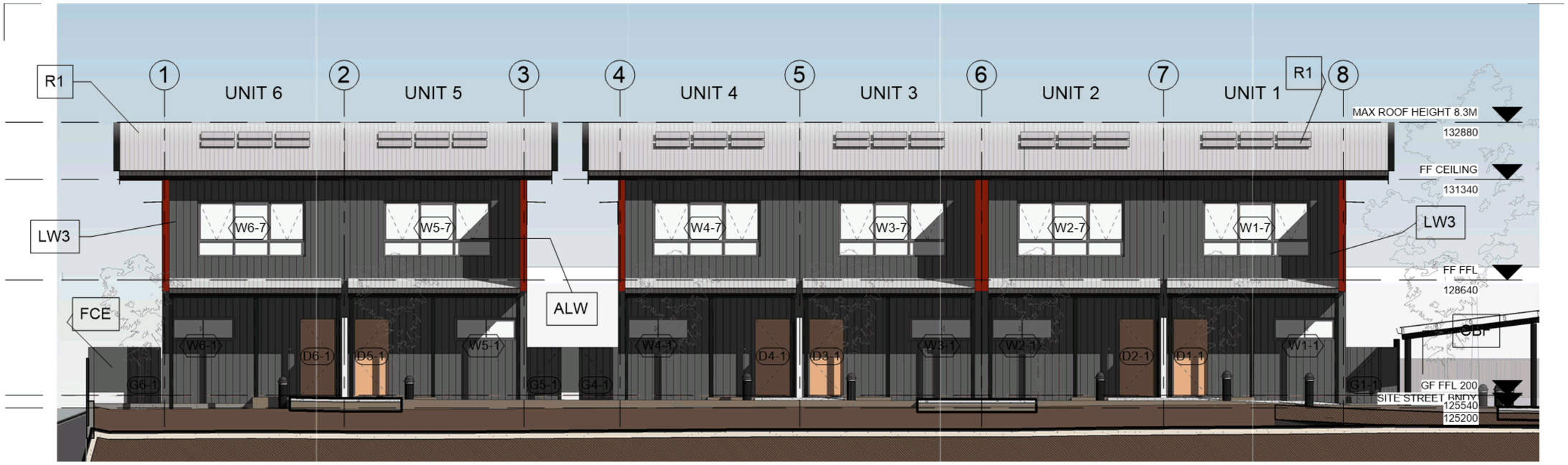
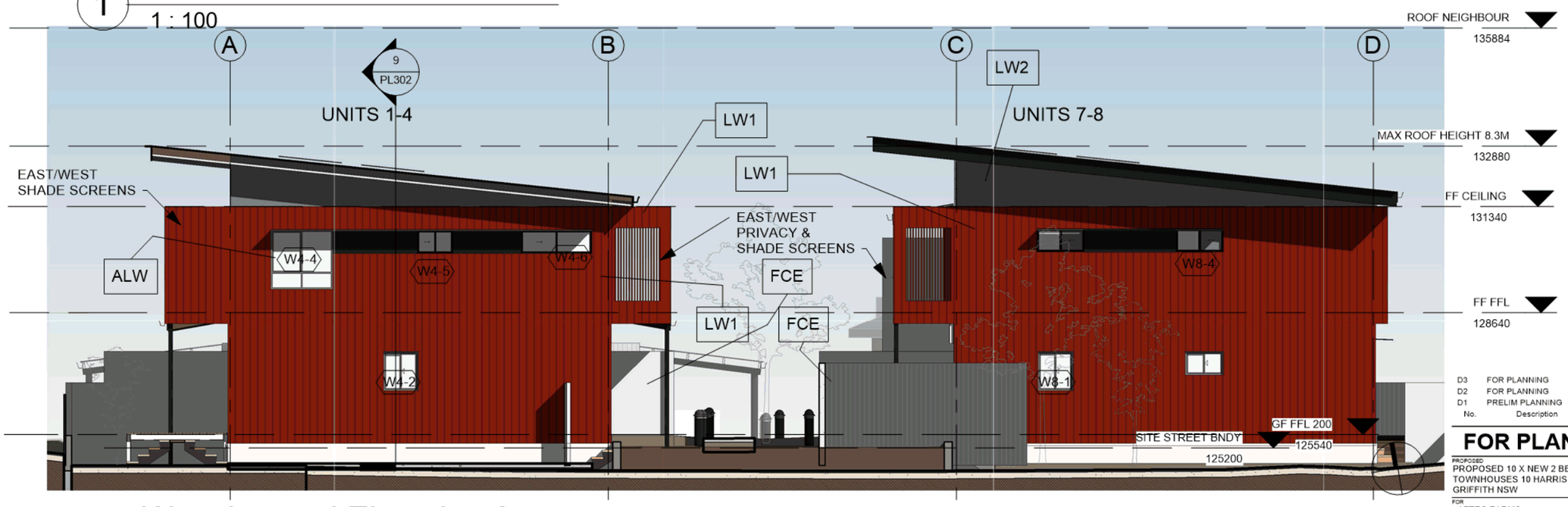


1 South Elevation Internal 1

1 : 100



2 West Internal Elevation 2

1 : 100

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

Elevations

Iss no. D3

DATE December 2021 dwg no. PL202

Do not scale off drawings; check all dimensions on site. Contractor to verify all dimensions and levels prior to commencing the works. Report all discrepancies to the Architect for direction.

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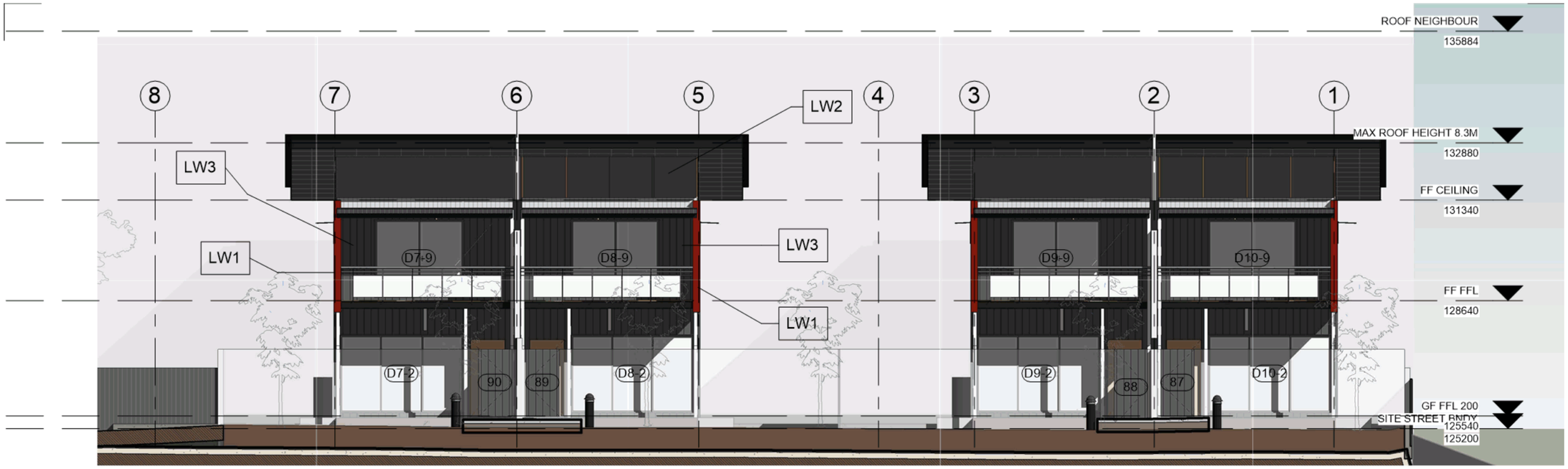
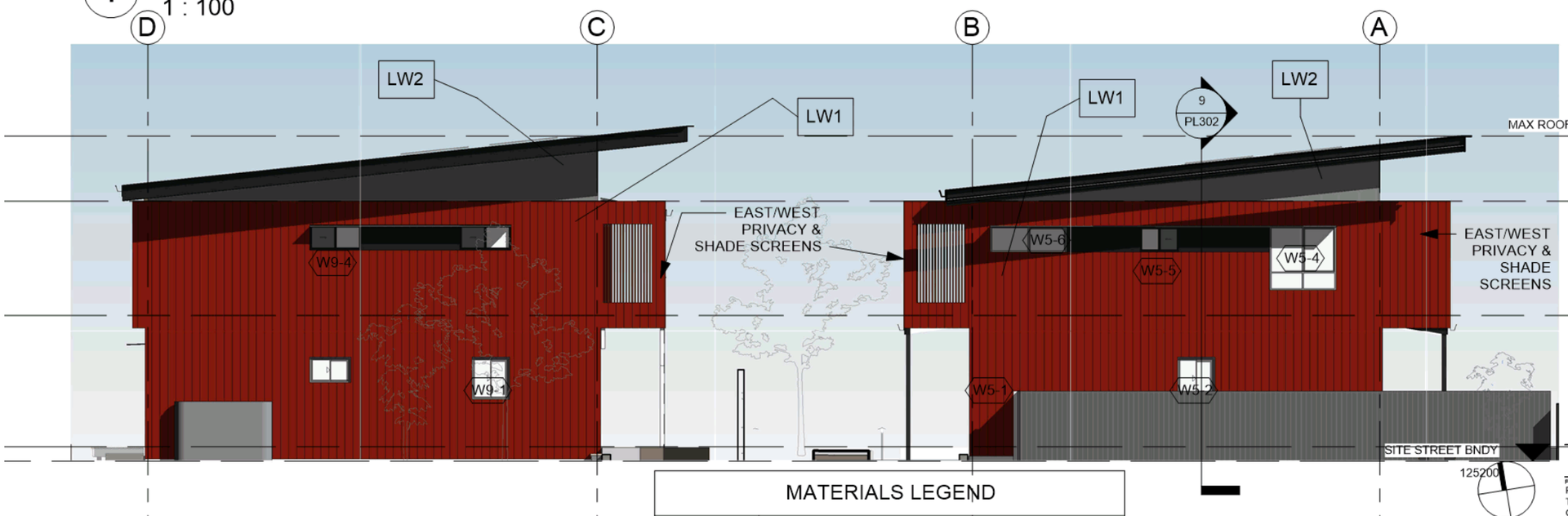


1 North Elevation Internal Units 7-10

1 : 100



2 East Elevation Unit 8 & 5

1 : 100

MATERIALS LEGEND

CODE	MATERIAL
LW1	COLORBOND REDCOR DOMINION CLADDING
LW2	COLORBOND MINI ORB WINDSPRAY CLADDING
LW3	COLORBOND SPANDEK BASALT VERTICAL CLADDING
FCE	HEBEL FENCE OFF WHITE RENDER
HBL	HEBEL WALL OFF WHITE RENDER
R1	COLORBOND SHALE GREY CUSTOM ORB ROOF
ALW	ALUMINIUM WINDOWS AND DOORS BLACK

No.	Description	Date
D3	FOR PLANNING	27/08/2025
D2	FOR PLANNING	20.08.2025
D1	PRELIM PLANNING	18.03.2025

FOR PLANNING

PROPOSED
PROPOSED 10 X NEW 2 BEDROOM TOWNHOUSES 10 HARRIS ROAD GRIFFITH NSW

FOR
AZTEC FARMS

1 : 100

Elevations

Iss no. D3

DATE December 2021 dwg no. PL203

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c4a
c4 architects pty ltd
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27th August 2025

Town Planner
Griffith City Council
1 Benerembah Street
Griffith NSW 2680

Dear Sir / Madam,

RE: STATEMENT OF ENVIROMENTAL EFFECTS
For DA for Proposed 10 x Town Houses at 10 Harris Road Griffith

Please find below the Statement of Environmental Effects for the above project.

SITE ADDRESS: 10 Harris Road Griffith, NSW

LOT/SECTION/DP: Lot 2 DP 1075948

SITE DESCRIPTION

The site is Lot 2 of DP 1075948 which is located in the mixed use zone MU1 under the Griffith Local Environmental Plan 2014. We have been advised by GCC to apply the Griffith Residential Control Plan for this proposed multi residential development. The site size is 2271 square metres and is currently occupied by a single 3 bedroom residence and associated outbuildings and non significant vegetation. The site sits between Collier and Miller building to the south and a single storey self storage facility to the north. To the west the drainage channel bounds the site. There are two existing driveway crossovers onto Harris Road.

c4 architects pty ltd

SITE ANALYSIS

The site is located in a mixed used zone with Collier and Miller to the South and Griffith self storage to the North. To the West is a channel and park. The site has close proximity to Griffith Leagues Club and retail facilities located on Yambil street making it suitable for medium density development. Please also refer the Site Analysis drawing on sheet PL001.

EXISTING USE:

The site is currently used as a single detached 3 bedroom residential dwelling, with associated outbuildings and non significant vegetation.

PROPOSED USE:

The existing dwelling is to be retained. The proposed development consists of 10 two storey 2 bedroom dwelling, comprising 2 storey attached townhouses with individual entries, private open space and separated by fire walls. New undercover carparking and visitor parking at front of the site. There will be separate vehicle access to the new development vs the existing dwelling. The existing dwelling will not be subdivided off.

CONSTRAINTS:

There is an existing dwelling on the site that will be retained with its own private open space, and parking. This affects the site planning for the new site layout, parking and new dwelling locations. There is an Irrigation channel to West cutting pedestrian access to the park and Griffith Leagues Club.

PERMISSIBILITY:

Is the proposed use permissible in the zone under the Griffith Local Environmental Plan 2014 (GLEP)? Does it meet the objectives of the zone:

The site is in the Zone MU1 mixed use. We have been advised by GCC that residential development is permitted in this zone.

Zone MU1 Mixed Use:

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses.

The proposed development is permissible under the Griffith LEP 2014.

What are the relevant DCPs applicable to the development? Is the development consistent with the DCPs?

Griffith City Council DCP 20: Off Street Parking 2011

Griffith City Council Residential Development Control Plan 2020 – (amended 26 November 2024)

Griffith Housing Strategy 2019 – Summary of Strategies

The proposed development is in keeping with the Griffith City Council Residential Development Control Plan and directly addresses the housing objectives of the Griffith Housing Strategy 2019 to supply two bedroom strata dwellings to the market which it identifies as under-supplied. This project will contribute to the required 1744 dwellings by 2036 as outlined in the strategy. The site is adjacent to the Coolah Precinct with this development complying with the objective of redevelopment of underutilised sites to medium density affordable housing.

CONTEXT AND SETTING:

Does the development fit with character of the area?
Consider the compatibility of the development with adjoining/nearby land uses.

Medium density development is consistent with the site's zone and appropriate to the sites proximity to retail facilities on Yambil street and community services located on Jondaryan Ave. Currently used as a single detached dwelling the site is currently under utilised given the surrounding services, facilities and employment opportunities. The street is currently primarily bulky storage and commercial, a medium density development will not impact these uses and will provide an increase of passive surveillance to the area. Additionally the tow bedroom townhouses will provide alternative housing options to the single detached dwelling, catering to smaller households giving them excellent proximity to established community and commercial infrastructure and employment.

Is the development affecting/ located near an item with heritage significance? If so, are there any likely impacts on this item due to the development?

The development is not located to any places of heritage significance.

Will the proposed development affect privacy, views and/or overshadowing of adjoining properties?

No. Adjoining properties are storage and commercial/ industrial with no impact. There is a drainage channel to the west which bounds an open park further to the west. Please see attached shadow diagrams on sheet PL005.

Shadow diagrams are required if there is potential for overshadowing or if the development is two storeys or more

Please see attached shadow diagrams on sheet PL005.

Will the proposed development generate offensive noise or vibration? If so, what measures will be used to mitigate the noise sources?

No offensive noise or vibration will be generated from the residential development. Additionally, the storage facility and Collier Miller warehousing will not adversely affect the proposed development with respect to noise.

TRAFFIC AND ACCESS:

Provide details of accessibility for vehicles, pedestrians, bicycles and disabled persons:

There are currently two existing crossovers accessing the site from Harris Road. There is good access to Harris Road and the existing northern most crossover will be moved further north to allow access for the new on site parking area. There is currently no pedestrian pathway on Harris Road and it is not seen as a high pedestrian area.

Will local traffic movements or volume be affected? Provide details of traffic movements:

It is anticipated that local traffic will be increased as follows. The traffic activity associated with the existing development was determined with reference to the RMS Guide to Traffic Generating Development (The Guide). In relation to the existing uses, the Guide classifies the existing residential use as a "Dwelling House" and recommends the following trip generation rates:

Weekday peak hour vehicle trips = 0.85 per dwelling. Application of this trip generation rate to the existing site results in the 0.85 (say 1) vehicle trips per hour during peak period.

Trip generation
Daily vehicle trips = 4.0-5.0 per dwelling (for up to two-bedroom units)
Morning peak hour vehicle trips = 0.4- 0. 5 per dwelling (for up to two-bedroom units)

Application of the above rates for the 10 x proposed new units results in approximately 4-5 vehicle trips both during morning and evening peak hours. This would be in addition to the existing residence.

A comparison of current traffic activity with the projected levels suggests that the new development will cause only a minimal increase in traffic within the surrounding road network. It is also anticipated that given demand for accommodation for employees in the area, and the sites proximity to the city centre and large employer base, that the residents may walk or ride to their place of work, thus reducing the effect of maximum traffic movements. For the example the current residents at 10 Harris Road work at Collier and Miller across the street.

There are 4 x existing carparks adjacent the existing dwelling.

Will additional requirements for access, onsite car parking, loading and unloading be required?

No additional requirements required.

How many onsite car parking spaces are provided for the development? Refer to Council's DCP No. 20 – Off Street Parking Policy

Carparking has been provided as follows in accordance with Appendix 1- Griffith Parking Code

Dwellings (including dual occupancies, attached dwellings, multi dwelling housing and residential flat buildings)[1]

- *1 space per 1 bedroom/studio dwelling*
- *1.5 spaces per 2 bedroom dwelling*
- *2 spaces per 3 or more bedroom dwelling*
- *1 space per 10 bedrooms for visitors*
- *Group homes 1 space per 4 beds + 1 space per 2 employees*

- For 10 x 2 bedroom dwellings = 1.5 x 10 = 15 spaces.

- 20 total bedrooms = 2 x total parking spaces required.
- Total parking provided = 15 + 2 = 17 parking spaces. Provided.
- There are 4 x existing carparks adjacent the existing dwelling. Totalling 21 car parks on site.
-

Please note that this parking requirement is greater than what is outlined in Griffith City Council Residential Development Control Plan 2020 – (amended 26 November 2024) which requires only 1 carpark per 2br unit.

UTILITIES:

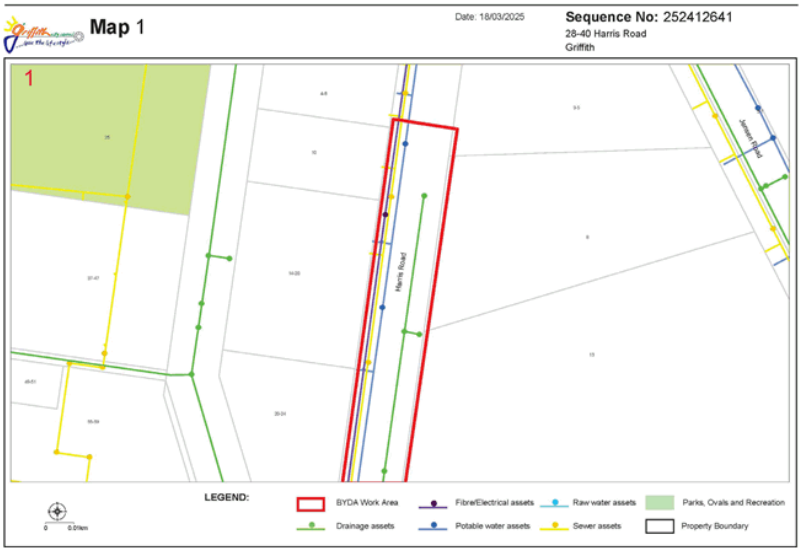
How will the development connect to the following infrastructure:

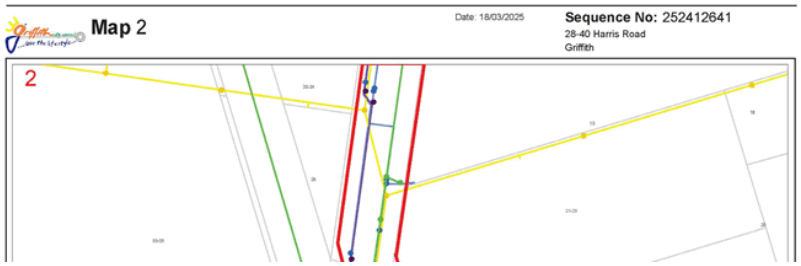
- ***Reticulated water***
- ***Sewer system***
- ***Stormwater drainage system (e.g. street system, or existing pipe system)***

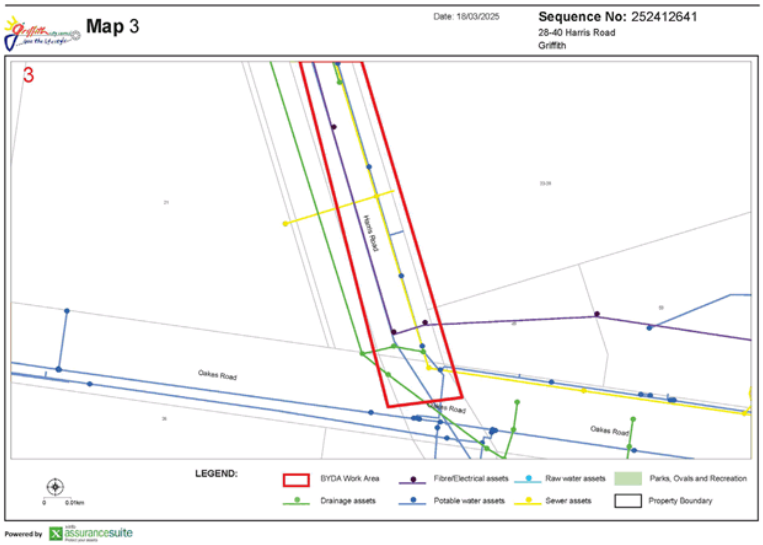
Details of the above are to be drawn on a site plan.

Reticulated water will be a new water metering connection at the location shown on PL002 Site Plan. The dwelling will be separately metered. Sewer will be connected to the existing sewer main in the street via and central branch that runs through the centre of the site as shown on PL002 SITE PLAN the DBYD diagrams below outline the location of the in street services available.

Stormwater: there is an existing drainage channel at the rear of the site that the existing site falls to naturally. There is an open drain stormwater system on the opposite side of the Harris Road. This stormwater drain collects and runs south into the same drainage channel that runs behind the site at 10 Harris Road. Please refer DBYD diagrams below and attached civil engineering drawings.:







Will the development result in an extension of the reticulated water, sewer or storm water drainage system?

No extension required.

Does the development include the installation of an onsite sewerage management system?

No.

Describe other utilities that are/or required to be connected:
Consider provisions of electricity, gas, telecommunications, etc.

Required connections are:

- Electricity – central distribution board with separate metering.
- NBN - to be connected to all dwellings
- Gas is not available so not intended to connect.

Does the development involve the disposal of liquid trade waste? If so, please indicate methods of disposal:

No disposal of liquid trade waste.

DEVELOPMENT TYPE:

The development is Multi Dwelling Housing. The development is two storey class 1A dwellings. The 10 dwellings are built in four separate building blocks. Units 1-4 are contained in a four block unit. Units 5-6, 7-8 and 9-10 are contained in 2 dwelling blocks. Each unit has its own private entry and private open space.

4.2 SITING OF DWELLINGS

Please refer Site Analysis plan sheet number PL001. The site sites between etc……..

The site dimensions are 64.22 metres long x 35.37 wide. The existing dwelling will remain on approximately 32.18m x 15.85 metre wide portion of the land, leaving a 19.5 metre frontage access for the new development.

Topography – there is natural fall to the drainage channel to the west, but very gentle, the site is reasonably flat and considered good for development.
Services – there is town sewer in the street available for connection. There is stormwater available in the street for connection aswell as a drainage channel to the west. There is no gas available, there is NBN available for connection.
Existing Vegetation – there are no significant trees on site, some medium size trees and shrubs will need to be removed.
Existing Structures – there are existing storage sheds and an old steel antenna structure that will be removed, please refer existing site plan.
Vehicle access - There are currently two existing crossovers accessing the site from Harris Road. There is good access to Harris Road and the existing northern most crossover will be moved further north to allow access for the new on site parking area. There is currently no pedestrian pathway on Harris Road and it is not seen as a high pedestrian area.

Surrounds- Neighbouring buildings, height , use, setbacks, overlooking The site sits between Collier and Miller building (11 metres high) to the south and a single storey self storage facility to the north (3m high). To the west the drainage channel bounds the site. There are two existing driveway crossovers onto Harris Road. There is a mix of setbacks on the street due to the variety of uses. There are not privacy issues due to the nature of the adjoining sites and location of existing buildings.
Street frontage features – the street frontage has existing trees, overhead power lines, and in ground services, concrete kerb and gutter.
Hazards – overhead power lines.

4.3 STREETSCAPE CONTROLS

Objective: To create streetscapes which are visually appealing and avoid building elements which lack articulation.

Streetscape impact will be minimal as the existing dwelling will be maintained and currently complies with outlined streetscape controls. Proposed carparking is in keeping with the adjoining properties with no exiting street trees being impacted by the development. the carparking will have low scale roof structures creating similarity in the building types in the street.

4.4 BUILDING DESIGN

Objective: To promote housing design that is consistent with and enhances the character and amenity of the area and has regard for the topography and existing adjoining land uses.

The streetscape with parking to the front of the development is in keeping with both adjoining neighbours which both have parking and vehicle movements to the front of their properties. Maintaining the existing dwelling complies with 4.4 with the new development being of a smaller scale than the Collier and Miller commercial facility and appropriate in scale and building for to Griffith self storage. Materials selected are appropriate to existing streetscape.

4.5 HEIGHT

Objective: To ensure the height of buildings maintains consistency and continuity of the character of residential areas and precincts and optimises privacy, solar access and views.

The maximum building height for residential is 9.0metres. the maximum height above NGL for the proposed new dwellings is 8.3 metres. Please also refer sun shadow diagrams on sheet PL005 demonstrating minimal impact for overshadowing for neighbouring buildings.

4.6 SOLAR ACCESS AND ENERGY EFFICIENCY

Objective: To provide reasonable access for sunlight to living areas within buildings and to open space around buildings, and to reduce energy consumption..

The development has been designed so that all townhouses have access to North light to the primary living and dining spaces. Appropriate awnings to block summer sun and allow winter sun will be incorporated. All private open space are orientated to the North. 100% of the dwellings have direct solar access to the north via living spaces. Please refer also drawings PL006 demonstrating solar access to the northern aspect of all dwellings.

4.7 SETBACKS

Objectives: To ensure that setbacks reflect the objectives, planned densities, streetscapes, topography and land use structures of different precincts – including the facilitation of affordable housing.

The existing dwelling has a front setback of 9.3 metres from Harris Road, side setback of 3.8 metres to the southern boundary, 20.6 metres to the north and 42.7 metres from the rear.

The proposed new dwellings have a front setback of 30.4 metres from the Harris Road, 4.34 metres from the northern side boundary, 2 metres from the rear west boundary and 2.015 metres from the southern boundary. The south block including units 7,8,9,10 are setback 35.2 metres from the front Harris Road boundary.

4.7.2 BUILDING ARTICULATION ZONE

The site is articulated by maintaining the existing 3 bedroom dwelling, and by providing new undercover common area roof structures together with the undercover carpark areas.

4.9 VISUAL AND ACOUSTIC PRIVACY

Objective: To site and design dwellings to meet user requirements for visual and acoustic privacy, while minimising the visual and acoustic impacts of development on adjoining properties.

As adjoining properties are not residential there is no impact. Each townhouse has been designed to accommodate its own private open space and separation of dwellings to ensure visual and acoustic privacy will be accommodated via privacy screens and fencing. The development has been divided into two parts to decrease visual and acoustic issues between individual dwellings. Separation between dwellings has been maximised where possible to enhance visual and acoustic privacy. The existing concrete wall to the south protects the new development acoustically from the neighbouring property use. The storage facility to the north provides no noise generating activity therefore will be minimal disturbance to the new dwellings.

4.10 PRIVATE OPEN SPACE

Objective: To provide private open space which meets user requirements for outdoor activities and use and to provide private open space areas that relate well to the living areas of dwellings.

Private open space is adjacent to all living areas and on the Northern side of the site to maximise access to solar light. All private open space meets the minimum requirement of 3m width and a minimum area of 15m2. Private open space complies with development control plan. Please refer sheet PL100 showing private open space areas.

4.11 LANDSCAPED AREA CONTROLS

Objective: To provide attractive landscape areas which reinforce the function of a street and enhance the appearance, amenity and energy efficiency of urban housing through integrated landscape design.

Landscape areas will be provided to all townhouses with a central walkway in the middle of the development connecting the parking and units giving clear orientation to dwellings entries. 30% of the site remains as mulched landscape which is above standard medium density development targets of 15%. Small tree planting is provided for shade and privacy. Plant species will be selected for drought tolerance and minimum maintenance requirements. Please refer landscape plan on sheet PL004.

4.12 STREET TREES

Objective: To ensure new development provides street tree planting appropriate for the streetscape.

Please refer to Landscape Plan PL004 showing proposed street tree planting in accordance with policy.

4.13 VEHICLE ACCESS AND PARKING

Objective: To provide sufficient and convenient parking for residents and visitors so as to maintain the amenity of the site and adjoining properties.

Parking to the front of the site is consistent with adjoining properties. Parking is provided according to Griffith City Council Development Control Plan NO. 20: Off Street Parking (2011) which exceeds the requirements

outlined in Griffith City Council Residential Development control plan 2020 (amended 26 November 2024). Undercover parking will be provided in accordance with the development control plan. Vehicles are able to enter and exit the parking space in a single turning movement. Carpark dimensions 5.5 x 260 with a 7 metre aisle width. Driveway width 5.5 metres.

4.14 SITE FACILITIES

Objective: To ensure that site facilities are thoughtfully integrated into the development and are unobtrusive.

Site includes bin dedicated bin bays, a letterbox stand to Australia Post standards. Clotheslines will be incorporated in the dedicated yard spaces for each dwelling behind the building lines.

4.15 RAINWATER TANKS

Objective: To ensure rainwater tanks are provided for dwellings in locations which do not impact the visual amenity of the locality.

Rainwater tanks are provided as per the civil engineering drawings and site plan.

4.16 FENCING

Objective: To ensure the streetscape does not become inundated with blank, bulky or obtrusive front or secondary frontage fencing.

Front fencing to the proposed new development is setback behind the carparking so will not be obtrusive to the streetscape. The existing dwelling will remain therefore reinforcing the existing streetscape. Fencing will not exceed a height of 1.8 metres. There is a mix of colorbond fencing to building boundaries and rendered courtyard wall fencing to separate the dwellings internally. Please refer site plan on sheet PL100.

4.17 OUTBUILDING, GARAGES AND CARPORTS

Objective: To ensure that a dwelling's ancillary structures are sited and designed to positively contribute to the streetscape and do not detract from the character of the area.

Carport design and material selection is in keeping with adjoining properties and existing streetscapes. The height of the carport design is in keeping with the adjoining neighbour Griffith self storage.

4.18 STORMWATER

Objective: To ensure stormwater from new residential development including extensions and additions to existing houses, does not impact adjacent properties or Council's infrastructure.

Stormwater design is as per Civil Engineering drawings attached. Connections are available to stormwater in the street. There is no overland flow impact to neighbours. Please refer attached stormwater report letter from Xeros Piccolo Engineers.

4.20 ESSENTIAL SERVICES

Objective: To ensure that the provision of all necessary essential services are provided to all development in residential zones.

Water, sewer, stormwater, NBN and power connection will be provided for these essential services.

5.0 MEDIUM DENSITY HOUSING

The development is Multi Dwelling Housing. The development is two storey class 1A dwellings. The 10 dwellings are built in four separate building blocks. Units 1-4 are contained in a four block unit. Units 5-6, 7-8 and 9-10 are contained in 2 dwelling blocks. Each unit has its own private entry and private open space. Each dwelling has a separate private entry.

5.2 OBJECTIVES:

a) To contribute to the availability of affordable housing.
b) To enable the development of a diversity of dwelling types.
c) To ensure medium density housing is designed to be compatible with the character of the locality and streetscape.
d) To encourage medium density affordable housing in areas central to essential community facilities, commercial areas and public transportation.

Proposed development contributes to these objectives outlined in the Griffith Housing Strategy 2019. The site location is particularly favourable to delivering housing in proximity to community facilities, commercial areas and employment opportunities.

5.5.2 MULTI DWELLING HOUSING

Non terrace MDH contains three of more dwellings on one lot of land but are not residential flat buildings. Each dwelling typically will have its entry and private open space located at the ground level.

All dwellings have their own entry and private open space located at ground level. Additionally the proposed development complies with 5.5 multi dwelling housing objective to redevelop lots for the purpose of providing additional affordable and rental housing**.**

b) The minimum lot size for carrying out MDH is 600 m_2 with a width at the building line of 18 m.

Lot size for 10 Harris Road is 2271 sqm. Lot width is
35.7 metres with 19.5 metres to the north side of the block.

c) Each dwelling must have access to at least one undercover parking space.

10 undercover carparks have been provided for the 10 dwellings, 1 per dwelling.

d) Driveways must be a minimum of 3.5 m wide.

Driveway is 5.5metres wide in accordance with DCP standards.

e) Shared accessways should be used where possible.

Shared accessway not required, ample space for dedicated pedestrian entry.

f) Should the lot have rear lane access, parking garages must be positioned at the rear of the site.

No rear access available.

g) Driveways must be designed to allow vehicles to enter and leave the site in a forward direction for frontages on busy roads or where driveway lengths are greater than 15 m.

Carpark has been designed to allow forward movement of vehicle when exiting the site.

h) Should three or more dwellings be proposed with a shared access on busy roads, the driveway is to be a minimum width of 5.5 m for the first 6 m in length.

Driveway is 5.5 metres wide.

k) Visitor parking is to be located centrally within a development containing 5 or more dwellings where possible.

2 x visitor parks are provided in the group carpark.

m) Footpaths are to be provided in accordance with Council's Pedestrian & Bicycle Strategy 2021 and Council's Engineering Standards: Subdivision and Development (as amended).

There are no footpaths on Harris Road. There is a level access provided from the street boundary through to dwelling entries in accordance with liveable housing standards.

STREETSCAPE CONTROLS

n) At least 25% of the area forward of the building line is to be landscaped.

Area forward of building line = 293 sqm x 25% = 73.25 sqm. Area landscaped forward of the building line is 98.94 sqm therefore complies.

o) The MDH should be designed to suit the scale and character of the area.

The design takes into account the precincts industrial scale (2 storeys) and improves the streetscape with use of form adjacent the existing warehouse to the south and storage sheds to the north. The form of the new development is setback from the existing single storey residence and compliments the mix of existing scales without either dominated the single storey residence or competes with the larger buildings.

p) The dwelling forming the front building line to a road is to be designed to address the street. Blank walls with little or no articulation are to be avoided.

The development deliberately maintains the existing single storey residence as a buffer to the rear development where the building form steps up. The existing dwelling maintains a low scale roof with window and entry door facing the street, combined with soft landscaping to maintain street appeal and passive surveillance. The carparking area is broken up with small scale shade rooves which is repeated at the common area which combines seating and a shade structure, backed by a white rendered Hebel wall to unit 6. Low courtyard walls then frame dwelling entrances to units 7-10 which are articulated with shaded balconies over the entry courtyards.

q) The maximum width of garage door openings facing a primary or secondary road is as follows:

No garage doors are proposed facing the street.

STREETSCAPE CONTROLS

r) MDH must be a maximum of two storeys above ground level (existing).

The dwellings are two storeys above ground level.

s) Where possible, bedrooms should not to be located next to vehicular accessways, parking areas, air conditioning units or other noise sources.

Vehicle access is maintained close to Harris road to avoid vehicle noise issues for the new dwellings Bedrooms are not located adjacent vehicle accessways, parking, air conditioning units or other noise sources.

t) The windows of habitable rooms in dwellings on opposite sides of an accessway are to be screened by dense landscaping. The landscaping should reach a mature height of 1.5 m. Alternatively, the windows should be located or designed to respect the privacy of other dwellings.

The dwellings are separated with dense landscaping as per Landscape Plan on sheet PL004.

u) The minimum separation between two or more buildings containing a dwelling on the same lot is 1.8 m.

Minimum separation between dwellings is 2.3 metres (dwellings 4 & 5) as per sheet PL100.

LANDSCAPING

v) A minimum landscape area of 15% of the total lot area must be provided.

Proposed Landscaped area is 683 square metres which equates to 30% of the total site area therefore complies.

w) A preliminary Landscape Plan must be submitted with a development application for MDH which includes the nature strip and: a combination of tree planting, for shade, mid height shrubs, lawn and ground covers;

Please refer to the landscape plan provided on sheet PL004

ii. 50% of the overall number of trees and shrubs should be species native to the region;

Please refer to the landscape plan provided on sheet PL004

iii. a reticulated sprinkler system should be provided; and

A reticulated sprinkler system will be provided as per sheet PL004.

iv. an ongoing maintenance plan.

Please see attached Landscape maintenance plan.

PRINCIPAL PRIVATE OPEN SPACES (PPOS)

x) PPOS must be provided for each dwelling in accordance with section 4.10.

Private open space has been provided to all dwellings in accordance with Section 4.10. Demonstrated on SHEET PL100.

SITE FACILITIES

y) Garbage bins associated with dwellings in a multi dwelling housing development are to be stored in the rear yard, side setback or garage of the dwelling.

Dedicated bin bays have been provided for bins in the development as per the site plans.

z) Mailboxes must be provided in accordance with Australia Post's requirements.

Mailboxes will be provided at the pedestrian entry zone as per the site plans.

PARKING

a) The number of parking spaces to be provided on-site is to be determined in accordance with the requirement specified under each use category and are summarised in Table 1 below.

Carparking has been provided as follows in accordance with Appendix 1- Griffith Parking Code

Dwellings (including dual occupancies, attached dwellings, multi dwelling housing and residential flat buildings)[1]

• 1 space per 1 bedroom/studio dwelling
• 1.5 spaces per 2 bedroom dwelling
• 2 spaces per 3 or more bedroom dwelling
• 1 space per 10 bedrooms for visitors
• Group homes 1 space per 4 beds + 1 space per 2 employees

- For 10 x 2 bedroom dwellings = 1.5 x 10 = 15 spaces.
- 20 total bedrooms = 2 x total parking spaces required.
- Total parking provided = 15 + 2 = 17 parking spaces. Provided.

Noting also that the existing residence as a total of 4 x parking spaces separately on the site with separate driveway access. There is not an increase in the number of proposed crossovers as there are two x existing crossovers on the site currently. The existing crossover to the existing dwelling will be maintained as is. The second crossover to the north will be relocated and widened so suit the requirement for a 5.5 metre wide driveway. The location of the relocated driveway access is of no impediment to any existing traffic or road

features and is not located near a street corner, traffic lights or roundabouts. There is ample site distance to pedestrians and Harris Road. The proposed accessway will be designed and constructed in accordance with Council's Engineering Standards: Subdivision and Development Standards (as amended).

Carpark dimensions are as per as2890 and GCC DCP No. 20 requirements.

LIGHTING

Bollard lighting is proposed through the site for safe pedestrian movement and lighting under the carport canopies will be provided for general lighting.

Colours

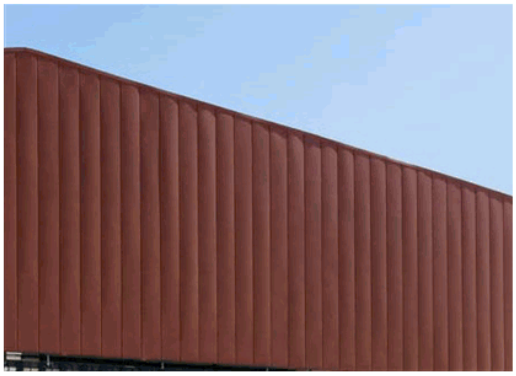
The colour scheme of the house is appropriate to the surrounding areas so this proposal therefore complies with this requirement. The predominant colours of the dwellings are:

Predominant materials are:

- Lightweight wall cladding colorbond Dominion shadowline cladding
- Colorbond Spandek
- Colorbond Miniorb
- Steel frame
- Low Hebel walls adjacent ground
- Colorbond Shale Grey roof sheeting
- Lightweight elevated steel floor framing
- Floor , wall, roof and ceiling insulation.

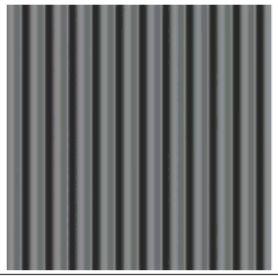
Main Dwelling wall cladding – LW 1 walls – Colorbond DOMINION colour 'CORTEN'–

FCE – HBL - Courtyard walls rendered porters paints cement render colour 'Popcorn.'



Porters 'popcorn

- LW2 - Material between walls and under roof eaves: Woodland Grey Colorbond Miniorb
- LW3 -SPANDEK BASALT
- New Colorbond fencing material will be Woodland Grey



- ALW – ALD – Aluminium windows and doors - Black window frames and dark grey painted steelwork.

- R1 - Roof colour for the dwellings and the carport roofing will be Shale Grey.

SEDIMENT AND EROSION CONTROL DURING CONSTRUCTION

- As per standard process, we will submit a dedicated Sediment and Erosion Control Plan with the Construction Certificate Application. The current Application is for Planning Approval Only.

IN SUPPORT OFTHE HOUSING STRATEGY OF GRIFFITH.

The City of Griffith has set a target to construct 1,744 new dwellings by 2036. However, current development rates—averaging only 40 to 80 new dwellings per year—fall significantly short of this goal. With a growing number of builders entering administration, projections indicate a shortfall of over 1,000 dwellings by the target year.

Griffith is already facing critical housing pressures, with an estimated homelessness rate of 10%. Emergency accommodation services are operating at full capacity and are being forced to turn individuals away. The severe shortage of affordable housing is deterring essential workers from relocating to Griffith, further hampering the city's economic growth and sustainability.

All newly completed dwellings are already fully occupied, offering no relief to the current demand. In response, our clients business has had to directly invest in affordable housing for our essential staff in order to remain operational. Without this intervention, the viability of our business would be at serious risk.

We trust this application meets with your approval.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully,

Brent Dowsett.
C4 Architects PTY LTD
Nominated Architect Brent Dowsett NSW ARB No.7131
bd@c4architects.com.au
www.c4architects.com.au

Collier & Miller Pty Ltd
ABN: 97 000 521 344
[redacted]

10th October 2025

The General Manager
Griffith City Council
PO Box 485
Griffith NSW 2680

Re: Objection to Development Application DA150/2025 –10 Harris Road Griffith

Dear Sir/Madam

Collier & Miller Pty Ltd writes to object to the proposed development at 10 Harris Road Griffith – DA 150/2025: 10 x two-bedroom townhouses.

Our company has operated in Griffith since 1946, we currently employ over 160 staff, and own and occupy multiple adjoining sites to the proposed development, including:

- 14-20 Harris Road (immediately next to the development site, southern boundary)
- 13 Harris Road (opposite the development site)
- 37-47 Jondaryan Avenue (behind the development site, western boundary)
- 21-23 Harris Road (south of the development site) – purchased for future expansion, currently leased to CHEP
- 25-27 Harris Road (south of the development site) - purchased for future expansion, currently used by Collier & Miller

These properties form a strategic cluster for our business operations, with plans for continued growth and development across all our sites.

The subject development site falls within a precinct dominated by industrial, bulky goods retail, engineering, warehousing and commercial uses.

We object to this development for the following reasons:

1. **Zoning and Land Use Conflicts**
    - The development site is zoned MU1 Mixed Use
    - Surrounding sites, including ours, are zoned either MU1 (western side of Harris Road) and E4 General Industrial (Eastern side of Harris Road) and are actively used for commercial and industrial purposes such as retail, engineering, industrial and warehousing purposes.
    - The proposed medium-density residential housing is inconsistent with the surrounding established industrial and commercial character of Harris Road, Jondaryan Avenue and Bridge Road

2. **Noise, Amenity and Complaint Risk**
    - Our operations across our neighbouring sites to the development involve machinery use, forklifts, heavy vehicles and fabrication processes that generate unavoidable industrial noise
    - The Statement of Environmental Effects (SEE) for the proposed development claims that there will be no adverse noise impacts from adjoining industry (page 3 of SEE). It also relies on the existing concrete wall of our building on the developments southern boundary at 14-20 Harris Road to protect the development acoustically (clause 4.9 of SEE).
    - We strongly disagree with these assumptions. Residential tenants moving into townhouses immediately next to our operations are highly likely to be able to hear the unavoidable industrial noise generated by our business, which raises the possibility of noise or amenity complaints.
    - The Statement of Environmental Effects fails to consider the impact of business operations on the eastern side of Harris Road, zoned E4 General Industrial, which is opposite the development.
    - This creates a real and ongoing conflict risk, potentially leading to restrictions or compliance pressures on our long-established business.

3. **Impact on Business Operations and Expansion**
    - Collier & Miller has invested significantly in both Harris Road and Jondaryan Avenue to support future expansion of our business.
    - Introducing medium density housing immediately next door will potentially jeopardise our ability to expand operations due to land-use sensitivity conflicts.
    - This may undermine employment opportunities for the region, as our business currently employs over 160 staff across our sites, and we are continuing to grow.

4. **Traffic and Safety**
    - Harris Road is a busy industrial traffic corridor, with a large number of heavy vehicle movements each day.
    - The closest intersection to the proposed development is Harris Road and Bridge Road, which has poor visibility due to on street parking on the southern side of Bridge Road.
    - The Statement of Environmental Effects estimates the development will create an additional 40-50 vehicle trips per day on a road that is already busy.
    - Mixing residential cars and pedestrian traffic (including children and families) in a street that is a busy industrial traffic corridor will create significant safety risks.

5. **Precedent and Planning Inconsistency**
    - Allowing a medium density residential development within a predominantly industrial and commercial precinct would set an undesirable precedent, potentially encouraging further incompatible development.
    - This runs counter to the majority of the zoning objectives of both the MU1 Mixed Use Zone and the E4 General Industrial zoning of the surrounding sites, which include:
        - *MU1 Objectives*:
            - To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
            - To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.

Collier & Miller Pty Ltd
ABN: 97 000 521 344
[redacted]

- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses.

- *E4 Objectives*:
  - To provide a range of industrial, warehouse, logistics and related land uses.
  - To ensure the efficient and viable use of land for industrial uses.
  - To minimise any adverse effect of industry on other land uses.
  - To encourage employment opportunities.
  - To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

Collier & Miller respectfully submits that the proposed 10 x 2 bedroom townhouse development at 10 Harris Road is incompatible with surrounding land uses, inconsistent with the zoning intentions, and detrimental to the ongoing operation and expansion of surrounding business.

We strongly support growth in Griffith, and acknowledge there is a large need for additional housing, but we believe this is the wrong location for this development.

For the reasons outlined above, we request that Griffith City Council refuse DA 150/2025.

We would welcome the opportunity to meet with Council staff to discuss these concerns in detail.

Best Regards,

[redacted]

Chris Miller
[redacted]
Collier & Miller Pty Ltd

Page **3** of **3**

15-10-2025

Griffith City Council

1 Benerembah Street

Griffith NSW

2680

Attention Joanne Tarbit

Re Development Application No 150/2025 (1)

Proposed development on Lot 2 DP 1075948 10 Harris Road Griffith

Applicant – C4 Architects PTY LTD

I wish to formally **oppose** the proposed application on the following grounds.

As a business owner I have serious concerns regarding the potential impact this development will have on Harris Road Business's.

- Increase traffic volume on already congested Harris Road. Harris Road has a Prominent level of Heavy vehicle movement and on-street parking will have a significant impact on this.
- High accident potential due to residential and Heavy vehicle movements.
- Harris road has Heavy Industry Business establish over an extended period which will cause conflict with residential.
- Future impact trading hours
- Security

The proposal is inconsistent with the current zoning and long-term interest of established business.

Regards

Garry Lorenzi

[redacted]

[redacted]

Griffith Laminate Supplies

[redacted]

[redacted]

"EFFICIENCY & INNOVATION IN JOINERY SOLUTIONS"

20/10/2025

The General Manager
Griffith City Council
PO BOX 485
GRIFFITH NSW 2680

Re: Objection to **DA150/2025** – 10 Harris Road, Griffith (proposed 10 × two-storey, 2-bedroom townhouses)

Dear General Manager,

I am writing on behalf of Griffith Self Storage, which has operated at 4–8 Harris Road since 1995 and adjoins the subject site at 10 Harris Road. We wish to formally object to DA150/2025 for the proposed development of ten two-storey, two-bedroom townhouses, based on the concerns outlined below.

1. Loss of Privacy and Overlooking

- The design positions **Units 1–6** facing north along our property boundary. The inclusion of large windows on both the ground and first floors would provide direct lines of sight into our storage facility and our storers units.
- This would result in a significant reduction of privacy for our customers and compromise the discreet operation of our business (please see attached photo).

2. Security and Amenity Impact

- The presence of multiple ground-floor and top-floor windows overlooking our facility may compromise both the perception and reality of security at our site. Our clients expect a secure and discreet storage service, which would be undermined if visibility into their units becomes possible.

3. Traffic, Access and Safety

- The additional residents will increase vehicle and foot traffic on Harris Road.
- This may compromise safe and efficient access for our customers and contribute to congestion or parking conflicts near our premises.

5. Precedent and Planning Inconsistency

- Allowing a medium density residential development within a predominantly industrial and commercial precinct of Harris Road would set an undesirable precedent, potentially encouraging further incompatible development.
- The removal of the existing house at 10 Harris Road to make way for more units on this block further compounds our concern with this development.

Conclusion

We are happy to meet with Council officers to discuss our concerns and the impact this development would have on Griffith Self Storage. Thank you for your attention to this submission.

Yours faithfully,

Carolyn Provera
[redacted]
Provera Management Trust PTY LTD
T/A Griffith Self Storage

Attachment (1 photo)

From: Graham Foley [redacted]
Sent: Thursday, 30 October 2025 2:26 PM
To: GCC Admin Mailbox
Subject: Submission for application 150/2025.1

Attention Joanne Tarbit,

RE: Development Application No. 150/2025 (1) proposed development on Lot 2 DP 10795948 – 10 Harris Road Griffith

We write in relation to the proposed development at 10 Harris Road Griffith to build 10 x 2 story x 2 bedroom townhouses. Our business is located directly adjacent to the premises (3-5 Harris Rd Griffith) where we conduct manufacturing of irrigation equipment along with warehousing and storage.

We have large trucks daily entering and leaving the premises, delivering and dispatching equipment (including shipping containers). Having cars parked on Harris Road on a regular basis, be it from residents or visitors to those residing in the proposed dwellings would make these logistic movements extremely difficult, if not impossible.

We also manufacture goods where we are running generators and other equipment and are therefore concerned about the future impacts of have having a large number of residential dwellings in close proximity.

Joanne, we realise that objections to this development application were due by the 10th October 2025 but hope you will consider the above in your recommendation.

Yours faithfully

Graham Foley, Michael Johns, Peter Jones , Henry Bosman
[redacted]

Kind regards,

Graham Foley
[redacted]

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of ICI Industries or any of its entities.

Development Assessment Report

PART A: GENERAL ADMINSTRATION

DA No:	150/2025(1)
Property Information:	LOT: 2 DP: 1075948 10 Harris Road GRIFFITH
Proposed Development:	Construction of Multi-dwelling housing development with ten (10) x new two-storey dwellings 2 bedroom townhouses and associated parking and landscaping areas. Existing residence to remain
Type of Development:	Local
Lodgement Date:	19 September 2025
Statutory Timeframe:	40 Days
Value of Development:	$2,751,463.00
Applicant's Details:	C4 Architects Pty Ltd PO Box 8336 STATION ARCADE ADELAIDE SA 5000
Land Owner's Details:	Zalt Real Estate Pty Ltd Farm 2346 Rankins Springs Road MYALL PARK NSW 2681
Report Author/s:	Mrs J V Tarbit Development Assessment Planner

PART B: EXECUTIVE SUMMARY

- The application has been referred to the Ordinary Meeting of Council/ on the basis of one (1) objection received during the public notification period.
- Three (3) additional objections were received after the notification period closed.
- The development is for the construction of multi-dwelling housing development with ten (10) x new two-storey dwellings 2-bedroom townhouses and associated parking and landscaping areas. Existing residence to remain, and site has been otherwise cleared for trees and outbuildings.
- The proposed development complies with all planning controls.
- It is recommended that the application be approved based on the details contained in report.

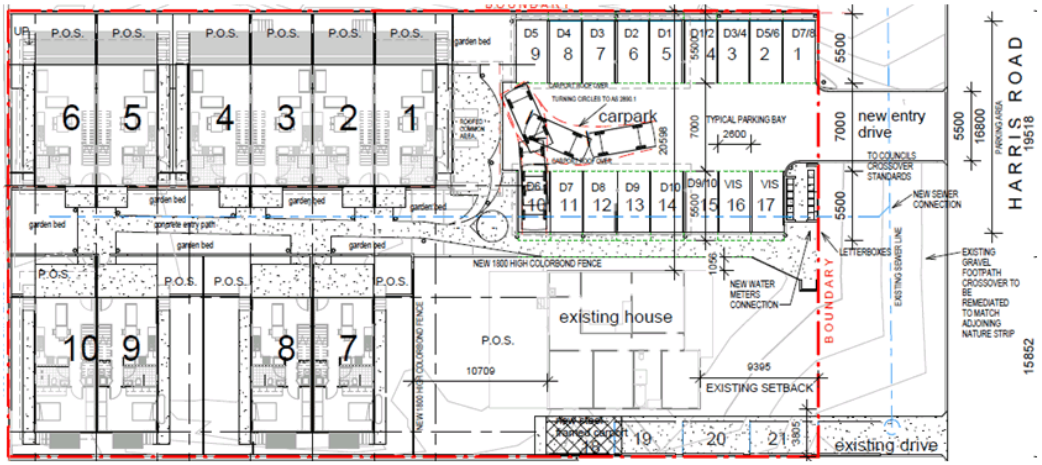
PART C: PROPOSAL

The proposed development consists of ten (10) x two storey 2 bedroom dwellings, comprising 2 storey attached townhouses with individual entries, private open space and separated by fire walls.

The 10 dwellings are built in four separate building blocks. Units 1-4 are contained in a four-block unit. Units 5-6, 7-8 and 9-10 are contained in 2 dwelling blocks. Each unit has its own private entry and private open space.

New undercover carparking and visitor parking is to be provided at front of the site. There will be separate vehicle access to the new development vs the existing dwelling.

The existing three (3) bedroom dwelling is to be retained with its own private open space and carparking. A new carport will be provided. Subdivision is not proposed.



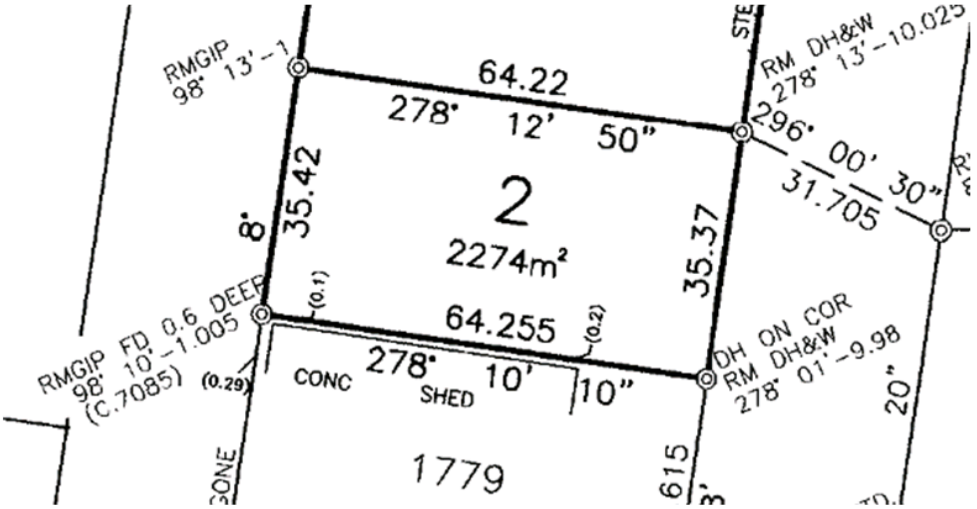
PART D: SITE DESCRIPTION AND LOCALITY

An inspection of the site and the locality was undertaken on 1 October 2025.

The site is located on the western side of Harris Road approximately 130 metres from the Bridge Road intersection. The land has an area of 2274m^2 with a frontage to Harris Road of 35.5 metres and has a depth of approximately 64 metres and currently contains a dwelling house. The site can

be accessed via a concrete driveway. The site is flat with a gentle fall to the main open drain to the rear of the site.

The locality comprises mixed uses including storage units to the north, industrial development to the east and south, and the Leagues Club and sporting field to the west. The site contains a dwelling house and another unrelated dwelling house is located 160 metres to the south of the site.



Disclaimer: This map is intended for general information purposes only. Griffith City Council does not guarantee its accuracy, completeness or suitability for any particular purpose. Users must exercise their own skill and care in using this map and carefully evaluate the accuracy, currency, completeness and relevance of the map before relying on it. The map is not a substitute for independent professional advice and, to the extent permitted by law, Griffith City Council is not liable for any loss or damages arising out of any inaccuracy, error or omission contained in the map.

Projection: GDA2020 / MGA zone 55
Date: 5/11/2025
Drawn By: Joanne Tarbit

DA 150/2025
10 Harris Road
Map Scale: 1:2000 at A4

PART E: BACKROUND INFORMATION AND HISTORY OF THE SITE

Development Assessment Panel

The matter was considered at the Development Assessment Panel meeting on 23 September 2025 and the following matters were raised during the preliminary assessment of the application which are potential issues or where further information from the applicant is required:

- Issue
  - Standard residential building conditions
  - S68 for water, sewer & stormwater works
  - Survey conditions
- Additional Information requested 3 October 2025:

1. One undercover carparking space is required for the existing dwelling as per the Residential DCP. This is to be indicated on an amended site plan with elevations provided.
2. The landscaping plan to be updated to confirm the species of the existing street tree. Pending species, this tree may require removal (ie if Privet). New street trees are to be ornamental pear species with the variety and spacing to match existing plantings in Harris Road. The gravel footpath crossover exiting the site to be concrete or remediated to match the adjoining nature strip.
3. Confirmation that demolition is no longer part of application, and asbestos (if any) was removed by suitably qualified person and disposed of at a licensed landfill.
4. All NatHERS Certificates to be loaded onto the portal.

Development History of Site

The development history of the subject site has been established following research of Council's electronic data management system and research of Council's physical archives. Based on the information available the following can be established:

BA 158/76 – Bus shelter
BA 120/58 – 3 Bedroom Dwelling

PART F: STATUTORY REFERRALS

The following statutory referrals were considered as part of the assessment of the application:

AGENCY	LEGISLATION	APPLIES
DPI	Fisheries Management Act 1994	No
	Mines Subsidence Compensation Act 1961	
	Mining Act 1992	
	Petroleum (Onshore) Act 1991	
EE&S	National Parks, & Wildlife Act1974	No
	Protection of the Environment Operations Act 1997	
	Water Management Act 2000	
NSW Heritage	Heritage Act 1977	No
Transport for NSW	Roads Act 1993	No
	SEPP Infrastructure – Division 17 Roads and Traffic	

RFS	Rural Fires Act 1997	No
Transport NSW	SEPP Infrastructure – Division 15 Railways	No

Submissions received in response to the abovementioned referrals are addressed in Part G: Matters for Consideration, s4.15(1)(d) – any Submissions Made in Accordance with the Act or Regulation.

PART G: SECTION 4.15 EVALUATION

In determining a development application, a consent authority is to take into consideration Section 4.15 of the Environmental Planning and Assessment Act 1979. The following matters as are of relevance to the development the subject of the development application.

SECTION 4.15(1)(a)(i) any environmental planning instrument.

Griffith Local Environmental Plan 2014

(a) Permissibility

The proposed development is for the construction of 10 x new 2 storey 2 bedroom townhouses and associated parking and landscaping areas. existing residence to remain and this falls under the definition of multi dwelling housing in the Dictionary of Griffith Local Environmental Plan 2014, which is defined as:

multi dwelling housing means 3 or more dwellings (whether attached or detached) on one lot of land, each with access at ground level, but does not include a residential flat building.

Note. Multi dwelling housing is a type of ***residential accommodation***—see the definition of that term in this Dictionary.

The subject land is zoned MU1 Mixed Use and under Part 2 Land Use Table of Griffith Local Environmental Plan 2014, ***multi dwelling housing*** is development that can only permitted with the consent of Council. On this basis the proposed development is considered permissible.

Note: The proposed development included the Demolition of existing sheds, however this was undertaken prior to the development application being lodged.

(b) *Aims and Objectives*

The proposed development has been considered with regard to the aims of Griffith Local Environmental Plan 2014 as set down in Part 1, clause 1.2(2) which states:

(a) to prevent unnecessary urban sprawl by promoting business, industrial, rural and residential uses within and adjacent to existing precincts related to those uses,
(b) to minimise land use conflict in general by creating areas of transition between different and potentially conflicting land uses,
(c) to provide a variety of development options to meet the needs of the community with regard to housing, employment and services,
(d) to manage and protect areas of environmental significance,
(e) to recognise the historical development of the area and to preserve heritage items associated with it.

The objectives for Zone MU1 Mixed Use set down in the Land Use Table are as follows:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses.

The proposed development is consistent with zone objectives providing affordable housing for workers in the locality.

(b) Principal Development Standards & other GLEP 2014 Provisions

Clause	Clause Requirement & Assessment Comment
2.7 Demolition requires consent	Demolition of a number of outbuildings and removal of garden vegetation was undertaken prior to the site being inspected. As such conditions relating to demolition have not been included on the subject consent. Demolition is permitted with consent.
5.21 Flood Planning	The land is not flood liable.
7.1 Earthworks	Earthworks associated with construction are proposed.
7.10 Essential Services	*Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to make them available when required:* *(a) the supply of water* *(b) the supply of electricity* *(c) the disposal and management of sewage* *(d) stormwater drainage or on-site conservation* *(e) suitable vehicular access* The site is connected to Council's potable water, sewer and overhead electricity. Council's drainage system services the site and stormwater to be directed to the street and the drain at the rear of the site via on-site detention system. A council sewer manhole is located in the south eastern corner of the site. A reticulated sewage system services the site and the new dwellings will require an extension of the main with new junctions from the sewer main at the frontage of the site. The development includes the construction of one new accessway from to a carpark from Harris Road. Vehicles can enter and exit the site in a forward direction.

State Environmental Planning Policies

The following is a list of State Environmental Planning Policies that apply to the Griffith City Council area. The table also identifies the applicability of the policy with respect to the subject development proposal. Where a policy has been identified as being applicable, further assessment is provided

State Environmental Planning Policies	Assessment
Transport and Infrastructure 2021 – Section 2.48 Electricity	A referral was not made as the proposed development provides adequate separation from the electricity infrastructure. Standard conditions have been applied.
Housing 2021	NA
Sustainable Buildings SEPP	BASIX certificate is provided with the application and considered acceptable. NatHERS certificates have also been provided.
Transport and Infrastructure 2021	NA

SECTION 4.15(1)(a)(ii) any draft environmental planning instrument.

There are no draft EPI's which apply to the proposal.

SECTION 4.15(1)(a)(iii) any development control plan.

The following is a list of development control plans that apply to the Griffith City Council area. The table also identifies the applicability of the policy with respect to the subject development proposal. Where a policy has been identified as being applicable, further assessment is provided.

DCP No.	DCP TITLE	APPLIES
DCP No. 1	Non-Urban Development	No
DCP No. 3	Industrial Development	No
DCP No. 11	Urban Subdivision	No
DCP No. 19	Mixed Development	No
DCP No. 20	Off Street Parking Policy	Yes
DCP 2020	Residential Development Control Plan	No

Development Control Plan no 20: Off Street Parking (2011)

Ten new two bedroom dwellings are proposed on the subject site. The rates for multi dwelling units are as follows:

1 space per 1 bedroom dwelling; 1.5 spaces per 2 bedroom dwelling; 2 spaces per 3 or more bedroom dwelling plus 1 space per 5 dwellings for visitor parking

In this case 10 units x 1.5 spaces plus 1 space per 5 dwellings for visitor parking

This provides a requirement of 17 carparking spaces which have been provided for the new development. Of these, ten spaces provided will be provided with a carport cover.

In addition to the above, the existing three-bedroom dwelling has been provided with four stacked carparking spaces, noting council would generally only permit two stacked spaces in calculations under this clause. In this case, one of these spaces will be provided with a carport.

Parking on the site is considered to be satisfactory, meeting the requirements of the DCP.

Griffith Residential Development Control Plan 2020

The Griffith Residential Development Control Plan applies to a variety of development within all lands zoned R1 – General Residential, R3 – Medium Density Residential, R5 – Large Lot Residential and RU5 – Village.

As such, Griffith Residential Development Control Plan does not apply to the MU1 - Mixed Use zone. Despite this, the proposed ten-unit residential development has been designed in accordance with the controls and objectives set out in the Griffith Residential Development Control Plan. The site layout responds directly to controls including building setbacks, landscaping and streetscape integration. The development adheres to the specified height envelopes, and site coverage standards. Provision has been made for compliant on-site parking, private open space and communal landscaping, thereby meeting amenity and functional requirements outlined in the plan. In doing so, the proposal satisfies the DCP's aims to promote high-quality residential environments that respect neighbourhood character, support housing diversity, and contribute positively to the local urban context.

Low Rise Housing Diversity Design Guide

Low Rise Housing Diversity Design Guide has been produced by State Government to provide detailed design standards including layout, landscaping, private open space, daylight, natural ventilation, privacy, building envelopes, car parking, universal design to ensure consistent, high-quality outcomes across medium-density residential projects.

The Design Guide is a non-statutory guideline issued by the NSW Government to support the Low-Rise Housing Diversity Code under the Codes SEPP. It provides best-practice design principles and technical standards but does not have the same legislative status as a DCP. Despite this, the code provides useful development standards for assessment of low-rise housing, which have been considered in the following table.

Section 1.4 Design Principles	Response
Principle 1 - Context and neighbourhood character	The proposed design responds appropriately to its site and locality by respecting neighbourhood character, integrating site features, and optimising orientation. The built form reflects the scale, setbacks, and materials of surrounding dwellings, maintaining consistency with the streetscape. Existing vegetation and natural topography are incorporated into a landscaped setting that reinforces the suburban character. The layout prioritises northern orientation for living areas and private open spaces, ensuring good solar access and enhancing amenity.
Principle 2 - Built form and scale	The design reflects the Guide's built form principles by ensuring appropriate height and scale, articulated facades, and compatible roof forms. The development complies with maximum building height and transitions smoothly between larger adjoining buildings. Facades are broken up through varied materials, window placement, and a central courtyard to reduce bulk and enhance visual interest. Simple skillion roof forms, consistent with surrounding structures, minimise visual

	dominance and contribute positively to the streetscape.
Principle 3 - Density	Suitable densities align with the existing or anticipated population of the area and can be supported by current or planned infrastructure, public transport, employment opportunities, community facilities, and environmental considerations.
Principle 4 - Sustainability	The development incorporates strong environmental sustainability measures through passive design, resource efficiency, and material selection. Optimal orientation, shading, and natural ventilation reduce energy demand, while rainwater tanks, water-efficient landscaping, and energy-efficient appliances minimise resource consumption. Durable, low-maintenance materials are used to ensure long-term performance and reduce lifecycle impacts.
Principle 5 - Landscape	The proposal provides high-quality private open space and landscaping consistent with the Guide's standards. Each dwelling includes a private courtyard or backyard that meets or exceeds area and dimension requirements, with direct access from living areas and good solar access. The landscape plan incorporates deep soil zones to support medium to large canopy trees, while fencing, screens, and planting ensure visual privacy between dwellings and adjoining properties.
Principle 6 - Amenity	The design ensures high internal amenity and liveability through solar access, natural ventilation, and functional layouts. All primary living spaces and private open areas achieve at least two hours of winter sunlight in line with the Guide's criteria. Dual-aspect configurations promote cross-ventilation, reducing reliance on mechanical cooling. Internal planning provides logical circulation, privacy for bedrooms, and generous living spaces that meet or exceed the minimum room sizes and ceiling heights specified in the Low-Rise Housing Diversity Guide.
Principle 7 - Safety	The design promotes safety and accessibility through CPTED principles and universal design standards. Passive surveillance, lighting, and clear sightlines enhance security and deter crime. All dwellings meet Liveable Housing Australia Silver Level requirements, ensuring accessibility for a wide range of users and supporting ageing in place.
Principle 9 - Aesthetics	The design strengthens the streetscape and public domain interface through clear frontage activation, controlled vehicle access, and integrated landscaping. Dwellings feature defined entries, porticos, and low fencing to encourage passive surveillance and engagement with the street. Vehicle movements are concentrated at the street edge to minimise conflicts with pedestrian areas. Deep soil zones, canopy trees, and native planting soften the built form, enhance urban cooling, and support biodiversity.

SECTION 4.15(1)(a)(iiia) any planning agreement.

There is no planning agreement associated with the application.

SECTION 4.15(1)(a) (iv) the regulations.

Section 4.15(1)(a)(iv) requires Council to take into consideration the provisions of clauses 61-63 of the Environmental Planning and Assessment Regulation 2021.

Clause 61(1)(b) of the Environmental Planning & Assessment Regulation 2021 requires the consent authority to consider the provisions of Australian Standard AS 2601-1991: The demolition of Structures. Where demolition is proposed, it is recommended that a condition of consent be imposed which sets out the requirements for demolition to be carried out in accordance with a construction/demolition management plan and this will be required to be submitted prior to the issue of a Construction Certificate.

Clauses 62 and 64 of the Environmental Planning and Assessment Regulation 2021 require that Council take into consideration to fire safety provisions. Where applicable, it is recommended that a condition of consent be imposed that requires the installation of a smoke alarm, if one is not already present, in the building as without a smoke alarm the measures in the building are considered inadequate to protect persons using the building or to facilitate their egress from the building in the event of fire.

SECTION 4.15(1)(b) the likely impacts of the development.

In taking into consideration section 4.15(1)(b) of the Environmental Planning and Assessment Act 1979 Council must evaluate the likely impacts of the development on both the natural and built environments, and the social and economic impacts in the locality.

Consideration	Assessment
Built Environment	The proposed multi-unit (10 unit) residential development is generally consistent with objectives sought for the MU1 Mixed Use Zone objectives and would contribute to the provision of a diverse mix of housing types and densities in the area. The development has been designed sympathetically to make best use of the site, including consideration to adequate solar access to living areas within each unit. It is considered that the proposed dwellings and will not adversely affect the streetscape and the locality. There are also no likely adverse impacts from the development on the adjoining neighbours. Adequate car parking spaces are provided on site.
Context and Setting	The proposed development meets the requirements of the Off Street Parking DCP and will provide an alternative land use in the locality. Land uses adjoining the site consist of a mixture of light and general industry, storage units, outdoor recreation and a registered club. The site is located in the Wickhams Hill Industrial Estate of Griffith with land located east of Harris Road zoned E4 General Industrial and lands located west of Harris Road (inlcuing the subject site being the transition MU1 Mixed Use zone. The site is close to public transport, grocery stores, general shopping, registered club and corner store; all of which are within a 600m walking distance. As such, the proposed development is considered to be an appropriate and compatible land use within the surrounding area.
Solar access, privacy	The subject site does not adjoin residential development with industrial

and views	development to the south and storage units to the north. Therefore, the height, design and location of the development will not affect the solar access, views or private open space of the nearest adjoining neighbours' properties. One of the submissions raised concerns about privacy of adjoining storage units, however it is noted that these units are visible from a public road and the applicant intends on installing a colourbond fence on the property boundary impeding views from the ground floor of the site. Windows in the 1st floor of each unit have raised sill heights which will reduce views to some degree.
Access Transport and Traffic	A new driveway is proposed to access a new seventeen (17) space carpark within the site. The existing gravel driveway is to be made redundant and the existing driveway to the existing house on the site is to remain. Each dwelling on site will be allocated a car space with carport cover.
Waste	Construction and operational waste would be generated if the development is approved and waste management plans has been conditioned if such were to occur. On-going waste would be generated by operation of the development and garbage storage facilities provided.
Heritage	No known heritage significance of the site or adjoining properties. The site is not within a heritage conservation area.
Site design and internal design	Suitable for its intended purpose and consistent with the existing and future character of the area.
Stormwater management	The development proposes an onsite stormwater detention system to cater for the increased runoff generated by the development. The concept stormwater plan includes a tank system which is to drain to street frontage.

SECTION 4.15(1)(c) the suitability of the site.

The subject site is zoned MU1 Mixed Use and the permissibility of the development under Griffith Local Environmental Plan 2014 provides a broad indication that the site is suitable for the proposed development.

Based on the assessment under this and other sections within this report it is considered that the site is suitable for the proposed development.

SECTION 4.15 (1) (d) any submissions made in accordance with the Act or the Regulation

The provisions of the Environmental Planning and Assessment Act 1979 the Environmental Planning and Assessment Regulation 2021 and Community Participation Plan set down consultation, concurrence and advertising requirements for specific types of development applications and taking into consideration any submissions received in response to the notification process.

In addition to the statutory referral process identified in Part F of this report, the notification of the development included the following:

Notification Description **Submission Period**

Publication in Council Catchup and on Facebook	23 September 2025 – 10 October 2025
Letters to Neighbours	23 September 2025 – 10 October 2025

As a result of the public participation process, Council received one (1) submission during the public notification period and a further three (3) submissions outside of the public notification period, in response to the notification and referral of the development application. The details of the submissions received during the notification period, which Council has taken into consideration in accordance with section 4.15(1)(d) are as follows:

Submission Issue Raised, Applicant's Response & Council Assessment
Issue 1 - Zoning and Land Use Conflicts • The development site is zoned MU1 Mixed Use • Surrounding sites, including ours, are zoned either MU1 (western side of Harris Road) and E4 General Industrial (Eastern side of Harris Road) and are actively used for commercial and industrial purposes such as retail, engineering, industrial and warehousing purposes. • The proposed medium-density residential housing is inconsistent with the surrounding established industrial and commercial character of Harris Road, Jondaryan Avenue and Bridge Road **Applicant Response** The development site is zoned MU1 Mixed Use with the intention from NSW state planning to focus on supporting genuine mixed-use development rather than one dominant use. A key objective of this zone is "To increase the permanent population and encourage the provision of affordable housing in mixed use areas". The DA application is in accordance with both the intent and a key objective of the zoning. If Collier and Millar (C&M) wanted to be dominant in the street, they had the opportunity to purchase the property previously in 2016. This local MU1 zone also includes residences, clubs, motels, emergency services and other retail and is clearly not zoned for exclusive industrial use only. The suggestion that landowners are not able to exercise their rights to develop according to the development plan due to C&M's potential "to expand in the future" is inappropriate. Furthermore all C&M's listed expansion plans fall in a Southerly direction and do not impinge on this DA in any way. **Council Assessment** A mixed-use planning zone refers to a land use zone that allows for a combination of different types of development including residential, commercial, light industrial or community uses. A mixed-use zone typically provides a transition from Residential land use to commercial and industrial uses. Recent developments approved in the mixed use zone with Griffith include Andreazza Electrical, ARB Tyres and the Keens Place large lot residential development. The LEP zoning table outlines what uses are permitted with or without consent, with Residential development, including mutli dwelling development permitted with consent. A benefit of a mixed use zone is that it allows for walkable communities. In this case, residential tenants of the proposed development may potentially work in the adjoining industrial area negating the need for a longer commute.
Issue 2 - Noise, Amenity and Complaint Risk • Our operations across our neighbouring sites to the development involve machinery use, forklifts, heavy vehicles and fabrication processes that generate unavoidable industrial noise • The Statement of Environmental Effects (SEE) for the proposed development claims that

there will be no adverse noise impacts from adjoining industry (page 3 of SEE). It also relies on the existing concrete wall of our building on the developments southern boundary at 14-20 Harris Road to protect the development acoustically (clause 4.9 of SEE).

- We strongly disagree with these assumptions. Residential tenants moving into townhouses immediately next to our operations are highly likely to be able to hear the unavoidable industrial noise generated by our business, which raises the possibility of noise or amenity complaints.
- The Statement of Environmental Effects fails to consider the impact of business operations on the eastern side of Harris Road, zoned E4 General Industrial, which is opposite the development.
- This creates a real and ongoing conflict risk, potentially leading to restrictions or compliance pressures on our long-established business.

Applicant Response
C&M has statutory obligations as to the noise emanating across their property boundary which they have to abide by. There is a carve out for industrial interface noise levels in the EPA noise policy for Industry (2017). The DA site is already residential so C&M's obligations remain unchanged. The noise from C&M is characterised by its limitation to business hours and its non-annoying nature. C&M's existing noise mitigation via boundary wall currently provides an excellent acoustic barrier to both attenuate and path limit noise to the proposed dwellings.

The residential construction has been chosen to provide excellent acoustic characteristics including double glazing. The existing site has been used as residential since the 1960's, with Collier and Miller operating next to residential land use from this time. Since owning the site, and its exclusive use as a tenancy since, there has never been a noise complaint. As a customer of C&M's for decades, as well having spent considerable time renovating the existing dwelling, excessive noise coming from C&M is not a factor that characterises the site, and for residential purposes is significantly lower than, say living on a busy urban thoroughfare or along a trainline. Amplified music from the Leagues Club is audible on the site but falls within statutory guidelines and has never been a contentious issue.

Council Assessment
Whilst there are only a small number of dwellings in the Wickham's Hill Industrial precinct, Council has not received complaints relating to noise within the locality.

The applicant has advised in any case, that to aid the control of noise at the receiver, double glazing will be used in some windows within the buildings, with insulation provided to external walls.

In addition, the 'Noise Policy for Industry' applies more stringent noise levels during the evening and night periods compared to the daytime period because these times are more sensitive for activities like relaxation and sleep.

Issue 3- Impact on Business Operations and Expansion

- Collier & Miller has invested significantly in both Harris Road and Jondaryan Avenue to support future expansion of our business.
- Introducing medium density housing immediately next door will potentially jeopardise our ability to expand operations due to land-use sensitivity conflicts.
- This may undermine employment opportunities for the region, as our business currently employs over 160 staff across our sites, and we are continuing to grow.

Applicant Response
As previously asserted property in Australia is purchased with the understanding that

allotments fall into a development zone designated by state government which determines what is appropriate for development and what is prohibited. The proposed development is in accordance with the current zoning and proposes no change of land use. C&M's future plans have no relevance to this DA.

Council Assessment
The subject site is zoned Mixed Use under the Griffith Local Environmental Plan 2014, which permits both residential and commercial/industrial uses. The proposed medium density residential development is therefore permissible within the zone, subject to compliance with relevant development standards and objectives.

The site already supports a single dwelling house, which is understood to currently be housing C&M tenants.

The proposed new residential development including acoustic treatments, such as building materials and double-glazed windows, suitable setbacks, and screening vegetation throughout the site to mitigate amenity impacts.

The site will provide opportunities for a walkable community, with tenants potentially working within the community which they live.

Issue 4 - Traffic and Safety

- Harris Road is a busy industrial traffic corridor, with a large number of heavy vehicle movements each day.
- The closest intersection to the proposed development is Harris Road and Bridge Road, which has poor visibility due to on street parking on the southern side of Bridge Road.
- The Statement of Environmental Effects estimates the development will create an additional 40-50 vehicle trips per day on a road that is already busy.
- Mixing residential cars and pedestrian traffic (including children and families) in a street that is a busy industrial traffic corridor will create significant safety risks.

Applicant Response

It is noted that C&M have not supplied any supporting evidence to support their assertion of Harris road being 'a busy industrial traffic corridor' and having 'poor visibility due to on street parking on the Southern side of Bridge Road'. It is our opinion that Harris Rd is not a congested or busy thoroughfare through long association with the street. The busiest times are when the C&M workers are arriving and leaving work, including many using bicycles.

The street is wide, allows for on-street parking whilst still providing an ample carriageway for vehicles including trucks. The majority of the extra vehicle movements resulting from the development will be between Bridge Road and the DA site and therefore will not even impinge on C&M road frontage.

If C&M were to have this level of increase in traffic as customers of theirs, the increase in traffic would not be considered notable. The development has ample off street parking and meets the required parking allocation as required by the development plan.

Council Assessment

Harris Road is bitumen sealed, and has been constructed with kerb and gutter along both sides of the road. The existing road network has been designed to predominately cater for passenger vehicles typically associated with light-industrial, commercial developments and mixed-use developments, as well as frequent heavy vehicle movements as Harris Road is a B-double approved route. In accordance with Transport for NSW Guide to Transport Impact Assessment TS00085 Version 1.1 the proposed development will generate approximately 5

vehicles in the AM peak and 6 vehicles in the PM with the overall daily vehicle trips being 37 vehicles. It is considered that the increase in traffic on Harris Road generated as part of the subject development will not have a detrimental effect on the surrounding road network.

Bridge Road is approximately 11m wide. The westbound travel lane is approximately 6.5m wide which allows for a parking lane and a wide travel lane.

The zoning of the land allows development of this nature. Council's Pedestrian Footpath Network is located to the west of the site on Bridge Road.

Issue 5 - Precedent and Planning Inconsistency
Allowing a medium density residential development within a predominantly industrial and commercial precinct would set an undesirable precedent, potentially encouraging further incompatible development.

This runs counter to the majority of the zoning objectives of both the MU1 Mixed Use Zone and the E4 General Industrial zoning of the surrounding sites, which include:

MU1 Objectives:

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non- residential land uses on the ground floor of buildings.
- To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses.

E4 Objectives:

- To provide a range of industrial, warehouse; logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.

Applicant Response
The assumption that the proposed housing will be for families and children is unlikely given they are two-bedroom townhouses which have been designed for working accommodation. Families with young children have lived in the existing dwelling without issue previously.

Precedent and Planning Inconsistency are managed via the zoning allocations of developments plans that are verified by the New South Wales government in Law. This development has been lodged in accordance with the Mixed Use Zoning MU1. It is not an industrial and commercial precinct only. As articulated in the C&M submission it is designed to:

- "To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces."
- "To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses."

The DA clearly falls within the scope of the MU1 zoning.

Council Assessment
The subject site is located within the MU1 Mixed Use zone, and the proposed multi dwelling development is both permissible within and meets the objectives of zone including:

- To increase the permanent population and encourage the provision of affordable housing in mixed use areas by integrating residential development with commercial, light industrial and other employment generating uses.

Every Development Application is considered on the basis of permissibility, development standards and the merits of the case and not on the basis of precedent.

The Noise Policy for Industry (the policy) is designed to ensure that potential noise impacts associated with industrial projects are managed effectively.
It should be noted that 'Residential Accommodation' is prohibited in the adjoining E4 General Industrial Zone.

SECTION 4.15 (1) (e) the public interest

The provisions of section 4.15(1)(e) of the Environmental Planning and Assessment Act 1979 provides an overarching requirement to take into account the public interest. It is considered that the public interest is best served by the consistent application of the requirements of the relevant Commonwealth and State government legislation, environmental planning instruments, development control plan, Council policy, and by Council ensuring that any adverse effects on the surrounding area and the environmental are avoided.

On the basis that the proposed development is considered to be consistent with the aims and objectives of Griffith Land Use Strategy: Beyond 2030; Griffith Local Environmental Plan 2014 and other relevant environmental planning instruments, development control plans or policies; and Land and Environment Court Planning Principles, it is therefore unlikely to raise any issues that are contrary to the public interest.

PART H: MONETARY CONTRIBUTIONS

Section 7.12 Contributions (Environmental Planning & Assessment Act 1979)

Section 7.12 of the Environmental Planning and Assessment Act 1979 states that if a consent authority is satisfied that development is likely to require the provision of or increase the demand for public amenities and public services within the area, it may grant the development consent subject to a condition requiring the payment of a monetary contribution in accordance with an approved contributions plan.

The calculations associated with the section 7.12 contributions payable are inserted below.

150/2025(1)

SECTION 7.12 Contributions

1 Development Application Details

DA No.	150/2025
Address:	10 Harris Road

What is the Estimated Cost of the Development ?	**Proposed** $2,751,463

2 Average Contribution Rates Do not alter blue section

Value of Works	Rate:
Less than or equal to $100,000	0.00%
Greater than $100,000 but less than $300000	1.00%
Greater than $300,000	1.00%

3 Total 7.12 Contribution $ 27,514.63

Section 64 Contributions (Local Government Act, 1993)

The effect of section 64 of the Local Government Act 1993 is to give the functions of the Water Management Act 2000 to Council in the same way it applies to a water supply authority. Section 306(2) of the Water Management Act 2000 enables a water supply authority to require the applicant to do either or both of the following:

(a) to pay a specified amount to the water supply authority by way of contribution towards the cost of such water management works as are specified in the notice, being existing works or projected works, or both,

(b) to construct water management works to serve the development.

In calculating an amount for the purposes of subsection (2)(a) Council has adopted Development Servicing Plans. The proposed development involves (described the development in terms of Water Directorate & DSP triggers) and is within the (insert details) precinct. On this basis the following DSPs adopted by Griffith City Council apply:

Development Servicing Plan	Applies to Development
Sewerage Development Servicing Plan No. 1: Griffith	yes
Sewerage Development Servicing Plan No. 2: Yenda	no
Sewerage Development Servicing Plan No. 3: Bilbul	no
Water Development Servicing Plan No. 1: Griffith	yes
Water Development Servicing Plan No. 2: Yenda	no
Stormwater Development Servicing Plan: Collina	no

The calculations associated with the section 64 contributions payable are inserted below.

Section 64:Development Services Plan 2012

1 Development Application Details

DA No.	150/2025
Address:	10 Harris Road

2 How Many Equivalent Tenanments?

	Proposed ETs	Existing ETs
Water	6	0
Sewer	7.5	0
Drainage	0	0

Contribution Rates

Water		
Water Supply Development Servicing Plan No.1 (Nov 2012) as adjusted by the Revenue Policy 2025/2026	$	9,477.00
Sewer		
Sewerage Development Servicing Plan No.1 (Nov 2012) as adjusted by the Revenue Policy 2025/2026	$	6,643.00
Drainage		
Collina Drainage Developer Servicing Plan as adjusted by the Revenue Policy 2025/2026	$	5,220.00

3

Water Development Contribution	$	56,862.00
Sewer Development Contribution	$	49,822.50
Stormwater Contribution	$	-
Total S64 Development Contribution	$	106,684.50

PART I: INTERNAL REFERRALS

As part of the assessment process, the following internal referrals were also undertaken.

DISCIPLINE	ADVICE, COMMENTS & CONDITIONS	DATE
Building	No comments	
Engineering	See attached Engineering assessment CM 25/118250	10/10/25
Environment	No comments	
Health	See attached memorandum CM 25/114455	1/10/25
Heritage	No comments	
Urban Design	No comments	
Street/Rural No	See attached email CM 25/112386	24/9/25

The comments received in response to the internal referral place have been addressed in the assessment of the application and where applicable incorporated into the recommendation.

PART J: CONCLUSION AND RECOMMENDATION

Conclusion

The development application has been analysed and evaluated with regard to the matters for consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979. The assessment has identified that:

- The proposed development is permissible within the zone under GLEP 2014 and is consistent with the aims, objectives and special provisions of that environmental planning instrument.
- The proposed development is consistent with the provision the relevant SEPP that apply.
- The proposed development is considered satisfactory with regard to the objectives and controls set down in the relevant development control plans.
- That where non-compliance with a development control has been identified, the proposed variation can be supported in the circumstances of the case, or has been addressed by way of a condition of consent.
- The proposed development is unlikely to have any unreasonable impact on the environment, and where an adverse impact has been identified appropriate conditions have been imposed to mitigate the effects.
- The subject site is suitable for the proposed development
- Where submissions were received they have been taken into consideration and where appropriate have been addressed by way of amended plans or conditions of consent.
- The proposed development does not raise any matter contrary to the public interest.

On this basis it is considered that the proposal has merit and can be supported.

Recommendation

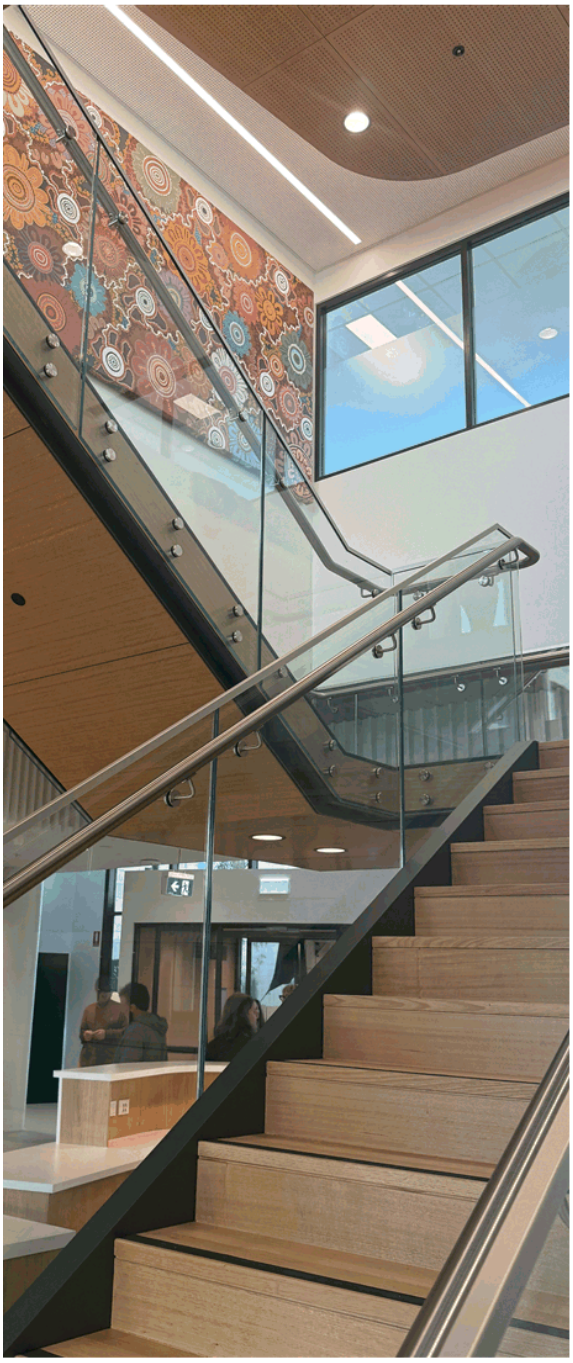
c) That Griffith City Council as the consent authority pursuant to section 4.16 of the Environmental Planning & Assessment Act 1979 grant consent to Development Application No: 150/2025(1) for ten multi dwelling units at 10 Harris Road GRIFFITH subject to conditions set out in Attachment 'B'.

ASSESSING OFFICER		Date
Name:	Mrs J V Tarbit	12 Nov 2025
Position:	Development Assessment Planner	
Signature:		
REVIEWING OFFICER		
Name:	Carel Potgieter	12 Nov 2025
Position:	Planning and Environment Manager	
Signature:		

GRIFFITH ECONOMIC DEVELOPMENT STRATEGY

2025-2030

GRIFFITH ECONOMIC DEVELOPMENT STRATEGY



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FOREWORD

Griffith City Council is dedicated to promoting sustainable economic growth, improving social and environmental outcomes, and enabling businesses to create diverse, high-quality local job opportunities. We recognise the importance of fostering a positive and supportive environment for local businesses.

Our City, along with its diverse community, has faced significant economic changes, including the ongoing impacts of COVID-19, leading to the development of a refreshed Economic Development Strategy. The Griffith Economic Development Strategy, 2025-2030, sets out our bold plans for local economic development over the next five years, focusing on three major themes: becoming a premier destination to live, visit, and invest; cultivating a dynamic and resilient workforce; and fostering innovative and thriving industries.

We extend our gratitude to the members of our business community, stakeholders, and key agencies who participated in the consultation process and contributed to this Strategy. We understand the crucial role the City plays in supporting businesses to thrive, securing local employment opportunities, and enhancing the quality of life for our residents by enabling them to live, work, and play locally.

Acknowledgement of Country

Griffith is located in the heart of the Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia. We acknowledge the Wiradjuri people as the traditional owners and custodians of the land and waters, and their deep knowledge embedded within the Aboriginal community.

We pay respect to the local Wiradjuri Elders, past, present and those emerging, for whom we acknowledge have responsibilities for the continuation of cultural, spiritual and educational practices of the local Wiradjuri people. We also acknowledge the contribution made to this community by the many and diverse cultural groups that have greatly contributed to the social and economic wealth of this region.

ECONOMIC DEVELOPMENT OBJECTIVE

Griffith City Council is dedicated to fostering sustainable population and employment growth. By retaining and increasing Griffith's population, we can enhance local service delivery, attract government funding, and maintain or even boost property prices. This growth will also help retain existing businesses and attract new investments, creating more job opportunities and a positive cycle of more people, more investment, and more jobs.

With a deep understanding of the economic development structure, dynamics, and potential of the City and the wider Western Riverina region, this Strategy outlines a plan to support and stimulate local economic activity now and in the future.

Economic development generally involves the ongoing process of increasing an area's income and capital (wealth) and distributing that wealth through local spending and jobs to the community.

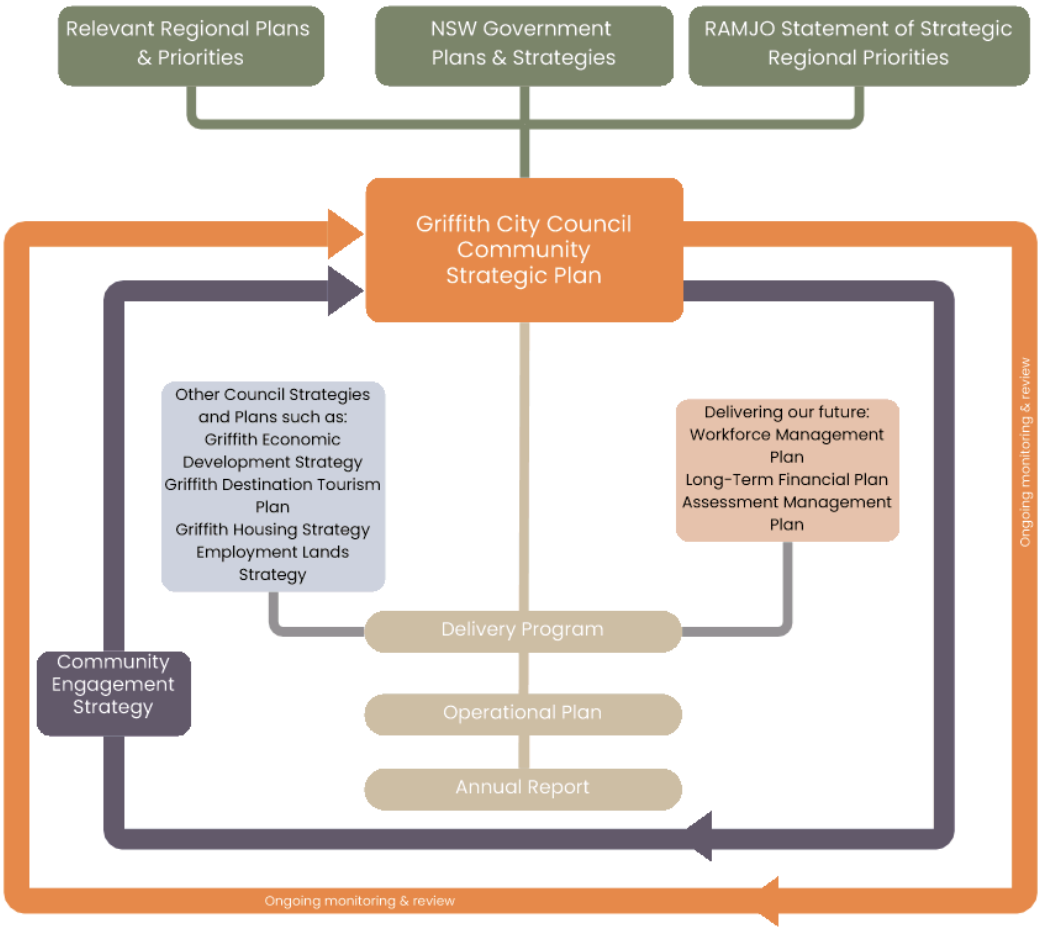
While typically measured by income and employment, economic development also includes improvements in education, skills, health, culture, community wellbeing, a sense of place, and the environment. Ultimately, economic development aims to enhance prosperity and quality of life. Griffith City Council acknowledges its crucial role in leading, organising, delivering, and promoting local economic development. This Strategy guides the Council in creating conditions for more effective economic partnerships and fostering innovation and entrepreneurship.

Council commissioned .id consulting to undertake an Economic Health Check for Griffith. The Health Check has informed this strategy and included a 2024 overview of the local economy, historical trends and future opportunities. Updated economic data can be found in the Griffith Investment Prospectus that is updated yearly or the economy .id website.

STRATEGIC FRAMEWORK

The Griffith Economic Development Strategy is Council's five-year plan to support the vibrancy, diversity and sustainability of the City of Griffith, to 2030 and beyond. The figure below provides an overview of Griffith City Council's Integrated Planning and Reporting Framework, illustrating how this strategy is incorporated. The flow chart shows how actions from this strategy will be monitored and reviewed in conjunction with the Council's Delivery Program.

The Council strives to achieve the goals outlined in the Community Engagement Strategy, ensuring a co-design approach for projects and developments with our community and relevant stakeholders. Consultation played a crucial role in revising the strategy. The review process included stakeholder surveys, stakeholder interviews, the Griffith Business Survey, Councillor workshops, and a 28-day public exhibition period.



ECONOMIC VISION

Griffith City Council Vision - We are Griffith 2025-2035 Community Strategic Plan (CSP)
Griffith is a progressive and inclusive community where our vibrant culture is celebrated and every individual feels valued, safe, and inspired to grow

Griffith City Council's Economic Development Charter
Griffith City Council supports economic growth through planning, advocacy, infrastructure and services. We help businesses start and grow and we promote Griffith as a thriving place to live, learn and succeed. Building on our strong industries, strategic location and role as the Western Riverina's service hub, we aim for Griffith to grow as a connected and vibrant community by 2040.

Strategic themes
The themes and actions presented in this Strategy guide Griffith City Council's efforts on its role as an 'enabler' of economic development.

KEY ECONOMIC CHALLENGES & OPPORTUNITIES

Workforce challenges

- Griffith has one of the tightest labour markets in Regional NSW – unemployment rate around 2%. Local businesses are still struggling to find workers.
- International migration has bounced back after borders reopening but internal migration remains the key drag on growth.
- Compared to Regional NSW Griffith's labour force is younger and has a lower proportion of persons with degrees and lower unemployment rate. Griffith working residents with a University degree increased from 13.5% to 17.2%. Share of people with no qualification almost 10% higher than Regional NSW average.
- Population trends indicate due to high over 55+ aged workforce participation there will be a potential wave of retirements in the coming decade.
- Gap in both commercial and residential construction workers and apprentices.
- Businesses should prepare for a digitally fluent younger workforce that values work-life balance and expect flexible arrangements like a four-day week.
- Workforce participation shortages due to childcare shortage and waitlist times.

Liveability

- Fostering meaningful community connections for new residents to increase retention.
- Future large population declines are forecast for our current main. service young workforce (24-35).
- Need to tailor placemaking and events to increase quality of life.
- Leveraging the new Griffith Base Hospital for peak optimisation.

Housing shortage

- Griffith Housing and Worker Shortage Taskforce ongoing research and investigation.
- Griffith Housing Strategy Revision 2025 issues identified to address housing shortfalls.
- Availability of housing for new workers is extremely challenging.

Sustainability

- Battery storage and solar farms establishing regionally.
- Cost of energy and managing transition to carbon neutral.
- Western Riverina Drought Management Plan actions identified.
- Bio energy production - utilising organic waste from agriculture and manufacturing.
- Water security for farmers.
- South West Renewable Energy Zone.

Industry

- Completion of new Griffith Base Hospital has triggered a decrease in construction activities.
- Wine industry vulnerable due to reduced demand from key wine export markets and climate change pose future threats.
- Spendmapp data shows increased local spend in 2024 in department, clothing, luxury goods and personal services. Retail shops in CBD are closing down.
- Relocation of heavy freight hub to Wumbulgal WR Connect.

KEY PROJECTS & PROGRAMS

A Premier Destination to Live, Visit and Invest

- Implementation of Griffith Employment Lands Strategy, Griffith Housing Strategy and village masterplans
- Support and promote new Griffith Base Hospital
- Lake Wyangan, Hanwood and Yenda Redevelopments
- Griffith Destination Tourism Plan
- Riverina Murray Destination Management Plan
- Parks, Road and Footpath Committee
- Griffith Housing and Worker Shortage Taskforce
- Regional Sports Precinct Promotion and event attraction
- Place making and street activations
- Griffith Welcome Experience
- Working with RDA Riverina to create a place of community attachment

CSP reference:

Objective:

5.4 - Strategic land use planning and management to encourage investment in the region

5.5 - Support diversity in housing options

A Dynamic & Resilient Workforce

- Griffith Now Hiring and RDA Riverina Country Change - promotional relocation programs to encourage interstate and international migration and create a digital presence in metro areas
- Grow our Own Program - industry-led intiative coordinated by RDA Riverina that inspires young people to live, learn and work locally
- Country Universities Centre Western Riverina - promoting and supporting
- TAFE pathway opportunities
- Griffith Welcome Experience - support for those relocating to Griffith that work in health, education, emergency service and other essential sectors
- Migration programs and assistance (Designated Migration Agreement)
- Upskilling and educating workers

CSP reference:

Objective

5.2 - Be a location of choice for business investment, employment and learning

KEY PROJECTS & PROGRAMS

Innovative & Thriving Industries

- Business training and support workshops
- Partnering with Service NSW for small business programs and procedures
- Working with Enterprise Plus to promote free business advice
- Southern Industrial Link Road
- Western Riverina Connect - internodal hub and relocating freight terminal from CBD
- Griffith Water Prospectus
- Western Riverina Drought Resilience Plan
- Maintaining and expanding airport facilities and services
- Evolve monthly business newsletter
- Griffith Investment Prospectus updated, printed and updated regularly
- Providing one-on-one business support and point of contact for development and investment

CSP reference:

Objective

5.3 - Promote opportunities for business to establish and grow

FUTURE OPPORTUNITIES

The following opportunities and projects are suggestions from the Griffith community that extend beyond Griffith City Council's current remit. The below activities could potentially be undertaken through industry partnerships and stakeholder driven resourcing and investment.

Business development concepts

- Business collective working groups
- Industry inspiration tours
- Tender and procurement workshop
- Buy local gift cards, buy local social media tool kit and campaign
- Renew Australia project - to invigorate empty retail shops
- Micro credentials program to upskill workers
- Water assets illustration and promotional material to demonstrate thriving MIA and attached industries
- New business ideas - large beauty shop, cultural cuisines, karaoke bar, trampoline park
- Purpose built innovation hub with Council business support
- Art group and CreateNSW collaboration to create - beauty - delight CBD
- Referral/loyalty program between local businesses
- Support the growth of the Griffith Employment and Careers Expo

Tourism & promotion concepts

- More digital noticeboards around Griffith including the airport
- Wine Industry local 100 promotion
- Makers markets in main street more often with multicultural street food
- More major music and sporting events
- Art group and CreateNSW collaboration to create - beauty - delight CBD
- Agritourism showcasing our food culture
- Flights between Griffith and Melbourne
- Conference and exhibition centre

LILLYPILLY
LEETON AUSTRALIA
LILLYPILLY ESTATE WINES
MINO + CO
Wines
MINO + CO WINES
SIGNOR VINO
SANS+PAREIL
SANS PAREIL ESTATE
TRIMBOLI
TRIMBOLI FAMILY WINES
BLACK DUCK DRIP
McWILLIAM'S
McWILLIAM'S FAMILY WINES
NUGAN
NUGAN ESTATE
TOORAK WINERY
Warburn
WARBURN ESTATE PTY LTD
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GRIFFITH ECONOMIC DEVELOPMENT STRATEGY
griffith
city council

GRIFFITH ECONOMIC HEALTH CHECK

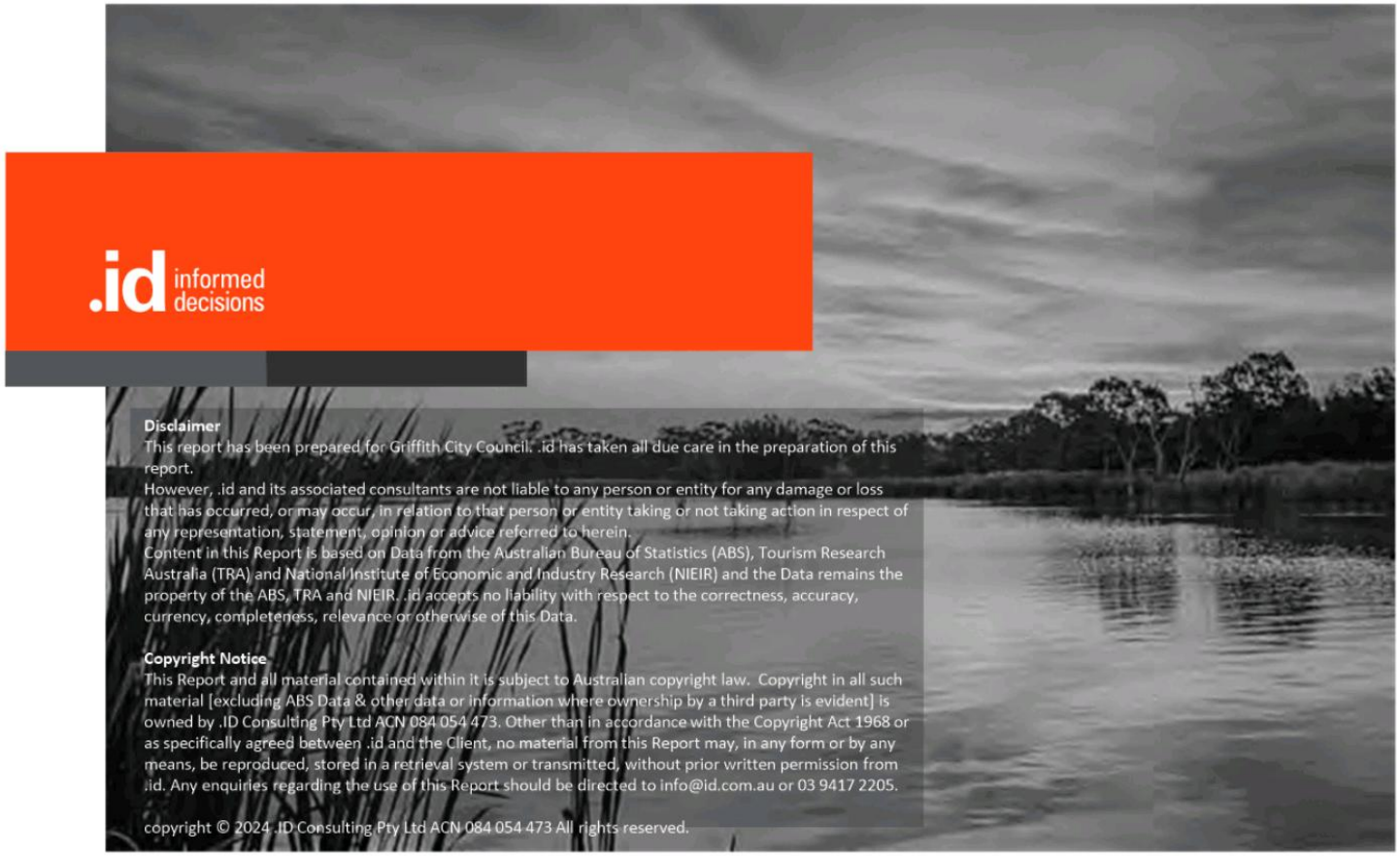
September 2024

2024

An up to date overview of the local economy, historical trends, and future opportunities

.id informed decisions

Griffith city council ...love the lifestyle...


.id informed decisions
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Data sources and definitions

- The regional economic and employment data used is sourced from NIEIR. For more information on NIEIR and their methodology please refer to the economy.id website.
- The following data is used in this report:
  - Australian Business Register, GST Registration (2023)
  - Australian Bureau of Statistics, Building Approvals (2023)
  - Australian Bureau of Statistics, Regional Population Growth (2023)
  - Australian Bureau of Statistics, Census of Population and Housing 2006, 2011, 2016 and 2021 estimates
  - Australian Bureau of Statistics, Weekly Payroll Jobs and Wages in Australia (2023)
  - Department of Employment, Small Area Labour Market (2023)
  - Department of Social Services, JobSeeker and Youth Allowance (2023)
  - Forecast.id, Population projections (2022)
  - NIEIR (National Economics), Small area estimates of employment and economic value (2023)
  - Tourism Research Australia (2023)
- The following terms and acronyms are used in this report:
  - **ABS:** Australian Bureau of Statistics
  - **ANZSIC:** Australian and New Zealand Standard Industrial Classification (ABS classification used in the collection, publication and analysis of industry statistics). Refer here for detailed information.
  - **DZN:** Destination Zone (ABS journey to work small area geography)
  - **GRP:** Gross Regional Product
  - **Local workers/jobs:** People working in the LGA that could be living in the region or commuting in from a neighbouring LGA. 'Local jobs' represents these workers' main employing job within the LGA.
  - **LGA:** Local Government Area
  - **LQ:** A location quotient quantifies how concentrated industries are within an areas compared to a larger benchmark region. A number greater than 1 suggests the industry is over-represented locally and could be a specialisation.
  - **Resident workers/employed residents:** People living in the region and working locally or outside the LGA (e.g. in the broader region outside the study area)
  - **SA2:** Statistical Areas Level 2 (ABS medium-sized area geography and most commonly available geography for sub-state level data)

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Data sources and definitions

Broad industry definition mapped to ANZSIC industries

Broad Industry	ANZSIC Broad Industry Divisions
Business services	Information Media and Telecommunications
	Financial and Insurance Services
	Rental, Hiring and Real Estate Services
	Professional, Scientific and Technical Services
	Administrative and Support Services
Goods distribution	Wholesale Trade
	Transport, Postal and Warehousing
Goods transformation	Manufacturing
	Construction
	Electricity, Gas, Water and Waste Services
Household services – Health, Education, and Public Admin	Public Administration and Safety
	Education and Training
	Health Care and Social Assistance
Household services – Hospitality and Personal Services	Retail Trade
	Accommodation and Food Services
	Arts and Recreation Services
	Other Services
Primary production	Agriculture, Forestry and Fishing
	Mining

Tourism industry definition mapped to ANZSIC industries

The value of the 'tourism industry' is estimated from the NIEIR microsimulation model by looking at the level of exports from specific industries which have a significant direct tourism component. Of the 86 industries at the 2 digit ANZSIC code, 11 industries have a signification direct tourism output. through the local economy. There are also many other industries that contribute to tourism indirectly such as transport and education. The value of these industries to the economy is taken into account through the calculation of their indirect impact tourism spend flows

Direct Tourism industries

1 Digit Industry	2 Digit Industry
Retail Trade	Motor Vehicle and Motor Vehicle Parts Retailing
Retail Trade	Fuel Retailing
Retail Trade	Food Retailing
Retail Trade	Other Store-Based Retailing
Retail Trade	Non-Store Retailing and Retail Commission Based Buying
Accommodation and Food Services	Accommodation
Accommodation and Food Services	Food and Beverage Services
Arts and Recreation Services	Heritage Activities
Arts and Recreation Services	Creative and Performing Arts Activities
Arts and Recreation Services	Sports and Recreation Activities
Arts and Recreation Services	Gambling Activities

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Executive summary

Introduction

This report provides an economic analysis of the City of Griffith, focusing on its performance from 2018 to 2023. It highlights key growth drivers, industry trends, challenges, and future opportunities to support decision-making and prioritisation of actions for sustainable development.

Economic conditions

Griffith's economy has experienced strong growth between 2018 to 2023, outpacing the Regional NSW average. This growth was supported primarily by its key industries of agriculture, construction, and health care sectors. In the past two years, the redevelopment of Griffith Base Hospital significantly boosted construction activity. However, the city's economic reliance on agriculture and its supply-chain industries has contributed to some volatility, particularly in years of below-expected harvests.

Griffith's labour market is among the tightest in Regional NSW, with unemployment rates hovering around 2%. While this robust job market has benefitted the local economy, it has created challenges for businesses trying to meet workforce demand, especially in high-demand sectors like healthcare and construction. Despite these labour constraints, Griffith has experienced steady business growth, though closures among non-employing businesses have risen in recent years.

Key Finding: Griffith's economy experienced strong growth, but recent job market strengths potentially masking underlying structural issues.

Industry trends

Griffith's economy is heavily centred on the food production and processing sector, which remains a major contributor to employment and economic output. The construction sector has also experienced growth and is expected to continue contributing strongly to the economy, although a temporary decline in jobs and economic value is anticipated following the completion of the hospital redevelopment.

The wine industry has faced challenges due to a decline in wine grape yields. This reduction, as well as external impacts such as China wine import tariff, global economic slowdown and changing consumer preference, has affected the sector's profitability and output. In contrast, the health care sector has steadily expanded and further job growth is anticipated in this area particularly with the completion of the hospital redevelopment project.

Key Finding: Griffith's economy is primarily driven by the food production and processing sector. The construction sector is projected to remain strong, while the healthcare sector offers significant growth potential. However, the wine industry is facing challenges due to external factors.

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Socio-economic factors

Griffith's population growth dropped significantly between 2020 and 2022, falling well below the Regional NSW average. This was primarily due to the international border closure, which reduced international migration—historically a key driver of population growth in Griffith—while internal outmigration increased during 2021 and 2022. Growth resumed in 2023 but the city faces ongoing issues related to negative net internal migration, which has negative implications for the local labour force and demands for local businesses.

Labour force participation has increased, particularly among older workers aged 55-69, which has supported economic growth despite the slow population and productivity growth. However, Griffith's residents generally have lower qualification levels compared to the Regional NSW average, which may limit the city's potential for growth in high-skill industries.

Key Finding: Griffith continues to struggle with internal outmigration. While recent economic growth has been driven by increased labour force participation, the tight local labour market limits further expansion through participation increase. Additionally, lower education levels may pose challenges for future workforce development.

Outlook

Griffith's future growth is expected to be driven by population-serving industries, especially as the number of retirees increases, creating higher demand for health care, aged care and related services. The city's agricultural and manufacturing businesses are well-positioned to leverage new technologies like AI and Industry 4.0 to drive future value growth and may alleviate some of the pressure from the tight labour market.

Despite these opportunities, Griffith faces several risks, including climate change's impact on the agricultural sector, particularly wine production.

Key Finding: Griffith's growth outlook is positive, particularly in population-serving industries, but challenges like climate change and skill shortages need to be addressed for sustained development.

Conclusion

Griffith has shown resilience and growth across its key sectors, particularly agriculture, construction, and health care. To ensure continued economic development, the city must address its tight labour market, low qualification levels, and the challenges facing its wine industry. Additionally, Griffith's ability to attract new residents and businesses will be crucial in sustaining future growth. By leveraging emerging opportunities in technology and supporting its population-serving industries, Griffith can strengthen its economic position and prepare for future challenges.

Health check summary

Positive factors

Economic conditions

- **Strong economic performance:** Over the period from 2018 to 2023, Griffith's economy has seen growth in sectors such as agriculture, health and construction.
- **Robust labour market:** With unemployment around 2%, Griffith's labour market is one of the most robust in Regional NSW, which helps support demand for local businesses.
- **Consistent business growth:** Business entries have remained strong despite a rise in closures among non-employing businesses.
- **High local employment:** Over 90% of residents work within Griffith, reflecting a highly contained economy with a low labour force and spending leakage.

Industry

- **Agricultural dominance:** Griffith's economy is heavily reliant on agriculture, particularly food production and processing industries, which contribute significantly to economic value and jobs.
- **Construction boom:** The ongoing construction activity, driven by residential and non-residential projects, supports employment and economic growth.
- **Health sector expansion:** The Health Care and Social Assistance sector has grown steadily, with the Griffith Base Hospital redevelopment poised to further drive job creation.
- **Manufacturing strength:** Despite challenges in the wine industry, Griffith maintains specialisations in food processing (such as poultry meat processing) and related supply-chain industries.

Geography

- **Strategic location:** With access to ample water resources and close proximity to key markets, Griffith has established itself as a major hub for food production. This sector has been a significant driver of employment, reinforcing Griffith's role as a regional economic centre.
- **Tourism benefits:** As a regional centre, Griffith attracts visitors for business, shopping, and medical services, supporting health, hospitality and retail trade sectors.

Socio-economic

- **Increased participation rates:** Strong labour demand, especially among older workers aged 55-69, has contributed to rising participation rates.
- **Less socio-economic disadvantage:** Griffith has lower levels of disadvantage compared to surrounding regional areas, which supports a more resilient local economy.
- **Population growth:** The young worker and family demographic population increased from 2016 to 2021, alleviating the shortage of labour and creating demand for local businesses.

Outlook

- **Population-driven growth:** Future population growth is expected to be driven by retirees, which will increase demand in health care, aged care, and population-serving industries.
- **Sectoral growth potential:** Griffith's agricultural and manufacturing businesses are well-positioned to leverage new technology (e.g. AI) for future value growth. This technological advancement may also help reduce some of the strain caused by the tight labour market.

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Negative factors

Economic conditions

- **Agricultural volatility:** Griffith's economy remains vulnerable to fluctuations in agricultural production, particularly the grape and wine production industry.
- **Labour shortage:** The tight labour market has made it challenging for businesses to recruit workers, particularly in high-demand sectors such as construction and healthcare. Additionally, the labour force participation rate, which has been a key driver of growth over the past five years, appears to have reached its peak and is unlikely to support further increases in labour supply.
- **Internal outmigration:** While international migration rebounded post-COVID, internal migration has remained a drag on population growth.

Industry

- **Wine industry struggles:** The manufacturing sector, especially wine production, faces challenges from a fall in export demand due to the global economic slowdown, the shift in consumer preference and climate-related risks.
- **Service sector constraints:** Griffith's workforce is less qualified than the Regional NSW average, limiting the city's ability to attract high-skilled service industries.
- **Short-term construction boost:** After a period of rapid growth driven by the Griffith Base Hospital redevelopment project, the construction sector is expected to return to its long-term growth trend once the project is completed.

Geography

- **Labour competition:** With the labour shortage in the wider Riverina and Murray region, businesses in Griffith are competing for workers with other regions, making it harder to fill open positions.

Socio-economic

- **Low qualifications:** Despite improvements, Griffith's residents are generally less qualified than those in other parts of Regional NSW, which may impact future workforce development.
- **Income disparities:** Workers in Griffith earn relatively lower incomes compared to their counterparts in Regional NSW, which may limit consumer spending and growth in the local retail and hospitality sector.
- **Workforce retirement:** Griffith's older population has a higher labour force participation rate compared to the Regional NSW average. However, this suggests that a substantial number of workers may retire in the coming years.

Outlook

- **Skills gap:** A shortage of skilled workers and a relatively less qualified labour force may limit Griffith's ability to grow in key sectors such as technology and professional services.
- **Climate risks:** The wine industry, a significant economic driver, faces long-term risks from climate change, rising operational costs, and changing consumption patterns globally.
- **Housing challenges:** Housing availability could make it difficult for new residents to move to Griffith, impacting population growth.

Contents page

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03 What is driving recent economic conditions?

04 What are the recent industry trends?

05 Which industries are competitive?

06 What does demography and Socio-economics look like?

07 What macro forces may influence outlook?

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01

Economic overview

Strong recent economic performance driven by the Griffith's largest sectors, construction, agriculture and health care

Griffith generated $2,238m in GRP and supported an estimated 16,772 jobs in 2022/23. This represents 1.0% of Regional NSW's economy in terms of GRP (1.2% in terms of local jobs).

The economy has expanded over the last 5 years with annual average GRP growth rate of +2.7%. Similarly, the number of local jobs increased at an average of +3.4% per annum over the same period.

The population estimate for Griffith was 27,132 in 2022/23. This represented 0.9% of Regional NSW's population. The local population increased by +0.2% per year between 2018 and 2023. This growth rate was below the Regional NSW average (+0.9%).

In June 2023, the unemployment rate was 1.9% in Griffith. By March 2024, the rate had fallen to 1.8%, lower than the Regional NSW average (3.1%) and was 1.3 percentage points below the pre COVID-19 (December 2019) estimate.

Griffith economy in 2022/23

	As at 2022/23	5yr Avg Growth	Regional NSW
GRP	$2,238m	+2.7%	(+2.4%)
Local jobs	16,772	+3.4%	(+3.1%)
Population	27,132	+0.2%	(+0.9%)
Unemployment	1.9%	-2.7%	(-2.8%)
Tourism visits	432,077	+1.5%	(+0.8%)

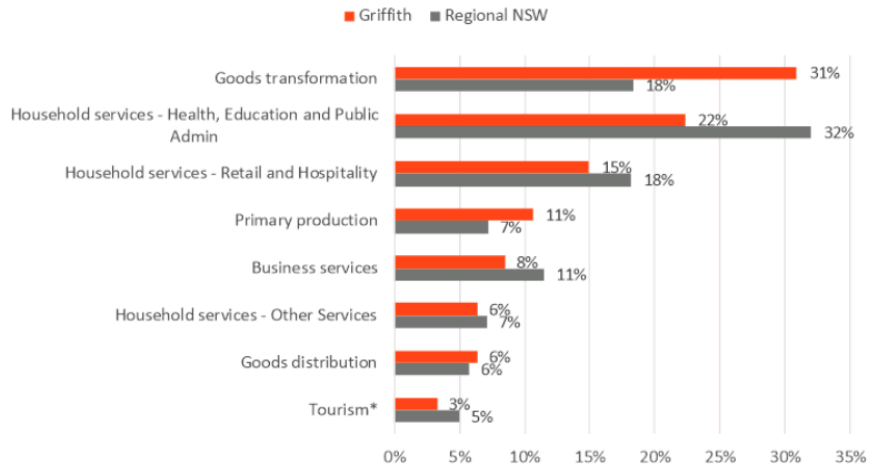
Griffith's economy is dominated by food production and processing industries. Construction and Health Care and Social Assistance also make an important contribution.

Goods transformation and Household services - Health, Education and Public Admin industries play a significant role in driving the local economy of Griffith, with the number of jobs in these industries higher than the Regional NSW average. However, the share of employment in the Household services - Health, Education and Public Admin industries is comparatively lower in Griffith.

The most prominent industries in terms of employment and economic contribution in Griffith comprise Manufacturing, Construction, Health Care and Social Assistance, Agriculture, Forestry and Fishing..

Industry profile - Griffith

% of total local jobs, 2023



*Source: NIEIR, 2023 | * Includes activities from other industries*

Top 4 Industries in 2023

*Source: NIEIR, 2023 | * % of local jobs in Griffith; ** % of value added in Griffith*

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02

How is the economy performing?

Griffith's economic volatility highlights the City's reliance on agriculture production. Despite the strong economic growth in 2021 and 2022, the growth slowed in 2023 as agricultural output declined. However, the hospital redevelopment project helped soften the impact.

Griffith's economic growth (GRP terms) increased by 2.7% per year between 2018 and 2023. This growth rate was higher than the decade average of 2.4% per year. Griffith's economic growth was faster than the Regional NSW average over the last 5 years. The industry drivers behind this change will be explored in chapter 4.

Griffith's GRP growth between 2018 and 2023 was higher than surrounding LGAs. The average annual GRP growth rate of surrounding LGAs during the same period was 1.4% per year.

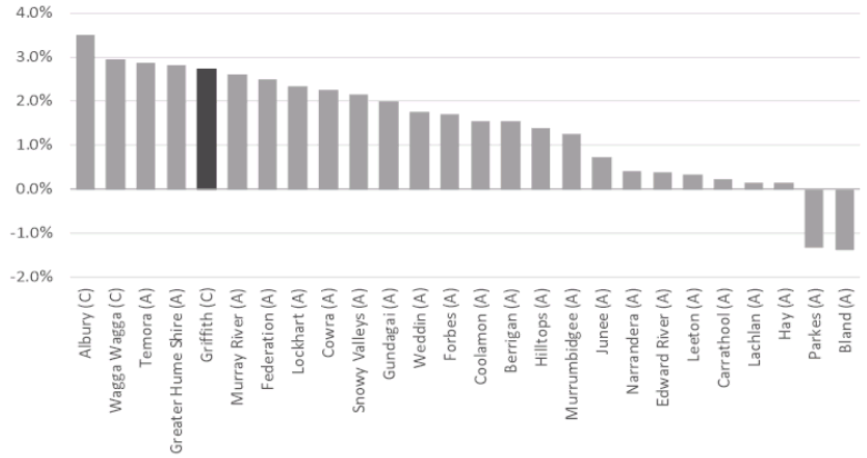
Growth in GRP - Griffith

% per annum

Source: NIEIR, 2023

Growth in GRP - Regional LGAs, 2018 to 2023

% average annual growth rate



Source: NIEIR, 2023

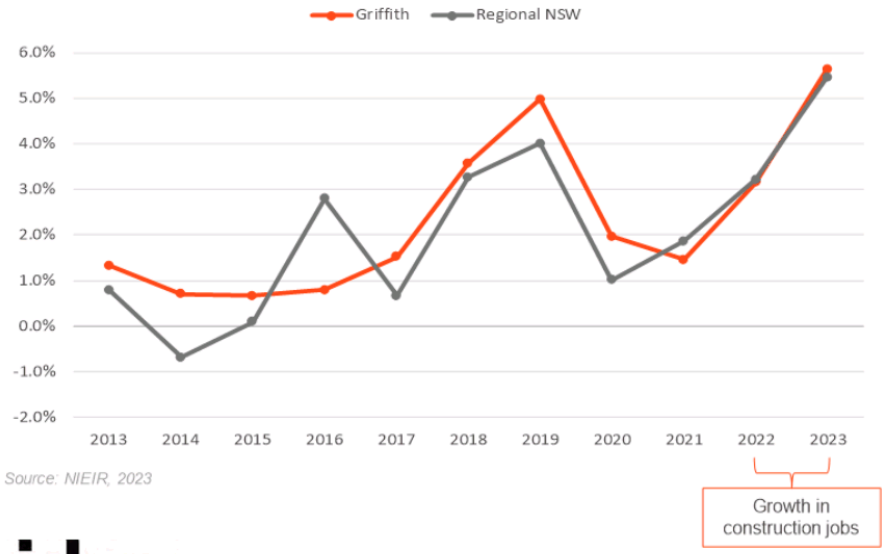
Jobs growth largely tracks the Regional NSW average, with 2023 gains driven by a surge in construction jobs from hospital redevelopment.

Griffith's local jobs increased by 3.4% per year between 2018 and 2023. This growth rate was higher than the decade average of 2.4% per year. Griffith's local job growth was faster than the Regional NSW average between 2018 and 2023.

Griffith's local job growth between 2018 and 2023 was higher than surrounding LGAs. The average local jobs growth of surrounding LGAs during the same period was 0.9% per year.

Growth in Local Jobs - Griffith

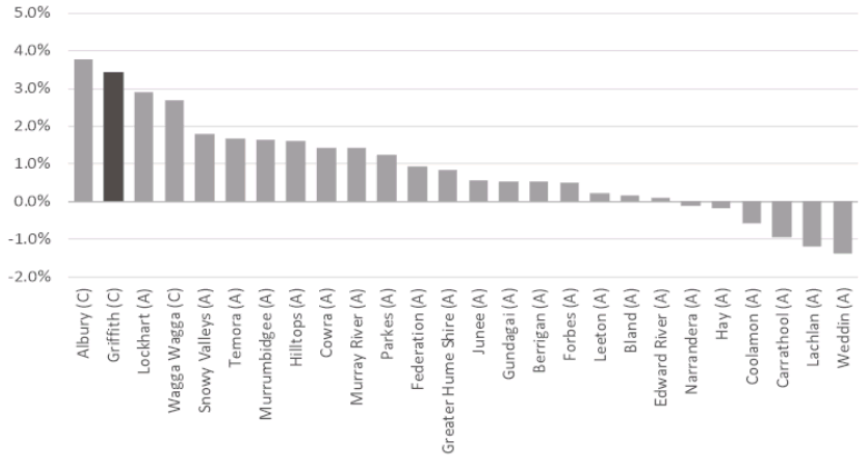
% per annum



Source: NIEIR, 2023

Growth in local jobs - Regional LGAs, 2018 to 2023

% average annual growth rate



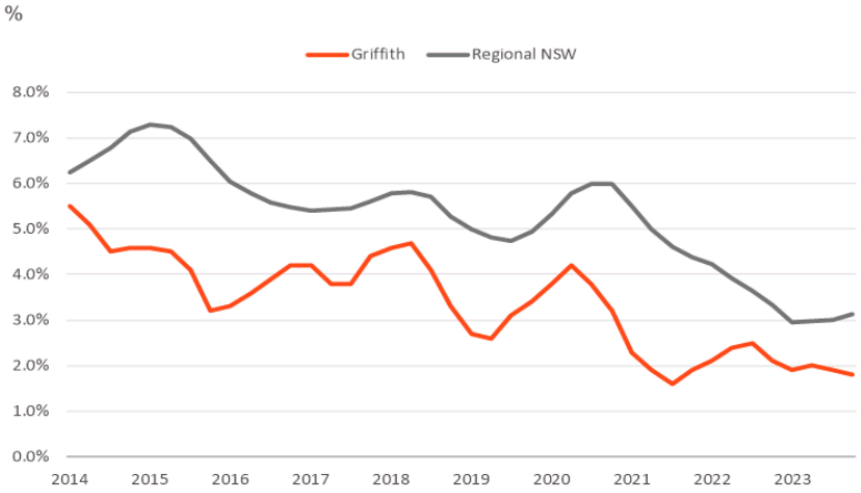
Source: NIEIR, 2023

Griffith has one of the tightest labour markets in Regional NSW, with an unemployment rate around 2%. This creates challenges for local businesses to find workers.

Griffith's unemployment rate decreased over the last 5 years to 2023. In the March Quarter 2024, Griffith's unemployment rate was 1.8%, below the historical average. This rate was also below the Regional NSW average.

Griffith's unemployment rate is lower than surrounding LGAs. The surrounding Regional LGA average unemployment rate in the March Quarter 2024 was 2.7%.

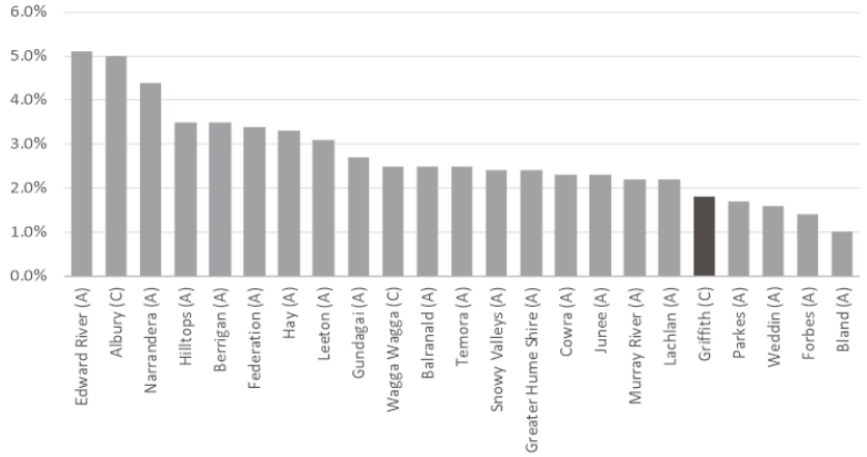
Unemployment rate - Griffith



Source: ABS Labour force survey (2022); Department of Employment SALM (2022)

Unemployment rate %, March-2024

Surrounding Regional NSW LGAs



Source: ABS Labour force survey (2022); Department of Employment SALM (2022)

Business entries has remained strong, yet there has been an increase in business closures among non-employing businesses.

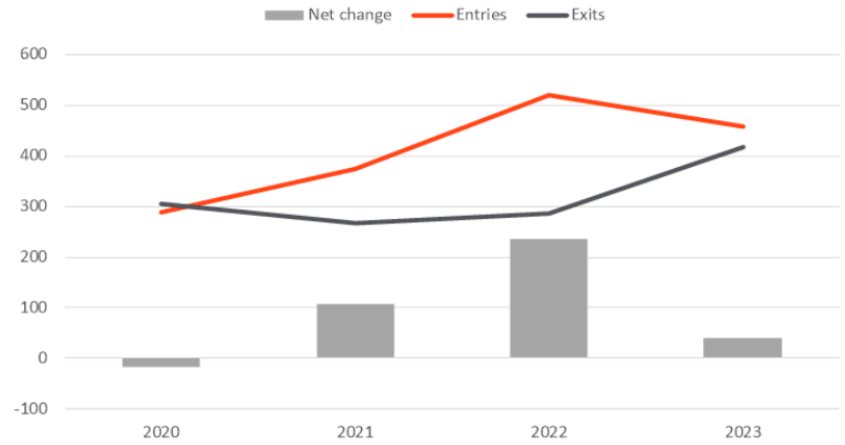
The number of business entries peaked in 2021-22 with more than 500 registrations. Business exits increased sharply in 2022-23.

Most business closures involved non-employing businesses. While there was a net increase in small businesses with 1-4 employees, the number of businesses with 5 or more employees remained relatively stable.

According to the ABS the main factors hampering 0-4 employee business activities in Australia in 2021-22 were uncertainty about economic conditions, supply chain issues, lower profit margins and lack of skilled persons within the labour market.

Business entries and exits - Griffith

Year ended 30 June



Source: ABS Data by Region

Net business change by employment size - Griffith

Year ended 30 June

Source: ABS Data by Region

03

What is driving recent economic conditions?

Economic growth continues to be driven by participation. The downturn in productivity reflects a fall in Agriculture and Beverage Manufacturing value.

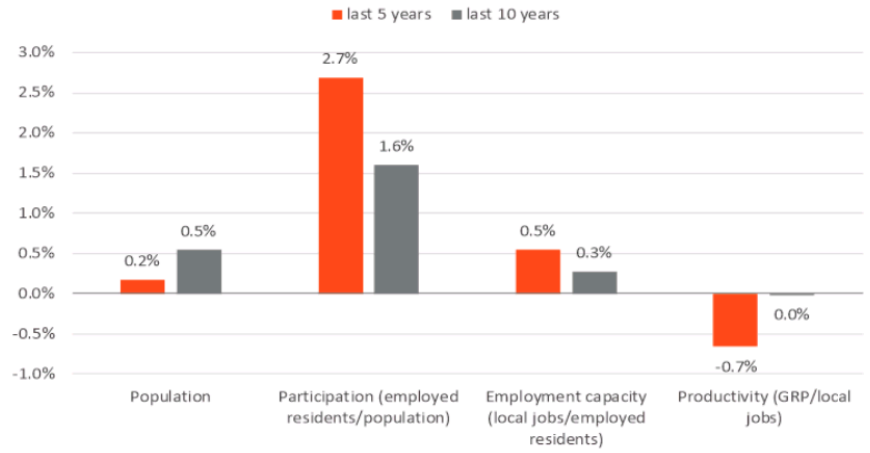
The main driver of economic growth between 2018 and 2023 was growth in labour force participation. Participation increased by 2.7% per year over this period, above the decade average (0.0% p.a.).

During the same period, the decline in productivity was the main factor that detracted from economic growth.

Compared to the Regional NSW average, Griffith had higher components of growth in participation, employment capacity, productivity, and lower components of growth in population during the period from 2018 to 2023.

Components of growth - Griffith

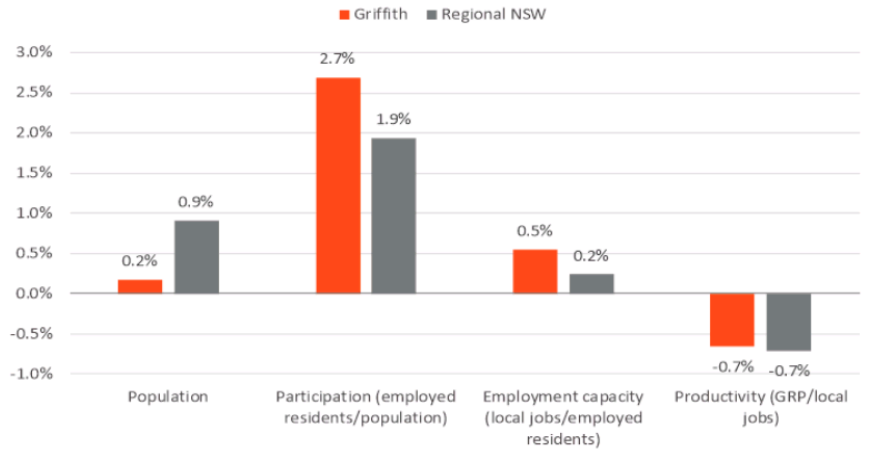
Annual average growth %



Source: NIEIR, 2023

Components of growth - Griffith, last 5 years

Annual average growth %



Source: NIEIR, 2023

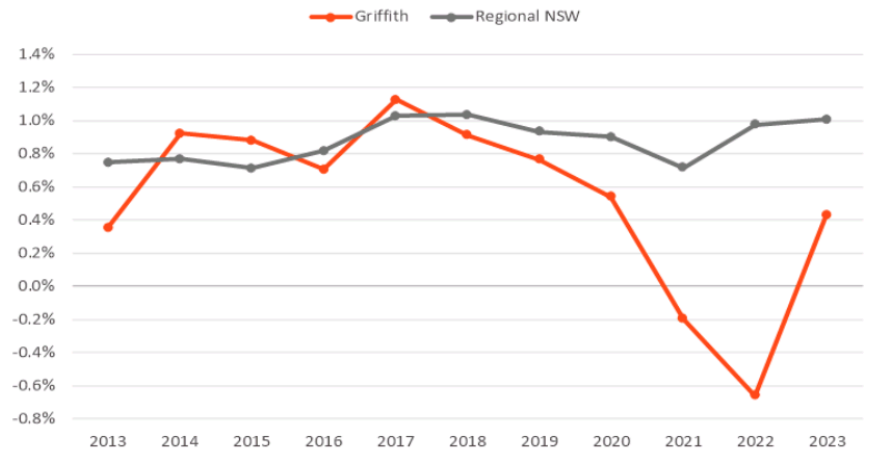
Since 2018, population growth has lagged behind the Regional NSW average. While international migration bounced back after borders reopened, internal migration remains the key drag on growth.

The population estimate for Griffith as of the 30th June 2023 was 27,132. Since 2018, the population has grown by an average of 0.2% per year. Population growth in Regional NSW was faster at 0.9% per year.

The main driver of population growth between 2021 and 2022 was net overseas migration, while net internal migration was the detractor of population growth. Over the period from 2017 to 2022, net overseas migration was the biggest contributor to population growth, while net internal migration was the detractor of population growth.

Recent population growth - Griffith

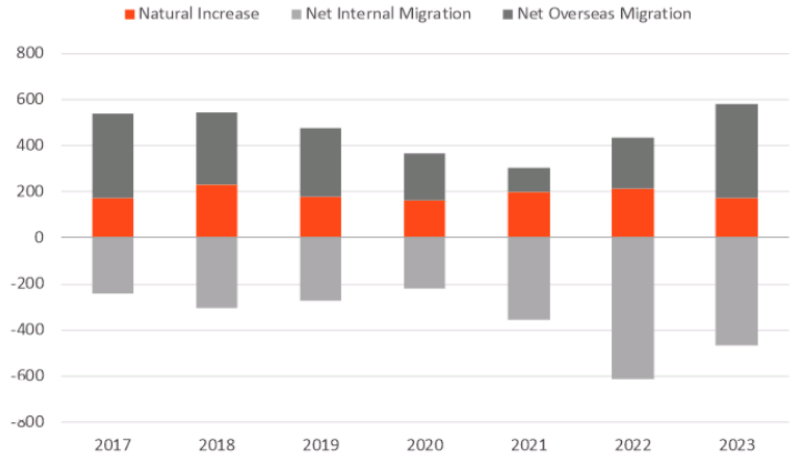
Annual Change in ERP %



Source: ABS, 2021, Cat: 3218.0 - Regional Population Growth, Australia, 2020-21

Population growth components 2023 - Griffith

Change in component of population, persons*



Source: ABS, 2022, Cat: 3218.0 - Regional Population Growth, Australia, 2020-21

* Components from 2017 to 2021 adjusted based on the latest ABS Estimated Resident Population.

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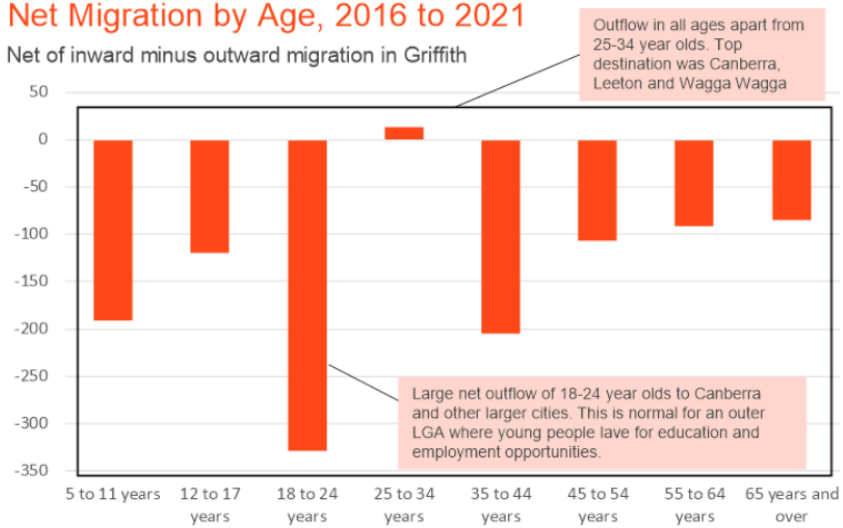
Population growth in young workers, families, and retirees, despite the large out-migration

Over the period from 2016 to 2021, Griffith experienced net out migration in all age groups apart from 25-34 year olds. The top destination for out migration was Canberra, driven by 18-24 year olds, Leeton and Wagga Wagga.

Despite significant outward migration, Griffith City saw robust growth among young workers, parents, and homebuilders. Additionally, the older population grew notably as a large cohort of baby boomers entered their 60s during this period.

Net Migration by Age, 2016 to 2021

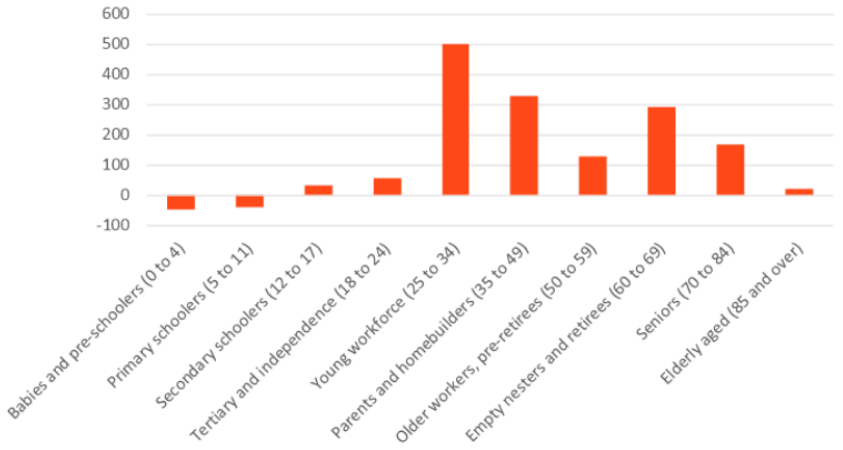
Net of inward minus outward migration in Griffith



Source: ABS Census of Population and Houseing, 2021

Population Growth by Service Age Groups, 2016 to 2021

Change in number of persons stating residence in Griffith



Source: ABS Census of Population and Houseing, 2021

Griffith has a highly contained economy with more than 9 in 10 residents working within the City

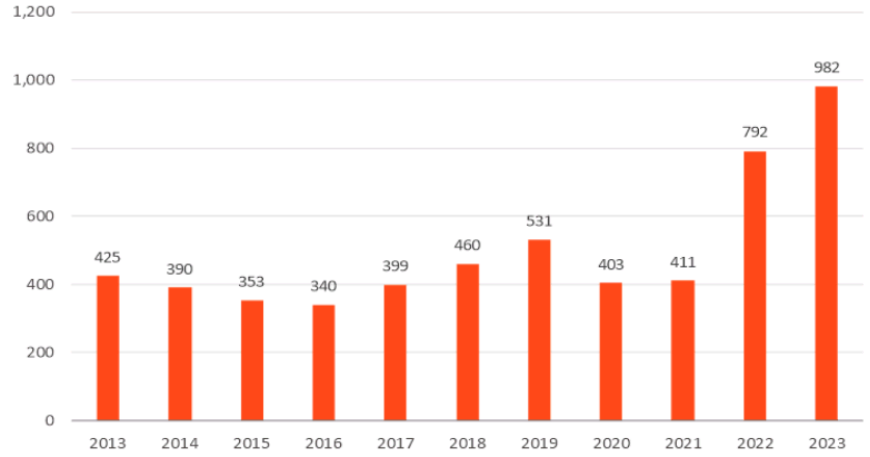
In 2023, there were 982 more jobs than employed residents. This may suggest the region generates more jobs than its residents base and attracts workers from other regions.

This jobs 'surplus', difference between jobs and residents, has grown by 557 over the last ten years.

The share of residents working outside the LGA increased between 2016 and 2021. This suggests more residents are looking elsewhere for opportunities possibly because local jobs are not matching their needs.

Employment capacity - Griffith

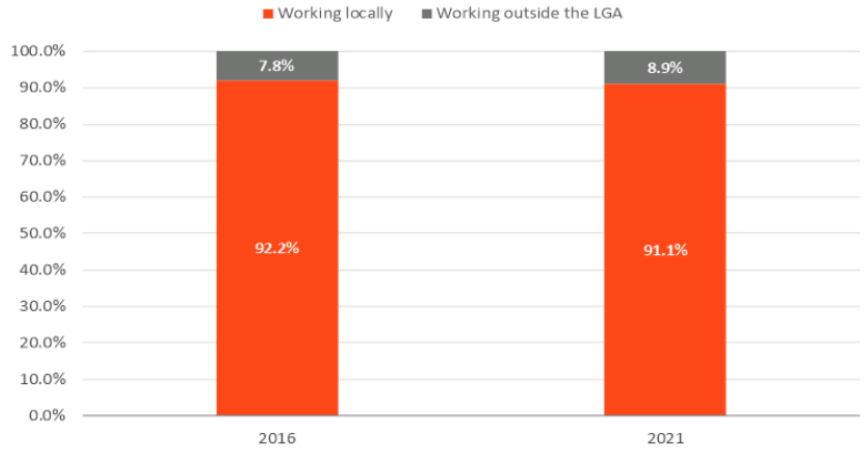
Difference between local jobs and employed residents



Source: NIEIR, 2023

Employment self containment - Griffith

Share of residents working locally



Source: ABS Census of Population and Housing, 2011, 2016 and 2021

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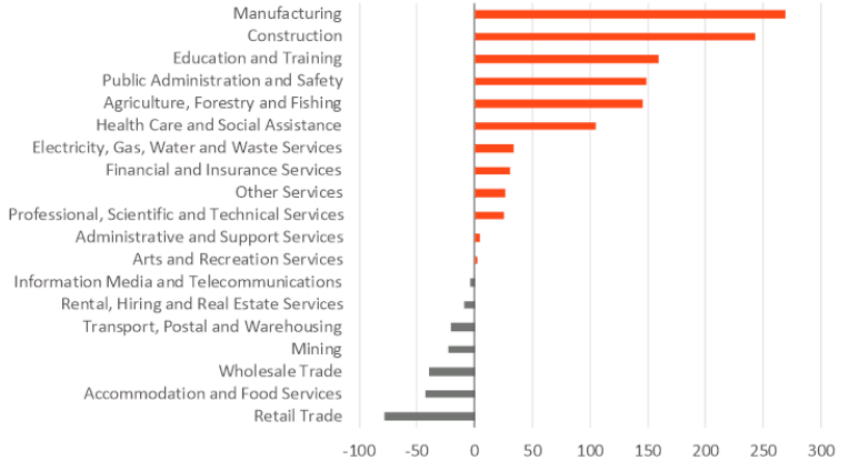
Job surplus in the City's largest sectors like Manufacturing, Construction and Agriculture. Large job surplus in Education, Public Administration and Health Care and Social Assistance, smaller surpluses in other service areas reflecting its regional city role

Griffith has a strong surplus in Manufacturing, Construction and Education and Training industry employment. In contrast, Griffith has a job deficit in Retail Trade, Accommodation and Food Services and Wholesale Trade industries.

Griffith's labour market is largely contained with around 90% of residents live and work within the City's boundary.

Job deficit by industry - Griffith, 2022/23

persons



Source: NIEIR, 2023

Journey to work patterns - Griffith, 2021

% of total

Where residents work	Where workers live
Griffith (91.6%)	Griffith (89.9%)
No Fixed Address (NSW) (2.9%)	Leeton (3.6%)
Murrumbidgee (1.6%)	Murrumbidgee (1.8%)
Carrathool (1.4%)	Carrathool (1.5%)
Leeton (1.1%)	Narrandera (0.8%)

Source: ABS Census of Population and Housing, 2021

Productivity remained relatively steady in Griffith, even as it declined across Regional NSW. However, the city's large industries saw drops in productivity, namely Construction, Agriculture, and Manufacturing.

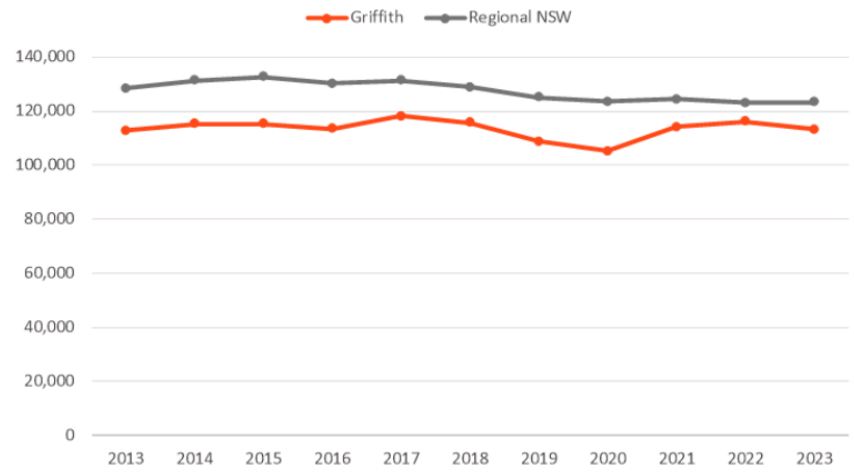
Griffith's average worker productivity has decreased from 2018 to 2023, less than than the Regional NSW average fall over the same period.

Average worker productivity in 2023 was around $10,110 per worker less than the Regional NSW average. This difference has shrunk over the 5 year period.

Over the 5 last years, 10 out of the top 10 industries in terms of worker productivity experienced increases in their shares of total job numbers in Griffith.

Worker productivity - Griffith

$ Value Added per worker



Source: NIEIR, 2023

Productivity growth by industry - Griffith

	Productivity growth p.a., 2018-2023	Share of total jobs, 2023
Information Media and Telecommunications	7.5%	0.7%
Retail Trade	5.3%	10.3%
Mining	3.1%	0.1%
Administrative and Support Services	2.4%	2.6%
Wholesale Trade	1.9%	2.8%
Health Care and Social Assistance	1.2%	12.0%
Accommodation and Food Services	1.1%	4.6%
Arts and Recreation Services	0.7%	0.8%
Rental, Hiring and Real Estate Services	0.4%	0.7%
Professional, Scientific and Technical Services	0.4%	3.5%
Tourism *	0.0%	3.3%
Transport, Postal and Warehousing	-0.1%	3.6%
Manufacturing	-1.2%	17.3%
Education and Training	-1.4%	6.6%
Agriculture, Forestry and Fishing	-1.6%	10.6%
Public Administration and Safety	-2.1%	3.8%
Financial and Insurance Services	-2.5%	1.1%
Electricity, Gas, Water and Waste Services	-2.8%	1.6%
Other Services	-3.5%	4.0%
Construction	-5.2%	13.6%

*Source: NIEIR, 2023 | * Includes activities from other industries*

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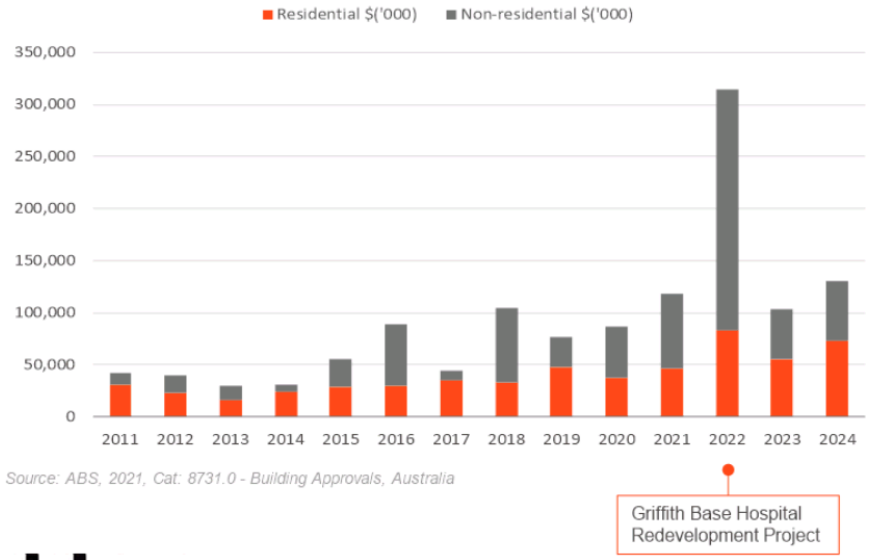
Construction activities driven by both residential and non-residential buildings. The redeveloped hospital will have a major impact on employment once completed.

The average annual value of non-residential building approvals between 2018 and 2023 ($86M) was above the decade average ($60M). Over the period 2018 to 2023, the total value of non-residential building approvals ($431M) has outweighed total residential building approvals ($269M).

The leading driver of non-residential building approvals value in the last 5 financial years to 2023 has been Health buildings, followed by Agricultural and aquacultural buildings and Education buildings.

Building approvals - Griffith

Annual value approved



Source: ABS, 2021, Cat: 8731.0 - Building Approvals, Australia

Non-residential approvals - Griffith, last 5 years

Annual value approved by type, 5 years to Jun-2023

Source: ABS, 2021, Cat: 8731.0 - Building Approvals, Australia

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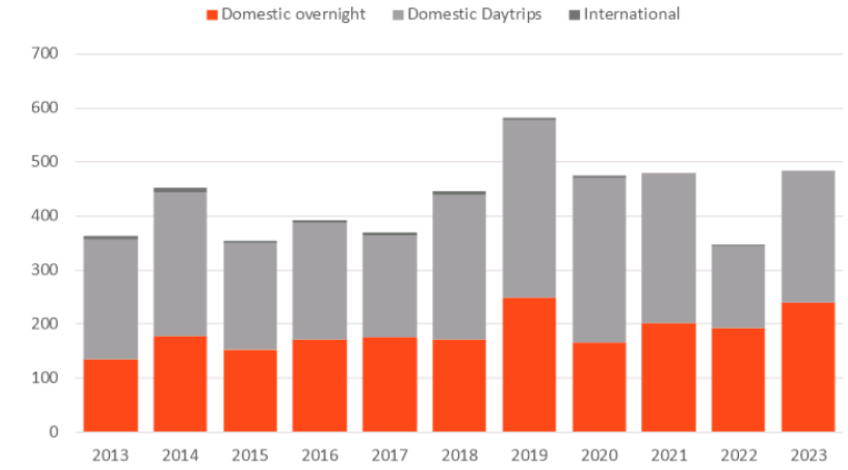
Tourism in Griffith is drive by its role as a regional hub, attracting visitors for business, shopping and medical needs

Daytrip visitation to Griffith saw a significant decline in 2021/22, primarily due to a sharp decrease in business and personal trips. However, visitation rebounded strongly in 2022/23, though it remains below pre-COVID levels. Overnight visitation, which experienced a sharp drop in 2019/20, has been steadily recovering. By 2022/23, overnight visits were approximately 3.6% lower than the pre-COVID peak in 2018/19.

Nearly one-third of overnight visitors to Griffith come for business purposes, followed by 25% visiting friends and relatives, and 22% coming for holidays. For daytrip visitors, 24% travel to Griffith for medical reasons, while 23% visit for shopping.

Tourism visitors - Griffith*

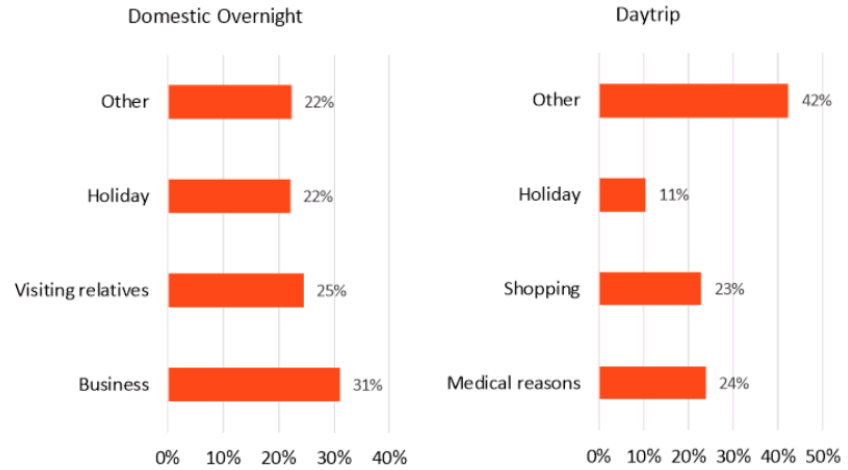
,000s



*Source: Tourism Research Australia, 2024; * Visitors to Griffith SA2 and Griffith Surrounds SA2*

Reasons for visit to Griffith*

% 5 year average to FY2023



*Source: Tourism Research Australia, 2024; * Visitors to Griffith SA2 and Griffith Surrounds SA2*

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04

What are the recent industry trends?

A large share of economic value and jobs supported by agriculture and its supply-chain manufacturing sector. Population service sectors, particularly Construction, Health Care and Social Assistance and Retail Trade also plays an important role in Griffith.

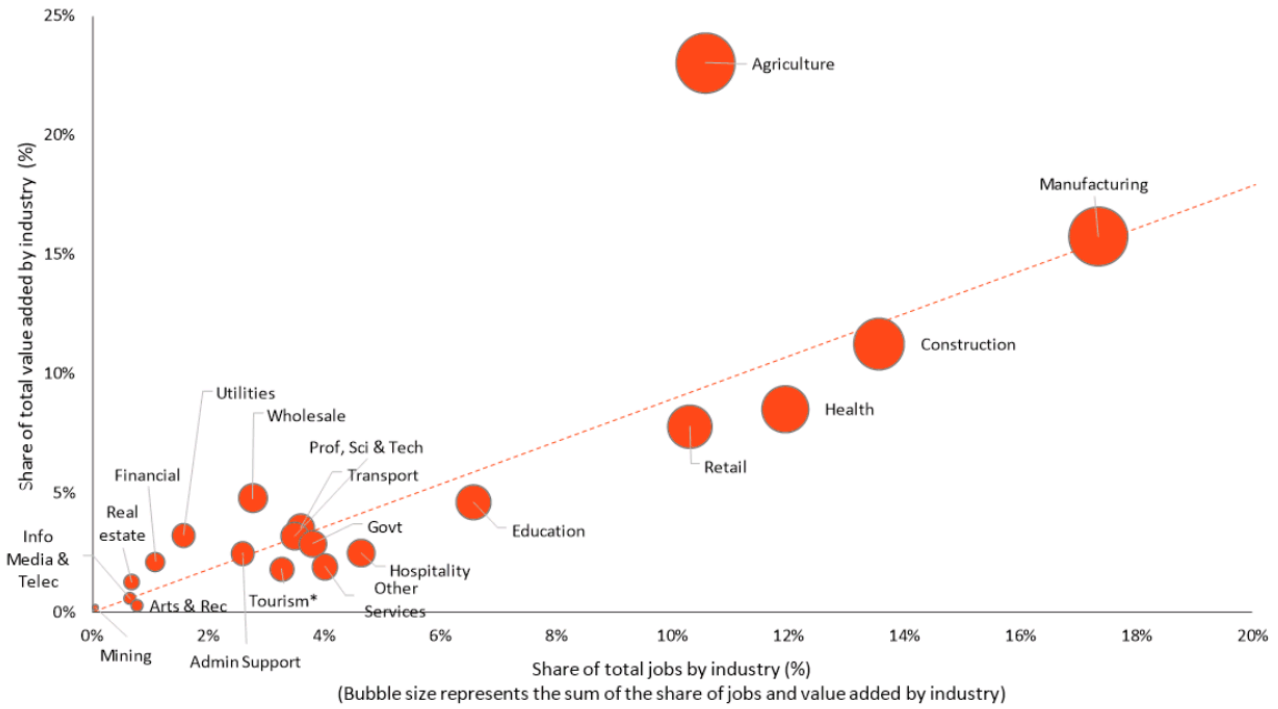
Griffith's economy has a large share of local jobs and value added generated by Agriculture, Forestry and Fishing, Manufacturing and Construction industries. Combined, these industries supported 43% of jobs and generated 50% of economic value in 2023.

Manufacturing was the largest employer, supporting 2,910 jobs or 17% of total jobs in 2022/23. Construction was the second largest employer (2,275 jobs or 14% of total jobs), followed by Health Care and Social Assistance (2,004 jobs, 12%).

In terms of value added, Agriculture, Forestry and Fishing generated the largest economic value of $438 million or 23% of total value added in Griffith. Manufacturing generated the second largest economic value of $299 million or 16% of the total value added, followed by Construction ($214 million, 11%).

Industry share of local jobs and value added - Griffith

% of total, 2023



*Source: NIEIR, 2023 | * Includes activities from other industries*

Almost half of job growth came from Construction, with Construction and Agriculture together driving over half of economic value growth

The main drivers of job growth between 2018 and 2023 were Construction, Agriculture, Forestry and Fishing, Health Care and Social Assistance, Education and Training, Public Administration and Safety.

The main detractors of job growth between 2018 and 2023 were Tourism*, Arts and Recreation Services, Rental, Hiring and Real Estate Services, Financial and Insurance Services.

Industry performance - Griffith

Last 5 years (2018-2023)

	Jobs	Value Added $m
Tourism*	-9	-1
Arts and Recreation Services	-7	0
Rental, Hiring and Real Estate Services	-6	-1
Financial and Insurance Services	-3	-6
Retail Trade	0	34
Other Services	0	-7
Mining	6	2
Professional, Scientific and Technical Services	13	3
Information Media and Telecommunications	30	5
Electricity, Gas, Water and Waste Services	40	1
Administrative and Support Services	46	10
Manufacturing	53	-13
Transport, Postal and Warehousing	56	6
Wholesale Trade	71	21
Accommodation and Food Services	78	7
Public Administration and Safety	94	3
Education and Training	200	11
Health Care and Social Assistance	362	37
Agriculture, Forestry and Fishing	396	69
Construction	1,173	79

*Source: NIEIR, 2023 | * Includes activities from other industries*

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The good news

- Over the past decade, **construction** activity has seen a steady rise, driven by growth in both residential and non-residential building projects. The recent rapid growth, however, can be attributed to the Griffith Base Hospital redevelopment and the industry is expected to return to its longer-term growth trend after the completion of this project.
- Between 2018 and 2023, **agriculture** jobs and output have increased. However, this sector is vulnerable to fluctuations in wine grape production and pricing. The 2023 wine grape vintage in the Riverina, was 28% below average, marking the lowest harvest since 2000. Reduced demand from key wine export markets and the impact of climate change also pose risks for the future.
- Jobs and economic output in the **Health Care and Social Assistance** sector grew steadily between 2018 and 2023. The Griffith Base Hospital redevelopment will further strengthen this sector upon completion, creating new employment opportunities and expanding local services.

The bad news

- The **manufacturing** sector, particularly wine production in Griffith and Riverina (where wine makers in Griffith source grapes from), has struggled due to a steep decline in wine grape yields. The Riverina, one of Australia's largest inland wine regions, saw a significant reduction in production, primarily for red grapes. This has led to lower manufacturing output and reduced economic value, exacerbated by falling international demand and rising operational costs.

05

Which industries are competitive?

Griffith has strong developed specialisations in food production, processing and its supply-chain industries

Griffith has a major comparative advantage in Manufacturing, Agriculture, Forestry and Fishing, Wholesale Trade.

At a detailed industry level, industries with the highest specialisations include Beverage and Tobacco Product Manufacturing, Food Product Manufacturing, Agriculture, Forestry and Fishing Support Services, Water Supply, Sewerage and Drainage Services, Agriculture.

Level of specialisation - Griffith

Compared to Regional NSW (in LQ** terms)

	Jobs	Value Added $m
Manufacturing	2.95	2.67
Agriculture, Forestry and Fishing	2.20	3.02
Wholesale Trade	1.44	1.58
Construction	1.09	1.29
Electricity, Gas, Water and Waste Services	1.09	1.18
Retail Trade	1.05	1.23
Other Services	0.95	0.96
Information Media and Telecommunications	0.94	0.55
Transport, Postal and Warehousing	0.94	0.84
Administrative and Support Services	0.82	0.62
Professional, Scientific and Technical Services	0.76	0.72
Education and Training	0.75	0.72
Health Care and Social Assistance	0.70	0.77
Tourism*	0.65	0.62
Public Administration and Safety	0.63	0.51
Financial and Insurance Services	0.61	0.70
Accommodation and Food Services	0.55	0.59
Arts and Recreation Services	0.54	0.53
Rental, Hiring and Real Estate Services	0.53	0.42

*Source: NIEIR, 2023 | * Includes activities from other industries*

Specialisation by detailed industry - Griffith

Compared to Regional NSW (in LQ terms)

Industry	Jobs	% of total	Specialisation
Beverage and Tobacco Product Manufacturing	1,212	7.2%	17.59
Food Product Manufacturing	1,253	7.5%	4.70
Agriculture, Forestry and Fishing Support Services	317	1.9%	3.55
Water Supply, Sewerage and Drainage Services	167	1.0%	3.35
Agriculture	1,400	8.3%	2.11
Motor Vehicle and Motor Vehicle Parts Retailing	285	1.7%	2.08
Machinery and Equipment Wholesaling	188	1.1%	1.96
Grocery, Liquor and Tobacco Product Wholesaling	63	0.4%	1.50
Machinery and Equipment Manufacturing	125	0.7%	1.32
Basic Material Wholesaling	149	0.9%	1.26
Road Transport	437	2.6%	1.20
Repair and Maintenance	416	2.5%	1.16
Heavy and Civil Engineering Construction	201	1.2%	1.13
Construction Services	1,554	9.3%	1.10

Source: NIEIR, 2023

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** Specialisations in terms of Location Quotient (LQ). LQ is a simple way of seeing which are the main industries in an area, relative to the wider region. For example, an LQ of 1.2 means the share of industry jobs in the region is 1.2 times more than that industry job's share in the wider region.

Griffith's specialised Agriculture, manufacturing and Construction sectors have experienced above Regional NSW average growth over the recent period

Industries can be categorised into four stages of development relative to their recent performance and degree of specialisation. The chart on the right displays which stage of development each industry is in based on the specialisation and relative jobs growth (growth compared to the benchmark region)

- **Growing** – established with strong growth potential: Industries in this category are well established, specialised and have strong growth potential based on recent trends.

Specialised sectors that grew faster than the Regional NSW average were Agriculture, Forestry and Fishing, Manufacturing, Wholesale Trade.

- **Emerging** – growing with potential to become specialised: Despite a low specialisation in jobs, industries in the 'emerging' category have grown faster than the benchmark and may have the future potential to thrive.

The 'emerging' sectors in Griffith include Construction, Education and Training, Information Media and Telecommunications, Transport, Postal and Warehousing.

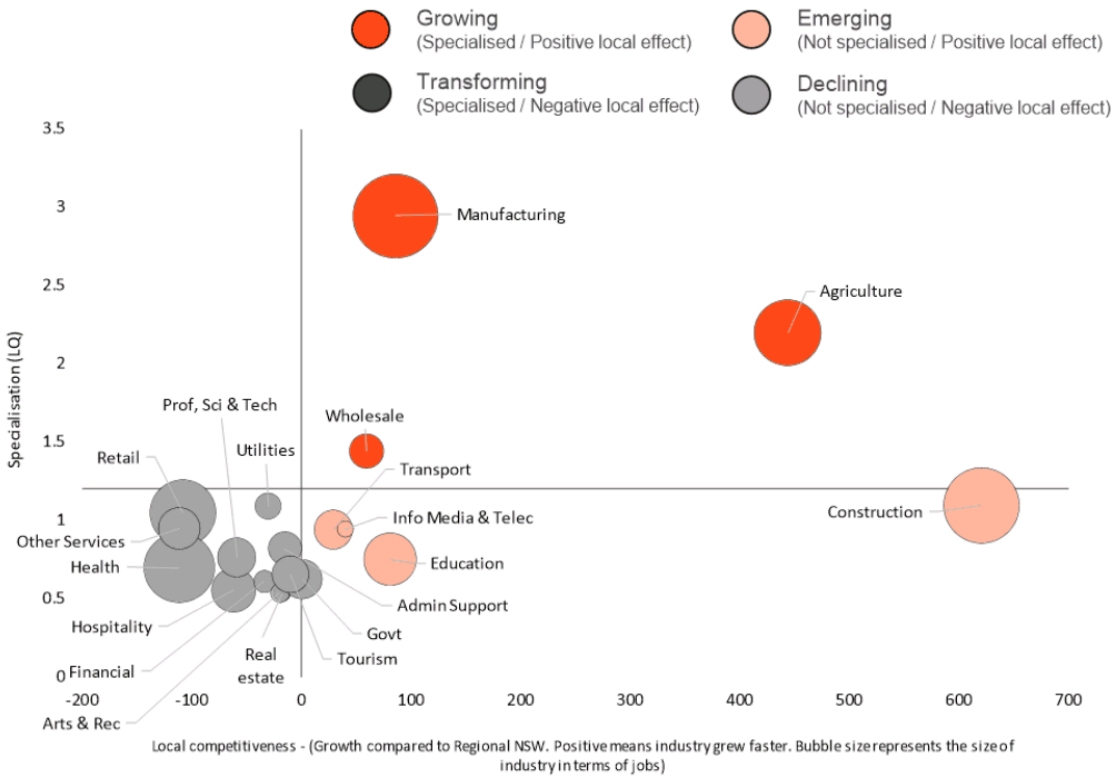
- **Transforming** – established but facing challenges: The 'Transforming' industries are specialised but are not growing as fast as the benchmark average. This suggests they are at risk and need support to maintain competitiveness with other regions.

There were no sectors in transforming category in Griffith..

- **Declining** – neither established nor growing: These industries are either small and do not impact the overall competitiveness of the economy or service sectors that are less specialised compared to the benchmark region.

Industry opportunity analysis - Griffith

Local competitiveness (2018 to 2023) and specialisation in jobs (LQ) compared to Regional NSW



*Based on a shift-share analysis. Local competitiveness refers to the amount of growth or decline in a specific industry that could be attributed to a local advantage or disadvantage (i.e. excludes the influence of the benchmark area growth and industry growth to isolate the local effect).

06

What does demography and Socio-economics look like?

Compared to Regional NSW, Griffith's labour force is younger, has a lower proportion of persons with degrees and a lower unemployment rate

Labour force participation was relatively higher than the Rest of NSW average in 2021. The participation rate increased from 67.8% in 2016 to 70.7% in 2021. Also, the full time employment rate was higher than the Rest of NSW average, and the rate increased from 68.4% in 2016 to 68.6% in 2021.

The unemployment rate was lower than the Rest of NSW average in 2021 and the rate decreased from 4.8% to 3.0% over the period from 2016 to 2021. Also, youth unemployment decreased from 9.0% in 2016 to 6.1% in 2021. The rate was lower than the Rest of NSW average of 9.2% in 2021.

Griffith residents aged 15-69 with a university degree increased from 13.5% in 2016 to 17.2% in 2021. However, this rate was lower than the Rest of NSW average of 21.5% in 2021.

In 2021, around 50.9% of residents aged 15-69 had a degree level qualification, up from 47.5% in 2016. Compared to Rest of NSW, Griffith residents are less qualified in 2021.

Griffith labour force profile in 2021

	Rest of NSW	Griffith	Trend (a)
Labour force conditions (persons aged 15+)			
Participation rate	60.4	70.7	2.9
Unemployment rate	4.6	3.0	-1.7
Youth unemployment rate	9.2	6.1	-3.0
Full time	61.8	68.6	0.2
Skills and education (persons aged 15-69)			
% with a bachelor or higher degree	21.5	17.2	3.6
% no qualification	39.8	49.1	-3.4
Other characteristics (persons aged 15+)			
% speaks English not well or not at all	0.9	5.6	0.2
Has child care responsibilities	27.6	28.6	-2.6

(a) Trend refers to the percentage point change between 2016 and 2021

Source: ABS Census of Population and Housing, 2016 and 2021

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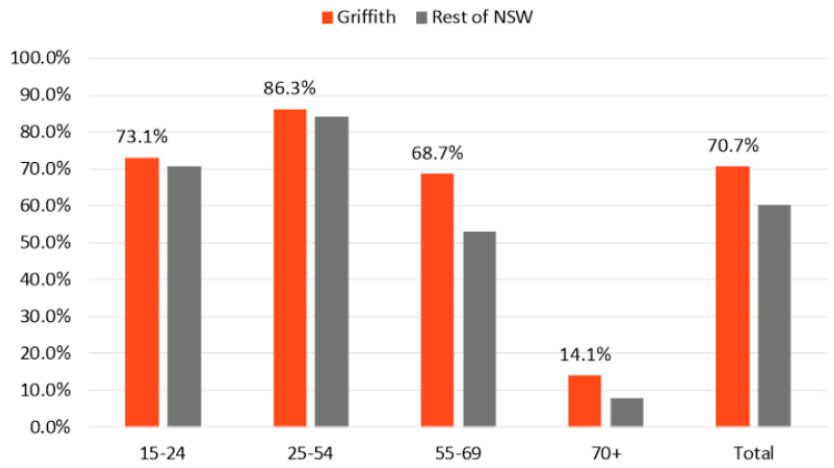
Griffith's participation rates have surged due to strong labour demand, especially among workers aged 55 to 69

Griffith's labour force participation rate was 70.7% in 2021. This rate was much higher than the Regional NSW average of 60.4%. Griffith's participation rate for persons aged 55-69 was higher and persons aged 70+ was higher than the Regional NSW average.

Griffith's labour force participation rate increased from 67.8% in 2016 to 70.7% in 2021 (+2.9 percentage points). Notably, the rate for persons aged 55-69 was higher by 6.3 percentage points and persons aged 70+ are 3.2 percentage points higher.

Participation rate by age %, 2021

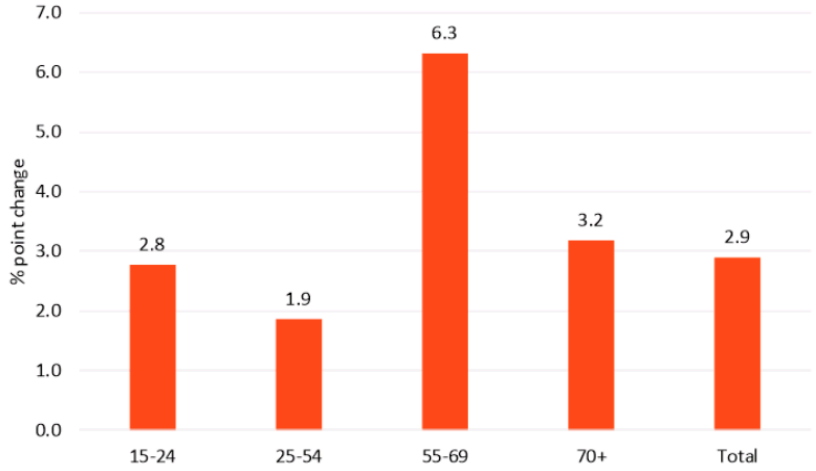
Persons aged 15+



Source: ABS Census of Population and Housing, 2021

Change in participation rate, Griffith, 2016 to 2021

Persons aged 15+



Source: ABS Census of Population and Housing, 2016 and 2021

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Unemployment rate is well below the Regional NSW average across all age groups

In the week prior to 14th August 2021*, Griffith's unemployment rate was 3.0%. This rate was lower than the Regional NSW average of 4.6%. Griffith's youth unemployment rate (15-24 year olds) was lower than the Regional NSW average.

Griffith's unemployment rate decreased from 4.8% in 2016 to 3.0% in 2021 (-1.7 percentage points). Notably, the unemployment rate for persons aged 70+ was lower by -0.5 percentage points. The youth unemployment rate was -3.0 percentage points lower.

Unemployment rate by age %

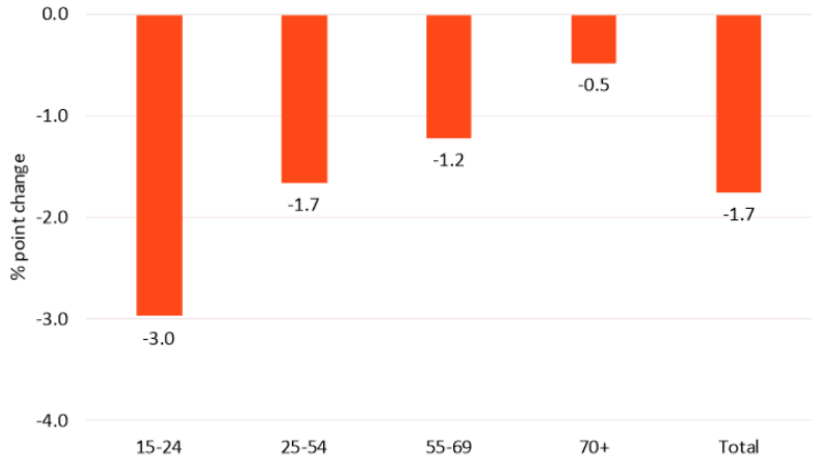
Persons aged 15+

Source: ABS Census of Population and Housing, 2021

**The week before 10th August 2021, when the ABS Census 2021 was conducted*

Change in unemployment rate, Griffith, 2016 to 2021

Persons aged 15+



Source: ABS Census of Population and Housing, 2016 and 2021

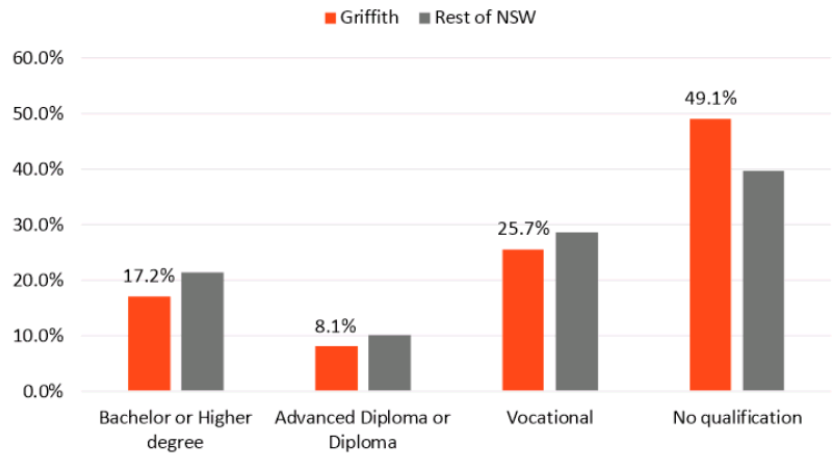
Residents less qualified than the Regional NSW average, but have improved significantly from 2016 to 2021

17.2% of people aged 15-69 in Griffith had a Bachelor or Higher degree qualification in 2021, lower than the Regional NSW average of 21.5%. However, the share of people with no qualification (49.1%) was much higher than the Regional NSW average in the same year.

The share of residents with a Bachelor or Higher degree qualification increased by +3.6 percentage points from 2016 to 2021. Meanwhile, the share of residents with no qualification decreased by -3.4 percentage points over the same period.

Highest qualification achieved

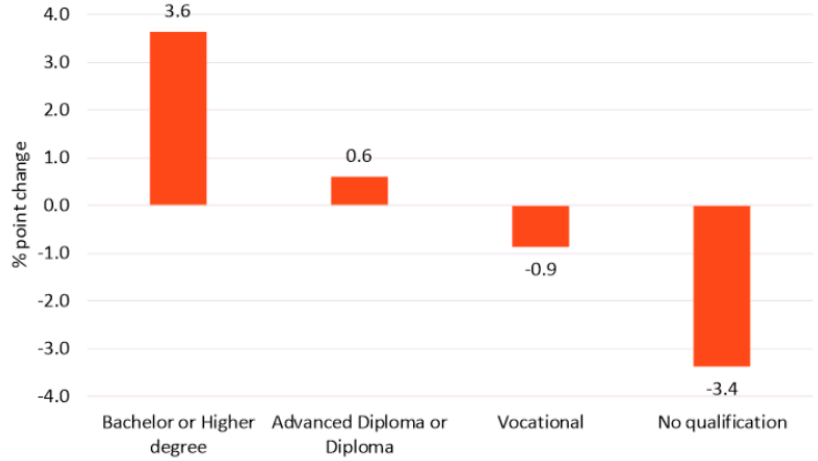
Persons aged 15-69



Source: ABS Census of Population and Housing, 2021

Change in highest qualification achieved, Griffith, 2016 to 2021

Persons aged 15-69



Source: ABS Census of Population and Housing, 2016 and 2021

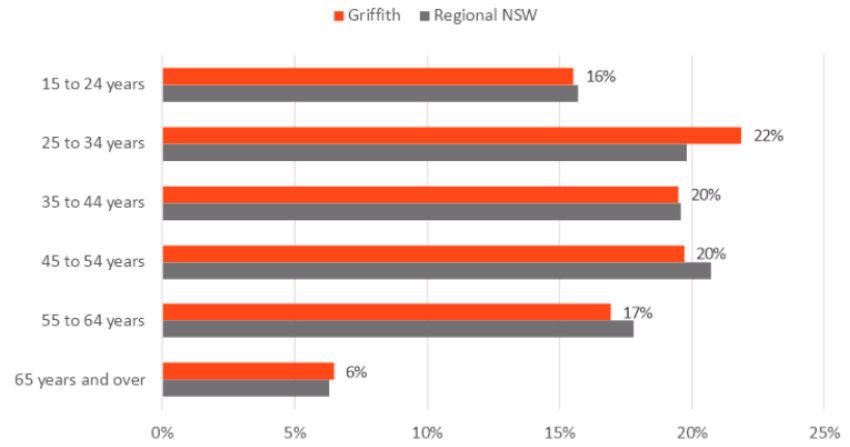
Workforce supply is likely to be impacted by issues such as the ageing population

Griffith's workforce is younger than the Regional NSW average. However in 2021, around 1 in 4 workers (23.4%) were 55+, similar to the Regional NSW average (24.1%). While Griffith's 55+ labour force participation rate is higher than the Regional NSW average, this suggests a potential wave of retirements in the coming decade.

The industries with the largest number of workers aged 55+ were Agriculture, Forestry and Fishing, Manufacturing and Health Care and Social Assistance.

Local workers age structure, 2021

% of total workers



Source: ABS Census of Population and Houseing, 2021

Number of workers aged 55+ by industry - Griffith, 2021

Workers

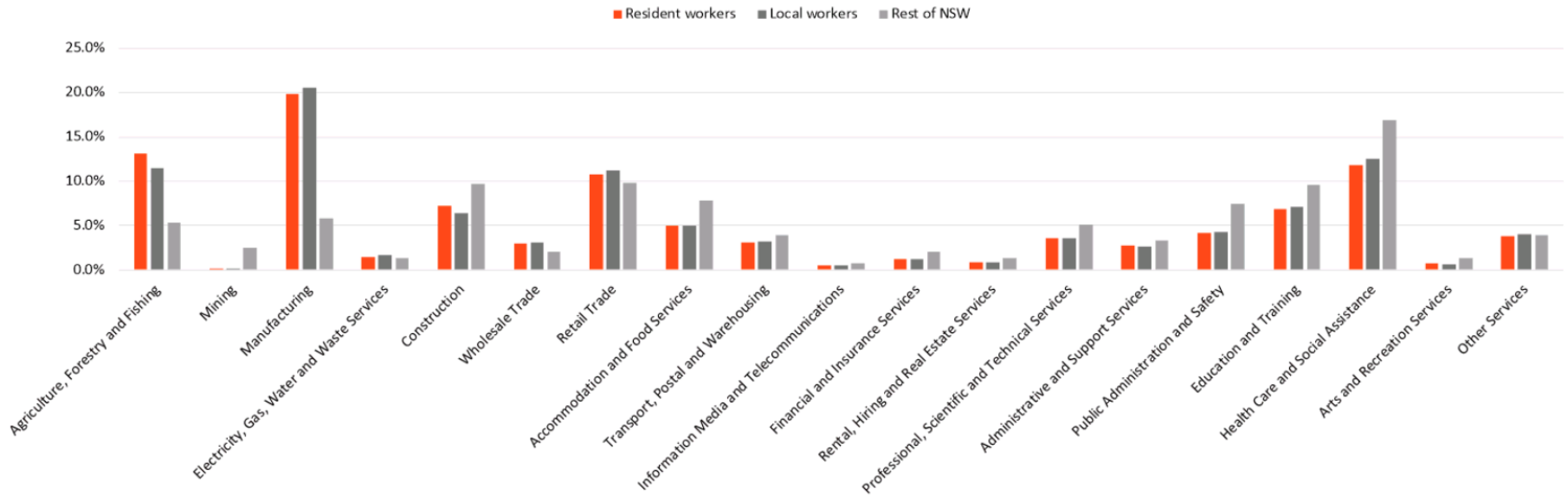
Source: ABS Census of Population and Houseing, 2021

While a contained workforce minimises spending and skill loss within the region, it also limits Griffith's ability to tap into the broader talent pool from other areas of NSW

In Griffith, Health Care and Social Assistance, Manufacturing, Retail Trade industries had a high share of local workers compared to the resident workers. The Agriculture, Forestry and Fishing, Construction, Arts and Recreation Services industries had a high share of resident workers compared to the share of local workers.

Industry mix, % of total workers, 2021

Griffith



Source: NIEIR, 2022

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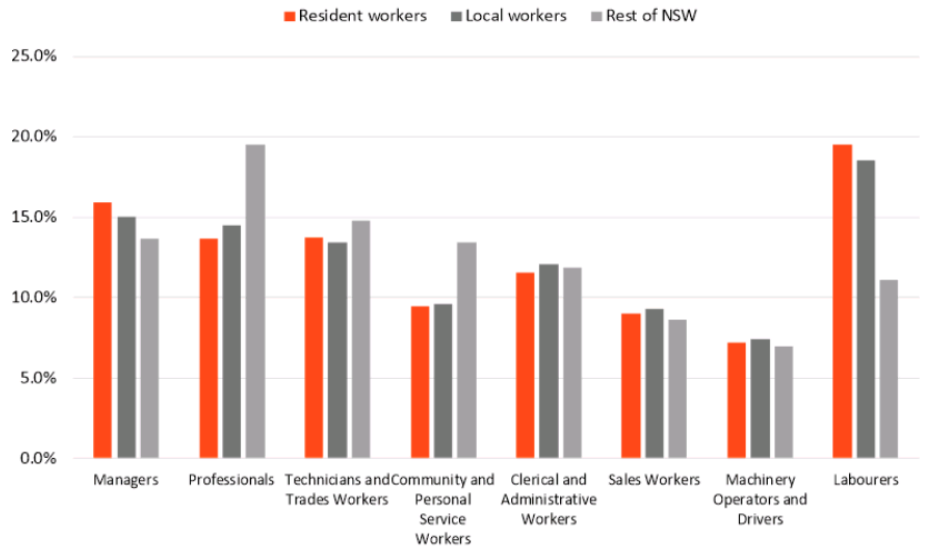
Employed residents in Griffith are less likely to be in professional roles than Regional NSW

In 2021, the share of resident workers in the Labourers and Managers occupations was higher than the share of local workers in the same occupations. Conversely, the share of resident workers in Professionals and Clerical and Administrative Workers occupations was lower than the share of local workers in the same occupations.

At a detailed occupation level, the top occupations with deficits are Farm, Forestry and Garden Workers and Farmers and Farm Managers, while the top occupations with a surplus are Sales Assistants and Salespersons and Truck Drivers.

Occupation mix, % of total workers, 2021

Griffith



Source: ABS Census of Population and Housing, 2021

Local workers vs Resident workers by 3 digit occupation

Top 5 deficits	Top 5 surplus
Farm, Forestry and Garden Workers	Sales Assistants and Salespersons
Farmers and Farm Managers	Truck Drivers
Bricklayers, and Carpenters and Joiners	General Clerks
Construction and Mining Labourers	Midwifery and Nursing Professionals
Floor Finishers and Painting Trades	Automotive Electricians and Mechanics

Source: ABS Census of Population and Housing, 2021

Workers are less qualified than the Regional NSW average

The share of resident workers with Certificate and No qualification level was higher than the share of local workers with the same qualification levels. Also, the share of resident workers with Bachelor and Postgrad level of qualifications was lower than the share of local workers with the same level of qualifications.

At a detailed qualification level, the top qualification with deficits is Building and Agriculture, while the top qualifications with a surplus are Teacher Education and Business and Management.

Qualification mix, % of total workers, 2021

Griffith

Source: ABS Census of Population and Housing, 2021

Local workers vs Resident workers by field of qualification

Top 5 deficits	Top 5 surplus
Building	Teacher Education
Agriculture	Business and Management
Language and Literature	Nursing
Maritime Engineering and Technology	Medical Studies
Philosophy and Religious Studies	Mechanical and Industrial Engineering and

Source: ABS Census of Population and Housing, 2021

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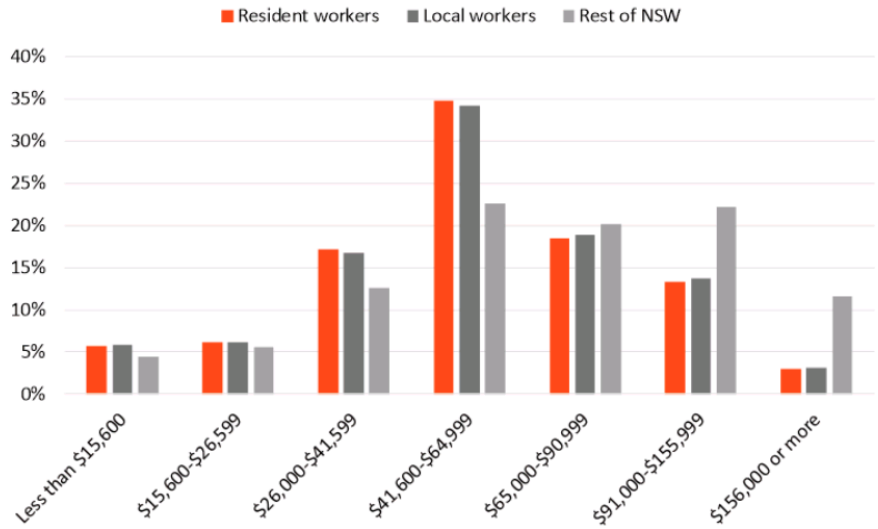
Local and resident workers are earning relatively lower income compared to the Regional NSW workers

Employed residents in Griffith are earning lower incomes than local workers. In 2021, 35% of Griffith resident workers were earning less than $65,000 per year, compared to 36% for local workers. Also, employed residents are earning lower incomes compared to resident workers in Rest of NSW in the same year (54%).

Income mix, % of total workers, 2021

Griffith



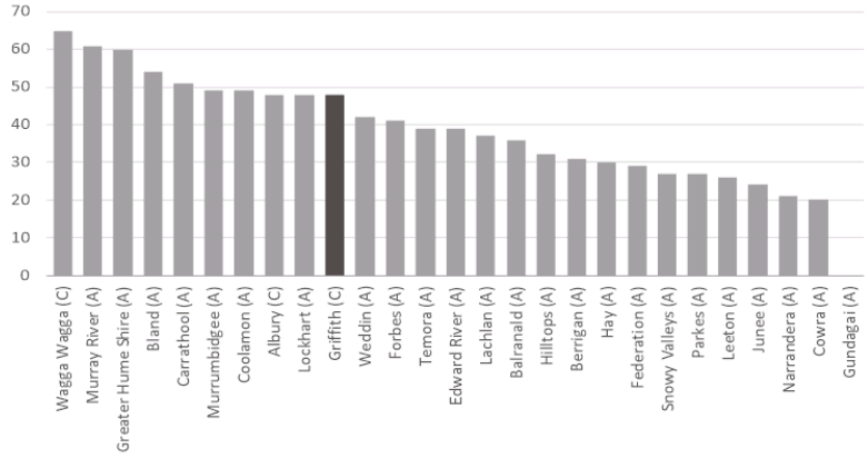
Source: ABS Census of Population and Housing, 2021

Griffith has a relatively low level of socio-economic disadvantage compared to the surrounding regional areas

Griffith has a relatively low socio-economic disadvantage. In 2021, Griffith had SEIFA advantage and disadvantage index percentile of 48, higher than surrounding regional LGA average (38). That is, Griffith is relatively less disadvantaged than surrounding regional LGAs on average. In the same year, Griffith ranked 10th out of regional LGAs around Griffith in terms of the SEIFA index.

SEIFA socio-economic advantage and disadvantage

Percentile



Source: ABS Census of Population and Housing, 2021

07

What macro forces may influence outlook?

Projects that will influence economic outlook

A number of large scale projects present opportunities to enhance growth sectors or address limitations. Some are detailed here.

Griffith Base Hospital Redevelopment

The redevelopment of Griffith Base Hospital is an important project set to shape the future of Griffith. This $250 million upgrade aims to modernise healthcare services for the region, significantly enhancing its capacity to meet growing demands within the City and the wider region. With the addition of a new Clinical Services Building, the project will bring expanded emergency services, upgraded maternity care, and specialist clinics for aged care and rehabilitation.

Expected to be completed by 2025, the project will generate jobs during the construction phase and additional ongoing jobs once completed. The hospital is expected to draw increased visitors to the City, where 1 in 4 daytrippers visited the City for medical reasons. Furthermore, the redevelopment will enhance Griffith's healthcare system, drawing in more skilled professionals and making the city more attractive for residents and businesses. In turn, this will help drive population growth, economic activity, and position Griffith as a regional hub for healthcare services.

Source: Health Infrastructure NSW, 2024

Projects that will influence economic outlook

Griffith Regional Sports Centre

Opened in 2022, the Griffith Regional Sports Centre is a key infrastructure project which shape the future of community and sporting activities in Griffith. This state-of-the-art facility aims to cater to the growing needs of local athletes and community members, significantly enhancing Griffith's ability to host regional and state-level competitions.

Featuring multipurpose indoor courts, enhanced amenities, and dedicated spaces for basketball, netball, futsal, and more, the centre provides a premium environment for training and competitions alike. Additionally, the facility plays a vital role in supporting local economic growth by drawing sporting events, visitors, and participants from across the region, contributing to tourism and stimulating local businesses.

By establishing Griffith as a premier sports destination, the centre promotes community engagement and active lifestyles while delivering economic benefits through increased activity in sectors such as hospitality and retail.

Source. NSW Government, 2024

Projects that will influence economic outlook

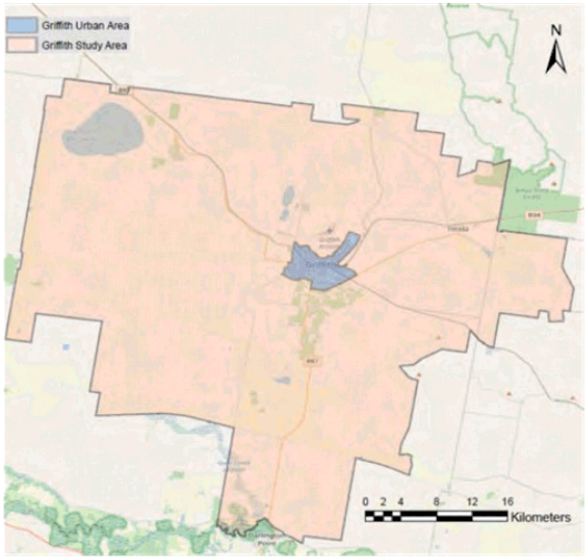
Griffith Integrated Transport Plan

The Griffith Integrated Transport Plan is a transformative strategy aimed at improving transport infrastructure across the Griffith City, enhancing connectivity, safety, and accessibility for both residents and businesses. This long-term plan addresses current transport challenges and sets the stage for future growth, with a focus on modernising roads, expanding public transport, and promoting active transport options like walking and cycling.

Key elements of the plan include upgrades to major roads, improved bus services, and the development of safer pathways to reduce congestion and increase road safety. By streamlining transportation networks, the plan supports local economic development, making it easier for businesses to move goods and for workers to commute efficiently.

The Griffith Integrated Transport Plan not only positions the city as a more accessible regional hub but also delivers substantial economic benefits. By improving transport networks, the plan will reduce travel times, cut logistical costs for local businesses, and boost productivity. These enhancements make it easier for companies to transport goods and services within the region and beyond, increasing their competitiveness. The plan also encourages greater investment in Griffith by improving connectivity, attracting new businesses, and stimulating local job creation. As the city's infrastructure modernises, the economic flow between sectors such as agriculture, manufacturing, and tourism will be strengthened, supporting sustained growth for the region.

Griffith Integrated Transport Plan study area



Source: Transport NSW, 2024

Future trends influencing Griffith

Trends influencing the outlook

Future growth in the Griffith's economy will largely be driven by a combination of the population (type and size of migration), participation (how active are residents in the workforce and where are they working?) and productivity (what type of businesses/industries operate locally, how productive are they).

There are several factors that could influence these components of growth going forward.

- Domestic and international economic growth
- Population growth
- Major project investment
- Other trends relevant to Griffith's economy – e.g. circular economy, automation and AI, health and ageing, accelerated e-commerce, rebalancing supply chains.

NSW economic forecasts

	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Real gross state	3.7	1.5	2.25	2.0	2.25	2.25
Employment	6.0	2.5	1.5	1.0	1.5	1.5
Unemployment rate	3.2	4.0	4.5	4.5	4.25	4.0
Wage price index	3.3	4.0	3.75	3.5	3.25	3.5
Consumer price index (Sydney)	7.1	4.25	3.0	2.75	2.5	2.5
Population	2.2	2.1	1.2	1.2	1.1	1.1

Source: New South Wales Government, 2024-25 State Budget

National economic forecast

To combat high inflation (2021-2022), the RBA increased the cash rate from 0.1% in April 2022 to 4.35% in December 2023. This, along with cost of living pressures, has reduced disposable income and curbed housing spending, especially on discretionary items.

As a result, Deloitte Access Economic is expected economic growth in Australia of just 1.2% in 2024-25. However, growth is expected to pick up gradually, reaching 2.1% in 2025-26 and 2.3% in 2026-27. Weak consumer spending and low investment in housing are the main factors dragging down growth in the near term. Fortunately, strong population growth, fueled by net overseas migration, will help offset some of the decline in spending.

Subsequently, the unemployment rate is also expected to increase from 3.9% in 2023-24 to 4.6% in 2024-25.

There are a range of risks that the Australian economy faces including

- Geopolitical risks (e.g. Middle East and Ukraine) – potential impact on supply-side disruptions and imported inflation
- Global growth, including China's economy (e.g. ageing, falling house prices) – potential slowly global demand for Australia's goods and services

New South Wales forecast

In New South Wales, the slowdown in economic activity is expected to continue in the short term, driving a relatively modest lift in the unemployment rate and a further easing in inflation. However, momentum in activity is anticipated to recover in 2024-25 as cost-of-living pressures ease. But population growth rates to be much lower than experienced pre-COVID.

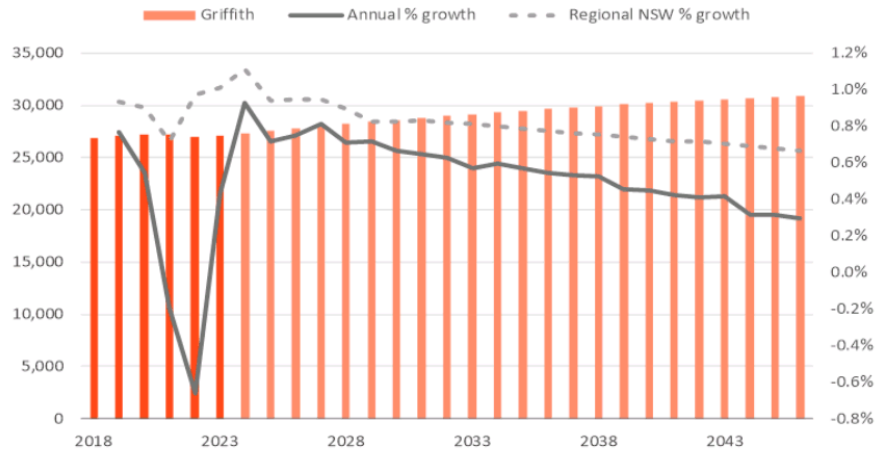
Future population growth is expected to be driven by elderlies. This is likely to drive demand for population serving industries such as health, aged care and population service industries.

Griffith's population estimate for 2023 is 27,132 and is forecast to grow to 30,888 by 2046. This equates to around 0.6% p.a. and is slower than the historical average of 0.7% p.a. (2011 to 2021).

Over the next 23 years, the population in Seniors (70 to 84) and Elderly aged (85 and over) age groups is forecast to have the largest increase with 2,042 and 1,332 people respectively. Conversely, the population in Young workforce (25 to 34) and Tertiary education and independence (18 to 24) age groups is forecast to have the largest decrease in population with -820 and -059 people respectively.

Population forecast - Griffith

Person



Source: .id Consulting, 2024

Change in population by service age groups - 2023 to 2046

Person

Source: .id Consulting, 2024

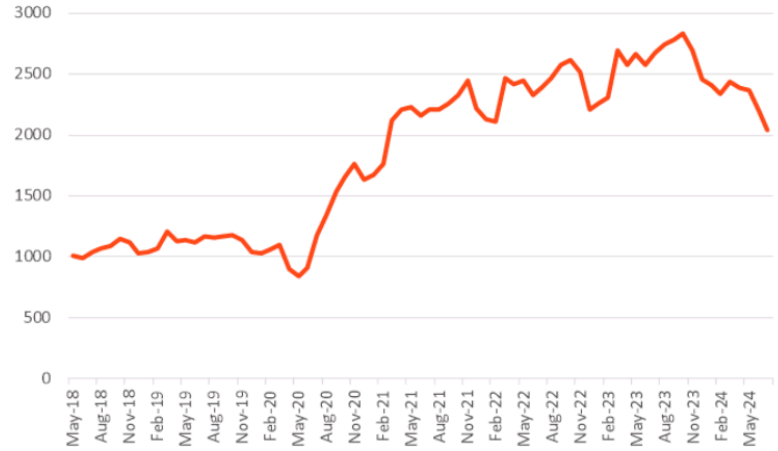
.id informed decisions

While the number of job advertisements has decreased, filling open positions remains difficult in Riverina & Murray. This means Griffith's businesses are competing against other regions for workers.

In Riverina & Murray, job advertisements decreased by 24% between July 2023 and July 2024 to stand at 2,042. However, vacancy numbers remain at record levels and the labour market remains tight. This means Griffith's businesses are still competing against other LGA businesses for labour.

The most advertised jobs in the past year fall into several categories: healthcare (including doctors, nurses, carers, aides and diagnostic technicians), reception positions, skilled trades, sales assistants and professional. Despite the recent decrease in demand in many of these roles, there is still a significant shortage.

Internet Vacancies - Riverina & Murray



Source: Jobs and Skills Australia

Internet Vacancies by Occupation - Riverina & Murray

Occupation	Jul-24	Change since Feb 20	Change since July 23
Medical Practitioners and Nurses	224	117%	-30%
Carers and Aides	153	162%	-18%
General-Inquiry Clerks, Call Centre, Receptionists	138	107%	-23%
Automotive and Engineering Trades Workers	125	119%	-13%
Sales Assistants and Salespersons	114	149%	-19%
Legal, Social and Welfare Professionals	87	43%	-24%
Health Diagnostic and Therapy Professionals	80	30%	-39%
Hospitality, Retail and Service Managers	66	119%	-18%
Other Labourers	65	118%	-17%
Drivers and Storepersons	64	105%	-36%
Hospitality Workers	63	151%	6%
Health and Welfare Support Workers	60	159%	-19%
Business, Finance and Human Resource Professionals	50	51%	-30%
Food Trades Workers	47	46%	-31%
Corporate Managers	46	62%	-9%
Engineering, ICT and Science Technicians	42	102%	-34%

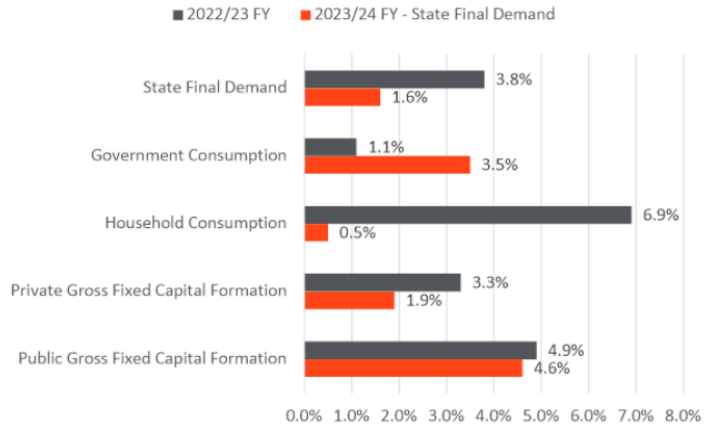
Source: Internet Vacancies Index

.id informed decisions

Lower State Final Demands due to the fall in household spending. Business confidence in New South Wales at an inflection point.

Large fall in the state Final Demand driven by household consumption

New South Wales Gross State Products and Final Demands

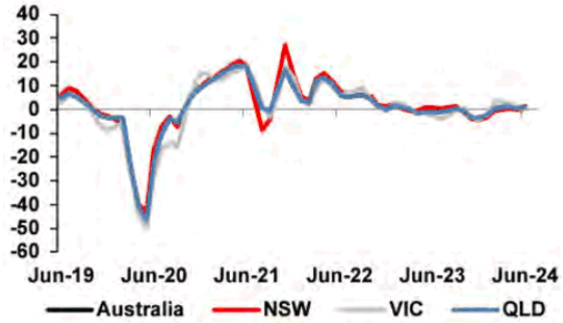


Source: ABS, Australian National Accounts: National Income, Expenditure and Products

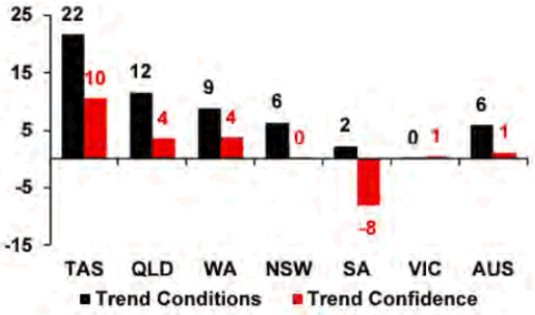
- The state 2023/24 final demand increased by 1.6% compared to the 2022/23 final demand. This is considerably lower than the 2022/23 growth rate of 3.8%.
- The fall in final demand is driven by a significantly lower growth in household consumption (accounts for 55% of the state final demands) and Private investment (18% of the state final demand), despite the increase in public sector spending.

Businesses are pessimistic

Business confidence



Business condition and confidence as at June 2024



Source: NAB

- New South Wales business confidence declined in June 2024, to the trend average.
- Business conditions remained slightly above average in June.
- The low confidence and condition mainly is driven by rising costs and wage.
- The business confidence reflects low private investments.

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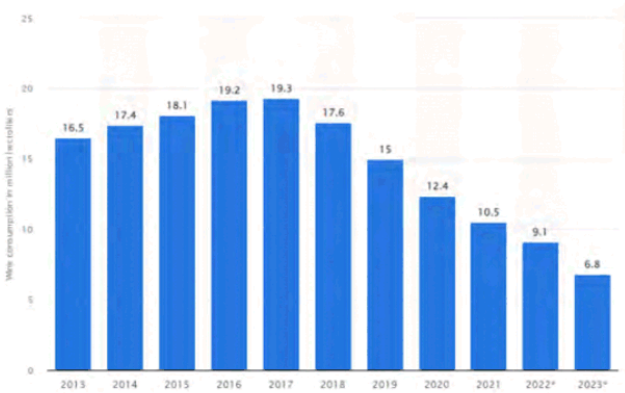
Wine industry facing challenges

Australia's wine industry, particularly in the Riverina region, faces substantial challenges. The Riverina, including Griffith, is one of the nation's most significant wine-producing areas, known for its large-scale operations and wide range of wine varieties. However, recent shifts in global demand, particularly a decline in exports to China once Australia's largest wine market, had a significant impact on the sector. Despite the removal of tariffs on Australian wine in 2024, wine exports to China have yet to recover, primarily due to a fall in wine consumption. This decline is linked to China's economic slowdown, where the younger population, the primary consumers of wine, has been disproportionately affected.

Additionally, changing consumption patterns in Western markets are further challenging the industry. Younger consumers in countries like Australia, the US, and the UK are increasingly opting for low- or non-alcoholic beverages, further reducing demand for wine. This trend, coupled with excess inventory from previous years, is putting pressure on local producers to maintain profitability.

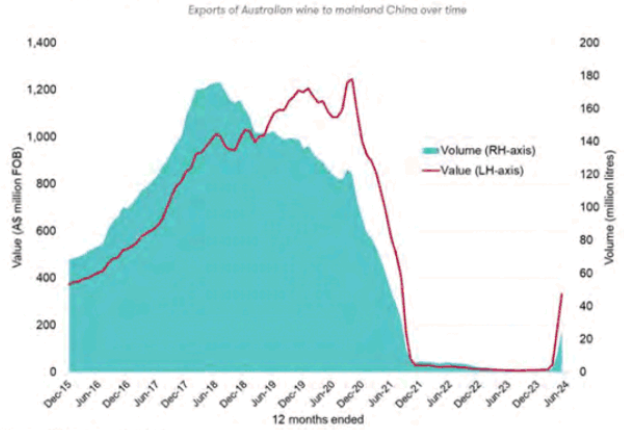
Climate-related challenges have also become a significant concern for the Riverina's wine industry. The 2023 vintage, the smallest in over two decades, highlights the sector's vulnerability to unpredictable weather patterns. La Niña conditions, which brought cool and wet weather, severely impacted yields. Moreover, global warming poses long-term risks, as rising temperatures may affect the types of wine that can be produced in the region. Alongside these environmental factors, rising costs of labour, energy, and transport have squeezed profit margins. With ongoing fluctuations in international demand, large-scale operations in Griffith and the broader Riverina face increasing pressure to adapt and remain viable.

Wine consumption volume in China



Source: Statistica 2024

Australia Wine Exports to China



Source: Wine Australia 2024

COVID-19 presented new and accelerate long term challenges and opportunities

The economy has been shaped over the last decade or so by macro trends that influence headline and specific industry growth. Some of these trends are still relevant today and have been elevated or of greater importance due to the COVID-19 outbreak. For example, labour participation risks due to an ageing population have resurfaced as an issue due to the fall in migration of younger working age residents from overseas.

History also shows that the recovery period following economic downturns can accelerate the transition of industries or magnify trends that were already emerging in the economy. Some of these, such as the integration of 5G technology, still have a long way to go in terms of their impacts on sector or business transition.

Trends evolving over recent decades

- Increasing demand for qualified workforce
- Ageing population driving health services
- Climate change influencing investment decisions
- International migration driving population growth
- E-commerce becoming common place

Trends unfolding in the next few decades

- Increase in remote working
- 5G, smart everything and IoT
- AI and automation
- Rebalanced supply chains
- Green/Circular economy

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Existing trends will continue to shape the region

Increasing demand for qualified workforce

Most jobs increasingly have a need for more cognitive skills and/or rely on non-routine work. Going forward, these jobs will become more and more important as they are difficult to automate, often requiring creativity, problem solving and/or human presence e.g. Child Care. The Griffith workforce is relatively less educated. Around 19% of employed residents have Bachelor or Higher degree in 2021, lower than the Regional NSW average (25%).

Implication
Industry growth and development, especially in tech and professional business service areas, may be limited by education levels and shortage of workers.

Ageing population driving health care

Australia's elderly population (individuals aged 65 and above) is steadily increasing in size and proportion to the overall population. The aging demographic presents both opportunities and challenges for Australia's health and welfare sectors. Health care and social services are the third largest employer for Griffith and the City boast Griffith Base hospital serving the wider region. The strong growth in older residents in Griffith will further boost the demand and entrench this specialisation.

Implication
Continued health industry growth is expected, need to explore higher value health services, tele-health or med-tech opportunities.

Climate change influencing investment decisions

The Griffith region has significant clean energy potential with recent investment in Green/Circular economy. Businesses are increasingly looking for sites that can allow for reduced emissions and/or have security in energy and water supply.

Implication
Access to infrastructure (e.g. electric car charging stations), access to renewable energy storage systems and optimisation of low emission transport networks across the region will become increasingly important.

International migration driving population growth

Population growth in Griffith has been driven by international migration. The return of international migrants alleviate skills shortage but pressure local infrastructure service and housing demand.

Implication
A more diversified housing stock should help to better attract smaller and young families.

E-commerce becoming common place

Retail offers will evolve with changing consumer preferences and disruption from online shopping which has accelerated as a result of COVID-19. This trend is already impacting local Centres with a shift to food, lifestyle, health and wellness away from apparel and household goods.

Implication
Provide support to local businesses with low digital literacy and capture market opportunities. Logistics demand in Griffith will continue to grow as online shopping and delivery need increase.

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Griffith's agricultural and manufacturing businesses can grow value from Industry 4.0 technology

5G, smart everything and IoT

Smart capabilities beyond home settings have been limited to date. With 5G, many companies in manufacturing, mining, construction, transport and agriculture will get a reliable alternative that enables the communication critical for mobile tools, machines, and robots. Industry 4.0[1] applications are set to grow substantially with manufacturing expected to benefit the most. However, other areas such as smart cities, smart energy grids and med-tech can all benefit.

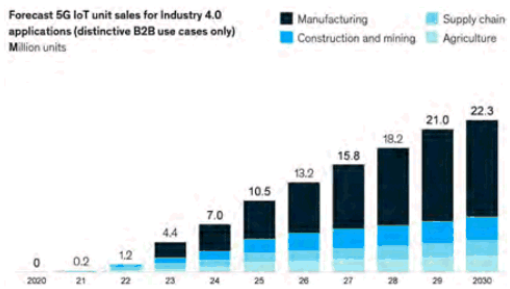
Griffith has the potential to generate substantial value from businesses adoption of these technologies. Agriculture, Manufacturing and Green sectors will benefit most from this trend.

Implication

- Industry 4.0 opportunities are strong in key sectors – Manufacturing, Agriculture and Green/Circular economy.
- Provide grants or subsidies to help local agricultural and manufacturing businesses adopt Industry 4.0 technologies such as automation, robotics, Internet of Things (IoT), and artificial intelligence (AI). These technologies can improve efficiency, reduce costs, and enhance product quality.
- Support the integration of precision agriculture tools, such as drones, sensors, and AI, to optimise water usage, monitor crop health, and manage resources more efficiently. For Griffith's vineyards and poultry sectors, this can lead to higher yields and better resource management, increasing the overall value of output.
- Encouragement of upskilling of workers and support businesses to increase digital literacy.
- Investigate and encourage collaboration with local suppliers who can support the uptake of the new technology

[1] Industry 4.0 refers to increased data exchange that allows machinery to adapt autonomously and achieve real-time optimization.

5G IoT advancements are set to impact manufacturing the most



Source: McKinsey & Co, The 5g era

Telstra 5G coverage map

Source: https://www.telstra.com.au/coverage-networks/our-coverage

AI can support increased value in health sectors and alleviate shortage in health professionals

AI and automation

It is estimated that about half of the activities (not jobs) carried out by workers could be automated, but only about 5 percent of occupations could be fully automated by currently demonstrated technologies.[1] This suggests job role changes will be more commonplace than job losses.

AI is already impacting industries via the way activities like tailored user specific marketing have occurred. The potential is still unravelling in many industries and some set to be impacted the most include health, logistics and finance.

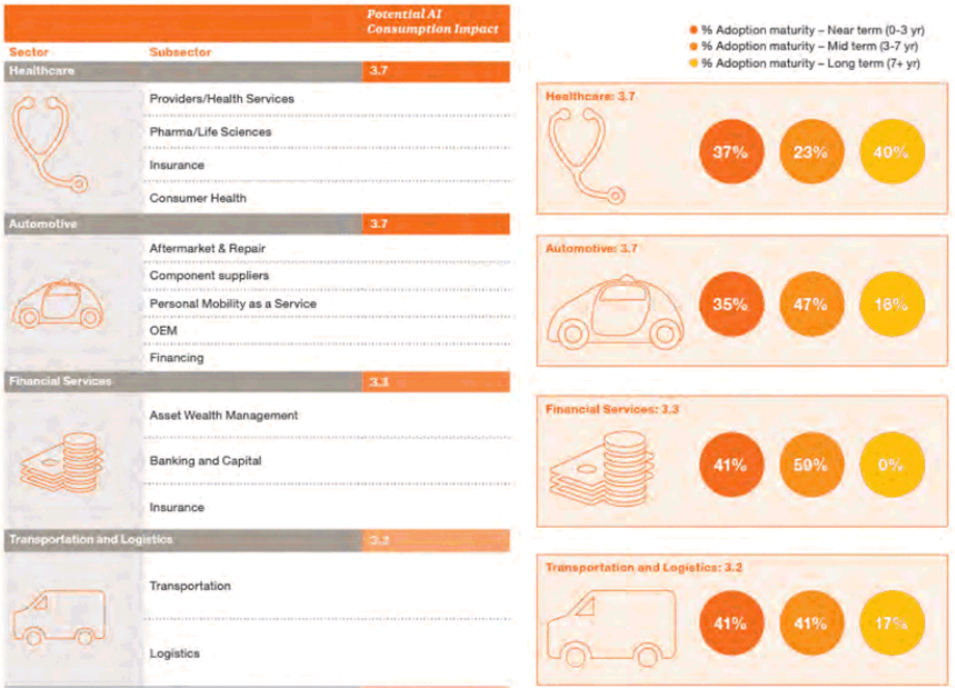
Griffith has the potential to generate substantial value. AI technologies are supported in key industries such as healthcare.

Implication

- AI opportunities are strong in key sectors – Health and Social Services
- Opportunity to build a strong tele-health industry in the local market and alleviate the shortage of health care professional workers, which is forecast to intensify with the ageing population
- Promote AI technologies in aged care and disability services, such as monitoring systems for home-based care. These technologies can reduce the dependency on human labour while improving care quality.
- Identification of occupations at risk in the region from AI and automation is merited

[1] McKinsey & Co, AI, automation, and the future of work: Ten things to solve for

Key industries to benefit from AI impacts



Source: PwC, Sizing the prize What's the real value of AI for your business and how can you capitalise?

Promote increased supply chain activities within the region and support a reduction in local business supply chain costs

Rebalanced supply chains

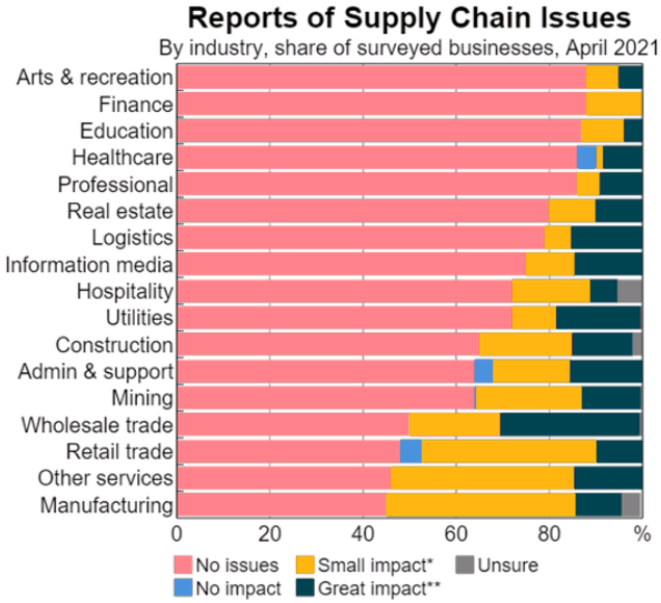
Cost differences among developed and many developing countries are narrowing due to technological advances. The importance of local supply to offset disruptions, freight costs and improve national security is increasingly important.

Consumers have shown a willingness to adapt spending during the pandemic to 'buy local'. Businesses have demonstrated the capability to transform production or scale up to new demand.

The agriculture and manufacturing sectors in Griffith will increase opportunities for supply-chain activities within the region as well as potentially reduce costs for companies that rely on high value small quantity inputs. Griffith can also leverage on its strategic location and role as a regional centre.

Implication

- Identify mechanisms to support businesses that will continue to face cost pressures due to supply chain constraints
- Explore the establishment of platforms or networks to link local businesses along supply chains
- Support group purchasing initiatives where local businesses can pool resources to buy raw materials or services in bulk, driving down individual costs and strengthening local supply chains.
- Encourage the adoption of digital tools, such as supply chain management software, that help businesses optimise procurement, track deliveries, and forecast demand, making supply chains more efficient and cost-effective.
- Partner with neighbouring councils and regional business hubs to create a broader supply chain ecosystem, allowing Griffith businesses to access regional markets and services more easily, while fostering cooperative transport solutions that lower overall costs.



* E.g. some delays but little impact on revenue

** E.g. major delays or cannot obtain certain items; significant impact on revenue

Sources: ABS; RBA

Source: RBA, Statement on Monetary Policy – May 2021 Box B: Supply Chains During the COVID-19 Pandemic

Support initiatives to grow green economy businesses

Green/Circular economy

A 'green/circular economy' has been identified as a major (up to $4.5 trillion) commercial opportunity with the concept that everything, even after its 'useful' life, can become a source for something else.

The transition to a green economy is strengthening across Australia. Several state governments have implemented policies related to renewable energy and waste and recycling. Calls for action are likely to see governments dedicate significant money towards innovative climate solutions that produce clean energy, reduce emissions and waste. Waste export restrictions are driving federal and local investment in waste reuse solutions.

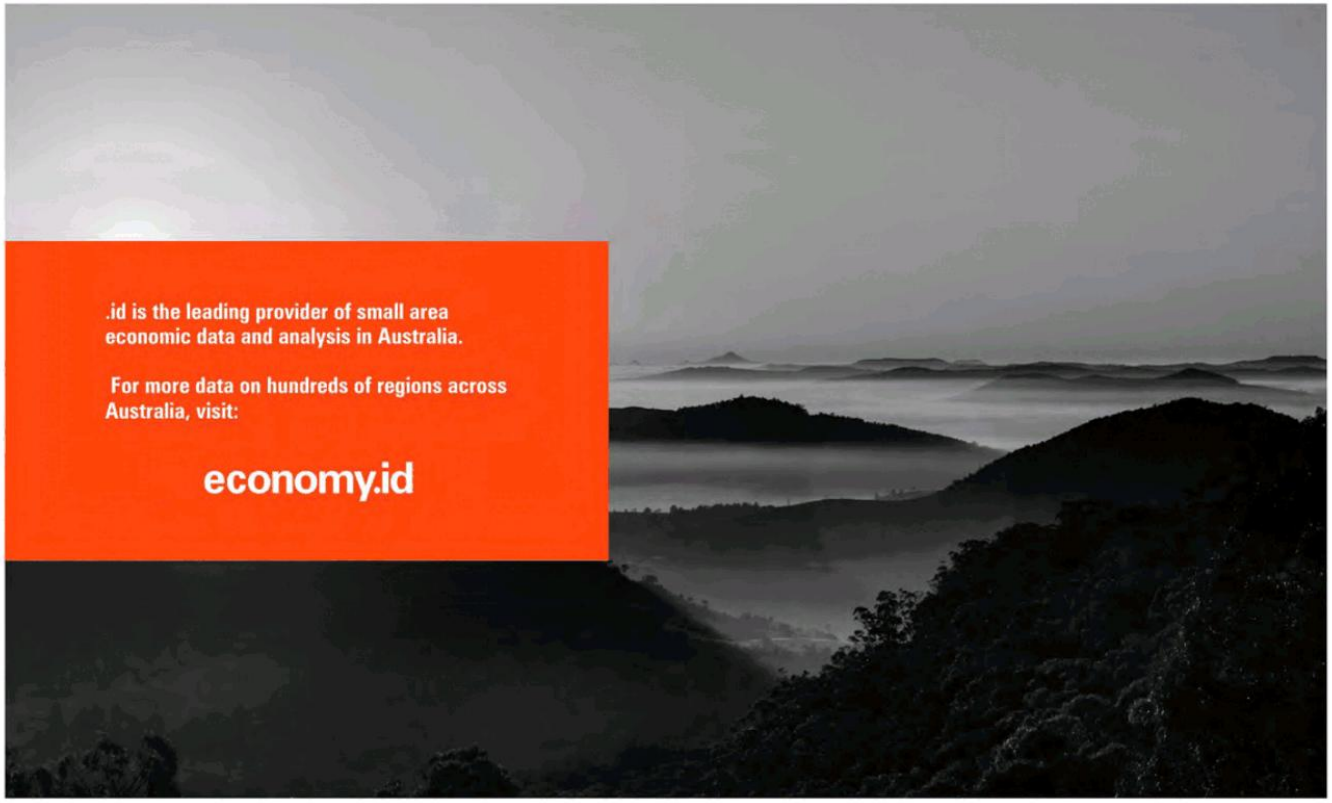
However, there is major potential in other areas such as plastics, organic waste, e-waste, lithium batteries etc. Closed loops or bio-industrial precincts that generate fuel/energy from waste are also attracting investment.

Implication

- Identify Promote and support eco-friendly farming techniques, such as water-efficient irrigation, organic farming practices, and energy-saving technologies.
- Encourage farms to repurpose by-products—such as grape marc and poultry waste—into bioenergy or organic fertilisers, reducing environmental impact and creating new revenue streams.
- Support local businesses (e.g. wines) in obtaining green certifications (like organic or carbon-neutral labels), helping them market their products to environmentally conscious consumers.
- Provide grants or incentives for businesses to invest in solar energy, energy-efficient equipment, and waste reduction technologies, lowering both costs and carbon footprints.
- Develop eco-tourism around Griffith's wine and food industries, promoting sustainable vineyards, organic wineries, and farm-to-table experiences that attract eco-conscious visitors.

Key industries to benefit from AI impacts

Source: Aurecon, The Circular Economy: the bioprecinct approach and showcase on the Mackay Isaac Whitsunday region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GRIFFITH CITY
INVESTMENT PROSPECTUS 2025

griffith city council

June 2025 Edition

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For more information visit the Economic Development website at griffithed.com.au

ACKNOWLEDGEMENT OF COUNTRY

Griffith is located in the heart of the Wiradjuri Nation – the largest nation of Aboriginal and Torres Strait Islander people in Australia. Griffith City Council recognises Aboriginal people in the history and growth of Griffith and its surrounding villages. As such, Council acknowledges the Wiradjuri people as the traditional owners of the land and waters and pays respect to Wiradjuri Elders past, present and emerging.

DISCLAIMER

This report has been prepared by Griffith City Council. Information contained in this document is based on available data at the time of production. All statistics and figures are indicative only and should be referred to as such. It has been prepared on the understanding that users exercise their own skill and care with respect to its use and interpretation. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith. Griffith City Council and the individual authors of this report are not liable to any person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to above.

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WELCOME TO GRIFFITH FROM THE MAYOR

Griffith City Council embraces businesses and industry, extending a cordial invitation to explore the many reasons why this region is hailed as an optimal choice for residence, investment, and operations. Nestled in the heart of the Western Riverina, Griffith boasts a rich history dating back to its establishment in 1916 as part of the Murrumbidgee Irrigation Area initiative. Renowned as the food bowl of Australia, our region is distinguished for its diverse agricultural offerings, including rice, cereals, citrus, grapes, nuts, cotton, and livestock production.

Noteworthy developments in poultry, aquaculture, and wine production have significantly contributed to Griffith's economic landscape. The Western Riverina region stands out for the scale and intensity of its agribusiness operations, with Griffith serving as the headquarters for some of Australia's most innovative and sustainable industry leaders.

In recognition of our vibrant community, the Griffith Local Government Area has earned a place among Australia's Top Ten visitor destinations in the WOTIF 2024 Aussie Town of the Year Awards. With a population of 28,056 and servicing over 55,000 people in the regional catchment, Griffith embodies cultural diversity, reflected in our lively retail and service sector. The city thrives on a cosmopolitan lifestyle anchored by a dynamic arts culture, exquisite dining experiences, and boutique shopping.

Griffith City Council is dedicated to supporting potential investors, fostering strong ties with the business community and providing essential resources to nurture local enterprises. We encourage you to connect with our Economic Development Team, who are ready to guide you in uncovering the myriad opportunities available for your business in Griffith and the surrounding region.

CR DOUG CURRAN
MAYOR
GRIFFITH CITY COUNCIL

INVESTMENT PROSPECTUS 2025

ECONOMIC PROFILE

POPULATION OF GRIFFITH

28,056

ESTIMATED POPULATION OF

31,421

BY 2046

2.3% Unemployment Rate

$1.9B Exported Output

$2.05B Gross Regional Product

3,477 Businesses Operating

16,657 Local jobs

The largest poultry producer in Australia is based in the Griffith Region

Producing almost 1/3 of Australia's citrus including; oranges, lemons, mandarins

The fastest wine bottling line in the world; capable of processing 36,000 bottles an hour

Home of award winning sustainable aquaculture enterprise

150,000 tonnes of grain harvested per annum

$178M

COMMERICAL INVESTMENTS IN 2024

$76M

RESIDENTIAL INVESTMENTS IN 2024

data source: id consultancy May 2025

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GRIFFITH'S KEY STRENGTHS

- One of Australia's Top Ten visitor destinations in the WOTIF 2024 Aussie Town of the Year Awards
- Headquarters to some of Australia's most innovative and sustainable industry leaders
- Skilled labour force - TAFE, Country Universities Centre Western Riverina, Baiada Murrumbidgee Clinical Teaching and Learning Centre and UNSW Rural Clinical School Griffith
- Access to water - Murrumbidgee Irrigation Area
- Thriving agricultural and manufacturing industry
- Home to Harvest HQ - Griffith's new wine and food hub showcasing range of wonderful Riverina producers all in one place
- Abundance of raw and finished manufacturing resources
- One of PRD's Roaring Regions: Australia's Top Ten Affordable Areas 2024
- Cosmopolitan lifestyle underpinned by a vibrant arts culture, fine dining and boutique shopping

BUSINESS & INVESTMENT OPPORTUNITIES

HOUSING DEVELOPMENT OPTIONS

The Griffith Housing Strategy 2025 outlines a proactive response to the city's growing housing needs. While Griffith has capacity for over 2,560 new homes, housing delivery is lagging due to construction delays, infrastructure constraints and inefficiencies in the NSW planning system. This shortfall is impacting prices and rents, limiting housing access for renters, essential workers and low-income households and constraining business growth due to a lack of worker accommodation.

The strategy identifies a mismatch between available housing and the needs of smaller households, older residents and first-home buyers. To address this, Council is prioritising:

- Unlocking development-ready land and supporting medium-density and lower-cost housing
- Expanding housing choices through dual occupancies, granny flats, tiny homes and manufactured dwellings
- Delivering flexible accommodation for seasonal and essential workers
- Promoting well-designed, locally appropriate housing in designated growth areas

Implementation actions include streamlining planning proposals, progressing LEP amendments, piloting innovative housing models, partnering for social and affordable housing delivery and raising community awareness. These efforts aim to improve affordability, support economic development and ensure housing aligns with Griffith's evolving population and regional character.

AGRITOURISM

The Riverina Murray Destination Management Plan 2022-2030 reported opportunity to capitalise on the region's recognition as one of Australia's most important food bowls and increase the volume of food, drink and agritourism experiences. This includes expanding tourism opportunities for development of high quality culinary, winery and agritourism experiences including on-farm accommodation. Another priority project is for the development of major events and increased supporting information.

Destination Riverina Murray recently released the Riverina Murray Agritourism Development Strategy 2024-2033. Destination Riverina Murray has committed to assisting primary producers and farm owners to create farm stay accommodation.

VALUE-ADDING

Griffith is at the forefront of pioneering agricultural innovation and enhancing value through the strategic utilisation of advanced and automated technologies. The city is capitalising on these advancements to optimise diversification in agribusiness.

With a flourishing agricultural sector, cutting-edge agri-tech solutions, a robust freight network, access to export markets, and ample water resources, Griffith offers a favourable environment for establishing additional value-adding manufacturing enterprises. As an illustration, there exists a potential opportunity for a glass bottle manufacturer to meet the escalating demand within the beverage manufacturing industry.

RENEWABLE ENERGY

Griffith has a combination of climate and infrastructure assets to support the development of renewable energy investment including solar, biofuels and resource recovery options.

Recently, two large scale solar projects located 9 km from the City centre have been completed:

- A 60 megawatt farm consisting of approximately 185,000 solar panels installed on 120 hectares;
- A 30 megawatt farm with the ability to generate electricity equivalent to powering approximately 12,000 homes.

BIOFUEL

A recent investigation conducted by the Department of Primary Industries has revealed a significant abundance of biomass in our region, referring to organic matter suitable for energy generation. The study highlighted numerous forward-thinking companies that have successfully adopted biomass as a cost-effective energy source. An emerging market gap is the demand for a natural recycling facility dedicated to transforming agricultural and manufacturing bio-waste into sustainable products.

EXPANDING INDUSTRIES

Griffith has seen a rise in new industrial development activities over the past few years. Key industry players that are expanding their operations to add a predicted 1,821 new jobs to the region in the short term and 5,816 indirect long term jobs include:

Poultry Expansion: Baiada, Proten, Morten Ag Poultry, Multiquip
Agriculture: Websters, Select Harvest, Terra Ag
Aquaculture: Aquna Murray Cod
Food & Beverage Manufacturing: Almondco, Casella Family Brands, Mandolé Orchard, De Bortoli Family Winemakers, Calabria Wines
Manufacturing & Engineering: Serafin Ag Pro, Codemo Machinery, Collier & Miller, Flavourtech
Health Services: Griffith Post School Options, Murrumbidgee Local Health District

INVESTMENT PROSPECTUS 2025

OUR PEOPLE

LOCAL WORKERS QUALIFICATIONS

32.1%
HOLD A DIPLOMA OR CERTIFCATE III

19.2%
HOLD A BACHELOR DEGREE

QUALIFICATIONS

10.9% Engineering & Tech
11.9% Management & Commerce
6.3% Health
5.8 % Society

OCCUPATIONS

28% Managers & Professionals
13% Technicians & Trades
19% Labourers

78% Population born in Australia

31% Residents are couples with children

5.3% Aboriginal & Torres Strait Islander

$1,715 Median weekly income

16,657 Local jobs

ANCESTRY

28.4% Australian
40.4% United Kingdom
24.2% Italian
5% Indian

date source: id consultancy June 2021

GRIFFITH CITY COUNCIL

PAGE 10

SOPHI
ODLING

COUNCIL SUPPORT & INCENTIVES

Council provides assistance to incoming new businesses and investors via the following incentives;

- Dedicated Business Assistance Officer – A member of our ED team will act as a single point of contact for prospective investors, providing continuity of advice and assistance in helping to meet individual business requirements. Access to Informed Decisions (.id) statistics, monthly Evolve Business Newsletter, Economic Development website and Local Economic Development Strategy.
- Fast tracked development application and provision of pre-lodgement meetings with Council's Development Assessment team.
- Estimated 44 day turn around for any development application submitted providing that no objections are received.
- Guided famils – provision of a guided familiarisation tour to highlight the regions unique characteristics and business potential.
- Industry networking – provision of information and contact details for regional industry bodies and business enterprise groups including an introductory meeting.
- Griffith City Council provide Easy to do Business service in partnership with Service NSW for new start-ups.
- Business Case Assistance – assistance provided to prospective investors in obtaining the local economic and business data needed in preparation of project analysis and viability studies including id. consultancy data and economic impact assessment.
- Business and new resident welcome package – provision of a package of information pertinent to business operations in the Griffith LGA to prospective investors or relocating employees.
- Community engagement – Provision of general public relations and media advise. Assistance or participation in marketing awareness campaigns to assist with community engagement for relevant projects.
- NSW Planning Portal - An online environment where developers can access planning services and information from anywhere at any time. Council has implemented development application submissions through the planning portal and can also provide access to the DA Tracker service.

Industrial zonings are generally situated on the fringe of the city and strategically located in terms of transport infrastructure. There are numerous areas zoned throughout Griffith permitting a mix of light, heavy and general industrial use.

Prominent Industrial Precincts include:

Battista Industrial Estate
Griffith's most recent industrial development has a number of large blocks available for development. The estate flanks major routes to Canberra and Sydney.

Mooreville Industrial Estate
On the eastern fringe of the city, Mooreville Industrial Estate houses a variety of industrial, retail and manufacturing businesses.

Hanwood Industrial Hub
Only a seven minute drive from the CBD, this precinct is home to several large food processing companies and is a B Double by-pass to major routes and adjacent to the new Southern Industrial Link Road. The B6 Enterprise Corridor zoned land alongside the link road is earmarked as the next major industrial development precinct.

Bridge Road Industrial Precinct
This industrial precinct is close to the CBD and major heavy vehicle routes. A new estate has been established in this precinct with vacant land ranging in size from approx 3000m2 to approx 7000m2.

Yenda Industrial Precinct
Fifteen minutes drive from the CBD, the Yenda industrial precinct features two large beverage companies and is easily accessible by heavy vehicles providing opportunities for industrial growth.

WR Connect
Western Riverina Connect Intermodal Freight Terminal is located midway between Griffith and Leeton and is the newest and largest logistics hub for the Western Riverina region. WR Connect provides the least-cost pathway to domestic and export markets, and is a transport efficient logistics hub with a rail centerpiece surrounded by effective road networks. WR Connect provides agricultural producers with world-competitive export industries through connectivity of road and rail. WR Connect allows loading of both containers and bulk freight, resulting in increased flexibility, reliability and volume for producers, processors and end users.

RESIDENTIAL PRECINCTS

With consistent population growth, Griffith is the ideal location to invest or relocate. Griffith has many attributes that new industries can benefit from, as well as offering an affordable residential market for the modern family, singles and retirees.

With a strong population growth profile, Griffith has long-term land use strategies in place to accommodate population growth. The Growing Griffith to 2045 Local Strategic Planning Statement provides direction for land use and spatial development for Griffith with a forward vision of approximately 15 years. The Strategy focuses on optimising land use and urban design to accommodate future economic trends and the community's evolving needs and aspirations.

The Griffith Housing Strategy 2025 is a detailed analysis of the current state of housing availability in Griffith and suggests methods of increasing access to diverse housing options for key target groups in the City experiencing housing stress. More information on the Griffith Housing Strategy 2025 is detailed on page 7.

Council has undertaken a number of initiatives to incentivise the development of affordable housing including;
- Implemented rebates on Section 7.11 and 7.12 contributions for developers who demonstrate their development proposal addresses the affordable housing issue identified in the Strategy.
- Incentivising the construction Secondary Dwellings by implementing an Affordable Housing Rebate
- Amended the Griffith Residential Control Plan to increase housing supply including amendments to floor space ratios, reduced parking requirements, removal of height restrictions and reduction of open space per ground floor.

Median house price
Griffith $585,000
Sydney $1,245,900

data source: realestate.com.au June 2025

HEALTH PRECINCT

Griffith is the regional centre for medical, dental and hospital facilities with health care and social assistance being the fourth largest employment sector in the local government area. Griffith's Health Precinct surrounds both the public and private hospital. Council has recently completed a Griffith Health Precinct Master Plan that aspires to increase residential housing supply and medical services densities in close proximity to the new Griffith Base Hospital and St Vincent's Private Community Hospital Griffith.

St Vincent's Private Hospital was established through a $25 million partnership between Griffith City Council and St Vincent's Health Australia via generous contributions and fundraising from the Griffith community, The Private Hospital provides 20 beds inpatient single rooms, 20 day procedure beds and specialist inpatient services.

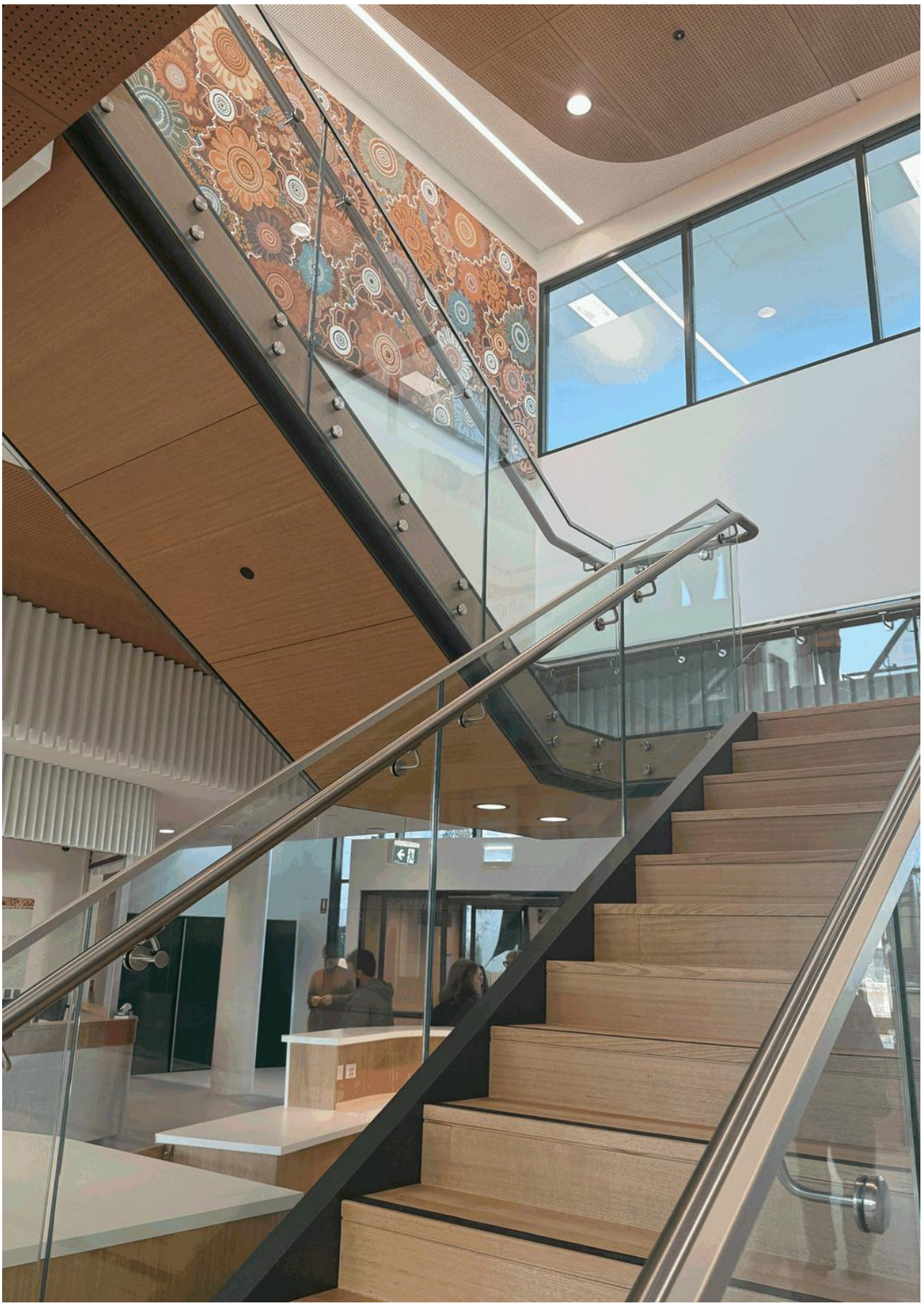
The new Griffith Base Hospital includes a secure link with St Vincent's Private Hospital, enabling transfer of patients between the two hospitals.

This co-location model enhances patient care, supports workforce retention and positions Griffith as a regional hub for both public and private healthcare delivery.

The brand-new $250 million Griffith Base Hospital offers specialist medical services including intensive care, surgical, paediatrics, cancer clinic, obstetrics and renal dialysis, a range of allied health and mental health services as well as outreach services to the district. The hospital provides a 24hr Emergency Department, ICU/CCU and an extensive Outpatient Clinic.

Designed to meet the growing health needs of Griffith and surrounding communities, the hospital will enhance service delivery, attract and retain skilled healthcare professionals, and support future population growth.

Griffith has a substantial medical community with approximately 40 General Practitioners in the district and over 25 resident and visiting specialists servicing the area.



CONNECTIVITY

Griffith's central location with transport linkages to Sydney, Melbourne, Brisbane, Canberra and Adelaide is a major advantage for investors.

ROAD

Griffith is located just off the Sturt and Newell Highways and is a major junction for the Kidman Way, Burley Griffin Way and Irrigation Way. Griffith has both B Double and Road Train access to major markets, distribution and warehousing with numerous major transport companies based in the City.

Council is continuing work on building efficient transport corridors with initiatives such as the Griffith Southern Industrial Link which has removed constraints on the local road network, improving access to markets for regional producers. The Griffith Southern Industrial Link allows ease of access for industries to move freight around the outskirts of the City and connect with major transport routes.

RAIL

The NSW Government recently completed a $60.4 million investment to upgrade the Griffith to Junee rail line. The upgrade allows for 25 tonne axle trains to travel between Griffith and Junee and will join with the Melbourne to Brisbane inland rail line. Producers and businesses in the region will benefit from a more efficient and lower cost logistics chain, improving their domestic and international competitiveness.

The Western Riverina Connect (WR Connect), Intermodal Freight Terminal located midway between Griffith and Leeton will not only have a major impact on accessibility to domestic markets, but will greatly benefit your export and import business by increasing the freight options available to you.

AIR

Griffith City Council has recently redeveloped the Griffith Airport terminal, resurfaced the runway and installed state of the art precision approach path indicator (PAPI) lights.
Griffith Airport offers domestic passengers daily return air travel to Sydney with REX and Qantaslink services. The Griffith City Airport site has capacity for increased commercial enterprises. The site could house major freight or warehousing distribution operations or serve as a base for pilot training.

TELECOMMUNICATIONS

The Griffith CBD and surrounds has access to Business NBN Enterprise Ethernet. Recent NBN announcements mean that pricing in existing (and new) business fibre zones will be more affordable. Griffith businesses can access high speed connection at the same prices as metropolitan areas without competing with domestic service users.

AGRICULTURAL SECTOR

Griffith is the agricultural powerhouse of the Riverina and is one of the most diverse and productive regions in Australia. Much of our primary production is added value through manufacturing and innovative technology.

ACCESS TO IRRIGATION

The availability of water is a critical input for local agriculture. Griffith has an incredible Irrigation System and is in the centre of the Murrumbidgee Irrgation Area. Water makes its way to down the Murrumbidgee river via Blowering and Burrinjuck Dams. Over 3,000km of supply channels provide Griffith irrigators with water access.

AGRIBUSINESS

Griffith based companies offer a diverse range of services to the rural communities in our area, including all forms of agribusiness, livestock, insurance, real estate, farm equipment, spare parts and service, built on years of innovation and reliability. Local companies are leaders in turnkey irrigation engineering solutions developing irrigation systems for crops right across Australia.

The Citrus Centre of Excellence focuses on providing cutting-edge research and technology to help growers improve production and profitability.

Deakin University Centre for Regional and Rural Futures (CeRRF) now has a site in Griffith. The CeRRF is Australia's premier research centre for agricultural productivity. Research ranges from food and food security to smart agriculture and sustainable biotechnology.

$442M Agricultural output
1,915 employees

POULTRY PRODUCTION

The chicken meat industry is undergoing rapid expansion in the region with plans well underway to double production at the Baiada/Steggles Hanwood plant to process three million birds per week in the coming years. This expansion has an enormous impact on the supply chain, from grain production, building of new sheds through to waste management - equating to a $548M investment across the region, providing over an additional 1,800 jobs. Griffith has good quality farming conditions to produce poultry as well as easy access to grains. Grain consumption is approximately 5,500 metric tonnes per week.

AQUACULTURE

Aquaculture is a growing industry in Griffith. Aquna Sustainable Murray Cod grows premium Murray Cod in open ponds with water sourced from the Murrumbidgee River. Aquna has one of the lowest environmental footprints in the industry. Through innovation, the team at Aquna has created a system that has been custom-designed to grow these premium table fish efficiently. Manufactured locally and Australian made, the system mimics the natural environment and provides the fish with protection. Aquna Sustainable Murray Cod are utilising dams on irrigation properties where an improved model for producing the premier freshwater species has been a game changer.

MANUFACTURING SECTOR

Manufacturing is the largest employer in Griffith, making up 20% of total employment. Griffith is leading the way in food and beverage manufacturing, specialised machinery and equipment manufacturing as well as innovative technology.

Flavourtech is a local company that designs, manufactures, services and supports specialised processing equipment for the food (fruit & vegetable), beverage (coffee, tea, wine & beer), dairy, flavour and pharmaceutical industries world-wide.

A number of local manufacturing companies service agricultural and industrial markets locally and nationally. Local manufacturing firms offer a diverse range of products and services including quality maintenance and an expansive range of locally manufactured, custom-made farm equipment.

Griffith also has a number of food manufacturing enterprises. Almondco, a $25 million processing facility to service the almond industry in the Riverina opened in 2017. The state-of-the-art hulling, shelling and processing facility is the first stage of a multi-faceted infrastructure investment program for the region. The Riverina produces 20% of Australia's almonds and this share of annual production is increasing each year. Another addition is the establishment of the Webster Australia Head Office in Griffith. Webster's Horticultural operations include over 3,000 hectares of almond and walnut orchards in the Riverina and Tasmania.

$1.5B Manufacturing output
3,263 employees

WINERIES

The Riverina wine region is centred on the city of Griffith and surrounding villages of Yenda, Hanwood, Bilbul and Tharbogang. The flat plains of the district, bordered by the Cocoparra ranges, the rich soil, irrigation scheme and a Mediterranean climate were the key factors in developing this wine region back in 1913. Over a hundred years later, many of Australia's well known family wineries still base their operations here in the Riverina, producing award-winning wines.

Today there are more than a dozen wineries based in the region including De Bortoli Wines, McWilliams Wines, Casella Family Brands, Calabria Family Wines and Warburn Estate. With annual grape production of over 290,000 tonnes, the Riverina is the largest wine producing region by area in Australia producing one in every four glasses of Australian wine.

Casella Family Brands is Australia's largest family owned wine company based in the village Yenda. The Yenda winery is capable of crushing more than 120,000 tonnes of grapes during a single vintage. Casella Family Brands have the fastest bottling line in the world capable of processing 36,000 bottles an hour.

1 in every 4 glasses
of wine is produced in Griffith

Home to 6 of Australia's top 20
largest wine companies

Over 12.5 million cases of wine
exported to over 50 countries
every year

CONSTRUCTION

The construction industry has been steadily growing over the past six years in Griffith as new residential subdivisions are developed and commercial investment increases. In 2023/24, the construction industry contributed $719 million (output by industry) to Griffith's economy.

This is viewed as a growth area in response to the city's current shortage of housing availability and industry expansion strategies. Construction output has doubled since 2017 due to the demand for new homes and new industrial premises.

Demand for construction businesses surpasses supply in Griffith. There is opportunity for new businesses to enter the market in the construction industry.

The construction sector's momentum is underpinned by strategic planning and infrastructure investment led by Griffith City Council. Major capital works—such as the Griffith Regional Aquatic Leisure Centre upgrade, the Griffin Green Housing project, the Southern Industrial Link Road Bypass and the Griffith St Vincent's Private Hospital—demonstrate the city's capacity to deliver complex, high-value projects. These initiatives not only support population growth and industrial expansion but also reflect a coordinated approach to sustainable urban development as outlined in the adopted Griffith Community Strategic Plan.

Griffith presents a compelling case: a growing regional centre with a clear vision, strong governance and a construction sector poised for continued expansion.

$719M Construction output
2,000 employees
$76M Residential Approvals
$178M Commercial Approvals
in 2024

COMMERCIAL & RETAIL

Griffith's retail sector is a cornerstone of the local economy, employing 9% of the city's workforce and contributing over $212 million in output for 2023/24. The sector continues to show resilience and growth, with total local spend increasing by 2.1% year-on-year to reach $871 million in 2024. This includes a notable 11.4% rise in online spending by residents, reflecting evolving consumer behaviour and opportunities for digital retail expansion. Visitor spending also remains strong, contributing over $235 million annually and reinforcing Griffith's role as a regional shopping and service destination (Spendmapp by Geografia).

Retail activity in Griffith is not only economically significant but also culturally vibrant. Banna Avenue, the city's iconic tree-lined main street is home to a diverse mix of boutiques, galleries, homewares, banks, restaurants and cafés. It serves as both a commercial hub and a social gathering space, offering a unique blend of local charm and metropolitan convenience. The retail sector's diversity and adaptability make it a key driver of employment, investment and community vitality across Griffith and the wider Western Riverina.

Yambil Street runs parallel to Banna Avenue and typically houses professional businesses such as accountants, solicitors, financial planners, real estate agents, employment services as well as retail, beauty and other services.
At present, there are a small number of commercial vacancies through the Griffith CBD area including the main retail precinct.

Griffith has a several banking institutions that provide specialist services varying from retail, agribusiness and commercial enterprise. The professional services sector handles some of the highest profile business clientele in Australia. Griffith is home to two major shopping centres, one of which is a $60 million development with national retail chains providing a focus for the centre. There are also numerous neighbourhood retail precincts.

TOURISM & HOSPITALITY

Griffith is one of Australia's most vibrant and cosmopolitan centres. Griffith exudes a rich blend of cultures and traditions with more than seventy nationalities adding to our cultural tapestry including Italian, Indian, Afghani and Pacific communities. The hospitality industry in Griffith is gaining momentum with the return of young entrepreneurs growing the family business or investing in new initiatives. Good food has always been at the heart of Griffith and the city has an enviable reputation for excellent Italian restaurants as well as Chinese, Indian, Thai and Afghan restaurants.

Griffith offers a range of guest accommodation from stylish modern apartments, comfortable motels, boutique cottages, small caravan parks and hostels. There are opportunities for the addition of further accommodation providers including a destination tourist park or boutique/luxury farm stay accommodation.

TOURISM EVENTS

Griffith's tourism calendar is packed with vibrant events that celebrate the region's culture, food and community spirit. Signature campaigns such as the Griffith Easter Party, A Taste of Italy Griffith and Griffith Spring Fest bring together locals and visitors to enjoy the city's renowned hospitality, first-class sporting facilities and stunning natural landscapes. These events showcase Griffith's multicultural heritage and culinary excellence while driving visitor engagement and economic activity. Tourism events play a vital role in Griffith's economy by attracting visitors, increasing local spending, supporting hospitality and retail businesses.

ARTS AND CULTURE

Griffith offers a dynamic and lively art scene: local theatre groups to international performances; rock concerts to music recitals; drama classes, art workshops, travelling exhibitions and community exhibition space. At the hub of the arts community is the recently renovated Griffith Regional Regional Theatre and the Griffith Regional Art Gallery.

$607 average spend per domestic visitor per trip
Visitors stay an average at 3.5 nights
$193M tourism spend per annum
972,000 nights stayed annually

data source: Tourism Research Australia 2024

EDUCATION & TRAINING

Griffith provides a range of choices for students from pre-school right through to tertiary and vocational education. The City has many well-established schools and educational institutions. Country Universities Centre Western Riverina, TAFE NSW Griffith, Western Riverina Community College work with industry to provide skills and university pathways to ensure businesses can provide the necessary training and support for a diverse workforce.

Two public High Schools; Griffith and Wade, enable all students to have access to a wide range of subject options and school facilities. Griffith also boasts a co-educational Catholic college, Marian Catholic College, catering to years 7 to 12 as well as Verity Christian College and Western Riverina Community School.

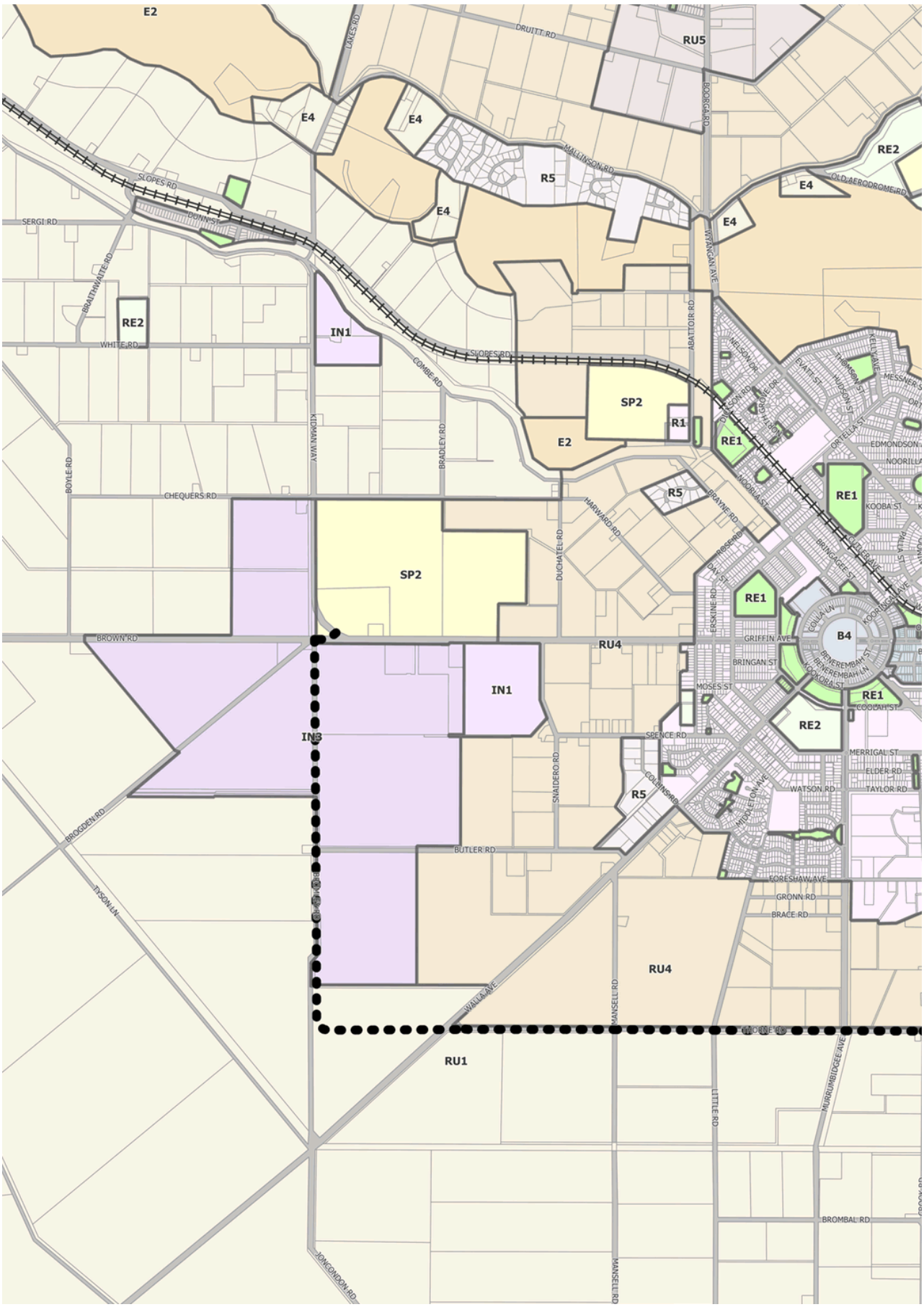
Country Universities Centre (CUC) Western Riverina provide university students enrolled in any university with learning support and higher education information.

Anyone can achieve qualifications in Griffith with the flexibility to balance work, study and play. The Griffith CUC is open 7 days a week from 5am to midnight with centre manager and academic advisors at hand to give students face-to-face support.

Grow Our Own Western Riverina is an exciting regional initiative, developed to provide information to students, trainees and business people in this region and to encourage people to build a career while living locally.

The Baiada Murrumbidgee Clinical Teaching and Learning Centre is run by St Vincent's Private Community Hospital Griffith in partnership with the University of Wollongong, University of Notre Dame, University of New South Wales, Charles Sturt University, TAFE and Griffith Base Hospital.

Griffith offers opportunities for medical students to relocate and study locally, with the CSU School of Rural Medicine and the UNSW Rural Clinical School both operating modern teaching facilities in the city.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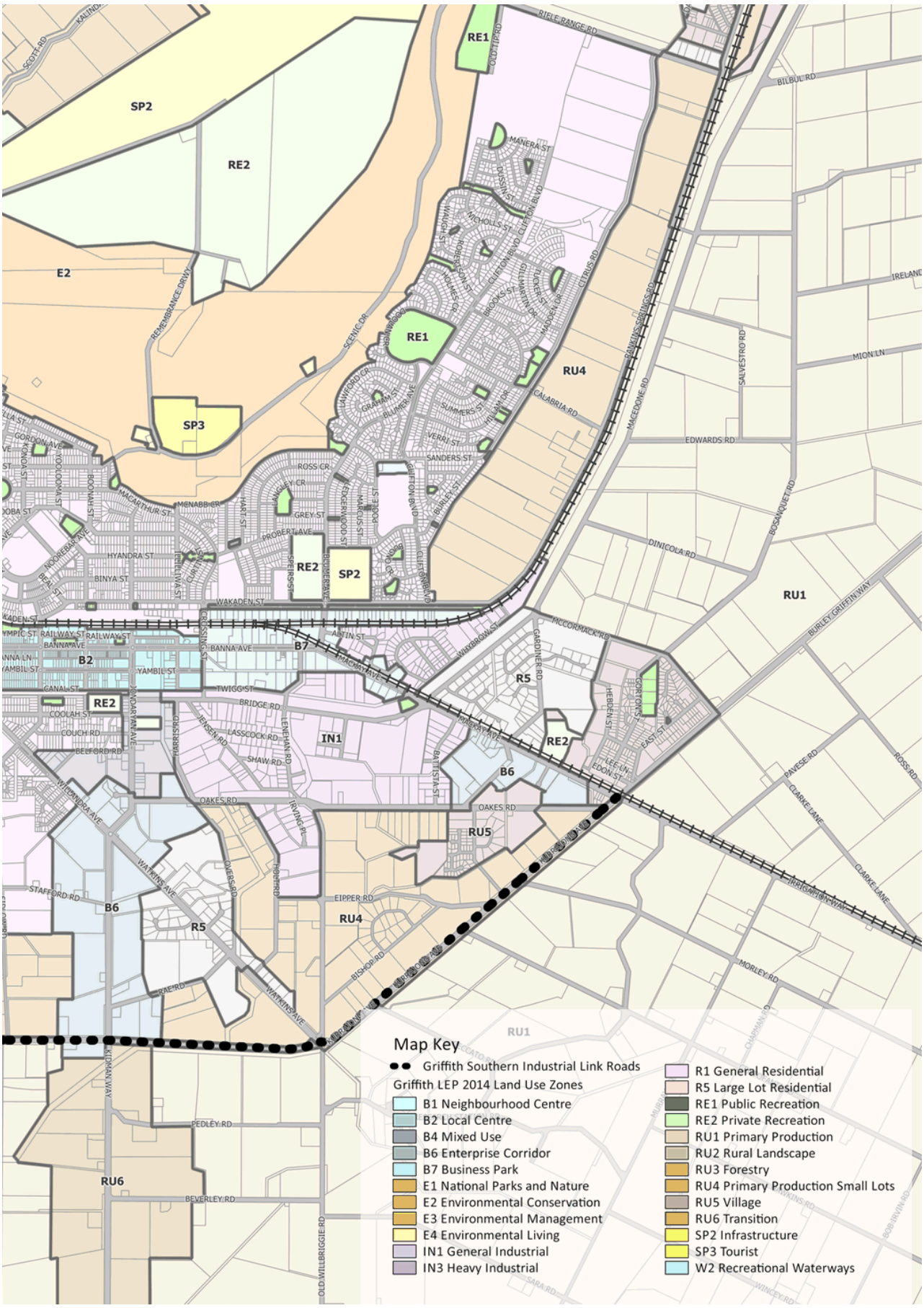
Map Key
Griffith Southern Industrial Link Roads
Griffith LEP 2014 Land Use Zones
B1 Neighbourhood Centre
B2 Local Centre
B4 Mixed Use
B6 Enterprise Corridor
B7 Business Park
E1 National Parks and Nature
E2 Environmental Conservation
E3 Environmental Management
E4 Environmental Living
IN1 General Industrial
IN3 Heavy Industrial
R1 General Residential
R5 Large Lot Residential
RE1 Public Recreation
RE2 Private Recreation
RU1 Primary Production
RU2 Rural Landscape
RU3 Forestry
RU4 Primary Production Small Lots
RU5 Village
RU6 Transition
SP2 Infrastructure
SP3 Tourist
W2 Recreational Waterways

HOSTING AN EVENT

Griffith is the perfect location for business events or conferences. Griffith is one of Australia's most vibrant and cosmopolitan regional centres, an oasis in south-west New South Wales. The genuine and hospitable locals, large range of facilities and unique attractions will ensure delegates will have a memorable experience.

VENUES

The Griffith region offers a range of venues that can cater for everything from small intimate gatherings to large functions. Griffith's venues have a large range of facilities to meet your needs. Access the Griffith Venue Guide at visitgriffith.com.au.

ACCOMMODATION

Griffith offers a diverse range of accommodation options for different budgets and business requirements, from self-contained apartments, conveniently located motels, private B&Bs to farm stays.

EXPERIENCE & ACTIVITIES

Griffith has an array of activities and experience on offer that would be a great addition to your next conference or business event itinerary. From catch & release fishing to agriculture tours to yoga amongst vineyards.
Griffith is the perfect location for your next business event or conference. For more information on organising a business event or conference in Griffith contact the Visit Griffith Events Coordinator on 1800 681 141 or via email events@griffith.nsw.gov.au

HOSTING A SPORTING EVENT

Griffith's new $30M Griffith Regional Sports Precinct includes a state of the art sporting arena and 50 metre outdoor swimming pool. The Westend complex includes seven indoor basketball courts with seating for over 1000 people, seven all weather netball courts, synthetic athletics track with new lighting, synthetic turf hockey pitch and a new grandstand.

To book a Council facility please visit griffith.bookable.net.au.

INVESTMENT PROSPECTUS 2025
GRIFFITH CITY COUNCIL

From: James, Nicola
To: GCC Admin Mailbox
Subject: Submission for Griffith City Council Economic Development Strategy [SEC=OFFICIAL]
Date: Monday, 15 September 2025 4:18:11 PM
Attachments: image001.png
image002.png

OFFICIAL

Good afternoon
I wish to provide a submission to the Economic Development Strategy 2025-2030 plan. I did try to use the online submission, however, was not successful in getting the information to submit.
I hope it is alright to provide this information to this generic email.
Thanking you in advance.

Feedback Economic Development Griffith City Council

I would like to applaud the Economic Development team for the Griffith Economic Development Strategy 2025-2030. It is very consumable and well linked to existing Council strategic plans. The document also leans on the .id Griffith Economic Health Check September 2024.
I feel compelled to send some constructive feedback on some of the elements that I feel is missing from the document. Whilst not wanting to add further pages to the strategy, much of the key challenges and opportunities come from the .id health check which is dated 12 months old.
This is useful for a snapshot in time, but does not take into consideration some of the transformative issues and opportunities that the region will need to grapple with in the next five years.
Some of these challenges will be outside the remit of Economic Development, but still will need to be factored into some planning for Griffith City Council.
In adopting the Economic Development Strategy, it will also be important to ensure that the Economic Development unit is adequately resourced / budgeted for to carry out the work it sets down in the strategy.
Whilst the .id health check is a good resource, it does not consider horizon scanning to envisage some of the major projects that Griffith City Council will be impacted by.
In addition to these projects, national and state policy areas will impact local businesses and Councils to a large degree and probably do need to have a Council position as to how Council will navigate them.
At a high level, some of the impacts of the below will be important to acknowledge:
• How will the major projects announced for the South West Renewable Energy Zone impact our roads, flights, accommodation, local procurement? Impacts to tourism and getting goods to market. Thousands of trucks will be coming through Griffith to supply product and goods to these projects and whilst Griffith will not be a beneficiary of any of the NSW Government Benefits Sharing Guidelines, however, our roads will take a pounding. Who can Council advocate to for support to ensure our roads are not impacted by these projects?
• Dealing with less water and climate change. When agriculture sneezes our region catches the flu, this is true for Griffith and for our value-added manufacturing. How do we work with less water, what would it mean if one or two of the LGA's largest employers were to scale back or close? I hope this never happens by the way.
• The relocation of the Medlog freight terminal at Griffith Railway terminal to the Western Riverina Intermodal Terminal (WRIFT) and what that might mean for industry attraction (more to the Leeton LGA site). Would there be opportunity for Griffith CBD land zoning for that railway corridor owned land? Or will it remain vacant?

• Decarbonisation / net zero opportunities - whether we want to acknowledge it or not, the electrification of vehicles is happening, how is our LGA positioned for this transition?
• The influence of Ai for business and shift of jobs. Will Ai advancement require digital jobs or will Ai replace certain industries?
• The influence of the Generation Z and Generation Y, (the largest cohort of young people in Griffith) – who want a larger work life balance, more entities will likely move to a 4 day working week (for some jobs). How do we continue to attract talent for global companies who rely on FIFO or DIDO workers with this in mind?

Some of the items in the Economic Development Strategy make mention of specific agencies and programs. The danger in doing so is that the strategy will date quickly and potentially miss other agencies that are doing other valuable work in this area. Perhaps keep mention of agencies and programs generic or if necessary, make a particular reference to programs in brackets as examples. The Business Connect Program has now finished so needs to be removed.

Other items which will also date the strategy is reference to construction and the Griffith Hospital and the 2024 spend figures, which are impacting now, but may not have any real importance to the strategy in 12 months time.

Some areas of importance that appear to be missing in the strategy, which may be featured in other Council plans and strategies, but also should be included in the Economic Development Strategy:

- Ensure that the Griffith LGA has the right feedstock of commercial and industrial zoned land for future business and industry attraction.
- Ensure existing flights to and from Griffith are secure and that there may be potential to grow flight services given the highly technical hi-vis work-force that the SW-REZ will present (FIFO workforce will place strain on existing flight services and cost of flights for locals will potentially lock locals out of flights).
- Council's position on localised benefits of renewable energy projects?
- Encourage increased grid security with microgrids / batteries and uptake of new renewable technologies
- Decarbonisation opportunities - how can we realise this and can Council be the leader in this area?
- Attraction of high value digital jobs of the future
- Main street viability – Griffith has seen a transition of our main street businesses. Our CBD has changed from a boutique main street / eatery focus to a less enticing massage / supermarket and tobacconist main street with a mix of services. It is not an appealing mix. The boutique feel attracted tourists and day tripper (shoppers). Without this feel and look, the main street is not seeing the same engagement of shoppers and this is hurting local businesses. Encourage locals to support the main street businesses, look local before you buy online.
- Improve entrances to Griffith – despite attempts to improve entrances, Griffith still has a number of really unappealing entrances to our town. It would be good to focus on beatification of some of these corridors.
- Increase value-added agricultural opportunities and encourage industries that are not as reliant on water and have downstream opportunities for existing businesses.
- Council to look at their procurement policies to ensure that local businesses still have the opportunity to be a supplier. Council could hold a supplier workshop in the future. Businesses are really hurting.
- Sustainability – is there potential to look at attracting new industries for aviation – biofuels? Or other sustainability / Circular Economy industries?

Thank you for considering the above and well done to the Economic Development team.

Kind regards

Nicola James
Regional Manager – South West NSW

AusIndustry and Business Services Branch | Whole of Industry Division
Wiradjuri Country, Department of Industry, Science and Resources
Mobile 0429 838 024 | **Email** nicola.james@industry.gov.au

Acknowledgement of Country

Our department recognises the First Peoples of this Nation and their ongoing cultural and spiritual connections to the lands, waters, seas, skies, and communities.
We Acknowledge First Nations Peoples as the Traditional Custodians and Lore Keepers of the oldest living culture and pay respects to their Elders past and present. We extend that respect to all First Nations Peoples.

OFFICIAL

GRIFFITH BUSINESS CHAMBER
Our Future is Local

info@griffithbusinesschamber.com.au
www.griffithbusinesschamber.com.au

11 November 2025

Griffith City Council
1 Benerembah Street
Griffith NSW 2680

By email:

Dear Karly,

Response to Griffith Economic Development Strategy 2025-2030

This submission responds to Griffith City Council's *Griffith Economic Development Strategy 2025-2030* (**Strategy**).

The Griffith Business Chamber endorses the Strategy, subject to our comments below.

Collaboration

At the outset, the Chamber would like to recognise and commend the Council for the close working relationship that has been fostered between the two organisations over the past five years. The Council and Chamber have repeatedly demonstrated that they can effectively collaborate to promote economic development through advocacy, events and sharing of resources. The Chamber would also like to thank Council for its support of Chamber's signature events, including by being the official sponsor the 2025 Excellence in Business Awards, and providing free venue hire for the 2025 Careers & Employment Expo.

Griffith Housing and Worker Shortage Taskforce

A lack of workers and houses for them to live in, remain Griffith's key economic constraints, as identified in the Strategy.

A key initiative of the Chamber and Council was the Griffith Housing and Worker Shortage Taskforce, which published the **attached** draft Report on Strategies to Increase Housing Supply in August 2024, which was endorsed by Council. The Taskforce has not met since the draft report was published, following which a draft Griffith Housing Strategy 2025 (replacing the Griffith Housing Strategy 2019) has also been prepared by Council. The Chamber considers that a meeting of the Taskforce should be held once the Griffith Housing Strategy 2025 is finalised, to revisit the recommendations of the Taskforce report and also consider whether the Taskforce could also usefully address the workforce shortage.

Designated Area Migration Agreement

In relation to the workforce shortage, the Chamber submits that the current Orana Designated Area Migration Agreement (**Orana DAMA**) which includes the Riverina and Griffith must remain in place. The Chamber opposes the proposed expansion of the Orana DAMA to a Statewide basis, which would undermine the comparative advantage that the Orana DAMA currently provides to inland regional areas, as detailed in our **attached** submission to the Minister for Immigration dated 30 May 2025.

The Chamber submits that the maintenance of the existing Orana DAMA footprint should also be referred to in the Strategy.

Water buybacks

The Chamber considers that water buybacks are one of the Federal government's most damaging regional policy interventions over the past and current term, which has the capacity to permanently erode productive capacity, as detailed in our **attached** submission to the New South Wales Parliament inquiry dated 14 April 2025. The Chamber considers that this issue should be given more prominence in the Strategy. Although the Strategy refers to 'water security for farmers', the Chamber submits that this should be reinforced by a statement opposing environmental water recovery via water buybacks, potentially by reference to the Council's Griffith Water Prospectus.

Other projects

The Chamber endorses the business development concepts and tourism and promotion concepts in the Strategy, many of which arose out of a Council / Chamber 'Invigorate Griffith' forum held with local businesses on 3 April 2025. In particular, the Chamber supports the inclusion of the Buy Local Gift Card, which Chamber intends to revisit in 2026, and for which it may seek Council support.

The Chamber also submits that the development of a large-capacity, exhibition / convention centre should be added to the Strategy. Griffith currently lacks a venue of that nature for large events, which limits our capacity to host events that properly project the city and its economic strength, attract regional and national conventions and build Griffith's brand.

The Chamber also submits that the Griffith Careers & Employment Expo should be referenced in the Strategy.

Thank you for the opportunity to comment on the Strategy.

John Nikolic
President
Griffith Business Chamber
president@griffithbusinesschamber.com.au

On Exhibition

PUBLIC NOTIFICATION

Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply August 2024"

At the Ordinary Meeting of Council held 27 August 2024, it was resolved that Council adopt the Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply August 2024" and place the draft document on public exhibition for 42 days seeking community submissions.

The draft "Report on Strategies to Increase Housing Supply August 2024" may be viewed at the Council Chambers, 1 Benerembah Street Griffith, the Griffith City Library and on Council's website at griffith.nsw.gov.au/onexhibition

Anyone wishing to make comment on the draft "Report on Strategies to Increase Housing Supply August 2024" can do so in writing addressed to the General Manager, Griffith City Council, PO Box 485, GRIFFITH NSW 2680 or visit Council's website to provide an online submission.

Submissions received will be included in a report to be presented to an Ordinary Meeting of Council. As such, copies of all submissions (including the writer's name and address) will form part of Council's Business Paper and be available to the public. Should you wish to have your contact details withheld it is recommended that you request this in your submission.

Comments or submissions will be received up to **4.00 pm, Thursday, 10 October 2024.**

Griffith City Council — MAYORAL MINUTE

CLAUSE MM01

TITLE Griffith Worker and Housing Shortage Taskforce

FROM Doug Curran, Mayor

TRIM REF 24/98124

SUMMARY

This Mayoral Minute seeks Council support to adopt the Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply August 2024" (Refer Attachment a) and to place the draft document on public exhibition seeking community submissions.

RECOMMENDATION

(a) Council adopt the Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply August 2024" (Refer Attachment a) and to place the draft document on public exhibition seeking community submissions.

(b) The draft document be exhibited for a minimum period of 42 days and that all submissions received be reported to Council for consideration.

(c) The draft document be distributed to participants at the Community Forum held 12 June 2024 inviting submissions/comment.

REPORT

The Griffith Worker and Housing Shortage Taskforce is a joint initiative of the Griffith Business Chamber and Griffith City Council, which was formed in November 2023. It also has representatives from the office of Mrs. Helen Dalton MP, State Member for the Seat of Murray, and the office of Hon. Sussan Ley MP, Federal Member for the Seat of Farrer.

The purpose of the Taskforce is to develop strategies to increase the supply of workers and housing within the Griffith Local Government Area (LGA). As a preliminary focus, the Taskforce has concentrated on the development of housing strategies to increase the supply of affordable housing, and thereby improve the recruitment and retention of workers within the Griffith LGA.

In preparing this report, a community forum was held on 12 June 2024 to gather the views of local stakeholders. The Taskforce also had regard to initiatives being undertaken in other LGAs.

OPTIONS

OPTION 1

As per the recommendations in this Mayoral Minute.

OPTION 2

As per the recommendations in this Mayoral Minute and subject to any amendments to the draft document as considered appropriate by Council.

POLICY IMPLICATIONS

The Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply August 2024" if adopted by Council may involve exploring amendments to existing policies of Council and the development of new policy initiatives.

FINANCIAL IMPLICATIONS

The preparation of the Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply August 2024" has not required additional financial resources of Council. Should the draft document be endorsed by Council following community submissions, the implementation of specific actions may involve allocation of additional resources and will be subject to further consideration of Council.

LEGAL/STATUTORY IMPLICATIONS

Any actions taken by Council as a consequence of the adoption of this document must comply with all legislative provisions including but not limited to the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979.

ENVIRONMENTAL IMPLICATIONS

Not Applicable

COMMUNITY IMPLICATIONS

The supply of additional affordable housing stock in the Griffith LGA is of critical importance to the community.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 2.1 Develop and maintain partnerships with community, government and non-government agencies to benefit our community.

CONSULTATION

Griffith Worker and Housing Shortage Taskforce

Community forum held on 12 June 2024

ATTACHMENTS

(a) Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply - August 2024".

GRIFFITH WORKER AND HOUSING SHORTAGE TASKFORCE

Report on Strategies to Increase Housing Supply - Draft

August 2024

Introduction

1 The Griffith Worker and Housing Shortage Taskforce (**Taskforce**) is a joint initiative of the Griffith Business Chamber and Griffith City Council, which was formed in November 2023. It also has representatives from the office of Helen Dalton MP, State Member for the Seat of Murray, and the office of Sussan Ley MP, Federal Member for the Seat of Farrer.

2 The Griffith Local Government Area (**LGA**) has a population of approximately 27,000[1] and is one of the most multicultural areas in New South Wales, outside of Western Sydney. Griffith has a Gross Regional Product of $2.238 billion[2] and is the second-highest agricultural contributor to the Murray-Darling Basin's economy,[3] with an extremely large and diverse manufacturing and agribusiness sector. However, Griffith's economic growth is currently constrained by a lack of available labour – our local economy is currently at or near full employment, with unemployment at 1.8 percent.[4] As detailed in the ABC *Four Corners* report, *Left to Rot*, Griffith *'tells you everything you need to know about Australia's worker shortage crisis.'*[5]

3 Even if workers can be recruited, employers despair to find suitable accommodation. As it has been described by the Regional Australia Institute, *'housing* [is] *the Achilles heel to the regions renaissance'*.[6]

4 This shortage is reflected in unaffordability. Recent data regarding Australia-wide regional housing constraints indicate that housing affordability is worsening. In the Regional Australia Institute's *National Regional Housing Summit 2024 – Summit Outcomes & Recommendations*,[7] it found that:

[1] As of 30 June 2023; id Consulting Pty Ltd (https://economy.id.com.au/griffith/population) (accessed 18 August 2024).
[2] For Financial Year 2022/2023; .id Consulting Pty Ltd (https://economy.id.com.au/griffith/gross-product) (accessed 18 August 2024).
[3] Murray-Darling Basin Authority, *Murray Darling Basin Social and Economic Conditions Report 2022*, page 12 (https://www.mdba.gov.au/sites/default/files/publications/murray-darling-basin-social-and-economic-conditions-report-2022.pdf) (accessed 25 March 2024).
[4] For the March 2024 quarter; .id Consulting Pty Ltd (https://economy.id.com.au/griffith/unemployment) (accessed 18 August 2024).
[5] ABC News, *Left to Rot*, 17 October 2022 (https://www.abc.net.au/news/2022-10-17/worker-shortage-griffith-four-corners/100071304) (accessed 25 March 2024).
[6] Regional Australia Institute, *National Regional Housing Summit 2024 – Summit Outcomes & Recommendations*, page 17 (https://www.regionalaustralia.org.au/libraryviewer?ResourceID=111) (accessed 28 April 2024).
[7] Regional Australia Institute (https://www.regionalaustralia.org.au/libraryviewer?ResourceID=111) (accessed 28 April 2024).

a) Regional Australia saw a 600,000 net population gain during the last census period,[8] and found that capita-to-regional migration remains 11.7 percent higher than pre-pandemic levels, such that increased regionalisation is a post-pandemic 'new normal';
b) Regional median house prices have increased by 54.2 percent between March 2020 and December 2023, compared to 29.3 percent in metropolitan areas;[9] and
c) The regional rental market continues to be tight, with the regional vacancy rate decreasing from 1.5 percent in September 2022 to 1.2 percent in September 2023,[10] noting that 3 percent occupancy is generally considered to be viable.

5 Griffith exemplifies the above trends, as detailed in this report.

6 The purpose of the Taskforce was to develop strategies to increase the supply of workers and housing within the Griffith LGA. As a preliminary focus, the Taskforce has concentrated on the development of housing strategies to increase the supply of affordable housing, and thereby improve the recruitment and retention of workers within the Griffith LGA.

7 In preparing this report, a community forum was held on 12 June 2024 (**Forum**) to gather the views of local stakeholders. The Taskforce also had regard to initiatives being undertaken in other LGAs.

8 The Taskforce's report is provided below. Its Recommendations are at **Annexure 1**.

9 A key theme in this report is the need for 'missing middle', medium-density, affordable housing. In delivering such housing, the Taskforce affirms the importance of public sector intervention, particularly through Local Government acting in partnership with Community Housing Providers (**CHPs**). To do so, it is essential that Local Government is appropriately funded. Investment in social and affordable housing must be viewed as social infrastructure, just as hospitals and schools are, with similar economic multiplier effects.

10 The Taskforce considers that it is also essential that planning controls are calibrated to enable developers to deliver medium-density dwellings, and that individual land-owners are incentivised and encouraged to increase the supply of medium-density housing, including through secondary dwellings and tiny homes.

[8] Regional Housing Summit Report, page 7, citing RAI of ABS Dwelling Approvals and Estimated Resident Population ;
[9] Regional Housing Summit Report, page 17, citing RAI analysis of CoreLogic Hedonic Home Value Index reports (March 2020 - December 2023).
[10] Regional Housing Summit Report, page 17, citing CoreLogic Quarterly Rental Review, October 2023.

Housing Strategy 2019

11 In 2019, Griffith City Council commissioned the *Griffith Housing Strategy 2019*[11] by Dr Judith Stubbs (**Housing Strategy 2019**) in conjunction with an *Affordable Housing Background Paper*. As detailed in the Housing Strategy 2019, 'affordable housing' is generally considered to be accommodation which costs less than 30% of the gross income of very low, low and moderate income households.[12]

12 As Dr Stubbs observed in the Housing Strategy 2019:

> *'The inability of lower paid workers to find appropriate, affordable housing can limit the capacity of industry to grow, and adversely affect local economies, as is the case in regional areas like Griffith.*
>
> ...
>
> *Affordable housing is thus an important form of community infrastructure that supports community wellbeing and social and economic sustainability, including a diverse labour market and economy, and strong and inclusive communities.'*[13]

13 The Housing Strategy 2019 found that there was a need for 1,744 dwellings by 2036.[14] It also found that there was:

a) Sufficient residentially-zoned greenfield land for the next 10-15 years; and
b) A challenge in ensuring supply of '*smaller, well-located dwellings*', including villas, townhouses and attached dwellings, as well as strata units.[15]

14 Of the necessary 1,744 dwellings, the Housing Strategy 2019 projected that approximately 1,300 would need to be affordable, i.e. about 75 percent. Of those, 45 percent would need to be larger dwellings suitable for families, and 55 percent would need to be suitable for single persons or couples.[16]

[11] Judith Stubbs & Associates (https://www.griffith.nsw.gov.au/media-releases/griffith-housing-strategy) (accessed 25 March 2024)
[12] Housing Strategy 2019, page 1, item 1.2.
[13] Housing Strategy 2019, page 2, Item 1.3.
[14] Housing Strategy 2019, page 3, Item 1.4.
[15] Housing Strategy 2019, page 3, Item 1.4.
[16] Housing Strategy 2019, page 12, Item 2.3.1.

Housing Strategy 2019 – Status update

15 The Housing Strategy 2019 recommended a number of strategies to increase the supply of housing, which are detailed at **Annexure 4**, along with the current status of Griffith City Council's implementation of those strategies.

16 The Taskforce understands that Council has budgeted for a further housing strategy to be prepared during FY 24/25. The Taskforce endorses the preparation of a further housing strategy given the significant social changes over the past five years, particularly those arising from the COVID-19 pandemic, including increased regionalisation, rental pressures and housing unaffordability.

Status of the housing market and projected housing requirements

17 Griffith's population is forecast to grow to 27,856 in 2024, and to 31,421 by 2046.[17] In the Taskforce's opinion, this forecast is suppressed by a lack of available housing.

18 Concerningly, during the pandemic (between 2020 and 2021) Griffith's labour force declined, which may have been caused by the high proportion of migrant labour in Griffith and emigration experienced during the pandemic, due to the absence of an adequate Federally-funded safety net for non-permanent residents. However, since 2021, Griffith's labour force has continued to grow, from 14,798 to 15,790.[18] Griffith remains attractive to migrants, notably being the preferred location in NSW for economic refugees arriving by plane.[19]

19 Since 2019, Griffith City Council has approved 859 residential development applications, as set out in the tables below.[20] The annual relative value of residential and non-residential development consents is also set out in the table below, prepared by Economy ID.

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[17] id Consulting Pty Ltd (https://forecast.id.com.au/griffithhttps://economy.id.com.au/griffith/population) (accessed 18 August 2024).
[18] As of 30 June 2023; id Consulting Pty Ltd (https://economy.id.com.au/griffith/employed-residentshttps://economy.id.com.au/griffith/population) (accessed 18 August 2024).
[19] 4 January 2024, Channel 7, Evening News, 6 pm Bulletin.
[20] Data supplied by Griffith City Council.

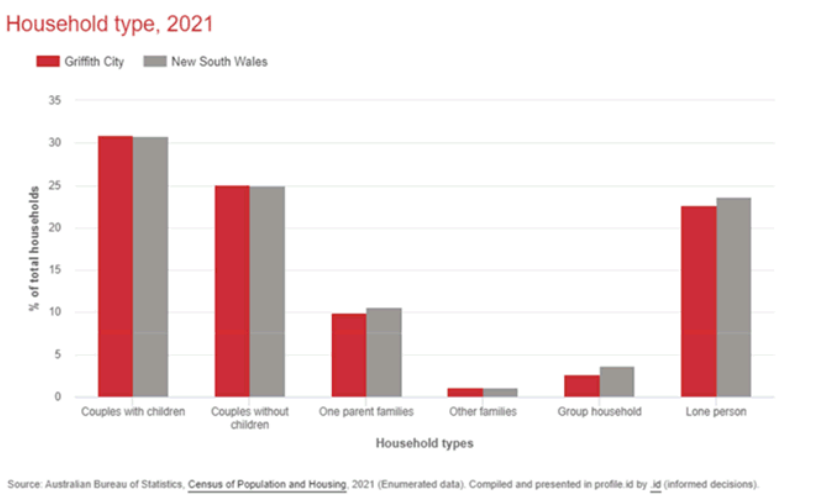
MM01 Attachment (a) Griffith Worker and Housing Shortage Taskforce draft "Report on Strategies to Increase Housing Supply - August 2024".

DA LOTS APPROVED = *excl 129 Lincoln Place Manufactured Housing	***SUBDIVISION CERTS***	***DWELLINGS BUILT O/C***	**No. of Dwellings OC's By GCC**	**No. of Dwellings OC's by PCA**
859	**523**	**574**		
		105	*20*	*85*
206	105	115	*27*	*88*
196	179	78	*15*	*63*
49	131	102	*8*	*94*
408	108	102	*17*	*85*
0	0	72	*29*	*43*

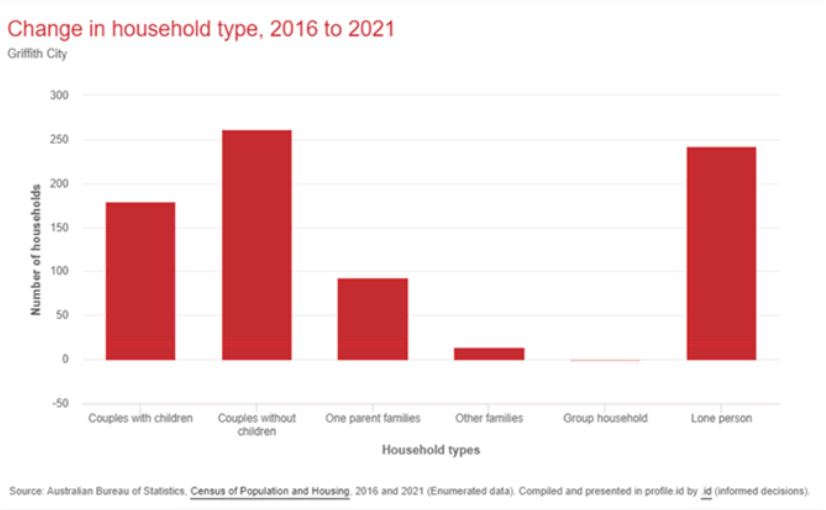
Source: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0. Compiled and presented in economy.id by .id (informed decisions)

20 Since 2019, 574 residential occupation certificates have been issued, as shown in the tables above. Based on that data, Griffith requires approximately 1,170 new dwellings by 2036, based on projected requirement of 1,744 new dwellings in the Housing Strategy 2019.

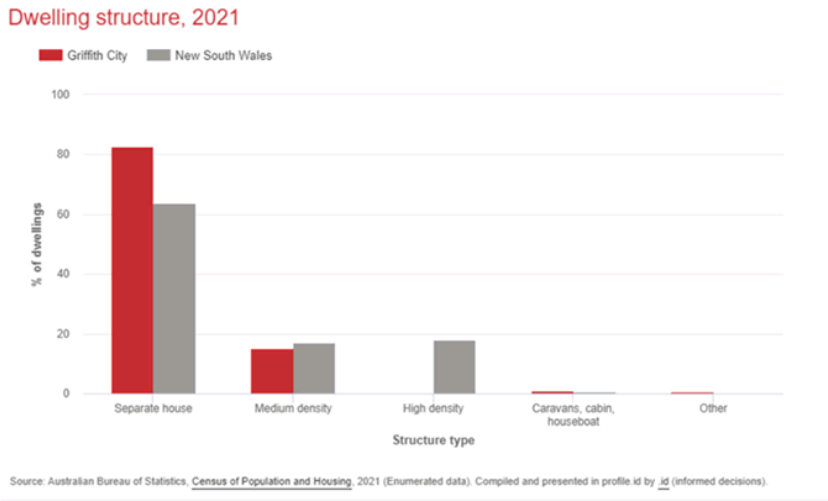
21 However, it is the typology of housing that matters – one size does not fit all. Data on housing typology for Griffith shows that there is a relative undersupply of medium-density dwellings, despite that being the most appropriate form of housing, based on household types. As demonstrated in the tables below prepared by Economy ID (noting that the latest data is from 2021) the trend is towards households of either couples without children or lone persons (which made up approximately 50 percent of households) while more than 80 percent of dwellings are standalone houses.



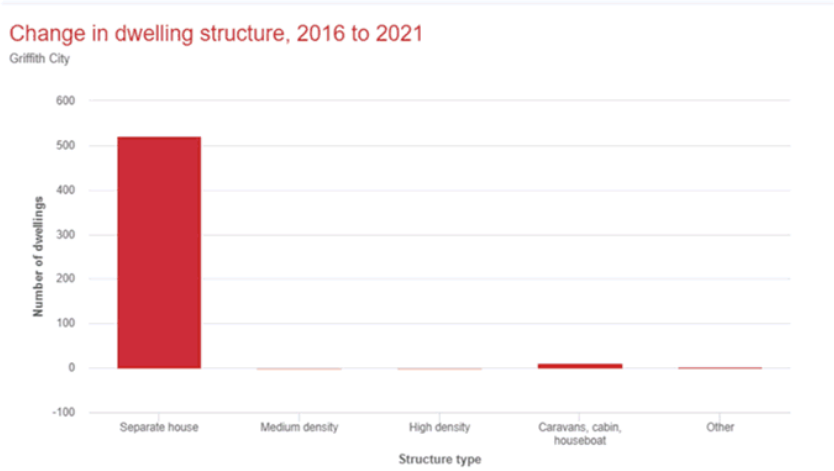
Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

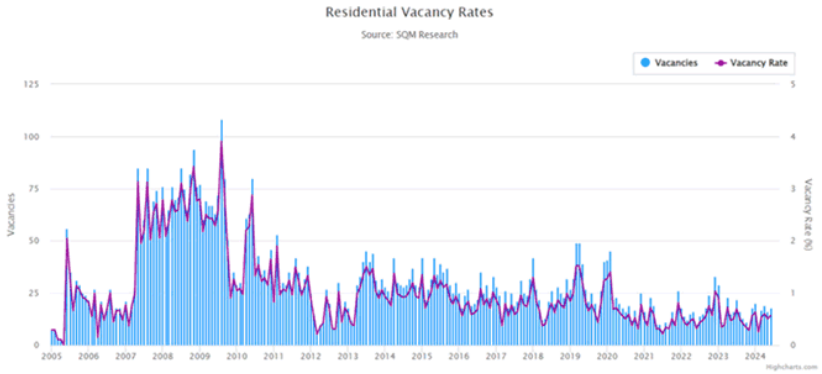


22 Based on the above data, the Taskforce considers that the most important section of the housing market which is undersupplied is medium-density housing. This could be supplied through the development of units, townhouses and duplexes, or the introduction of secondary dwellings and tiny homes onto residential land with existing dwellings.

23 Supply of housing in Griffith also remains generally constrained, with vacancy rates at less than 1 percent, as shown in the table prepared by Economy ID below.

RESIDENTIAL VACANCY RATES

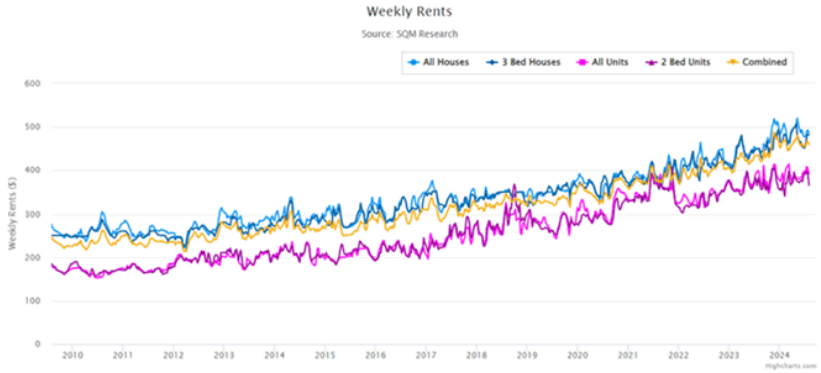
POSTCODE 2680



24 As a function of that undersupply, rental and house prices are also increasing, with average weekly rents approaching $500 in 2024, and average advertised house prices nearing $600,000, as shown in the tables below, prepared by Economy ID:

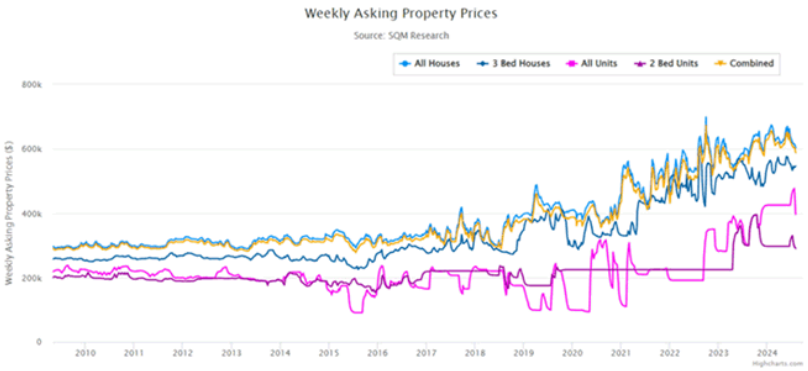
WEEKLY RENTS

POSTCODE 2680



WEEKLY ASKING PROPERTY PRICES

POSTCODE 2680



The Forum

25 The Forum was well attended, with approximately 45 participants, including developers, builders, architects, planners, community housing providers and homelessness service providers, and members of the community.

26 Some key themes raised by participants are summarised at **Annexure 2**.

27 The feedback provided during the Forum was considered by the Taskforce in developing its recommendations at **Annexure 1**. This report will also be distributed to participants for comment.

Initiatives being undertaken in other LGAs

28 In November 2023, the Department of Regional NSW – Regional Development, Riverina Murray, commissioned an audit of *Local Government Housing Initiatives across the Riverina Murray*, prepared by GYDE Consulting.

29 A summary of the initiatives is enclosed at **Annexure 3**, along with the Taskforce's response.

Recommendations

30 The Taskforce has made 15 Recommendations, which are summarised at **Annexure 1**.

31 As detailed above, the Taskforce considers that the housing crisis can only be solved through a concerted commitment to increase the supply of medium density, affordable housing. As reflected in the Recommendations, the Taskforce concluded that this could be delivered in three main ways:

a) Partnerships with CHPs to deliver medium-density, affordable housing projects, similar to the Griffin Green Project;[21]
b) Amendments to planning controls to facilitate delivery by developers of medium-density, affordable housing projects; and
c) Encouragement and incentivisation of individual land-owners to construct secondary-dwellings and tiny homes.

32 Recommendations 2, 3, 4, 6, 8, 9, 11 and 12 reflect the above principles.

33 However, there are also additional opportunities associated with new forms of accommodation, particularly for seasonal workers (pursuant to the Seasonal and Temporary Worker Accommodation (Draft) Guideline August 2023) (Recommendation

[21] https://www.griffith.nsw.gov.au/griffin-green-affordable-housing-project (accessed 19 August 2024).

5) as well as once-in-a-generation scale opportunities for Griffith to redesign and redefine its central business district (if the railway freight hub is relocated) (Recommendation 10). There are also challenges, including in relation to funding (Recommendations 7, 15) land-banking (Recommendation 13) and in continuing to ensure that Council's development approval processes remain fit-for-purpose (Recommendation 14).

Conclusion and next steps

34 It is essential to the social and economic growth of Griffith that the supply of housing be increased. To that end, the Taskforce requests that Council:

a) Adopt the Recommendations in this report; and
b) Publicly report on the progress of implementing the Recommendations in this report on a six-monthly basis.

35 This report will also be distributed to participants in the Forum for comment.

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Annexure 1 – Summary of Recommendations

Housing Strategy

1 That Council procure the preparation of a further housing strategy, to update the Housing Strategy 2019.

Planning controls

2 That Council endorse the Draft Griffith Residential Development Control Plan (**Draft DCP**) currently on exhibition,[22] particularly those amendments that would increase in the supply of medium-density housing (and noting that the Taskforce will provide a separate submission to Council regarding the draft amendments, during the consultation period).

3 That the Draft DCP be amended to enable 50 percent of dwellings to be medium-density in new subdivisions (where appropriate, with consideration of associated planning constraints including adequacy of services, adjacent zoning etc).

4 That Council consider the further introduction of areas zoned for high-density residential development.

5 That Council advocate for the approval of the Seasonal and Temporary Worker Accommodation (Draft) Guideline August 2023, and prepare a draft policy in anticipation of its approval, to enable prompt adoption and uptake by local businesses.

Incentives

6 Subject to completion of the consultation period at Recommendation 11 below, that Council adopt a policy for tiny houses where constructed as the primary / sole dwelling on a residential lot, to:

a) Reduce contributions under section 64 of the *Local Government Act 1993* (NSW) based on the likelihood of lower waste load;
b) Waiving contributions under section 64 of the *Local Government Act 1993* (NSW) where the tiny house is 'off-grid', i.e. has on-site waste treatment.

Investment in enabling infrastructure

7 That Council investigate opportunities to obtain funding for enabling infrastructure pursuant to the NSW Government's Accelerated Infrastructure Fund.[23]

[22] https://www.griffith.nsw.gov.au/on-exhibition/amended-draft-griffith-residential-development-control-plan (accessed 19 August 2024).
[23] https://www.planning.nsw.gov.au/plans-for-your-area/infrastructure-funding/accelerated-infrastructure-fund (accessed 18 August 2024).

Partnering on projects

8 That Council consider opportunities to undertake medium-density affordable housing projects on Crown land, at:

a) Bromfield Street, in conjunction with a CHP (see map at **Annexure 5**); and
b) Kookora Street, in conjunction with the Murrumbidgee Local Health District (see map at **Annexure 5**); and
c) Other sites, in conjunction with the Griffith Local Aboriginal Land Council.

9 That Council consider opportunities to redevelop underutilised social housing in the Pioneer area (see map at **Annexure 5**) in conjunction with Homes NSW and a CHP, to subdivide the existing lots to provide for more social and affordable housing, potentially with the use of modular / pre-fabricated homes.

Major projects

10 That Council maintain a watching brief on the potential for the freight hub on Railway Street to be moved to the Intermodal Rail Hub at Wumbulgal (see map at **Annexure 5**), and subsequent sale of the land on which the freight hub is situated, to enable a master-planned precinct including residential, commercial and community uses.

Secondary dwellings and tiny homes

11 That the Council adopt a policy similar to that in place in Surf Coast Council (Victoria), by:

a) Undertaking an audit identifying appropriately zoned and sized land on which secondary dwellings and tiny homes could be located;
b) Establishing a temporary policy enabling secondary dwellings and tiny homes to be constructed without development consent or with simplified requirements (to the extent permitted under NSW planning laws);
c) Holding a two-year pilot in which development of secondary dwellings and tiny homes pursuant to the temporary policy is encouraged; and
d) Following the two-year pilot, undertaking a review of the temporary policy, including consideration whether it should be made permanent.

12 That Council publish information to clarify the existing planning processes for secondary dwellings and tiny homes, and to promote the existing financial incentives available in relation to waiver of contributions under section 64 of the *Local Government Act 1993* (NSW).

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Land banking

13 That Council approach the NSW Government to advocate for a 'Land Zone Pipe Line', such that land which was zoned residential but not developed within two years be zoned as 'postponed residential land', to enable further sites to be zoned as residential and actively developed.

Development approval processes

14 That Council undertake a review of its Directorate of Sustainable Development, to review current development approval processes, including a comparison of benchmark and actual data on development approval timeframes.

Funding opportunities

15 That Council investigate opportunities to obtain funding for affordable housing and enabling infrastructure pursuant to:

a) The NSW Government's Accelerated Infrastructure Fund (see also Recommendation 7);
b) The Federal Government's Housing Support Program;[24]
c) The Federal Government's Housing Australia Future Fund;[25]
d) The Federal Government's Sustainable Communities Program[26]

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[24] https://www.infrastructure.gov.au/territories-regions-cities/cities/housing-support-program (accessed 18 August 2024).
[25] https://www.finance.gov.au/government/australian-government-investment-funds/housing-australia-future-fund (accessed 18 August 2024).
[26] https://www.dcceew.gov.au/water/policy/programs/open/sustainable-communities (accessed 19 August 2024).

Annexure 2 – Summary of issues raised at Forum

Social and economic impacts

1 The experience of employers, some of which described how they had purchased housing or were considering developing it, in order to provide accommodation to employees;
2 The impacts of the housing affordability crisis on homelessness, with local homelessness service providers experiencing a spike in demand;
3 Concerns about overcrowding of houses, particularly those homing migrant workers; and
4 Financial constraints on developments.

Planning controls and financial incentives

5 The need to promote existing incentives, including:
   a) Council's policy of enabling developers to defer payment of contributions under section 64 of the *Local Government Act 1993* (NSW) and section 7.12 of the *Environmental Planning and Assessment Act 1979* (NSW);
   b) Council's policy of waiving contributions under section 64 of the *Local Government Act 1993* (NSW) for secondary dwellings;
6 The need for more clarity about how planning controls in relation to secondary dwellings and tiny homes;
7 Concerns with the functionality of the NSW Planning Portal;
8 The need for greater flexibility in relation to planning controls under the Griffith Residential Development Control Plan;
9 Opportunities in relation to the Seasonal and Temporary Worker Accommodation (Draft) Guideline August 2023, if approved;
10 Opportunities in relation to boarding houses / guest homes; and
11 Concerns regarding land banking.

Local government and CHP partnerships

12 Opportunities and challenges when attempting to develop Crown Land;
13 Opportunities for partnerships between Council with CHPs and Homes NSW to undertake affordable housing projects; and
14 Funding opportunities, including under the Federal government's $300 million compensation package for communities affected by water buybacks, and via the Housing Australia Future Fund.

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Annexure 3 – GYDE Report

Community awareness raising / engaging with industry	(unticked in GYDE report): To be addressed via mapping exercise / forum in April 2024
Putting strategic planning into action	(ticked in GYDE Report): Noted that grant application made by Council to updated Griffith Housing Strategy 2019, query whether update on implementation to be provided
Financial incentives for development	(ticked in GYDE Report): Noted that Council provides incentives through: a) deferred developer contributions under section 7.12 of the *Environmental Planning and Assessment Action Act 1979* (NSW); b) rebates for affordable housing projects; and c) incentives and in relation to secondary dwellings (see below).
Investigation of infrastructure capacity and requirements	(unticked in GYDE Report): Noted that Council had improved investigation of infrastructure capacity and requirements and currently performed well in doing so
Incentives for secondary dwellings	(ticked in GYDE Report): Noted that incentives provided by waiving section 64 of the *Local Government Act 1993* (NSW), which would be publicised in a publication being prepared by Council (see below)
Boosting visitor accommodation capacity	(unticked in GYDE Report); Noted that this was difficult to influence, and that visitor accommodation constraints were typically on weekends
Acting as residential developer and/or landlord	(unticked in GYDE Report): Noted that it was unlikely that Council would fill this role, given that there were a number of local developers able to do so. Noted that Council had partnered with Community Housing Providers in affordable housing projects (see below)
Partnering with Community Housing Providers	(ticked in GYDE Report): Noted that Council had partnered with Argyle Housing to deliver the Griffin Green affordable housing project. It was also noted that Council was working with Crown Lands to secure land to develop into further affordable housing

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	projects, in relation to which Council sought the support of Chamber and the Member for Murray (see below)
Partnering with not-for-profits / LALCs	(unticked in GYDE Report): Noted that Council had not partnered with the Griffith Aboriginal Lands Council but that there were opportunities to do so, particularly given that the Lands Council had successfully gained title to a large amount of residential zoned land in Collina
Tackling land banking	(unticked in GYDE Report): Noted that this was a very difficult issue, but that there was a potential policy solution / pilot programme which Council would be willing to support (see motion below)

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Annexure 4 – Housing Strategy 2019 – Status update

Strategy No:	Details	Progress
1	Ensuring that there is a clear planning framework for the development of the Housing Strategy, including defensible definitions, benchmarks and targets, and evidence-based mechanisms for transparency and accountability, and monitoring progress of the Strategy over time.	Griffith Residential Development Control Plan adopted August 2020. Revision of DCP reported to Council 13 August 2024.
2	Actively seeking to facilitate an increased supply of lower cost and affordable housing types (one and two bedroom strata dwellings and New Generation Boarding Houses) through the market in well-located areas. This mainly involves ensuring that there are no unnecessary impediments in local planning instruments to the creation of such dwellings, and requires some fundamental changes to existing planning controls. Removing impediments to the development of small lot housing and Multi dwelling housing in Greenfield areas will also be important in meeting projected need, noting that there is likely to be sufficient zoned land in Collina Precinct and Lake Wyangan to accommodate the projected demand for family dwellings whilst also incorporating increased housing diversity.	Griffith Residential Development Control Plan adopted August 2020. Revision of DCP reported to Council 13 August 2024. Lake Wyangan Master Plan adopted 2023. This development will yield approx. 1,600 residential lots. Section 7.11 Development Contributions Plan adopted October 2023
3	The direct creation of affordable housing for very low and low income renters, and for some low income purchasers, through partnerships on land owned by Council and other public authorities. This includes as part of well-located multi-tenure developments, affordable seniors housing, selective redevelopment of older public housing stock to better meet projected need, and a demonstration	Griffin Green Affordable Housing project completed June 2024. 20 Town Houses and 42 fully serviced lots. Houses and services lots ownership will be transferred to Argyle Housing Sept/Oct 2024.

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	affordable MHE project for low income workers and families. The preferred partner would be a registered Community Housing Provider with a strong track-record in development and management of affordable housing and a local presence, as this is likely to increase yield and decrease risk for Council. Other strategies are also likely to have some effect on increasing access to affordable and lower cost housing. These include:	Griffith City Council donated vacant land on Cnr. Wakaden and Crossing Streets to Argyle Housing in 2019. 4 x 2 bedroom affordable Housing Units under construction. Due for completion September 2024.
4	Seeking to facilitate market delivery of lower cost and affordable housing types such as long-term accommodation in Manufactured Housing Estates and New Generation Boarding Houses through promotion of opportunities for this form of development, production of guidelines and educational materials, demonstrations projects and identification of potential sites.	Manufactured Housing Estate (Over 50's) DA approved by Council in Citrus Road, Griffith. Griffith Hill Lifestyle Estate Stage 1 currently under construction as at August 2024.
5	Advocating to State Government for an increase in social housing and Specialist Housing Services funding in recognition of below average provision of such accommodation and growing need Page 10 of 31 Griffith Housing Strategy 2019	GCC advocating to NSW Government for social and affordable housing renewal proposal at Pioneer Estate Griffith. GCC advocating to NSW Government for vesting of vacant Crown Land in Griffith (Bromfield Street and Kookora Street) for construction of affordable housing.

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6	Seeking to engage large local employers in a demonstration project to increase medium to long term rental accommodation (e.g. through participating in good quality, affordable MHE and/or New Generation Boarding House projects);	GCC approved a New Generation Boarding Housing DA 2021 – Benerembah Street (68 rooms) GCC approved a New Generation Boarding Housing DA 2022 - Belford Road. (14 rooms)
7	A shared equity pilot project for low income working families on Council and/or private land; and	
8	Providing incentives for the development smaller, low cost strata dwellings close to Griffith town centre through reduced parking controls and changes in planning controls more generally. Other mandatory mechanisms related to value capture, including mandatory affordable housing contributions or inclusionary zoning approaches under the recently amended SEPP 70 (Affordable Housing) are unlikely to be economically feasible in the local housing market context, despite a likely ability to demonstrate 'local housing need' under the SEPP. Likewise, mandating smaller dwellings is likely to create an impost upon development in the local context due to relatively land values. Other incentive based mechanisms like FSR bonuses that also rely on significant land value uplift are also unlikely to be feasible in the local context due to low land values and relatively low rates of value uplift from up/rezoning.	Griffith Residential Development Control Plan adopted August 2020. Revision of DCP reported to Council 13 August 2024. GCC has adopted a concession on Section 7.11 and Sec 7.12 Developer charges where DA complies with NSW Affordable Housing Guidelines. GCC a has adopted a concession on Sec 64 developer charges for secondary dwellings/Granny flats.

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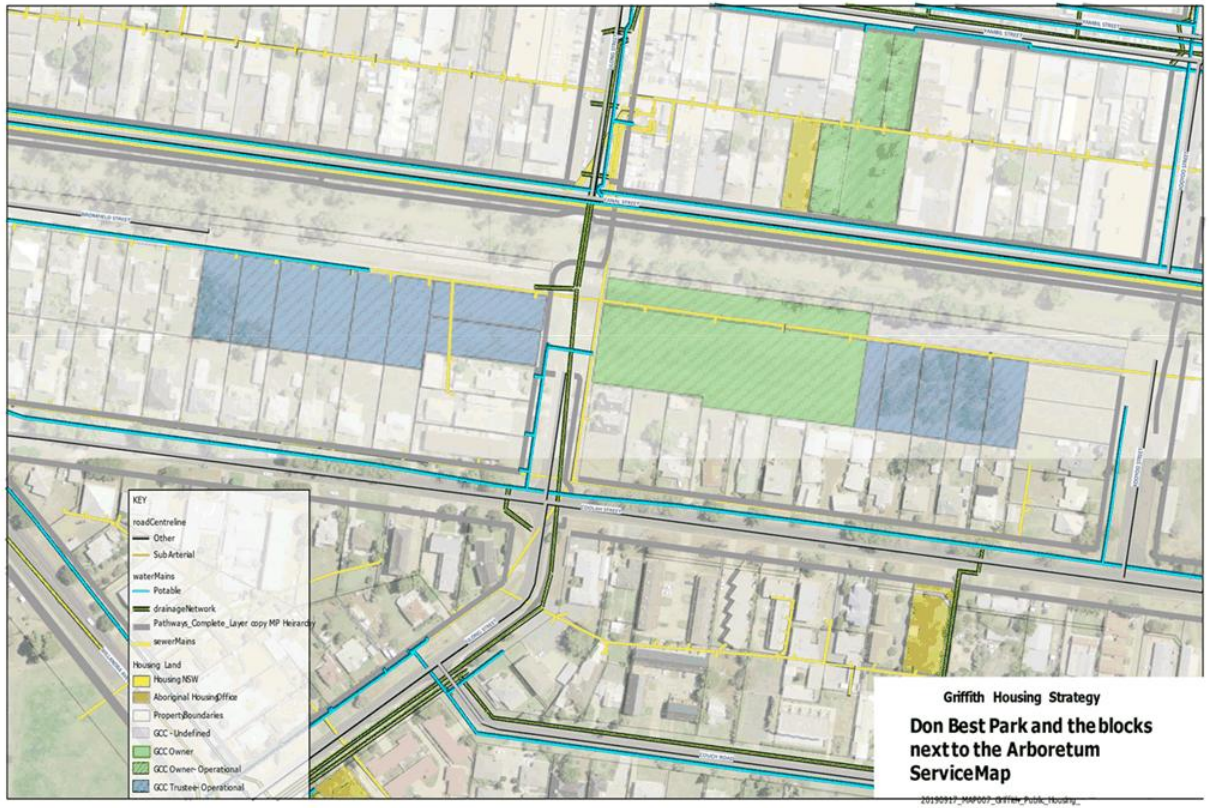
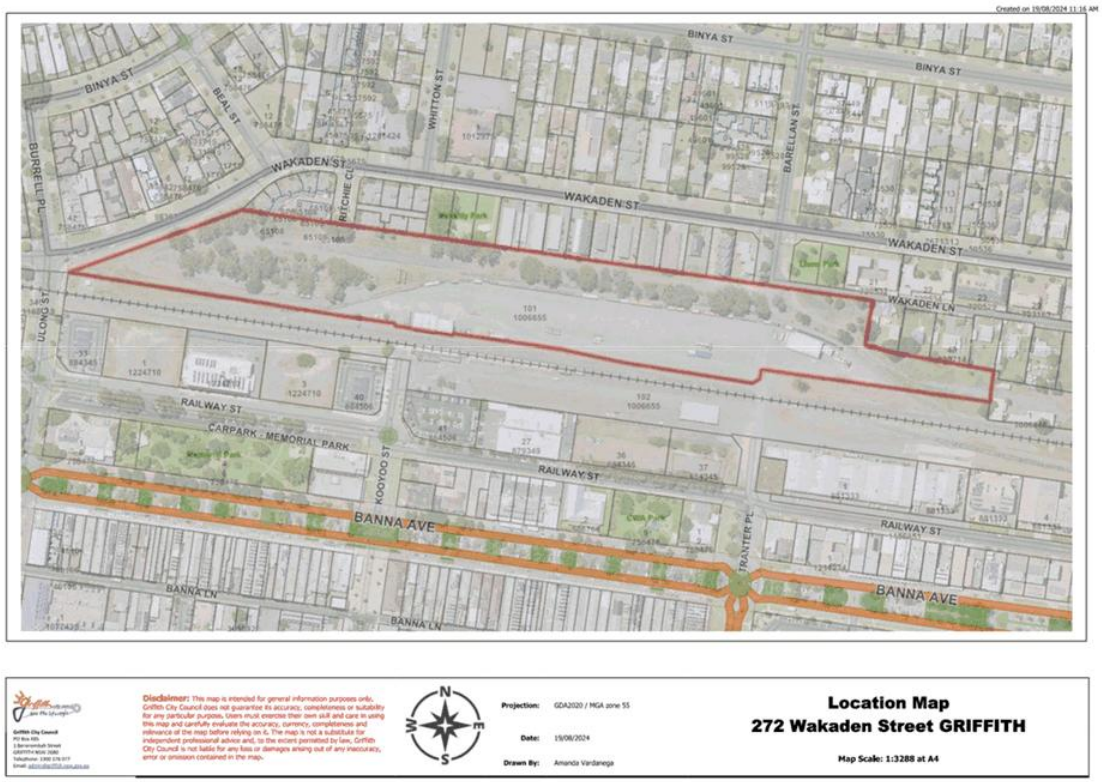
Annexure 5 – Maps

Kookora Street

Bromfield Street



Railway site



GRIFFITH BUSINESS CHAMBER
Our Future is Local

info@griffithbusinesschamber.com.au
www.griffithbusinesschamber.com.au

30 May 2025

NSW Government
Investment NSW

By email: regional.migration@investment.nsw.gov.au.

Dear Madam / Sir

Feasibility study into expansion of Orana DAMA

We refer to the feasibility study into an expanded Designated Area Migration Agreement (**DAMA**). We understand that the NSW Government has proposed that the existing Orana DAMA managed by Regional Development Australia (**RDA**) Orana (including Orana, Central West, Southern Inland, Murray and Riverina RDA areas) be expanded to include all of NSW.

Griffith is the second largest contributor to the Murray-Darling Basin's economy,[i] with an extremely large export-facing agribusiness and manufacturing sector. However, Griffith's growth is currently constrained by a lack of available labour – our local economy is currently beyond full employment, with unemployment at 2.3 percent.[ii] As detailed in the ABC *Four Corners* report, *Left to Rot*, Griffith *'tells you everything you need to know about Australia's worker shortage crisis.'*[iii]

The Griffith Business Chamber strongly opposes the proposed expansion of the existing Orana DAMA, which would further exacerbate workforce shortages in Griffith and regional NSW. If the Orana DAMA is to be expanded, we submit that it should only be expanded to other inland regional areas, such as the Northern Inland RDA area and the Far West RDA area, where similar workforce constraints apply.

By uniformly applying the Orana DAMA to all of NSW, the proposed expansion of the Orana DAMA is contrary to the principles of a designated area migration agreement. DAMAs aer intended to provide for a bespoke skilled migration list reflecting the unique skills shortages faced in a particular geographical area, such as Griffith, rather than those being experienced in coastal urban centres.

DAMAs are also a critical mechanism for regional recruitment, as they leverage key drivers within our immigration system, including by providing:

a) Regional employers with a broader recruitment pool, through exemptions in relation to age limits (55 rather than 45 years of age) English literacy tests and other matters; and

b) Employees with greater incentives to migrate to regional areas, particularly through better pathways to permanent residency.

If the Orana DAMA was expanded to cover all of NSW, it would undermine the comparative advantage provided to regional inland areas such as Griffith when competing for labour, particularly against coastal urban areas which have geographical and economic drivers which naturally attract workers in greater numbers.

For the above reasons, the Griffith Business Chamber submits that the proposed expansion of the Orana DAMA is not feasible, if the intention of the Orana DAMA is to increase the supply of labour to where it is needed most.

Kind regards,

John Nikolic
President
Griffith Business Chamber
president@griffithbusinesschamber.com.au
0413 978 387

[i] Murray-Darling Basin Authority, *Murray Darling Basin Social and Economic Conditions Report 2022*, page 12 (Murray-Darling Basin Social and Economic Conditions report 2022 (mdba.gov.au) https://www.mdba.gov.au/sites/default/files/publications/murray-darling-basin-social-and-economic-conditions-report-2022.pdf accessed 30 May 2025).
[ii] For the December 2024 quarter: id Consulting Pty Ltd (https://economy.id.com.au/griffith/unemployment) (accessed 30 May 2025).
[iii] ABC News, *Left to Rot*, 17 October 2022 (https://www.abc.net.au/news/2022-10-17/worker-shortage-griffith-four-corners/100071304) (accessed 30 May 2025).

GRIFFITH BUSINESS CHAMBER
Our Future is Local
info@griffithbusinesschamber.com.au
www.griffithbusinesschamber.com.au

14 April 2025

Parliament of New South Wales
Legislative Assembly Committee on Investment, Industry and Regional Development
Parliament House
6 Macquarie Street
Sydney NSW 2000

By email: investmentindustry@parliament.nsw.gov.au

Dear Chair

Response to inquiry - Impacts of the Water Amendment (Restoring Our Rivers) Act 2023 on NSW regional communities

This submission is provided by the Griffith Business Chamber (**Chamber**) in response to the inquiry by the Committee on Investment, Industry and Regional Development (**Committee**) into the impacts of the *Water Amendment (Restoring Our Rivers) Act 2023* (Cth) (**Act**) on NSW regional communities (**Inquiry**).

The Chamber commends the Inquiry, which considers one the Federal government's most significant and damaging regional policy interventions over the past term. As detailed below, the Griffith Business Chamber opposes the changes to water management within the Murray-Darling Basin made by the Act, particularly its provision for water recovery via water buybacks.

The impacts of the Act

Following its passage in December 2023, the Act amended the *Water Act 2007* (Cth) (**Water Act**) to:

a) Extend the deadline under the existing Murray-Darling Basin Plan for recovery of 450 gigalitres of water for environmental use, from June 2024 to December 2027;
b) Enable the Commonwealth to purchase water from existing water entitlement holders (water buybacks) in order to provide the additional 450 gigalitres of water for environmental use;
c) Remove the requirement for any recovery of water for environmental use to have a neutral or positive socio-economic impact;
d) Remove the 1,500 gigalitre cap on water buy-backs; and

e) Extend the deadline for States to deliver Sustainable Diversion Limit Adjustment Mechanism (**SDLAM**) water saving projects, from June 2024 to December 2026.

The Act's removal of the requirement that any buybacks have a neutral or positive socio-economic impact, sent a clear signal that such recovery would in fact have negative impacts, which Griffith – as a planned irrigation area – is particularly vulnerable to.

Griffith's local government area

Griffith is situated in one of Australia's largest planned irrigation areas, the Murrumbidgee Irrigation Area (**MIA**). The MIA was established in 1912, to 'drought-proof' food production. Today, with more than 100 years of investment in infrastructure and irrigation know-how, the MIA is one of the most efficient and transparent irrigation schemes in the nation.

Despite early difficulties (only 30 percent of original settlers remained on-farm by 1926, after the first waters flowed into Yanco in 1912) the Griffith local government area is today the second-largest contributor to the Murray-Darling Basin's economy,[1] with an extremely large export-facing agribusiness and manufacturing sector. Griffith is also a bustling city of approximately 26,000 residents and one of the most multicultural areas in New South Wales outside of Western Sydney. Without irrigation, Griffith, and its proud contribution to our economy and cultural diversity, would not exist.

Griffith's vulnerability to water buybacks

Griffith is particularly vulnerable to water buy-backs. As detailed in the report prepared by Australian Bureau of Agricultural and Resource Economics and Sciences (**ABARES**) into the vulnerability of different regions to water recovery via water buybacks,[2] Griffith has a:

a) Sensitivity of between 0.71 (the second-highest band of sensitivity);

b) Relative community adaptive capacity of 0.26 (within the second lowest band of adaptive capacity); and

c) Relative community vulnerability of 0.72 (the second-highest band of vulnerability).

Given the Griffith's relative vulnerability, the Chamber is gravely concerned about the potential impact of water recovery by way of water buy-backs. Recovery of water via buybacks permanently removes that water from consumptive use. This not only impacts farmers – it also impacts local businesses and communities, eroding food security and regional ways of being. This is a matter of historical experience – previous water buybacks

[1] 2022, *Murray Darling Basin Social and Economic Conditions Report 2022*, AITHER, page 12: https://www.mdba.gov.au/sites/default/files/publications/murray-darling-basin-social-and-economic-conditions-report-2022.pdf (accessed 7 April 2024).
[2] June 2024, *Baseline relative community vulnerability and adaptive capacity – Murray-Darling Basin – a focus on irrigation in agriculture*, ABARES: https://daff.ent.sirsidynix.net.au/client/en_AU/search/asset/1035821/0 (accessed 7 April 2025).

which occurred in Griffith in 2015, led to marked decreases in property prices, as residents left town (see **enclosed** data from Economy ID).

Alternatives to water buy-backs

Water buy-backs cannot increase the available amount of water in the Murray-Darling Basin – only sustainability projects can. The Chamber submits that the Murray-Darling Basin Plan has not been delivered due to the failure of the States and the Commonwealth to implement water saving projects, including infrastructure investments, better measurement and accountability measures, and removal of constraints. That is why the Federal government has now turned to water buybacks, despite their impacts on regional communities. Basin communities should not be punished for the failures which were not of their making.

The Chamber endorses the New South Wales Government's *Alternatives to Water Buybacks Plan*.[3] Instead of water buybacks, resources should be directed to those initiatives which can increase our capacity to manage our rivers and enhance the available amount of water, including through infrastructure investments, better measurement and accountability measures, removal of constraints etc.

In particular, the Chamber submits that State and the Federal government (including through the Murray-Darling Basin Authority – **MDBA**) must vigorously pursue opportunities to achieve sustainable allocation of water through Sustainable Diversion Limit Adjustment Mechanism (**SDLAM**) projects.

Of particular importance is the Enhanced Environmental Water Delivery (**EEWD**) project, which would enable the Commonwealth Environmental Water Holder to synchronise the release of held environmental water with increases in natural flows caused by rainfall. By accounting for increased natural flows, opportunities can be created for the release of smaller volumes of held environmental water, enabling that water to become available for alternative, consumptive uses.

The Chamber submits that the States must be adequately resourced and measured in relation to the delivery of SDLAM projects, in particular the EEWD project, for which they should be given clear KPIs and required to provide regular reporting.

Murray-Darling Basin Plan review and effective allocation of water

Buy-backs are an inappropriate mechanism by which to manage the precious resource of fresh water running though our rivers. Buy-backs mean that water allocation is dictated by the caprice of the market – farmers sell their water due to fluctuating and temporary economic conditions. That is not how we should run our rivers.

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[3] February 2024, *Alternatives to Water Buybacks Plan*, New South Wales Government, Department of Climate Change, Energy, the Environment and Water; https://water.dpie.nsw.gov.au/our-work/plans-and-strategies/alternatives-to-water-buybacks-plan (accessed 12 April 2025).

Allocation of water should instead be based on long-term considerations about *effective* consumptive water use. The Chamber submits that those areas which use water most effectively (i.e. in the most transparent, efficient and productive manner) such as the MIA, should be protected in the allocation of consumptive water rights. To ensure that Griffith has the capacity to continue to deliver drought-proof food production, it is essential that its allocation of water is secure.

It is also critical to consider the effectiveness of environmental water, i.e. its capacity to deliver enhanced environmental outcomes, including water quality, biodiversity etc (which form part of the MDBA's River Condition Index – **RDI**). The MDBA is currently undertaking a review of the Murray-Darling Basin Plan, which is due to be completed by the end of 2026. In its *Early Insights Paper*, the MDBA observed that it was time to move beyond a '*just add water*' mentality when managing the Basin. In particular, the MDBA '*recognise*[d] *that Basin-scale environmental outcomes cannot be sustained without taking an integrated perspective*', which would require among other matters '*effectively managing water quality not just quantity*'.[4]

The Chamber agrees. Just adding water, through very significant Commonwealth investment in water buybacks, will not only have negative socio-economic impacts, it also fails to achieve (in relation the cost incurred) proportionate environmental benefits. Instead of purchasing water from the consumptive pool, State and Federal governments should instead invest in better coordination between river operators and environmental water holders, and dedicated water quality programs (such as release of the carp virus under the National Carp Control Plan).[5]

The proposed further recovery of water through buybacks under the Act is at odds with the early insights of the Murray-Darling Basin Plan review. The Chamber submits that further buybacks should not be considered until government has had the benefit of considering the MDBA's holistic recommendations in relation the Murray-Darling Basin Plan, and how environmental outcomes may be achieved without buybacks.

Conclusion

The Chamber opposed the Act prior to its introduction and continues to oppose it. The Chamber submits that the capacity for the Federal Government to recover water for environmental use via water buybacks (at Part 2AA of the Water Act) must be repealed.

[4] 3 October 2024, *Early Insights Paper*, MDBA; https://www.mdba.gov.au/publications-and-data/publications/early-insights-paper-publication-basin-plan-review (accessed 12 April 2025).
[5] September 2022, submitted to Australian Government, Department of Agriculture, Fisheries and Forestry, *National Carp Control Plan*; https://www.agriculture.gov.au/sites/default/files/documents/national-carp-control-plan.pdf (accessed 13 April 2025); see also https://www.agriculture.gov.au/biosecurity-trade/pests-diseases-weeds/pest-animals-and-weeds/carp-biological-control-plan (accessed 13 April 2025).

The Chamber recognises that the NSW Government is constrained in terms of the extent to which it can oppose water buybacks. Nonetheless, it considers that there are real steps it can take to prevent them from being further pursued.

The Chamber submits that the NSW Government should:

a) Advocate for the repeal of the mechanism of water buybacks from Part 2AA of the Water Act;
b) In the absence of a repeal of the mechanism of water buybacks, advocate against further water buybacks until the Murray-Darling Basin Plan has been reviewed, and SDLAM projects have been implemented; and
c) Ensure, in concert with environmental water holders and other State governments, that appropriate rules are in place for effective use of environmental water;
d) Ensure, in concert with the Federal Government, that alternative water recovery projects, such as sustainability and SDLAM projects (in particular the EEWD project) and water quality projects, are appropriately funded and managed to ensure their delivery.

The Chamber also considers that the Inquiry should attend Griffith, in order to hold hearings directly with affected farmers, business owners and community members.

We may not be able to save 450 gigalitres in a single project, but we may be able to save one gigalitre 450 different ways. We must continue to experiment and invest in know-how and innovation, not in zero-sum transfers of water from consumptive use to environmental use. Otherwise, regional development will be permanently and unnecessarily diminished, along with our collective food security.

Kind regards,

John Nikolic
President
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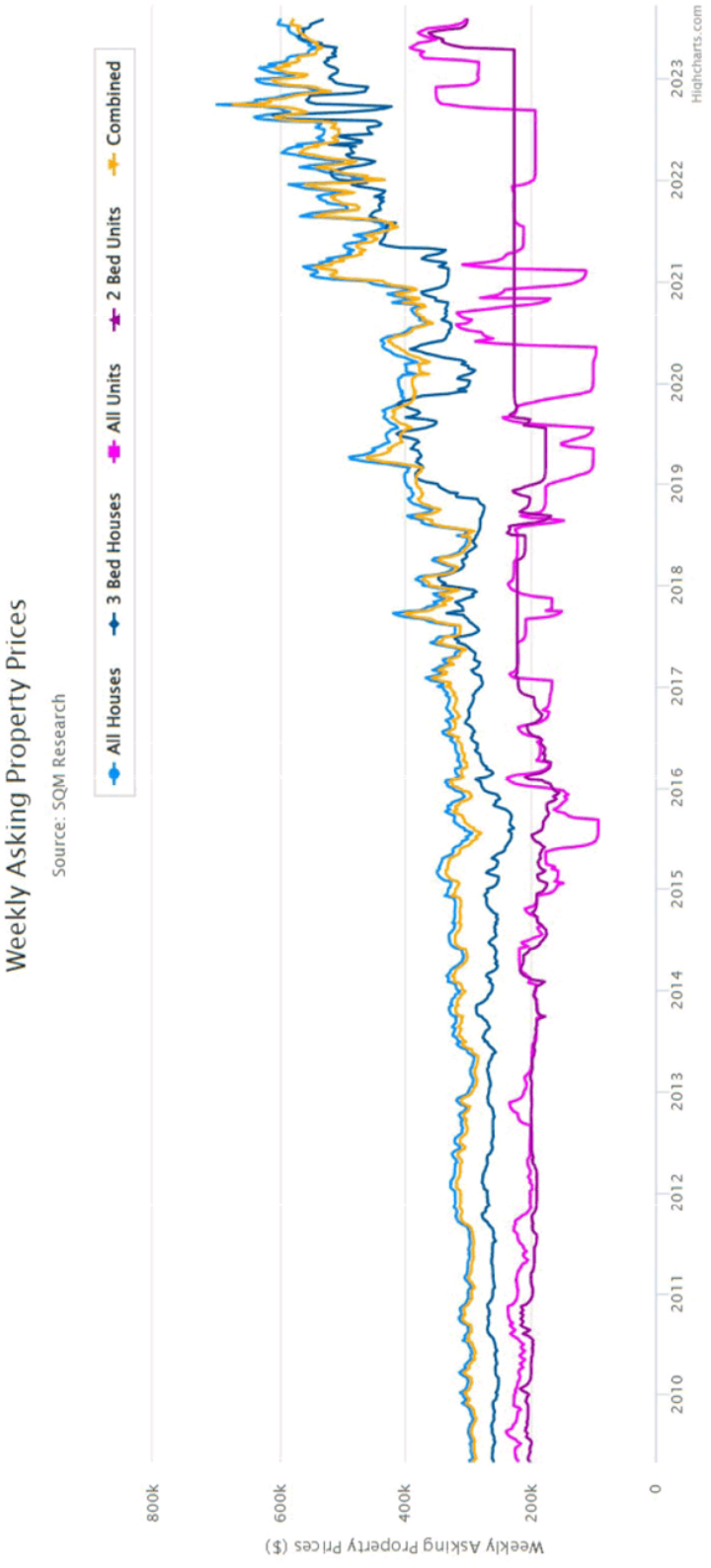
House price rises since 2020

WEEKLY ASKING PROPERTY PRICES

POSTCODE 2680



PSA CONSULTING

Griffith Housing Strategy 2025

Final

IMAGE: https://visitgriffith.com.au/maps-and-guides/maps/

10 November 2025

griffith city council

LAND USE PLANNING | DEVELOPMENT APPROVALS | TRANSPORT PLANNING | TRAFFIC ENGINEERING | PROGAM MANAGEMENT | INFRASTRUCTURE

DOCUMENT CONTROL

Document: Project Name: Griffith Housing Strategy 2025
PSA Job Number: 1808
Report Name: Final

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REVISION HISTORY

VERSION	DATE	DETAILS	AUTHOR	AUTHORISATION
6	10 November 2025	FINAL	Tammy Joynson/Lisa Murphy	Kate Burke

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EXECUTIVE SUMMARY

Griffith is growing, and so is the need for more homes.

The city has a strong supply of zoned and master planned land ready now for more than 2,560 new homes. This includes over 1,700 lots in the growth areas of Collina, Hanwood, Lake Wyangan, and Yenda that can be developed for either single homes or multiple dwellings per lot. There is also significant potential for higher-density development, particularly within recently rezoned medium-density and mixed-use areas around the Griffith CBD.

But despite this capacity, housing delivery is not keeping pace with demand. Delays in construction, high development costs, infrastructure constraints, and inefficiencies in the NSW planning system to achieve Local Environmental Plan (LEP) amendments and rezonings are slowing supply. These issues are contributing to a persistent shortage of homes, pushing up prices and rents, and making it harder for residents – particularly renters, essential workers, and low-income households – to find affordable homes. The shortfall is also affecting local businesses, as a lack of worker accommodation limits the ability to grow and support key industries.

There's also a growing mismatch between the homes available and the needs of the changing population. Many smaller households, older residents, and younger people looking to buy their first home are struggling to find options beyond large, detached houses. This lack of housing diversity is reducing affordability, leading to underused homes, and limiting opportunities for people to downsize or age in place.

Affordability remains a major challenge. Low vacancy rates and rising prices are pushing more households into housing stress – especially renters and those on lower incomes. Demand for social and affordable housing is growing, and homelessness is becoming more visible. At the same time, young people and first-home buyers are being priced out of the market, and key workers are finding it harder to live near their jobs.

The Griffith Local Housing Strategy 2025 responds to these challenges through four key priorities:

- **Increase housing supply and affordability** – Unlocking development-ready land, reducing barriers to delivery, and supporting medium-density and lower-cost housing to improve affordability and meet demand.
- **Expand housing choices to meet diverse needs** – Encouraging a broader range of housing types – including multi-dwellings such as dual occupancies and apartments, secondary dwellings such as granny flats, and moveable dwellings such as tiny homes and manufactured homes – to reflect changing demographics and lifestyles.
- **Support housing for workers and economic growth** – Delivering innovative, flexible, and affordable accommodation solutions for seasonal, temporary, and essential workers to support local industries and workforce retention.
- **Encourage well-located, well-designed, and locally appropriate housing** – Focusing growth in designated areas, promoting sustainable development, and ensuring housing is resilient, liveable, and aligned with Griffith's regional character.

Implementation Plan

To address these housing challenges and deliver on the key priorities, a range of actions have been identified and grouped under six key mechanisms: strategic planning and policy development, planning controls, incentives, partnerships, advocacy, and community awareness. Key short-term initiatives include:

- **Advocating for better housing outcomes** – Advocate for state and federal government support to unlock development opportunities, improve infrastructure delivery, streamline planning processes, and increase investment in social and affordable housing, including:
    - Allowing greater delegation of LEP amendment powers to local councils, reducing reliance on the full Planning Proposal process.
    - Enabling councils to act as the local plan-making authority for a broader range of proposals that deliver housing supply and diversity outcomes.

- Streamlining the Planning Proposal process to avoid unnecessary delays.

- **Improving planning flexibility** – Progress LEP amendments to enable more diverse and affordable housing, including:
  - Allowing lot size averaging in residential zones.
  - Reducing minimum lot sizes for dual occupancies and multi-dwelling housing.
  - Increasing the maximum size of secondary dwellings.
  - Allowing temporary use of land for moveable dwellings for workers accommodation in suitable areas.
- **Accelerating growth area and CBD planning** – Finalise and implement master plans for Yenda, Hanwood, Collina, Wakaden Street (former Pacific National land and surrounding), and Banna Avenue (former SunRice land and surrounding) to align land use with infrastructure, enable priority housing, and support compact, well-located development.
- **Piloting housing innovation** – Develop and implement pilot programs for:
  - Granny flats and tiny homes as long-term rentals.
  - Manufactured housing estates on Council or private land.
  - Shared equity housing models for low-income working families.
- **Encouraging and facilitating affordable worker accommodation** – Work with local employers and housing providers to pilot new accommodation models for seasonal and essential workers, including manufactured homes and employer-sponsored rental schemes.
- **Partnering for social and affordable housing delivery** – Explore partnerships for the renewal of Griffith Pioneer Estate and the use of Crown Land for new affordable housing projects.
- **Raising community awareness and engagement** – Launch education campaigns and forums to inform the community about housing challenges, promote diverse housing types, and build support for future development.
- **Streamlining development processes** – Review and benchmark current development assessment timeframes to identify delays and improve efficiency across the planning system.

Peer Review of Further Submission

Prior to Council endorsement of the Housing Strategy, a further submission dated 26 August 2025 was received outside the public notification period, relating to a Planning Proposal for land at Leonard Road in Hanwood. This further submission was supported by attaching the original submission received during the public notification period (which also related to the Planning Proposal), which included the Need and Demand Assessment report prepared by REMPLAN dated November 2024 (prior to public exhibition of the Housing Strategy). A subsequent Griffith Housing Needs Addendum Report prepared in support of the Planning Proposal by GYDE Consulting dated 22 September 2025, was also provided for Council's consideration.

A peer review of these documents was undertaken to consider the points raised and any required changes to the Housing Strategy (refer to **Appendix 6**). This included review of updated population forecasts, suggested building approvals to building completion conversion rates, unmet demand, and the years of available land supply in the Griffith LGA.

The review has resulted in a minor change to the Housing Strategy, reducing the number of lots in Tier 5 land by 618 lots to reflect the Collina Growth Area being identified as low-density residential in the Local Strategic Planning Statement 2020. The review has confirmed that there is a 20-year supply of residential land available in the Griffith LGA, even when considering a higher growth outlook and adjusting for a potential undersupply of dwellings.

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LIST OF ACRONYMS

CBD	Central Business District
CSP	Community Strategic Plan
DCP	Development Control Plan
GELS	Griffith Employment Lands Strategy
LGA	Local Government Area
LEP	Local Environmental Plan
LSPS	Local Strategic Planning Statement
NDIS	National Disability Insurance Scheme
NSW	New South Wales
SEPP	State Environmental Planning Policy

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1. INTRODUCTION

1.1 Griffith's housing challenge

Griffith, like much of regional New South Wales, is currently facing a housing crisis. The demand for affordable housing, diverse housing options, and more accessible rental opportunities within the Local Government Area (LGA) is at an all-time high. This constrained housing supply is creating widespread ripple effects, affecting key economic factors such as workforce recruitment and retention while intensifying mortgage and rental stress for already struggling households.

The need to balance housing supply and demand while preserving the agricultural integrity that underpins Griffith's economy has never been more pressing. Equally important is maintaining the unique character and lifestyle that make Griffith a desirable place to live. In response to shifting population projections, emerging housing challenges, and evolving demand, Griffith City Council (Council) has developed this local housing strategy. Building on the foundations of the 2019 Griffith Housing Strategy, this local housing strategy aims to address current issues and provide clear direction for the future of housing supply within the Griffith LGA.

1.2 About this local housing strategy

Local housing strategies outline the approach a council takes to meet its housing objectives. Developed in line with the Department of Planning, Housing and Infrastructure's Local Housing Strategy Guideline, these strategies are informed by evidence-based research and robust community engagement. This ensures councils can consider the housing needs of their local government area in a comprehensive and integrated manner. They provide a clear framework for determining where and how housing should be delivered to effectively address these needs.

The Griffith Local Housing Strategy 2025 builds upon the foundation established by the Griffith Housing Strategy 2019, incorporating the insights from earlier strategic plans, policies, and an extensive community consultation process. This new local housing strategy seeks to further refine and strengthen Council's approach to housing, responding to evolving challenges and emerging needs.

The housing system is multifaceted, involving a wide range of stakeholders and influenced by diverse social, environmental, and economic factors. This complexity means there are no simple solutions or quick fixes. Governments at all levels have faced significant challenges in addressing housing diversity and supply, particularly when it comes to improving housing affordability. Despite these constraints, local governments have a critical role to play in shaping housing outcomes. Council responsibilities include:

- Ensuring the availability of suitably zoned land for housing development and investing in necessary housing infrastructure;
- Developing, reviewing, and implementing planning controls and policy tools that are responsive to the need for diverse, sustainable, and well-designed housing options;
- Exploring innovative solutions to housing delivery, including investigating new models such as tiny homes, co-housing, and adaptable or intergenerational housing;
- Promoting and pursuing incentives that support the desired housing outcomes for the community; and
- Advocating to state and federal government agencies for changes to macroeconomic policy and increased funding for crucial infrastructure to support growth areas and affordable and social housing solutions.

Through these actions, Council aims to create a housing environment that both meets the needs of all residents and supports the growth of the community, while preserving the unique character of Griffith.

1.3 Griffith's housing needs

To build a sustainable and inclusive housing future for Griffith, several key housing needs must be addressed. These needs have guided the development of this local housing strategy, ensuring the city's housing supply remains responsive and adaptable to the changing needs of its growing community. The goal is to create housing that supports all Griffith residents, both now and into the future.

Housing for a growing population

Griffith's population is projected to reach around 34,500 by 2046 – an increase of over 7,300 people – growing at an average rate of 1%. This growth is largely driven by net overseas migration and natural increases, with new residents also relocating from other parts of Australia in search of a more affordable and well-connected regional lifestyle. While growth has slowed in recent years, partly due to housing shortages, forecasts indicate a continued upward trend. To keep pace, Griffith will need to provide a diverse and adequate supply of housing to meet the needs of both current residents – including those who are unhoused or seeking more sustainable options – and new arrivals.

Housing for workers and economic growth

A strong economy relies on a stable workforce, yet Griffith is facing a shortage of affordable and suitable housing for workers. While major infrastructure and agricultural projects are generating employment opportunities, the lack of appropriate accommodation – particularly for temporary construction workers, seasonal agricultural workers, and short-term professional staff – makes it difficult to attract and retain the necessary workforce. Providing flexible, fit-for-purpose housing is crucial to support business growth and ensure the region's long-term economic resilience.

Housing for changing demographics

Griffith's population is ageing, with the 70+ age group expected to form a significant share of residents in coming decades. At the same time, household sizes are shrinking, increasing demand for smaller, low-maintenance homes. A broader mix of housing types, including accessible homes for older residents and compact dwellings for small households, is essential to ensure people can remain in the community as their needs change.

More affordable housing

The demand for affordable housing in Griffith continues to grow. Increasing rental and property prices, alongside a limited supply of suitable dwellings, are making it increasingly difficult for low to moderate-income households to access secure and appropriate accommodation. Those most affected include key workers, young people, older residents, and newly arrived migrants. Expanding the supply of affordable housing is critical to promoting social inclusion, supporting a stable workforce, and maintaining the long-term liveability and resilience of the city.

Housing to suit lifestyle needs

Griffith offers a sought-after regional lifestyle, and housing should reflect the diverse needs of residents. This includes larger lots for families, well-connected neighbourhoods with easy access to schools, services, and transport, and sustainable, energy-efficient homes. Providing fit-for-purpose housing that balances growth and liveability will enhance Griffith's appeal as a place to live and work.

Housing to protect industry, agriculture and the environment

Griffith's economic prosperity is built on its strong agricultural industry and rich natural environment. Future housing development must be carefully planned to protect productive land, minimise conflicts between residential, agricultural, and industrial uses, and promote sustainable growth. Strategic land use planning will ensure the region can accommodate a growing population while preserving its economic and environmental strengths.

2. GRIFFITH PROFILE

Griffith is the regional centre of the Western Riverina, a dynamic agricultural region in New South Wales (NSW) known for its diverse and productive industries, including rice, cotton, poultry, almonds, wine grapes, cereals, and food processing. This thriving agricultural sector is supported by strong transport infrastructure and a skilled workforce, with Griffith playing a pivotal role in the state's economy. The region contributes significantly to NSW's $5 billion agricultural production, with its rich land supporting some of Australia's most productive industries.

Griffith is strategically located about 470km west of Sydney and almost 300km north-west of Canberra, covering a land area of 1,640km^2. It is a key connection point for the Riverina Murray region, linking central NSW, Sydney, Canberra, and South Australia. As one of the four major regional cities in the Riverina Murray Basin, Griffith offers essential higher-order services, such as business, retail, arts, culture, and recreation, to smaller settlements across the region.

Home to a population of 27,132 people in 2023, Griffith's influence extends far beyond its urban boundaries, providing critical social and healthcare services to a catchment area of over 50,000 people. The city's youthful and culturally diverse population is one of its defining features, reflecting the region's growing appeal as a place to live and work. With a mix of cosmopolitan offerings, including vibrant arts, fine dining, boutique shopping, and abundant recreational activities, Griffith offers a unique blend of rural charm and urban convenience.

The region's housing demand is driven not only by its growing permanent population but also by temporary and seasonal workforces linked to agriculture and major infrastructure projects. This includes large-scale projects like the Griffith Base Hospital redevelopment, which will provide expanded healthcare services and support the growing demand for housing and accommodation.

Griffith's role as a regional transport hub is vital to its continued growth and economic stability. The city is well-connected by air, rail, and road, and is identified in the NSW Future Transport Strategy as a critical regional node with key transport links to South Australia. This infrastructure is crucial for supporting the region's industries, including agriculture and freight, and enhancing the mobility of Griffith's residents and workers.

Griffith's health and education sectors also contribute to its regional importance. The city is a regional hub for healthcare, with facilities like Griffith Base Hospital, Griffith Community Health Centre, and St Vincent's Private Hospital serving the local community and surrounding areas. The Riverina Murray Regional Plan recognises Griffith as a hub for both health and education, with plans for expanding healthcare precincts and associated services around the hospital sites.

2.1 Urban structure

Griffith's urban structure is shaped by its rich history and strong agricultural roots. Planned in the early 1900s, the city's design was inspired by the 'City Beautiful' and 'Garden City' movements – ideas still visible today in the city centre's unique circular layout and well-planned precincts. The city centre remains the heart of Griffith, home to essential services including the hospital, TAFE, shops, restaurants, and key community facilities.

Griffith's residential areas are mainly located along the edge of the central business district (CBD), with several smaller urban villages surrounding the city. These villages – Beelbangera, Yenda, Yoogali, Hanwood, Bilbul, Lake Wyangan, Nericon, and Tharbogang – combine rural living with small-scale farming and play a key role in supporting the local economy and food production. Outside these established areas, housing is limited due to the region's extensive and highly productive agricultural land, which is vital to both the local and state economies. **Figure 1** shows the layout of Griffith's urban areas and surrounding villages.

Griffith's housing landscape includes a blend of established neighbourhoods, newer developments with smaller lots, and village communities that offer a balance between country living and convenient access to services. This diversity in housing options, from suburban homes to expansive rural properties, continues to attract residents seeking a lifestyle that blends regional charm with modern amenities.

Figure 1: Griffith location and context. Source: PSA Consulting (2025)

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3. PLANNING SYSTEM AND PROCESSES

3.1 Planning framework

Housing in Griffith is shaped by a broader planning framework that operates at the state, regional, and local levels. This local housing strategy aligns with this system to guide future housing growth, ensuring development is well-planned, sustainable, and responsive to community needs.

The planning system has two key components:

- **Statutory planning** – which sets legal requirements for land use and development; and
- **Strategic planning** – which outlines long-term growth directions and informs planning policies and controls.

Together, these elements determine where and what types of housing can be built, balancing certainty for developers with flexibility to respond to changing needs.

At the state and regional level, the local housing strategy aligns with key planning policies, including Section 9.1 Ministerial Directions, State Environmental Planning Policies (SEPPs), and the Riverina Murray Regional Plan 2041, which set long-term priorities for housing and growth.

Locally, the local housing strategy is guided by the Community Strategic Plan and Local Strategic Planning Statement, which define the city's vision and development priorities. It also integrates other local strategies to ensure a coordinated approach to housing, infrastructure, economic growth, sustainability and community wellbeing, and will ultimately inform updates to Griffith's Local Environmental Plan (LEP) and Development Control Plans (DCPs) to ensure planning controls continue to support appropriate housing supply and diversity.

Figure 2 illustrates the hierarchy of planning and policy influences that shape the local housing strategy.

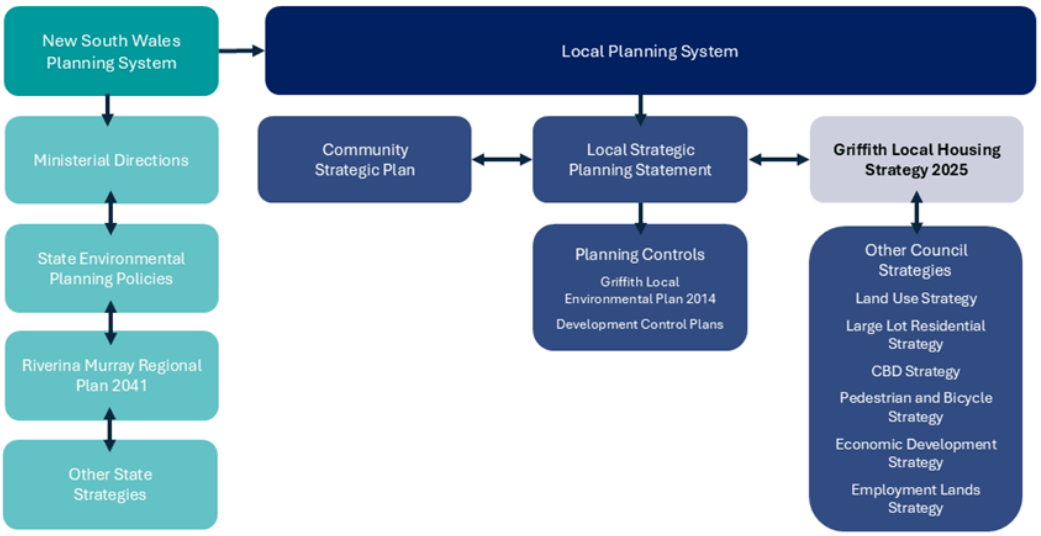

Figure 2: Relationship between state and local planning frameworks. Source: PSA Consulting (2025)

3.2 Housing priorities in state and local policies

The key housing priorities from state and local policies are summarised in **Table 1** and **Table 2** below. These priorities will shape the direction of this local housing strategy to ensure housing in Griffith meets the needs of the community while also supporting the city's broader social and economic goals.

Table 1: State priorities for housing

OVERVIEW	PRIORITIES FOR HOUSING
Section 9.1 Ministerial Directions	
Planning directions issued under *the Environmental Planning and Assessment Act 1979* require councils to ensure planning proposals align with specific principles and objectives. These directions aim to maintain residential density and prevent rezonings that would allow housing in areas with significant constraints, such as high hazard risks, contamination, important conservation areas, or valuable agricultural land.	• A variety and choice of housing types to provide for existing and future housing needs. • Efficient use of existing infrastructure and services, and appropriate access to infrastructure and services. • Minimise the impact of residential development on the environment and resource lands.
State Environmental Planning Policies	
The SEPP framework includes 11 policies, two of which are key to housing delivery, allowing certain developments that may not comply with the LEP. *Housing SEPP* – The Housing SEPP promotes diverse housing supply, including social, affordable, and seniors' housing, while ensuring good amenity. It encourages development in well-serviced areas, minimises environmental impact, and supports designs that enhance local character. *Exempt and Complying Development Codes SEPP* – This SEPP streamlines approvals for developments that meet specific standards and have minimal environmental impact. It allows low-impact projects to proceed without development consent, reducing costs and enabling faster delivery.	• Support diverse and purpose-built rental housing. • Encourage housing for vulnerable groups, including low-income earners, seniors, and people with disabilities. • Promote well-designed housing that offers a good standard of living and fits local character. • Focus housing in areas with existing or planned infrastructure. • Minimise environmental and climate impacts of new development. • Manage short-term rentals to balance benefits with social and environmental impacts. • Protect existing affordable rentals and allow for low-impact housing options.
Riverina Murray Regional Plan 2041	
The *Riverina Murray Regional Plan 2041* outlines the NSW Government's 20-year vision for land use, with a strong focus on housing diversity to meet the needs of older residents, smaller households, seasonal workers, and tourists. Griffith is expected to accommodate significant growth, with the plan identifying Lake Wyangan and Collina as key urban release areas, alongside further housing opportunities in the CBD and urban fringes.	• Ensure housing is diverse, affordable, resilient, and well-supplied. • Focus housing in regional cities and surrounding areas. • Allow appropriate rural residential and short-term accommodation.

Table 2: Local priorities for housing

OVERVIEW	PRIORITIES FOR HOUSING
Community Strategic Plan 2025-2035 – Your Vision Our Future (2025)	
The Community Strategic Plan (CSP) is based on the aspirations, knowledge and values of the Griffith community. The vision of the Community Strategic Plan is: *Griffith is a progressive and inclusive community where our vibrant culture is celebrated and every individual feels valued, safe, and inspired to grow.*	• Support diversity in housing options. • Balance liveability, sustainability and growth.
Local Strategic Planning Statement – Growing Griffith to 2045 (2020)	
The Local Strategic Planning Statement (LSPS) identifies the 25-year vision for Griffith and the strategic planning actions needed to facilitate the achievement of the vision and direct how future growth will occur.	• Increase diverse housing options, urban density and housing affordability. • Revitalise and grow the villages. • Implement the recommendations of the Griffith Housing Strategy 2019.
Griffith Land Use Strategy – Beyond 2030 (2012)	
The Land Use Strategy guides Griffith's land use and spatial development over the next 30 years, supporting Council's decision-making on growth and development. It identifies constraints, hazards, and land capabilities while considering demographic and economic trends to ensure sustainable and well-planned future land release.	• Develop housing to meet community and economic needs. • Manage growth to minimise environmental impacts. • Protect natural and built assets from inappropriate development.
Economic Development Strategy – Evolve Griffith 2021-2025	
The Economic Development Strategy outlines a plan to support local economic growth by retaining businesses and residents, attracting new industries and visitors, and boosting employment. It highlights the need for improved housing availability to sustain growth.	• Promote urban revitalisation, including the development of housing, in the CBD. • Boost the availability of affordable, high-quality low- and medium-cost housing.
Griffith Employment Lands Strategy (2023)	

The Griffith Employment Lands Strategy (GELS) aims to effectively plan and supply employment lands integrated with transport connections and diverse housing options to support sustainable growth in Griffith. With significant contributions from manufacturing, healthcare, and agriculture, the GELS addresses the needs for robust industrial activity and affordable housing, ensuring that residents can live and work in proximity to job opportunities.	• Increase employment through:
	  ○ Enabling diverse and affordable housing;
	  ○ Increasing housing supply in mixed-use settings around the CBD; and
	  ○ Promoting more one- and two-bedroom dwellings in the CBD.

Large Lot Residential – Supply and Demand Analysis and Strategy (2022)	
The Large Lot Residential Strategy assesses the supply and demand for R5-zoned land in Griffith, identifying 10 potential sites for rezoning or lot size adjustments. Developed in response to strong demand for low-density housing, it aims to expand housing choices, improve affordability, and address land use conflicts.	• Attract workers with larger, more affordable homes than in metropolitan areas. • Offer diverse housing options, including large lot residential as an alternative to urban living. • Create buffers between urban areas and small farms with larger lots and landscaping.
Griffith Pedestrian and Bicycle Strategy (2021)	
The Griffith Pedestrian and Bicycle Strategy aims to create a safe, accessible, and connected network for walking and cycling across the city. It focuses on improving connectivity to key areas, enhancing safety, and promoting walking and cycling as sustainable transport options.	• Enhance connectivity to key housing areas through improved footpath and cycleway networks. • Provide safe, accessible transport options to reduce car dependency and support sustainable living.
Griffith CBD Strategy (2015)	
The CBD Strategy seeks to rejuvenate the city centre. It aims to develop an attractive city centre that makes people want to visit more frequently and stay for longer periods of time, allowing businesses greater opportunity.	• Increase residential density and mixed-use development in the CBD to limit greenfield expansion and protect farmland. • Redevelop the former rail freight terminal.
Griffith Local Environmental Plan 2014	
The Griffith LEP is the principal planning instrument that controls land use and development within the Griffith LGA. The LEP outlines permissible residential and complementary land uses, as well as development standards including minimum lot sizes, building heights, and floor space ratios, and additional local provisions.	• Promote business, industrial, rural, and residential uses within or near existing precincts to prevent urban sprawl. • Minimise land use conflicts by creating transition areas between differing land uses. • Protect areas of environmental significance.
Development Control Plan	
Griffith's DCP offers detailed guidelines that support planning controls and land uses under the Griffith LEP. The Residential DCP plays a central role in housing delivery, specifying controls on floor space ratios, height limits, parking, and subdivision. It also sets out requirements for building design, sustainability, privacy, open space, and landscaping across a range of housing types. Various contribution plans require development contributions for essential infrastructure, including water, sewerage, stormwater, and road networks, open spaces, and community amenities.	• Promote affordable housing. • Ensure high standards of residential development. • Provide a diverse of housing opportunities and residential lifestyle choices. • Encourage new developments that are sympathetic to the existing streetscape and neighbourhood character of a particular locality.

4. COUNCIL'S ROLE IN HOUSING

Over the past two decades, Council has proactively addressed land use and housing challenges in Griffith. The focus has been on ensuring sufficient land to support future growth while managing development in an orderly, sustainable way that meets the community's needs. This work has included:

- **Strategic planning and policy development** – implementing long-term planning policies to identify future growth areas and expand residential zones, ensuring effective coordination of land use, infrastructure, and services.
- **Griffith Housing Strategy 2019** – delivering the Griffith Housing Strategy 2019, which outlines strategies to improve housing affordability, diversity, and accessibility.
- **Griffith Worker and Housing Shortage Taskforce** – establishing the Griffith Worker and Housing Shortage Taskforce, a joint initiative between Council and the Griffith Business Chamber, which has identified strategies to address workforce recruitment and retention through increased affordable housing.

Despite these efforts, housing pressures in Griffith have continued to rise. The growing demand for housing has made it increasingly difficult to attract and retain workers, impacting local businesses and hindering economic growth. In response, Council has adapted its approach, refining strategies to ensure Griffith's housing system remains responsive, sustainable, and aligned with future needs.

This local housing strategy builds on previous efforts, incorporating the planning and policy foundations established over the past two decades, along with the recommendations from the Griffith Housing Strategy 2019 and the Griffith Worker and Housing Shortage Taskforce. Where relevant, and informed by updated population forecasts, housing capacity assessments, and emerging socio-economic trends, these recommendations have been integrated into the strategy to ensure continuity and long-term impact.

4.1 History of strategic planning and policy development

Council's strategic planning and policy development have focused on ensuring sufficient land is available to support future growth, including housing, based on population projections. However, providing land alone will not meet housing needs. Therefore, efforts have also been directed towards developing strategies to address the timely delivery of housing that aligns with community needs. This includes amending the Griffith LEP and DCP to ensure planning controls facilitate the provision of affordable and diverse housing. **Table 3** outlines the development and evolution of key plans and their crucial role in responding to housing demand.

Table 3: Timeline of key policy changes

TIMELINE OF KEY POLICY CHANGES		
Year	**Policy document**	**Summary of policy change**
2002	Growth Strategy 2030 (GS2030)	GS2030 was adopted as Griffith's first comprehensive spatial planning strategy, setting out a 30-year vision. Its main focus was identifying key areas for future housing growth and expansion.
2003	Collina Master Plan	The first Collina Master Plan was developed to guide and coordinate growth in the north-western area of Collina.
2013	Griffith Land Use Strategy (GLUS)	In response to updated population projections indicating significant growth, the GLUS expanded the areas identified for development in GS 2030.

2014	Griffith Local Environmental Plan	The Griffith LEP was amended under the state-wide standard instrument LEP program. This saw several areas previously marked for "Investigation" or "General Expansion" rezoned primarily as RU4 – Primary Production Small Lots or identified as Urban Release Areas.
2016	Collina Master Plan	The 2016 Collina Master Plan guides the development of the Urban Release Area identified in the 2014 Griffith LEP amendment.
2019	Griffith Housing Strategy	The 2019 housing strategy was developed to address housing affordability and support local business growth and workforce attraction. A detailed review of zoned land found that no additional residential zoning was needed at the time.
2020	Development Control Plan	The DCP was updated to ease planning controls to encourage greater housing density and diversity, and to introduce developer incentives in line with the Griffith Housing Strategy 2019's recommendations.
2020	Griffith Local Strategic Planning Statement (LSPS)	Population projections for 2033 proved overly optimistic, leading to a revision of growth assumptions in the Griffith LSPS.
2022	Large Lot Residential – Supply and Demand Analysis and Strategy	Uncertainty around large lot residential land supply prompted the development of this strategy, which identified supply gaps and recommended staged land releases based on community feedback and site constraints. The strategy confirmed there was enough land to meet demand for the next 10+ years.
2023	Griffith Health Precinct Master Plan	The Health Precinct Master Plan was developed to provide a coordinated vision to guide future development around Griffith Base Hospital, maximise investment and employment opportunities, support expanded health services, housing, and education, and manage competing land uses within the precinct.
2023	Griffith Local Environmental Plan	The Griffith LEP was amended to align with long-term strategic goals. This included rezonings to enable higher-density and mixed-use development near the CBD, along with the release of additional rural residential lots, in line with the Griffith Housing Strategy 2019 and the Large Lot Residential Strategy.
2024	Report on Strategies to Increase Housing Supply	Following its establishment in November 2023 as a joint initiative between Council and the Griffith Business Chamber, the Griffith Worker and Housing Shortage Taskforce released this report in August 2024. The report outlines practical strategies to boost both the regional workforce and housing supply.
2025	Lake Wyangan Master Plan	This master plan will guide the development of over 1,200 residential lots in the Lake Wyangan growth area, along with public recreation spaces, and the necessary infrastructure including roads, sewerage, and water networks.
2025	Development Control Plan	The DCP was updated to promote higher densities and infill development and align with previous housing initiatives. Key changes included increased floor space ratios, reduced requirements for landscaping and private open space, streamlined design standards for dual occupancies, and provisions for up to 50% of lots in growth areas to accommodate multi-dwelling housing.
2025	Yenda and Hanwood Master Plans	Master plans for the Yenda and Hanwood growth areas, which will coordinate essential infrastructure, are currently under development, with plans set to be released after public exhibition in 2025.

4.2 Griffith Housing Strategy 2019

The first Griffith Housing Strategy, developed in 2019 (see **Appendix 1**), sets out Council's approach to improving housing affordability, diversity, and accessibility across the Griffith LGA. Developed in response to the city's ongoing rental shortage – one of the key constraints on local business growth and workforce attraction – the strategy provides an evidence-based framework tailored to Griffith's unique needs and challenges.

The strategy focuses on generating long-term social and economic benefits by increasing housing supply, encouraging innovation in housing design, and improving access to secure, affordable homes. To achieve this, it identifies three core delivery pathways:

- Establishing a clear planning framework that includes defined targets, benchmarks, and accountability measures to guide implementation and ongoing monitoring;
- Removing planning barriers to support private sector delivery of affordable housing types – such as small strata dwellings and new generation boarding houses – particularly in well-located areas and new residential developments; and
- Delivering affordable housing directly through partnerships with community housing providers on publicly owned land, prioritising very low to low-income renters and select homebuyers.

In addition to these key approaches, the strategy outlines a number of supporting actions to diversify housing supply and respond to local needs. These include:

- Promoting alternative housing models, such as manufactured housing estates, through information resources and site identification;
- Advocating to the NSW Government for increased investment in social housing and support services;
- Partnering with local employers to deliver rental housing that supports workforce retention;
- Exploring a shared equity pilot to assist low-income working families into home ownership; and
- Providing planning incentives to encourage smaller, lower-cost homes close to the Griffith CBD.

Since the strategy's adoption, Council has taken meaningful steps to put these ideas into action. **Table 4** outlines the initiatives delivered to date in response to the Griffith Housing Strategy 2019.

Table 4: Summary of Council responses to the Griffith Housing Strategy 2019

SUMMARY OF COUNCIL RESPONSES TO THE GRIFFITH HOUSING STRATGEY 2019	
Response type	**Summary of response**
Strategic planning and policy development	• **Lake Wyangan Master Plan** – Adopted in 2023, this plan provides a detailed staging plan for the Lake Wyangan growth area. It outlines minimum lot sizes, servicing and drainage requirements, road networks, and land uses, while making use of existing water and sewer infrastructure and supporting the nearby Lake Wyangan School. Aligned with the recommendations of the Griffith Housing Strategy 2019, the plan promotes a mix of lot sizes and housing types to support housing diversity. • Boarding House and Co-living Housing Policy – Adopted in 2025, this policy provides certainty to residents, landlords and tenants regarding the registering, licensing, and regulating of unauthorised boarding houses and co-living housing.
Planning controls	• **Griffith LEP** – Amended in October 2024 to rezone for higher-density and mixed-use developments near the CBD, encouraging increased development of residential apartment buildings and medium density housing.

	• **Residential DCP** – Revised in 2020 to support increased infill development and densities to support affordable housing and a mixture of housing options by reducing requirements for car parking and allowing 25% of newly subdivided lots within the Collina Master Plan area to be multi-dwelling allotments.
Incentives	• **Affordable housing projects** – Rebates on Section 7.11 and 7.12 development contributions have been introduced for projects that support housing affordability, in line with NSW Affordable Housing Ministerial Guidelines 2023-24. • **Secondary dwellings** – Section 64 water and sewer contributions have been waived for secondary dwellings (granny flats), saving developers over $13,000 per unit. This incentive has led to a noticeable increase in granny flat approvals.
Partnerships	• **Griffin Green** – Delivered in partnership with Argyle Housing, the Griffin Green project includes 20 affordable homes, 47 build-ready lots, a park, and a community hub. Jointly funded by Council, Argyle Housing, and the Australian Government, the project supports a more inclusive and connected community. • **Affordable housing** – Council has donated land to Argyle Housing for the construction of four two-bedroom affordable housing units, further supporting local housing needs.
Advocacy	• **State Government** – Council continues to advocate to the NSW Government for funding and support to help address housing challenges in Griffith. Key priorities include the renewal of social and affordable housing at Pioneer Griffith Estate and the transfer of vacant Crown Land on Bromfield and Kookora Streets to enable new affordable housing development.
Community awareness	• **Tiny homes and granny flats** – A brochure – Thinking about a Tiny Home or Granny Flat? – has been developed to provide clear guidance on approval pathways for granny flats and tiny homes. It outlines when a development application is not required, highlights available rebates, and clarifies rules for caravans. The brochure is designed to simplify the process and encourage the uptake of affordable and flexible housing options.
Development approvals	• **Manufactured housing estate** – A 198-lot manufactured housing estate for over-50s has been approved and is currently under construction, offering a new affordable living option for older residents. • **New generation boarding house** – Two new generation boarding house developments have also been approved, delivering more than 80 rooms to support housing affordability and availability, with construction pending commencement.

4.3 Griffith Worker and Housing Shortage Taskforce

The Griffith Worker and Housing Shortage Taskforce is a joint initiative of Council and the Griffith Business Chamber, established in November 2023. The taskforce includes representatives from Council, the Griffith Business Chamber, and both state and federal parliamentary offices, working together to address housing and workforce challenges across the Griffith LGA.

The primary aim of the taskforce is to develop practical strategies to increase the supply of both workers and housing in the region. As an initial priority, the focus has been on identifying ways to expand the supply of affordable housing, recognising the strong link between housing availability and the ability to attract and retain workers.

The taskforce has emphasised that addressing the housing crisis requires a coordinated commitment to increasing the supply of medium-density, affordable housing. To achieve this, it has identified three key delivery pathways:

- Partnering with community housing providers to deliver affordable, medium-density housing projects – building on successful models like the Griffin Green Project;
- Amending planning controls to enable and support private sector delivery of medium-density, affordable housing; and
- Encouraging and incentivising private landowners to construct granny flats and tiny homes, increasing diversity and supply at a smaller scale.

In addition, the taskforce has identified emerging opportunities to diversify housing options, particularly for seasonal workers, guided by the (Draft) Temporary and Seasonal Workers' Accommodation Guideline released in August 2023. It has also recognised a once-in-a-generation opportunity to reimagine and revitalise Griffith's CBD, should the proposed relocation of the railway freight hub proceed.

The taskforce has put forward 15 recommendations in its (Draft) Report on Strategies to Increase Housing Supply released in August 2024 **(refer Appendix 2).** These recommendations reflect the strategic directions outlined above and provide a clear roadmap for addressing workforce and housing shortages in the Griffith LGA.

Since the report's release, the Residential DCP has been updated in line with its recommendations. These updates include increasing floor space ratios and reducing requirements for landscaping and private open space. The updates also allow for up to 50% of all lots in growth areas to be designated for multi-dwelling housing, enhancing housing diversity.

Implications for housing

The Griffith Local Housing Strategy 2025 will build on the outstanding recommendations from the Griffith Housing Strategy 2019 and the Griffith Worker and Housing Shortage Taskforce Report. Key priorities include:

- **expanding housing for essential, temporary and seasonal workers;**
- **identifying increased opportunities for higher-density housing;**
- **supporting ongoing CBD renewal;**
- **supporting the development of granny flats, tiny homes and caravan parks;**
- **encouraging manufactured homes;**
- **strengthening partnerships to deliver more affordable and social housing;**
- **addressing delays in developing zoned residential land;**
- **enabling timely infrastructure delivery; and**
- **improving planning processes.**

5. SOCIO-ECONOMIC ANALYSIS

This section provides an overview of the socio-economic and housing trends currently shaping Griffith's housing landscape, drawing on the findings from the analysis that informed this local housing strategy. Data is primarily sourced from the Census of Population and Housing, a key resource for housing strategies, offering detailed insights, especially at the local level. The 2016 Census was instrumental in shaping the Griffith Housing Strategy 2019, and this analysis includes changes in the housing market between the 2016 and 2021 Censuses, along with additional data published since. The NSW Government Department of Planning's high series population projections have been used to estimate housing demand, as they most accurately reflect the population growth required to address regional skills shortages. Further details of the socio-economic analysis are provided in **Appendix 3.**

A summary of the current socio-economic trends is provided below.

Griffith is growing steadily in a region of increasing opportunities

34,500 residents by 2046

~ 2,725 more homes by 2046 (118 per year)

Finding workers is challenging

Households are getting smaller

Couples will be the most common household type by 2036

Lone person households are increasing

Average household size is decreasing

Housing needs are becoming increasingly diverse

Most of Griffith's population is aged 0-14 years (19.4%)

Proportion of 70+ is projected to rise substantially

Under 35s are expected to decline

Housing costs are increasing

Property prices and weekly rents have risen significantly

Rental stress is Griffith's key affordability challenge, with close to 1/3 of rental households classified as facing rental stress

5.1 Population and growth trends

Griffith is projected to experience steady population growth of around 1% per annum, increasing from 27,641 residents in 2023 to 34,457 by 2046. This growth is expected to drive a substantial rise in household numbers – from 10,448 to 13,174 – creating demand for approximately 2,725 additional homes over the next two decades, or about 118 new dwellings per year.

In comparison, Wagga Wagga's population is forecast to grow at a slower average annual rate of 0.5% to 0.9%, increasing from 68,703 in 2023 to between 76,776 and 83,537 by 2046. This level of growth will generate housing demand for an estimated 3,453 to 6,105 additional dwellings, or between 150 and 265 per year. While Wagga Wagga has a significantly larger population base, the comparatively higher growth rate in Griffith underscores the city's strong growth trajectory and the critical need to align housing supply with future demand.

Griffith's growth momentum follows a short period of population decline between 2020 and 2022. From 2017 to 2023, the city recorded modest average annual growth of 0.3%, outperforming the wider Western Riverina Catchment, which experienced a slight decline of 0.1% per year. The relatively low growth during this period may reflect limitations in housing availability, highlighting the importance of enabling a more responsive and flexible supply of homes in the years ahead.

Overseas migration has been a primary driver of Griffith's growth, surging in the post-COVID era and bolstered by an influx of residents from nearby areas alongside natural increase. This trend highlights Griffith's appeal as an affordable and attractive residential alternative to larger cities, underscoring the importance of maintaining accessible housing options for all income levels.

Griffith has a youthful demographic, with 19.4% of residents aged 0-14 years, and an average age of 38.9 years. However, significant demographic shifts are on the horizon. The proportion of residents aged 70 and older is projected to rise substantially by 2046, while the under-35 age group is expected to decline, signalling a need for diverse housing options catering to a multi-generational population.

The projected growth in residents aged 70 and older highlights the need for specialised housing options, including independent living villages, manufactured homes, and residential aged care facilities. Additionally, a shift towards smaller, semi-detached dwellings over larger homes will better cater to this demographic. Conversely, the decline in residents under 35, potentially driven by the outward migration of young workers, underscores the importance of providing housing that is well-connected to public transport and supports active transport options, aligning with the needs and preferences of the younger workforce.

	Griffith LGA	Western Riverina Catchment	New South Wales
0-14 years	19.4%	19.6%	18.2%
15-24 years	12.1%	11.8%	11.8%
25-34 years	14.8%	13.2%	14.1%
35-44 years	12.6%	11.7%	13.7%
45-54 years	12.7%	12.4%	12.6%
55-64 years	11.9%	13.0%	11.9%
65+ years	16.5%	18.3%	17.6%
Average age (years)	38.9	39.9	39.8

Figure 3: Age distribution (% of total residents) – Griffith LGA, 2021. Source: Informed Decisions (2024)

Implications for housing

A more diverse supply of housing in Griffith is essential to meet the varied needs of residents across different life stages, income levels, and family sizes, ensuring affordable options that support long-term community stability and population growth.

5.2 Employment trends

Griffith's economy is thriving, driven by a strong manufacturing sector (19.9% of employment) and significant contributions from agriculture, forestry, and fishing (13.1%). By 2021, the city's unemployment rate had dropped to 3%, well below the state and regional averages. While the labour force participation rate remains high at 64.7%, it has gradually declined, likely due to an ageing population rather than a lack of job opportunities. However, the working-age population is expected to grow, requiring new housing developments to prioritise connectivity to public and active transport networks, helping to ease pressure on the road infrastructure.

Griffith's strong job market has created labour shortages, particularly in high-demand sectors like healthcare and construction, further exacerbated by the ageing population and declining working-age residents. While average

weekly individual and household incomes are higher than the Western Riverina Catchment but lower than the state average, this underscores Griffith's comparatively lower earning potential.

With over 3,900 new jobs anticipated from major infrastructure projects and business expansions, ensuring a well-planned housing supply becomes crucial. The city faces a dual challenge: if new workers cannot find local housing, shortages will worsen; and if they do relocate to Griffith, there must be affordable housing to meet their needs. Job vacancies in the Riverina region have surged by 67.5% in the past decade, particularly in construction, education, and health. In 2021, 78% of Riverina businesses struggled to fill vacancies, which caused increased workloads and reduced productivity. With Griffith accounting for 19% of Riverina businesses, the city is disproportionately affected. Job vacancies in the region have grown from 653 in 2017 to 1,797 in 2022 and are expected to reach 3,499 by 2027, highlighting the urgent need for housing to address skills shortages in Griffith.

	Griffith LGA	Western Riverina Catchment	New South Wales
Agriculture, forestry & fishing	13.1%	17.8%	2.1%
Mining	0.2%	0.5%	1.0%
Manufacturing	19.9%	15.8%	5.7%
Electricity, gas, water & waste services	1.5%	1.6%	1.0%
Construction	7.2%	7.0%	9.0%
Wholesale trade	2.9%	2.6%	2.9%
Retail trade	10.7%	9.0%	9.4%
Accommodation & food services	5.0%	5.4%	6.5%
Transport, postal & warehousing	3.1%	3.7%	4.8%
Information media & telecommunications	0.5%	0.4%	1.9%
Financial & insurance services	1.2%	1.1%	5.5%
Rental, hiring & real estate services	0.9%	0.7%	1.8%
Professional, scientific & technical services	3.5%	2.8%	9.3%
Administrative & support services	2.8%	2.8%	3.4%
Public administration & safety	4.2%	5.1%	6.3%
Education & training	6.9%	8.5%	9.2%
Health care & social assistance	11.8%	10.7%	15.1%
Arts & recreation services	0.8%	0.7%	1.5%
Other services	3.8%	3.8%	3.6%

Figure 4: Employment by industry (% of employees) – Griffith LGA, 2021. Source: Informed Decisions (2024)

Implications for housing

Employment growth, major infrastructure projects, and business expansions will continue to fuel demand for new housing.

5.3 Household trends

Couple families with children are the predominant household type in Griffith, making up approximately 34% of families, followed by couple families without children (approximately 27%) and lone-person households (approximately 28%). One-parent families, lone-person households, and group households are more concentrated in suburbs closer to the CBD.

Significant growth is forecast among couple families without children, with an anticipated increase of 1,347 households, alongside a rise of 653 lone-person households. By 2036, couple families without children are expected to surpass those with children as the dominant household type. This shift aligns with a projected decline in the average household size from 2.7 to 2.6 persons per household.

While growth is expected to be driven predominantly by two-person households, demand for family-friendly housing will persist in many areas. The current prevalence of large, detached dwellings catering primarily to families with children presents an opportunity to diversify the housing market. Delivering a broader range of housing typologies, including medium-density options, will better meet the changing needs of Griffith's residents and ensure sustainable growth across the region.

Households in Griffith are most commonly fully owned, followed closely by rental households. However, between 2016 and 2021, the proportion of rental households increased, while the share of households purchasing or owning their homes declined.

	Griffith LGA	Western Riverina Catchment	New South Wales
Couple families with children	33.5%	29.4%	32.5%
Couple families without children	27.2%	28.0%	26.3%
One parent families	10.8%	11.1%	11.2%
Other families	1.2%	1.1%	1.2%
Group household	2.9%	2.6%	3.8%
Lone person	24.5%	27.6%	25.0%
Average household size	2.6	2.5	2.6

Figure 5: Household type (% of families) – Griffith LGA, 2021. Source: Informed Decisions (2024)

Implications for housing

Offering a wider range of housing types, including medium-density options, will better meet Griffith's changing household needs and support sustainable growth.

5.4 Housing cost trends

Housing in Griffith is more affordable compared to the state but less affordable than the Western Riverina Catchment. This is reflected in average weekly rents ($299 in Griffith compared to $264 in the wider region), monthly mortgage repayments ($1,625 in Griffith compared to $1,453 in the wider region) and average housing costs as a percentage of income (10.8% in Griffith compared to 9.9% in the wider region). The increasing housing costs are also reflected in the 10.5% of residents facing mortgage stress, and the 22.9% of residents facing rental stress, calculated as households paying more than 30% of their income on housing.

Both median property prices and median weekly rents have risen significantly over the past decade. Four-bedroom houses have increased in rent from $370 per week in 2017 to $550 per week in 2024, while two-bedroom units have increased from $250 per week to $480 per week. This is indicative of significant unmet demand for additional rental dwellings across the region. The high rental cost noted within Griffith may be attributable to the extremely low rental vacancy rates. A lack of rental supply often leads to an increase in weekly rental repayments within a region which only exacerbates cost of living pressure. The lack of rental supply due to significant demand may lead to a decline in perceived liveability.

	Griffith LGA	Western Riverina Catchment	New South Wales
% of households fully owning home	35.2%	39.0%	32.7%
% of households purchasing home	30.4%	29.6%	33.5%
% of households renting	34.4%	31.4%	33.8%
Average weekly household income	$2,008	$1,829	$2,272
Average monthly housing loan repayment	$1,625	$1,453	$2,388
Average weekly rent payment	$299	$264	$436
Average housing costs (as a % of household income)	10.8%	9.9%	14.6%
% of mortgage households facing mortgage stress	10.5%	10.1%	17.3%
% of rental households facing rental stress	22.9%	22.8%	35.5%

Figure 6: Household finances – Griffith LGA, 2021. Source: Informed Decisions (2024)

Implications for housing

Given the rising cost of housing, it is crucial to preserve a diverse range of affordable rental and ownership options, especially in areas experiencing high levels of housing stress.

5.5 Rental trends

Griffith has faced a consistently tight rental market over the past decade, with demand for rental properties consistently outpacing supply. Since COVID-19 began, residential vacancy rates have fallen even further, remaining at or below 1% since 2020. Between 2014 and 2024, rental vacancy rates in Griffith never exceeded 2%, highlighting the limited availability of rental properties in this highly constrained market.

It is noted that this lack of rental supply is not attributed to a high incidence of unoccupied private dwellings being repurposed for tourism. The incidence of unoccupied of private dwellings in Griffith fell well below that of the state and the Western Riverina Catchment by 2021.

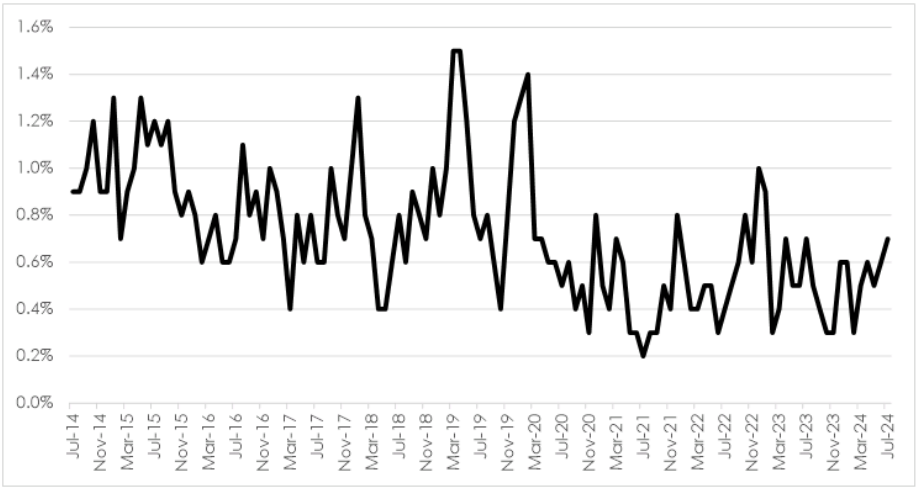

Figure 7: Residential vacancy rates – Griffith LGA, July 2014 to July 2024. Source: SQM Research (2024)

Implications for housing

New housing supply must address the demand for more affordable rental housing to help lower rental prices and provide housing for new residents, ensuring that the city can attract the workforce needed to support ongoing business growth and operations.

5.6 Key statistics of the sub-regions

Recognising that housing needs can vary across the region, the socio-economic assessment undertaken for the development of this local housing strategy examined the characteristics and property markets within Griffith LGA and seven sub-regions. A detailed analysis of each planning area considered key indicators, including population, average age, income, household size, the proportion of detached dwellings, median sale price, and the percentage of households experiencing mortgage or rental stress.

This analysis provides valuable insights that can inform future housing strategies across different areas of the city, for example:

- **High proportion of lone-person households** – suggests demand for smaller dwellings, such as apartments or townhouses, catering to singles, retirees, and downsizers.
- **Larger household sizes and high housing prices** – indicates a need for family-friendly housing with additional bedrooms and amenities, as well as affordability measures for growing families.
- **High population of young people** – highlights the importance of family-oriented housing, as well as access to schools, childcare, and recreational facilities.
- **Areas with high mortgage or rental stress** – may require intervention through affordable housing initiatives, rental assistance programs, or incentives for developers to deliver cost-effective housing options.
- **High proportion of renters** – suggests a need for policies that support rental affordability and housing security, as well as the development of additional rental properties in high-demand areas.
- **Lowest weekly rent areas** – may present opportunities for affordable housing initiatives or incentives to support first-home buyers.
- **Lower-cost areas** – could attract first-home buyers or affordable housing projects, while higher-priced areas may require strategic planning to maintain housing diversity.

Key statistics and differentiating factors for each of these sub-regions are presented in **Figure 8.**

Implications for housing

New housing supply should be aligned with the evolving demographics and existing housing types and sizes in each sub-region, ensuring that it effectively meets the specific needs of each community.

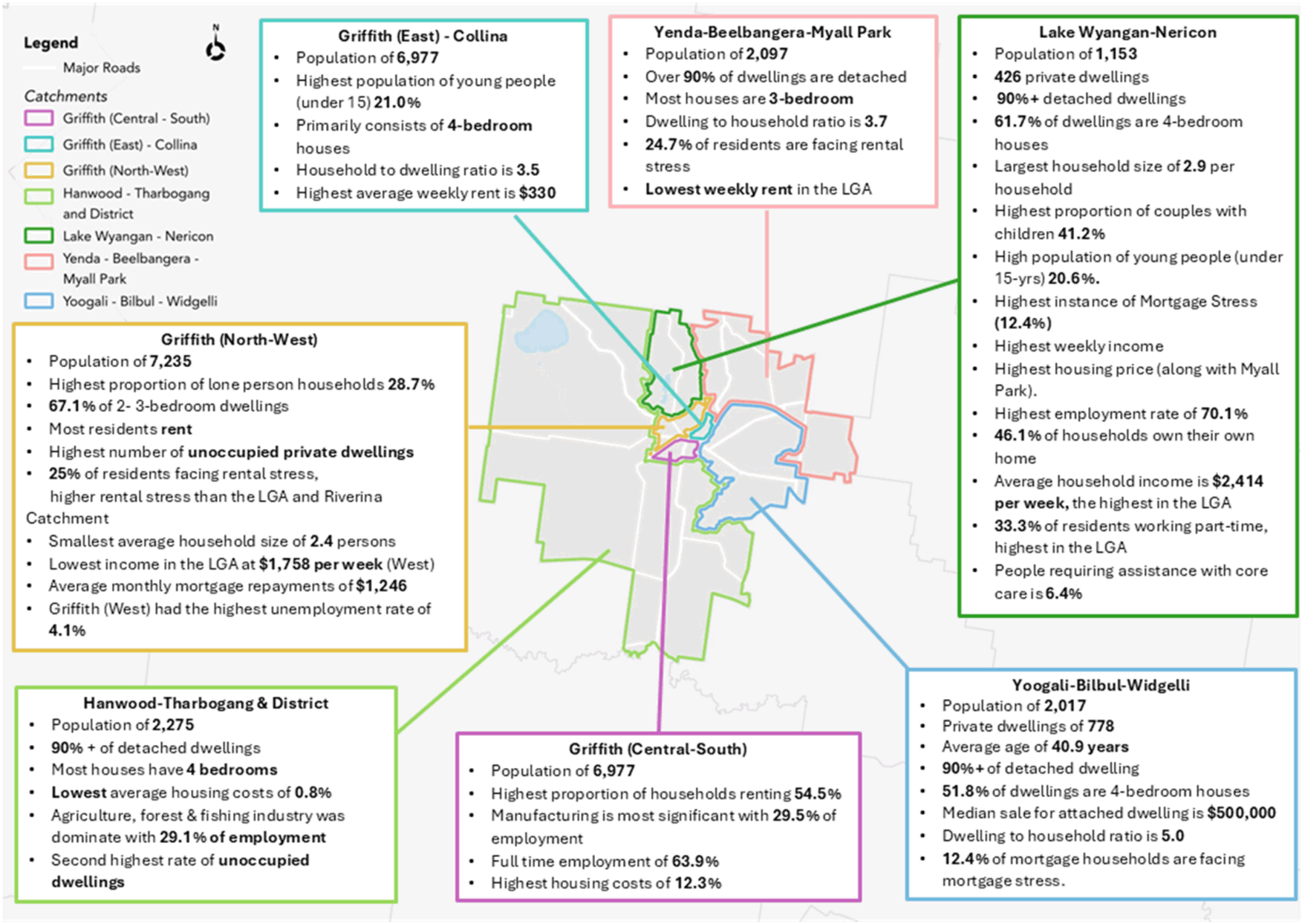

Figure 8: Key statistics of the sub-regions. Source: PSA Consulting (2025)

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6. DEMAND AND SUPPLY ANALYSIS

This section assesses Griffith's ability to meet future housing needs. It compares projected housing demand with potential supply to identify any gaps the local housing strategy will need to address. The analysis outlines the quantity and types of housing needed to support population and household growth to 2046 and evaluates current land capacity and recent building approvals to estimate how many new homes could be delivered.

Further details of the demand analysis, and the building approval trends, are provided in **Appendix 3.**

A summary of the demand and supply analysis is provided below.

Existing homes do not meet future needs

More than 80% of Griffith's homes are separate dwellings and have 3 or 4 bedrooms

Demand for specialised housing is growing

Independent retirement homes are in the highest demand, but more residential aged care homes are also needed

Demand for social housing is high and growing

Land is available for housing

Land is available now for at least 2,175 homes

More homes can be built by developing more than one home per lot

6.1 Demand analysis

6.1.1 Projected housing demand

Demand for approximately 2,725 additional dwellings is projected in the Griffith LGA between 2023 and 2046, averaging 118 new homes per year. The analysis indicates a notable shift in housing needs, with demand for family homes declining while the need for housing suited to couples, lone-person households, and single-parent families continues to grow. **Table 5** provides a summary of projected household and specialised housing demand by type between 2023 and 2046.

Table 5: Projected housing demand (2023-2046)

Category	Current Supply	Future Demand (2046)	Additional Homes Needed
Household Types			
Couples	2,670	4,017	1,347
Families	3,186	3,665	479
Single-Parent Families	1,072	1,388	316
Lone-Person Households	2,396	3,048	655
Group Households	272	343	71
Other Households	853	712	-
TOTAL	10,448	13,174	2,726

6.1.2 Specialised housing demand

Demand for independent retirement living – including retirement villages and manufactured home parks, as well as residential aged care, is expected to rise in response to the increasing population aged 65 and over. The demand for social housing is also projected to grow, driven by rising median weekly rents that are placing greater financial strain on households. The following sections provide further detail of the projected demand for retirement villages and manufactured home parks, residential aged care, and social housing. **Table 6** provides a summary of projected specialised housing demand by type between 2023 and 2046.

Table 6: Projected specialised housing demand (2023-2046)

Category	Current Supply	Future Demand (2046)	Additional Homes Needed
Specialised Housing Types			
Retirement Village Homes	64	276	212
Manufactured Homes	315*	448	133
Residential Aged Care Places	265	439	174
Social Housing	387	1,383	996

* Current supply includes approved manufactured homes

6.1.2.1 Retirement villages and manufactured home parks

Analysis based on projected population growth for residents aged 65 and over, along with the assumption that all currently approved manufactured home park dwellings will be completed by 2026, highlights a growing shortfall in independent retirement living options in Griffith. Both retirement villages and manufactured home parks are expected to face increasing supply gaps.

In the short to medium term, the demand for manufactured home park dwellings may be addressed by projects that are already approved but not yet fully built. However, the need for additional retirement village dwellings is more immediate, with a shortfall of over 100 dwellings anticipated by 2031.

Although changing preferences – such as a greater reliance on in-home support through the National Disability Insurance Scheme (NDIS) and a trend toward ageing in place – may reduce some future demand, this is likely to be outweighed by longer life expectancies. As more people live longer, the demand for formalised care and independent living options will continue to grow.

Further supporting this trend, research by Colliers points to a significant opportunity to expand independent retirement living in Griffith. Projections suggest that up to 5% of people could live in retirement villages and up to 10% in manufactured home parks – figures that are well above current rates in the region. Reaching these targets will require a level of demand that exceeds historical averages.

6.1.2.2 Residential aged care

Based on projections for Griffith's population aged 70 and over, demand for residential aged care places is expected to grow from 301 in 2021 to 439 by 2046. The supply-demand balance, which compares current and approved supply with projected demand, assumes no change in approved aged care places as of September 2024 due to the lack of development applications.

The analysis reveals an existing and worsening undersupply of aged care places in Griffith, with the shortfall increasing from 36 places in 2021 to 174 by 2046. Without additional supply, this shortage is expected to persist, highlighting the need to identify new sites for aged care facilities, particularly in locations close to hospitals and essential services.

As noted above, future demand for these facilities will likely be influenced by reduced needs due to in-home support and NDIS trends, counterbalanced by rising demand from longer life expectancies.

6.1.2.3 *Social housing*

Social housing in Griffith is in short supply, with the number of available social housing options falling well below the needs of the community. As of 2021, social housing accounted for just 3.9% of all dwellings in the region. In contrast, demand is estimated at around 10.5% of total dwellings.

While social housing shortages are a widespread issue, the situation in Griffith is particularly pressing due to rising median rents, which are placing more households under housing stress and increasing the need for affordable options. Reflecting the growing pressure, Griffith recorded the seventh highest rate of people seeking specialised homelessness services in NSW in 2023–24 – around one in every 31 residents – behind only a handful of much smaller LGAs.

Based on local data, national trends, and unmet housing needs, it is estimated that Griffith will require an additional 1,000 social housing dwellings by 2046 to meet demand. A comparison of homelessness by accommodation type for Griffith, the Riverina SA4 region, and NSW is provided in

Figure 9.

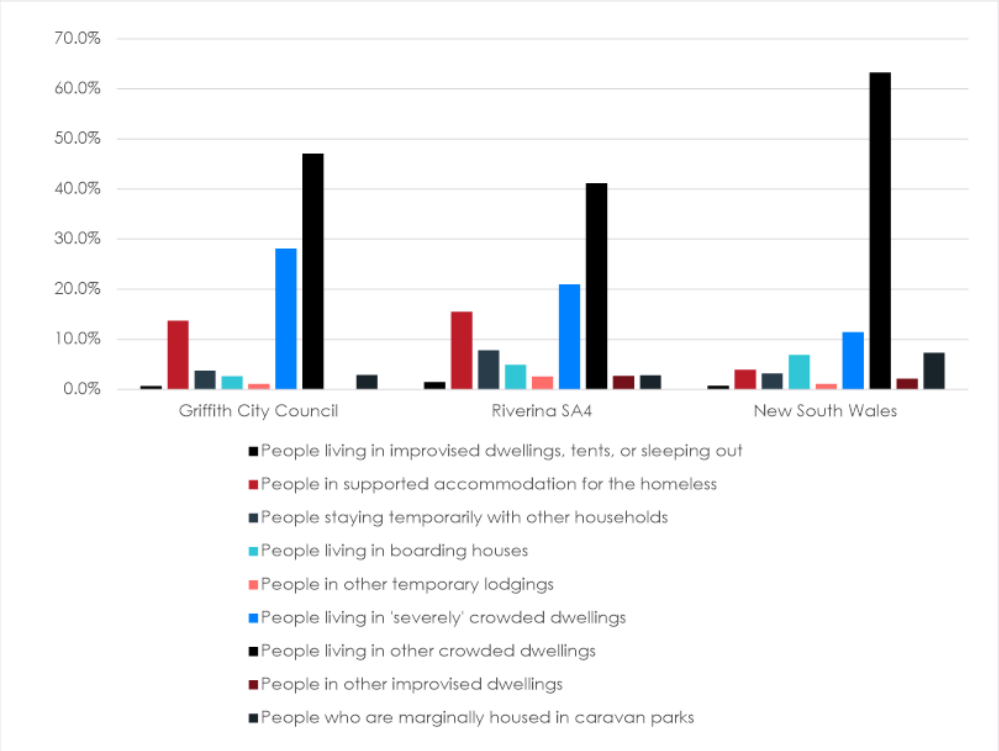

Figure 9: Distribution of homelessness by accommodation type – Griffith LGA, Riverina SA4 and New South Wales, 2021. Source: ABS Census of Population and Housing (2021)

6.1.3 Household to dwelling ratios

Understanding the alignment between household size and dwelling size helps assess whether existing housing meets community needs. As shown in **Table 7**, there is a consistent mismatch across all sub-regions: small

households (one or two people) significantly outnumber small dwellings (one or two bedrooms), while medium (three bedrooms) and large (four or more bedrooms) dwellings are more abundant than the corresponding household sizes (medium – 3 people, large – four or more people). This imbalance is expected to become more pronounced by 2046, indicating a housing stock skewed towards larger dwellings.

While these figures suggest a need for more small dwellings, aligning ratios precisely to 1.0 is neither practical nor desirable. Household needs change over time – for instance, a couple may purchase a larger home in anticipation of growing their family. Others may choose to remain in a larger home even as household size declines.

Interestingly, the ratio of medium and large households to corresponding dwelling sizes remains relatively stable from 2023 to 2046. This stability reinforces the observation that the existing dwelling stock continues to favour larger homes, despite the growing number of smaller households.

Table 7: Projected household to dwelling rations. Source: Bull & Bear Economics Estimates (2024)

	2023			2046		
	Small	**Medium**	**Large**	**Small**	**Medium**	**Large**
Griffith (Central - South)	1.5	0.5	1.0	1.5	0.6	0.8
Griffith (East) - Collina	6.2	0.3	0.6	6.0	0.4	0.6
Griffith (North)	2.7	0.4	0.7	3.0	0.5	0.4
Griffith (West)	2.6	0.4	0.9	2.9	0.5	0.8
Hanwood - Tharbogang and District	6.7	0.4	0.6	35.4	0.5	0.5
Lake Wyangan - Nericon	8.2	0.5	0.5	12.6	0.9	0.2
Yenda - Beelbangera - Myall Park	3.5	0.4	0.7	2.6	0.5	0.7
Yoogali - Bilbul - Widgelli	5.3	0.5	0.5	6.5	0.9	0.2
Griffith LGA	**3.0**	**0.4**	**0.7**	**2.9**	**0.5**	**0.6**

6.2 Supply analysis

6.2.1 Projected land supply

Griffith's ability to meet future housing needs largely depends on how much land is available for residential development. To better understand this, an audit of existing greenfield urban and village development areas was carried out. The audit helps clarify how much land is realistically available for new homes.

The audit considers land that is:

- Development-ready;
- Awaiting development consent;
- Master-planned or in the process of being master-planned;
- Constrained but with potential for residential development;
- Recently rezoned for residential development; and
- Strategically identified for future residential growth.

The audit does not include:

- Zoned residential land with no active development;
- R5 – Large lot residential land;
- Potential development of multiple dwellings per lot (except in Central Griffith); and
- Potential infill development within Griffith's established residential or mixed-use zones.

The potential of these excluded areas is considered in the following sections.

The audit follows a tiered approach, consistent with housing strategy methodologies used across NSW. The first four tiers – 1A, 1B, 1C and 2 – cover land that is already planned, zoned, or nearly ready for housing. The remaining tiers – 3A, 3B, 4 and 5 – include land identified for future housing but still facing constraints or requiring planning work. **Table 8** outlines each tier and what stage of development the land is in.

Since the public exhibition of the draft Housing Strategy, the number of lots in Tier 5 has been reduced by 618 to reflect the Collina Growth Area being identified as low-density residential in the Local Strategic Planning Statement.

Table 8: Land supply audit

	Tier	Status	Description	Lot Yield
Development-ready or near development-ready land	1A	Development Ready	A development application has been approved on the land	802
	1B	Awaiting Development Consent	A development application has been submitted to develop the land for dwellings	0
	1C	Master Planned and Released	A master plan has been prepared, and the land has been released	787
	2	Master Planned Under Preparation (Zoned)	Council is preparing a master plan to release the lands	296
Land identified for future housing	3A	Medium Term Zoned Land (Less Constraints)	The land is zoned R1 or RU5 but there are some minor constraints to development which can be rectified in less than 5 years	852
	3B	Long Term Zoned Land (More Constraints)	The land is zoned R1 or RU5 but there are some more substantial constraints to development which can be rectified in 5 years +	200
	4	Land Recently Rezoned	The lands have recently been rezoned for residential development	576
	5	Strategically Identified Land	The land has been strategically identified in a strategic plan	2,040
		TOTAL LOTS		**5,553**

Under current planning controls, Griffith has the potential to support around 5,553 residential lots across all identified land. Of this, 1,885 lots are available or close to being available for development. This includes around 1,700 lots in key growth locations – New Collina, Lake Wyangan, Hanwood and Yenda.

Figure 10 and **Figure 11** illustrate the distribution of the available land supply. **Figure 10** shows land that is available or soon to be available for housing, while **Figure 11** shows land identified for future housing that is not yet ready for development.

The audit assumes one dwelling per lot (except in Central Griffith where the lots are identified as units). However, not all sites will necessarily be developed. Landowner intentions, economic feasibility, and other challenges may limit how much of this potential is realised.

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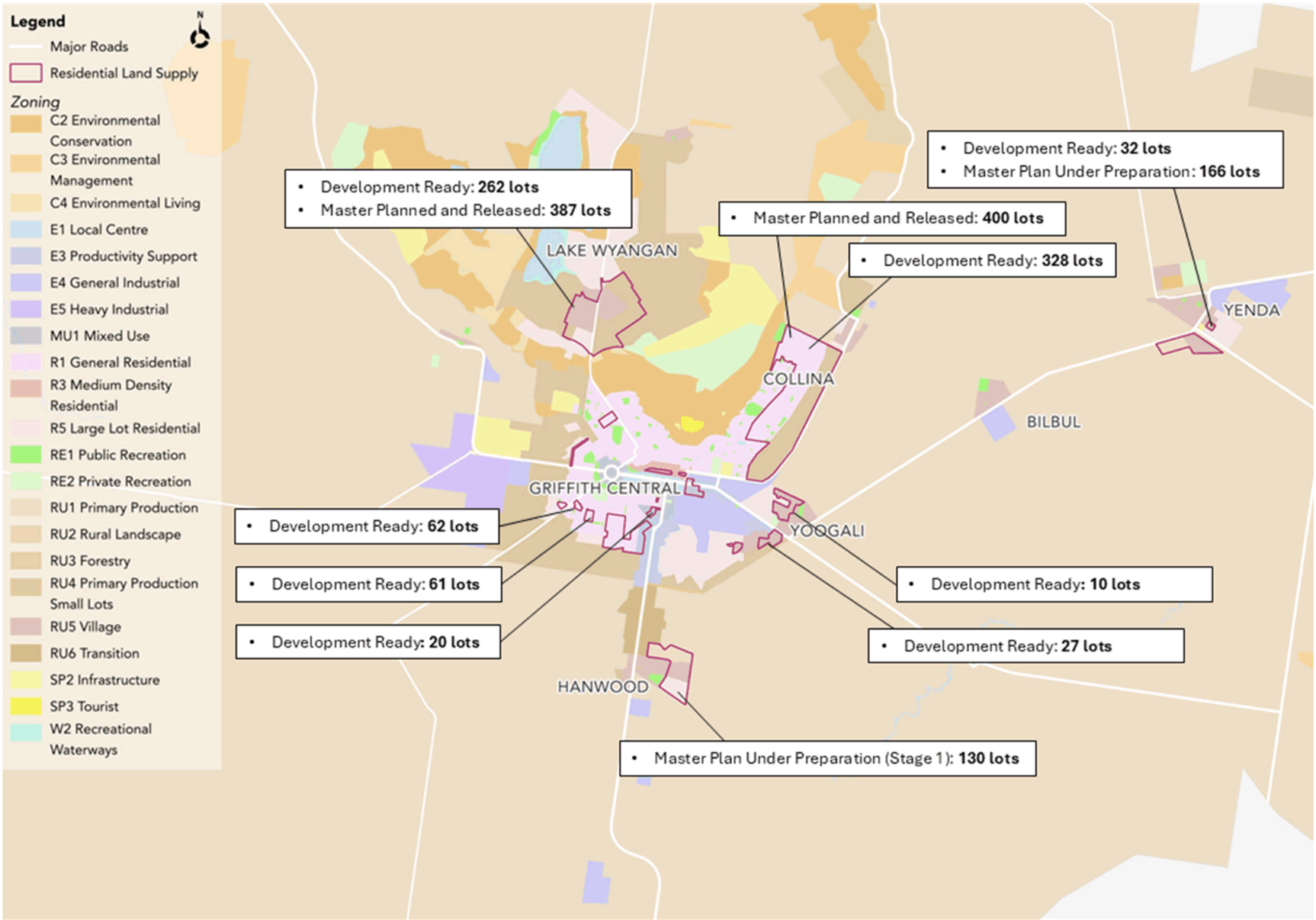

Figure 10: Development-ready residential land supply. Source: PSA Consulting (2025)

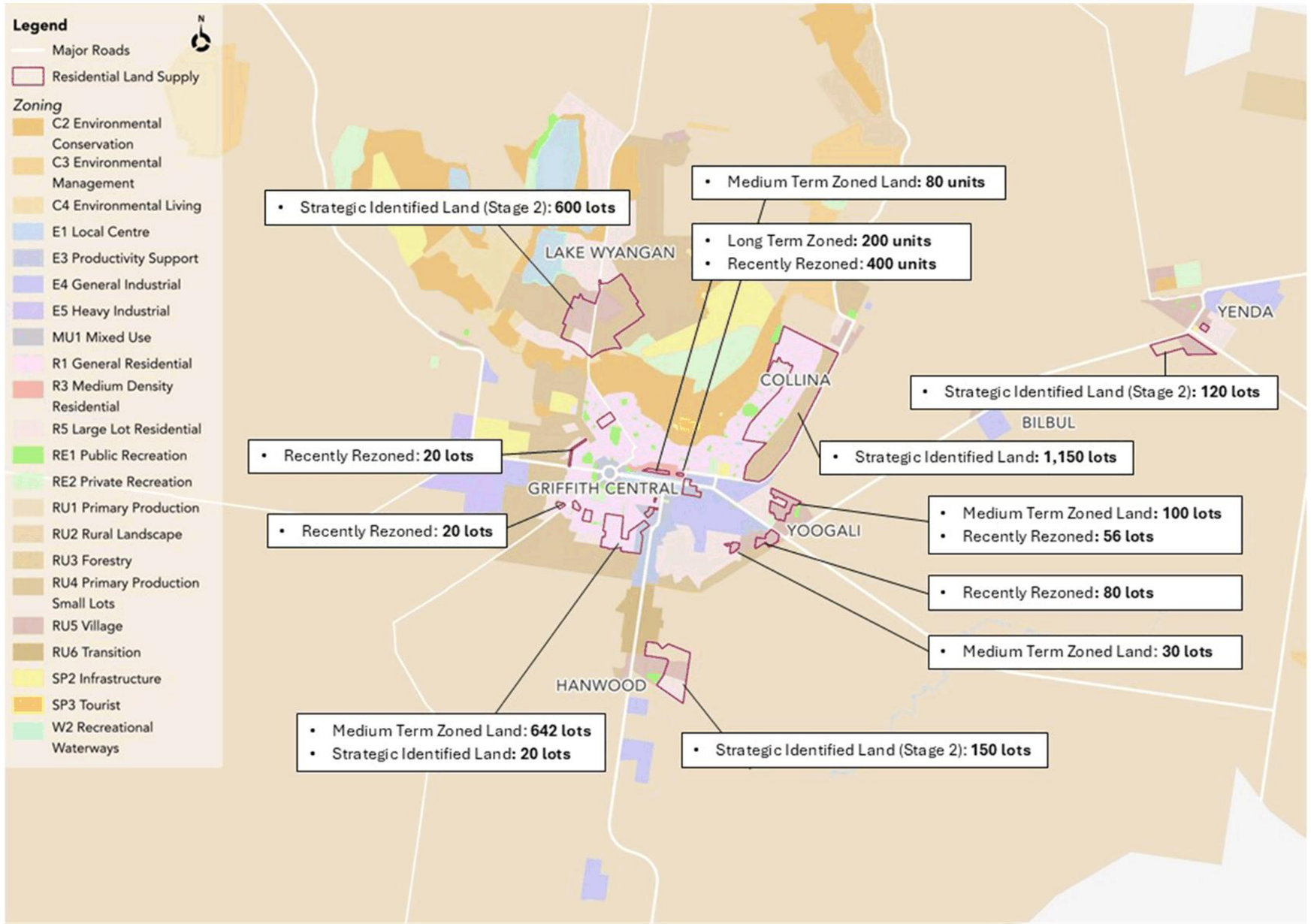

Figure 11: Future residential land supply. Source: PSA Consulting (2025)

6.2.1.1 *Undeveloped residential land*

The land audit highlighted a long-standing challenge in Griffith – some residentially zoned sites remain undeveloped, with no active development applications or master plans in place. This trend is largely driven by two factors. First, some landowners or investors are holding land in anticipation of future value increases. Second, certain sites are seen as difficult to develop due to feasibility issues – often linked to infrastructure requirements or site constraints such as natural hazards.

To provide a more accurate picture of Griffith's development potential, these undeveloped sites have been excluded from the future housing supply estimates. Including them would distort projections and prevent Council from realistically identifying additional land that is likely to support new housing.

Although excluded from current estimates, these sites represent missed opportunities for growth. Targeted action is needed to unlock their potential to ensure existing zoned land is used efficiently and contributes to meeting the city's long-term housing needs.

6.2.1.2 *Large lot residential land supply*

Griffith's ongoing growth has driven additional demand for large lot residential development. Large lot residential housing plays a crucial role in the housing mix, providing diversity and helping to free up much-needed housing stock as residents move.

In Griffith, land currently zoned R5 – Large lot residential is primarily located on the urban-rural fringe of the city and surrounding villages. This zoning serves as a transitional area, where development for more intensive urban purposes is constrained by environmental factors, acting as a buffer between agricultural and residential zones.

Analysis from the Large Lot Residential – Supply and Demand Analysis and Strategy suggests that an annual supply of between 20 and 25 lots is required to meet both current and projected demand for large lot residential housing. To address this, Council has recently released additional R5-zoned land to meet demand over the next decade, resulting in an estimated supply of 250 lots over the next 10 years.

Additional R5 – Large Lot Residential zoning should only be considered once the existing supply is fully utilised. Premature allocation of additional rural residential land risks creating fragmented and inefficient development patterns. Any future expansion must be carefully aligned with the city's evolving needs, including demographic shifts, sustainable and cost-effective infrastructure delivery, and the protection of agricultural land and environmental values.

6.2.1.3 *Multiple dwelling development potential*

While the land audit provides a snapshot of housing capacity based on one dwelling per lot, it does not account for the potential to deliver multiple dwellings – such as duplexes, townhouses, or apartments – on individual sites. As demographics shift and demand for diverse, affordable housing grows, interest in medium- and higher-density development in Griffith is likely to increase. As a result, the actual number of homes delivered may exceed the land audit's single-dwelling estimates.

Although calculating the likely uptake of multi-dwelling development across the entire LGA would require detailed analysis of historic development patterns, planning controls, and market conditions, it is possible to estimate potential capacity in designated growth areas.

Recent amendments to local planning controls allow up to 50% of lots in growth areas to accommodate multiple dwellings. As this change is recent, data on its likely take-up is limited. However, indicative estimates can be made based on both full and conservative uptake scenarios.

Growth areas that are ready or nearly ready for development contain approximately 1,700 lots. If 50% of these were developed with multiple dwellings, this could yield:

- 2,550 dwellings at an average of two dwellings per lot, or
- 3,400 dwellings at an average of three dwellings per lot.

Even under more conservative assumptions, where only 10% to 20% of lots are developed for multiple dwellings, the potential yield remains significant:

- 1,870 to 2,040 dwellings at two dwellings per lot, or
- 2,040 to 2,380 dwellings at three dwellings per lot.

For the purposes of this strategy, an estimated 425 additional homes have been included in supply projections. This reflects a midpoint between the lower uptake scenario (10% at two dwellings per lot = 170 dwellings) and the higher scenario (20% at three dwellings per lot = 680 dwellings).

It is noted that this level of uptake would represent a departure from Griffith's current housing profile, which remains dominated by large, detached homes (see Section 6.2.2), and from current building approval patterns, where medium-density development remains limited (see Section 1.1.1). Targeted action will therefore be required to encourage uptake of multi-dwelling development, supporting more diverse and affordable housing outcomes across the city.

6.2.1.4 Infill development potential

The land audit does not account for infill development within Griffith's existing residential or mixed-use zones. Infill development refers to building new homes on vacant or underutilised land in established neighbourhoods. This can include developing empty lots, subdividing larger residential blocks, or building multiple dwellings, such as dual occupancies or secondary dwellings like granny flats, on a single lot.

Because infill development is outside the scope of the land audit, the audit does not reflect the full extent of residential development potential within Griffith's existing urban areas. There are likely further opportunities for new housing that are not captured in the current capacity figures.

The potential for infill development is influenced by local planning controls, including minimum lot sizes, floor space ratios, height limits, and setbacks. Accurately estimating this capacity would require detailed analysis of:

- Vacant or underutilised residential lots;
- Sites that may be subdivided or support additional dwellings under current planning rules; and
- Recent trends in subdivision and infill development approvals.

Even with this analysis, the results would be indicative only. Many variables, such as landowner intent, market conditions and site constraints, make it difficult to forecast infill development with certainty. Typically, only 10% to 30% of eligible lots are expected to redevelop over a 15 to 20-year period.

Given the substantial capacity already identified in Griffith's greenfield urban and village areas, a detailed infill capacity analysis is not considered necessary at this stage.

6.2.1.5 Land supply summary

The land audit and supply analysis identify capacity for approximately **2,560** new homes on land that is already planned, zoned, or nearing development readiness. This includes:

- **1,885** homes on land that is planned, zoned, or close to being development-ready (see Section 6.2.1);
- **250** homes on recently rezoned large lot residential land (see Section 6.2.1.2); and
- **425** homes through multi-dwelling development in designated urban growth areas (see Section 6.2.1.3).

Beyond this, there is additional housing potential not yet captured in the audit, including:

- Infill development opportunities within existing urban areas (see Section 6.2.1.4); and
- Up to 3,668 future homes on land earmarked for residential use, subject to further planning and rezoning (see Section 6.2.1).

While this analysis does not capture the full extent of potential housing development across Griffith, it provides a valuable baseline to assess whether further land release is needed. Importantly, the findings highlight that a substantial amount of land is already available for housing – meaning the key challenge is not a lack of available land, but the pace at which new homes are being delivered.

The analysis also reinforces the significant opportunity to boost housing supply through increased multi-dwelling development and the activation of underutilised infill sites, particularly in areas such as the recently rezoned CBD, where existing infrastructure and amenity can support more compact and affordable housing.

6.2.2 Existing housing diversity

Housing diversity in Griffith has changed little in recent years, except in areas close to the CBD. Separate houses remain the dominant housing type, particularly 3- and 4-bedroom homes. While there has been some growth in semi-detached housing, attached dwellings remain limited – though attached sales have increased slightly since COVID-19. There is a noticeable shift towards both smaller (studio or 1-bedroom) and larger (4+ bedroom) homes, with a decline in mid-sized dwellings. Between 2011 and 2021, 4+ bedroom homes increased by 4.9%, while 3-bedroom homes declined by 4.5%.

	Griffith LGA	Western Riverina Catchment	New South Wales
Dwellings by type (% of dwellings)			
Detached	83.8%	86.8%	64.0%
Semi-detached	15.3%	11.3%	17.2%
Attached	0.3%	0.2%	17.9%
Other	0.6%	1.7%	0.9%

Figure 12: Dwellings by type (% of dwellings) – Griffith LGA, 2021. Source: Informed Decisions (2024)

	Griffith LGA	Western Riverina Catchment	New South Wales
0-2 bedrooms	18.6%	19.3%	30.7%
3 bedrooms	42.9%	43.3%	35.1%
4+ bedrooms	38.4%	37.4%	34.2%

Figure 13: Dwelling size by number of bedrooms (% of dwellings) – Griffith LGA, 2021. Source: Informed Decisions (2024)

6.2.3 Building approvals

Building approvals across the Griffith LGA have historically been dominated by separate houses, reflecting the region's prevailing low-density housing pattern. Since 2001–02, annual house approvals have remained consistently above 50, except for 2012–13. Approvals for other dwelling types (such as medium- and higher-density housing) have remained low but have shown gradual growth in recent years, rising from just 6 approvals in 2019–20 to 31 in 2022–23. However, this upward trend eased in 2023–24, with only 20 non-house dwellings approved compared to 199 houses. Over the past five years, total annual dwelling approvals have ranged from 93 to 219, averaging around 144 dwellings per year.

Figure 14 presents the number and type of building approvals from 2001–02 to 2023–24.

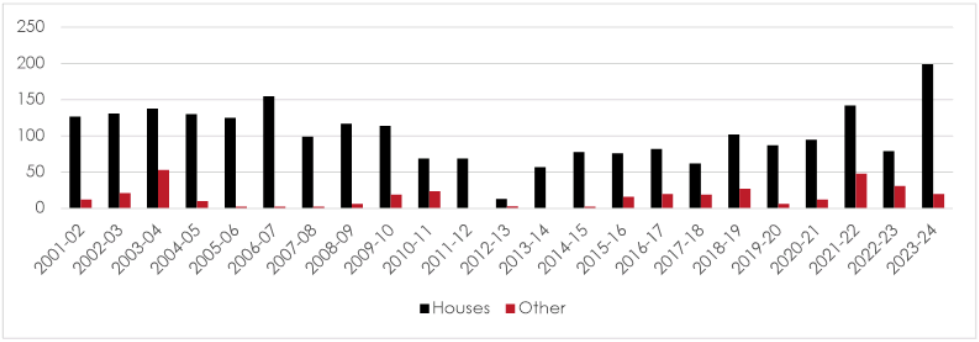

Figure 14: Building approvals by dwelling type – Griffith LGA, 2001-02 to 2023-24. Source: Informed Decisions (2024)

6.3 Housing gaps

By 2046, Griffith will need approximately 2,725 additional homes to support a growing and changing population – an average of 118 homes per year. Meeting this demand will require a more diverse mix of housing, including smaller homes, retirement living, residential aged care, and social housing. This reflects shifting household structures, an ageing population, and rising housing costs, particularly in the context of a dwelling stock dominated by larger detached homes.

The supply analysis shows there is no immediate shortage of residential land. Land that is currently available, or soon to become available, can accommodate around 2,560 homes, with future residential areas identified for at least another 4,286 homes (see Section 6.2.1.5). At current approval rates, homes will be built to meet the overall demand by 2046; however, this does not account for the immediate need for housing.

The main housing gap lies in the type of housing being delivered. Griffith has an oversupply of medium and large detached homes relative to household needs – a trend that is expected to continue unless targeted action is taken.

To explore this further, two housing supply scenarios were tested:

- **Business-as-usual**: assumes housing delivery continues in line with historic trends, favouring larger homes.
- **Policy intervention**: assumes targeted strategies are introduced to increase the supply of smaller dwelling types.

As shown in **Table 7** below, while larger homes remain dominant under both scenarios, the policy intervention scenario results in a more balanced housing mix, better aligned with the future needs of the community.

The analysis makes it clear that increasing the supply of smaller and medium-sized dwellings – such as granny flats, tiny homes, dual occupancies, and apartments – is essential. This would provide more affordable and suitable options for smaller households, who currently have limited alternatives in the market. Without action, housing choice will remain constrained, particularly for older residents, single-person households, and lower-income groups.

There is untapped potential within Griffith's growth areas to deliver a wider range of housing types, especially medium-density options. Supporting this form of housing will help address affordability, improve supply, and provide genuine choice for the growing and changing population.

In addition, there is a clear opportunity to expand independent retirement living options in Griffith, responding to increased demand from an ageing population and helping to fill a growing shortfall in suitable housing for older residents.

Table 9: Projected distribution of additional dwellings by size (2023-2046)

Housing Type	Current Supply	Projected Supply at 2046 (BAU)	Projected Supply at 2046 (Policy Intervention)	Projected Additional Dwellings at 2046 (BAU)	Projected Additional Dwellings at 2046 (Policy Intervention)
Small (1-2 bedrooms)	1,958	2,531	2,688	573	730
Medium (3 bedrooms)	4,374	4,710	4,657	336	284
Large (4+ bedrooms)	4,117	5,933	5,829	1,816	1,712
Total	**10,449**	**13,174**	**13,174**	**2,725**	**2,725**

7. COMMUNITY FEEDBACK

7.1 Housing strategy engagement

As part of the development of this local housing strategy, Council ran an online survey and held two community workshops to better understand Griffith's current housing needs. The message from the community was clear – housing is a major concern. Affordability, availability and diversity were identified as top priorities, with many residents finding it difficult to secure suitable homes. There was strong support for increasing housing supply, offering more choice through options like townhouses and apartments, and ensuring new developments are well-planned with access to services and infrastructure. At the same time, the community emphasised the importance of protecting neighbourhood character and supporting thoughtful, responsible growth that maintains Griffith's liveability. Key insights from the consultation, held between November 2024 and February 2025, are summarised in **Table 10** and **Table 11**.

Table 10: Summary of Griffith's greatest housing challenges identified in community feedback for the housing strategy review

GREATEST HOUSING CHALLENGES	
Housing affordability	**Housing supply & diversity**
High property and rental costs are making housing unaffordable for many residents, particularly low-income earners, and there is a significant need for more affordable and social housing.	A shortage of rental properties and homes for sale is driving up competition and prices, limiting options for residents and making it harder for businesses to attract workers.
Housing for essential & seasonal workers	**Planning & approval barriers**
Essential workers, including healthcare providers and emergency responders, as well as seasonal employees, struggle to find suitable and affordable accommodation.	Lengthy and inflexible development approval processes, along with development inaction, are delaying housing projects and increasing costs, particularly for non-profit and affordable housing providers.
Construction costs & workforce shortages	**Construction quality & housing design**
Rising construction costs, a shortage of skilled workers, and limited access to building materials are slowing housing development and increasing prices.	Some new housing developments are poorly built, raising concerns about durability, safety, and long-term liveability.
Infrastructure & community services	**Neighbourhood character & change**
New and growing housing developments require better roads, transport, schools, and healthcare services to support the expanding population.	Increased housing density is altering the character of established neighbourhoods, raising concerns about urban change and development impacts.
Environmental impact	
Housing development is reducing green space and biodiversity, highlighting the need for more sustainable planning and design solutions.	

Table 11: Summary of opportunities for improving housing in Griffith identified in community feedback for the housing strategy review

OPPORTUNITIES FOR IMPROVING HOUSING IN GRIFFITH	
Increase affordable housing	**Support housing for essential & seasonal workers**
Encourage a wider range of affordable housing options, including smaller homes on smaller blocks, and provide incentives for developers to build affordable and social housing.	Designate affordable housing for essential workers and improve accommodation options for seasonal workers.
Increase density in key areas	**Address development barriers**
Encourage well-planned higher-density developments, such as apartments and townhouses, in areas with existing infrastructure and services.	Expand town boundaries, rezone land for housing, and streamline planning and approval processes to fast-track development and reduce costs.
Repurpose underutilised land	**Boost collaboration & partnerships**
Transform vacant or underutilised sites into housing developments, including mixed-use projects that integrate residential and commercial spaces.	Work with government agencies, community housing providers (CHPs), and private developers to deliver diverse and cost-effective housing solutions.
Infrastructure & community services	**Embrace modern construction & innovation**
New and growing housing developments require better roads, transport, schools, and healthcare services to support the expanding population.	Promote manufactured homes, and energy-efficient housing to reduce costs, speed up construction, and support sustainable development.
Enhance community infrastructure & liveability	**Expand housing options for an ageing population**
Improve public transport, walking and cycling paths, and ensure new housing developments include parks, green spaces, and essential services.	Support independent retirement, downsizing opportunities, and multi-generational housing to help older residents remain in the community.

7.2 Other community engagement

During the development of the Griffith Worker and Housing Shortage Taskforce (Draft) Report on Strategies to Increase Housing Supply, Council hosted a community forum in June 2024 to hear directly from local stakeholders. A summary of the key issues raised during the forum is provided in **Appendix 2.**

7.3 Public submissions

As part of recent strategic planning for housing, land use, and residential supply, several strategies were publicly exhibited to seek community feedback. Submissions were received across multiple projects, with key issues summarised in the following sections. **Appendix 4** provides a review of submissions relevant to this local housing strategy. Submissions related to other projects have been addressed separately through their respective processes.

7.3.1 Griffith Housing Strategy 2019 Review

Two submissions that hadn't previously been reviewed were considered during the preparation of the draft housing strategy. These submissions propose rezoning sites for additional residential development. The public exhibition of the draft strategy provided an opportunity for additional community feedback and submissions (refer section 7.3.5).

7.3.2 Griffith Worker and Housing Shortage Taskforce Report

During the exhibition of the Draft Griffith Worker and Housing Shortage Taskforce Report, one submission was received. It raised concerns about protecting neighbourhood character, ensuring affordability in development incentives, supporting nearby areas in the event of pilot program failure, promoting diverse housing types including multi-unit and farm-based worker accommodation, and strengthening compliance through inspection fees.

7.3.3 Griffith LEP Amendment

During the exhibition of the Planning Proposal to amend the Griffith LEP in February 2023, Council received 7 submissions that sought rezonings that did not result in changes to the proposal, as they either lacked strategic merit based on recent planning work or required further analysis to demonstrate alignment with the Section 9.1 Ministerial Directions. One submission also requested an amendment to the Griffith LEP to expand the exceptions to minimum lot size requirements for certain types of residential development.

7.3.4 Large Lot Residential Strategy

During the preparation of the LSPS, Council received 36 submissions, with 11 requesting rezonings to large lot or low-density residential zones. Other submissions also highlighted the need to reduce minimum lot sizes to support rural lifestyle living. These submissions were considered as part of the development of the Large Lot Residential Strategy and all but one was actioned to some extent. Additionally, during the public exhibition of the Draft Large Lot Residential Strategy, four more submissions were received. These led to amendments, including the reduction of minimum lot sizes for certain candidate sites and the correction of zoning anomalies based on historical development patterns.

7.3.5 Draft Griffith Housing Strategy 2025 Public Exhibition

During the exhibition of the draft Housing Strategy 2025, six submissions were received. Submissions raised strategies for housing diversity to suit the local community and housing affordability, as well as requests for rezoning which have been previously addressed.

A submission from the Department of Planning, Housing and Infrastructure noted that the draft strategy was well-structured, aligned with key state and regional planning objectives, identifies important local housing issues including affordability, housing diversity, and infrastructure constraints and proposes a range of actions to address these. The Department recommended considering strengthening connections between the evidence base, the objectives and the proposed implementation measures in the strategy as well as clearly identifying infrastructure capacity issues and barriers to development. Council has addressed these items through previous planning and is presently preparing an updated Development Servicing Plan for all services areas of Griffith, including its growth areas.

One submission made during the public notification period of the draft Housing Strategy 2025 (refer submission no. 16 in Appendix 4), requested rezoning of land at Leonard Road in Hanwood. Prior to Council endorsement of the Housing Strategy, a further submission dated 26 August 2025 was received outside the public notification period, relating to the Planning Proposal. This further submission was supported by attaching the original submission received during the public notification period, which included the Need and Demand Assessment report prepared by REMPLAN dated November 2024 (prior to public exhibition of the Housing Strategy). A subsequent Griffith Housing Needs Addendum Report prepared in support of the Planning Proposal by GYDE Consulting dated 22 September 2025, was also provided for Council's consideration. A peer review of these documents was undertaken to consider the points raised and any required changes to the Housing Strategy. Refer to **Appendix 6** for the full reports and peer review.

The review has resulted in a minor change to the Housing Strategy, reducing the number of lots in Tier 5 land by 618 lots to reflect the Collina Growth Area being identified as low-density residential in the Local Strategic Planning Statement 2020. The review has confirmed that there is a 20-year supply of residential land available in the Griffith LGA, even when considering a higher growth outlook and adjusting for a potential undersupply of dwellings.

8. HOUSING PRIORITIES

This local housing strategy identifies four key housing priorities to improve access to suitable housing for all members of the Griffith community, now and into the future. These priorities directly address the key issues identified in the housing analysis and align closely with the priorities outlined in the Community Strategic Plan and Local Strategic Planning Statement.

The housing priorities have been developed to include:

- **Rationale** – highlighting the key issues from the analysis, including challenges related to housing supply, affordability, diversity, and access to infrastructure in Griffith.
- **Objectives** – addressing housing challenges, with each objective outlining the expected benefits or outcomes.

The housing priorities will be delivered through the Implementation Plan (refer section 9), which details the actions required to meet future housing needs, with each action linked to one or more objectives.

8.1 Priority 1 – Increase housing supply and affordability

8.1.1 Rationale

Griffith is experiencing sustained housing pressures, with persistently low vacancy rates and rising property prices, despite the availability of zoned land. A range of factors continue to constrain the delivery of new housing, including escalating construction costs, labour shortages, limited access to finance, delays in land release, and inefficiencies within the planning system. At the same time, housing affordability is worsening – increasing numbers of households are in rental stress, demand for social and affordable housing is increasing, homelessness is on the rise, and community housing providers are under growing strain.

As a regional city, Griffith faces additional challenges such as difficulties in securing skilled trades, which prolong construction timelines and increase costs, particularly for medium-density and affordable housing. Access to finance also remains a significant barrier, with lower land values, rising construction costs, and strict lending criteria reducing project viability for developers and limiting homebuyers' borrowing capacity. These issues are compounded by development inaction and feasibility constraints, with the land supply analysis identifying a number of sites zoned for residential development that remain undeveloped. Collectively, these challenges underscore the need for a coordinated approach to boost housing supply and improve affordability across Griffith.

8.1.2 Objectives

Objective 1.1 – Encourage medium- and higher-density housing

Encouraging medium- and higher-density housing in well-located, walkable areas increases housing choice and affordability, makes better use of existing infrastructure, and supports vibrant, mixed communities close to jobs, services, and public transport. Focusing growth within established areas also reduces pressure on greenfield sites and promotes more sustainable, cost-effective urban development.

Objective 1.2 – Encourage incremental growth in established residential areas

Encouraging incremental growth in established residential areas supports housing affordability, increases supply through adaptable options like granny flats and tiny homes, and makes better use of existing infrastructure – while respecting local character and helping to limit urban sprawl.

Objective 1.3 – Promote cost-effective housing solutions

Promoting cost-effective housing solutions – such as tiny homes, manufactured homes, and caravans – helps increase supply, reduce construction costs, and improve affordability for renters, first-home buyers and people

looking to downsize. Flexible, lower-cost housing options also support quicker delivery and a more responsive, inclusive housing market.

Objective 1.4 – Expand low income and social housing options

Expanding low income and social housing increases access to secure, affordable homes for essential workers and vulnerable residents, helping to reduce housing stress and improve long-term stability. A broader supply of these housing options supports a more inclusive, liveable, and resilient community.

Objective 1.5 – Remove barriers to housing supply

Removing barriers to housing supply helps speed up development, reduce costs, and make better use of well-located land and existing infrastructure. Addressing planning delays, underutilised sites, and the long-term holding of development-ready land without construction supports more timely, affordable, and efficient housing delivery across Griffith.

8.2 Priority 2 – Expand housing choices to meet diverse needs

8.2.1 Rationale

Griffith's housing supply remains heavily weighted toward large, detached homes, which no longer reflect the needs of a changing population. As household sizes decline and the number of residents aged 70 and over continues to grow, a growing share of the community – particularly lone-person households, downsizers, and older residents – are struggling to find housing that is both suitable and affordable. While detached homes on larger blocks are still in demand, shifting demographics point to the need for a broader mix of housing types across the city.

Despite this need, residential development in Griffith continues to focus on detached dwellings, with limited investment in medium-density housing options such as apartments and town houses. Developers are often reluctant to pursue infill or diverse housing models due to feasibility concerns, including high site costs, financing barriers, and uncertain market demand. This lack of diversity is particularly challenging for older residents looking to downsize, as well as for younger people and key workers seeking affordable, well-located homes. Without targeted support and planning incentives to encourage more diverse housing forms, Griffith's housing stock will continue to fall short of meeting the needs of its evolving population.

8.2.2 Objectives

Objective 2.1 – Encourage different types of homes

Encouraging a variety of housing types increases choice and diversity, catering to different household lifestyles and needs. This approach helps create vibrant, inclusive communities, offering options for families, couples without children, individuals, and retirees. By diversifying housing stock, it ensures that Griffith remains adaptable to changing demands and supports sustainable, balanced growth.

Objective 2.2 – Encourage secondary and moveable dwellings

Encouraging secondary dwellings, such as granny flats, and moveable dwellings, such as tiny homes, manufactured homes and caravans, expands housing choices, providing flexible solutions for a range of residents. These options support multi-generational living, offer income opportunities for homeowners, and help meet diverse housing needs, while responding to growing demand.

Objective 2.3 – Expand housing options for people as they age

Expanding housing options for older residents increases choice, allowing people to age in place while maintaining independence and connection to their communities. This approach supports diverse and inclusive neighbourhoods, ensuring that people of all ages can access suitable housing that meets their evolving needs. It also reduces pressure on healthcare and aged care systems by providing more flexible, accessible housing options.

8.3 Priority 3 – Support housing for workers and economic growth

8.3.1 Rationale

Griffith is facing growing challenges in meeting the housing needs of its expanding workforce, particularly for temporary and seasonal workers. A shortage of suitable accommodation for these workers is adding pressure to an already tight rental market – driving up rents, contributing to overcrowding, and leading to poor living conditions. This lack of affordable rental options is also affecting local businesses, making it harder to attract and retain staff. As demand for housing continues to rise, the limited supply of appropriate accommodation is placing increasing strain on both workers and employers. Without action to improve housing availability and affordability for workers, these pressures are likely to worsen. Failing to provide suitable housing options risks undermining Griffith's economic growth, limiting opportunities, and threatening the sustainability of the city's workforce, particularly in key sectors that rely on seasonal and itinerant labour.

8.3.2 Objectives

Objective 3.1 – Promote innovative workforce housing solutions

Promoting innovative workforce housing solutions, such as manufactured homes and new models for temporary accommodation, enhances the availability of affordable, flexible housing options for workers, driving regional economic growth. These solutions cater to the diverse needs of the workforce, ease pressure on the short-term accommodation and rental markets, and provide more accessible housing close to key employment hubs.

Objective 3.2 – Enable workforce housing initiatives

Enabling workforce housing initiatives, such as employer-led projects, pilot schemes, and co-living models, helps meet the rising demand for affordable workers accommodation near key employment hubs. These initiatives can reduce costs for both employers and workers, making housing more accessible for workers, especially seasonal, temporary, and essential workers. This in turn attracts more workers to the region, which are critically needed in a number of essential areas.

8.4 Priority 4 – Encourage housing that is well-located, well-designed and locally appropriate

8.4.1 Rationale

To support sustainable and resilient growth, Griffith must address several challenges related to infrastructure, design, and environmental protection within its housing strategy. The city is facing significant barriers to timely housing development due to infrastructure limitations. The provision of essential services, such as water, sewerage, roads, and public transport, is crucial to supporting new housing growth. However, rising land values, increasing maintenance costs, and growing infrastructure demands are limiting the capacity for expansion.

In addition to infrastructure, ensuring well-designed housing that is appropriately located, enhances liveability and sustainability is essential. Balancing high-quality design with development feasibility presents challenges, as stringent regulations can stifle innovation and increase costs. Moreover, managing growth while protecting Griffith's natural assets, agricultural land, and overall liveability is a top priority. Safeguarding the region's environmental and heritage assets is vital, particularly considering the increasing risks posed by natural hazards such as bushfires and floods. Climate change will intensify these challenges, highlighting the need for integrated planning that addresses risk mitigation and sustainability to ensure the long-term resilience of housing developments.

8.4.2 Objectives

Objective 4.1 – Concentrate housing development in identified growth areas

Griffith's key growth areas – Collina, Hanwood, Lake Wyangan, and Yenda – have strong potential to deliver new housing, with capacity for over 1,700 dwellings ready for development now and more than 3,500 dwellings in total. Focusing development in these areas optimises zoning, planning controls, and infrastructure delivery. A coordinated approach ensures access to essential services like schools, healthcare, and public transport, fostering well-designed, liveable communities while managing growth efficiently.

Objective 4.2 – Strengthen housing opportunities in the CBD

Strengthening housing opportunities in the CBD capitalises on underutilised and recently rezoned land to create a vibrant, mixed-use precinct that supports both housing and economic activity. As Griffith's central hub for employment, retail, and essential services, the CBD is ideal to house more residents, enhancing access to daily needs, improving walkability, and reducing car reliance.

Objective 4.3 – Promote infill development in established urban areas

Promoting infill development within Griffith's urban areas meets housing demand while protecting the environment. By unlocking underutilised land for diverse housing options, it optimises existing infrastructure, reduces costs, and supports affordable housing in well-connected areas near jobs, transport, and services. This approach fosters sustainable, compact growth and improves city liveability.

Objective 4.5 – Enhance regional lifestyle

Griffith's spacious living and strong connection to the land attract many residents, making it essential to preserve the city's regional lifestyle while meeting future housing needs. Thoughtfully designed development that respects the city's heritage and complements existing neighbourhoods will enhance Griffith's appeal. Protecting agricultural land is vital for the local economy, and directing growth to suitable areas can safeguard farming industries while maintaining well-planned, green, and connected communities.

Objective 4.6 – Support sustainable and resilient housing

Compact, climate-resilient housing that is energy and water efficient, sustainably designed, and adaptable to a changing climate helps lower household costs, cut emissions, and improve protection from natural hazards. This approach maximises resources, reduces environmental impact, and ensures long-term affordability for residents.

9. IMPLEMENTATION PLAN

This section sets out the key actions needed to deliver the housing priorities identified in this local housing strategy. These actions provide a clear pathway to improving housing access, diversity, and affordability for the Griffith community, now and into the future.

The implementation plan is structured around six practical mechanisms, each representing a core approach to achieving better housing outcomes in Griffith:

- **Strategic planning and policy development** – the process of setting long-term goals and directions through plans, policies, and frameworks that shape land use, infrastructure, and housing delivery.
- **Planning controls** – statutory tools, such as LEPs and DCPs, used to manage land use, building design, and development outcomes.
- **Incentives** – targeted financial or non-financial measures designed to encourage specific development outcomes that align with strategic goals.
- **Partnerships** – collaborative arrangements between different levels of government, the private sector, housing providers, and the community.
- **Advocacy** – efforts to influence external stakeholders, including state and federal governments, to secure funding, policy changes, or broader support.
- **Community awareness** – initiatives that inform, educate, and engage the community to build understanding and support for housing-related initiatives.

Each mechanism includes a series of actions linked directly to the objectives outlined in the housing priorities. For every action, the implementation plan identifies the relevant objectives, notes whether the action builds on work from the Griffith Housing Strategy 2019 or the Draft Griffith Worker and Housing Shortage Taskforce Report (August 2024) and provides an indicative timeframe for delivery – short (0–5 years), medium (6–10 years), long (10+ years), or ongoing. This staged approach supports coordinated implementation that responds to current and future housing needs.

Figure 15 presents a visual summary of the identified actions.

The local housing strategy will be regularly reviewed to monitor progress and adapt to changing conditions. This includes:

- Annual reviews of the implementation plan to ensure actions and planning controls continue to support housing delivery and meet local needs.
- Five-yearly reviews of the housing priorities and supporting evidence to ensure alignment with the Local Strategic Planning Statement, the regional plan, and community expectations.

	Action	Alignment with objectives	Griffith Housing Strategy 2019	Griffith Worker & Housing Shortage Taskforce	Expected Timeframe
	STRATEGIC PLANNING AND POLICY DEVELOPMENT				
1	Finalise and implement the Yenda Growth Area Master Plan, ensuring land use aligns with infrastructure delivery and meets community needs.	1.5 – Remove barriers to housing supply 4.1 – Concentrate housing development in identified growth areas			Short
2	Finalise and implement the Hanwood Growth Area Master Plan, ensuring land use aligns with infrastructure delivery and meets community needs.	1.5 – Remove barriers to housing supply 4.1 – Concentrate housing development in identified growth areas			Short
3	Support the development of the remainder of the land identified in the Collina Master Plan.	1.5 – Remove barriers to housing supply 4.1 – Concentrate housing development in identified growth areas	10		Short
4	Finalise and release the new Development Servicing Plan, with updates to reflect current growth areas and updated costs for infrastructure.	1.5 – Remove barriers to housing supply 4.1 – Concentrate housing development in identified growth areas 4.5 – Support sustainable and climate-resilient housing			Short
5	Review current development approval processes by comparing benchmark and actual timeframes to identify delays, improve efficiency, and support more timely housing delivery.	1.5 – Remove barriers to housing supply		14	Short

6	Investigate the decrease of minimum lot sizes in growth areas to 500m^2 to boost housing supply, support affordability, and encourage more efficient, diverse, and liveable neighbourhoods.	2.1 – Encourage different types of homes 4.1 – Concentrate housing development in identified growth areas		Short
7	Develop a pilot program allowing tiny homes to be used as long-term rentals on residential lots with simplified requirements. The pilot would apply in suitable locations and require compliance with key standards, including setbacks, bushfire and flood planning, and utility connections. At the end of the pilot, the policy would be reviewed to assess its impact and determine whether it should become permanent.	1.2 – Encourage incremental growth in established residential areas 1.4 – Expand low income and social housing options 1.5 – Remove barriers to housing supply 2.2 – Encourage secondary and moveable dwellings 4.3 – Promote infill development in established urban areas	11	Short
8	Investigate how to support the provision of permanent workers' accommodation on large rural and industrial sites. This may include enabling site-specific planning proposals and LEP amendments as detailed in **Appendix 5** or development applications where the need can be demonstrated, amending planning controls, or providing guidance to ensure accommodation is appropriately designed, located, and serviced, while maintaining compatibility with surrounding land uses.	1.5 – Remove barriers to housing supply 3.2 - Enable workforce housing initiatives		Short
9	Continue investigations into effectively facilitating the development of vacant infill land throughout the LGA, including through infrastructure upgrades, and where development is not currently feasible, ensure that the land is preserved for future residential purposes in line with Griffith's long-term housing needs.	1.2 – Encourage incremental growth in established residential areas 1.5 – Remove barriers to housing supply 4.3 – Promote infill development in established urban areas		Short-Medium

10	Review and update energy, water, and waste efficiency provisions in planning and development controls to ensure new developments are environmentally sustainable, reduce resource consumption, and align with best practice standards for long-term resilience.	4.5 – Support sustainable and climate-resilient housing			Short-Medium
11	Prepare and implement master plans, or update existing master plans, to facilitate increased density in areas with convenient access to essential services and amenities, including the following locations: • Walkden Street Medium Density Zone. • Banna Avenue Mixed Use Zone. • the CBD.	1.1 – Encourage medium- and higher-density housing 1.4 – Expand low income and social housing options 1.5 – Remove barriers to housing supply 4.2 – Strengthen housing opportunities in the CBD 4.4 - Enhance regional lifestyle			Medium
12	Continue the ongoing development of master plans and contributions plans for growth areas to ensure coordinated, sustainable housing development with the necessary infrastructure and amenities to support future residents.	1.5 – Remove barriers to housing supply 4.1 – Concentrate housing development in identified growth areas 4.4 - Enhance regional lifestyle			Ongoing
13	Identify and investigate opportunities to apply R3 – Medium Density Residential and R4 – High Density Residential zones where additional housing is supported by strong transport links, access to services, and alignment with the surrounding character, including in the Griffith Health Precinct.	1.1 – Encourage medium- and higher-density housing 1.5 – Remove barriers to housing supply 4.3 – Support infill development in established urban areas 4.4 - Enhance regional lifestyle	9	4	Ongoing
14	Investigate the application of the R2 – Low Density Residential zone in areas intended to be preserved predominantly for detached housing.	4.1 – Concentrate housing development in identified growth areas 4.5 – Support sustainable and climate-resilient housing			

	PLANNING CONTROLS		
15	Amend the LEP to permit the temporary use of land for up to two years for multiple moveable dwellings in suitable zones, subject to development approval, to increase the supply of affordable accommodation for seasonal and temporary workers. Refer to **Appendix 5** for proposed clauses.	1.3 – Promote cost-effective housing solutions 1.5 – Remove barriers to housing supply 1.4 – Expand low income and social housing options 3.1 – Promote innovative workforce housing solutions	Short
16	Amend Clause 4.1B of the LEP to permit lot size averaging in residential zones, allowing a mix of smaller lots (400–500m^2) to improve affordability and larger lots (1000–1500m^2) to cater to higher-income households, supporting more diverse housing options while maintaining equivalent utility servicing. Refer to **Appendix 5** for proposed clauses.	1.2 – Encourage incremental growth in established residential areas 1.4 – Expand low income and social housing options 2.1 – Encourage different types of homes 4.3 – Support infill development in established urban areas 4.4 - Enhance regional lifestyle	Short
17	Amend Clause 4.1A of the LEP to reduce minimum lot sizes for dual occupancies and multi-dwelling housing, extending the clause to the RU5 – Village and R3 – Medium Density Zones, enabling more affordable lot sizes in existing residential areas. Refer to **Appendix 5** for proposed clauses.	1.2 – Encourage incremental growth in established residential areas 1.4 – Expand low income and social housing options 2.1 – Encourage different types of homes 4.3 – Support infill development in established urban areas	Short
18	Amend Clause 5.4 of the LEP to increase the maximum size of secondary dwellings from 60m^2 to 100m^2, supporting the development of two-bedroom granny flats for couples or small families. Refer to **Appendix 5** for proposed clauses.	1.2 – Encourage incremental growth in established residential areas 1.4 – Expand low income and social housing options 2.2 – Encourage secondary and moveable dwellings 4.3 – Support infill development in established urban areas 4.4 - Enhance regional lifestyle	Short

19	Amend the LEP to rezone Stage 2 land in growth areas with an Urban Release Area overlay, allowing it to proceed ahead of Stage 1 where development has been delayed due to constraints or where it has not progressed in line with the area's master plan. Refer to **Appendix 5** for proposed clauses, and Figure 15 for the location of the release areas.	1.5 – Remove barriers to housing supply 4.1 – Concentrate housing development in identified growth areas		13	Short
20	Revise the Residential DCP to reduce parking requirements in the CBD, making it easier to deliver shop-top housing and residential flat buildings, and supporting a greater supply of diverse, affordable homes in well-connected areas.	1.4 – Expand low income and social housing options 1.5 – Remove barriers to housing supply 2.1 – Encourage different types of homes 4.2 – Strengthen housing opportunities in the CBD	5		Short-Medium
		INCENTIVES			
21	Adopt a policy for tiny homes as primary or sole dwellings on residential lots that reduces contributions under Section 64 of the LGA Act 1993 (NSW), recognising the likely lower waste load. Additionally, waive contributions under Section 64 for off-grid tiny homes with onsite waste treatment systems.	1.3 – Promote cost-effective housing solutions 2.2 – Encourage secondary and moveable dwellings		6	Short
		PARTNERSHIPS			
22	Partner with community housing providers and the NSW Government for social and affordable housing renewal in the Pioneer area.	1.4 – Expand low income and social housing options		9	Short
23	Partner with community housing providers and private enterprises to deliver pilot projects that demonstrate affordable and diverse housing options	1.3 – Promote cost-effective housing solutions 1.4 – Expand low income and social housing options	14, 15, 16, 17, 18, 19, 20, 21		Short-Long

	on Council-owned or private land, with a focus on well-located, underutilised residential sites. Projects may include the renewal of older social housing, demonstration of tiny homes, manufactured homes or energy-efficient homes, and shared equity models to support low-income working families.	2.2 – Encourage secondary and moveable dwellings 3.2 - Enable workforce housing initiatives		
24	Engage with aged care providers and developers to increase the supply of residential aged care accommodation, by exploring public-private partnerships and aligning opportunities with planned developments and future growth areas.	2.3 – Expand housing options for people as they age		Short-Medium
25	Collaborate with major employers to deliver workforce housing initiatives, including demonstration projects that provide medium to long-term accommodation options, such as affordable manufactured homes and new generation boarding houses, and employer-sponsored rental schemes.	3.1 – Promote innovative workforce housing solutions 3.2 - Enable workforce housing initiatives	19	Short-Medium
		ADVOCACY		
26	Advocate to the NSW Government for greater delegation of LEP amendment powers to local councils, reducing reliance on the full Planning Proposal process. This could include a policy enabling councils to act as the local plan-making authority for a broader range of proposals that deliver housing supply and diversity outcomes. In parallel, work to shorten and streamline the Planning Proposal process to avoid unnecessary delays.	1.5 – Remove barriers to housing supply		Short-Medium

27	Advocate to unlock key development opportunities, particularly with the planned relocation of the freight hub, which will allow for new residential and mixed-use development in prime CBD locations.	1.1 – Encourage medium- and higher-density housing 1.5 – Remove barriers to housing supply 2.1 – Encourage different types of homes 4.2 – Strengthen housing opportunities in the CBD		10	Short-Medium
28	Advocate to the state and federal governments for increased investment in essential infrastructure to unlock growth areas, support infill development, and enable the delivery of affordable housing. Prioritise funding to deliver key projects such as the Lake Wyangan, Hanwood and Yenda Master Plans and ensure infrastructure provision makes housing projects viable.	1.4 – Expand low income and social housing options 1.5 – Remove barriers to housing supply 4.1 – Concentrate development in identified growth areas 4.3 – Promote infill development in established urban areas 4.5 – Support sustainable and climate-resilient housing	22	7, 15	Short-Medium
29	Advocate for vacant Crown Land in Griffith – including sites on Bromfield and Kookora Streets – to be vested for affordable housing, in partnership with community housing providers or local agencies such as the Murrumbidgee Local Health District.	1.4 – Expand low income and social housing options 1.5 – Remove barriers to housing supply 4.3 – Promote infill development in established urban areas		8	Short-Medium
30	Advocate to the NSW Government for the establishment of a 'Land Zone Pipeline' mechanism, where residentially zoned land that remains undeveloped after two years is reclassified as 'postponed residential land' – freeing up the opportunity to rezone and prioritise other sites that are ready for active development.	1.5 – Remove barriers to housing supply 4.1 – Concentrate development in identified growth areas		13	Short-Medium
31	Advocate to the NSW Government for increased investment in social housing and specialist support services to address rising demand and Griffith's below-average housing provision.	1.4 – Expand low income and social housing options 1.5 – Remove barriers to housing supply	22		Short-Long

	COMMUNITY AWARENESS			
32	Develop guidelines to clarify and promote key housing issues – such as the benefits of manufactured homes, and the need for multiple-dwelling development – to facilitate informed decision-making, improve development processes, and attract future investment in Griffith's housing market.	1.3 – Promote cost-effective housing solutions 2.1 – Encourage different types of homes 2.2 – Encourage secondary and moveable dwellings 3.1 – Promote innovative workforce housing solutions 4.5 – Support sustainable and climate-resilient housing	14	Short
33	Promote the Design Guides for Low Rise Medium Density Housing and the Apartment Design Guide to encourage the development of quality outcomes.	1.1 – Encourage medium- and higher-density housing 2.1 – Encourage different types of homes		Short
34	Develop and promote guidelines for caravan parks to facilitate land upzoning opportunities.	1.3 – Promote cost-effective housing solutions 1.4 – Expand low income and social housing options 2.2 – Encourage secondary and moveable dwellings 3.1 – Promote innovative workforce housing solutions	14	Short
35	Host community sessions or forums with local developers, businesses, and service providers to raise awareness about Griffith's housing challenges, promote investment, and encourage new development.	1.1 – Encourage medium- and higher-density housing 1.3 – Promote cost-effective housing solutions 1.5 – Remove barriers to housing supply 2.1 – Encourage different types of homes 2.3 – Expand housing options for people as they age 3.1 – Promote innovative workforce housing solutions 4.5 – Support sustainable and climate-resilient housing		Short-Medium

36	Identify key underutilised sites and prepare an opportunities and constraints analysis for each location, to be shared with landowners as a tool to encourage and support medium-density residential development.	1.1 – Encourage medium- and higher-density housing 2.1 – Encourage different types of homes		Short-Medium
37	Engage with proponents of land rezonings for residential use to explore alternative development opportunities, such as caravan parks.	2.1 – Encourage different types of homes 2.2 – Encourage secondary and moveable dwellings 3.1 – Promote innovative workforce housing solutions	14	Ongoing

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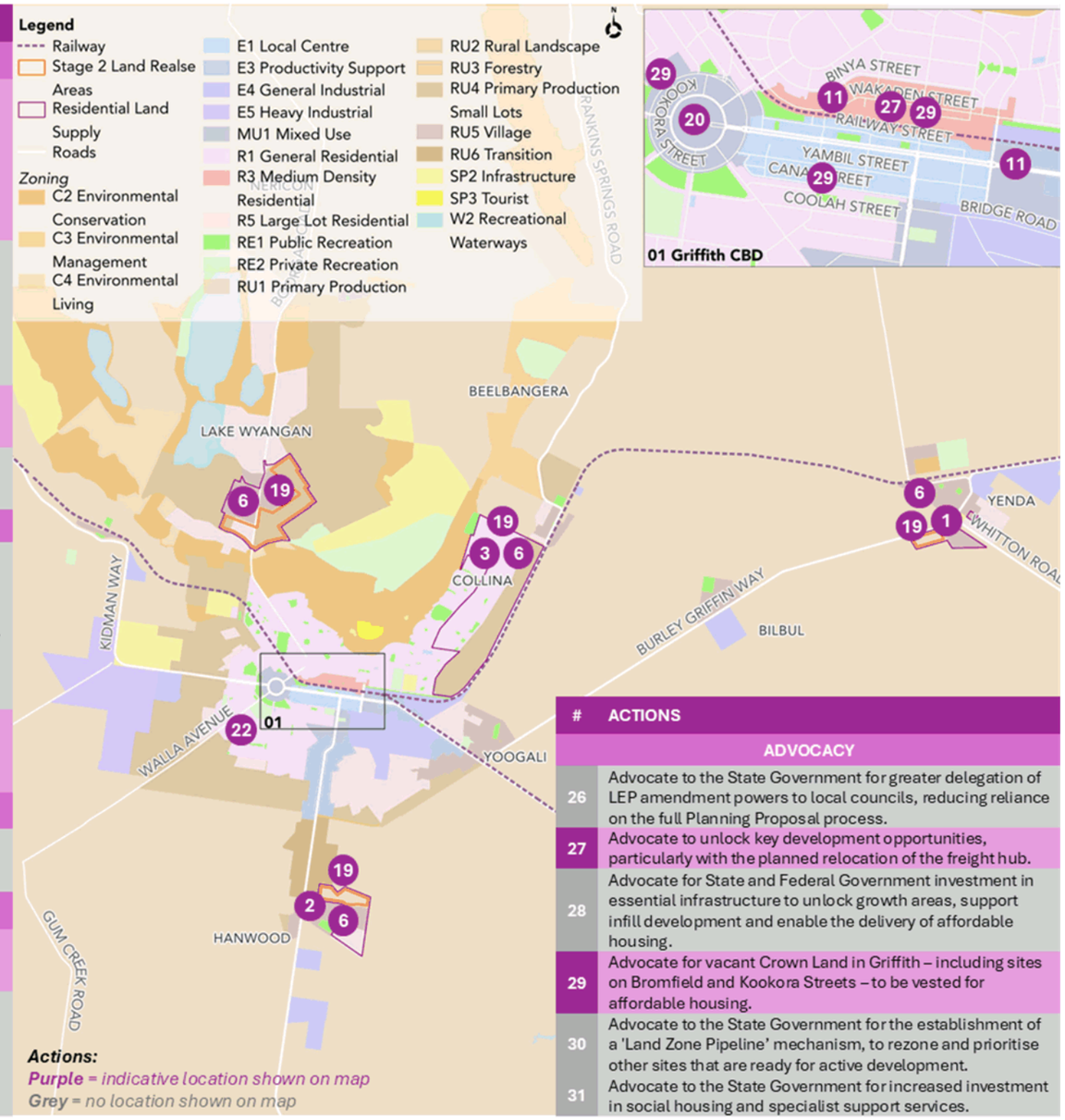
#	ACTIONS
	STRATEGIC PLANNING AND POLICY DEVELOPMENT
1	Finalise and implement the Yenda Growth Area Master Plan.
2	Finalise and implement the Hanwood Growth Area Master Plan.
3	Support the development of the remainder of the land identified in the Collina Master Plan.
6	Investigate the decrease of minimum lot sizes in growth areas to 500m2.
7	Develop a pilot program allowing tiny homes to be used as long-term rentals on residential lots with simplified requirements.
8	Investigate how to support the provision of permanent workers' accommodation on large rural and industrial sites.
9	Continue investigations to facilitate the development of vacant infill land throughout the LGA.
11	Prepare and implement master plans or update existing master plans in Wakaden Street Medium Density Zone, Banna Avenue Mixed Use Zone and the CBD.
13	Identify and investigate opportunities to apply R3 and R4 zones where additional housing is supported, including in the Griffith Health Precinct.
	PLANNING CONTROLS
15	Amend the LEP to permit temporary use of land for 2+ years to accommodate multiple moveable dwellings.
16	Amend Clause 4.1B of the LEP to permit lot size averaging in residential zones.
17	Amend Clause 4.1A of the LEP to reduce minimum lot sizes for dual occupancies and multi-dwelling housing.
18	Amend Clause 5.4 of the LEP to increase the maximum size of secondary dwellings.
19	Amend the LEP to rezone Stage 2 land in growth areas with an Urban Release Area overlay.
20	Revise the Residential DCP to reduce parking requirements in the CBD.
	INCENTIVES
21	Adopt a policy for tiny houses as primary or sole dwellings on residential lots that reduces contributions under Section 64 of the LGA Act 1993 (NSW).
	PARTNERSHIPS
22	Partner with community housing providers and the NSW Government for social and affordable housing renewal proposal at Griffith Pioneer Estate.
23	Partner with community housing providers or private enterprises to deliver pilot projects.
24	Engage with aged care providers and developers to increase the supply of residential aged care accommodation.
25	Collaborate with major employers to support workforce housing initiatives.



#	ACTIONS
	ADVOCACY
26	Advocate to the State Government for greater delegation of LEP amendment powers to local councils, reducing reliance on the full Planning Proposal process.
27	Advocate to unlock key development opportunities, particularly with the planned relocation of the freight hub.
28	Advocate for State and Federal Government investment in essential infrastructure to unlock growth areas, support infill development and enable the delivery of affordable housing.
29	Advocate for vacant Crown Land in Griffith – including sites on Bromfield and Kookora Streets – to be vested for affordable housing.
30	Advocate to the State Government for the establishment of a 'Land Zone Pipeline' mechanism, to rezone and prioritise other sites that are ready for active development.
31	Advocate to the State Government for increased investment in social housing and specialist support services.

Figure 15: Key actions from the implementation plan. Source: PSA Consulting (2025)

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APPENDIX 1 GRIFFITH HOUSING STRATEGY 2019 AP01

Griffith Housing Strategy

This strategy has been prepared for

Griffith City Council

by

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1 Rationale for the Strategy

1.1 Overview

Griffith Council's *Affordable Housing Background Paper*[1] sets out the evidence that supports the *Griffith Housing Strategy,* and should be read in conjunction with this *Strategy.*

The section provides a summary of relevant findings on housing demand, supply, need and affordability, and the legislative underpinning of Council's engagement with affordable housing, as a context for the priority strategies set out in Section 2 below.

1.2 What is 'Affordable Housing'?

Housing is 'affordable' when very low, low and moderate income households are able to meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care and education. This is generally accepted to be where such households pay less than 30% of their gross household income on housing costs.

The following table provides relevant benchmarks for 'affordable housing' for the purpose of this *Strategy*. These are consistent with definitions and benchmarks in the *NSW Environmental Planning and Assessment Act 1979 (NSW),* and related policies. These should be updated at least annually to reflect CPI changes.

Table 1.1: Relevant Affordable Housing Income and Cost Benchmarks (1)[2]

	Very low-income household	**Low-income household**	**Moderate-income household**
Income Benchmark	<50% of Gross Median H/H Income for Rest of NSW	50-80% of Gross Median H/H Income for Rest of NSW	80%-120% of Gross Median H/H Income for Rest of NSW
Income Range (2)	<$609 per week	$975 per week	$1,462 per week
Affordable Rental Benchmarks (3)	<$183 per week	$184-$293 per week	$294-$439 per week
Affordable Purchase Benchmarks (4)	$102,000	$256,000	$400,000

[1] Judith Stubbs & Associates (2019) *Griffith Affordable Housing Background Paper,* Griffith Council.
[2] (1) All values reported are in December Quarter 2018 dollars; (2) Total weekly household income calculated as a proportion of 'Rest of NSW' medians; (3) Calculated as 30% of total household income: (4) Calculated using NAB's borrowing power calculator.

Source: JSA 2019, based on data from ABS (2016) Census indexed to December Quarter 2018 dollars

The above mentioned Cost Benchmarks are generally in accordance with *SEPP (Affordable Rental Housing) 2009* which defines 'affordable housing' as:

"A household is taken to be a very low income household, low income household or moderate income household if the household:

(a) has a gross income that is less than 120 per cent of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30 per cent of that gross income in rent, or

(b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme."

What is social housing? Social housing is housing that is provided to eligible households, with rents subsidised to ensure that households pay an affordable rent. Social housing is housing that is owned by the Department of Communities and Justice (public housing) as well as housing that is owned or managed by registered housing providers (community housing).

1.3 Why is Affordable Housing Important?

Anyone in the community could need affordable housing. This includes a young person seeking to live near where they grew up, a recently separated or divorced person with children for whom conventional home ownership may no longer be economically viable, households dependent on one (or even two) low or median waged jobs, or an older person on a reduced retirement income, including after the death of a spouse.

Lack of affordably priced housing not only affects the quality of life of individual families, who may be sacrificing basic necessities to pay for their housing. It also has a serious impact on employment growth and economic development. The inability of lower paid workers to find appropriate, affordable housing can limit the capacity of industry to grow, and adversely affect local economies, as is the case with regional areas like Griffith. The displacement of long-term residents due to lack of affordable housing also reduces social cohesion, engagement with community activities such as volunteering, and extended family support.

Affordable housing is thus an important form of community infrastructure that supports community wellbeing and social and economic sustainability, including a diverse labour market and economy, and strong and inclusive communities.

1.4 Housing Supply and Demand

Griffith is regarded as the 'regional capital of Western Riverina', and a major service centre for a range of inland regional towns. It has a resident population of 27,000 people[3] and a regional service catchment of around 60,000 people.[4] Unlike many rural and regional areas, Griffith has experienced robust historical population growth, largely related to irrigated agriculture and value added activities, and higher than average jobs growth more recently. It has the critical mass to attract people from smaller areas moving up the regional hierarchy, as well as 'tree-changers' from metropolitan areas seeking more affordable accommodation and improved lifestyle.[5]

The younger than average age profile, and ongoing inward-migration of young families and overseas migrants to take up semi- and unskilled work opportunities in Griffith, also runs counter to demographic trends for many regional and rural areas, which tend to have a significant loss of younger people and a more rapidly aging population than Griffith.[6]

Future growth of 0.73% per annum is projected, or a **total population of 30,507 and demand for an additional 1,744 dwellings** by 2036.[7] However, it would be prudent to plan for a higher proportion of well-located strata dwellings in the future dwelling mix than is projected[8] due to a significant mismatch between current housing supply and need,[9] and considerable under-occupancy of public housing and of larger owner-occupied homes by older people in the LGA.[10]

To this end, there appears to be **sufficient residentially zoned Greenfield land** to meet projected demand for the next 10-15 years. This would provide capacity for around 800 separate houses in Collina Precinct based on recent growth rates, and a higher number of dwellings if a proportion of multi dwelling housing is factored in.

The challenge will likely be in ensuring that there is a **sufficient supply of smaller, well-located dwellings** to meet projected need, noting that there was a fairly static proportion of flats and units from 2006-16, and a relatively small number of villas, townhouses and attached dwellings created over this period. This is also important, as strata dwellings are far more likely to enter the private rental

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[3] ABS (2018) Estimated Resident Population.
[4] Draft Riverina-Murray Regional Plan 2016 < http://www.planning.nsw.gov.au/~/media/Files/DPE/Plans-and-policies/draft-riverina-murray-regional-plan-2016-04.ashx
[5] ABS 2016 Census; and JSA (2010) Report 3: Exploring the relationship between community resilience & irrigated agriculture in the Murray Darling Basin: Irrigated Agriculture and Socio-Economic Indicators, for the Cotton Catchment Communities Co-operative Research Centre
[6] JSA (2010) Report 3: Exploring the relationship between community resilience & irrigated agriculture in the Murray Darling Basin: Irrigated Agriculture and Socio-Economic Indicators, for the Cotton Catchment Communities Co-operative Research Centre
[7] Based on .id.Consulting projections, which are preferred to the lower NSW Department of Planning and Environment projections as they are closer to recent historical population growth trends, and are also indicated due to much higher than average local jobs growth over the past 5 years (see JSA (2019) *Background Report* for detail).
[8] Compared with id.Consulting's projected household breakdown for the period.
[9] A theoretical undersupply of 4,500 dwellings suited to single people and couples, and an over-supply of around 2,800 larger dwellings suited to families with children, by 2036 (see JSA (2019) *Background Paper* for detail).
[10] ABS Census, 2001, 2006, 20016; and id.Consulting population and housing projections for Griffith LGA

market than separate houses, and to increase the supply of much needed private rental properties for lower income workers and pensioners.[11]

1.5 Need for Affordable Housing

The biggest housing affordability issue facing Griffith is the **large and increasing number of very low income renting households in housing stress,** and the general inability of the housing market to provide for such households. Around 45% of those in 'housing stress'[12] are very low income renters. When **low income renters** are added, these groups make up **two-thirds of those in housing stress** in the LGA. These groups include households dependent upon pensions and benefits as well as the large pool of local workers in low and very low paid jobs.

The serious pressure on local rental stock is evident in the **very high real rate increase in rents[13] over the past 10 years**, with rents for two bedroom strata dwellings in the LGA growing at double the NSW rate, and rents for three bedroom dwellings growing at four times the NSW rate. In contrast, **local purchase price grew at well below average rates** over the decade. The **pressure is clearly on rental stock**, which is likely affected by the low growth in strata dwellings (in particular, flats and units) in the LGA over the past decade or two.

It is likely that, by 2036, there will be at least **1,160 households in need of affordable housing** in the LGA, 70% in rental stress and 30% in home purchase stress, with a likely need for 60% smaller dwellings suited to singles and couples, and 40% suited to families. On current trends, 50% of affordable dwellings would need to be for very low income households, 30% for low income households, and 20% for moderate income households. This is the basis of affordable housing targets, outlined later in the *Strategy*.

Importantly, Griffith has **higher than average rate of homelessness compared with NSW**, and has experienced an increase in the number and rate of people who are homeless and who are marginally housed since 2011. This includes a high rate of people who are living in severely overcrowded dwellings, in cars and temporary or insecure accommodation rather than 'street' homelessness'.

Accounting for homelessness and general population growth, an additional **140 dwellings** should be added to the affordable housing target above,[14] or a total target of at least **1,300 additional affordable dwellings in the LGA by 2036.**

[11] See JSA (2019) *Background Paper* for detail.
[12] Paying more than 30% of gross household income on their housing costs, and thus at risk of 'after housing' poverty.
[13] Adjusted for inflation
[14] See JSA (2019) *Background Paper* for detailed discussion.

1.6 Housing Affordability

It is important to understand the extent to which the market is, and has the *potential* to deliver affordable housing to relevant target groups. This helps in identifying the most effective strategies, including how much intervention is needed through the planning system.

- **Very low income households are effectively excluded from both the private purchase and private rental market** in Griffith LGA, although some would benefit from an increased supply of smaller one bedroom dwellings in terms of reduced 'cost' if not affordability.

- Most **low income households** could affordably ***rent*** a one bedroom strata dwelling, although these are in very short supply in the LGA. Two bedroom dwellings were only affordable to the upper 30% of low income renters, although again, smaller households would benefit from an increase in smaller two bedroom strata dwellings in terms of reduced 'cost'. The rental on a three bedroom dwelling was *not* affordable to any low income households, meaning that **low income families with children are particularly disadvantaged**.

  Affordable *purchase* is also a problem for many low income households. All could likely purchase a one bedroom strata dwelling *if* they were more readily available;, the upper 70% could afford to purchase a median priced two bedroom strata dwelling; whilst only the upper 10% could afford to purchase a median priced three bedroom strata dwelling. Again, there is a **significant affordability gap for larger low income households**.

- **Moderate income households can generally be housed affordably through the private rental and purchase market** in the LGA, although some households in the lower end of the income band may have difficulty renting or purchasing a separate house.

- **New Generation Boarding Houses** under *SEPP Affordable Rental Housing 2009* would be affordable to **very low income singles and couples who are working**, and are reported to be in high demand in the LGA. However, none have to date been developed locally under the SEPP, despite the good rate of return on new forms of this accommodation, and consultations indicated that there is limited knowledge of the potential of such accommodation to meet local housing need. The stock of such accommodation is currently made up of older, often poor amenity boarding houses.

- Site rental within a **caravan park or more affordable manufactured housing estate** (MHE) would be affordable to low income households, provided they owned their own manufactured home or van or had substantial capital toward the purchase of this type of dwellings. It is also likely that a smaller one or two bedroom mobile home on a rented site would be affordable to some income households, and that a larger home could be affordable to some low income families. However, most permanent or long-term sites have been lost within existing caravan parks, which has left a significant gap in the market.

These findings indicate that **strong intervention** is likely to be required through the planning system, as well as the **direct creation** of affordable rental housing through partnerships on public land, to create affordable housing for the groups who most need it in Griffith LGA.

1.7 Council's role and statutory responsibilities in relation to affordable housing

The creation of affordable housing for very low, low and moderate income households through the planning system becomes more important in the context described above. **The inability of the market to provide for virtually all very low income renters, most low income renters, and many low income purchasers is noted, and is a particular focus of this *Strategy*. The growing number of homeless and marginally housed people in the LGA is also important.**

There are significant opportunities for local government to support the creation and maintenance of affordable housing through core planning legislation and policies in NSW, and a statutory requirement to consider this issue. Local government has an implicit role in affordable housing and an impact on affordability through land use zoning, controls, the timing of land release, location of services and facilities, and the levying of rates and development contributions.

Local government can also choose to play a more proactive role in the creation and retention of affordable housing through active intervention in the market through the development of appropriate planning mechanisms and strategies.

In NSW, objects and a range of related provisions have been progressively included in the *Environmental Planning and Assessment Act 1979*, including section 1.3(d), which provides that an objective of the Act is the **'maintenance and provision of affordable housing'**. There are likewise definitions and benchmarks related to 'affordable housing' in core legislation and related policies which have been adopted in this *Strategy*.

It is also a requirement of the Act that a consent authority take into account the **social and economic impacts** of a development application as part of a merits assessment under section 4.15(1)(b). This is relevant to development applications that may result in the loss of affordable or low cost housing, as well as the assessment of community benefits involving the creation of affordable housing.

Section 7.4 of the *Act* provides for the making of a **voluntary planning agreement** in relation to a proposed amendment to a planning instrument or development application. Under such a planning agreement, a developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose. 'Affordable housing' as defined in the Act is one of the listed 'public purposes'.

As such, local government has a role and indeed a statutory responsibility to seek to preserve and create affordable housing through the planning and assessment process.

2 Strategies and Mechanisms to Deliver Affordable Housing

2.1 Overview of Mechanisms and Strategies

There are a wide range of potential strategies available to Griffith City Council to increase affordable housing in the LGA, as shown in **Table 2.1 below**. These strategies range from 'light' planning intervention in the market (Column 1 in the table), and facilitative intervention through the planning system (Column 2), to 'strong' intervention (Column 3), or 'direct provision' of affordable housing (Column 4).

As noted in the *Griffith Affordable Housing Background Paper*[15], some of these strategies are more likely to be effective in the local housing market context. Those likely to be most effective, and that are most favoured from consultations, are the focus of this *Strategy*.[16]

[15] JSA *op cit*.
[16] Refer JSA (2019) *Griffith Affordable Housing Background Paper* for a more complete discussion of the effectiveness of different mechanisms in the local context.

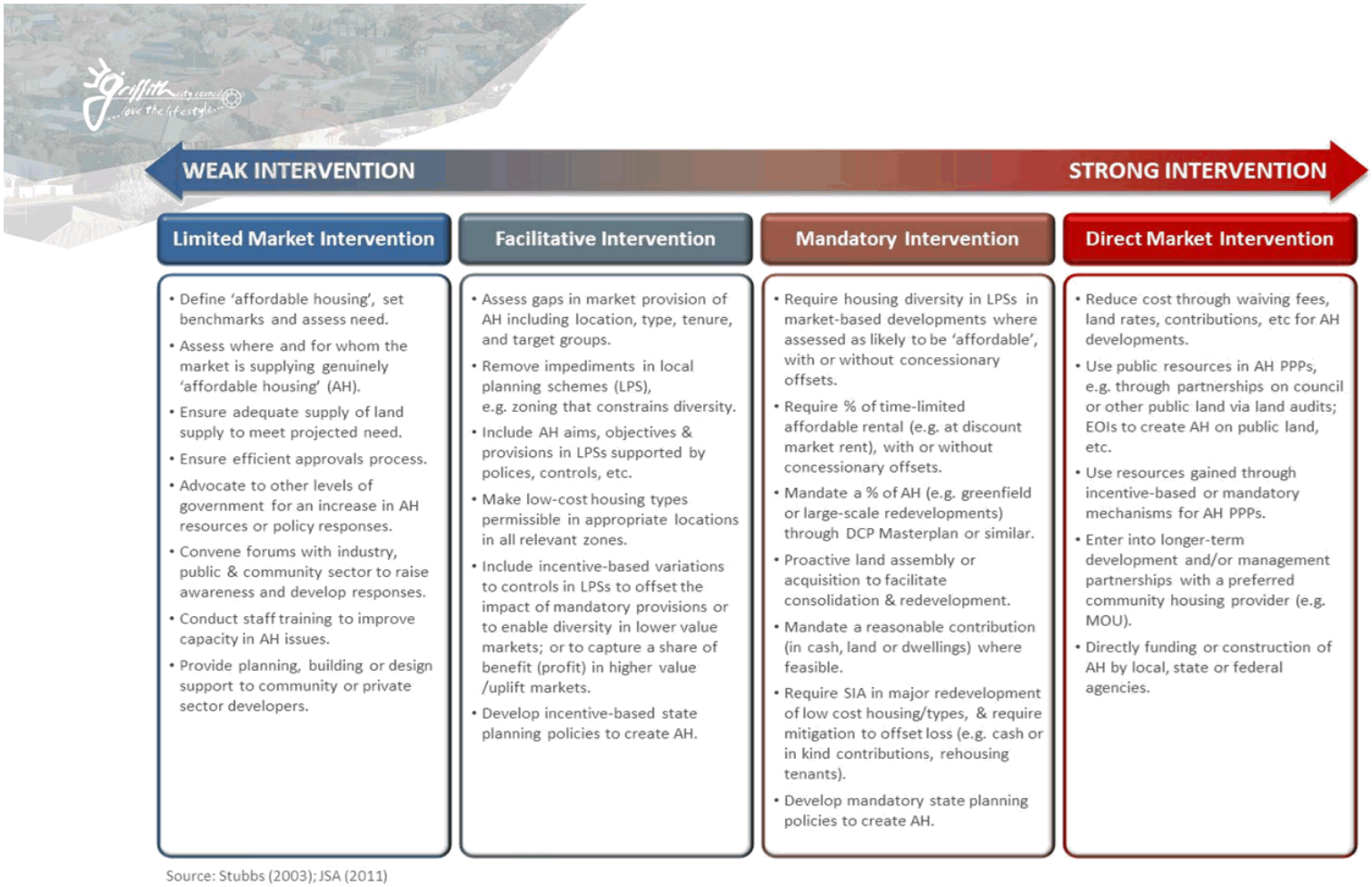

Figure 2.1: Mechanisms and Strategies to Create Affordable Housing along a Continuum of Planning Intervention

2.2 Summary of Strategies and Mechanisms

Based on the evidence, there are **three main strategies that are likely to be most effective** in increasing the supply of affordable housing in the local context:

1. Ensuring that there is **a clear planning framework** for the development of the *Housing Strategy*, including defensible definitions, benchmarks and targets, and evidence-based mechanisms for transparency and accountability, and monitoring progress of the Strategy over time.

2. Actively seeking to facilitate an increased supply of lower cost and affordable housing types (one and two bedroom strata dwellings and New Generation Boarding Houses) through the market in well-located areas. This mainly involves **ensuring that there are no unnecessary impediments in local planning instruments** to the creation of such dwellings, and requires some fundamental changes to existing planning controls.

   Removing impediments to the development of **small lot housing and Multi dwelling housing in Greenfield areas** will also be important in meeting projected need, noting that there is likely to be sufficient zoned land in Collina Precinct and Lake Wyangan to accommodate the projected demand for family dwellings whilst also incorporating increased housing diversity.

3. The **direct creation of affordable housing** for very low and low income renters, and for some low income purchasers, through **partnerships on land owned by Council and other public authorities**. This includes as part of well-located multi-tenure developments, affordable seniors housing, selective redevelopment of older public housing stock to better meet projected need, and a demonstration affordable MHE project for low income workers and families. The preferred partner would be a registered Community Housing Provider with a strong track-record in development and management of affordable housing and a local presence, as this is likely to increase yield and decrease risk for Council.

Other strategies are also likely to have some effect on increasing access to affordable and lower cost housing. These include:

4. Seeking to facilitate market delivery of lower cost and affordable housing types such as long-term accommodation in **Manufactured Housing Estates and New Generation Boarding Houses** through promotion of opportunities for this form of development, production of guidelines and educational materials, demonstrations projects and identification of potential sites.;

5. Advocating to State Government for an **increase in social housing** and Specialist Housing Services funding in recognition of below average provision of such accommodation and growing need;

6. Seeking to **engage large local employers** in a demonstration project to increase medium to long term rental accommodation (e.g. through participating in good quality, affordable MHE and/or New Generation Boarding House projects);
7. A **shared equity pilot project** for low income working families on Council and/or private land; and
8. **Providing incentives** for the development smaller, low cost strata dwellings close to Griffith town centre through reduced parking controls and changes in planning controls more generally.

Other mandatory mechanisms related to **value capture**, including mandatory affordable housing contributions or inclusionary zoning approaches under the recently amended *SEPP 70 (Affordable Housing)* are unlikely to be economically feasible in the local housing market context, despite a likely ability to demonstrate 'local housing need' under the SEPP. Likewise, mandating smaller dwellings is likely to create an impost upon development in the local context due to relatively land values.

Other incentive based mechanisms like FSR bonuses that also rely on significant land value uplift are also unlikely to be feasible in the local context due to low land values and relatively low rates of value uplift from up/rezoning.

The strategies and mechanisms **most likely to be effective** in the local context are outlined more fully below, with a brief rationale for each.

2.3 Detailed Strategies and Mechanisms

2.3.1 Adopt the Housing Strategy

Rationale

It is important that Council is clear regarding the definition and benchmarks for 'affordable housing' so that it ensures that what is created meets the statutory definition, and so that it can properly evaluate applications or proposals that come before it.

It is also important that Council has mechanisms for monitoring the progress of the *Strategy*, including Key Performance Indicators and indicative targets based on local housing need.

Strategies

Strategy 1

For the purpose of this *Strategy*, Council adopts the definitions and benchmarks for 'affordable housing' as set out in Section 1.1 and the following table.

Table 2.1: Relevant Affordable Housing Income and Cost Benchmarks (1)[17]

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Rest of NSW	50-80% of Gross Median H/H Income for Rest of NSW	80%-120% of Gross Median H/H Income for Rest of NSW
Income Range (2)	<$609 per week	-$975 per week	$1,462 per week
Affordable Rental Benchmarks (3)	<$183 per week	$184-$293 per week	$294-$439 per week
Affordable Purchase Benchmarks (4)	$102,000	$256,000	$400,000

Source: JSA 2019, based on data from ABS (2016) Census indexed to December Quarter 2018 dollars

Strategy 2

For the purpose of this *Strategy,* Council adopts an indicative target of 1,300 additional affordable housing dwellings by 2036, distributed as follows.

[17] (1) All values reported are in December Quarter 2018 dollars; (2) Total weekly household income calculated as a proportion of 'Rest of NSW' medians; (3) Calculated as 30% of total household income: (4) Calculated using NAB's borrowing power calculator.

Table 2.2: Indicative Targets for Affordable Housing to 2036

		Renting Households		Purchasing Households	
		Suitable for Lone Persons or Couples without Children	Suitable for Families	Suitable for Lone Persons or Couples without Children	Suitable for Families
Total AH Dwellings Required by 2036	Affordable to Very Low Income Households	453[18]	198[19]	31	10
	Affordable to Low Income Households	97	152	62	81
	Affordable to Moderate Income Households	18	40	52	108

Source: JSA calculations, using data from ABS Census of Population and Housing 2016 and id. Consulting

Strategy 3

For the purpose monitoring the progress of this *Strategy*, Council adopts the following Key Performance Indicators:

- Number of affordable rental dwellings for very low and low income households created as a result of partnerships between Council and community housing providers and/or the private sector. Data can be collected by Council;
- Net change (loss/gain) in Social (Public and Community) Housing. Data can be obtained from FACS – Housing NSW and local community housing providers;
- Number of affordable rental dwellings for very low and low income households created through other agencies or mechanisms, including FACS – Housing NSW and Community Housing Providers. Data can be collected by Council;

[18] Includes 70% of the target for chronically homeless people (140 x .7 = 98)
[19] Includes 30% of the target for chronically homeless people (140 x .3 = 42)

- Number of affordable housing dwellings for very low and low income renters and low income purchasers provided through the market. Data can be obtained from FACS – Housing NSW Rent and Sales Reports;
- Increase in supply of lower cost housing types/products created through the market. Data can be obtained from FACS – Housing NSW Rent and Sales Reports;
- Reduction in local homelessness, including appropriate accommodation of people living temporarily with others, or living in inappropriate, unsafe or severely over-crowded accommodation. Data can be provided by agencies such as Specialist Housing Services;
- Reduction in the proportion of very low and low income households in housing stress. Data can be obtained from the Census every five years;[20]
- Retention of diverse income, age and employment groups in the LGA. Data can be obtained from the Census every five years.

2.4 Facilitative Strategies and Mechanisms

2.4.1 Removing Planning Impediments for Residential Flat Buildings and Multi Dwelling Housing in Well-Located Infill Areas

Rationale

There are opportunities for the market to deliver affordable housing to some groups, generally in the form of **one and two bedroom strata dwellings,** albeit mainly for smaller households. An increase in this type of housing in well-located areas will also provide much-needed housing diversity and help to address the current and projected housing supply-demand mismatch.

One and two bedroom **Residential flat buildings** have historically provided a lower cost if not always 'affordable' form of accommodation, but the supply of this form of housing has been significantly constrained since the introduction of the Griffith DCP 1999. Two main provisions in the 1999 DCP have generally rendered such developments non-viable, and also appear to be constraining multi dwelling housing like villas and townhouses. These are:

- The use of different **density controls** across Council Planning Precincts, which place significant constraints on the number of dwellings per hectare, and thus restricts what can *actually* be built on many lots.
- The requirement for **50m^2 of private open space per ground floor dwelling**, which favours separate houses over Residential flat buildings, and can also be restrictive in the case of Multi

[20] Note that levels of housing stress on very low and low income households can be reduced if increasing housing costs cause these people to be displaced. Consequently this KPI must be considered in the context of changing demography as set out in the next KPI.

dwelling housing in infill and release areas. This requirement can significantly affect the viability of Residential flat buildings and Multi dwelling housing, and often whether they can be built at all.

- The relatively **stringent car parking requirements for strata dwellings**, including in areas close to the town centre,[21] are also likely to constrain the development of Residential flat buildings, and potentially of Multi dwelling housing.

The current **review of Council's DCP** provides an important opportunity to amend relevant controls to facilitate diverse, affordable and/or lower cost housing though the market close to Griffith town centre, that is, within the Planning Precincts of **Griffith Central, Wakaden North, Hospital and Coolah.** Housing diversity, cost and affordability in existing and future release areas (**Collina and Lake Wyangan**) would also benefit from similar amendments to controls.

General strategies related to the DCP review are set out first. This is followed by the rationale for changes in controls for Griffith Central, Wakaden North, Hospital and Coolah Precincts, and specific strategies for each Precinct.

Strategies

Strategy 4

Council will support amendments to its revised DCP that seek to facilitate the development of diverse, affordable and/or lower cost housing, in particular:

a. Inclusion of relevant objectives:

   i. Provide for a diversity of housing opportunities and residential lifestyle choices;

   ii. Optimise residential development opportunities which fulfil the housing supply needs generated by the growth of the population and economic development of Griffith;

   iii. Strategically implement the Griffith Housing Strategy.

b. Include controls that facilitate affordable and lower cost Residential flat buildings and Multi dwelling housing through the market in relevant DCP chapters (*Development in Residential Zones,* and *Development in Business Zones*) within the Planning Precincts of **Griffith Central, Wakaden North, Hospital and Coolah,** and in **Collina and Lake Wyangan** release areas, specifically:

   i. Remove **any requirement** for the requirement private open space for ground floor dwellings in the case of Residential flat buildings;

   ii. In the case of Multi dwelling housing, **reduce the requirement** from 50m^2 to 16m^2 of private open space per ground floor dwelling, including a minimum dimension of 3 metres;

[21] There is a generic control across the LGA of one onsite space per one bedroom dwelling; 1.5 spaces per two bedroom dwelling; and 2 spaces three bedroom dwelling regardless of location or dwelling type.

iii. Remove existing density provisions (dwellings per hectare), and **replace** these with Floor Space Ratio (FSR) or exempt some Precincts as set out in-Strategies 5, 7, 8 and 9 below;

iv. **Reduce car parking requirements** to more closely reflect actual ownership rates as set out in 5, 7, 8 and 9 below;

v. **Remove the requirement** for 'designated lots' for Multi dwelling housing to open up increased opportunities for villas and townhouses across Griffith.

Rationale – Griffith Central Precinct

B2 zoned areas in Central Griffith Precinct contain many redevelopment opportunities, particularly in the areas **between Yambil Street and Canal Street, and north of Olympic/Railway Streets**; and within the B4 zoned area at the western end of the Precinct. JSA's economic analysis indicates that changes to controls as set out above, ground floor open space requirements accompanied by appropriate FSR or no FSR, Height and parking controls, would likely facilitate an increased in Residential flat buildings and Multi dwelling housing in areas and on lots where these are not currently feasible.[22]

It is also important that there are no other unintended barriers to the development of Residential flat buildings within this precinct. For example, a requirement for all development in the B2 zone to have ground floor commercial space, and for a high proportion of the total development to be commercial, can be a significant disincentive to re/development where commercial land is not at a premium or in high demand.

Further, although Residential flat buildings are permitted with consent in B2 zones,[23] **selective rezoning** to B4 in this area could signal Council's intention to encourage the development of 'Residential flat buildings' as a form of 'Residential accommodation', and make it an *explicitly* permitted land use.[24] Importantly, an objective of the B4 zone is '*To increase the permanent population and encourage the provision of affordable housing in mixed use areas through shop top housing and residential flat building development.*'

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[22]

[23] Residential flat buildings are an innominate use within B2 zoning in Griffith LEP 2014, although under item 3 'Permitted with consent', the LEP states that anything not specified in item 4 'Prohibited' is also permitted with consent. Residential accommodation and Residential flat buildings are not specified and so are understood to be permitted with consent.

[24] Residential flat buildings are an innominate use within B2 zoning in Griffith LEP 2014, although under item 3 'Permitted with consent', the LEP states that anything not specified in item 4 'Prohibited' is also permitted with consent. Residential accommodation and Residential flat buildings are not specified in item 4, and so are understood to be permitted with consent.

There also appears to be a **good economic case** for rezoning the areas between Yambil Street and Canal Street, and north of Olympic/Railway Streets to B4, based on significant remaining opportunities for commercial re/development within Banna Avenue and the north side of Yambil Street.

Alternately (or in the interim), different controls can be put in place within the existing B2 zone in the new DCP. These different controls should encourage high quality retail and commercial development and Shop top housing for development along Banna Avenue and the north side of Yambil Street; and allow for increased development of Residential flat buildings without the requirement for commercial development, but with the **option** for this to occur by virtue of its B2 zoning, in the areas back from 'high street' (that is, between Yambil Street and Canal Street, and north of Olympic/Railway Streets).

Opportunities have also been developed for significant development of Residential flat buildings on larger parcels of vacant land in the area immediately east of Crossing Street currently zoned B7, which could be rezoned to B4 or R3 if the economic case for rezoning of a portion of existing B7 land could be made.

Strategies

Strategy 5

Council will seek to facilitate the development of Residential flat buildings in **Central Griffith Precinct** (zoned B2 and B4) through supporting appropriate controls in the new **DCP** as follows:

a. Providing for a Floor Space Ratio of-1.5:1 or higher or exempting the Precinct from an FSR restriction;

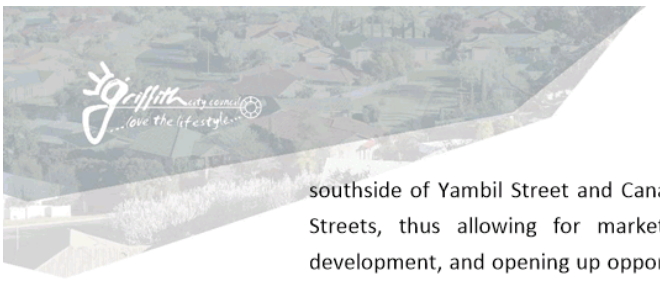
b. Providing for parking requirements as follows for Shop-top housing, Residential flat buildings, and Multi Dwelling Housing:

i.	Small (<75m^2) or 1 bedroom:	0.5 parking spaces
ii.	Medium (75m^2-110m^2) or 2 bedrooms:	1.0 parking spaces
iii.	Large (>110m^2) or 3+ bedrooms:	1.5 parking spaces
iv.	Visitor spaces:	0.25 parking spaces

c. Balancing the future demand for high quality commercial development within Banna Avenue and the north side of Yambil Street with the need for economically feasible Residential flat buildings in areas with significant redevelopment potential close to the city centre through. Providing for different controls across the B2 zoning through a DCP map, specifically:

   i. Providing for **all development within Banna Avenue and the north side of Yambil Street** to have retail or commercial uses on the ground floor with generous floor to ceiling heights, and a reasonable proportion of each new development to be made up of commercial or retail space; but

   ii. Providing **no such requirements** for commercial ground floor development, or for any proportion of new development to be commercial, within the areas between the



southside of Yambil Street and Canal Street, and the northside of Olympic/Railway Streets, thus allowing for market assessment of the viability of mixed use development, and opening up opportunities for Residential flat buildings without an additional economic impost. This will limit the B2 zoning to Banna Avenue and the north side of Yambil Street and limit residential development to shop-top housing in this zone.

Strategy 6

In the longer term, Council will seek to encourage increased development of Residential flat buildings in **Central Griffith Precinct** through **amendments to its LEP**, in particular, actively facilitating Residential flat buildings through:

a. Rezoning the area between the southside of Yambil Street and Canal Street and northside of Olympic/Railway Streets from B2 to B4, thus providing a clear signal of Council's intent for this area;

b. Preparing a planning proposal including an assessment of the adequacy of land zoned B2 in the Precinct and the economic case for the rezoning selected areas to B4, noting that the *Background Paper* contains relevant data to support the case;

c. Considering rezoning of a portion of land immediately east of Crossing Street from B7 to B4 or B3 provided the economic case for rezoning can be made with regard to a loss of some B7 zoned land.

Rationale – Wakaden North Precinct

Similar to other areas, this precinct contains a large number of older residential flat buildings that pre-date the 1999 DCP, with more recent development consisting of multi dwelling housing, likely due to DCP constraints discussed earlier. There are more limited opportunities for redevelopment within the existing Precinct boundaries. However, additional redevelopment opportunities could be obtained by **extending the precinct north to Binya Street**, which is within 400 metres of the current B2 zoned area.

Strategies

Strategy 7

Council will seek to facilitate the development of Residential flat buildings and Multi dwelling housing in **Wakaden North Precinct** (zoned R1) through supporting amendments to controls in the DCP as follows:

a. Extending the Precinct north to Binya St, rezoning the entire precinct to medium density residential to solidify the strategy to promote higher densities;

b. Providing for a Floor Space Ratio of 1.5:1 or higher or exempting the Precinct from an FSR restriction;

c. Providing for parking requirements as follows for Residential flat buildings and Multi dwelling housing:

i.	Small (<75m^2) or 1 bedroom:	0.5 parking spaces
ii.	Medium (75m^2-110m^2) or 2 bedrooms:	1.0 parking spaces
iii.	Large (>110m^2) or 3+ bedrooms:	1.5 parking spaces
iv.	Visitor spaces:	0.25 parking spaces

Rationale – Coolah Precinct

Coolah Precinct also contains extensive historical development for Residential flat buildings, although again none of these appear to be of recent construction, with newer construction generally for Multi dwelling housing.

There are significant redevelopment opportunities in the precinct including of older, lower quality housing and industrial and commercial uses, as well as underutilised land. Opportunities for redevelopment of housing are mainly available in the area between Coolah Street and the Canal.

Strategies

Strategy 8

Council will seek to facilitate the development of Residential flat buildings and Multi dwelling housing in **Coolah Precinct** (zoned R1) through supporting amendments to controls in the DCP as follows:

a. Providing for a Floor Space Ratio of 1:1 or higher or exempting the Precinct from an FSR restriction;

b. Providing for parking requirements as follows for Residential flat buildings and Multi dwelling housing:

i.	Small (<75m^2) or 1 bedroom:	0.5 parking spaces
ii.	Medium (75m^2-110m^2) or 2 bedrooms:	1.0 parking spaces
iii.	Large (>110m^2) or 3+ bedrooms:	1.5 parking spaces
iv.	Visitor spaces:	0.25 parking spaces

Rationale – Hospital Precinct

Hospital Precinct should also be targeted to increase market delivery of Residential flat buildings and Multi dwelling housing as it is within close proximity to Griffith's commercial core, and has opportunities for redevelopment for lower cost or affordable housing types, including Residential flat buildings and Multi dwelling housing, with appropriate controls.

Strategies

Strategy 9

Council will seek to facilitate the development of Residential flat buildings and Multi dwelling housing in **Hospital Precinct** (zoned R1) through supporting amendments to controls in the DCP as follows:

a. Rezoning the entire precinct to medium density residential to solidify the strategy to promote higher densities;

b. Providing for a Floor Space Ratio of 0.7:1 or higher or exempting the Precinct from an FSR restriction;

c. Providing for parking requirements as follows for Residential flat buildings and Multi dwelling housing:

i.	Small (<75m^2) or 1 bedroom:	0.5 parking spaces
ii.	Medium (75m^2-110m^2) or 2 bedrooms:	1.0 parking spaces
iii.	Large (>110m^2) or 3+ bedrooms:	1.5 parking spaces
iv.	Visitor spaces:	0.25 parking spaces

2.4.2 Increasing Opportunities for Housing Diversity and Affordability in Greenfield Areas

Rationale

Collina Precinct is the major current release area in Griffith, and is located around 6 kms from the CBD. While Multi dwelling housing is permissible with consent in the R1 zone, there is no evidence of such development in the precinct. As noted, development of Multi dwelling housing is likely to be constrained by DCP density controls and requirements for ground floor private open space and onsite parking requirements, as well as requirement for designation of lots for Multi dwelling housing.

JSA's modelling suggests that villa construction would be economically viable assuming with more liberal controls and the removal of the requirement for designated lots for Multi dwelling housing. This would also increase dwelling yield in the precinct.

Lake Wyangan Master Plan /DCP area is likely to provide for further Greenfield expansion once the Collina Precinct is fully developed.[25] Based on the availability of land in the Collina area, rezoning in this area to R1 is likely to be required by 2030. Similar constraints to housing diversity and affordability

[25] Advice from Council officers, 11 December 2018.

would apply as for Collina Precinct without changes to the DCP and/or LEP, and similar amendments are required to facilitate housing diversity.

Strategies

Strategy 10

Council will seek to facilitate the development of diverse housing options in **Collina Precinct** (zoned R1) through supporting amendments to controls in the DCP as follows:

a. Providing for a Floor Space Ratio of between 0.5:1 and 0.7:1 across the Precinct;

b. Providing for parking requirements as follows for Residential flat buildings and Multi dwelling housing:

i.	Small (<75m^2 or 1 bedroom:	0.5 parking spaces
ii.	Medium (75m^2-110m^2) or 2 bedrooms:	1.0 parking spaces
iii.	Large (>110m^2) or 3+ bedrooms:	1.5 parking spaces
iv.	Visitor spaces:	0.25 parking spaces

c. Increase the amount of multi-dwelling housing lots in new subdivisions to 25%.

Strategy 11

Council will seek to facilitate the development of diverse housing options in **the Lake Wyangan Master Plan /DCP area** (zoned R1) through supporting the following controls:

a. Providing for a Floor Space Ratio of 0.5:1 and 0.7:1 across the Precinct;

b. Providing for parking requirements as follows for residential flat buildings and multi dwelling housing:

v.	Small (<75m^2 or 1 bedroom:	0.5 parking spaces
vi.	Medium (75m^2-110m^2) or 2 bedrooms:	1.0 parking spaces
vii.	Large (>110m^2) or 3+ bedrooms:	1.5 parking spaces
viii.	Visitor spaces:	0.25 parking spaces

c. Ensure the Lake Wyangan Master Plan includes adequate sized lots for multi-dwelling housing.

2.4.3 Facilitating Increased Development of 'New Generation' Boarding Houses

Rationale

'New Generation' Boarding Houses under *SEPP (Affordable Rental Housing) 2009* can provide affordable accommodation to diverse very low and low income households, and fill an important gap

for a range of very low and low income retirees, workers, and other singles and couples. The option to develop New Generation Boarding Houses under SEPPARH is readily available in residential and business zones within Griffith LGA. However, there appears to have been very limited take up by developers or Community Housing providers to date.

Economic modelling reported in the *Background Paper* suggests that these are likely to have a good rate of return, so that increased awareness and promotion of best practice would also likely be beneficial (see ***Case Study Booklet*** for examples of best practice).

Strategies

Strategy 12

Council will actively promote and support the development of high quality, 'New Generation' Boarding Houses in locations within 400 metres of B2 or B4 zoning in Griffith, including through educational workshops with developers and the community, publication of guidelines, production of promotional material, and favourable consideration of compliant applications.

Strategy 13

Council will develop controls in the Development Control Plan consistent with State Government Policy and Legislation to support the development of good design and management of 'New Generation' Boarding Houses taking into account local needs and the housing market context, and make these publicly available (see Outline of Consideration for Guidelines and Plan of Management at **Attachment A**).

2.4.4 Opening up Development Opportunities for CVPs and MHEs

Rationale

Caravan parks have historically been an important source of affordable accommodation in Griffith LGA, including for lower income families, people on pension and benefits and lower income and seasonal workers.

On-site vans and manufactured homes that can be rented with the site, and sites which are rented where residents place their own home, have the potential to be affordable to all low income households and some very low income households. However, are virtually no permanent or long-term sites remaining in privately owned and operated facilities in the LGA through conversion to tourist and short-term uses, and there is reported to be a high demand for such accommodation.

Although short-term site (3 months or less) may benefit short-term casual workers or more transient people, they will not meet the accommodation needs of lower income working families and workers who are seeking more stable rental accommodation.

There is a need to encourage the development of additional long-term sites within existing facilities, as well as the development of additional privately operated and lower cost manufactured housing estates as a relatively efficient way of providing accommodation for lower income families and

workers. There are also opportunities to develop more affordable manufactured housing estates that are owned/ managed by Council and/or a registered community housing provider on publicly owned land with favourable rates of return as an example of best practice in this area.

Strategy 14

a. Council will develop guidelines to encourage a higher proportion of permanent sites within caravan parks and MHEs that are principally tourist-oriented developments, and provide for a higher proportion of such sites in licensing arrangements;

b. Council will identify potential sites for additional private caravan parks and manufactured housing estates, and seek to develop private sector investment through relevant planning incentives.

2.4.5 Selective Redevelopment of Older Public Housing Properties

Rationale

There are opportunities to **selectively redevelop older, under-occupied social housing close to the town centre** which should also be explored with State Government. The replacement of older, under-occupied separate houses with new mixed tenure developments including strata dwellings can better meet the need for smaller social housing dwellings, and also provide affordable rental and purchase housing for low income workers, whilst retaining a reasonable component of houses suitable for families.

This is in line with current State Government policy directions to improve the quality of life and standard of housing in areas with large concentrations of public housing, and with Government priorities to increase the capacity and economic viability of community housing providers through the transfer public housing on long-term leases. This enables providers to borrow against the asset to enable redevelopment, which is occurring other parts of the State. To date, no such scheme has been announced for Griffith.

Opportunities for selective redevelopment of older public housing stock close to the town centre are available in **Wakaden North Precinct.** Other opportunities include the **selective redevelopment of dwellings or areas within large scale public housing estates in Macarthur and Merrigal Precincts** to better meet current and projected housing need for smaller very low income households in the LGA for both social housing and affordable rental housing for lower income workers.

Strategies

Strategy 15

a. Council will explore opportunities with State Government and local Community Housing Providers for the redevelopment of older concentrations of social housing in Wakaden North Precinct, including for smaller, more diverse housing types and multi-tenure development including social, affordable and private market housing to meet changing needs.

b. Council will advocate to State Government on behalf of local Community Housing Providers (CHPs) for a transfer or title and/or long-term (at least a 20-year lease) on existing public housing in Wakaden North Precinct to facilitate the redevelopment of selected stock through increased economic viability for CHPs.

2.5 Direct Creation of Affordable Housing

Direct Creation of Affordable Housing

The **direct creation of affordable housing** on Council and other publicly owned land is likely to be the most effective strategy for creating affordable housing for very low and many low income renting households. As noted, such households are largely excluded from the private market, and often in severe housing stress and at risk of homelessness.

This land can be developed under a variety of contractual arrangements, for example, by Council directly developing the land and contracting in the skills required, or in partnership with a community housing provider (CHP) and/or private sector developer. Management would normally be undertaken by a CHP with expertise in this area. Financially, the arrangement can be structured in a number of ways, depending on Council's preference. Likewise, risk can be shared in a manner appropriate to the needs and preferences of partnering agencies.

A first cut assessment of the suitability of a range of Council and other publicly owned sites has been undertaken with regard their size, location, zoning and freedom from significant constraints, and is reported in **Section 6.5.3 of the *Background Paper*.** A range of development scenarios were then **modelled in a preliminary** way to assess the likely feasibility of affordable housing developments in the local housing market context on indicative sites.

Our preliminary assessment indicates that these **indicative developments on Council-owned land are likely to be economically feasible** (that is, income would exceed costs at year one). Developments modelled included a multi-tenure affordable villa development, a multi-tenure affordable residential flat building, and a New Generation Boarding House on sites in Central Griffith, Wakaden North, Hospital and Coolah Precincts; and an affordable MHE or caravan park on Council-owned land in Lake Wyangan and Crown land at the Griffith Show Ground, although the latter already accommodates around 50 very low and low income households, a number of them long-term.

Assumptions used in economic modelling are conservative, and varying these would make the developments even more favourable.

A seniors' development targeting older pensioners would not break even unless somewhat higher than 'affordable' rents were charged due to the very low incomes of lone pensioners, although at $230 per week, such rental would still likely provide lower cost rental than is often available through the market, in a community setting.

Strategies

Strategy 16

a. Council will endeavour to explore **Council and publicly owned sites** for the purpose of affordable housing partnerships. Suitable sites should include the following characteristics:
   - well located with regard to transport and/or services;
   - maximise the yield of social and affordable housing;
   - are multi-tenure developments; and
   - are able to achieve favourable economics (at least break even in the first year).

Strategy 17

a. Council will facilitate a **multi-tenure development on Council-owned land** within or in close proximity to Griffith town centre in partnership with a registered community housing provider and/or other not for profit service provider in the short-term.

b. This development will be a multi-tenure development and will be targeted to very low and low income renting households and to low income purchasing households, and will seek to include:
   - A portion as a New Generation Boarding House providing rental accommodation to very low income renting lone person or couple households;
   - One and two apartments providing affordable accommodation to very low income and low income renters who are lone person, couple and smaller family households and purchase for low income households, possibly including some shared equity;
   - Adequate provision for Adaptable Dwellings on the ground floor per AS 4299.

c. Council will seek to develop the site through a competitive tendering process (an expression of interest) or preferred partnering arrangement with a registered community housing provider that clearly specifies requirements for the site including maximisation of affordable housing yield, indicative dwelling type and tenure mix, risk apportionment and long-term management and maintenance arrangements.

Strategy 18

a. Council will evaluate **dedicating at least a further two sites to multi-tenure affordable housing developments** within or in close proximity to Griffith town centre.

b. Potential sites identified by Council could be developed in partnership with a registered community housing provider and/or appropriate NHO under an EOI or preferred partnering arrangement.

Strategy 19

a. Council will investigate the development of an **affordable caravan park /manufactured housing estate** in partnership with a registered community housing provider and/or private sector development on vacant Crown land at the Show Ground complex, including that:

   i. The development is mixed tenure, and allows for the rental of sites with owner occupied homes (owner-renters), as well as the rental of both manufactured homes and sites (renter-renters);

   ii. Rents of sites and sites with homes are affordable to a mixture of very low and low income households

b. Following review of the operations of a first facility, Council will investigate the development of a further **affordable caravan park /manufactured housing estate** in partnership with a registered community housing provider and/or private sector development on vacant Council or other public land as appropriate.

c. Council will advocate for affordable worker dwellings through partnerships with the private sector and large employers in the surrounding villages.

2.5.1 Shared Equity Arrangements

Rationale

One of the main ways that low income purchasers requiring a larger home, especially those at the lower end of the band, and all very low income households without a substantial asset, can enter the home purchase market is through some form of shared equity arrangement.

Typically, a purchaser will enter a shared equity arrangement with a community housing provider where they own 25-75% of the equity in the home on the basis that they will sell the home back to the provider if they wish to exit the arrangement, as well as a pre-agreed share of the capital gain. Under some schemes, they can increase their share of equity over time.

This ensures that the home stays as affordable purchase in perpetuity, and that the first purchaser does not obtain a windfall profit from the sale of a home where there has been a public subsidy (as is often the case in more standard subsidised home purchase arrangements). Partnering with a community housing provider rather than a bank or private sector developer tends to keeps costs lower for the purchaser, although the latter could be involved in a 3- or 4-way partnership.

This type of arrangement is not generally as well-developed in NSW as it is in some other Australian and international jurisdictions, and there are no government supported schemes in NSW. However, it is likely to work well in the local context, and a scheme similar to ones that operate in other jurisdictions could be developed by a Community Housing Provider such as Southern Cross Community Housing, potentially in partnership with a financial institution, and/or on Council-owned land.

Strategies

Strategy 20

Council will develop a locally appropriate shared equity purchase model to facilitate the purchase of housing by low income households, in conjunction with a registered community housing provider.

Strategy 21

Council will investigate the potential for development of small lot housing on a privately owned Greenfield site, and appropriate mechanisms, funding and legal agreements to implement an appropriate model or demonstration project including opportunities for shared equity approaches.

2.5.2 Advocacy

Rationale

There has been a **loss of social housing** in both proportion and absolute terms over the past 10 years, with social housing falling from 5.5% of all dwellings to 4.4% from 2006 to 2016, which was lower than the NSW average in 2016 (5%). Waiting times for social housing in the LGA are in excess of 10 years for smaller dwellings, and rates of severe housing stress among very low income renters indicate a high level of unmet need for social housing in the LGA.

Higher than average and growing rates of homelessness and marginally housed people also indicate that there is a need for alternative accommodation to meet the special needs of these groups.

Strategies

Strategy 22

a. Investigate and advocate for temporary affordable housing opportunities on NSW Government land that is awaiting future development.

b. Advocate for an increase in funding and support arrangements for social housing to meet the needs of very low income and special needs groups in the LGA.

2.6 Administration and Maintenance

2.6.1 Administration

Rationale

There is a need for transparent reporting and accountability with regard to administration of Council's affordable housing program, and to ensure that the *Strategy* is effective in achieving its objectives. Adequate responsive, recurrent and planned maintenance is also vital to ensure the amenity of the properties and locality, and the longevity of stock.

Strategy 23

Council will establish required administrative mechanisms to ensure proper monitoring, management and administration related to the *Strategy*, and any Affordable Housing Program resulting from this, including:

- Annual reporting against KPIs;
- Transparent processes for the selection of affordable housing partners, whether on the basis of competitive tendering on individual projects, or a preferred partner basis;
- The establishment of a separately accounted and reported Affordable Housing Trust Fund to hold any resources generated through the *Strategy* (for example, affordable housing units created in perpetuity).

2.6.2 Asset Maintenance

Rationale

Adequate provision for responsive, recurrent and planned maintenance is also vital to ensure the amenity of the properties and locality, and the longevity of stock.

Strategy 24

Council will ensure that partnering and management arrangements with a registered community housing provider include adequate budgetary provision and planning for maintenance and facilities management including:

- Responsive maintenance within the required timeframe;
- Recurrent maintenance, such as minor works, gardening, etc to ensure high quality amenity; and
- Planned maintenance, such as external painting, roof and fence replacement, including a planned maintenance schedule and regular asset condition audits.

2.6.3 Additional Strategies as Recommended by Griffith City Council

Rationale

In the process of development the Griffith Housing Strategy 2019 Griffith City Council has determined further initiatives that can be undertaken to promote the further development of affordable housing.

Strategy 25

Currently, Council's Section 7.12 Contributions Plan requires the payment of 1% of the cost of construction of a development as a levy, including affordable housing. Council will investigate implementing an exemption for housing demonstrated to be affordable from paying Section 7.11 and 7.12 Contributions. The Plan could be amended to specifically exclude affordable housing Development Applications.

Strategy 26

SEPP (Affordable Rental Housing) 2009 covers the development of secondary dwellings as a form of affordable housing. The policy sets out lot requirements, maximum site coverage and floor area for complying developments. Presently secondary dwellings are required to pay Section 64 Contributions totalling around $8,000. Secondary dwellings often contain a single bedroom and are only occupied by one person. The secondary dwelling occupies land previously used for gardens and lawns. Locating a secondary dwelling in the rear yard would decrease the amount of water required for landscaping. Council could advocate for the development of secondary developments by taking the following actions:

a. Exempt Secondary Dwellings from paying Section 64 Contributions.
b. Provide guidelines for secondary dwellings. Precincts around the CBD of Griffith contain large lots which would easily support secondary dwellings and even larger lots in Collina can adequately support secondary dwellings. Landowners may be aware that their lot is appropriate for a secondary dwelling. An easily interpreted guide could be sent out with rates notices in particular areas which Council would support additional dwellings. A list of local suppliers of secondary dwellings could also be provided.

Strategy 27

Council will investigate the use of a medium density housing code (complying development) in Griffith. In some precincts close to the CBD, including **Wakaden North**, **Coolah** and **Central Griffith** (which have been recommended as being rezoned to medium density residential) the use of a complying development code for affordable or high density housing could be developed. This would provide surety to developers that if they meet certain development and design standards, their development would be approved in 14 days.

Strategy 28

Any existing Restriction as to User pursuant to Section 88B of the *Conveyancing Act* on the title of a lot in Griffith which restricts the construction of a single dwelling on the lot should not also restrict the construction of a secondary dwelling. The meaning of a dwelling on these 88B Instruments should be construed as meaning a primary dwelling which would not restrict the construction of a secondary dwelling on the lot.

Attachment A:

Outline of Consideration for Guidelines for New Generation Boarding Houses

Guidelines would include the following types of provisions:

- Need for consistency with 'local character', including guidance from Council
- Amenity of rooms, including passive solar access, ventilation, storage, and preferred provision of self-contained kitchen that s well-equipped (e.g. with two burners, oven, microwave, sink and small fridge), and of en suite bathroom;
- Amenity of outdoor open space, including all weather cover, seating and tables, attractive landscaping, etc);
- Shared ('private') open space be provided at $5m^2$ for each ten lodgers, with a minimum of $20m^2$ for any Boarding House development
- Where boarding rooms are **not** fully self-contained (with en suite bathroom, laundry and kitchen facilities), at least the following criteria will be considered adequate):
    - The communal kitchen and dining area is to be a minimum of $15m^2$, with at last $1m^2$ per lodger over 6 lodgers
    - One washing machine and tub should be provided for every 10 lodgers
    - One clothes drier or 20m of external line should be provided for every 10 lodgers
    - Bathrooms must be at least $5m^2$ and comply with BCA requirements.

- A **Plan of Management** should be provided which addresses:
    - Fees for residency
    - Management and supervision through an on-site manager or regular visits
    - Kitchen usage, the provision of meals or resident provision of meals
    - Noise inside the boarding house and in adjacent private open space areas
    - Use of communal space and facilities
    - Parking for cars
    - Cleanliness and maintenance of the property and grounds
    - House rules (covering issues such as access to rooms, keeping shared facilities clean and tidy, visitors, pets, quiet enjoyment etc)
    - 24 hour contact details.

APPENDIX 2	GRIFFITH WORKER AND HOUSING SHORTAGE TASKFORCE (DRAFT) REPORT ON STRATEGIES TO INCREASE HOUSING SUPPLY (AUGUST 2024)	AP02

GRIFFITH WORKER AND HOUSING SHORTAGE TASKFORCE

Report on Strategies to Increase Housing Supply - Draft

August 2024

Introduction

1 The Griffith Worker and Housing Shortage Taskforce (**Taskforce**) is a joint initiative of the Griffith Business Chamber and Griffith City Council, which was formed in November 2023. It also has representatives from the office of Helen Dalton MP, State Member for the Seat of Murray, and the office of Sussan Ley MP, Federal Member for the Seat of Farrer.

2 The Griffith Local Government Area (**LGA**) has a population of approximately 27,000[1] and is one of the most multicultural areas in New South Wales, outside of Western Sydney. Griffith has a Gross Regional Product of $2.238 billion[2] and is the second-highest agricultural contributor to the Murray-Darling Basin's economy,[3] with an extremely large and diverse manufacturing and agribusiness sector. However, Griffith's economic growth is currently constrained by a lack of available labour – our local economy is currently at or near full employment, with unemployment at 1.8 percent.[4] As detailed in the ABC *Four Corners* report, *Left to Rot*, Griffith *'tells you everything you need to know about Australia's worker shortage crisis.'*[5]

3 Even if workers can be recruited, employers despair to find suitable accommodation. As it has been described by the Regional Australia Institute, '*housing* [is] *the Achilles heel to the regions renaissance*'.[6]

4 This shortage is reflected in unaffordability. Recent data regarding Australia-wide regional housing constraints indicate that housing affordability is worsening. In the Regional Australia Institute's *National Regional Housing Summit 2024 – Summit Outcomes & Recommendations*,[7] it found that:

[1] As of 30 June 2023; id Consulting Pty Ltd (https://economy.id.com.au/griffith/population) (accessed 18 August 2024).
[2] For Financial Year 2022/2023; .id Consulting Pty Ltd (https://economy.id.com.au/griffith/gross-product) (accessed 18 August 2024).
[3] Murray-Darling Basin Authority, *Murray Darling Basin Social and Economic Conditions Report 2022*, page 12 (https://www.mdba.gov.au/sites/default/files/publications/murray-darling-basin-social-and-economic-conditions-report-2022.pdf) (accessed 25 March 2024).
[4] For the March 2024 quarter; .id Consulting Pty Ltd (https://economy.id.com.au/griffith/unemployment) (accessed 18 August 2024).
[5] ABC News, *Left to Rot*, 17 October 2022 (https://www.abc.net.au/news/2022-10-17/worker-shortage-griffith-four-corners/100071304) (accessed 25 March 2024).
[6] Regional Australia Institute, *National Regional Housing Summit 2024 – Summit Outcomes & Recommendations*, page 17 (https://www.regionalaustralia.org.au/libraryviewer?ResourceID=111) (accessed 28 April 2024).
[7] Regional Australia Institute (https://www.regionalaustralia.org.au/libraryviewer?ResourceID=111) (accessed 28 April 2024).

a) Regional Australia saw a 600,000 net population gain during the last census period,[8] and found that capita-to-regional migration remains 11.7 percent higher than pre-pandemic levels, such that increased regionalisation is a post-pandemic 'new normal';
b) Regional median house prices have increased by 54.2 percent between March 2020 and December 2023, compared to 29.3 percent in metropolitan areas;[9] and
c) The regional rental market continues to be tight, with the regional vacancy rate decreasing from 1.5 percent in September 2022 to 1.2 percent in September 2023,[10] noting that 3 percent occupancy is generally considered to be viable.

5 Griffith exemplifies the above trends, as detailed in this report.

6 The purpose of the Taskforce was to develop strategies to increase the supply of workers and housing within the Griffith LGA. As a preliminary focus, the Taskforce has concentrated on the development of housing strategies to increase the supply of affordable housing, and thereby improve the recruitment and retention of workers within the Griffith LGA.

7 In preparing this report, a community forum was held on 12 June 2024 (**Forum**) to gather the views of local stakeholders. The Taskforce also had regard to initiatives being undertaken in other LGAs.

8 The Taskforce's report is provided below. Its Recommendations are at **Annexure 1**.

9 A key theme in this report is the need for 'missing middle', medium-density, affordable housing. In delivering such housing, the Taskforce affirms the importance of public sector intervention, particularly through Local Government acting in partnership with Community Housing Providers (**CHPs**). To do so, it is essential that Local Government is appropriately funded. Investment in social and affordable housing must be viewed as social infrastructure, just as hospitals and schools are, with similar economic multiplier effects.

10 The Taskforce considers that it is also essential that planning controls are calibrated to enable developers to deliver medium-density dwellings, and that individual land-owners are incentivised and encouraged to increase the supply of medium-density housing, including through secondary dwellings and tiny homes.

[8] Regional Housing Summit Report, page 7, citing RAI of ABS Dwelling Approvals and Estimated Resident Population ;
[9] Regional Housing Summit Report, page 17, citing RAI analysis of CoreLogic Hedonic Home Value Index reports (March 2020 - December 2023).
[10] Regional Housing Summit Report, page 17, citing CoreLogic Quarterly Rental Review, October 2023.

Housing Strategy 2019

11 In 2019, Griffith City Council commissioned the *Griffith Housing Strategy 2019*[11] by Dr Judith Stubbs (**Housing Strategy 2019**) in conjunction with an *Affordable Housing Background Paper*. As detailed in the Housing Strategy 2019, 'affordable housing' is generally considered to be accommodation which costs less than 30% of the gross income of very low, low and moderate income households.[12]

12 As Dr Stubbs observed in the Housing Strategy 2019:

> *'The inability of lower paid workers to find appropriate, affordable housing can limit the capacity of industry to grow, and adversely affect local economies, as is the case in regional areas like Griffith.*
>
> ...
>
> *Affordable housing is thus an important form of community infrastructure that supports community wellbeing and social and economic sustainability, including a diverse labour market and economy, and strong and inclusive communities.'*[13]

13 The Housing Strategy 2019 found that there was a need for 1,744 dwellings by 2036.[14] It also found that there was:

a) Sufficient residentially-zoned greenfield land for the next 10-15 years; and
b) A challenge in ensuring supply of '*smaller, well-located dwellings*', including villas, townhouses and attached dwellings, as well as strata units.[15]

14 Of the necessary 1,744 dwellings, the Housing Strategy 2019 projected that approximately 1,300 would need to be affordable, i.e. about 75 percent. Of those, 45 percent would need to be larger dwellings suitable for families, and 55 percent would need to be suitable for single persons or couples.[16]

[11] Judith Stubbs & Associates (https://www.griffith.nsw.gov.au/media-releases/griffith-housing-strategy) (accessed 25 March 2024)
[12] Housing Strategy 2019, page 1, item 1.2.
[13] Housing Strategy 2019, page 2, Item 1.3.
[14] Housing Strategy 2019, page 3, Item 1.4.
[15] Housing Strategy 2019, page 3, Item 1.4.
[16] Housing Strategy 2019, page 12, Item 2.3.1.

Housing Strategy 2019 – Status update

15 The Housing Strategy 2019 recommended a number of strategies to increase the supply of housing, which are detailed at **Annexure 4**, along with the current status of Griffith City Council's implementation of those strategies.

16 The Taskforce understands that Council has budgeted for a further housing strategy to be prepared during FY 24/25. The Taskforce endorses the preparation of a further housing strategy given the significant social changes over the past five years, particularly those arising from the COVID-19 pandemic, including increased regionalisation, rental pressures and housing unaffordability.

Status of the housing market and projected housing requirements

17 Griffith's population is forecast to grow to 27,856 in 2024, and to 31,421 by 2046.[17] In the Taskforce's opinion, this forecast is suppressed by a lack of available housing.

18 Concerningly, during the pandemic (between 2020 and 2021) Griffith's labour force declined, which may have been caused by the high proportion of migrant labour in Griffith and emigration experienced during the pandemic, due to the absence of an adequate Federally-funded safety net for non-permanent residents. However, since 2021, Griffith's labour force has continued to grow, from 14,798 to 15,790.[18] Griffith remains attractive to migrants, notably being the preferred location in NSW for economic refugees arriving by plane.[19]

19 Since 2019, Griffith City Council has approved 859 residential development applications, as set out in the tables below.[20] The annual relative value of residential and non-residential development consents is also set out in the table below, prepared by Economy ID.

DRAFT

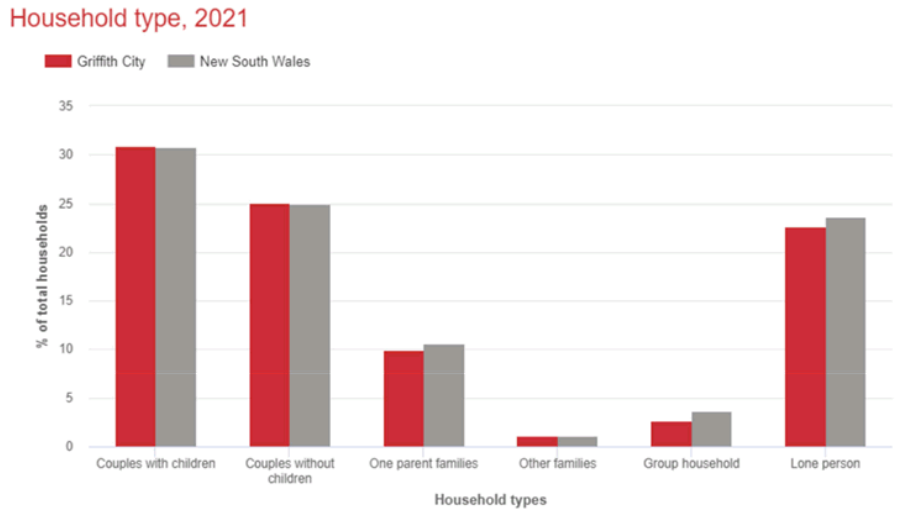
[17] id Consulting Pty Ltd (https://forecast.id.com.au/griffithhttps://economy.id.com.au/griffith/population) (accessed 18 August 2024).
[18] As of 30 June 2023; id Consulting Pty Ltd (https://economy.id.com.au/griffith/employed-residentshttps://economy.id.com.au/griffith/population) (accessed 18 August 2024).
[19] 4 January 2024, Channel 7, Evening News, 6 pm Bulletin.
[20] Data supplied by Griffith City Council.

*DA LOTS APPROVED = *excl 129 Lincoln Place Manufactured Housing*	*SUBDIVISION CERTS*	*DWELLINGS BUILT O/C*	No. of Dwellings OC's By GCC	No. of Dwellings OC's by PCA
859	**523**	**574**		
		105	*20*	*85*
206	105	115	*27*	*88*
196	179	78	*15*	*63*
49	131	102	*8*	*94*
408	108	102	*17*	*85*
0	0	72	*29*	*43*

Source: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0. Compiled and presented in economy.id by .id (informed decisions)

20 Since 2019, 574 residential occupation certificates have been issued, as shown in the tables above. Based on that data, Griffith requires approximately 1,170 new dwellings by 2036, based on projected requirement of 1,744 new dwellings in the Housing Strategy 2019.

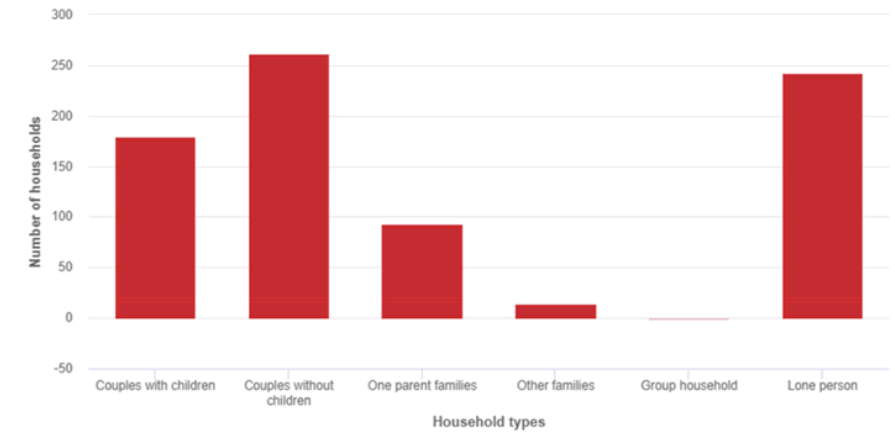
21 However, it is the typology of housing that matters – one size does not fit all. Data on housing typology for Griffith shows that there is a relative undersupply of medium-density dwellings, despite that being the most appropriate form of housing, based on household types. As demonstrated in the tables below prepared by Economy ID (noting that the latest data is from 2021) the trend is towards households of either couples without children or lone persons (which made up approximately 50 percent of households) while more than 80 percent of dwellings are standalone houses.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

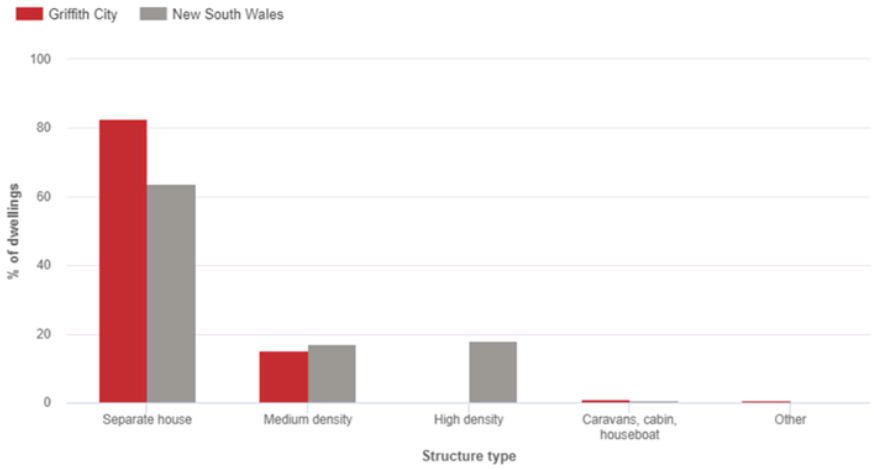
Change in household type, 2016 to 2021

Griffith City

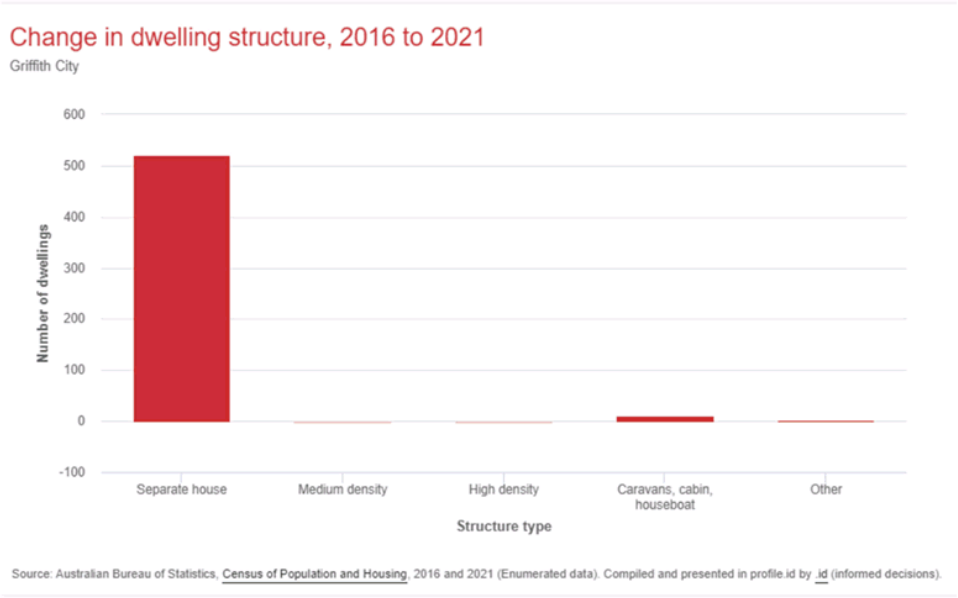


Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 and 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

Dwelling structure, 2021



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions).

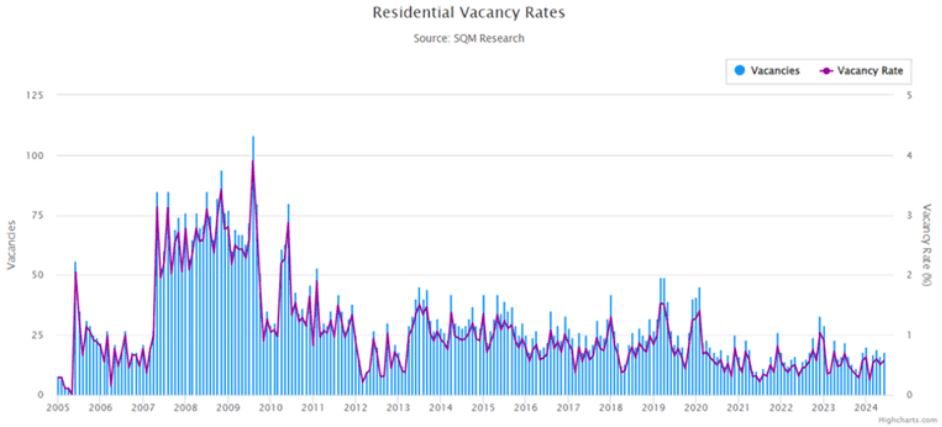


22 Based on the above data, the Taskforce considers that the most important section of the housing market which is undersupplied is medium-density housing. This could be supplied through the development of units, townhouses and duplexes, or the introduction of secondary dwellings and tiny homes onto residential land with existing dwellings.

23 Supply of housing in Griffith also remains generally constrained, with vacancy rates at less than 1 percent, as shown in the table prepared by Economy ID below.

RESIDENTIAL VACANCY RATES

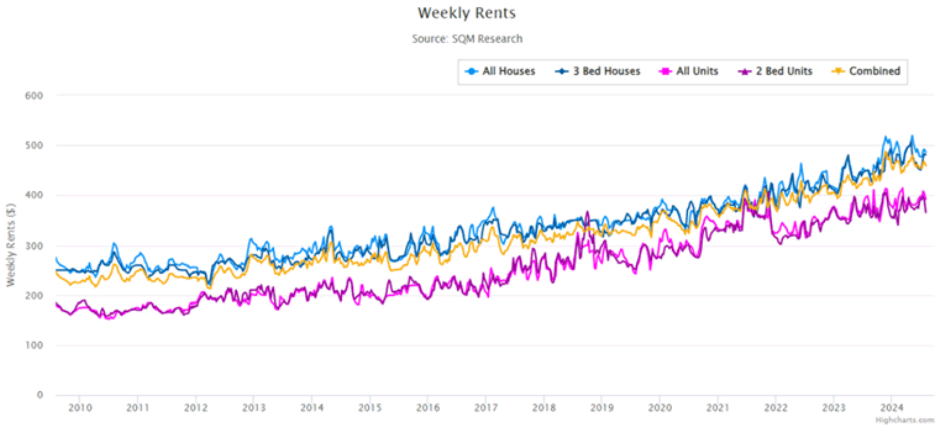
POSTCODE 2680



24 As a function of that undersupply, rental and house prices are also increasing, with average weekly rents approaching $500 in 2024, and average advertised house prices nearing $600,000, as shown in the tables below, prepared by Economy ID:

WEEKLY RENTS

POSTCODE 2680



WEEKLY ASKING PROPERTY PRICES

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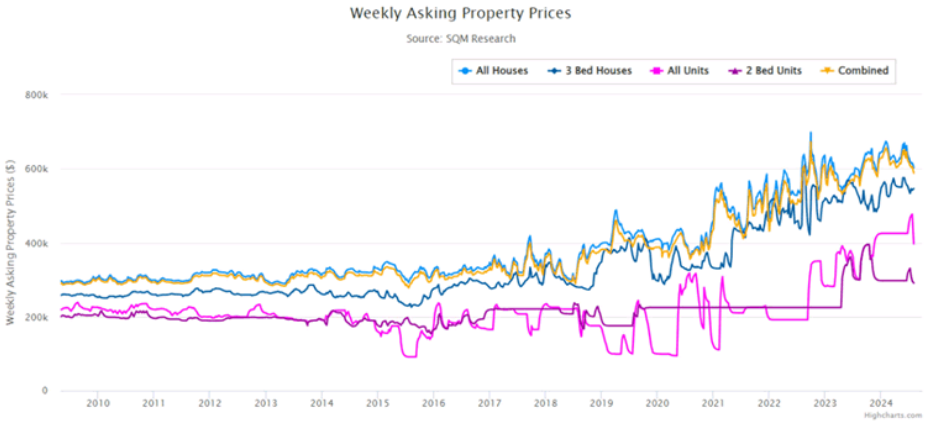

The Forum

25 The Forum was well attended, with approximately 45 participants, including developers, builders, architects, planners, community housing providers and homelessness service providers, and members of the community.

26 Some key themes raised by participants are summarised at **Annexure 2**.

27 The feedback provided during the Forum was considered by the Taskforce in developing its recommendations at **Annexure 1**. This report will also be distributed to participants for comment.

Initiatives being undertaken in other LGAs

28 In November 2023, the Department of Regional NSW – Regional Development, Riverina Murray, commissioned an audit of *Local Government Housing Initiatives across the Riverina Murray*, prepared by GYDE Consulting.

29 A summary of the initiatives is enclosed at **Annexure 3**, along with the Taskforce's response.

Recommendations

30 The Taskforce has made 15 Recommendations, which are summarised at **Annexure 1**.

31 As detailed above, the Taskforce considers that the housing crisis can only be solved through a concerted commitment to increase the supply of medium density, affordable housing. As reflected in the Recommendations, the Taskforce concluded that this could be delivered in three main ways:

a) Partnerships with CHPs to deliver medium-density, affordable housing projects, similar to the Griffin Green Project;[21]
b) Amendments to planning controls to facilitate delivery by developers of medium-density, affordable housing projects; and
c) Encouragement and incentivisation of individual land-owners to construct secondary-dwellings and tiny homes.

32 Recommendations 2, 3, 4, 6, 8, 9, 11 and 12 reflect the above principles.

33 However, there are also additional opportunities associated with new forms of accommodation, particularly for seasonal workers (pursuant to the Seasonal and Temporary Worker Accommodation (Draft) Guideline August 2023) (Recommendation

[21] https://www.griffith.nsw.gov.au/griffin-green-affordable-housing-project (accessed 19 August 2024).

5) as well as once-in-a-generation scale opportunities for Griffith to redesign and redefine its central business district (if the railway freight hub is relocated) (Recommendation 10). There are also challenges, including in relation to funding (Recommendations 7, 15) land-banking (Recommendation 13) and in continuing to ensure that Council's development approval processes remain fit-for-purpose (Recommendation 14).

Conclusion and next steps

34 It is essential to the social and economic growth of Griffith that the supply of housing be increased. To that end, the Taskforce requests that Council:

a) Adopt the Recommendations in this report; and
b) Publicly report on the progress of implementing the Recommendations in this report on a six-monthly basis.

35 This report will also be distributed to participants in the Forum for comment.

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Annexure 1 – Summary of Recommendations

Housing Strategy

1 That Council procure the preparation of a further housing strategy, to update the Housing Strategy 2019.

Planning controls

2 That Council endorse the Draft Griffith Residential Development Control Plan (**Draft DCP**) currently on exhibition,[22] particularly those amendments that would increase in the supply of medium-density housing (and noting that the Taskforce will provide a separate submission to Council regarding the draft amendments, during the consultation period).

3 That the Draft DCP be amended to enable 50 percent of dwellings to be medium-density in new subdivisions (where appropriate, with consideration of associated planning constraints including adequacy of services, adjacent zoning etc).

4 That Council consider the further introduction of areas zoned for high-density residential development.

5 That Council advocate for the approval of the Seasonal and Temporary Worker Accommodation (Draft) Guideline August 2023, and prepare a draft policy in anticipation of its approval, to enable prompt adoption and uptake by local businesses.

Incentives

6 Subject to completion of the consultation period at Recommendation 11 below, that Council adopt a policy for tiny houses where constructed as the primary / sole dwelling on a residential lot, to:

a) Reduce contributions under section 64 of the *Local Government Act 1993* (NSW) based on the likelihood of lower waste load;
b) Waiving contributions under section 64 of the *Local Government Act 1993* (NSW) where the tiny house is 'off-grid', i.e. has on-site waste treatment.

Investment in enabling infrastructure

7 That Council investigate opportunities to obtain funding for enabling infrastructure pursuant to the NSW Government's Accelerated Infrastructure Fund.[23]

[22] https://www.griffith.nsw.gov.au/on-exhibition/amended-draft-griffith-residential-development-control-plan (accessed 19 August 2024).
[23] https://www.planning.nsw.gov.au/plans-for-your-area/infrastructure-funding/accelerated-infrastructure-fund (accessed 18 August 2024).

Partnering on projects

8 That Council consider opportunities to undertake medium-density affordable housing projects on Crown land, at:

a) Bromfield Street, in conjunction with a CHP (see map at **Annexure 5**); and
b) Kookora Street, in conjunction with the Murrumbidgee Local Health District (see map at **Annexure 5**); and
c) Other sites, in conjunction with the Griffith Local Aboriginal Land Council.

9 That Council consider opportunities to redevelop underutilised social housing in the Pioneer area (see map at **Annexure 5**) in conjunction with Homes NSW and a CHP, to subdivide the existing lots to provide for more social and affordable housing, potentially with the use of modular / pre-fabricated homes.

Major projects

10 That Council maintain a watching brief on the potential for the freight hub on Railway Street to be moved to the Intermodal Rail Hub at Wumbulgal (see map at **Annexure 5**), and subsequent sale of the land on which the freight hub is situated, to enable a master-planned precinct including residential, commercial and community uses.

Secondary dwellings and tiny homes

11 That the Council adopt a policy similar to that in place in Surf Coast Council (Victoria), by:

a) Undertaking an audit identifying appropriately zoned and sized land on which secondary dwellings and tiny homes could be located;
b) Establishing a temporary policy enabling secondary dwellings and tiny homes to be constructed without development consent or with simplified requirements (to the extent permitted under NSW planning laws);
c) Holding a two-year pilot in which development of secondary dwellings and tiny homes pursuant to the temporary policy is encouraged; and
d) Following the two-year pilot, undertaking a review of the temporary policy, including consideration whether it should be made permanent.

12 That Council publish information to clarify the existing planning processes for secondary dwellings and tiny homes, and to promote the existing financial incentives available in relation to waiver of contributions under section 64 of the *Local Government Act 1993* (NSW).

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Land banking

13 That Council approach the NSW Government to advocate for a 'Land Zone Pipe Line', such that land which was zoned residential but not developed within two years be zoned as 'postponed residential land', to enable further sites to be zoned as residential and actively developed.

Development approval processes

14 That Council undertake a review of its Directorate of Sustainable Development, to review current development approval processes, including a comparison of benchmark and actual data on development approval timeframes.

Funding opportunities

15 That Council investigate opportunities to obtain funding for affordable housing and enabling infrastructure pursuant to:

a) The NSW Government's Accelerated Infrastructure Fund (see also Recommendation 7);
b) The Federal Government's Housing Support Program;[24]
c) The Federal Government's Housing Australia Future Fund;[25]
d) The Federal Government's Sustainable Communities Program[26]

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[24] https://www.infrastructure.gov.au/territories-regions-cities/cities/housing-support-program (accessed 18 August 2024).
[25] https://www.finance.gov.au/government/australian-government-investment-funds/housing-australia-future-fund (accessed 18 August 2024).
[26] https://www.dcceew.gov.au/water/policy/programs/open/sustainable-communities (accessed 19 August 2024).

Annexure 2 – Summary of issues raised at Forum

Social and economic impacts

1 The experience of employers, some of which described how they had purchased housing or were considering developing it, in order to provide accommodation to employees;
2 The impacts of the housing affordability crisis on homelessness, with local homelessness service providers experiencing a spike in demand;
3 Concerns about overcrowding of houses, particularly those homing migrant workers; and
4 Financial constraints on developments.

Planning controls and financial incentives

5 The need to promote existing incentives, including:
   a) Council's policy of enabling developers to defer payment of contributions under section 64 of the *Local Government Act 1993* (NSW) and section 7.12 of the *Environmental Planning and Assessment Act 1979* (NSW);
   b) Council's policy of waiving contributions under section 64 of the *Local Government Act 1993* (NSW) for secondary dwellings;
6 The need for more clarity about how planning controls in relation to secondary dwellings and tiny homes;
7 Concerns with the functionality of the NSW Planning Portal;
8 The need for greater flexibility in relation to planning controls under the Griffith Residential Development Control Plan;
9 Opportunities in relation to the Seasonal and Temporary Worker Accommodation (Draft) Guideline August 2023, if approved;
10 Opportunities in relation to boarding houses / guest homes; and
11 Concerns regarding land banking.

Local government and CHP partnerships

12 Opportunities and challenges when attempting to develop Crown Land;
13 Opportunities for partnerships between Council with CHPs and Homes NSW to undertake affordable housing projects; and
14 Funding opportunities, including under the Federal government's $300 million compensation package for communities affected by water buybacks, and via the Housing Australia Future Fund.

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Annexure 3 – GYDE Report

Community awareness raising / engaging with industry	(unticked in GYDE report): To be addressed via mapping exercise / forum in April 2024
Putting strategic planning into action	(ticked in GYDE Report): Noted that grant application made by Council to updated Griffith Housing Strategy 2019, query whether update on implementation to be provided
Financial incentives for development	(ticked in GYDE Report): Noted that Council provides incentives through: a) deferred developer contributions under section 7.12 of the *Environmental Planning and Assessment Action Act 1979* (NSW); b) rebates for affordable housing projects; and c) incentives and in relation to secondary dwellings (see below).
Investigation of infrastructure capacity and requirements	(unticked in GYDE Report): Noted that Council had improved investigation of infrastructure capacity and requirements and currently performed well in doing so
Incentives for secondary dwellings	(ticked in GYDE Report): Noted that incentives provided by waiving section 64 of the *Local Government Act 1993* (NSW), which would be publicised in a publication being prepared by Council (see below)
Boosting visitor accommodation capacity	(unticked in GYDE Report); Noted that this was difficult to influence, and that visitor accommodation constraints were typically on weekends
Acting as residential developer and/or landlord	(unticked in GYDE Report): Noted that it was unlikely that Council would fill this role, given that there were a number of local developers able to do so. Noted that Council had partnered with Community Housing Providers in affordable housing projects (see below)
Partnering with Community Housing Providers	(ticked in GYDE Report): Noted that Council had partnered with Argyle Housing to deliver the Griffin Green affordable housing project. It was also noted that Council was working with Crown Lands to secure land to develop into further affordable housing

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	projects, in relation to which Council sought the support of Chamber and the Member for Murray (see below)
Partnering with not-for-profits / LALCs	(unticked in GYDE Report): Noted that Council had not partnered with the Griffith Aboriginal Lands Council but that there were opportunities to do so, particularly given that the Lands Council had successfully gained title to a large amount of residential zoned land in Collina
Tackling land banking	(unticked in GYDE Report): Noted that this was a very difficult issue, but that there was a potential policy solution / pilot programme which Council would be willing to support (see motion below)

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Annexure 4 – Housing Strategy 2019 – Status update

Strategy No:	Details	Progress
1	Ensuring that there is a clear planning framework for the development of the Housing Strategy, including defensible definitions, benchmarks and targets, and evidence-based mechanisms for transparency and accountability, and monitoring progress of the Strategy over time.	Griffith Residential Development Control Plan adopted August 2020. Revision of DCP reported to Council 13 August 2024.
2	Actively seeking to facilitate an increased supply of lower cost and affordable housing types (one and two bedroom strata dwellings and New Generation Boarding Houses) through the market in well-located areas. This mainly involves ensuring that there are no unnecessary impediments in local planning instruments to the creation of such dwellings, and requires some fundamental changes to existing planning controls. Removing impediments to the development of small lot housing and Multi dwelling housing in Greenfield areas will also be important in meeting projected need, noting that there is likely to be sufficient zoned land in Collina Precinct and Lake Wyangan to accommodate the projected demand for family dwellings whilst also incorporating increased housing diversity.	Griffith Residential Development Control Plan adopted August 2020. Revision of DCP reported to Council 13 August 2024. Lake Wyangan Master Plan adopted 2023. This development will yield approx. 1,600 residential lots. Section 7.11 Development Contributions Plan adopted October 2023
3	The direct creation of affordable housing for very low and low income renters, and for some low income purchasers, through partnerships on land owned by Council and other public authorities. This includes as part of well-located multi-tenure developments, affordable seniors housing, selective redevelopment of older public housing stock to better meet projected need, and a demonstration	Griffin Green Affordable Housing project completed June 2024. 20 Town Houses and 42 fully serviced lots. Houses and services lots ownership will be transferred to Argyle Housing Sept/Oct 2024.

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	affordable MHE project for low income workers and families. The preferred partner would be a registered Community Housing Provider with a strong track-record in development and management of affordable housing and a local presence, as this is likely to increase yield and decrease risk for Council. Other strategies are also likely to have some effect on increasing access to affordable and lower cost housing. These include:	Griffith City Council donated vacant land on Cnr. Wakaden and Crossing Streets to Argyle Housing in 2019. 4 x 2 bedroom affordable Housing Units under construction. Due for completion September 2024.
4	Seeking to facilitate market delivery of lower cost and affordable housing types such as long-term accommodation in Manufactured Housing Estates and New Generation Boarding Houses through promotion of opportunities for this form of development, production of guidelines and educational materials, demonstrations projects and identification of potential sites.	Manufactured Housing Estate (Over 50's) DA approved by Council in Citrus Road, Griffith. Griffith Hill Lifestyle Estate Stage 1 currently under construction as at August 2024.
5	Advocating to State Government for an increase in social housing and Specialist Housing Services funding in recognition of below average provision of such accommodation and growing need Page 10 of 31 Griffith Housing Strategy 2019	GCC advocating to NSW Government for social and affordable housing renewal proposal at Pioneer Estate Griffith. GCC advocating to NSW Government for vesting of vacant Crown Land in Griffith (Bromfield Street and Kookora Street) for construction of affordable housing.

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6	Seeking to engage large local employers in a demonstration project to increase medium to long term rental accommodation (e.g. through participating in good quality, affordable MHE and/or New Generation Boarding House projects);	GCC approved a New Generation Boarding Housing DA 2021 – Benerembah Street (68 rooms) GCC approved a New Generation Boarding Housing DA 2022 - Belford Road. (14 rooms)
7	A shared equity pilot project for low income working families on Council and/or private land; and	
8	Providing incentives for the development smaller, low cost strata dwellings close to Griffith town centre through reduced parking controls and changes in planning controls more generally. Other mandatory mechanisms related to value capture, including mandatory affordable housing contributions or inclusionary zoning approaches under the recently amended SEPP 70 (Affordable Housing) are unlikely to be economically feasible in the local housing market context, despite a likely ability to demonstrate 'local housing need' under the SEPP. Likewise, mandating smaller dwellings is likely to create an impost upon development in the local context due to relatively land values. Other incentive based mechanisms like FSR bonuses that also rely on significant land value uplift are also unlikely to be feasible in the local context due to low land values and relatively low rates of value uplift from up/rezoning.	Griffith Residential Development Control Plan adopted August 2020. Revision of DCP reported to Council 13 August 2024. GCC has adopted a concession on Section 7.11 and Sec 7.12 Developer charges where DA complies with NSW Affordable Housing Guidelines. GCC a has adopted a concession on Sec 64 developer charges for secondary dwellings/Granny flats.

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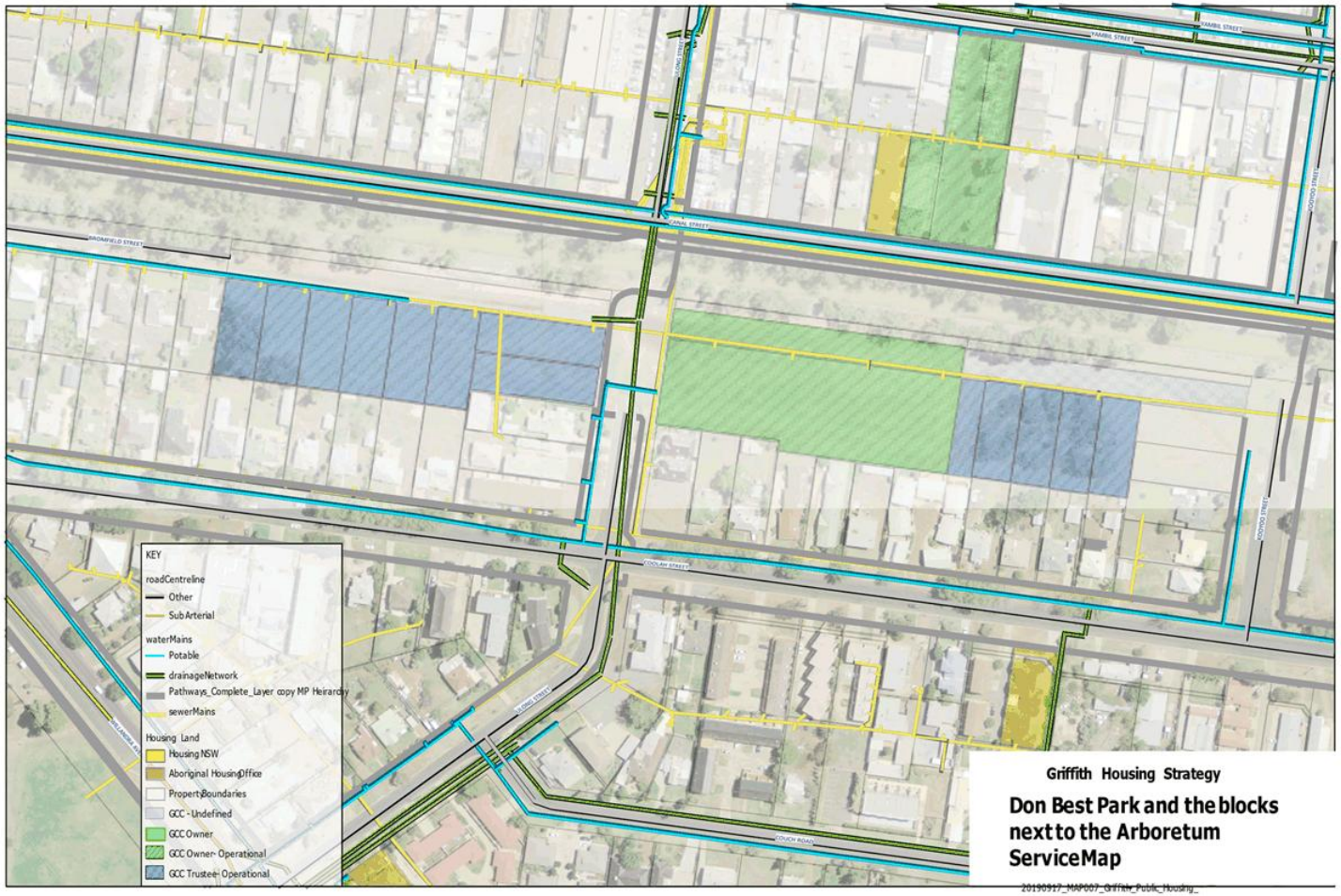
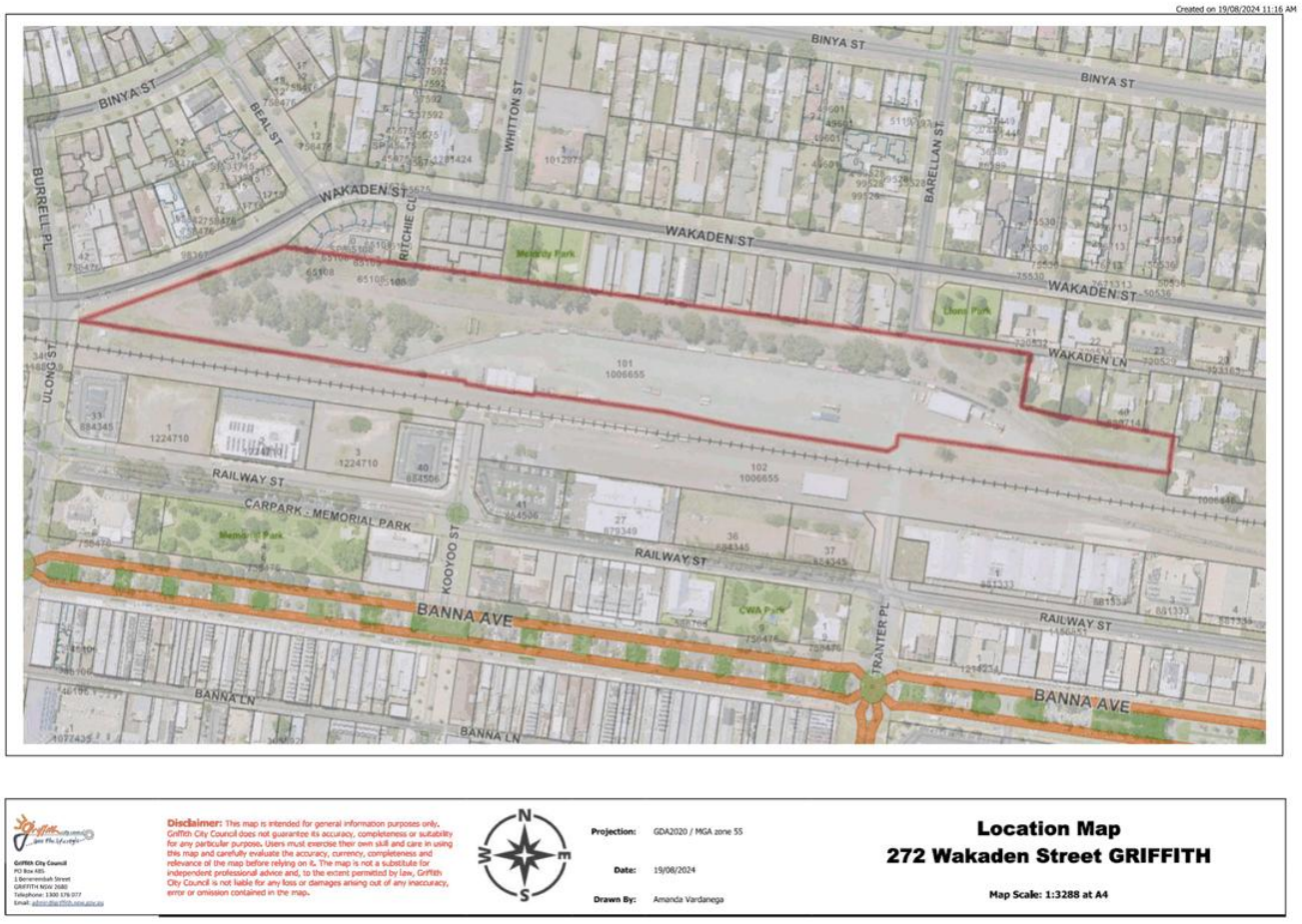
Annexure 5 – Maps

Kookora Street

Bromfield Street



Railway site



APPENDIX 3 SOCIO-ECONOMIC AND HOUSING DEMAND ANALYSIS

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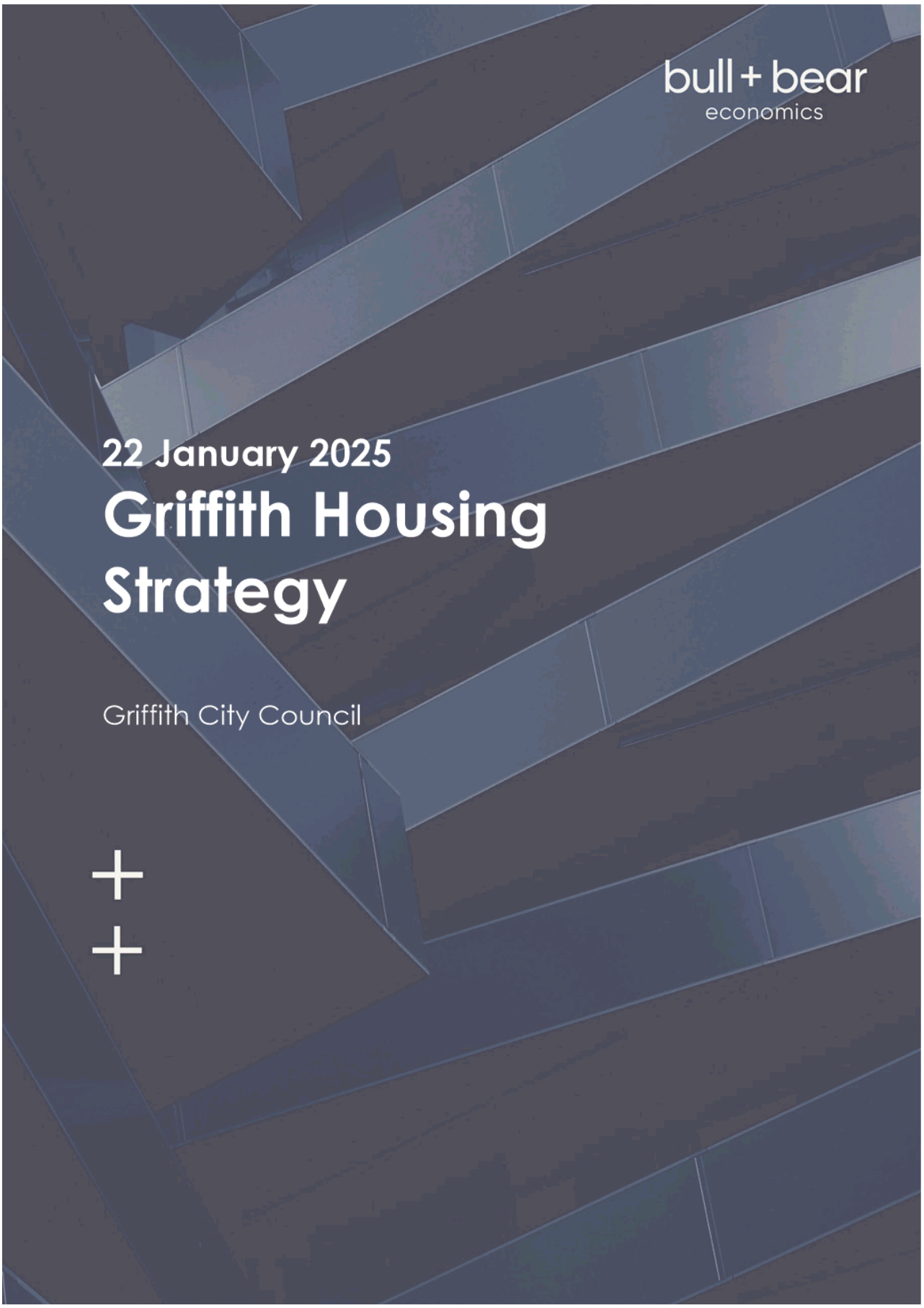
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Disclaimer:

This report has been based upon the most up to date readily available information at this point in time, as documented in this report. Bull & Bear Economics has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report from these information sources. Bull & Bear Economics shall not be liable for damages arising from any errors or omissions which may be contained within these information sources.

As this report involves future market projections which can be affected by several unforeseen variables, they represent our best possible estimates at this point in time and no warranty is given that this particular set of projections will in fact eventuate.

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Executive Summary

Purpose of Study

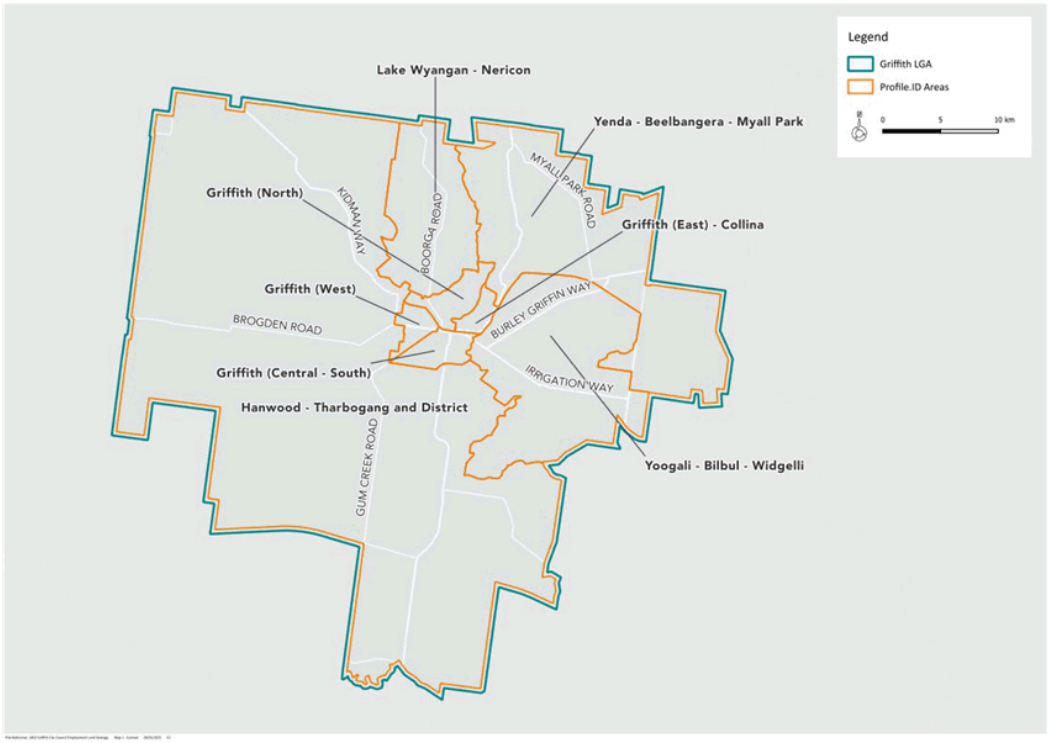
Bull & Bear Economics, in partnership with PSA Consulting, was engaged by Griffith City Council to undertake the Griffith Housing Strategy. This purpose of this report is to inform a review of the 2019 Housing Strategy and preparation of a revised strategy.

The Census of Population and Housing represents a critical input into the evidence base for a housing strategy, as it provides the most comprehensive data insights, particularly at a small area level. The 2016 Census of Population and Housing was a critical input into the Griffith Housing Strategy 2019. The analysis presented in this report considers how the housing market has shifted between the 2016 and 2021 Censuses, supplemented by data which has been published post Census.

Study Area Definition

In recognition that housing need can vary significantly across the region, the assessment has considered the characteristics and property market within Griffith LGA and eight sub-regions, as illustrated in Figure E-1 below.

Figure E-1 Griffith LGA Sub-Regions



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Demographic Overview

The Griffith Housing Strategy 2019 utilised the 2016 Census as a critical input, as it was the latest data available at the time of report compilation. Key changes in the demographic profile of Griffith LGA residents between the 2016 and 2021 Census include:

- A decrease in average household size reflective of an increase in lone person households and one parent families;
- Significant increase in the proportion of couple families with children;
- Increase in rental households and a corresponding decrease in households purchasing or owning their homes outright; and
- A decrease in the labour force participation rate which is likely reflective of an ageing population as opposed to limited job opportunities as this corresponded with a decrease in the unemployment rate.

Between 2001 and 2004, the population within Griffith LGA was stagnant, but has steadily increased to reach its peak in 2020 at 27,249 persons. Since 2020, population growth has flatlined, which could potentially suggest the inability for prospective new residents to find suitable housing.

These factors all illustrate a need to ensure additional housing delivered within Griffith LGA is suitable for a range of occupant groups at varying price points. The provision of additional housing is also critical to address existing workforce shortages across a range of industry sectors.

Property Market Overview

Activity within the Griffith LGA property market is predominantly concentrated within the suburb of Griffith. The median sale price of detached dwellings across Griffith LGA have continued to increase significantly above pre COVID-19 levels to $585,000 as of 2024. Similarly, median attached dwelling prices, whilst lower than the peak in 2022, remain significantly above pre COVD-19 levels at $392,500 as of 2024. The volume of vacant residential land sales increased to ~140 sales in both 2020 and 2021 which has since declined to ~30 sales per annum. Over this period the median sale price per sqm of vacant residential land increased to 2022 before declining to ~$257 per sqm in 2024.

A residential vacancy rate of 2-4% is representative of a balanced market. However, the residential vacancy rate in Griffith LGA has remained below 2% over the past decade indicating limited residential supply. Residential vacancy rates worsened post COVID-19, remaining below 1% since March 2020. Significant growth in median weekly rents in the last year (since June Quarter 2023) across all dwelling types is indicative of significant unmet demand for additional rental dwellings across the region.

Housing Need Trends

Key housing trends analysed include components of population growth, challenges in delivering housing in regional areas, misalignment in dwelling stock to household composition and housing finance stress.

Population growth within Griffith LGA is driven primarily by net overseas migration, particularly post COVID-19, with natural increase also a significant contributor.

Regional housing delivery is often hindered by rising construction costs and barriers to lending which disproportionately affect persons who live regionally and rurally. This has the unintended consequence of limiting the capacity of persons within reginal and rural centres to purchase housing

(due to constraints on LVRs and lower land costs offset to an extent by higher residential building construction costs).

The dwelling stock in Griffith LGA has continued to be dominated by larger dwellings (three or more bedrooms), whilst the incidence of smaller dwellings (one to two bedrooms) has remained low despite an increase in the number of small households.

As of the 2021 Census, rental stress is the key affordability challenge facing Griffith LGA, with 22.9% of rental households classified as facing rental stress (defined as a household spending more than 30% of their income on rent), as opposed to 10.8% of households facing mortgage stress. Griffith (North), Griffith (East) – Collina and Yenda- Beelbangera – Myall Park are particularly vulnerable with the proportion of households facing rental stress exceeding Griffith LGA.

Projected Population and Households

In developing the preferred growth outlook for Griffith LGA and its component sub-regions, consideration was given to official forecasts published by Informed Decisions and the NSW Government Department of Planning (DPE) (low, main and high series) alongside labour and skills shortages already evidence within the region, based on publicly available data and insights provided by Griffith City Council.

The assessment has adopted the DPE high series population projections to inform housing demand as it is most reflective of the population growth required to address skills shortages within the region. This projection dataset anticipates an increase in the rate of population growth relative to historic averages and identity a need to deliver ~2,725 additional dwellings between 2023 and 2046 across the region.

Population projections by age indicate the 70+ year age cohort is expected to represent a significantly higher proportion of the Griffith LGA population over time. This indicates the potential need to deliver additional dwellings that align with the needs of this cohort, through both age specific typologies (e.g. retirement villages, manufactured homes and age care) and downsizing (e.g. less larger dwelling typologies, such as four-bedroom houses in favour of semi-detached product).

Household projections by family type indicate that couple families without children are anticipated to record the most significant growth in the majority of Griffith sub-regions, with the number of couple families with children increasing in more central parts of Griffith LGA.

Table E-1 summarises projected households by family type between 2023 and 2046 within each of the sub-regions in Griffith LGA. An upward arrow indicates growth in the household type to 2046, whereas a downward arrow indicates a decline in this household type to 2046. The bright green shading highlights the household type anticipated to record the most significant growth in each sub-region to 2046, whereas the bright red shading highlights the household type anticipated to record the most significant decline in each sub-region to 2046.

Table E-1 Household Projections by Family Type – Griffith LGA Sub-Regions, 2023 to 2046

	Couple family with no children	Couple family with children	One Parent Family	Lone Person Households	Group Households	Other Households	Total Households
Griffith (Central - South)	↑	↑	↑	↑	↓	↓	↑
Griffith (East) - Collina	↑	↑	↑	↑	↑	↓	↑
Griffith (North)	↑	↑	↓	↑	↑	↓	↑

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	Couple family with no children	Couple family with children	One Parent Family	Lone Person Households	Group Households	Other Households	Total Households
Griffith (West)	↑	↑	↑	↑	↑	↓	↑
Hanwood - Tharbogang and District	↑	↓	↓	↓	↓	↑	↑
Lake Wyangan - Nericon	↑	↓	↑	↓	↓	↑	↑
Yenda - Beelbangera - Myall Park	↑	↑	↓	↓	↓	↓	↑
Yoogali - Bilbul - Widgelli	↑	↓	↓	↑	↓	↑	↑
Griffith LGA	↑	↑	↑	↑	↑	↓	↑

Source: Bull & Bear Economics (2024)

Demand for Specialised Housing Types

The demand for independent retirement living (i.e. retirement villages and manufactured homes) and residential aged care within Griffith LGA is anticipated to increase due to an increasing population aged 65 years and over.

The analysis identified an existing and growing shortfall of retirement village dwellings, with limited need to deliver additional manufactured home park dwellings prior to 2036, due to existing approvals (additional 57 places at Griffith Retirement Estate and 134 places at Griffith Hill Lifestyle Estate).

Based on the national target of 78 residential aged care places per 1,000 persons aged 70+ years, there is estimated to be an undersupply of approximately 50 places in 2023, increasing to over 100 places by 2021 in the absence of additional supply.

Demand for Affordable Housing

The provision of social housing stock falls significantly short of population need in Griffith LGA. Whilst 3.9% of total dwellings in Griffith LGA were classified as social housing in 2021, our assessment points to a need for approximately 10.5% of the dwelling stock to constitute social housing. A shortfall of social housing is not uncommon with an LGA; however, demand will continue to increase due to significant growth in median weekly rents pushing households into unaffordable housing options. Demand estimates suggest a need to deliver an additional ~1,000 social housing dwellings in Griffith LGA by 2046 to meet demand.

Household and Dwelling Projections by Typology

In Griffith LGA, there is estimated to be demand for an additional 2,725 dwellings over the 2023 to 2046 period, representing demand for an additional 118 dwellings per annum. Whilst large dwellings (four or more bedroom dwellings) are anticipated to remain the dominant dwelling type to be delivered in Griffith LGA, there is a need to provide additional small and medium dwellings to meet projected need.

The assessment considered two alternative scenarios, namely:

- Business as usual: Assumes additional dwellings in each sub-region continue to be delivered as per historic trends and does not consider future changes in response to the composition of households; and

- Policy intervention: Assumes government intervention is in place to incentivise the delivery of smaller dwelling typologies in those areas where the small household (one and two person households) to small dwelling (one and two bedroom dwellings) ratio exceeds 3.5 to ensure additional dwelling stock aligns with resident need.

The calibration of small household to small dwelling ratio to one is not considered appropriate as small households may have a preference to reside in medium or large dwellings for a number of reasons, such as:

- Young couple family intending to have children in the future;
- Empty nesters choosing to remain in the family home and retain spare bedrooms for hobbies or guests; and
- Two unrelated persons (e.g. flatmates) retaining a spare bedroom for guests.

Our approach has considered opportunity to intervene and incentivise additional small dwellings in those sub-regions with a small household to small dwelling ratio in excess of 3.5. Of the eight sub-regions analysed in Griffith LGA, four had a small household to small dwelling ratio in excess of 3.5.

Demand for additional dwellings over the 2023 to 2046 period is anticipated to be highest in Griffith (Central - South) and Griffith (East) – Collina. These dwellings are anticipated to predominantly be delivered as large dwellings (4+ bedrooms) under all scenarios. However, if historic trends continue, Griffith (East) – Collina is expected to continue to have a significant misalignment in dwelling stock to household compositions by 2046 (6.0 small households for every small dwelling). As such, by applying a policy intervention methodology to realign the dwelling stock, additional dwelling supply in Griffith (East) – Collina would be comprised of a larger number of small dwellings (additional ~158 small dwellings by 2046). Griffith City Council has recently provided allowance for up to 50% of all lots in Collina and other growth areas to be multi-dwelling housing allotments as a means to diversity the housing stock with Griffith City Council, including the provision of additional small dwellings relative to historic trends.

Under both the business as usual and policy intervention scenarios, large dwellings are projected to represent the dominant dwelling type. The proportion of dwellings delivered as small dwellings is modelled to increase from 21.0% of additional dwellings under the business as usual approach to 26.8% of additional dwellings under the policy intervention scenario.

Figure E-2 outlines the projected incidence of additional dwellings by size over the 2023 to 2046 period under the business as usual and policy intervention scenarios.

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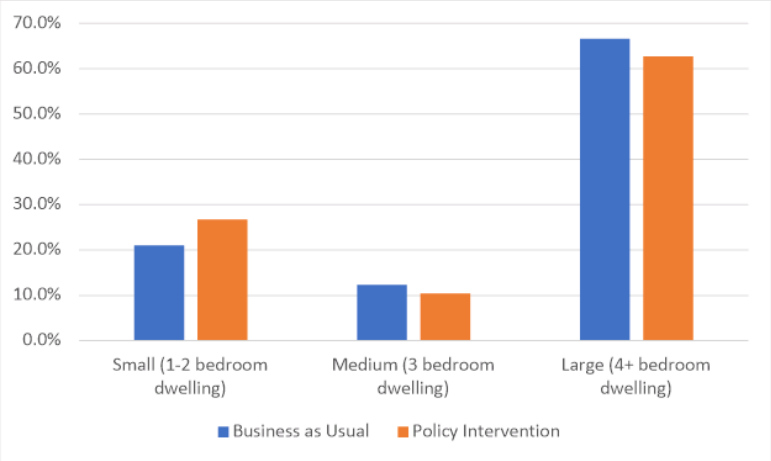
Figure E-2 Incidence of Additional Dwellings by Size – Griffith LGA, 2023 to 2046



Source: Bull & Bear Economics Estimates (2024)

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1 Introduction

Bull & Bear Economics, in partnership with PSA Consulting, was engaged by Griffith City Council to undertake the Griffith Housing Strategy. Whilst the current Griffith Housing Strategy was completed in 2019, it was recognised this strategy focused on facilitating density and smaller units in proximity to the CBD, but did not identify potential candidate sites to accommodate detached dwellings in proximity to the CBD or at the fringes of Griffith.

The Census of Population and Housing represents a critical input into the evidence base for a housing strategy, as it provides the most comprehensive data insights, particularly at a small area level. The 2016 Census of Population and Housing was a critical input into the Griffith Housing Strategy 2019. The analysis presented in this report considers how the housing market has shifted between the 2016 and 2021 Censuses, supplemented by data which has been published post Census.

This purpose of this report is to inform a review of the 2019 Housing Strategy and preparation of a revised strategy. The 2019 Housing Strategy was informed by the 2016 ABS Census of Population and Housing. This report provides more up to date information using the 2021 Census alongside other updated data sources (e.g. property market data).

1.1 Report Structure

The report is structured as follows:

- **Section 1 Introduction:** This section provides an overview of the purpose of the study and outlines the report structure and study area definition;
- **Section 2 Demographic Overview:** This section provides an overview of the socio-economic profile of Griffith LGA benchmarked to the Western Riverina Catchment and New South Wales as of the 2021 Census. This section also considers the historic population by age, gender and ethnicity as per estimations released by Informed Decisions;
- **Section 3 Property Market Overview:** This section provides an overview of the residential property market within Griffith LGA, detailing the volume, value, and median sale price of detached and attached dwellings. The intent of this section is to understand how residential property affordability has shifted over time and the demand dynamics of the residential property market more broadly with consideration to residential vacancy rates and median weekly rents;
- **Section 4 Housing Need Trends:** This section provides an overview of the key trends affecting housing need within Griffith LGA, with consideration to components of population growth, challenges in delivering regional housing, liveability factors, composition of dwelling supply, household composition and rental and mortgage stress within the region;
- **Section 5 Population and Household Projections:** This section provides an overview of population and household projections at the sub-regional level across Griffith LGA;
- **Section 6 Demand for Specialised Housing:** This section provides an assessment of the need for additional independent retirement living (independent living units and manufactured home parks) and residential aged care beds in Griffith LGA to 2046;
- **Section 7 Demand for Affordable Housing:** This section outlines the current supply of social housing, as well as the level of homelessness present within the region (based on published statistics), and considers the projected demand for affordable housing across Griffith LGA;

- **Section 8 Household and Dwelling Projections by Typology**: This section provides an overview of the dwelling and household projections within Griffith LGA to understand the anticipated evolution of households at the sub-regional level and provide insights into housing need at a small area level. This section is intended to provide an understanding of where growth is anticipated to occur within Griffith LGA, the composition of this growth, and where opportunity potentially exists to provide more diversified dwelling typologies;
- **Section 9 Summary**: This section details the key points identified across this assessment;
- **Section 10 References**: This section details the sources used in preparing this report; and
- **Section 11 Appendix**: This section provides additional data and context to the report.

1.2 Study Area Definition

This report considers the characteristics and property market within Griffith LGA and its component sub-regions (as defined by Informed Decisions) benchmarked to the Western Riverina Catchment and New South Wales. The Western Riverina Catchment represents the most western Local Government Areas (LGA) as a portion of the Riverina SA4.

Table 1-1 details the LGAs included as part of the Western Riverina Catchment as defined by Informed Decisions compared to the LGAs encompassed by the Riverina SA4.

Table 1-1 Local Government Areas within Western Riverina Catchment and Riverina SA4

Riverina Region SA4	Western Riverina Region
Carrathool LGA	Carrathool LGA
Coolamon LGA	Griffith LGA
Cootamundra-Gundagai LGA	Hay LGA
Griffith LGA	Leeton LGA
Junee LGA	Narrandera LGA
Leeton LGA	Parts of: Bland LGA Coolamon LGA Lachlan LGA Murrumbidgee LGA
Lockhart LGA	
Murrumbidgee LGA	
Narrandera LGA	
Snowy Valleys LGA	
Temora LGA	
Wagga Wagga LGA	

Figure 1-1 depicts the sub-regions as part of the wider Griffith LGA. Figure 1-2 depicts the relative position of the Griffith LGA within the Western Riverina Catchment and Riverina SA4.

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Table 1-2 Griffith LGA Sub-Regions

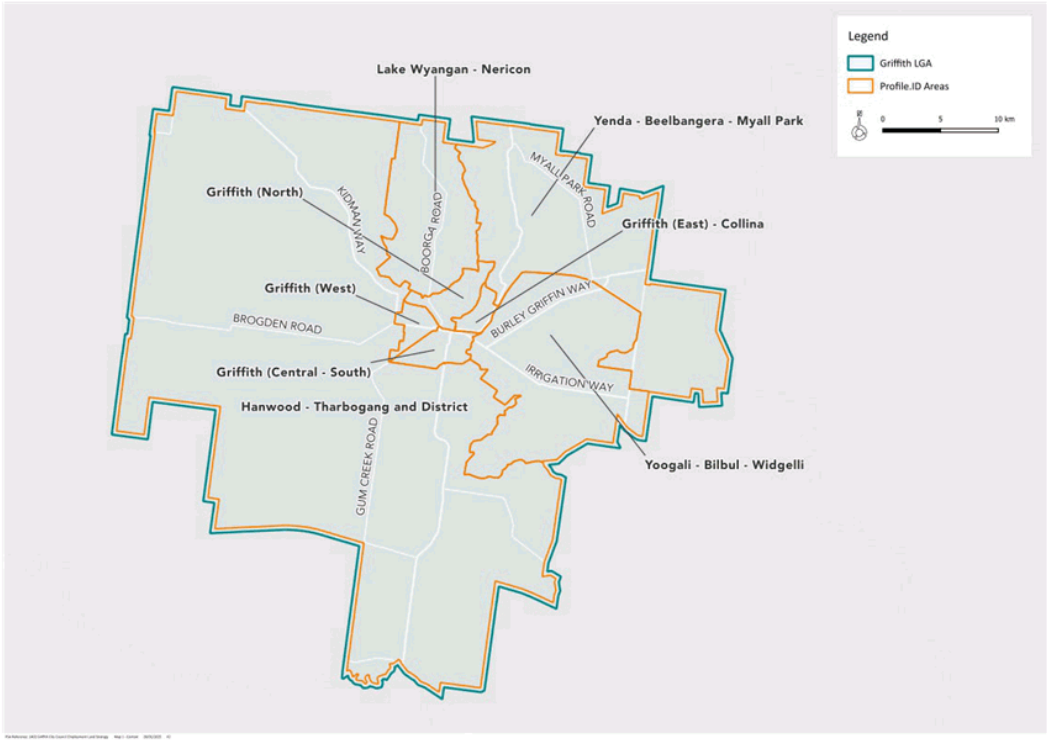

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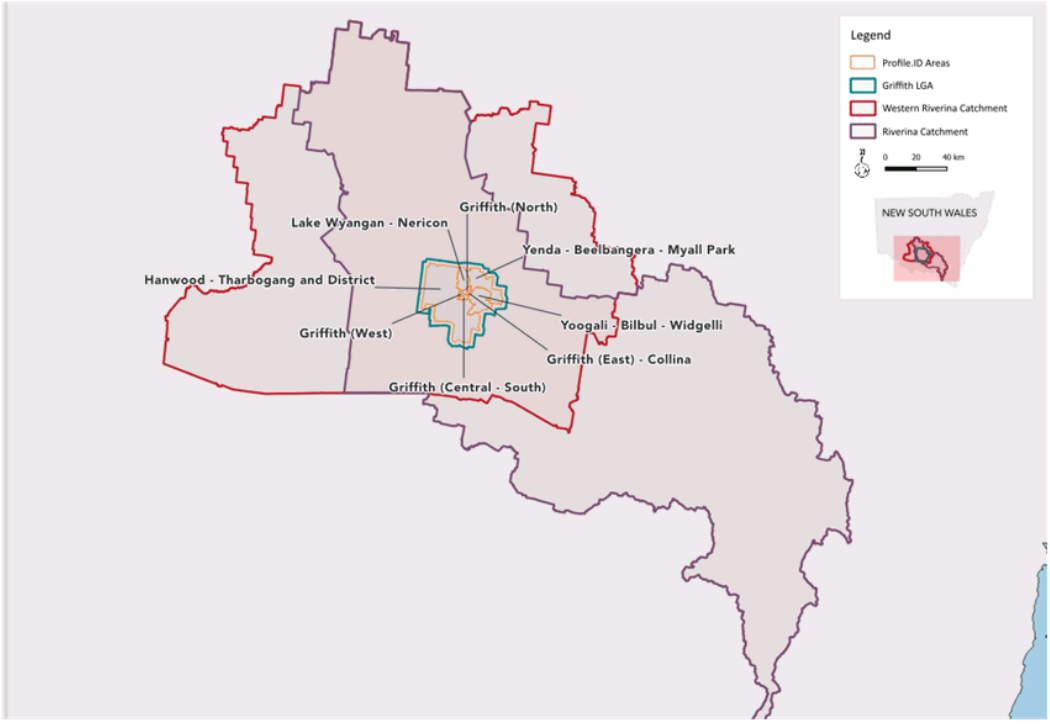
Table 1-3 Griffith LGA, Western Riverina Catchment and Riverina SA4



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2 Demographic Overview

This chapter provides a high-level overview of socio-economic, housing and economic characteristics within Griffith LGA as of the 2021 Census, providing an overview of the demographic shifts since the 2016 Census. The data has been provided at an LGA level and where possible, at the small area level, as defined by Informed Decisions.

2.1 Socio Economic Profile

The 2021 Census of Population and Housing, as sourced from Informed Decisions (2024), has been utilised to construct a socio-economic summary of the sub-regions, benchmarked to Griffith LGA, Western Riverina Catchment and New South Wales.

The key demographic and socio-economic characteristics of Griffith LGA and the sub-regions as of the 2021 Census are summarised below:

- In 2021, residents in Griffith LGA were most likely to be 0 to 14 years (19.4% of residents), similar to the Western Riverina Catchment (19.6%) but above the NSW average (18.2%). The represented a similar age profile for Griffith LGA as seen in the 2016 Census, whereby 0 to 14 years were the most dominate age cohort, followed by persons aged 65 years and over. At the sub-regional level, Griffith (East) – Collina and Lake Wyangan - Nericon reported the highest proportion of persons age d under 15 years (21.0% and 20.6% of residents respectively). On the other hand, Yoogali – Bilbul- Widgelli residents were most likely to be aged 65 years or older in 2021;
- The average age of residents in Griffith LGA (38.9 years) was lower than the average age reported in Western Riverina Catchment and New South Wales. The average age of residents was highest in Yoogali – Bilbul - Widgelli (40.9 years) and Lake Wyangan - Nericon (39.8 years);
- Griffith LGA recorded a higher proportion of couple families with children (33.5% of families) than couple families without children (27.2% of families). A similar outcome was identified in the Western Riverina Catchment and New South Wales, whereby the proportion of couple families with children was more significant than for couples without children. This trend was consistent for Griffith LGA from 2016 Census, whereby the proportion of couple families within children has increased by 9.3% from 2016. Across the LGA, Lake Wyangan - Nericon reported the highest proportion of couple families with children (41.2% of families) while Griffith (North) reported the highest proportion of lone person households (28.7% of families);
- The average household size in Griffith LGA (2.6 persons per household) aligned with New South Wales (2.6 persons per household) but was slightly higher than in the Western Riverina Catchment (2.5 persons per household). For Griffith LGA, this represented a slight decline in average household size from the 2016 Census, whereby average household size was reported at 2.7 persons per household in 2016. Across Griffith LGA in 2021, the largest average household size was recorded in Lake Wyangan- Nericon (2.9 persons per household) while the smallest average household size was recorded in Griffith (North) (2.4 persons per household);
- The proportion of persons requiring assistance with core activities was lower in Griffith LGA than in both Western Riverina Catchment and New South Wales. Across the LGA, the proportion of persons requiring assistance with core activities exceed 10% of residents in Yoogali- Bilbul- Widgelli, Griffith (Central-South) and Griffith (West). Whilst the proportion of persons requiring assistance with core activities in Lake Wyangan- Nericon (6.4% of residents);

- Across all benchmarked areas detached dwellings were the dominate dwelling type in 2021. The proportion of dwelling that were detached dwellings was higher in Griffith LGA than in New South Wales but lower than the Western Riverina Catchment. This aligned with trends identified as of the 2016 Census within Griffith LGA, denoting a strong preference for separate houses. Across the LGA, Hanwood- Tharbogang and District, Lake Wyangan- Nericon, Yenda-Beelbangera- Myall Park and Yoogali-Bilbul- Widgelli all reported an incidence of detached dwellings above 90%;
- Within Griffith LGA, the dominate dwelling size was 3 bedrooms (42.9% of dwellings) followed by 4+ bedrooms (38.4% of dwellings) in 2021. This broadly aligned with 2016 Census trends and noted a significant increase the incidence of 4+ bedroom dwellings (19.6% of dwellings in 2016). The incidence of 3 bedrooms dwellings was higher in Griffith LGA than New South Wales but lower than Western Riverina Catchment. Across the LGA, 3 bedroom dwellings comprised the most significant proportion of dwellings within Griffith (Central-South), Griffith (North), Griffith (West) and Yenda- Beelbangera- Myall Park. Whilst 4 bedroom dwellings comprised the most significant proportion of dwellings in Griffith (East)- Collina, Hanwood – Tharbogang and District, Lake Wyangan – Nericon and Yoogali – Bilbul- Widgelli;
- A small household to small dwelling ratio greater than 3.5 is indicative of a significant imbalance in the number of small households and small dwellings, indicating a need for a greater provision of small dwellings to house small households. Across Griffith LGA, the small household to small dwelling ratio (3.0) was below 3.5 and was lower than identified in Western Riverina Catchment (3.2) but higher than in New South Wales (1.9). Across the LGA, the small household to small dwelling ratio exceeded 3.5 in Lake Wyangan – Nericon (7.2), Griffith (East)- Collina (6.3), Hanwood – Tharbogang and District (5.9), Yoogali – Bilbul – Widgelli (5.0) and Yenda- Beelbangera – Myall Park (3.7);
- In Griffith LGA, households were most likely to be fully owned as of the 2021 Census, closely followed by rental households. A similar trend was identified for the Western Riverina Catchment. Comparatively, renting was the most dominant household tenure type across the State. Across the LGA, the majority of sub-regions followed wider LGA trends, whereby Lake Wyangan – Nericon reported the most significant proportion of fully owned households (46.1%). Whereas Griffith (Central- South) reported the most significant proportion of households renting (53.5%), followed by Griffith (West) (43.1% of households);
- The proportion of households with a mortgage facing mortgage stress was higher in Griffith LGA than in the Western Riverina Catchment but lower than in New South Wales. Across the LGA, the proportion of mortgage households facing mortgage stress was highest in Lake Wyangan – Nericon (12.4% of mortgage households), followed by Yoogali- Bilbul – Widgelli (12.4% of mortgage households. Whilst the proportion of mortgage households facing mortgage stress was lowest in Griffith (West) at 6.8% of mortgage households;
- The proportion of renting households facing rental stress (i.e. spending more than 30% of their household income on rent) in 2021 was lower in Griffith LGA than New South Wales but slightly higher than in Western Riverina Catchment. Across the LGA, the proportion of renting households facing rental stress was highest in Griffith (North) (25.0% of renting households) followed by Yenda- Beelbangera- Myall Park (24.7% of renting households);
- Average weekly household income was higher in Griffith LGA ($2,007 per week) than the Western Riverina Catchment ($1,829 per week) but lower than New South Wales ($2,272 per week). Average household income was highest in Lake Wyangan - Nericon at $2,414 per week, while the lowest average household income was recorded in Griffith (West) ($1,758 per week);
- Average monthly mortgage repayments were significantly lower in Griffith LGA ($1,625 per month) than New South Wales ($2,388 per month) but higher than the Western Riverina

Catchment ($1,453 per month). Monthly mortgage repayments were lowest in Griffith (West) ($1,246 per month) and highest in Lake Wyangan - Nericon ($1,931 per month);

- Average weekly rent was higher in Griffith LGA ($299 per week) than the Western Riverina Catchment ($264 per week) but significantly lower than in NSW ($436 per week). Average weekly rent was lowest in Yenda- Beelbangera – Myall Park ($253 per week) and highest in Griffith (East) - Collina ($330 per week);
- Average housing costs (as a proportion of household income) was significantly lower in Griffith LGA (10.8%) than New South Wales (14.6%) and higher than the Western Riverina Catchment (9.9%). Average housing costs were lowest in Hanwood- Tharbogang and District (8.0%) and highest in Griffith (Central – South) (12.3%);
- The proportion of residents working full time in Griffith LGA (63.0% of labour force) was higher than the State (55.2% of labour force) and the Western Riverina Catchment (62.7% of labour force). Conversely, the proportion of residents working part time was lower in Griffith LGA (28.8% of labour force) than the State (29.7% of labour force) but higher than the Western Riverina Catchment (28.4% of labour force). Griffith (Central – South) reported the highest proportion of residents working full time (63.9% of labour force) while the highest proportion of residents working part-time was reported in Lake Wyangan- Nericon (33.3% of labour force);
- The unemployment rate in Griffith LGA (3.0%) in 2021, this was a decline from the 2016 Census (3.9%). The unemployment rate within Griffith LGA was lower than Western Riverina Catchment (3.5%) and New South Wales (4.9%) in 2021. Whilst the unemployment rate was highest in Griffith (West) (4.1%);
- The labour force participation rate in Griffith LGA (64.7% of population aged 15 years and over) was significantly higher than the State (58.7% of population aged 15 years and over) and the Western Riverina Catchment (61.2% of population aged 15 years and over). This was a decline from the 2016 Census, which reported a labour participation rate of 68% for Griffith LGA. In 2021, the labour force participation rate was highest in Lake Wyangan - Nericon (70.1% of population aged 15 years and over) and lowest in Griffith (Central – South) (58.1% of population aged 15 years and over);
- The proportion of persons with a post-school qualification was higher in Griffith LGA (41.7% of residents) than the Western Riverina Catchment (40.0% of residents) but significantly lower than the State (55.3% of residents). The most common post-school qualification achieved in Griffith was a certificate qualification, which was a similar trend as identified in the 2016 Census. Across the LGA in 2021, Griffith (North) reported the highest proportion of residents with a post-school qualification (49.5% of residents), followed by Griffith (East)- Collina (46.8% of residents);
- In line with qualification levels, Griffith LGA reported a higher proportion of blue collar workers and a lower proportion of white collar workers than the Western Riverina Catchment and New South Wales. Lake Wyangan - Nericon reported the highest proportion of upper white collar workers, while Griffith (East) - Collina reported the highest proportion of lower white. Comparatively, Yoogali – Bilbul – Widgelli reported the highest proportion of upper blue collars workers, whilst Griffith (Central – South) reported the highest proportion of lower blue collar workers; and
- The most significant industries of employment in Griffith LGA were manufacturing (19.9% of employment) and agriculture, forestry and fishing (13.1% of employment). Notably, employment within the agriculture, forestry and fishing industry was highest in Hanwood – Tharbogang and District (29.1% of employment) whilst manufacturing was most significant in Griffith (Central – South) (29.5% of employment).

Table 2-1 details the socio-economic profile of Griffith LGA benchmarked to the Western Riverina Catchment and New South Wales as of the 2021 Census. The socio-economic profile for the Griffith LGA sub-regions benchmarked to the Western Riverina Catchment and New South Wales as of the 2021 Census can be found in the Appendix Table 11-1 and Appendix Table 11-2.

Table 2-1 Socio Economic Profile - Griffith LGA, 2021

	Griffith LGA	Western Riverina Catchment	New South Wales
Age Distribution (% of total residents)			
0-14 years	19.4%	19.6%	18.2%
15-24 years	12.1%	11.8%	11.8%
25-34 years	14.8%	13.2%	14.1%
35-44 years	12.6%	11.7%	13.7%
45-54 years	12.7%	12.4%	12.6%
55-64 years	11.9%	13.0%	11.9%
65+ years	16.5%	18.3%	17.6%
Average age (years)	38.9	39.9	39.8
Household Type (% of families)			
Couple families with children	33.5%	29.4%	32.5%
Couple families without children	27.2%	28.0%	26.3%
One parent families	10.8%	11.1%	11.2%
Other families	1.2%	1.1%	1.2%
Group household	2.9%	2.6%	3.8%
Lone person	24.5%	27.6%	25.0%
Average household size	2.6	2.5	2.6
% of persons requiring assistance with core activities	10.1%	11.3%	11.7%
Dwellings by type (% of dwellings)			
Detached	83.8%	86.8%	64.0%
Semi-detached	15.3%	11.3%	17.2%
Attached	0.3%	0.2%	17.9%
Other	0.6%	1.7%	0.9%
Dwelling size by number of bedrooms (% of dwellings)			
0-2 bedrooms	18.6%	19.3%	30.7%
3 bedrooms	42.9%	43.3%	35.1%
4+ bedrooms	38.4%	37.4%	34.2%
Small household to small dwelling ratio	3.0	3.2	1.9
Household Finances			
% of households fully owning home	35.2%	39.0%	32.7%
% of households purchasing home	30.4%	29.6%	33.5%

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	Griffith LGA	Western Riverina Catchment	New South Wales
% of households renting	34.4%	31.4%	33.8%
Average weekly household income	$2,008	$1,829	$2,272
Average monthly housing loan repayment	$1,625	$1,453	$2,388
Average weekly rent payment	$299	$264	$436
Average housing costs (as a % of household income)	10.8%	9.9%	14.6%
% of mortgage households facing mortgage stress	10.5%	10.1%	17.3%
% of rental households facing rental stress	22.9%	22.8%	35.5%
Labour Market			
Full-time employment (% labour force)	63.0%	62.7%	55.2%
Part-time employment (% labour force)	28.8%	28.4%	29.7%
Unemployment rate	3.0%	3.5%	4.9%
Participation rate (% of population > 15 years)	64.7%	61.2%	58.7%
Qualifications			
% of persons with a post-school qualification	41.7%	40.0%	55.3%
% of persons with Bachelor or higher	13.8%	12.0%	27.8%
% of persons with Diploma	6.7%	6.4%	9.3%
% of persons with Certificate	21.2%	21.6%	18.1%
Occupation			
Upper White Collar			
Managers	15.9%	18.6%	14.8%
Professionals	13.6%	12.6%	26.3%
Subtotal	29.5%	31.2%	41.2%
Lower White Collar			
Clerical and Admin Workers	11.5%	11.0%	13.3%
Community & Personal Service Workers	9.5%	10.0%	10.8%
Sales Workers	9.0%	7.7%	8.2%
Subtotal	30.0%	28.6%	32.3%
Upper Blue Collar			
Technicians & Trades Workers	13.7%	13.4%	12.1%
Subtotal	13.7%	13.4%	12.1%
Lower Blue Collar			
Machinery Operators & Drivers	7.2%	8.2%	6.1%
Labourers	19.5%	18.5%	8.3%
Subtotal	26.7%	26.7%	14.5%
Employment by Industry (% of employees)			

	Griffith LGA	Western Riverina Catchment	New South Wales
Agriculture, forestry & fishing	13.1%	17.8%	2.1%
Mining	0.2%	0.5%	1.0%
Manufacturing	19.9%	15.8%	5.7%
Electricity, gas, water & waste services	1.5%	1.6%	1.0%
Construction	7.2%	7.0%	9.0%
Wholesale trade	2.9%	2.6%	2.9%
Retail trade	10.7%	9.0%	9.4%
Accommodation & food services	5.0%	5.4%	6.5%
Transport, postal & warehousing	3.1%	3.7%	4.8%
Information media & telecommunications	0.5%	0.4%	1.9%
Financial & insurance services	1.2%	1.1%	5.5%
Rental, hiring & real estate services	0.9%	0.7%	1.8%
Professional, scientific & technical services	3.5%	2.8%	9.3%
Administrative & support services	2.8%	2.8%	3.4%
Public administration & safety	4.2%	5.1%	6.3%
Education & training	6.9%	8.5%	9.2%
Health care & social assistance	11.8%	10.7%	15.1%
Arts & recreation services	0.8%	0.7%	1.5%
Other services	3.8%	3.8%	3.6%

Source: Informed Decisions (2024)

To supplement the socio-economic profile detailed above, a visual representation of key socio-economic characteristics influencing housing need by sub-region has been presented.

Table 2-2 details each indicator presented in the visual representation and its relevance to housing need, with Table 2-3 outlining the outcomes of the assessment.

Table 2-2 Relevance of Socio-Economic Characteristics to Housing Need

Indicator	Description
Higher average age	A higher incidence of older persons in a sub-region in comparison to the LGA is reflective of a relative need to deliver housing typologies suited to an older age cohort, including smaller dwellings with universal design principals, independent living units, manufactured homes and residential aged care
Couple families with children most significant household type	This indicator is intended to illustrate the sub-regions in which the need is most significant for detached dwellings, or alternatively semi-detached and attached typologies which are suitable to accommodate families.
Higher proportion of persons who require assistance with core activities	This indicator is intended to identify the sub-regions in which a higher proportion of the population require assistance with core activities, pointing to a relative need to provide housing with universal design principles (and also potentially indicative of a relative need for aged care).
Small household (1-2 person household) to small dwelling (1-2 bedroom dwelling) ratio > 3.5	A small household to small dwelling ratio greater than 3.5 is indicative of a significant imbalance between small households and small dwellings and as such a need exists for policy intervention to support the increased provision of small dwellings.
More than 50% of housing stock with 4+ bedrooms	This indicator identifies sub-regions where the housing stock is predominantly comprised of larger dwellings.
Higher % of households being purchased	This indicator is intended to identify the sub-regions in which the incidence of mortgaged households is most prevalent, with these sub-regions most vulnerable to mortgage rate increases and potentially mortgage stress.

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Indicator	Description
Lower % of rental households	This indicator is intended to identify the sub-regions in which the incidence of rental households is most prevalent, with these sub-regions most vulnerable to rental increases and potentially rental stress.
Higher % in rental stress	This indicator is intended to identify the sub-regions most impacted by rental stress and hence most vulnerable to further rent increases.
Higher % in mortgage stress	This indicator is intended to identify the sub-regions most impacted by mortgage stress and hence most vulnerable to further mortgage rate increases.
Lower unemployment rate	A lower unemployment rate points to favourable labour market outcomes and hence capacity to pay for housing.
Higher incidence of post school qualifications	The sub-regions with a higher incidence of persons with a post school is indicative of a sub-region with greater means to fund higher housing costs.
Higher incidence of white collar employment	The sub-regions with a higher incidence of white collar employment is indicative of an sub-region with greater means to fund higher housing costs.
Higher proportion of persons employed in health care & social assistance	The sub-regions with a higher proportion of health care and social assistance employment than the LGA is indicative of a higher proportion of residents who require timely access to their place of work if a shift worker.

Table 2-3 below summarises the key socio-economic characteristics of each sub-region relative to Griffith LGA as of the 2021 Census of Population and Housing.

Table 2-3 Key Socio-Economic Characteristics - Griffith LGA Sub-Regions, 2021

	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli
Higher average age	✓		✓			✓		✓
Couple families with children most significant household type	✓	✓	✓	✓	✓	✓	✓	✓
Higher proportion of persons who require assistance with core activities	✓			✓				✓
Small household (1-2 person household) to small dwelling (1-2 bedroom dwelling) ratio > 3.5		✓			✓	✓	✓	✓
More than 50% of housing stock with 4+ bedrooms						✓		✓
Higher % of households being purchased		✓				✓	✓	✓
Lower % of rental households		✓			✓	✓	✓	✓
Higher % in rental stress					✓	✓		✓
Higher % in mortgage stress		✓	✓				✓	
Lower unemployment rate	✓		✓		✓	✓	✓	✓
Higher incidence of post school qualifications		✓	✓			✓	✓	✓
Higher incidence of white collar employment		✓	✓		✓	✓	✓	✓
Higher proportion of persons employed in health care & social assistance		✓	✓	✓				

Source: Bull & Bear Economics (2024)

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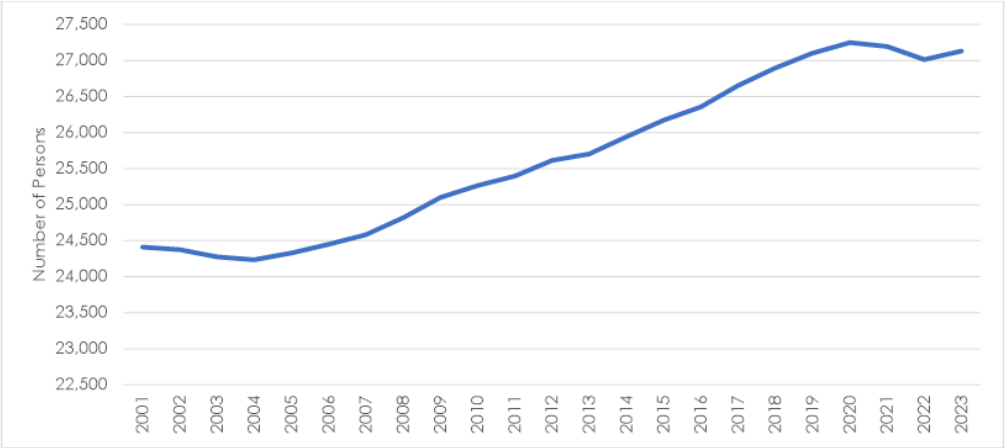
2.2 Historic Population

Between 2001 and 2004, the population within Griffith LGA was stagnant, but has steadily increased to reach its peak in 2020 at 27,249 persons. Since 2020, population growth has flatlined, which can potentially be attributed to the inability for prospective new residents to find suitable housing. It is recognised there are significant job opportunities within the region, which are explored in further detail in Section 4.2.3 of the report.

Figure 2-1 depicts the historic population growth across Griffith LGA over the 2001 to 2023 period.

Figure 2-1 Historic Population Growth - Griffith LGA, 2001 to 2023



Source: ABS Estimated Regional Population (2024)

Historic population data at a sub-regional level has been extracted from the Informed Decisions database for the 2017 to 2023 period[1].

Despite population growth prior to 2020, Griffith LGA's population decreased between 2020 and 2022 (decline of 234 persons). As of 2023, the region has recorded population growth increasing to 27,132 persons in 2023 (representing an increase of 117 persons from 2022). Overall, Griffith LGA has recorded marginal population growth, averaging 0.3% per annum between 2017 and 2023. In comparison, the Western Riverina Catchment reported an average decline of 0.1% per annum, while New South Wales reported a higher growth rate of 1.0% per annum.

Griffith (East) - Collina is the largest catchment in Griffith LGA, representing approximately 25% of the Griffith LGA population. The distribution of population across the catchments has shifted marginally, with the share of population increasing in each catchment over the 2017 to 2023 period except for Griffith (North), Hanwood – Tharbogang and District, Lake Wyangan – Nericon and Yenda-Beelbangera – Myall Park. Population growth was reported within the following Griffith LGA catchments between 2017 and 2023:

- Griffith (West): average increase of 1.2% per annum, reporting 2,687 persons in 2023;
- Griffith (Central – South): average increase of 1.1% per annum, reporting 5,245 persons in 2023;

[1] Data at a sub-regional level was not published by Informed Decisions prior to 2017

- Griffith (East)- Collina: average increase of 0.6% per annum, reporting 6,977 persons in 2023; and
- Yoogali – Bilbul – Widgelli: average increase of 0.5% per annum, reporting 2,017 persons in 2023.

Table 2-4 summarises historic population growth in Griffith LGA by sub-region over the 2017 to 2023 period benchmarked to the Western Riverina Catchment and New South Wales.

Table 2-4 Estimated Regional Population - Griffith LGA and Sub-Regions, 2017 to 2023

	2017	2018	2019	2020	2021	2022	2023	Ave. Ann. Growth, 2017-23
Griffith (Central - South)	4,924	5,112	5,234	5,351	5,387	5,325	5,245	1.1%
Griffith (East) - Collina	6,735	6,828	6,909	6,962	6,951	6,956	6,977	0.6%
Griffith (North)	4,840	4,794	4,774	4,695	4,609	4,562	4,548	-1.0%
Griffith (West)	2,499	2,531	2,571	2,631	2,663	2,643	2,687	1.2%
Hanwood - Tharbogang and District	2,340	2,332	2,324	2,318	2,299	2,275	2,275	-0.5%
Lake Wyangan - Nericon	1,207	1,188	1,182	1,173	1,153	1,118	1,153	-0.8%
Yenda - Beelbangera - Myall Park	2,145	2,140	2,135	2,131	2,116	2,095	2,097	-0.4%
Yoogali - Bilbul - Widgelli	1,961	1,969	1,970	1,986	2,016	1,981	2,017	0.5%
Griffith LGA	**26,653**	**26,896**	**27,102**	**27,249**	**27,195**	**27,015**	**27,132**	**0.3%**
Western Riverina Catchment	**55,360**	**55,522**	**55,610**	**55,631**	**55,392**	**55,072**	**55,102**	**-0.1%**
New South Wales	**7,855,316**	**7,954,476**	**8,046,748**	**8,110,610**	**8,097,062**	**8,166,704**	**8,345,013**	**1.0%**

Source: Informed Decisions (2024)

2.2.1 Service Age Groups

This assessment also considers the historic distribution of population by service age. The service age categories considered are:

- Babies and pre-schoolers (0 to 4 years);
- Primary schoolers (5 to 11 years);
- Secondary schoolers (12 to 17 years);
- Tertiary education and independence (18 to 24 years);
- Young workforce (25 to 34 years);
- Parents and homebuilders (35 to 49 years);
- Older workers and pre-retirees (50 to 59 years);
- Empty nesters and retirees (60 to 69 years);
- Seniors (70 to 84 years); and
- Elderly aged (85 years and over).

Between 2011 and 2021, the distribution of population by service age within Griffith LGA shifted. The young workforce (25 to 34 years), older workers and pre-retirees (50 to 59 years), empty nesters and retirees (60 to 69 years), seniors (70 to 84 years) and elderly aged (85 years and over) were the only age groups to report an increase in their share of the population. The older worker and pre-retirees, seniors and elderly aged reported a marginal increase of between 0.1-0.6% while the young workforce and empty nesters reported an increase of 2.2% and 2.1%, respectively. Despite experiencing a slight decline, the parents and homebuilders age group became the most significant age group within Griffith LGA, comprising 18.8% of the total population as of 2021. Whilst the elderly aged age group represented the least significant age group within Griffith LGA.

The age profile of the Western Riverina Catchment and New South Wales followed a similar trend, with parents and homebuilders (35 to 49 years) representing the most significant service age group in 2011 and 2021.

At a sub-regional level, the most significant age groups were generally parents and homebuilders, young workforce and older workers and pre-retirees. The following changes were also observed between 2011and 2021:

- Lake Wyangan - Nericon: significant increase in the empty nesters group (growth of 5.3%) and a significant decrease in parents and homebuilders (decline of 8.9%);
- Yoogali- Bilbul – Widgelli: significant growth in older workers and pre-retirees (increase of 4.9%) and significant decrease in the parents and homebuilders age group (decline of 6.6%);
- Griffith (West): significant increase in young workforce (growth of 4.6%); and
- Griffith (Central- South): significant decline in the tertiary education and independence age group (decrease of 4.0%).

Table 2-5 summarises the distribution of population by service age in Griffith LGA between 2011 and 2021, benchmarked to the Western Riverina Catchment and New South Wales. Appendix Table 11-3 and Appendix Table 11-4 provides a breakdown of population by age by sub-region.

Table 2-5 Proportion of Population by Service Age Group - Griffith LGA and Regional NSW, 2011, 2016 and 2021

	Griffith City			Western Riverina Catchment			New South Wales		
	2011	2016	2021	2011	2016	2021	2011	2016	2021
Babies and pre-schoolers (0 to 4)	7.4%	7.0%	6.4%	7.0%	6.5%	6.2%	6.6%	6.2%	5.8%
Primary schoolers (5 to 11)	10.6%	9.9%	9.2%	10.4%	9.7%	9.3%	8.8%	8.8%	8.7%
Secondary schoolers (12 to 17)	8.7%	8.0%	7.7%	9.6%	8.5%	8.2%	7.7%	7.1%	7.2%
Tertiary education and independence (18 to 24)	8.9%	8.4%	8.2%	7.9%	7.9%	7.7%	9.0%	9.0%	8.4%
Young workforce (25 to 34)	12.6%	13.7%	14.8%	11.2%	12.0%	13.2%	13.6%	14.3%	14.1%
Parents and homebuilders (35 to 49)	20.1%	18.5%	18.8%	19.7%	18.0%	17.7%	21.0%	20.0%	20.1%
Older workers and pre-retirees (50 to 59)	12.5%	12.8%	12.6%	12.9%	13.7%	12.9%	12.8%	12.8%	12.3%
Empty nesters and retirees (60 to 69)	8.6%	10.2%	10.7%	9.8%	11.1%	11.8%	10.0%	10.8%	11.0%
Seniors (70 to 84)	8.5%	8.9%	9.1%	9.4%	10.2%	10.4%	8.3%	8.9%	10.2%
Elderly aged (85 and over)	2.0%	2.6%	2.5%	2.0%	2.5%	2.6%	2.0%	2.2%	2.3%
Total population	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Informed Decisions (2024)

Due to data availability at the small area level, Table 2-6 details the proportion of the total estimated regional population aged between 25 to 34 years within Griffith LGA and New South Wales.

The proportion of the population aged between 25 to 34 years incrementally increased from 2013 to 2019 within Griffith LGA, from 13.3% of the population in 2013 to 15.4% of the population in 2019. Since 2020 the proportion of persons aged 25 to 34 years has declined from 15.3% of the population in 2020 to 14.6% of the population as of 2023. A similar trend was observed across New South Wales, whereby the proportion of persons aged 25 to 34 years increased from 2013 to 2019 before declining over the COVID and post-COVID period (2020 to 2023). Despite the decline, the proportion of the

population aged 25 to 34 years was higher in Griffith LGA than in New South Wales over the 2018 to 2023 period.

Despite gradual growth in the proportion of the Griffith LGA population aged 25 to 34 years prior to 2020, the decline in the post-COVID period points to a possible migration of the young workforce away from the region, further exacerbating the need for additional workers to fill growing job vacancies. It is recognised that workers under the age of 40 are typically most mobile and willing to re-locate for employment opportunities.

Table 2-6 Proportion of Population aged 25 to 34 years (Young Workforce) – Griffith LGA and New South Wales, 2013 to 2023

	Griffith LGA	New South Wales
2013	13.3%	14.3%
2014	13.6%	14.5%
2015	13.7%	14.7%
2016	14.3%	14.8%
2017	14.9%	14.9%
2018	15.1%	14.9%
2019	15.4%	14.9%
2020	15.3%	14.7%
2021	15.1%	14.4%
2022	14.7%	14.3%
2023	14.6%	14.6%
Ave. Ann. Growth Rate, 2013 to 2023	**0.9%**	**0.2%**

Source: ABS Estimated Regional Population (2024)

2.2.1.1 Working Age Population

For the purpose of this assessment, the working age population refers to persons aged between 15 to 64 years. Between 2013 and 2023, the number of persons of working age within Griffith LGA has increased from 16,369 persons in 2013 to 17,344 persons in 2023, or by 0.6% per annum. The proportion of the population of working age over the assessment period was between 63.2% to 64.4% of the population and was highest during the COVID-19 period.

Table 2-7 details the historic size of the working age population in Griffith LGA.

Table 2-7 Working Age Population - Griffith LGA, 2013 to 2023

	Working Age Population	% of Total Population
2013	16,369	63.7%
2014	16,483	63.5%
2015	16,572	63.3%
2016	16,652	63.2%
2017	16,910	63.4%
2018	17,181	63.9%
2019	17,404	64.2%
2020	17,554	64.4%
2021	17,451	64.2%
2022	17,244	63.8%
2023	17,344	63.9%
AAGR, 2013 to 2023	0.6%	-

Source: ABS ERP (2024)

2.2.2 Population by Age and Gender

As of the 2021 Census, Griffith LGA reported a marginally higher incidence of male residents (50.2% of residents) than female residents (49.8% of residents). Similar results were identified in the Western Riverina Catchment, whereby 49.8% of residents within the region identified as female in 2021. This opposed a wider state trend, whereby 50.6% of residents classified as female and 49.4% of residents classified as male across New South Wales. Notably at the catchment level, Griffith (East) – Collina, Griffith (North) and Griffith (West) reported a higher incidence of female residents (between 50.1% to 51.7% of residents). The remaining catchments reported a higher incidence of males (50.4% to 53.6% of residents).

In line with wider regional and state trends, Griffith LGA reported a significantly lower incidence of male residents aged 65 years and older (46.4% of 65 years and older residents). This was evident as across the LGA, the average age for male residents was between 37.0 years (Griffith (East) – Collina) and 40.8 years (Lake Wyangan – Nericon), whilst the average age for female residents was between 38.7 years (Griffith (East) – Collina and Lake Wyangan – Nericon) and 41.6 years (Yoogali – Bilbul – Widgelli).

Table 2-8 summarises population by age and gender in Griffith LGA in 2021, benchmarked to the Western Riverina Catchment and New South Wales.

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Table 2-8 Proportion of Population by Age and Gender - Griffith LGA and Sub-Regions, 2021

	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli	Griffith City	West Riverina Catchment	New South Wales
Males											
0-14 years	53.8%	50.5%	52.1%	48.8%	54.5%	44.1%	51.1%	49.1%	51.0%	50.9%	51.4%
15-24 years	55.0%	49.8%	48.6%	53.7%	58.8%	56.1%	51.4%	57.4%	52.9%	51.8%	51.5%
25-34 years	50.6%	47.9%	50.1%	51.8%	56.5%	57.5%	50.2%	51.3%	50.5%	51.1%	49.4%
35-44 years	53.4%	48.5%	50.3%	51.1%	51.8%	44.1%	54.5%	55.5%	51.0%	49.6%	49.3%
45-54 years	51.7%	48.3%	48.7%	50.5%	49.8%	49.7%	45.5%	47.7%	49.6%	50.2%	48.9%
55-64 years	52.3%	49.5%	52.3%	44.9%	50.7%	52.7%	50.2%	51.5%	51.0%	51.0%	48.7%
65+ years	44.0%	43.4%	43.3%	48.2%	53.3%	54.6%	51.0%	49.7%	46.4%	47.6%	46.6%
Total	51.3%	48.3%	49.3%	49.9%	53.6%	50.8%	50.4%	51.4%	50.2%	50.2%	49.4%
Average age (years)	38.1	37.0	37.8	37.3	38.2	40.8	38.7	40.3	38.2	39.3	39.0
Females											
0-14 years	46.2%	49.5%	47.9%	51.2%	45.5%	55.9%	48.9%	50.9%	49.0%	49.1%	48.6%
15-24 years	45.0%	50.2%	51.4%	46.3%	41.2%	43.9%	48.6%	42.6%	47.1%	48.2%	48.5%
25-34 years	49.4%	52.1%	49.9%	48.2%	43.5%	42.5%	49.8%	48.7%	49.5%	48.9%	50.6%
35-44 years	46.6%	51.5%	49.7%	48.9%	48.2%	55.9%	45.5%	44.5%	49.0%	50.4%	50.7%
45-54 years	48.3%	51.7%	51.3%	49.5%	50.2%	50.3%	54.5%	52.3%	50.4%	49.8%	51.1%
55-64 years	47.7%	50.5%	47.7%	55.1%	49.3%	47.3%	49.8%	48.5%	49.0%	49.0%	51.3%
65+ years	56.0%	56.6%	56.7%	51.8%	46.7%	45.4%	49.0%	50.3%	53.6%	52.4%	53.4%
Total	48.7%	51.7%	50.7%	50.1%	46.4%	49.2%	49.6%	48.6%	49.8%	49.8%	50.6%
Average age (years)	41.0	38.7	40.2	38.9	39.6	38.7	39.2	41.6	39.7	40.6	40.6

Source: Informed Decisions (2024)

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2.2.3 Population by Ethnicity

Between the 2016 and 2021 Censuses, the ethnic diversity of Griffith LGA appears to have remained fairly stable. However, a significant shift in the proportion of persons who identify as Australian Aboriginal was noted. However, this shift may partially be due to the change in the wording of the ethnicity question between 2016 and 2021. In the 2021 Census, Australian Aboriginal had its own marked box whereas prior to 2021 this option had to be written in. This change impacts the Australian and Australian Aboriginal categories which is evident in the slight decrease in Australian residents and significant increase in Australian Aboriginal residents between 2016 and 2021. As such these two categories are not directly comparable between 2021 and previous Census years.

In 2016, the most significant ethnic background was English which represented 27.4% of residents and the top ten ethnicities accounted for 79.0% of residents. However, in 2021 the proportion of persons of English heritage was slightly less at 26.7% and the top ten ethnicities accounted for 82.2% of the population suggesting a slight increase in ethnic diversity in the region between 2016 and 2021. A similar trend was seen across the Western Riverina Catchment.

At the catchment level, varying changes occurred. Griffith (East) - Collina and Yenda – Beelbangera- Myall Park reported an increase in the proportion of English residents, while the remaining catchments reported a decline. All catchments reported the same top four ethnicities (Australian, English, Italian and Irish) except for Griffith (Central – South) which has a significant Indian population representing 12.7% of the population in 2021.

Table 2-9 below outlines the most significant ethnicities within Griffith LGA in 2021, benchmarked to the Western Riverina Catchment and New South Wales. Appendix Table 11-5 provides a summary by catchment.

Table 2-9 Population by Ancestry - Griffith LGA and Regional NSW, 2016 and 2021

	Griffith LGA		West Riverina Catchment		New South Wales	
	No.	%	No.	%	No.	%
2016						
English	7,019	39.2%	17,453	52.3%	2,302,481	44.1%
Italian	6,421	35.9%	7,948	23.8%	272,124	5.2%
Irish	2,116	11.8%	5,387	16.1%	741,671	14.2%
Scottish	1,732	9.7%	4,540	13.6%	587,052	11.2%
Indian	971	5.4%	1,153	3.5%	211,927	4.1%
German	803	4.5%	1,924	5.8%	236,146	4.5%
Chinese	351	2.0%	510	1.5%	514,739	9.9%
Tongan	293	1.6%	284	0.9%	17,890	0.3%
Samoan	288	1.6%	292	0.9%	27,426	0.5%
Fijian	257	1.4%	285	0.9%	27,273	0.5%
Total responses	**25,635**	**100.0%**	**53,741**	**100.0%**	**7,480,227**	**100.0%**
2021						
English	7,237	37.3%	17,499	48.4%	2,404,990	41.7%
Italian	6,558	33.8%	8,106	22.4%	301,829	5.2%
Irish	1,952	10.1%	5,054	14.0%	735,340	12.8%
Scottish	1,771	9.1%	4,558	12.6%	620,363	10.8%
Indian	1,354	7.0%	1,570	4.3%	261,103	4.5%
Australian Aboriginal	1,328	6.8%	3,782	10.5%	259,592	4.5%

	Griffith LGA		West Riverina Catchment		New South Wales	
	No.	%	No.	%	No.	%
German	702	3.6%	1,889	5.2%	242,546	4.2%
Punjabi	457	2.4%	592	1.6%	26,464	0.5%
Other Indian subcontinent	456	2.4%	501	1.4%	37,675	0.7%
Samoan	446	2.3%	508	1.4%	34,068	0.6%
Total responses	**27,087**	**100.0%**	**55,028**	**100.0%**	**8,072,164**	**100.0%**

Source: Informed Decisions (2024)

2.3 Implications

The Griffith Housing Strategy 2019 utilised the 2016 Census as a critical input, as it was the latest data available at the time of report compilation. The following key aspects relating to the demographic profile and historic population growth have shifted since the Griffith Housing Strategy 2019:

- Average household size within Griffith LGA has decreased from 2.7 persons per households in 2016 to 2.6 persons per household as of the 2021 Census. This can be attributed to the slightly higher incidence of lone person households and one parent families present within the region as of 2021;
- There has also been a significant increase in the proportion of couple families with children within the region since the last housing strategy, whereby 19.4% of Griffith LGA residents are aged under 15 years in 2021;
- The proportion of households renting their homes increased between 2016 and 2021, whilst the proportion of households purchasing and/or owning their homes declined;
- Despite a decline noted in the labour force participation rate from 68.0% in 2016 to 64.7% in 2021, the unemployment rate was lower in 2021 (3.0%) than reported in 2016 (4.8%). The decline in labour force participation is likely attributable to an ageing population as opposed to a lack of job opportunities; and
- Since the release of 2017 ERP, the population has grown at lower year-on-year growth than observed in 2017. The population of Griffith LGA has stagnated since 2020, which is potentially indicative of a constrained supply of housing within the region.

Given these shifts, some key aspects for Griffith LGA's demographic profile and historic population growth should be considered in the housing delivery across the region:

- The most significant proportion of residents in Griffith LGA are aged between 0 to 14 years. This young population present within the region, coupled with a significant incidence of couple families with children and an average household size of 2.6 persons per households points to a need to ensure additional housing stock can accommodate families;
- Renting as a form of household tenure has risen in prevalence since the *Griffith Housing Strategy 2019*, although fully owning a home remains the most dominant form of household tenure across the region;
- Average housing costs as a proportion of household income is higher in Griffith LGA than in the wider Western Riverina Catchment but still significantly lower than the New South Wales average. This is likely driven by the significantly higher average monthly housing loan repayments within Griffith LGA relative to the Western Riverina Catchment; and
- The working population within Griffith LGA has grown at a slightly higher rate than the total population over the last decade. This denotes a strong labour market characterised by a high labour force participation rate (higher than both the Western Riverina Catchment and the State).

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3 Property Market Overview

The purpose of this section is to obtain an understanding of the market dynamics for housing (attached, detached and vacant residential land) over the past ten years. This assessment has considered the following property market indicators:

- Volume, value of sales and median sale price for detached and attached dwellings within Griffith LGA over the 2014 to 2024 period;
- Residential vacancy rates over the July 2014 to July 2024 period; and
- Median weekly rent data for Griffith LGA over the September Quarter 2017 to March Quarter 2024 period.

3.1 Detached Dwellings

This section investigates the volume, value and median sale price of detached dwelling sales across Griffith LGA between 2014 and 2024.

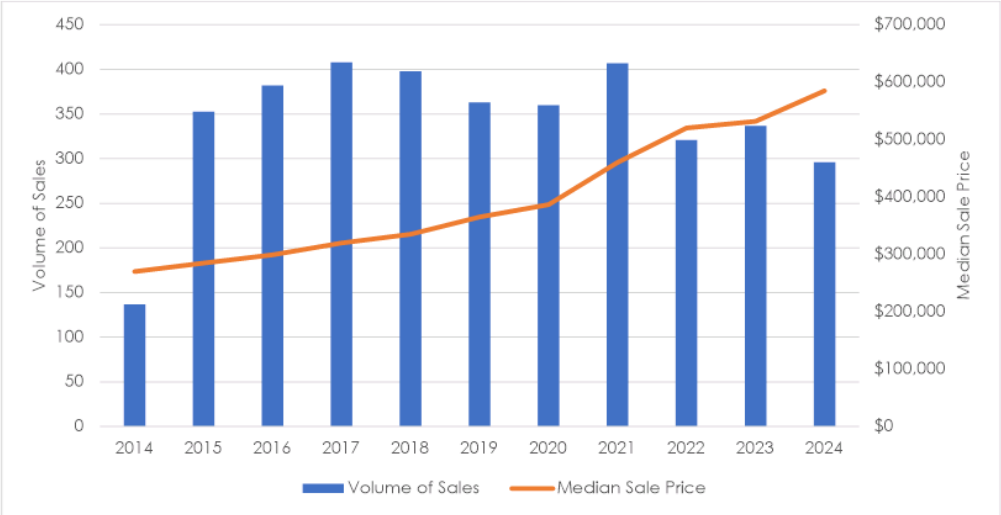
3.1.1 Griffith LGA

Since 2014, there was a significant uplift in detached dwelling sales, ranging between 353 sales and 408 sales in the 2015 to 2021 period. The volume of detached dwelling sales declined in the 2022 to 2024 period relative to the 2015 to 2021 period. There were 296 sales in 2024, which is marginally lower than reported in the previous two years.

Comparatively, the median detached dwelling sale price increased significantly between 2014 and 2020 (6.2% per annum). However, between 2020 and 2022 the growth rate in the median sale price was higher at 16.0% per annum. Since 2022, the rate of growth in the median sale price for detached dwellings has moderated to approximately 6.1% per annum (2022 to 2024 period).

Figure 3-1 details the volume and median sale price of detached dwelling sales in Griffith LGA from 2014 to 2024.

Figure 3-1 Volume and Median Sale Price of Detached Dwelling Sales - Griffith LGA, 2014 to 2024



Source: PriceFinder (2024)

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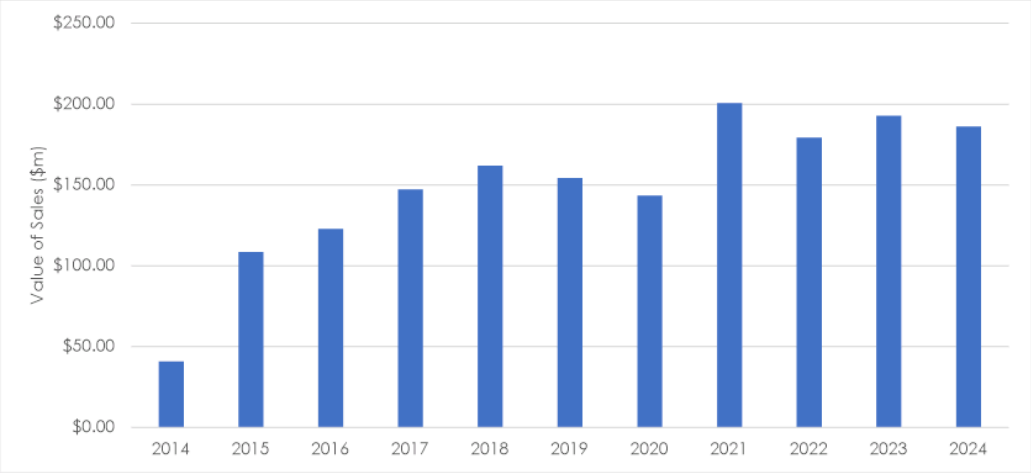
The value of sales in Griffith LGA steadily increased from 2014 to 2018, before declining slightly between 2019 to 2020. The value of detached dwelling sales peaked in 2021 ($201 million) and 2023 ($193 million).

Figure 3-2 illustrates the value of detached dwelling sales over the 2014 to 2024 period in Griffith LGA.

Figure 3-2 Value of Detached Dwelling Sales ($m) - Griffith LGA, 2014 to 2024



Source: PriceFinder (2024)

3.1.2 Detached Dwelling Sales by Suburb

Over the 2014 to 2024 period, the suburb of Griffith recorded the largest number of detached dwelling sales (2,939 sales across this period). In line with wider LGA trends, the number of sales in Griffith also peaked in 2021 at 339 sales. A significant number of detached dwelling sales were also recorded in the suburbs of Yenda (248 sales between 2014 and 2024) and Yoogali (152 sales between 2014 to 2024).

In 2024 the highest quantum of detached dwelling sales was recorded in Griffith (230 sales) and Yenda (20 sales). Between 2023 and 2024, the majority of Griffith LGA suburbs recorded a decline in detached dwelling sales, whereby Yenda, Beelbangera and Bilbul were the only suburbs to report an increase.

Table 3-1 details the volume of detached sales across the Griffith LGA suburbs between 2014 and 2024.

Table 3-1 Volume of Detached Dwelling Sales - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	99	275	303	315	311	274	277	339	246	270	230
Hanwood	8	12	12	15	9	15	12	4	11	12	8
Lake Wyangan	3	8	6	14	15	8	7	8	8	5	7
Yenda	9	19	26	29	27	28	26	25	20	19	20
Yoogali	6	14	18	13	13	16	17	18	14	13	10
Beelbangera	1	6	5	5	8	4	6	3	10	2	5
Nericon	1	4	1	2	2	5	3	2	1	3	4
Bilbul	3	9	9	9	9	10	7	4	4	4	9
Tharbogang	6	4	-	2	2	2	3	3	3	6	2

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	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Myall Park	-	-	-	-	-	1	-	-	2	2	1
Kooba	-	-	-	-	-	-	-	-	-	1	-
Warrawidgee	-	-	-	1	1	-	-	-	1	-	-
Benerembah	-	-	1	2	-	-	1	-	1	-	-
Widgelli	-	-	-	1	1	-	1	1	-	-	-
Willbriggie	-	-	1	-	-	-	-	-	-	-	-
Tabbita	-	1	-	-	-	-	-	-	-	-	-
Warburn	1	-	-	-	-	-	-	-	-	-	-
Griffith LGA	**137**	**353**	**382**	**408**	**398**	**363**	**360**	**407**	**321**	**337**	**296**

Source: PriceFinder (2024)

Between 2014 and 2024, the value of detached dwelling sales increased across all Griffith LGA suburbs. In 2024, the highest value of detached dwelling sales was recorded in Griffith ($143.76 million) and Yenda ($9.85 million).

Table 3-2 details the value of detached dwelling sales across the Griffith LGA suburbs between 2014 and 2024.

Table 3-2 Value of Detached Dwelling Sales ($m) - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	$27.80	$87.35	$95.54	$107.40	$125.62	$120.02	$111.64	$163.63	$133.45	$154.98	$143.76
Hanwood	$2.11	$2.86	$3.71	$5.40	$2.90	$5.20	$5.20	$2.43	$7.23	$7.51	$4.66
Lake Wyangan	$1.28	$4.06	$4.32	$7.86	$9.35	$4.50	$3.87	$8.17	$6.97	$2.79	$7.20
Yenda	$2.13	$3.50	$6.67	$7.54	$7.44	$7.82	$8.19	$9.31	$9.42	$9.66	$9.85
Yoogali	$1.67	$4.59	$6.32	$5.25	$6.26	$7.53	$8.38	$11.95	$9.88	$6.77	$7.04
Beelbangera	$0.21	$1.02	$1.66	$1.54	$2.74	$1.11	$2.35	$1.10	$4.63	$1.34	$2.59
Nericon	$0.67	$1.11	$0.21	$3.06	$0.64	$2.34	$0.34	$0.77	$0.31	$1.08	$3.16
Bilbul	$1.04	$2.17	$3.82	$2.43	$3.20	$4.67	$2.06	$1.59	$2.20	$2.45	$5.50
Tharbogang	$3.03	$1.28	-	$0.55	$0.45	$0.31	$1.04	$1.40	$1.84	$3.60	$1.28
Myall Park	-	-	-	-	-	$0.74	-	-	$2.35	$2.20	$1.02
Kooba	-	-	-	-	-	-	-	-	-	$0.42	-
Warrawidgee	-	-	-	$0.44	$2.53	-	-	-	$0.38	-	-
Benerembah	-	$0.26	$0.28	$5.36	-	-	$0.42	-	$0.68	-	-
Widgelli	-	-	-	$0.45	$0.85	-	$0.04	$0.27	-	-	-
Willbriggie	-	-	$0.26	-	-	-	-	-	-	-	-
Tabbita	-	$0.49	-	-	-	-	-	-	-	-	-
Warburn	$0.85	-	-	-	-	-	-	-	-	-	-
Griffith LGA	**$40.79**	**$108.69**	**$122.78**	**$147.26**	**$161.97**	**$154.25**	**$143.53**	**$200.61**	**$179.33**	**$192.79**	**$186.05**

Source: PriceFinder (2024)

Over the 2014 to 2024 period, the most significant increase in median sale price was recorded in the suburb of Lake Wyangan, whereby the median sale price increased from $325,000 in 2014 to $1,100,000 in 2024 (increased by $775,000). Significant median price growth was also recorded in Yoogali whereby the median sale price increased by $362,750 to reach $648,750 in 2024.

As of 2024, the highest median sale price for detached dwellings was reported in the suburb of Myall Park ($1,020,000).

Table 3-3 details the median sale price of detached dwellings by suburb between 2014 and 2024.

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Table 3-3 Median Sale Price of Detached Dwellings - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	$265,000	$305,000	$300,000	$321,000	$331,000	$379,000	$395,000	$460,000	$518,750	$547,500	$591,000
Hanwood	$257,500	$243,750	$277,500	$317,000	$267,500	$326,000	$366,250	$598,750	$735,000	$575,000	$555,000
Lake Wyangan	$325,000	$537,500	$392,000	$552,500	$660,000	$609,250	$600,000	$1,005,000	$880,000	$620,000	$1,000,000
Yenda	$225,000	$190,000	$212,500	$252,000	$242,000	$262,500	$314,500	$390,000	$447,500	$440,000	$472,500
Yoogali	$286,000	$300,000	$326,500	$310,000	$452,000	$364,750	$450,000	$587,500	$672,500	$495,000	$648,750
Beelbangera	$212,000	$174,750	$202,000	$315,000	$298,500	$285,000	$383,500	$368,000	$445,000	$668,500	$490,000
Nericon	$670,000	$205,000	$210,000	$1,530,000	$317,917	$501,000	$125,000	$385,000	$312,500	$355,000	$930,000
Bilbul	$292,500	$225,000	$391,200	$230,000	$316,000	$445,000	$225,000	$415,000	$481,500	$600,000	$515,000
Tharbogang	$580,000	$229,000	-	$275,000	$222,500	$155,000	$350,000	$350,000	$395,000	$300,000	$638,108
Myall Park	-	-	-	-	-	$740,000	-	-	$1,175,000	$1,100,000	$1,020,000
Kooba	-	-	-	-	-	-	-	-	-	$420,000	-
Warrawidgee	-	-	-	$444,000	$2,527,100	-	-	-	$380,000	-	-
Benerembah	-	$260,000	$279,000	$2,679,550	-	-	$424,000	-	$680,000	-	-
Widgelli	-	-	-	$445,000	$845,000	-	$35,000	$265,000	-	-	-
Willbriggie	-	-	$260,000	-	-	-	-	-	-	-	-
Tabbita	-	$485,000	-	-	-	-	-	-	-	-	-
Warburn	$850,000	-	-	-	-	-	-	-	-	-	-
Griffith LGA	**$270,000**	**$285,000**	**$299,000**	**$320,000**	**$335,000**	**$365,000**	**$386,500**	**$460,000**	**$520,000**	**$532,000**	**$585,000**

Source: PriceFinder (2024)

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3.2 Attached Dwellings

This section investigates the volume, value and median sale price of attached dwelling sales across Griffith LGA between 2014 and 2024.

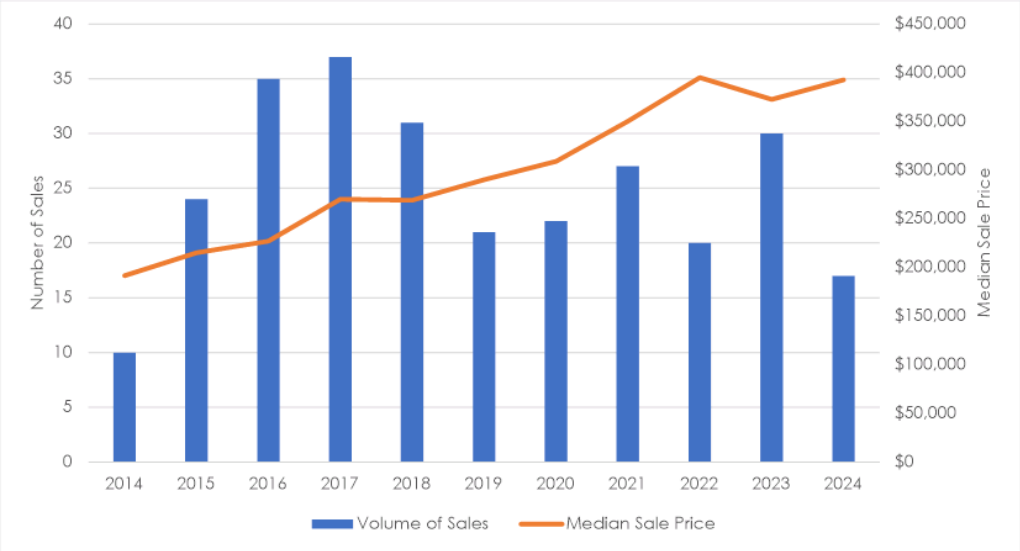
3.2.1 Griffith LGA

Across Griffith LGA, the volume of attached dwelling sales grew steadily between 2014 and 2017 (10 to 37 sales), before declining to 21 sales as of 2019. Although, the volume of attached sales was most significant over the 2016 to 2017 period. Attached dwelling sales peaked again in 2023 at 30 total sales before declining to 17 sales in 2024.

The median sale price of attached dwellings in Griffith LGA continued to grow over the 2014 to 2022 period. Whereby the median sale price of attached dwelling grew from $191,500 in 2014 to $395,000 in 2022, representing an average annual growth of 9.5% per annum. Post 2022, the median sale price of attached dwellings declined in 2023 before increasing again to $392,500 in 2024.

Figure 3-3 illustrates the comparison of volume of sales and median sale price of attached dwelling sales over the 2014 to 2024 period.

Figure 3-3 Volume and Median Sale Price of Attached Dwelling Sales - Griffith LGA, 2014 to 2024



Source: PriceFinder (2024)

Figure 3-4 details the total value of attached dwelling sales over the 2014 to 2024 period. Value of sales mirrored the results observed in volume of sales for the region, whereby value of sales peaked in 2017 at $11 million with 37 sales. Value of sales also reached $11 million in 2023 with 30 sales.

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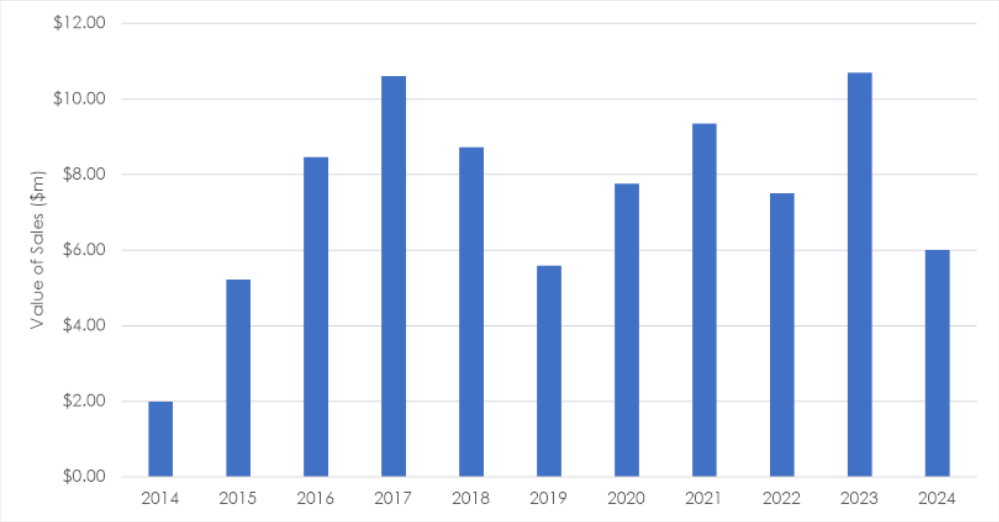
Figure 3-4 Value of Attached Dwelling Sales ($m) - Griffith LGA, 2014 to 2024



Source: PriceFinder (2024)

3.2.2 Attached Dwelling Sales by Suburb

Between 2014 and 2024, the volume of attached dwelling sales primarily occurred in the suburbs of Griffith (251 total sales) and Yoogali (10 total sales) and Hanwood (7 sales). The number of attached dwelling sales peaked in 2017 for Griffith (34 sales) before declining to 15 sales in 2024.

Table 3-4 details the volume of attached dwelling sales in Griffith LGA by suburb between 2014 and 2024.

Table 3-4 Volume of Attached Dwelling Sales - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	8	22	32	34	30	19	21	23	19	28	15
Hanwood	-	-	1	1	-	2	-	-	1	1	1
Lake Wyangan	-	-	-	-	-	-	-	-	-	-	-
Yenda	1	-	-	-	-	-	-	-	-	-	1
Yoogali	1	2	2	-	1	-	1	2	-	1	-
Beelbangera	-	-	-	-	-	-	-	-	-	-	-
Nericon	-	-	-	-	-	-	-	-	-	-	-
Bilbul	-	-	-	2	-	-	-	2	-	-	-
Griffith LGA	**10**	**24**	**35**	**37**	**31**	**21**	**22**	**27**	**20**	**30**	**17**

Source: PriceFinder (2024)

In line with volume of attached sales, the suburb of Griffith consistently reported the largest total value of attached sales over the 2014 to 2024 period.

For each suburb which recorded attached dwelling sales over the 2014 to 2024 period, the value of sales did not exceed $1 million per annum, with the exception of Griffith. The highest value of sales per annum in Griffith was reported in 2017 and 2023 ($9.80 million and $9.75 million respectively).

Table 3-5 details the value of attached sales across the Griffith LGA between 2014 and 2024.

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Table 3-5 Value of Attached Dwelling Sales ($m) - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	$1.59	$4.78	$7.61	$9.80	$8.48	$4.88	$7.40	$7.50	$6.96	$9.75	$5.15
Hanwood	-	-	$0.27	$0.27	-	$0.72	-	-	$0.54	$0.44	$0.44
Lake Wyangan	-	-	-	-	-	-	-	-	-	-	-
Yenda	$0.19	-	-	-	-	-	-	-	-	-	$0.42
Yoogali	$0.22	$0.45	$0.58	-	$0.24	-	$0.36	$0.80	-	$0.51	-
Beelbangera	-	-	-	-	-	-	-	-	-	-	-
Nericon	-	-	-	-	-	-	-	-	-	-	-
Bilbul	-	-	-	$0.55	-	-	-	$1.05	-	-	-
Griffith LGA	**$1.99**	**$5.23**	**$8.46**	**$10.61**	**$8.72**	**$5.59**	**$7.76**	**$9.35**	**$7.50**	**$10.70**	**$6.01**

Note: The suburbs which did not report any sales over the 2014 to 2024 period have been excluded from the above table.
Source: PriceFinder (2024)

The median sale price of attached dwellings in Griffith LGA was consistently highest in suburbs outside of Griffith over the 2014 to 2024 period. In 2024, the highest median sale price of attached dwellings was identified in Yenda was $419,000, followed by Hanwood ($437,000).

This denotes that outside of the suburb of Griffith the price of attached dwellings are slightly higher than within Griffith, which may lead to less sales. Alternatively, the low supply of attached dwellings in suburbs such as Yoogali and Bilbul may be driving up prices due to high demand.

Table 3-6 details the median sale price of attached dwellings by suburb in Griffith LGA between 2014 and 2024.

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Table 3-6 Median Sale Price of Attached Dwellings - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	$190,500	$205,000	$217,500	$263,000	$269,500	$290,000	$307,500	$350,000	$390,000	$362,500	$384,000
Hanwood	-	-	$274,000	$270,000	-	$357,500	-	-	$540,000	$435,000	$437,000
Lake Wyangan	-	-	-	-	-	-	-	-	-	-	-
Yenda	$190,000	-	-	-	-	-	-	-	-	-	$419,000
Yoogali	$215,000	$222,500	$288,000	-	$240,000	-	$360,000	$401,000	-	$510,000	-
Beelbangera	-	-	-	-	-	-	-	-	-	-	-
Nericon	-	-	-	-	-	-	-	-	-	-	-
Bilbul	-	-	-	$273,000	-	-	-	$525,000	-	-	-
Griffith LGA	**$191,500**	**$215,000**	**$227,000**	**$270,000**	**$269,000**	**$290,000**	**$308,750**	**$350,000**	**$395,000**	**$372,500**	**$392,500**

Source: PriceFinder (2024)

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3.3 Vacant Residential Land

This section investigates the median price per square metre and median allotment size of vacant residential land sales in Griffith LGA between 2014 and 2024.

3.3.1 Griffith LGA

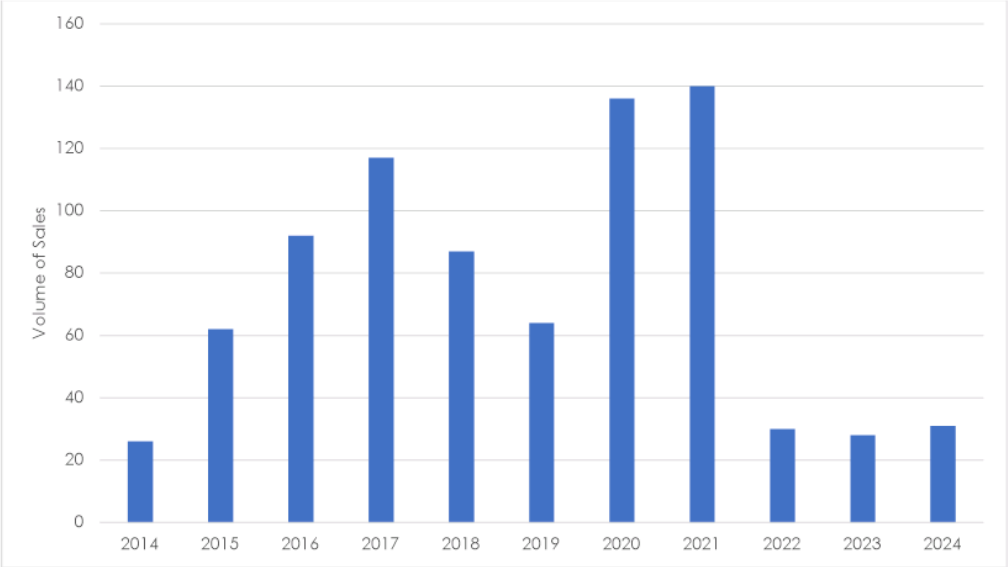
The volume of vacant residential land sales fluctuated over the 2014 to 2024 period, peaking in 2017 and 2021 (117 sales and 140 sales respectively). Vacant residential land sales were lowest in 2014 (26 sales) and 2023 (28 sales).

Over the 2014 to 2024 period, the median allotment size ranged from 741 sqm (2021) to 859 sqm (2018). The narrow variance in median lot size can be attributed to the small range of lot sizes available within the region due to zoning (e.g. medium density residential and large lot residential).

Over the past decade, the median price per sqm ranged from $97 per sqm (2014) and $294 per sqm (2022). Similar to the detached and attached dwelling markets, the price of vacant residential land also skyrocketed due to the COVID-19 pandemic, in line with national trends.

Figure 3-5 illustrates the volume of vacant land residential land sale in Griffith LGA between 2014 and 2024 while Figure 3-6 illustrates the median allotment size and price per sqm over the same period.

Figure 3-5 Volume of Vacant Residential Land Sales - Griffith LGA, 2014 to 2024



Source: PriceFinder (2024)

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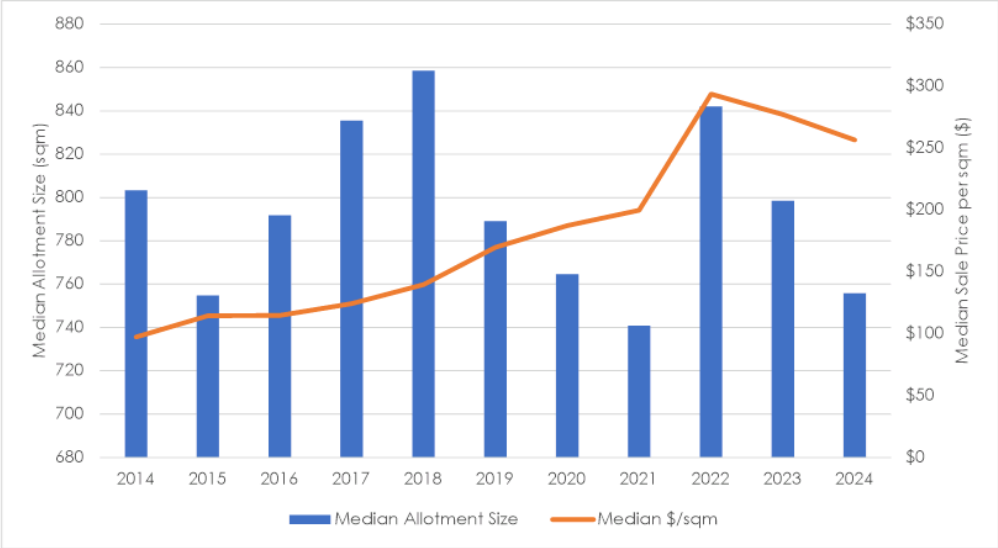
Figure 3-6 Median Allotment Size and Median Sale Price Per Square Metre of Vacant Residential Land Sales - Griffith LGA, 2014 to 2024



Source: PriceFinder (2024)

3.3.2 Vacant Residential Land Sales by Suburb

Between 2014 and 2024, vacant land sales in Griffith LGA primarily occurred in the suburbs of Griffith (773 total sales) whereby approximately 95% of vacant residential land sales took place in Griffith. The only other suburbs to report vacant residential land sales over the 2014 to 2024 period were Yoogali (21 sales), Lake Wyangan (18 sales) and Yenda (one sale). The volume of vacant land sales within Griffith most likely fluctuated with land release within the suburb. The peaks in the volume of vacant residential land sales identified across Griffith LGA in 2020 and 2021 can be seen to be primarily driven by the peaks in vacant residential land sales in the suburb of Griffith over the same periods.

Table 3-7 details the volume of vacant residential land sales in Griffith LGA by suburb between 2014 and 2024.

Table 3-7 Volume of Vacant Residential Land Sales - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	22	51	89	108	85	64	132	138	30	26	28
Lake Wyangan	-	3	1	6	-	-	1	2	-	2	3
Yenda	-	-	-	-	-	-	1	-	-	-	-
Yoogali	4	8	2	3	2	-	2	-	-	-	-
Griffith LGA	**26**	**62**	**92**	**117**	**87**	**64**	**136**	**140**	**30**	**28**	**31**

Source: PriceFinder (2024)

In the period following COVID-19 (2021 to 2024), Griffith reported an increase in the median sale price per square metre from $200 per sqm in 2021 to $294 per sqm in 2022 before decreasing to $257 as of 2024.

It is evident that vacant residential land sales were greatly impacted by the COVID-19 pandemic, as demonstrated by an increase in land prices since 2020 across Griffith LGA. The latest vacant

residential land data from 2023 and 2024 indicates that price growth has decreased marginally however, they are still well above pre COVID-19 levels.

Table 3-8 details the median sale price per sqm by suburb in Griffith LGA between 2014 and 2024.

Table 3-8 Median Sale Price Per Square Metre of Vacant Residential Land Sales - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	$100	$126	$115	$125	$140	$170	$188	$200	$294	$280	$276
Lake Wyangan	-	$15	$50	$47	-	-	$50	$47	-	$79	$81
Yenda	-	-	-	-	-	-	$13	-	-	-	-
Yoogali	$38	$40	$52	$48	$58	-	$76	-	-	-	-
Griffith LGA	**$97**	**$115**	**$115**	**$124**	**$140**	**$170**	**$187**	**$200**	**$294**	**$277**	**$257**

Source: PriceFinder (2024)

Over the 2014 to 2024 period, the median allotment size of vacant residential land across the Griffith LGA suburbs varied significantly, ranging between 726 sqm (Griffith in 2015) to 252,105 (Lake Wyangan in 2021).

Across the assessment period, the largest median allotment size for vacant residential land were reported in predominantly rural suburbs, such as Lake Wyangan (ranging between 4,053 to 252,105 sqm) and Yoogali (ranging between 3,000 to 3,380 sqm). Whilst more central suburbs reported smaller median allotment sizes between 2014 and 2024, such as Griffith (ranging between 726 to 852 sqm).

The most significant median allotment size reported over the assessment period was 252,105 sqm in Lake Wyangan in 2021. This is due to the sale of two large lots zoned as R5 Rural Residential, the largest of the two measuring at 501,900 sqm.

Table 3-9 details the median vacant residential lot size (in square metres) between 2014 and 2024 across the Griffith LGA suburbs.

Table 3-9 Median Allotment Size of Vacant Residential Land Sales - Griffith LGA Suburbs, 2014 to 2024

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Griffith	784	726	791	831	852	789	763	740	842	783	737
Lake Wyangan	-	12,410	4,747	4,271	-	-	4,238	252,105	-	4,383	4,053
Yenda	-	-	-	-	-	-	8,245	-	-	-	-
Yoogali	3,058	3,230	3,005	3,001	3,000	-	3,181	-	-	-	-
Griffith LGA	**803**	**755**	**792**	**835**	**859**	**789**	**765**	**741**	**842**	**799**	**756**

Source: PriceFinder (2024)

3.3.3 House and Land Packages

The purchase price of a new house and land package is not fully captured in property sale databases, with only the sale price for the land component reported. In absence of house and land package data from property market databases, consideration has been given to advertised prices for house and land packages within Griffith.

Our assessment found there are limited house and land packages advertised in Griffith at present. The majority of house and land packages identified were clustered in Collina. For a dwelling with four bedrooms, two bathroom and two garage spaces on a ~700sqm lot, the house and land packages ranged from $613,000 to $915,000. Within the same area, a three bedroom, two bathroom and two garage dwelling on a 600sqm lot is advertised for approximately $540,000. This suggests a

new three bedroom house aligns broadly with the median detached dwelling price in Griffith in 2024 while a new four bedroom dwelling is significantly more costly.

3.4 Residential Rental Vacancy Rate

SQM Research publishes monthly data relating to vacancy rates and the quantum of residential rental vacancies by postcode. The relevant postcode for Griffith LGA is 2680.

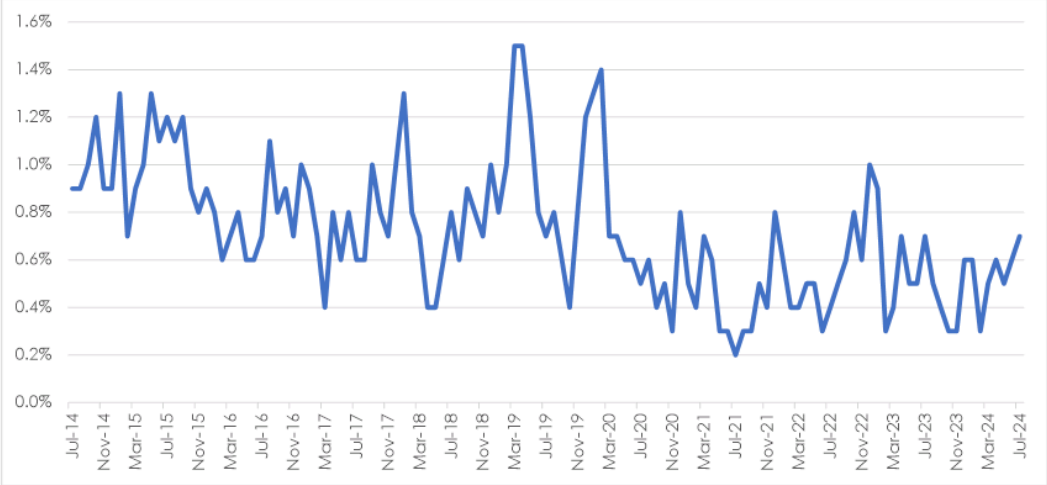
The vacancy rates and number of vacant residential rentals relate to both detached and attached dwellings, although it is recognised that detached dwellings account for a large proportion of all Griffith LGA dwellings.

A residential vacancy rate of 2-4% is considered balanced as it represents the equilibrium point at which the market is evenly balance between landlords and renters. A vacancy rate below 2% signifies high rental demand, with additional properties required to meet tenant demands. On the other hand, a vacancy rate above 4% indicates that the market has an excess of stock available to rent.

The assessment demonstrates that Griffith LGA has historically had a tight rental market over the past ten years indicating that the volume of rental stock has consistently been lower than tenant demand.

Over the assessment period (July 2014 to July 2024), recorded vacancy rates did not exceed 2.0% (tight rental market). As displayed in Figure 3-7 below, the vacancy rate was 0.7% within Griffith LGA as of July 2024.

Figure 3-7 Residential Vacancy Rates - Griffith LGA, July 2014 to July 2024



Source: SQM Research (2024)

3.5 Median Weekly Rent

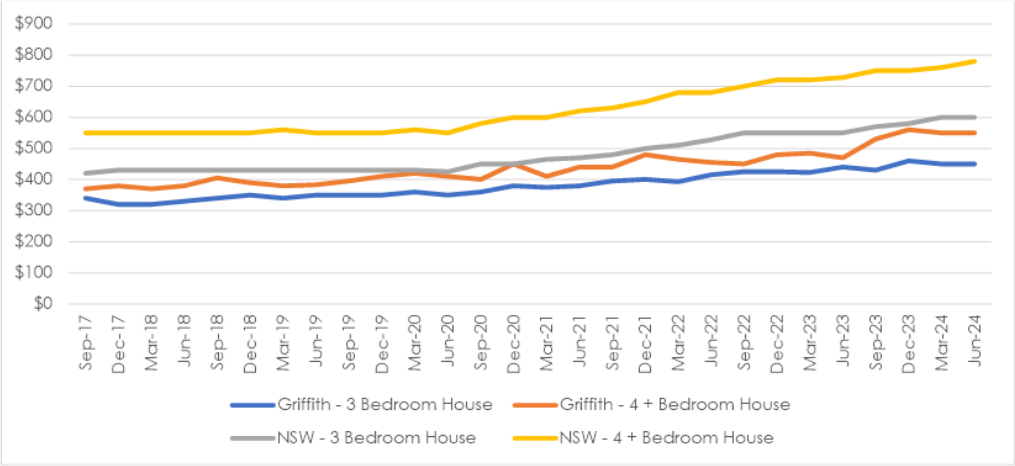
Median weekly rents on quarterly basis have been analysed for Griffith LGA from September Quarter 2017 to June Quarter 2024 at an LGA level. This data was sourced from the Department of Family and Community Services. Rental data was available for three bedroom and four-bedroom houses, as well as for two-bedroom units in Griffith LGA and are benchmarked to New South Wales.

Over the assessment period, median weekly rents for both three- and four-bedroom houses within Griffith LGA increased significantly. Whereby four-bedroom houses reported the most significant increase in median weekly rents from $370 per week in September Quarter 2017 to $550 per week in June Quarter 2024. Unlike three-bedroom houses in Griffith LGA, which reported consistent fluctuations in median weekly rent between $320 to $460 across the assessment period, four-bedroom houses reported significant increases in median weekly rent since June Quarter 2023 with a slight decline between December Quarter 2023 and June Quarter 2024.

Median weekly rents for both three- and four-bedroom houses were lower in Griffith than the State. This is evident as median weekly rent for a four-bedroom house in Griffith more closely aligns with median weekly rent for a three-bedroom house in the wider State. As of June Quarter 2024, the median weekly rent for a three-bedroom house in New South Wales was approximately $600 per week and $780 per week for a four-bedroom house.

As displayed in Figure 3-8 below, median weekly rents for a three-bedroom and four-bedroom houses in Griffith LGA over the September Quarter 2017 to June Quarter 2024 period have been benchmarked to New South Wales.

Figure 3-8 Median Weekly Rent for Three and Four Bedroom Houses - Griffith LGA and New South Wales, September Quarter 2017 to June Quarter 2024



Source: Department of Family and Community Services (2024)

Median weekly rent for two-bedroom units in Griffith LGA has increased over the assessment period from $250 per week in September Quarter 2017 to $480 per week in June Quarter 2024. Similar to median weekly rent for four-bedroom houses, median weekly rent for two-bedroom units have consistently increased by $10 to $20 since June Quarter 2023 reaching their peak as of June 2024 (increase by $100 since previous quarter).

State-wide median weekly rents for two-bedrooms were significantly higher than reported for Griffith LGA over the assessment period. Median weekly rents for two-bedroom units increased from $510 per week in September Quarter 2017 to $700 per week by June Quarter 2024 across New South Wales. Notably, median weekly rents across the State did not experience that same uplift as noted for Griffith LGA between March Quarter 2024 and June Quarter 2024, but rather remained stable.

Figure 3-9 details the median weekly rents for a two-bedroom unit in Griffith LGA over the September Quarter 2017 to June Quarter 2024 period.

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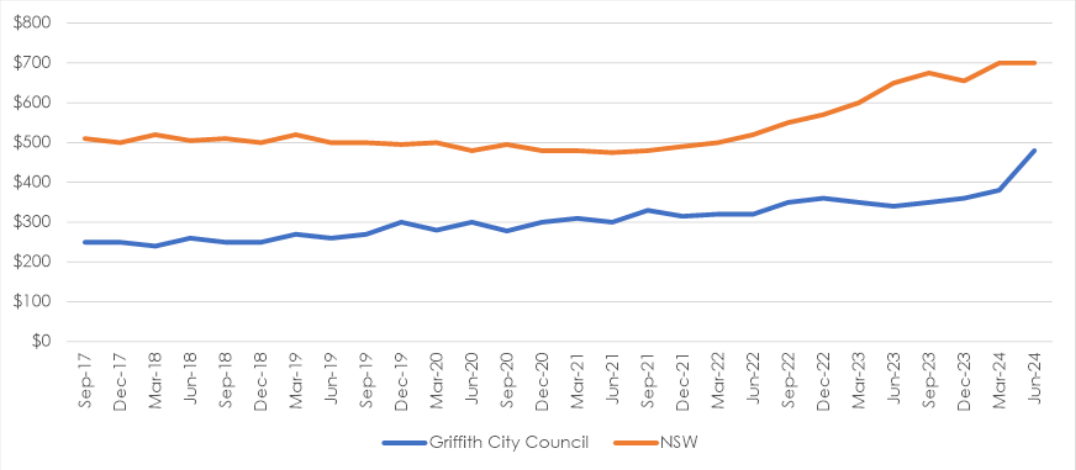
Figure 3-9 Median Weekly Rent for Two Bedroom Units - Griffith LGA and New South Wales, September Quarter 2017 to June Quarter 2024



Source: Department of Family and Community Services (2024)

3.6 Implications

The property market overview provides the following insights into housing within Griffith LGA:

- Griffith City LGA's property market is concentrated predominantly in the suburbs of Griffith, Yenda and Yoogali. Detached and attached dwelling sales were mostly clustered in the suburb of Griffith which encompasses the city centre and the majority of Griffith LGA's urban areas;
- The median sale price of detached dwellings across Griffith LGA have continued to increase significantly above pre COVID-19 levels. Similarly, median attached dwelling prices, whilst lower than their peak in 2022, remain significantly above pre COVD-19 levels;
- The median sale price of detached dwellings in Lake Wyangan, Nericon and Myall Park was higher than all other suburbs across Griffith LGA, whilst Griffith and Hanwood have recorded relatively low median sales prices;
- The median sale price for attached dwellings was highest in suburbs outside of Griffith, reaching $500,000 in suburbs such as Hanwood, Yoogali and Bilbul;
- The median sale price per square metre of vacant land has started to stabilise from 2022, whilst the median allotment size has declined across Griffith LGA. The median vacant land price has increased in Griffith LGA, particularly post-COVID;
- The rental market in Griffith LGA is constrained, with the rental market undersupplied over the period analysed. Residential vacancy rates fell further since COVID-19 and have remained at or below 1% since March 2020; and
- Significant growth in median weekly rents in the last year (since June Quarter 2023) across all dwelling types is indicative of significant unmet demand for additional rental dwellings across the region.

4 Housing Need Trends

This section will provide an overview of the trends which impact housing need within Griffith LGA and will consider the relevance of the following factors:

- Post-COVID pandemic shifts in residential preferences with consideration given to components of population growth data published by the ABS;
- Challenges faced in delivering housing in regional markets, including the impact of existing and future skills shortages on the regional housing market;
- A high-level overview of liveability factors which attract and retain workers and their families;
- Identification of potential misalignments between households and dwellings though a high-level analysis of the evolution of dwelling supply; and
- Overview of households facing either rental or mortgage stress as of the 2021 Census at the LGA level.

4.1 Components of Population Growth

There are three components of population growth, namely:

- Natural increase, i.e. births less deaths;
- Net internal migration, i.e. persons moving to a region (in this case Griffith LGA) from other parts of Australia less persons moving out of a region to other parts of Australia; and
- Net overseas migration, i.e. persons who migrate to a region from overseas less persons who migrate overseas from a region.

This section of the report has considered both data published annually by the Australian Bureau of Statistics, which identifies the scale of population growth by component, but does not provide insights into the previous residential location of new residents. To understand migration patterns to Griffith LGA comprehensively, this data has been supplemented with ABS Data Explorer data, which reports the regional internal migration estimates of persons arriving and departing the Riverina SA4 as of 2021-22 and 2022-23.

In all regions analysed, net overseas migration remained a significant contributor to population growth, despite a decline during the COVID impacted period. Natural increase also represented a strong driver of population growth, aligning with increasing average ages. In the most recent year, despite the return of net overseas migration to pre-COVID levels, there was a net loss identified in Griffith LGA. Whilst Riverina SA4 reported a net gain of 472 persons attributable to net overseas migration.

In the pre-COVID period, Griffith LGA and Riverina SA4 recorded significant outflows of residents to other parts of Australia. This trend has since increased post-COVID.

Table 4-1 provides an overview of the annual changes in population by component within Griffith LGA benchmarked to the Riverina SA4 over the pre-COVID (2017-2019), COVID-19 impacted (2020-2021) and post-COVID (2022-2023) periods.

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Table 4-1 Components of Population Growth - Griffith LGA and Riverina SA4, 2017 to 2023

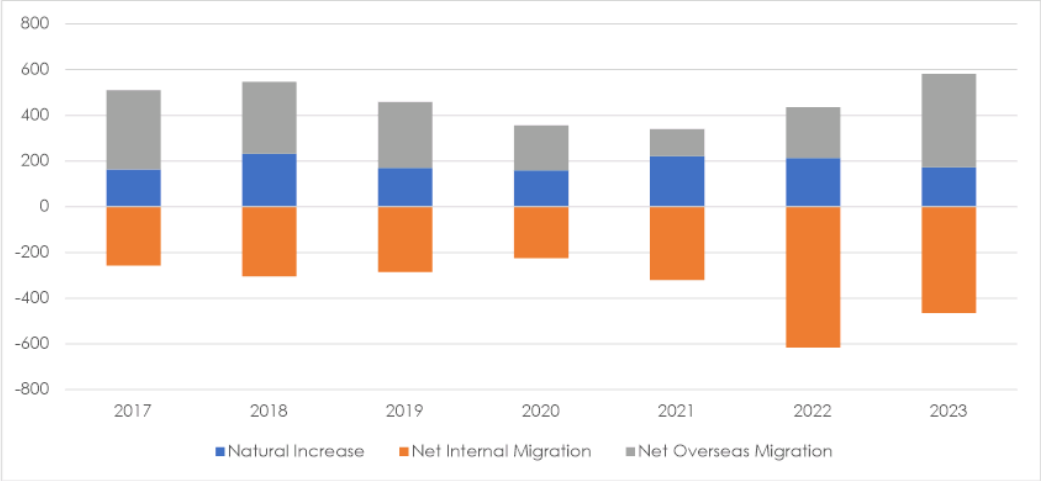
	Number			Proportion (%)		
	Pre-COVID (2017-2019)	COVID Impacted (2020-2021)	Post-COVID (2022-2023)	Pre-COVID (2017-2019)	COVID Impacted (2020-2021)	Post-COVID (2022-2023)
Griffith LGA						
Natural Increase	188	191	193	85%	252%	-611%
Net Internal Migration	-283	-273	-541	-127%	-362%	1716%
Net Overseas Migration	317	158	317	143%	209%	-1005%
Total Population Growth	**222**	**76**	**-32**	**100%**	**100%**	**100%**
Riverina SA4						
Natural Increase	697	825	797	95%	225%	169%
Net Internal Migration	-857	-849	-1,381	-116%	-232%	-292%
Net Overseas Migration	896	390	1,056	122%	107%	224%
Total Population Growth	**736**	**366**	**472**	**100%**	**100%**	**100%**

Source: ABS Data Explorer (2024)

Figure 4-1 provides an overview of the components of population growth within Griffith LGA between 2017 and 2023.

The graphs illustrate net internal migration outcomes (i.e. the net number of persons leaving the region for other parts of Australia) had started to improve in Griffith LGA prior to COVID-19. In the most recent year, it is evident that Griffith LGA has benefited significantly from net overseas migration.

Figure 4-1 Components of Population Growth - Griffith LGA, 2017 to 2023



Source: ABS Data Explorer (2024)

4.1.1 Regional Internal Migration Estimates

Regional internal migration estimates are published by the ABS at the SA4 level and above, with Griffith LGA part of the Riverina SA4.

The intent of including this analysis is to obtain insights into previous residential location post 2021 Census, including whether there have been any significant shifts post COVID-19. This analysis has been presented for 2021-22 and 2022-23.

The most significant net arrivals to arrive in Riverina SA4 departed from Central West SA4 in 2021-22, followed by Sydney- Outer West and Blue Mountains SA4 and Capital Region SA4. This has since shifted slightly as of 2022-23, whereby the most significant net arrivals to Riverina SA4 departed from Richmond-Tweed SA4, followed by Sydney – Outer South West SA4 and Sydney- Outer West and Blue Mountains SA4. This is conceivable due to rising property prices prevalent in these regions and may represent a trend in persons relocating to Riverina SA4 in search of more affordable residential locations in areas such as Griffith LGA.

Comparatively, the least significant SA4s for net arrivals to Riverina SA4 to depart from were Murray SA4 and Newcastle and Lake Macquarie SA4 in 2022-23.

Table 4-2 details the net arrivals to Riverina SA4 by region of departure for the 2021-22 and 2022-23 periods.

Table 4-2 Net Arrivals to Riverina Region SA4 by Region of Departure, 2021-22 to 2022-23

Region of Departure (SA4)	Number		% of Total	
	2021-22	2022-23	2021-22	2022-23
Central West	89	30	-6.5%	-2.2%
Sydney - Outer West and Blue Mountains	83	46	-6.0%	-3.3%
Capital Region	81	-80	-5.9%	5.8%
Sydney - Outer South West	67	46	-4.9%	-3.3%
Central Coast	64	31	-4.6%	-2.2%
Sydney - Northern Beaches	48	-2	-3.5%	0.1%
Sydney - Inner South West	44	25	-3.2%	-1.8%
Sydney - Ryde	25	18	-1.8%	-1.3%
Sydney - Baulkham Hills and Hawkesbury	18	22	-1.3%	-1.6%
Far West and Orana	18	7	-1.3%	-0.5%
Sydney - Inner West	8	11	-0.6%	-0.8%
Sydney - Eastern Suburbs	4	22	-0.3%	-1.6%
Sydney - Sutherland	2	7	-0.1%	-0.5%
New England and North West	-11	-10	0.8%	0.7%
Sydney - Blacktown	-12	4	0.9%	-0.3%
Mid North Coast	-19	-1	1.4%	0.1%
Sydney - South West	-19	21	1.4%	-1.5%
Sydney - North Sydney and Hornsby	-23	-10	1.7%	0.7%
Coffs Harbour - Grafton	-27	-31	2.0%	2.2%
Sydney - City and Inner South	-43	12	3.1%	-0.9%
Sydney - Parramatta	-48	-55	3.5%	4.0%
Richmond - Tweed	-57	52	4.1%	-3.8%
Newcastle and Lake Macquarie	-85	-102	6.2%	7.4%
Hunter Valley exc Newcastle	-97	-70	7.0%	5.1%
Southern Highlands and Shoalhaven	-115	-15	8.3%	1.1%
Illawarra	-143	-33	10.4%	2.4%
Murray	-175	-128	12.7%	9.3%
Total NSW	**-323**	**-183**	**23.4%**	**13.2%**
Victoria	-345	-557	25.0%	40.3%
Queensland	-557	-467	40.4%	33.8%
South Australia	-31	-36	2.2%	2.6%

Region of Departure (SA4)	Number		% of Total	
	2021-22	2022-23	2021-22	2022-23
Western Australia	-84	-99	6.1%	7.2%
Tasmania	-2	18	0.1%	-1.3%
Northern Territory	14	-15	-1.0%	1.1%
Australian Capital Territory	-50	-44	3.6%	3.2%
Elsewhere in Australia	**-1,055**	**-1,200**	**76.6%**	**86.8%**
Total	**-1,378**	**-1,383**	**100.0%**	**100.0%**

Source: ABS Data Explorer (2024)

4.2 Regional Housing Delivery Challenges

Table 4-3 identifies the constraints and estimated scale of impact experienced by the Western Riverina Region as outlined by the New South Wales Regional Housing Delivery Plan. The estimated scale of impact on the Western Riverina Region is deemed high surrounding rising construction costs (including availability of materials and skills shortages at the regional level). Additionally, the lack of essential infrastructure and lack of incentive to deliver housing diversity has also been cited as having medium to high impact on the Western Riverina Region.

Given the table presented below, the following key topics will be discussed in relation to challenges in regional housing delivery in LGA:

- An overview of rising construction costs and its causes and impacts;
- The barriers to home loan lending experienced by rural and regional home buyers; and
- Impact of regional skills shortages on housing construction realisation values and the effect of filling vacancies on housing need.

Table 4-3 New South Wales Regional Housing Delivery Plan, 2024

Constraint	Estimated Scale of Impact in the Western Riverina Region	Attributable Control
Cost of Construction	High	Global market conditions
Essential Infrastructure	Medium to High (dependent on LGA)	State and Local Government
Access to Land	Medium (dependent on LGA)	Local Government
Planning and Approvals Cost	Medium	State and Local Government
Lack of opportunity / incentive to deliver diverse housing	Medium to High	State and Local Government
Access to finance	Low to Medium	Federal and State Government
Availability/ price of builders/ trades	Medium to High	Federal and State Government
Availability/ price of materials	Low to Medium	Global market conditions, Federal and State Government
Natural disasters and environmental pressures	Low	-

Source: Griffith City Council (2024)

4.2.1 Construction Costs

Underlying construction costs are driven by national and international cost factors. For instance, supply chain disruptions caused by the COVID-19 pandemic saw the cost of imported construction materials surge, which led to an increase in the cost of domestic production materials. Since mid-2020, aggregate construction costs have increased by approximately 40%-60%. In particular, smaller regional communities and remote areas, such as Griffith, typically face even higher construction costs.

CoreLogic's Cordell Construction Cost Index reports growth in construction costs by state for the three and 12 month period ended June 2024. New South Wales had quarterly and annual construction cost index changes of 0.9% and 3.1% respectively. Comparatively, Queensland had quarterly and annual construction cost index changes of 0.3% and 1.9% respectively over the same period, (CoreLogic, 2023). New South Wales also recorded a significant average cost to building at home at approximately $349,000, which was lower than the Australia Capital Territory at $440,000, (Delahunty, 2024).

Covid-19 supply chain issues, labour shortages and increased demand are all factors contributing to significant increases in construction costs. BMT Quantity Surveyors reported the costs to build a house per square metre in Sydney and provided regional variation percentages to show how these estimates should be adjusted for areas other than Sydney. Canberra is estimated to cost between 92% and 120% of Sydney's costs, (BMT Quantity Surveyors, 2023). This suggests not only are construction costs increasing significantly across Australia, but they are also slightly higher in regions outside of major cities.

Construction costs are only one factor limiting new builds, limited contractors and high transport costs for contractors are also impacting new buildings across Griffith. Due to its regional location, travel costs to bring contractors to Griffith for jobs also has an impact its attractiveness for new builds. There is a strong reliance on the local construction workforce in Griffith, approximately 87% of construction workers with a place of work in Griffith also lived in Griffith in 2021. However, such a strong reliance leads to a need for supplementary workers from surrounding regions.

Additionally, small scale residential developers also tend to face significant issues when applying for finance on developments less than $5 million, in fact 56.1% of small scale developers said that raising finance was their biggest hurdle (Sweeney, 2023). Residential developments in small rural towns are often of too small a scale to attract the large developers meaning these are left to small scale developers who often have challenges with raising finance for the projects.

4.2.2 Barriers to Lending

November 2011, the cash rate has been on a consistent downward trend, reaching a historic low of 0.1% between November 2022 and April 2022. In response to rising inflation and confidence in the continued strength of the Australian economy post COVID-19, the Reserve Bank of Australia has increased the cash rate monthly by 0.25% to 0.5% since May 2022, with the cash rate reaching 4.35% in November 2023, the highest level since November 2011 (when the cash rate was 4.50%). The cash rate has remained at 4.35% since December 2023. The implication of higher cash rates for housing is higher retail interest rates charged for loans and the reduced borrowing power for those wishing to purchase a home.

This comes as the wholesale lending rate is generally determined by the Reserve Bank of Australia through changes in the cash rate, although some lenders source funds from alternative sources with their own wholesale cost of credit. However, for most borrowers, changes in the cash rate made by the RBA will impact their borrowing capacity and repayments. Put simply, increases in interest rates reduces the borrowing capacity of prospective buyers and consequently their willingness (or ability) to pay. All other things being equal, consecutive cycles of interest rate increases typically place downward pressure on realisation values for developers as buyer borrowing capacity diminishes.

However, it is not only the cash rate which has reduced borrowing power, Griffith residents (particular rural residents) are potentially facing postcode discrimination. Deposit requirements for prospective homeowners has been up to 70% higher in rural/remote locations which has profound implications for the borrowing capacity of residents in these locations.

An individual's credit score has significant influence on borrowing power and hence ability to purchase a home. A number of factors influence an individual's credit score, including their current postcode. This indicator is used because assessing how a person's neighbours behave with credit is suggested to be an indicator on a person's credit risk (Ziffer, 2022). However, the risk with this indicator is postcode discrimination which makes it more difficult for people living in poor credit rated areas to access credit, meaning access to fewer creditors, higher lending rates or higher deposit requirements. This can be especially problematic with the use of automated decision-making (ADM) where algorithms make decisions regarding peoples credit applications instead of humans, reducing the opportunity for common sense to prevail in providing appropriate credit opportunities to people regardless of their chosen place of residence.

The remoteness of an area, which includes factors such as lack of connectedness through well-serviced road and rail network, limits the amount a lender will give to a borrower. The issue extends to current borrowers, the amount required to service increased repayment requirements was as high as 63.1% of postcodes median family income in regional New South Wales (Bowral). This places a significant barrier on homeownership, (PEXA, 2023). Postcode discrimination not only makes home ownership more difficult but decreases confidence in residential development.

High construction costs (in addition to a high cash rate and regional postcode discrimination) and low rental vacancy rates demonstrates it is becoming more difficult not only to purchase a home but to also rent despite historically low housing costs as a proportion of household income in the region.

4.2.3 Labour and Skills Shortages

Identifying the existing and future skills shortages within a region allows for a more comprehensive understanding as to how filling these shortages will translates into future population and housing demand. In the context of Griffith LGA, understanding these skills shortages will help to shape future housing need within the region which aligns with its current and future resident's preferences.

Across Regional New South Wales, ongoing unfilled job vacancies have increased. In particular, job vacancies within the greater Riverina and Murray have increased by 67.5% over the last decade. There is growing demand in high-skill occupations, including professionals, skilled trades and community and personal service providers. These occupations are predominantly clustered in the construction, education and training and health and social assistance industries, whereby these industries have grown by approximately 67,000 jobs over the past five years, (Verto, 2024).

A 2021 study revealed that approximately 78% of Riverina Region survey respondents were struggling to fill job vacancies. Whereby the median number of vacancies reported over a 12 month was two per business. Ongoing unfilled vacancies such as these can cause strain on already struggling businesses. Riverina Region respondents highlighted increased workload on available staff, decreased productivity and capacity as major impacts of ongoing unfilled vacancies on businesses. Given LGA is home to approximately 19% of businesses across the Riverina Region, which translates to roughly 2.6 businesses per worker, this is an increasing issue, (Renkin & Bamberry, 2021).

This is further contextualised by Riverina SA4 data sourced from the McKell Institute. As of 2017, it was estimated that there were approximately 653 job vacancies per quarter. This has since increased significantly to 1,797 job vacancies per quarter by 2022, a trend which is only set to continue into the future (approximately 3,499 job vacancies per quarter by 2027).

Figure 4-2 details the estimated job vacancies per quarter within the Riverina SA4 for the 2017, 2022 and 2027 periods.

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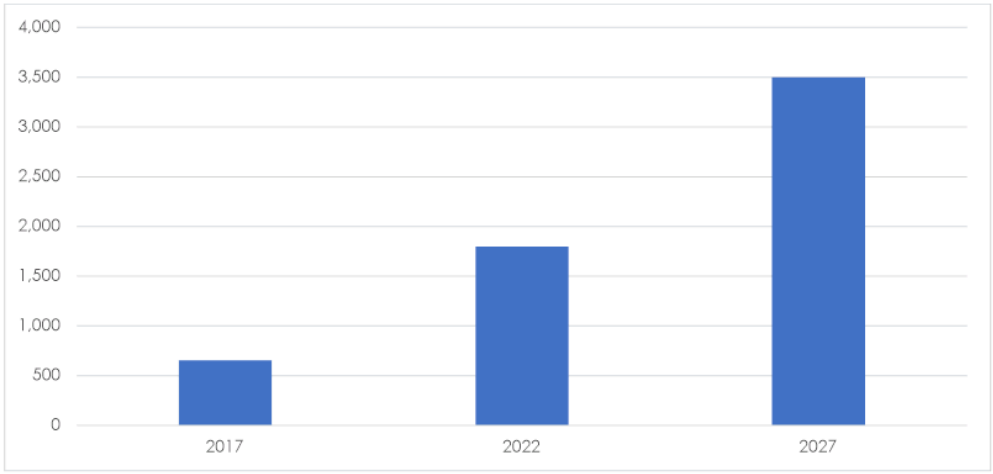
Figure 4-2 Job Vacancies Per Quarter - Riverina SA4, 2017, 2022 and 2027



Source: O'Brien & Cavanough (2023)

Jobs vacancies by skill area were analyzed by Australia and New Zealand Standard Classification of Occupations (ANZSCO) one digit level. It was identified that historically job vacancies in Riverina SA4 were driven by skills shortages found in professionals (158 job vacancies per quarter in 2017) and technicians and trade workers (103 job vacancies per quarter in 2017). This trend continued into 2022, whereby job vacancies within Riverina SA4 were predominantly in professionals (467 job vacancies per quarter) and technicians and trade workers occupations (242 job vacancies per quarter). However, future job vacancies are anticipated to appear in the clerical administrative workers (883 job vacancies per quarter by 2027) and machinery operators and driver occupations (569 job vacancies per quarter by 2027).

Figure 4-3 details the number of job vacancies per quarter by skill area (one-digit ANZSCO) within the Riverina SA4 over the 2017, 2022 and 2027 periods.

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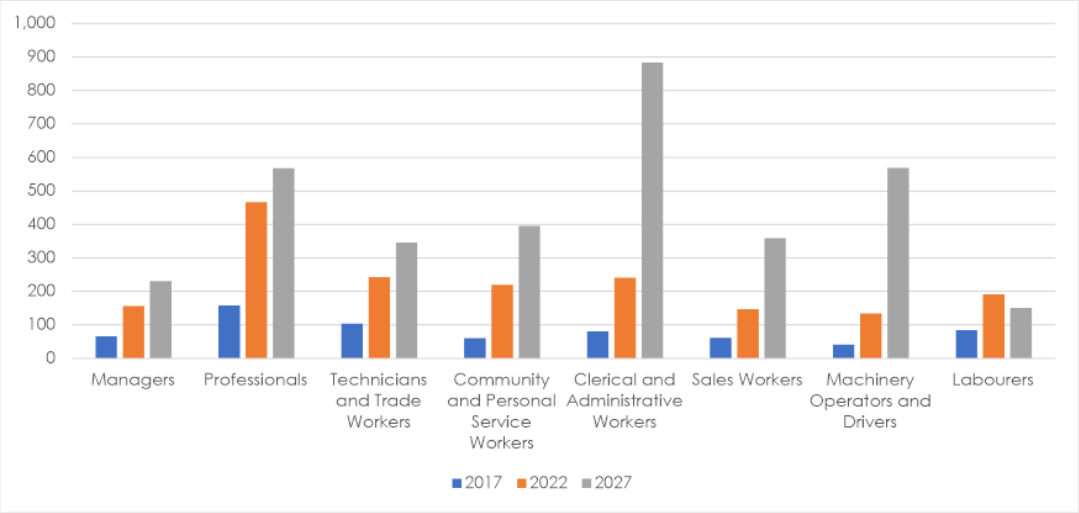
Figure 4-3 Job Vacancies by Skill Area Per Quarter - Riverina SA4, 2017, 2022 and 2027



Source: O'Brien & Cavanough (2023)

Griffith is anticipated to experience significant growth in employment opportunities due to the undertaking of significant infrastructure projects and business growth. Table 4-4 details the current and planned infrastructure projects anticipated within Griffith LGA since 2021.

The Griffith Base Hospital Redevelopment is set to be one of the largest infrastructure projects to take place in the LGA. The redevelopment is expected to take four years to construct and create 250 jobs, as well as 89 new employment opportunities and 178 indirect jobs. In addition to this, the Lake Wyangan and Hanwood Growth Area are anticipated to create 200 and 100 construction jobs respectively and take up to four years to construct. Including all infrastructure projects, business growth and new employment generators, 3,916 total new employment and construction jobs are anticipated to be created within Griffith LGA, (Griffith City Council, 2021). Given current unfilled vacancies and the significant quantum of employment opportunities expected to arise in Griffith, it is that these workers may not currently be located locally which will only exacerbate shortages. The greater challenge comes as if workers do relocate to Griffith LGA for employment opportunities, there must be appropriate and affordable housing to suit their needs.

Table 4-4 Major Infrastructure Project Employment Opportunities - Griffith LGA, 2021

Project	Timeframes (years)	Construction Jobs	New Employment
Current Infrastructure Projects			
Griffith Hospital Redevelopment	4 (construction)	250	89
West End Stadium	2	100	2
Southern By-pass	5	20	-
Lake Wyangan Growth Area	3	200	-
Kooyoo Street Improvements	2	30	-
Griffin Green Affordable Housing Project	2	50	-
Hanwood Growth Area	4	100	-
Memorial Gardens Upgrade	2	20	-
Country University Centre and Community Centre	1	Complete	5
Sub-total	**-**	**770**	**96**

Project	Timeframes (years)	Construction Jobs	New Employment
Planned Projects			
Baiada Expansion	1-3	50	700
Proten Poultry	1-2	250	24
Morten Ag Poultry	1-2	60	7.5
Almondco Expansion	2	-	15
Casella	2	20	10
Websters	2	25	15
Select Harvest	2	15	25
Dinacola Almond Milk Factory	1-2	-	15
De-Bortoli	2	20	15
Multi-quip	2	5	25
Terra Ag	1	40	20
Serafin	1	40	20
Codemo	1	10	10
Murray Cod	1-2	25	240
Post School Options	1-2	15	35
McWilliams (Calabria) Winery Expansion	5	50	98
WR Connect	4	650	400
Murray-Darling Basin Authority	1	-	25
Dan Murphy's	1	50	18
Collier and Miller	2	-	12
Flavourtech	1	-	15
Sub-Total	**-**	**1,325**	**1,725**
Total	**-**	**2,095**	**1,821**

Source: Griffith City Council (2021)

4.3 Liveability Factors

Relocation to regional areas within Australia is intrinsically linked to employment opportunities, whether that is moving to a regional area for one or findings a job whilst already residing in one. In order to be attracted to pursue career opportunities in a regional area in the first instance, regional areas must provide a high standard of infrastructure services, including but not limited to good roads and digital connectivity. The presence of these factors is often crucial in the capacity of potential residents to remain in a regional Australian area.

These factors are linked to liveability and allow residents to form a sense of belonging and settle in regional areas. Ensuring these factors are being met and/or improved upon will be paramount in attracting and retaining new worker residents to Griffith LGA. This section will provide an overview of the performance of Griffith LGA against the following liveability factors as defined by Regional Australia Institute:

- Access to health services;
- Access to education services (including primary and secondary schools, as well as tertiary opportunities):
- Cost of living within the region;
- Amenity available within the region; and
- Lifestyle and opportunity for community creation.

4.3.1 Health Services

There is access to a number of health services provided within Griffith LGA, including hearing specialists, pathologists, mental health support, Aboriginal medical services, dermatologists, podiatrists and GPS. The major health services precincts within Griffith LGA include:

- Griffith Community Health Centre;
- Griffith Base Hospital;
- St Vincent's Private Community Hospital.

The Griffith Community Health Centre is located along Yambil Street in the city centre. The centre provides population specific medical services for vulnerable groups (such as First Nations persons, ageing population and children wellbeing and protection). The centre also provides a range of health services including speech pathology, physiotherapy, respiratory, sexual health, cardiac and mental health services.

The Griffith Base Hospital received approval for redevelopment in 2021 and included the construction of a new clinical services building complete with an improved emergency department, Renal and Oncology services, new operating theatres, and surgical and medical impatient units. As part of the new clinical building, a number of specialty suites were to be expanded, such as a Wellness Centre consisting of Renal, Oncology, Outpatient Rehabilitation, Hospital in the Home, and other Specialist Clinics. At its estimated completion in 2024-25, the new facility will employ an additional 160 new graduated registered nurses into the Murrumbidgee Local Health District (the largest ever graduate intake year for the District). Prior to the redevelopment, the Griffith Base Hospital housed 119 beds, which will be expanded to support a number of additional beds including 4 new beds to support patients experiencing mental illness, and extra beds for elderly care and rehabilitation. The Hospital will also provide links with the St Vincent's Private Community Hospital to promote sharing of the new services across both facilities. The goal of this redevelopment was to provide the community with improved access to expanded health services, allowing Griffith community members to spend less time travelling to receive specialist care.

St Vincent's Private Community Hospital is co-located with the Griffith Base Hospital and is the largest private medical service offering in the region. The Hospital provides a range of specialty services including urology, gynaecology, orthopaedics, ophthalmology and general medicine. The facility has over 20 overnight private rooms including ensuites, as well as two dedicated palliative care units.

4.3.2 Education Services

Regional Australia Institute defines access to education, in particular a range of education options, as an attractive factor for prospective region residents with children. Having access to local schools, with at least two options for primary and secondary education, minimises travel time and boarding school arrangements for parents. Additionally, an appropriate provision of early childhood education facilities can be a key consideration for professional parents with infants.

Within Griffith LGA, there were 11 early childhood centres identified totalling approximately 691 early childhood places available across the region. The largest of these centres was Headstart Early Learning Centre Griffith located on Madden Drive (can support up to 120 places). In addition to this provision of early childhood centres, there were 12 schools identified within the region offering primary school education. There were 10 government and two non-government schools as part of this primary school supply. The largest of these primary schools identified was Griffith East Public School with approximately 505 students, followed by St Patrick's Primary School (489 students). This represents a wide range of early childhood and primary education options within the region.

Comparatively, there were only three schools identified within Griffith LGA to be offering secondary education. Two of which were non-government institutions and one public. The largest secondary school education institution was Murrumbidgee Regional High School – Wade located at 9 Stafford Road, Griffith. The government high school was re-established in 2024 and provides a range of co-curricular activities for its 1,040 enrolled students.

Notably, there were two schools identified within the region which offer special education services for students with diverse learning needs. These schools have a total of 63 students currently enrolled and offer school placement for students between 4 and 19 years of age.

In addition to access to education for infants and school-aged children, access to ongoing training and retraining options can enhance liveability for prospective residents. Local learning centres, such as TAFE, means that residents can have access to face-to-face retraining options and digital connectivity for professional development. Within Griffith LGA, there are two tertiary education facilities located in the city centre. The larger of the two is TAFE NSW Griffith, which provides a number of skills training courses, including automotive, engineering, construction, early childhood education and nursing. The TAFE NSW campus also has a Wine and Food Technology Centre and a hair and beauty training academy for specialised training courses. Comparatively, Country Universities Centre (CUC) Western Riverina provides university students with academic advice and support whilst they study remotely. The Centre allows students to complete their studies in Griffith with support from trained staff and access to technology and study spaces.

Table 4-5 details the supply of education institutions within Griffith LGA by level of education as of September 2024.

Table 4-5 Educational Institution Supply - Griffith LGA, 2024

School Name	Address	Level of Education	Number of Places / Enrolments
Goodstart Early Learning Griffith-Clifton Boulevard	105 Clifton Boulevard, Griffith NSW 2680	Early Childhood	76
Goodstart Early Learning Griffith-Sanders Street	4 Sanders Street, Griffith NSW 2680	Early Childhood	52
Goodstart Early Learning Griffith-Coolah Street	70 Coolah Street, Griffith NSW 2680	Early Childhood	44
Dorothy Waide Centre For Early Learning	1-7 Middleton Avenue, Griffith NSW 2680	Early Childhood	73
Griffith East Preschool	Corner Poole & Sanders Streets, Griffith NSW 2680	Early Childhood	60
Griffith Preschool Kindergarten	Kindergarten Lane, Griffith NSW 2680	Early Childhood	60
Griffith Wiradjuri Aboriginal Pre-School	101 Blumer Avenue, East Griffith 2680	Early Childhood	25
Headstart Early Learning Centre Griffith	2-6 Madden Drive, Griffith NSW 2680	Early Childhood	120
Community Kids Griffith Early Education Centre	42 Noorebar St, Griffith NSW 2680	Early Childhood	90
Griffith Central Preschool	29-31 Yambil St, Griffith NSW 2680	Early Childhood	40
Yenda Preschool Kindergarten	Bingar Street, Yenda NSW 2681	Early Childhood	51
St Patrick's Primary School	29 Warrambool St, Griffith NSW 2680	Catholic Primary	489
Marian Catholic College	185 Wakaden St, Griffith NSW 2680	Catholic Secondary	679
Yenda Public School	Curran Rd, Yenda NSW 2681	Primary	115
Hanwood Public School	School St, Hanwood NSW 2680	Primary	178
Griffith Public School	Coolah St, Griffith NSW 2680	Primary	369

School Name	Address	Level of Education	Number of Places / Enrolments
St Mary's Primary School	Edon St, Yoogali NSW 2680	Primary	131
Lake Wyangan Public School	Boorga Rd, Lake Wyangan NSW 2680	Primary	67
Beelbangera Public School	765 Rankins Springs Rd, Beelbangera NSW 2680	Primary	148
Tharbogang Public School	148 White Road, Tharbogang NSW 2680	Primary	20
Yoogali Public School	1 East St, Yoogali NSW 2680	Primary	44
Griffith North Puhblic School	1 Boonah St, Griffith NSW 2680	Primary	427
Griffith East Public School	141 Wakaden St, Griffith NSW 2680	Primary	505
Verity Christian College	9 Stafford Rd, Griffith NSW 2680	Primary and Secondary (up to Year 10)	138
Murrumbidgee Regional High School - Wade	1-39 Poole St, Griffith NSW 2680	Secondary	1,040
Kalinda School	Merrigal St, Griffith NSW 2680	Special Education	33
Western Riverina Community School	23 Hickey Cres, Griffith NSW 2680	Special Secondary Education	30
CUC Western Riverina	2/1 Olympic St, Griffith NSW 2680	Tertiary	-
TAFE NSW Riverina Institute	Neville Place, Griffith 2680	Tertiary	-

Source: Bull & Bear Economics (2024)

4.3.3 Cost of Living

Cost of living in a regional area can outweigh the benefits of living locally and force people to move to another town and travel to work instead. Thus, remaining aware of cost of living pressures within the region is imperative in keeping resident retention high. A number of factors contribute to rise of cost of living pressures, these include a lack of well-paying employment (lower income levels), high housing costs and lack of available rentals (including a high incidence of unoccupied private dwellings used for holiday letting).

Average individual weekly income within Griffith LGA can be seen to be lower than across the Western Riverina Catchment, but lower than the State as of 2021. This reveals that employment within Griffith LGA pays more on average than employment across the Western Riverina Catchment. A similar trend can be seen in Section 2, whereby average weekly household income was higher in Griffith LGA than across the wider Western Riverina Catchment.

Table 4-6 details the average weekly individual income of residents within Griffith LGA as of 2021, as well as the most recent Department of Family and Community Services median house price and weekly rents data benchmarked to New South Wales. Due to data availability at the small area level for median sale price and weekly rent, only average weekly individual income has been presented for the Western Riverina Catchment.

Table 4-6 Average Weekly Individual Income, Median House Price and Median Weekly Rents - Griffith LGA and New South Wales, 2024

	Griffith LGA	Western Riverina Catchment	New South Wales
Average weekly individual income (2021 Census)	$803.37	$774.78	$900.20
Median House Price (March 2024)	$610,000.00	-	$870,000.00
Median Weekly Rents (June 2024)	$450.00	-	$650.00

Source: Informed Decisions (2024) and Department of Family and Community Service (2024)

In terms of housing costs, Section 2 detailed the average housing costs as a proportion of income were significantly lower in Griffith LGA when compared to the State. However, slightly higher than the immediate Western Riverina Catchment. This can be attributed to higher cost of weekly rent and monthly loan repayments in Griffith LGA when compared to the Western Riverina Catchment as of 2021. The high rental cost noted within Griffith LGA may be attributable to the extremely low rental vacancy rates (as detailed in Section 3.4). Rental vacancy rates between July 2014 and July 2024 within Griffith LGA did not exceed 2.0%, which typically represents a tight rental market with little rental availability. A lack of rental supply often leads to an increase in weekly rental repayments within a region which only exacerbates cost of living pressure.

However, this lack of rental supply cannot be attributed to a high incidence of unoccupied private dwellings being repurposed for tourism. As detailed in Section 4.4.1, the incidence of unoccupied of private dwellings in Griffith LGA fell well below that of the State and the Western Riverina Catchment by 2021. Although, the implication of a high incidence of uncopied private dwellings is property owners who choose to withdraw their properties from the local rental market and attempt to maximise their earnings through holiday letting. This ultimately leads to a decline in 'high-end' rental supply and increases rental market competition within a region, which can negatively affect liveability for residents, (Bourne, 2019). This is not the case in Griffith LGA; however, the lack of rental supply due to significant demand may lead to a decline in perceived liveability.

4.3.4 Amenity

Amenity can be defined as the natural, physical and cultural attributes of a regional area, which includes factors such as landscapes, public spaces and town characters. One way in which amenity can be seen in regional areas is the success of their main streets.

Essential Economics (2011) listed nine characteristics of a successful main street, these being:

- Strong leadership and management (active trading organisations, strong relationships with Council and State Government authorities);
- Supportive planning and design mechanisms (plans which encourage appropriate development, planning policy which is pro-active);
- Trader performance (strongly-performing traders, low vacancies, business clustering);
- Non-retail and community role (non-retail and community facilities create synergies with other areas of the centre);
- Community and stakeholder engagement (co-operation between businesses, property owners, trader associations, Council and local community);
- Effective business mix (promoting a mix of businesses and traders which responds to consumer demand);
- Adequate financial and human resources (commitment of resources to support centres evolving to changing community needs);
- High quality built form (attractive, easily accessible and safe environment for users); and
- Communications, marketing and promotions (increase community awareness of retail and other activities).

Griffith LGA should consider how its main streets align with the above characteristics especially with regards to resident retention.

Banna Avenue was characterised by low vacancies, clustering of, retail and food and drink outlets, as well as high quality-built form making for a safe and pleasant environment. Banna Avenue is also considered walkable with extensive shade cover from trees which were made aesthetically attractive with fairy lights. There is abundant parking available and roundabouts with convenient

crossings for pedestrians (making it easier and safer to walk around). However, despite being characterised by significant car traffic (as most people drive to the centre area), it is not a major thoroughfare street meaning trucks and machinery do not travel through this street, making it safer for pedestrians. In terms of community services, the Griffith Local Court, Australia Post and Griffith War Memorial Museum are all located along Banna Avenue.

Yambil Street is clearly the preferred location for professional services with a clear clustering of accountants, real estates, banks and health services (including Griffith Community Health Centre). Notably, there was no real café or restaurant clustering present along this street or any of the main roads with most café and restaurant offerings were located on Banna Avenue. The Griffith Central Shopping Mall is located along Yambil Street, alongside larger industrial lots (including a car wash). Yambil Street is considered not as walkable as Banna Avenue with less quality built form and little walking amenity.

Olympic Street is home to much of Griffith's community and public spaces. The Griffith Regional Aquatic Leisure Centre (including an Olympic sized swimming pool), PCYC Griffith, Griffith Skatepark, Griffith Community Centre and CUC Western Riverina are located along Olympic Street, which provide significant amenity and social activity for Griffith residents.

4.3.5 Lifestyle and Opportunity

Lifestyle and opportunity refers to the ability of regional lifestyle to offer a more relaxed environment for families to experience and play outdoors. Liveability in this sense is drawn from the flexibility for children and adults alike to be involved in community events and extra-curricular activities. This includes sporting activities, cultural events, artistic exhibitions and volunteering opportunities which allow residents to build leadership skills and have a role in the community.

Within Griffith LGA, there are number of arts and cultural events which allow for community engagement. Such as, the monthly Multicultural Markets located at Kooyoo Street Mall, which allow local artisans to showcase their cultural craft. Operation Art, is also held at the Griffith Regional Art Gallery monthly, and exhibits artworks from students across State which are then donated to The Children's Hospital at Westmead. The annual Griffith Spring Fest and Griffith Show are family-friendly events which bring together the best of the Griffith LGA region, including agricultural showcases and local cuisine.

For residents looking to get involved in community sport, there are a plethora of sporting clubs across the region. These include cycling, golf, sport shooting, hocky, basketball, badminton, AFL and rugby. Most of which include both junior and open levels for all ages looking to be active and get involved. One of the region's largest sporting venues includes the Griffith Regional Sports Centre located at 15 Merrowie Street, and houses seven indoor basketball courts and several outdoor courts adaptable to a number of sports, as well as a full athletics track.

4.4 Composition of Dwelling Supply

This section provides an overview of the shift in dwelling and household preferences over time with consideration given to the alignment of existing supply to current housing preferences.

4.4.1 Dwellings by Structure

Informed Decisions' categorisation of dwelling structures aligns with that utilised by the Australian Bureau of Statistics (ABS). The ABS dwelling classifications classifies dwellings into a range of categories according to the definitions outlined below (and provided in the ABS Census Dictionary):

- Separate House: This is a house which is separated from other dwellings by a space of at least half a metre. A separate house may have a flat attached to it, such as a granny flat or converted garage (and this would be counted as a flat). The number of storeys of separate houses is not recorded. Also included in this category are occupied accommodation units in manufactured home estates which are identified as separate houses.
- Medium Density (row or terrace house, townhouse, apartments in blocks of one or two storeys etc.): These dwellings have their own private grounds and typically no other dwelling above or below them. They are either attached in some structural way to one or more dwellings or are separated from neighbouring dwellings by less than half a metre. This category includes dwellings in flats or apartments in blocks of one or two storeys. This category also includes flats attached to houses such as granny flats, and houses converted into two or more flats; and
- High Density (Flat or apartment in blocks of three or more storeys): This category includes dwellings in blocks of flats or apartments which are greater than three storeys. These dwellings do not have their own private grounds and usually share a common entrance foyer or stairwell.

The remaining dwelling structures are outlined below, and are often grouped into one category ('other dwellings):

- Caravan: This category includes all occupied caravans, regardless of where they are located. Occupied campervans are also included;
- Cabins and houseboats: This category includes all occupied cabins and houseboats. Cabins are self-contained and not intended for long term residential use. This includes occupied cabins located in residential parks or set up as temporary accommodation. Houseboats are occupied mobile dwellings (intended for use on water). They are not typically intended for long term use (although could be currently used on a permanent or semi-permanent basis). Occupied houseboats are treated as occupied private dwellings regardless of location. It also includes occupied small boats;
- Improvised home, tent, sleepers out: This category includes sheds, tents, humpies, and other improvised dwellings, occupied on census night. This category also includes people sleeping out, such as those sleeping on the streets, in abandoned buildings, under bridges or in cars; and
- House or flat attached to a shop, office, etc.: A house or flat attached to a shop, office, factory, or any other non-residential structure is included in this category.

Between 2011 and 2021, the number of dwellings in Griffith LGA increased from 9,994 dwellings to 10,729 dwellings. While Griffith LGA reported limited dwelling growth between 2011 and 2016 (180 additional dwellings), substantially more dwelling growth was reported between 2016 and 2021 (additional 555 dwellings). Relevantly, the dwelling stock increased by 1.8% between 2011 and 2016 and by 5.5% between 2016 and 2021 in Griffth LGA while Western Riverina Catchment saw an increase of 0.7% in dwellings over the 2011 to 2016 period and an increase of 1.8% between 2016 and 2021.

Over the 2011 to 2016 period, dwelling growth within Griffith LGA primarily occurred in Griffith (East) - Collina (additional 212 dwellings), with moderate dwelling growth also reported in Griffith (Central – South) and Griffith (West). The remaining sub-regions reported a decline in dwellings between 2011 and 2016. However, between 2016 and 2021 each sub-region except Hanwood – Tharbogang and District, and Lake Wyangan – Nericon reported dwelling growth, with Griffith (Central – South) and Griffith (East) – Collina accounting for almost two-thirds of growth.

Table 4-7 details the change in private dwelling stock between 2011 and 2021 in Griffith LGA by sub-region, benchmarked to Western Riverina Catchment and New South Wales.

Table 4-7 Total Private Dwellings – Griffith LGA by Sub- Region, Western Riverina Catchment and New South Wales, 2011 to 2021

	No. of Dwellings			Additional Dwellings	
	2011	2016	2021	2011 to 2016	2016 to 2021
Griffith (Central - South)	1,780	1,826	2,068	46	242
Griffith (East) - Collina	2,398	2,610	2,718	212	108
Griffith (North)	1,977	1,963	2,021	-14	58
Griffith (West)	954	989	1,021	35	32
Hanwood - Tharbogang and District	926	874	865	-52	-9
Lake Wyangan - Nericon	425	418	413	-7	-5
Yenda - Beelbangera - Myall Park	876	846	855	-30	9
Yoogali - Bilbul - Widgelli	658	648	768	-10	120
Griffith LGA	**9,994**	**10,174**	**10,729**	**180**	**555**
Western Riverina Catchment	**22,829**	**22,985**	**23,409**	**156**	**424**
New South Wales	**2,860,157**	**3,042,940**	**3,347,914**	**182,783**	**304,974**

Source: Informed Decisions (2024)

Separate houses represented the bulk of Griffith LGA's dwelling stock, although in line with wide regional and state trends, the proportion of separate houses declined between 2011 and 2021 (from 85.2% to 83.2% of dwellings. However, this is primarily due to a decline in separate houses between 2011 and 2016 (decrease of 124 separate houses) as the number of separate houses actually increased between 2016 and 2021 (additional 535 separate houses). Over the 2011 to 2016 period, each sub-region except Griffith (East) – Collina and Yoogali – Bilbul – Widgelli reported a decline in separate houses, while over the 2016 to 2021 period, each sub-region except Hanwood-Tharbogang and District and Lake Wyangan – Nericon reported growth in separate houses. Between 2011 and 2021, separate house growth was largely driven by Griffith (East) – Collina.

The proportion of medium density dwellings in Griffith LGA was highest in 2016, with a peak of 15.9% of dwellings. By 2021, the proportion of medium density dwellings had declined marginally to 15.1% of dwellings. Only Griffith (Central – South) and Griffith (North) reported a higher proportion of medium density dwellings over the ten year period. Griffith (West) also reported a higher proportion of medium density dwellings in 2016, however by 2021, this sub-region reported a lower proportion than the wider LGA. Between 2011 and 211, the growth in medium density product across Griffith LGA was largely driven by Griffith (Central – South), however in the subsequent five year period, this sub-region saw a decline in medium density product. Instead, Griffith (North) and Griffith (East) – Collina) were the primary contributors to medium density dwelling growth, albeit to a lesser extent than Griffith (Central – South) in the 2011 to 2016 period.

High density product represented just 0.1%-0.3% of Griffith LGA's dwelling stock over the 2011 to 2021 period. Similar trends were recorded in the Western Riverina Catchment, while this dwelling type comprised 13.3%-17.9% of New South Wales dwelling stock over the same period. The growth in high density dwellings within Griffin LGA largely occurred between 2011 and 2016 (additional 24 dwellings), with just one additional high density dwelling reported between 2016 and 2021. Within Griffith LGA, high density dwellings are located in Griffith (Central – South) and as of 2016, Griffith (West).

Table 4-8 details the distribution of dwellings by dwelling type within Griffith LGA and its sub-regions between 2011 and 2021.

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Table 4-8 Proportion of Total Dwellings by Dwelling Type - Griffith LGA by Sub-Region, Western Riverina Catchment and New South Wales, 2011 to 2021

	No. of Dwellings			Additional Dwellings	
	2011	2016	2021	2011 to 2016	2016 to 2021
Separate house					
Griffith (Central - South)	74.3%	60.0%	65.1%	-228	251
Griffith (East) - Collina	90.5%	89.5%	89.6%	166	97
Griffith (North)	77.2%	74.8%	74.2%	-57	30
Griffith (West)	89.9%	80.8%	84.0%	-59	59
Hanwood - Tharbogang and District	97.9%	98.4%	99.0%	-47	-4
Lake Wyangan - Nericon	98.6%	97.8%	98.1%	-10	-4
Yenda - Beelbangera - Myall Park	94.2%	94.8%	94.9%	-23	9
Yoogali - Bilbul - Widgelli	73.7%	95.5%	93.2%	134	97
Griffith LGA	**85.2%**	**82.5%**	**83.2%**	**-124**	**535**
Western Riverina Catchment	**87.4%**	**86.4%**	**86.8%**	**-98**	**462**
New South Wales	**68.0%**	**65.3%**	**64.0%**	**41,021**	**154,573**
Medium density					
Griffith (Central - South)	21.7%	33.5%	28.1%	226	-31
Griffith (East) - Collina	9.5%	10.3%	10.4%	42	15
Griffith (North)	22.8%	24.3%	25.7%	27	42
Griffith (West)	10.0%	18.2%	14.8%	85	-29
Hanwood - Tharbogang and District	1.1%	1.3%	1.0%	1	-2
Lake Wyangan - Nericon	0.7%	0.0%	1.2%	-3	5
Yenda - Beelbangera - Myall Park	5.5%	5.2%	5.1%	-4	0
Yoogali - Bilbul - Widgelli	25.7%	3.5%	3.9%	-146	7
Griffith LGA	**13.9%**	**15.9%**	**15.1%**	**228**	**7**
Western Riverina Catchment	**10.8%**	**11.4%**	**11.3%**	**165**	**28**
New South Wales	**17.4%**	**18.0%**	**17.2%**	**49,719**	**29,104**
High density					
Griffith (Central - South)	0.3%	1.0%	1.1%	13	3
Griffith (East) - Collina	0.0%	0.0%	0.0%	0	0
Griffith (North)	0.0%	0.2%	0.0%	3	-3
Griffith (West)	0.0%	0.8%	0.9%	8	1
Hanwood - Tharbogang and District	0.0%	0.0%	0.0%	0	0
Lake Wyangan - Nericon	0.0%	0.0%	0.0%	0	0
Yenda - Beelbangera - Myall Park	0.0%	0.0%	0.0%	0	0
Yoogali - Bilbul - Widgelli	0.0%	0.0%	0.0%	0	0
Griffith LGA	**0.1%**	**0.3%**	**0.3%**	**24**	**1**
Western Riverina Catchment	**0.1%**	**0.3%**	**0.2%**	**45**	**-12**
New South Wales	**13.3%**	**15.3%**	**17.9%**	**85,361**	**132,204**
Other					
Griffith (Central - South)	3.7%	5.5%	5.8%	35	19
Griffith (East) - Collina	0.0%	0.2%	0.0%	4	-4
Griffith (North)	0.1%	0.7%	0.1%	13	-11
Griffith (West)	0.1%	0.2%	0.3%	1	1
Hanwood - Tharbogang and District	1.0%	0.3%	0.0%	-6	-3
Lake Wyangan - Nericon	0.7%	2.2%	0.7%	6	-6

	No. of Dwellings			Additional Dwellings	
	2011	2016	2021	2011 to 2016	2016 to 2021
Yenda - Beelbangera - Myall Park	0.3%	0.0%	0.0%	-3	0
Yoogali - Bilbul - Widgelli	0.6%	0.9%	2.9%	2	16
Griffith LGA	**0.9%**	**1.4%**	**1.4%**	**52**	**12**
Western Riverina Catchment	**1.8%**	**1.9%**	**1.7%**	**44**	**-54**
New South Wales	**1.2%**	**1.4%**	**0.9%**	**6,682**	**-10,907**

Source: Informed Decisions (2024)

4.4.2 Dwellings by Number of Bedrooms

Between 2011 and 2021, Griffith LGA reported an increase in the proportion of 0 or 1 bedroom dwellings and dwellings with 4 bedrooms or more, whilst the proportion of 2 bedroom and 3 bedroom dwellings decreased. Within Griffith LGA, dwellings with 4 or more bedrooms saw the most significant increase (growth of 4.9%) while 3 bedroom dwellings saw the most significant decline (decrease of 4.5%). A similar trend was noted in the Western Riverina Catchment and New South Wales, whereby the most significant increase in dwellings by number of bedrooms was dwellings with four bedrooms or more (increase of 4.0% and 4.5% respectively). The proportion of dwelling with 3 bedrooms also declined in the benchmarked regions by 5.5% in New South Wales and 3.4% in the Western Riverina Catchment. This suggests that there is a trend away from smaller dwellings with a larger incidence of larger dwellings present in Griffith LGA, as well as across the State.

More accurately, there appears to be a trend towards the smallest (0 or 1 bedroom dwellings) and largest dwellings (4 or more bedrooms) but a trend away from medium dwellings (2 or 3 bedrooms) present across all regions.

Table 4-9 summarises the distribution of dwellings by number of bedrooms within Griffith LGA, Western Riverina Catchment and New South Wales as of the 2011, 2016 and 2021 Censuses.

Table 4-9 Dwelling Stock by Number of Bedrooms - Griffith LGA, Western Riverina Catchment and New South Wales, 2011, 2016 and 2021

	2011	2016	2021	Change, 2011-21
Griffith LGA				
0 or 1 bedrooms	3.8%	4.1%	4.0%	0.2%
2 bedrooms	15.2%	14.7%	14.6%	-0.6%
3 bedrooms	47.4%	45.2%	42.9%	-4.5%
4 bedrooms or more	33.6%	36.1%	38.4%	4.9%
Total	**100.0%**	**100.0%**	**100.0%**	**-**
Western Riverina Catchment				
0 or 1 bedrooms	4.2%	3.7%	4.1%	0.0%
2 bedrooms	15.7%	15.0%	15.2%	-0.5%
3 bedrooms	46.7%	45.9%	43.3%	-3.4%
4 bedrooms or more	33.4%	35.3%	37.4%	4.0%
Total	**100.0%**	**100.0%**	**100.0%**	**-**
New South Wales				
0 or 1 bedrooms	6.7%	7.1%	7.6%	1.0%
2 bedrooms	23.0%	22.8%	23.0%	0.0%
3 bedrooms	40.6%	38.1%	35.1%	-5.5%
4 bedrooms or more	29.8%	32.0%	34.2%	4.5%

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	2011	2016	2021	Change, 2011-21
Total	**100.0%**	**100.0%**	**100.0%**	**-**

Source: Informed Decisions (2024)

Across all the Griffith LGA sub-regions, larger dwellings (4 or more bedrooms) were the dominant dwelling stock by number of bedrooms in the following sub-regions as of 2021:

- Yoogali- Bilbul- Widgelli: 51.8% of dwellings; and
- Lake Wyangan – Nericon: 61.7% of dwellings.

Whilst medium dwellings (2 or 3 bedrooms) were the dominant dwelling stock by number of bedrooms across the remaining sub-regions. In particular, 67.1% of dwellings in Griffith (West) were medium dwellings.

Table 4-10 summarises the distribution of dwellings by number of bedrooms within the sub-regions of Griffith LGA as of the 2021 Census.

Table 4-10 Dwelling Stock by Number of Bedrooms - Griffith LGA Sub-Regions, 2021

	0 or 1 bedrooms	2 bedrooms	3 bedrooms	4 bedrooms or more	Total
Griffith (Central - South)	7.9%	29.2%	36.5%	26.4%	100.0%
Griffith (East) - Collina	3.2%	5.6%	45.5%	45.7%	100.0%
Griffith (North)	3.2%	19.7%	46.9%	30.2%	100.0%
Griffith (West)	3.5%	18.5%	48.6%	29.4%	100.0%
Hanwood - Tharbogang and District	1.5%	7.0%	42.7%	48.7%	100.0%
Lake Wyangan - Nericon	0.8%	6.6%	30.9%	61.7%	100.0%
Yenda - Beelbangera - Myall Park	3.5%	11.9%	45.7%	38.9%	100.0%
Yoogali - Bilbul - Widgelli	4.7%	6.3%	37.2%	51.8%	100.0%
Griffith LGA	**4.0%**	**14.6%**	**42.9%**	**38.4%**	**100.0%**

Source: Informed Decisions (2024)

4.4.3 Occupied and Unoccupied Dwellings

Over the 2011 to 2016 period, Griffith LGA reported a lower proportion of unoccupied private dwellings (and higher proportion of occupied private dwellings) than New South Wales. However, by 2021 this trend reversed as Griffith LGA reported a larger increase in the proportion of occupied private dwellings than the State. The proportion of occupied private dwellings in Griffith LGA grew by 3.2% (to 92.7% of dwellings) while the proportion of unoccupied private dwellings has fallen by 3.1% (to 7.0% of dwellings). A similar trend was reported in the Western Riverina Catchment, however to a higher degree. Within the Western Riverina Catchment, the proportion of occupied private dwellings increased by 3.9% while the proportion of unoccupied private dwellings decrease by 3.9%. Across New South Wales the proportion of occupied private dwellings increased by 0.4% (to 90.9% of dwellings) while the proportion of unoccupied private dwellings decreased by 0.3% (to 8.9% of dwellings).

Table 4-11 details the composition of housing stock within Griffith LGA, benchmarked Western Riverina Catchment and New South Wales as of the 2011, 2016 and 2021 Censuses.

Table 4-11 Proportion of Dwelling Stock by Dwelling Type - Griffith LGA, Western Riverina Catchment and New South Wales, 2011, 2016 and 2021

	2011	2016	2021	Change, 2011-21
Griffith LGA				
Occupied private dwellings	89.5%	90.6%	92.7%	3.2%
Unoccupied private dwellings	10.1%	9.1%	7.0%	-3.1%
Non private dwellings	0.4%	0.3%	0.3%	0.0%
Total dwellings	**100.0%**	**100.0%**	**100.0%**	-
Western Riverina Catchment				
Occupied private dwellings	86.3%	87.9%	90.3%	3.9%
Unoccupied private dwellings	13.1%	11.7%	9.3%	-3.9%
Non private dwellings	0.5%	0.4%	0.5%	-0.1%
Total dwellings	**100.0%**	**100.0%**	**100.0%**	-
New South Wales				
Occupied private dwellings	90.5%	90.5%	90.9%	0.4%
Unoccupied private dwellings	9.2%	9.3%	8.9%	-0.3%
Non private dwellings	0.2%	0.2%	0.2%	0.0%
Total dwellings	**100.0%**	**100.0%**	**100.0%**	-

Source: Informed Decisions (2024)

Across Griffith LGA, occupied private dwellings were the dominant dwelling type as of the 2021 Census. Whereby the incidence of occupied private dwellings ranged from 90.4% of dwellings (Griffith (West)) to 95.5% of dwellings (Lake Wyangan – Nericon). Unoccupied private dwellings were most prevalent in Griffith (West), followed by Griffith (North) and Hanwood – Tharbogang and District.

Table 4-12 details the proportion of dwelling stock by dwelling type across the Griffith LGA sub-regions as of the 2021 Census.

Table 4-12 Proportion of Dwelling Stock by Dwelling Type - Griffith LGA and Sub-Regions, 2021

	Occupied private dwellings	Unoccupied private dwellings	Non private dwellings	Total dwellings
Griffith (Central - South)	92.9%	6.2%	0.9%	100.0%
Griffith (East) - Collina	94.1%	5.9%	0.0%	100.0%
Griffith (North)	91.2%	8.3%	0.5%	100.0%
Griffith (West)	90.4%	9.3%	0.3%	100.0%
Hanwood - Tharbogang and District	91.7%	8.3%	0.0%	100.0%
Lake Wyangan - Nericon	95.5%	4.5%	0.0%	100.0%
Yenda - Beelbangera - Myall Park	94.5%	5.5%	0.0%	100.0%
Yoogali - Bilbul - Widgelli	91.7%	7.5%	0.8%	100.0%
Griffith LGA	**92.7%**	**7.0%**	**0.3%**	**100.0%**

Source: Informed Decisions (2024)

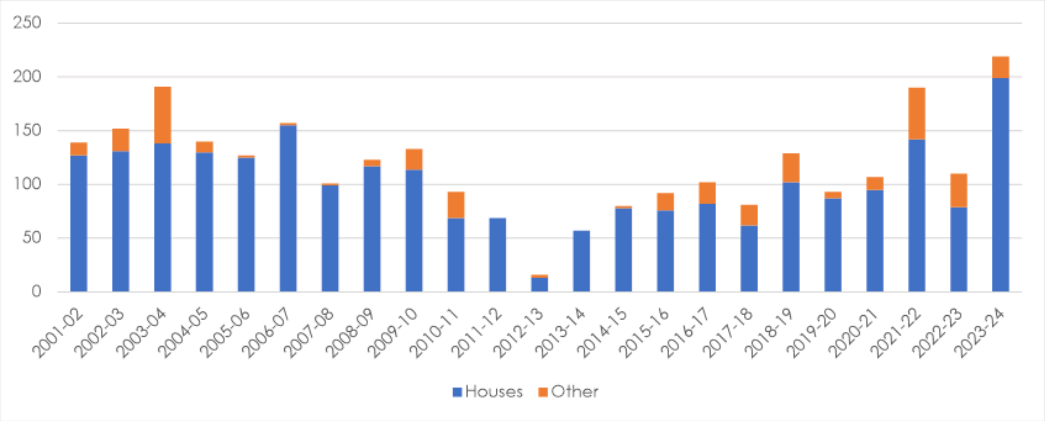
4.4.4 Building Approvals

Given the most dominant dwelling structure is separate houses across Griffith LGA, it is unsurprising that building approvals across the region are predominantly for houses. The number of building approvals for houses have fluctuated slightly since 2001-02 but have remained consistently above 50 approvals per financial year with the exception of 2012-13. The number of other approvals (which include medium and high density building approvals) have increased progressively from 2019-20 (6

approvals) to 31approvals as of 2022-23. In 2023-24, only 20 approvals for other dwellings were identified compared to 199 house approvals identified in Griffith LGA.

Figure 4-4 details the number of building approvals by structure (houses or other) as defined by Informed Decisions within Griffith LGA over the 2001-02 to 2023-23 period.

Figure 4-4 Building Approvals by Dwelling Type - Griffith LGA, 2001-02 to 2023-24



Source: Informed Decisions (2024)

4.5 Household Composition

As of the 2021 Census, 72.3% of total households in Griffith LGA were a family household. Approximately 33.9% of households were couples with children, while 27.5% of households were couples without children. The lone person household also represented a significant household type, comprising 27.9% of total households. Comparatively, the Western Riverina Catchment and New South Wales reported a lower proportion of family households, whereby couple families with children were also the dominant family type.

The distribution of household types across Griffith LGA compared to the Western Riverina Catchment and New South Wales corresponds with the age profile of the regions. Griffith LGA was characterised by a lower average age than the Western Riverina Catchment and the State and had a significantly higher proportion of persons within the 0 to 14 years age group. As such, it is expected that a younger population would have a higher incidence of families, in particular couple families with children.

Family households were also the most dominant household type across the Griffith LGA sub-regions, whereby Lake Wyangan-Nericon reported the most significant proportion of households as families (85.9% of households). In line with wider LGA trends, couple families with children were the most common family type between 29.1% (Griffith (North)) and 41.2% of households (Lake Wyangan-Nericon). Lone person households were most common in Griffith (North) comprising 29.0% of households, followed by Griffith (Central- South) (27.2% of households).

Table 4-13 summarises the distribution of household types within Griffith LGA and its sub-regions as of the 2021 Census, benchmarked to Western Riverina Catchment and New South Wales.

Table 4-13 Proportion of Households by Family Composition – Griffith LGA and Sub-Regions, 2021

	Couples with children	Couples without children	One parent families	Total families	Group households	Lone person households	Total
Griffith (Central - South)	29.6%	27.3%	12.3%	69.3%	3.5%	27.2%	100.0%
Griffith (East) - Collina	35.2%	25.5%	10.9%	71.6%	2.9%	25.5%	100.0%
Griffith (North)	30.7%	26.4%	10.4%	67.4%	3.5%	29.0%	100.0%
Griffith (West)	29.1%	26.0%	15.9%	70.9%	5.0%	24.1%	100.0%
Hanwood - Tharbogang and District	40.5%	28.4%	9.8%	78.6%	1.8%	19.5%	100.0%
Lake Wyangan - Nericon	41.2%	36.0%	8.7%	85.9%	1.1%	13.0%	100.0%
Yenda - Beelbangera - Myall Park	36.3%	29.5%	9.0%	74.8%	1.2%	24.0%	100.0%
Yoogali - Bilbul - Widgelli	40.2%	33.5%	7.6%	81.2%	0.6%	18.1%	100.0%
Griffith LGA	**33.9%**	**27.5%**	**10.9%**	**72.3%**	**2.9%**	**24.9%**	**100.0%**
Western Riverina Catchment	**29.8%**	**28.4%**	**11.3%**	**69.4%**	**2.7%**	**27.9%**	**100.0%**
New South Wales	**32.9%**	**26.6%**	**11.4%**	**70.9%**	**3.9%**	**25.2%**	**100.0%**

Source: Informed Decisions (2024)

4.6 Rental and Mortgage Stress

Housing stress is defined as spending more than 30% of gross household income on rent or mortgage repayments. Housing stress has been considered based on the following income bands:

- Very low: less than 50% of the median household income for Sydney, or the rest of NSW, as applicable;
- Low: between 50% and 80% of the median household income for Sydney, or the rest of NSW, as applicable; and
- Moderate: between 80% and 120% of the median household income for Syndey, or the rest of NSW, as applicable.

The proportion of Griffith LGA households facing rental stress was lower across all income levels relative to the regional and state averages. This is likely due to the lower rental price within Griffith LGA. Similarly, the proportion of households facing mortgage stress was also lower in Griffith LGA compared to the benchmarked regions, reflective of the lower mortgage repayments reported in Griffith LGA. As such, the table below indicates that housing is more affordable in Griffith LGA relative to the wider region and State.

Table 4-14 summarises the number and proportion of households facing rental and mortgage stress by income in Griffith LGA and NSW in 2021.

Table 4-14 Households Facing Rental and Mortgage Stress by Income Level – Griffith LGA and New South Wales, 2021

	Rental Stress			Mortgage Stress		
	Very Low Income	Low Income	Moderate Income	Very Low Income	Low Income	Moderate Income
Griffith LGA	263 (84.5%)	197 (44.1%)	81 (13.2%)	85 (63.5%)	93 (30.9%)	100 (16.0%)
Regional NSW (excl Greater Sydney)	33,809 (91.7%)	36,320 (68.3%)	16,157 (30.0%)	11,515 (60.7%)	12,166 (34.8%)	12,317 (18.2%)
New South Wales	131,780 (93.4%)	98,730 (63.7%)	54,428 (29.3%)	50,454 (67.2%)	46,343 (41.1%)	44,561 (21.9%)

Source: NSW Local Government Housing Kit (2023)

Griffith LGA reported a lower proportion of households facing rental stress than New South Wales, but marginally higher than the Western Riverina Catchment. At the sub-regional level, Griffith (East) – Collina, Griffith (North) and Yenda – Beelbangera – Myall Park reported a higher proportion of households facing rental stress than the LGA and the Western Riverina Catchment.

In terms of mortgage stress, Griffith LGA reported a higher proportion of households facing mortgage stress than the Western Riverina Catchment but lower than the State. At the sub-regional level, Lake Wyangan- Nericon faced a higher proportion than the benchmarked regions; however, in real terms the number of households is quite low (25 households).

Overall, this data demonstrates that significantly more households are facing rental stress than mortgage stress across all areas identified. Across Griffith LGA, Griffith (North) has the highest proportion of households facing rental stress; while Lake Wyangan- Nericon has the highest proportion of households facing mortgage stress. In comparison to the Western Riverina Catchment overall, Griffith LGA has a slightly higher proportion of households facing mortgage and rental stress.

Table 4-15 summarises the incidence and proportion of households facing rental and mortgage stress in Griffith LGA in 2021, benchmarked to the Western Riverina Catchment and New South Wales.

Table 4-15 Households Facing Rental and Mortgage Stress - Griffith LGA, Sub-Regions and Regional NSW, 2021

	No. of Households Facing Rental Stress	% Facing Rental Stress	% of Households Renting	No. of Households Facing Mortgage Stress	% Facing Mortgage Stress	% of Households with a Mortgage
Griffith (Central - South)	189	22.1%	53.5%	32	10.3%	19.6%
Griffith (East) - Collina	174	24.8%	28.8%	90	10.4%	35.8%
Griffith (North)	162	25.0%	37.9%	49	10.5%	27.4%
Griffith (West)	72	20.7%	43.1%	15	6.8%	27.1%
Hanwood - Tharbogang and District	23	15.8%	24.7%	20	11.4%	29.8%
Lake Wyangan - Nericon	10	21.3%	14.9%	25	18.2%	39.0%
Yenda - Beelbangera - Myall Park	36	24.7%	20.0%	20	6.8%	40.0%
Yoogali - Bilbul - Widgelli	24	21.6%	19.0%	29	12.4%	36.8%
Griffith LGA	**687**	**22.9%**	**34.4%**	**283**	**10.5%**	**30.4%**
Western Riverina Catchment	**1,289**	**22.8%**	**31.4%**	**550**	**10.1%**	**29.6%**
New South Wales	**2,339**	**35.5%**	**33.8%**	**731**	**17.3%**	**33.5%**

Source: Informed Decisions (2024)

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4.7 Implications

The following trends are of relevance in considering the preferred composition of additional supply to be delivered within Griffith LGA:

- Population growth within Griffith LGA is driven primarily by net overseas migration, particularly post COVID-19, with natural increase also a significant contributor;
- Population growth across the wider Riverina SA4 has been fairly stagnant post Census;
- Regional housing delivery is often hindered by rising construction costs and barriers to lending which disproportionately affect persons who live regionally and rurally. This has the unintended consequence of limiting the capacity of persons within reginal and rural centres to purchase housing (due to constraints on LVRs and lower land costs offset to an extent by higher residential building construction costs);
- Separate houses are the dominant dwelling structure across Griffith LGA and are particularly prevalent in sub-regions outside of the Griffith city centre. There is evidence of medium density dwellings being delivered within proximity to the city centre;
- The dwelling stock in Griffith LGA has continued to be dominated by larger dwellings (three or more bedrooms), whilst the incidence of smaller dwellings (one to two bedrooms) has remained low despite an increase in the number of small households;
- In alignment with the age profile, the most dominant household type was couple families with children within Griffith LGA. However, lone person households, one parent families and group households were more prevalent in the suburbs closer to the Griffith city centre;
- Residential building approvals have mostly comprised separate houses, with significant uplifts in the quantum of dwellings approved noted in both 2021-22 and 2023-24 relative to historic trends; and
- As of the 2021 Census, rental stress is the key affordability challenge facing Griffith LGA, with 22.9% of rental households classified as facing rental stress, as opposed to 10.8% of households facing mortgage stress. Griffith (North), Griffith (East) – Collina and Yenda-Beelbangera – Myall Park are particularly vulnerable with the proportion of households facing rental stress exceeding the Griffith LGA.

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5 Projected Population and Households

The purpose of this section is to provide an overview of the population and household outlook anticipated across the Griffith LGA by catchment in the 2023 to 2046 period. This chapter carefully considers publicly available projection datasets prepared by both the New South Wales government and Informed Decisions against labour and skills shortages already evident within the region (as outlined in Section 4.2.3 of the report, based on publicly available data and insights provided by Griffith City Council).

5.1 Population and Population by Age Projections

5.1.1 Projected Population

This assessment considers population projections prepared by Informed Decisions and NSW Government Department of Planning and our understanding of the significant skills shortages currently faced by the region.

Informed Decisions prepares population, household and dwelling projections for Griffith LGA to 2046. The NSW Government Department of Planning (DPE) publishes the NSW Common Planning Assumption Projections at the LGA level with includes population, housing and implied dwelling projections. The most recent NSW Government population projections were released in 2022 and include a low, main and high series to 2041.

Informed Decisions projects an increase in population from 27,199 persons in 2021 to 31,420 persons by 2046, an increase of 4,221 persons over the 25 year period. In 2021, 2026 and 2031 Informed Decisions has higher population projections than the DPE main series. However, from 2036 onwards the DPE main series projections are higher than the Informed Decisions projections. Although, Informed Decisions has a higher number of additional persons per annum between 2021 and 2026, the number of additional persons per annum under the DPE main and high series exceeds that of Informed Decisions from 2026 onwards.

This assessment adopts the DPE high series population projections to inform housing demand as it is most reflective of the population growth required to address skills shortages within the region.

Table 5-1 details the population projections and population projection growth rates under each projection set.

Table 5-1 Comparison of Population Projections – Griffith LGA, 2021 to 2046

	2021	2026	2031	2036	2041	2046
Population Projections						
Informed Decisions	27,199	28,266	29,284	30,147	30,874	31,420
DPE						
Low	26,970	26,390	26,741	27,416	28,086	-
Main	27,063	27,647	28,908	30,260	31,641	-
High	27,109	28,439	30,068	31,634	33,217	-

	2021	2026	2031	2036	2041	2046
Additional Persons Per Annum						
Informed Decisions	-	1,067	1,018	863	727	546
DPE						
Low	-	-580	351	675	669	-
Main	-	584	1,261	1,353	1,381	-
High	-	1,330	1,628	1,566	1,583	-

Note: DPE projections are available only for the 2021-2046 period
Source: Informed Decisions (2024), NSW Government Department of Planning (2024)

5.1.2 Projected Population by Sub-Region

To distribute the DPE high series population projections by Griffith LGA sub-region, the assessment has adopted the projected distribution of population growth as inferred from Informed Decisions population projections. This approach recognises population growth is anticipated to be primarily accommodated within Griffith (Central – South) and Griffith (East) – Collina, as opposed to within the more rural communities of the region.

Table 5-2 details the proportion of population growth expected to be accommodated within each Griffith sub-region based on the Informed Decisions population projections by sub-region.

Table 5-2 Distribution of Population Growth – Griffith LGA Sub-Regions, 2021 to 2046

	2021-26	2026-31	2031-36	2036-41	2041-46
Griffith (Central - South)	37.3%	37.0%	51.6%	70.2%	85.3%
Griffith (East) - Collina	27.7%	43.6%	38.5%	22.9%	12.5%
Griffith (North)	13.6%	4.8%	0.6%	0.5%	-0.4%
Griffith (West)	15.3%	8.7%	6.5%	6.5%	5.0%
Hanwood - Tharbogang and District	1.4%	1.5%	0.6%	-0.7%	-1.3%
Lake Wyangan - Nericon	0.3%	0.5%	0.0%	-0.5%	-0.9%
Yenda - Beelbangera - Myall Park	1.5%	1.8%	0.7%	-0.5%	-0.9%
Yoogali - Bilbul - Widgelli	2.9%	2.2%	1.5%	1.6%	0.7%
Griffith LGA	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: Informed Decisions (2024)

In distributing population growth across Griffith LGA, the following assumptions have been applied:

- 2023 ERP estimates align with the ABS 2023 ERP estimates, with population distributed by sub-region as identified by Informed Decisions;
- Population growth rates within Griffith LGA align with the DPE 2023 high series estimates (as presented in Table 5-1); and
- Distribution of population growth by sub-region aligns within Informed Decisions (as articulated in Table 5-2).

The population of Griffith LGA is anticipated to increase by 1.0% per annum from 27,641 persons in 2023 to 34,457 persons in 2046.

In the 2023 to 2046 period, the majority of additional persons within Griffith LGA are anticipated to be accommodated within Griffith (Central – South) with a projected average annual population growth rate of 2.3% and Griffith (East) – Collina with a projected average annual population growth rate of 1.1%.

Table 5-3 details the population projections by Griffith LGA sub-regions over the 2023 to 2046 period.

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Table 5-3 Population Projections – Griffith LGA Sub-Regions, 2023 to 2046

	2023	2026	2031	2036	2041	2046	Ave. Ann. Growth Rate, 2023-46
Griffith (Central - South)	5,558	5,856	6,458	7,267	8,378	9,436	2.3%
Griffith (East) - Collina	7,124	7,345	8,054	8,658	9,021	9,176	1.1%
Griffith (North)	4,631	4,740	4,818	4,827	4,836	4,831	0.2%
Griffith (West)	2,720	2,842	2,984	3,085	3,188	3,249	0.8%
Hanwood - Tharbogang and District	2,282	2,293	2,317	2,326	2,315	2,299	0.0%
Lake Wyangan - Nericon	1,162	1,164	1,172	1,172	1,163	1,152	0.0%
Yenda - Beelbangera - Myall Park	2,124	2,136	2,165	2,176	2,167	2,155	0.1%
Yoogali - Bilbul - Widgelli	2,041	2,064	2,099	2,123	2,149	2,158	0.2%
Griffith LGA	**27,641**	**28,439**	**30,068**	**31,634**	**33,217**	**34,457**	**1.0%**

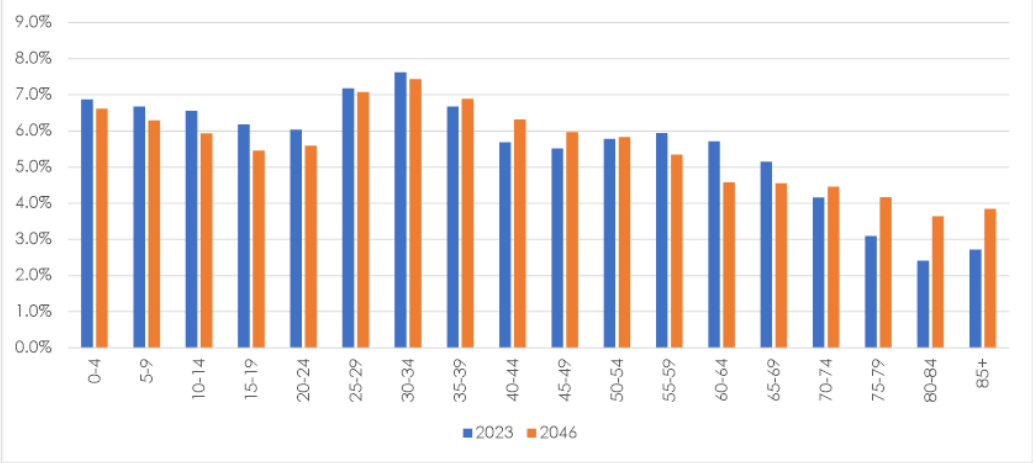
Source: Bull & Bear Economics (2024)

5.1.3 Population Projections by Age

In considering the projected distribution of population by age within Griffith LGA, consideration was given to both the DPE and Informed Decisions outlook. It was identified both datasets anticipated a similar rate of ageing, with the proportion of persons aged 70+ years to increase significantly to 2046 and the incidence of persons aged under 35 years to decline over the projection horizon. However, the population projections by age anticipate the number of persons in each five year age cohort (with the exception of the 60-64 year age cohort which is anticipated to record a marginal decline) to increase in the 2023 to 2046 period.

Figure 5-1 below displays the assumed distribution of population by age in Griffith LGA in 2023 and 2046 applied in this study, which aligns with the DPE high series projection dataset.

Figure 5-1 Proportion of Population by Age - Griffith LGA, 2023 and 2046



Source: NSW Government Department of Planning (2024)

5.1.3.1 Working Age Population Projections

For the purposes of this assessment, the working age population has been assumed to represent persons aged 15-64 years. The working age population in Griffith LGA is anticipated to increase from 17,236 persons in 2023 to 20,246 persons in 2046, representing average growth of 0.7% per annum. This is a slower growth rate that the total population and as such the incidence of persons of working age is anticipated to decline from 62.4% of the Griffith LGA population in 2023 to 60.5% of the Griffith LGA population in 2046.

Table 5-4 below illustrates the proportion of the population of working age between 2021 and 2046.

Table 5-4 Population by Working Age - Griffith LGA, 2023 to 2046

	Number of Persons	Proportion of Total Population (%)
2023	17,236	62.4%
2026	17,597	61.9%
2031	18,400	61.2%
2036	19,196	60.7%
2041	20,103	60.5%
2046	20,246	60.5%
Ave. Ann. Growth Rate, 2021 to 2046	**0.7%**	**-**

Source: NSW Government Department of Planning (2024)

5.2 Household Projections

This assessment has applied the 2021 average household size as per detailed in Informed Decisions for each sub-region to the projected population to determine the projected number of households (which drives dwelling demand). The 2021 average household size is assumed to decrease marginally over the 2021 to 2046 period.

Table 5-5 details the population average household size by sub-region over the 2023 to 2046 period.

Table 5-5 Average Household Size – Griffith LGA Sub-Regions, 2021 to 2046

	2021	2023	2026	2031	2036	2041	2046	Ave. Ann. Growth Rate, 2021-46
Griffith (Central - South)	2.64	2.64	2.63	2.63	2.62	2.61	2.61	-0.05%
Griffith (East) - Collina	2.67	2.67	2.67	2.66	2.65	2.65	2.64	-0.05%
Griffith (North)	2.45	2.44	2.44	2.43	2.43	2.42	2.42	-0.05%
Griffith (West)	2.70	2.70	2.69	2.69	2.68	2.67	2.67	-0.05%
Hanwood - Tharbogang and District	2.85	2.85	2.84	2.83	2.83	2.82	2.81	-0.05%
Lake Wyangan - Nericon	2.88	2.88	2.87	2.87	2.86	2.85	2.85	-0.05%
Yenda - Beelbangera - Myall Park	2.64	2.63	2.63	2.62	2.62	2.61	2.60	-0.05%
Yoogali - Bilbul - Widgelli	2.69	2.69	2.69	2.68	2.67	2.67	2.66	-0.05%
Griffith LGA	**2.65**	**2.64**	**2.64**	**2.63**	**2.63**	**2.62**	**2.61**	**-0.05%**

Source: Bull & Bear Economics (2024)

Under these assumptions, Griffith LGA is projected to increase from 10,448 households in 2023 to 13,174 households in 2046. As with the population outlook, Griffith (Central - South) and Griffith (East) – Collina are anticipated to accommodate the largest increase in households across Griffith LGA.

Table 5-6 details the household projections for Griffith LGA sub-regions from 2023 to 2046.

Table 5-6 Household Projections – Griffith LGA Sub-Regions, 2023 to 2046

	2023	2026	2031	2036	2041	2046
Griffith (Central - South)	2,107	2,223	2,458	2,772	3,204	3,618
Griffith (East) - Collina	2,668	2,755	3,028	3,263	3,409	3,476
Griffith (North)	1,895	1,943	1,980	1,988	1,997	2,000
Griffith (West)	1,008	1,055	1,111	1,151	1,192	1,218
Hanwood - Tharbogang and District	802	807	817	823	821	817
Lake Wyangan - Nericon	404	405	409	410	408	405
Yenda - Beelbangera - Myall Park	807	813	826	832	831	828
Yoogali - Bilbul - Widgelli	759	768	783	794	806	811
Griffith LGA	**10,448**	**10,768**	**11,411**	**12,034**	**12,667**	**13,174**

Source: Bull & Bear Economics (2024)

5.2.1 Projections by Household Composition

In preparing household projections, careful consideration is given to the 2016 and 2021 Census data and our insights into projected shifts in household type at a small area level.

The total number of households within Griffith LGA are anticipated to increase by 2,725 households, from 10,448 households in 2023 to 13,174 households by 2046. The most significant increase by family type is anticipated to be for couple families with no children (increase by 1,347 households), followed by lone person households (increase by 653 households) over the same period. Lone person households, couple families with children and couple families without children are expected to remain the most dominant family types between 2023 and 2046, although the incidence of couple families with children is expected to decrease over this period.

Table 5-7 details the household projections by family type for Griffith LGA between 2023 and 2046.

Table 5-7 Household Projections by Family Composition – Griffith LGA, 2023 to 2046

	2023	2026	2031	2036	2041	2046
Couple family with no children	2,670	2,818	3,068	3,580	3,815	4,017
Couple family with children	3,186	3,229	3,346	3,427	3,569	3,665
One Parent Family	1,072	1,142	1,260	1,229	1,316	1,388
Lone Person Households	2,396	2,513	2,718	2,773	2,930	3,048
Group Households	272	277	294	325	335	343
Other Households	853	788	726	699	704	712
Total	**10,448**	**10,768**	**11,411**	**12,034**	**12,667**	**13,174**

Source: Bull & Bear Economics (2024)

Across the Griffith LGA sub-regions, the key trends identified in household projections by type over the 2023 and 2046 period were as follows:

- Couple families with children are anticipated to be highest in Griffith (Central-South) and Griffith (East)- Collina. The majority of Griffith LGA sub-regions are expected to accommodate additional couple families with children over the 2023 to 2046 period, between five (Griffith (North)) and 369 additional families (Griffith (Central- South). Only Hanwood – Tharbogang and District, Lake Wyangan – Nericon and Yoogali- Bilbul – Widgelli are anticipated to report a decline in the number of couple families with children over the 2023 to 2046 period;
- All Griffith LGA sub-regions are expected to experience an increase in the number of couple families without children. The largest increase in couple families without children is expected in Griffith (Central-South), Griffith (East) – Collina and Griffith (West);

- Similar to couple families, additional single parent families within Griffith LGA over the 2023 to 2046 period are expected to predominantly be located in Griffith (Central-South) and Griffith (East)- Collina;
- Over the 2023 to 2046 the largest increase in lone person households is expected to be in Griffith (East) – Collina and Griffith (North), which is consistent with 2021 trends; and
- Group households are expected to increase marginally in Griffith (East)- Collina, Griffith (North) and Griffith (West).

The outcomes of the assessment are summarised in Table 5-8 below, with supplementary tables presented in Appendix Table 11-6. An upward arrow indicates growth in the household type to 2046, whereas a downward arrow indicates a decline in this household type to 2046. The bright green shading highlights the household type anticipated to record the most significant growth in each sub-region to 2046, whereas the bright red shading highlights the household type anticipated to record the most significant decline in each sub-region to 2046.

This assessment identifies couple families without children are anticipated to record the most significant growth in the majority of sub-regions, with the number of couple families with children increasing in more central parts of Griffith LGA.

Table 5-8 Summary of Household Projections by Family Type – Griffith LGA Sub-Regions, 2023 to 2046

	Couple family with no children	Couple family with children	One Parent Family	Lone Person Households	Group Households	Other Households	Total Households
Griffith (Central - South)	↑	↑	↑	↑	↓	↓	↑
Griffith (East) - Collina	↑	↑	↑	↑	↑	↓	↑
Griffith (North)	↑	↑	↓	↑	↑	↓	↑
Griffith (West)	↑	↑	↑	↑	↑	↓	↑
Hanwood - Tharbogang and District	↑	↓	↓	↓	↓	↑	↑
Lake Wyangan - Nericon	↑	↓	↑	↓	↓	↑	↑
Yenda - Beelbangera - Myall Park	↑	↑	↓	↓	↓	↓	↑
Yoogali - Bilbul - Widgelli	↑	↓	↓	↑	↓	↑	↑
Griffith LGA	↑	↑	↑	↑	↑	↓	↑

Source: Bull & Bear Economics (2024)

5.3 Implications

In recognition that at the time of the latest the *Griffith Housing Strategy 2019*, 2016 Census data was the latest available dataset, this section provides an updated view of the implication of population outlook on housing delivery. Additionally, the DPE projections have since been updated to reflect the 2021 Census population as the base year of projection. The following key insights gained relating to the population outlook across the Griffith LGA should be considered in future housing delivery:

- Across Griffith LGA, the adopted population projections (DPE high series) anticipate an increase in the rate of population growth in relative to historic averages (1.0% per annum relative to the historic growth rate of 0.3% per annum);

- The population and dwelling projections point to a need to deliver ~2,725 additional dwellings between 2023 and 2046 across the region;
- Population projections by age indicate the 70+ year age cohort is expected to represent a significantly higher proportion of the Griffith LGA population over time. This indicates the potential need to deliver additional dwellings that align with the needs of this cohort, through both age specific typologies (e.g. retirement villages, manufactured homes and age care) and downsizing (e.g. less larger dwelling typologies, such as four-bedroom houses in favour of semi-detached product);
- The increasing aging population is also reflected in the projected working age population, whereby the proportion of the population that are of working age is anticipated to decline over the 2023 to 2046 period. However, the number of working age persons is anticipated to increase. Therefore, it is suggested where possible additional dwellings to accommodate these persons should be well-connected to public transport and active transport routes to reduce the burden on the road infrastructure network;
- The household projections identify that couple families with no children are expected to surpass the number of couple families with children by 2036, whereby growth across all sub-regions is anticipated to be driven by couple families with no children. This denotes an increase in the incidence of two person households to be expected by 2046; and
- Griffith (East) – Collina and Griffith (North) are also anticipated to have significant growth in the number of lone person households as well as couple families with no children, which points to the need for dwelling diversity to suit not only larger households but small households (one or two person households).

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6 Demand for Specialised Housing Types

This section of the report estimates the demand (current and projected), supply (existing and approved) and need for additional retirement village independent living units (ILUs) and manufactured home parks and residential aged care beds within the sub-regions of Griffith LGA and for the local government area as a whole.

In assessing the future demand for these facilities, it is recognised that both changing dynamics for NDIS and ageing in place (through the provision of in home support) could reduce demand for retirement living and aged care facilities, but on the other hand, longer life expectancies are likely to place upward pressure on demand for formalised care options.

The approach utilised to generate demand estimates for independent retirement living and residential aged care places estimates are outlined in Table 6-1.

Table 6-1 Demand Methodology for Independent Retirement Living and Residential Aged Care

Type of Specialised Housing Typology	Demand Methodology
Independent Retirement Living (i.e. retirement village units (ILUs) and manufactured home parks)	▪ Derive current and projected population aged 65+; ▪ Assume there are 1.3 persons per ILU; ▪ Apply 2021 take-up rate and 2016-21 growth rate for Manufactured Home Parks and Retirement Villages for persons aged 65+ (2016 Census) to population aged 65+; and ▪ Derive Retirement Village ILUs demand estimates.
Residential Aged Care Places	▪ Derive current and projected population aged 70+; ▪ Assumer there is 1 person per residential aged care bed; ▪ Apply Queensland provision ratio of 7.5% (2020) to population aged 70+; and ▪ Derived Residential Aged Care place estimates.

Source: Bull & Bear Economics (2024)

6.1 Population Projections

The following demand analysis utilises population projections for the relevant age cohorts utilising retirement villages and manufactured home parks (65 years and over), and residential aged care (70 years and over) across Griffith LGA. This assessment considers demand for age specific housing at the LGA level given the appropriateness of providing aged specific housing within Griffith to serve the broader Griffith LGA.

The 65 years and over population within Griffith LGA is projected to increase by 1,491 persons, from 5,672 persons in 2023 to 7,163 persons in 2046, or by 1.0% per annum. Whilst the proportion of residents aged 70 years and over is projected to increase at a higher rate (1.4% per annum), from 4,094 persons in 2023 to 5,630 persons in 2046, or by 1,537 persons over the assessment period.

Table 6-2 below displays the population projections for the 65 years and 70 years and over age cohorts within Griffith LGA between 2023 and 2046.

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Table 6-2 Population Projections for 65+ Population – Griffith LGA, 2023 to 2046

	65 years and over	70 years and over
2023	5,672	4,094
2026	6,038	4,443
2031	6,608	5,024
2036	6,960	5,402
2041	7,135	5,599
2046	7,163	5,630
Ave. Ann. Growth Rate, 2021-46	**1.0%**	**1.4%**

Source: NSW Government Department of Planning (2024)

6.2 Retirement Villages and Manufactured Home Parks

6.2.1 Existing Supply

Within Griffith LGA, there were 64 dwellings within two retirement villages and one partially completed manufactured home park. It is understood upon build out, the Griffith Retirement Estate will provide 181 manufactured homes and the Griffith Hill Lifestyle Estate will provide 134 dwellings. A development approval has recently been granted for 22 independent living units at the existing Pioneer Lodge residential aged care facility.

There were presently no further pending or approved developments for retirement villages or manufactured home parks with Griffith LGA.

Table 6-3 details the supply of retirement villages and manufactured home park dwellings as of 2021 and approved capacity.

Table 6-3 Existing Supply of Retirement Villages and Manufactured Home Parks, Griffith LGA

Name	Address	Sub-Region	No of Operational Places, 2021	Approved Places
Retirement Villages				
Uniting Hyandra Griffith	49 Hyandra St, Griffith NSW 2680	Griffith (North)	22	22
RSL LifeCare - Soldier Settlers Villages (Stanley Briggs, Cliff Thorne and Doug & Olive McWilliam)	Kelley Avenue, Probert Avenue and Gibbs Street, Griffith NSW 2680	Griffith (East) - Collina	42	42
The Pioneer Lodge	15-23 Sidlow Road	Griffith (Central-South)	0	22
Manufactured Home Parks				
Griffith Retirement Estate	29 Sidlow Rd, Griffith NSW 2680	Griffith (Central-South)	124	181
Griffith Hill Lifestyle Estate	72 Citrus Road, Griffith NSW 2680		0	134
Total			**188**	**379**

Source; Australian Institute of Health and Welfare (2023)

6.2.2 Historic Take-up Rates

To inform the demand assessment for independent living units, the historic take-up rate of retirement villages and manufactured home parks is considered. The analysis of historic take-up rates is based on the estimated number of persons living in retirement villages and manufactured home parks as a proportion of the total persons aged 65 years and over.

On average, it is understood there are 1.3 persons per retirement village dwelling and 1.6 persons per manufactured home park dwelling. Based on the above assumptions, this translates to a penetration rate of 3.7% for manufactured home parks and 1.5% for retirement villages in 2021.

Table 6-4 details the estimated take-up rate of retirement villages and manufactured home parks in Griffith LGA as of 2021.

Table 6-4 Historic Take-Up Rates of Independent Retirement Living and Manufactured Home Parks - Griffith LGA, 2021

Residence Type	Historic Take-up Rate
Manufactured Home Park	3.7%
Retirement villages	1.5%

Source: Bull & Bear Estimates (2024)

6.2.3 Projected Demand

This historic take-up rates of manufactured home park dwellings and retirement villages are low relative to other parts of New South Wales. Research undertaken by Colliers indicates opportunity for increased take-up rates across the independent retirement living sector, reaching up to 5% for retirement villages and 10% for manufactured home parks.

These levels of take up are significantly higher than what is currently being achieved in Griffith LGA. However, it is recognised the delivery of additional supply will require higher take-up rates than historic averages.

If the analysis assumes the potential take-up rates identified by Colliers can be achieved by 2036, this provides an indication of the upper limit of demand for both retirement villages and manufactured home park dwellings in Griffith LGA, as detailed in Table 6-5.

Table 6-5 Retirement Village and Manufactured Home Parks Penetration Rate, 2021 to 2046

	2021	2023	2026	2031	2036	2041	2046
Retirement Village Units	1.5%	2.0%	2.7%	3.8%	5.0%	5.0%	5.0%
Manufactured Home Park	3.7%	4.5%	5.8%	7.9%	10.0%	10.0%	10.0%

Source: Bull & Bear Estimates (2024)

The supply assessment has assumed all outstanding retirement village and manufactured home park dwellings within Griffith LGA are delivered by 2026, which would increase retirement village supply from 64 units to 86 units and manufactured home park dwelling supply from 124 dwellings to 315 dwellings.

Demand has been derived based on the population projections for persons aged 65 years and older by applying the penetration rates detailed in Table 6-5. This assessment also assumes that there are 1.3 persons per retirement village dwelling and 1.6 persons per manufactured home park dwellings.

Based on this approach, the analysis suggests potential to deliver both additional retirement village dwellings and manufactured home park supply within Griffith LGA over the projection horizon.

Table 6-6 details the supply demand balance for retirement village units and manufactured home park dwellings within Griffith LGA over the 2021 to 2046 period, based on the penetration rates presented in Table 6-5.

Table 6-6 to 2046 **Retirement Village and Manufactured Home Park Supply Demand Balance - Griffith LGA, 2021**

	Retirement Village			Manufactured Home Park		
	Supply	Demand	Supply Demand Balance	Supply	Demand	Supply Demand Balance
2021	64	64	0	124	124	0
2023	64	87	-23	124	160	-36
2026	86	125	-39	315	218	97
2031	86	195	-109	315	326	-11
2036	86	268	-182	315	435	-120
2041	86	274	-188	315	446	-131
2046	86	276	-190	315	448	-133

Note: A negative supply demand balance points to a projected shortfall in supply.
Source: Bull & Bear Estimates (2024)

6.3 Residential Aged Care

6.3.1 Existing Supply

The Australian Institute of Health and Welfare publishes a report including the details of aged care services by LGA. The most recent publication lists aged care services as of 30 June 2023.

As of 30 June 2023, there were 265 residential places identified across three facilities in Griffith LGA. The largest facility, The Pioneers Lodge, is located in Griffith (Central-South) and offers 95 residential places. Approximately 70% of residential places are located in Griffith (Central-South).

There were presently no pending or approved development applications for residential aged care developments with Griffith LGA.

Table 6-7 outlines the supply of residential aged care places in Griffith LGA as at 30 June 2023.

Table 6-7 **Existing Supply of Residential Aged Care - Griffith LGA as at 30 June 2023**

Name	Address	Sub-Region	No. of Residential Places
The Pioneers Lodge	15-23 Sidlow Road	Griffith (Central-South)	95
Uniting Griffith	67 - 71 Erskine Road	Griffith (West)	80
Scalabrini Village Griffith	650 Oakes Road	Griffith (Central-South)	90
Total			**265**

Source: Australian Institute of Health and Welfare (2023)

6.3.2 Projected Demand

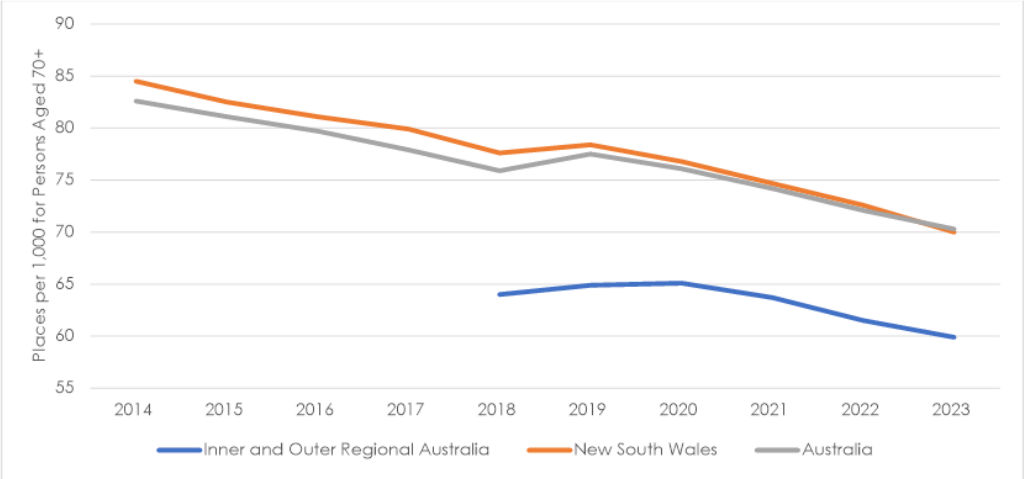
The Aged Care Financing Authority (ACFA) stated in their annual Funding and Financing of the Aged Care Sector report (2021):

> "As set in 2012, within the current overall target provision ratio of 125, the mix of home care and residential care is being significantly rebalanced in favour of home care. Over the period 2012 to 2022 the target for home care is increasing from 27 to 45 operational places, while the residential care target is reducing from 86 to 78. The remaining two places are for the Short Term Restorative Care Programme (STRC)."

While the planning ratio is set at ~78 residential care places per 1,000 persons over the age of 70 years, the rate of provision of aged care beds has been declining over the past decade across a range of geographic contexts. As the graph below demonstrates, the rate of provision was slightly higher in New South Wales than nationally until 2021, reaching a low of ~70 residential care places per 1,000 persons in 2023. Notably, the provision rate for inner and outer regional areas consistently

remained well below the national and state provision rates and is well below the target provision rate of 78 beds per 1,000 persons over 70 years old. The provision rate for inner and outer regional areas in 2023 fell below the national target, at 60 places per 1,000 persons aged over 70 years.

Figure 6-1 Changes in the number of residential aged care places per 1,000 persons aged over 70 years – Inner and Outer Regional Australia, New South Wales and Australia



Note: Data for Inner and Outer Regional Australia is available from 2018.
Source: Productivity Commission, Report on Government Services 2024

As mentioned above, in 2023 the provision rate of aged care places in New South Wales and in inner and outer regional areas declined to 70 and 60 places per 1,000 persons aged over 70+ years respectively. This is below the national target of 78 places per 1,000 persons aged over 70+ years.

This assessment assumes that there is one person per residential aged care bed. Based on the population projections for persons aged 70 years and over and applying the Australian Government provision ratio of 7.8%, demand for residential aged care places is derived.

Based on the projected 70 years and older population in Griffith LGA, it is estimated the demand for residential aged care places will increase from 301 places in 2021 to 439 places in 2046. The supply demand balance compares the existing and approved supply to the projected demand for aged care places. The assessment assumes the number of approved aged care places remains consistent as of September 2024, due to the lack of development applications.

The analysis identifies an existing and growing undersupply of aged care places in Griffith LGA, increasing from 36 places in 2021 to 174 places by 2046.

Tabel 6-8 details the projected demand and supply demand balance for residential aged care within Griffith LGA over the 2021 to 2046 period.

Table 6-8 Supply Demand Balance for Residential Aged Care - Griffith LGA, 2023 to 2046

	Demand	Supply	Supply Demand Balance
2021	301	265	-36
2023	319	265	-54
2026	347	265	-82
2031	392	265	-127
2036	421	265	-156
2041	437	265	-172
2046	439	265	-174

Note: A negative supply demand balance indicates a shortfall in residential aged care beds in Griffith LGA
Source: Bull & Bear Estimates (2024)

6.4 Implications

Demand for independent retirement living and residential aged care dwellings within Griffith LGA is anticipated to increase as a result of an increased population aged 65 years and over. The assessment identifies the potential for the delivery of additional supply of all typologies, as detailed below:

- The analysis highlights a growing shortfall in both retirement village dwellings and manufactured home park dwellings in Griffith LGA, with the need for additional independent retirement village dwellings more pressing. In the short to medium term the need for additional manufactured home park dwellings can be met by existing approvals, which are yet to be fully constructed; and
- Griffith LGA is anticipated to record persistent shortfall in residential aged care places over the assessment period in the absence of supply additions. This represents an opportunity to identify additional sites to accommodate aged care facilities, particularly those with close proximity to hospitals and services.

7 Demand for Affordable Housing

The following assessment has presented alternative estimates of derived demand for social housing within Griffith LGA between 2023 and 2046. Social housing is defined as accommodation that is provided at an affordable price point for low and moderate income tenants and comprises product provided by either a state or territory housing authority or a community housing provider.

To inform this analysis, consideration has been given to the scale of homelessness within Griffith LGA, as this provides insights into the potential scale of unmet demand.

Based on the outcomes of the assessment, guidance on the preferred location/s for social housing are provided in this section, recognising that low income workers may currently cluster in certain locations due to relative affordability as opposed to these representing locations which are proximate to current and future employment opportunities (recognising the need to reduce travel to work costs for social housing tenants).

7.1 Estimates of Homelessness

It is recognised that the degree of homelessness in any market is likely underestimated due to the significant challenge in identifying all homeless persons. As such, this assessment considers homelessness data, based both on the number of persons seeking Specialist Homelessness Services (SHS) as published in the Australian Institute of Health and Welfare (AIHW) dataset and experimental estimates of homelessness in Griffith LGA per the 2021 ABS Census of Population and Housing.

7.1.1 AHIW Estimates

Homelessness has been measured by the number of persons seeking support from Specialist Homelessness Services (SHS) agencies. These clients are defined as receiving direct service from an SHS, as the client directly contacted SHS to request service and the agency could support them. To be defined as an SHS, the organisation must receive government funding via National Housing and Homelessness Agreement (NHHA) and participate in the Specialist Homelessness Services Collection (SHSC), (Australian Institute of Health and Welfare, 2022). Therefore, the data may not fully capture the level of homelessness within a community. This data is released annually by financial year, and for the purpose of this analysis is analysed at the LGA level. This indicator provides insights into challenges faced by the resident community in finding secure work and hence ability to pay for housing.

In 2022-23, 3.2% of the population across Griffith LGA sought support from SHS agencies, which represented an increase from 2014-15. Comparatively, the incidence of the population seeking support from SHS agencies was significantly lower in the broader Riverina SA4 region (1.2% of the population in 2022-23) and New South Wales (0.7% of the population in 2022-23).

The number of Griffith LGA residents seeking these services peaked in 2018-19 at 4.1% of the population before declining incrementally to 2021-22 (2.8% of the population). Whereby 2022-23 represented an increase from 2021-22. Over the assessment period, Griffith LGA represented between 37.8% (2016-17 and 2021-22) and 43.6% of total Riverina SA4 residents seeking SHS agency support (2015-16). Griffith LGA represented the highest number of persons seeking SHS agency support of any Riverina SA4 LGA.

Table 7-1 details the count of clients and proportion of the population seeking support from SHS agencies within Griffith LGA, the Riverina SA4 and New South Wales between 2014-15 and 2022-23.

Table 7-1 Count of Clients and Proportion of Population Seeking Support from Specialist Homelessness Services (SHS) Agencies - Griffith LGA, Riverina SA4 and New South Wales, 2014-15 to 2022-23

	2014–15	2015–16	2016–17	2017–18	2018–19	2019–20	2020–21	2021–22	2022-23
Count of Clients									
Griffith LGA	691	950	862	939	1,110	872	816	749	855
Riverina SA4	1,716	2,181	2,279	2,358	2,551	2,225	2,003	1,979	2,023
NSW	43,599	62,550	66,723	64,696	66,916	63,383	64,306	62,554	61,597
% of Population									
Griffith LGA	2.6%	3.6%	3.2%	3.5%	4.1%	3.2%	3.0%	2.8%	3.2%
Riverina SA4	1.1%	1.4%	1.4%	1.5%	1.6%	1.4%	1.2%	1.2%	1.2%
NSW	0.6%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.7%

Source: Australian Institute of Health and Welfare (2024)

7.1.2 2021 Census Estimates

The 2021 Census estimates homelessness at the LGA level and above. The ABS defines a person as homeless if they fall into one of the following categories on Census night:

- People living in improvised dwellings, tents or sleeping out;
- People living in supported accommodation for the homeless;
- People staying temporarily with other households;
- People living in boarding houses;
- People in other temporary lodgings; and
- People living in 'severely' crowded dwellings.

In 2021, Griffith LGA was estimated to have 452 homeless persons based on the ABS definition, representing 1.7% of the population. The proportion of homeless persons in Griffith LGA was higher than in the Riverina SA4 (0.7% of persons) and the State (1.6% of persons).

Table 7-2 details the estimated homeless population within Griffith LGA in 2021, benchmarked to the Riverina SA4 and New South Wales.

Table 7-2 Estimating Homelessness – Griffith LGA, Riverina SA4 and New South Wales, 2021

	No. of Homeless Persons	% of Total Population
Griffith LGA	452	1.7%
Riverina SA4	1,154	0.7%
New South Wales	128,170	1.6%

Source: ABS Census of Population and Housing (2021)

The 2021 Census also estimates homelessness by living arrangements (crowded dwellings, tents, temporary accommodation, etc.). In line with the comparator regions, persons living in other crowded dwellings was the most common living arrangement for homeless persons in Griffith LGA, representing the living arrangement for approximately 47% of homeless persons. Other common living arrangements in Griffith LGA include 'severely' crowded dwellings and supported accommodation for the homeless. As demonstrated in the graph below, Griffith LGA reported a significantly higher proportion of homeless persons residing in 'severely' crowded dwellings indicating there is a higher concentration of this form of homelessness in Griffith LGA than in the wider Riverina SA4 and New South Wales.

Figure 7-1 displays the distribution of living arrangements for homeless persons by region in 2021.

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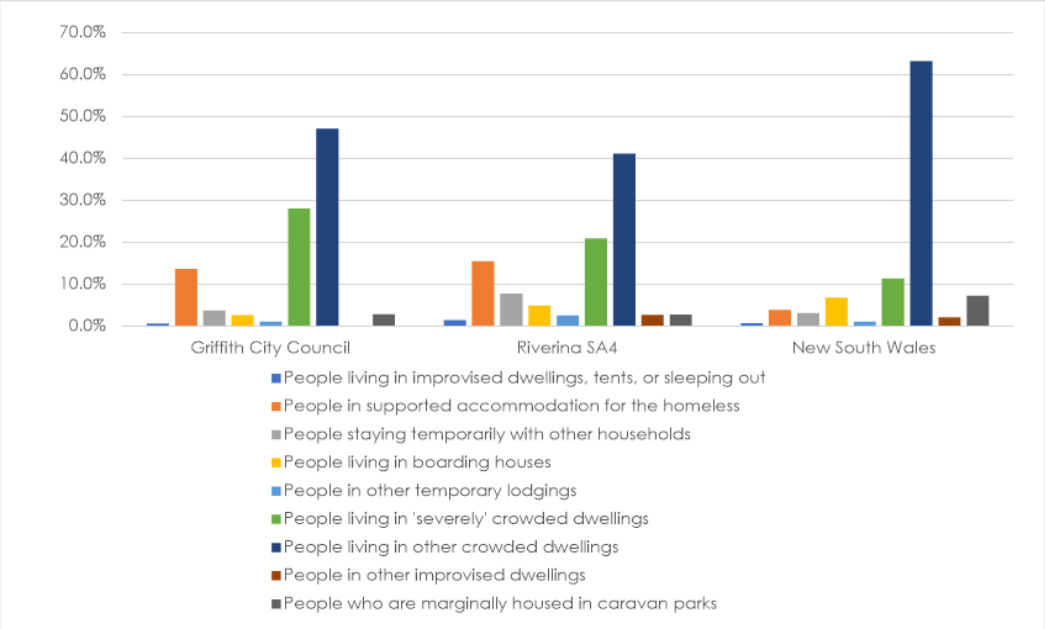
Figure 7-1 Distribution of Homelessness by Accommodation Type – Griffith LGA, Riverina SA4 and New South Wales, 2021



Source: ABS Census of Population and Housing (2021)

7.2 Demand for Social Housing

In projecting the demand for social housing in Griffith LGA, consideration has been given to the following factors:

- Current supply of social housing;
- Demand for social housing which includes current supply of social housing and the size of the social housing register (i.e. persons who require social housing but do not currently have their needs met); and
- Unmet demand for social housing which is considered to be households within the bottom 40% of household incomes paying more than 30% of household income on rent (i.e. households which would ideally have access to subsidised market housing). This indicator is likely to capture both persons currently on the social housing register in addition to low income households not on the social housing register but would benefit from the provision of more affordable rental dwellings. These households may not be on the register for several reasons including not being aware of the social housing register, not recognising they are eligible or not meeting eligibility criteria (e.g. due to asset testing), escaping domestic violence situations or unable to register for social housing due to wellbeing factors (e.g. mental health or intellectual disability).

This assessment has been provided at an LGA wide level, reflective of the desire to ensure social housing in Griffith LGA is delivered in locations that are accessible to public transport and employment opportunities.

7.2.1 Social Housing Supply

Between 2016 and 2021 Censuses, the proportion of total dwellings that were defined as social housing (rented from state housing authority or community housing provider) remained stable at 3.9%. Whereas across the State, the proportion of total dwellings defined as social housing declined from 4.7% of dwellings in 2016 to 4.2% of dwellings in 2021.

As a proportion of rental dwellings, the incidence of social housing has declined within Griffith LGA between 2016 and 2021, in line with wider State trends. The proportion of rental dwellings defined as social housing declined from 13.0% of dwellings in 2016 to 12.6% of dwellings in 2021 across Griffith LGA. However, this does not denote a decline in overall supply of social housing.

Table 7-3 details the proportion of total and rental dwellings defined as social housing as of the 2016 and 2021 Censuses in Griffith LGA and New South Wales.

Table 7-3 Proportion of Dwellings as Social Housing - Griffith LGA and New South Wales, 2016 and 2021

	% of Total Dwellings		% of Rental Dwellings	
	2016	2021	2016	2021
Griffith LGA	3.9%	3.9%	13.0%	12.6%
New South Wales	4.7%	4.2%	14.8%	12.8%

Source: ABS Census of Population and Housing (2016 and 2021)

7.2.2 NSW Housing Register

The NSW Housing Register is organised by allocation zone (a group of areas or towns where social housing is available). Across NSW, there are 246 allocation zones. The relevant allocation zone for Griffith LGA was the Griffith allocation zone (S103).

As of 31 December 2023, there were 227 total households on the NSW Housing Register located in the Griffith allocation zone. Within the Griffith allocation zone, 32 of the households are categorised as priority applicants, with the remaining 195 being general applicants.

Table 7-4 details the number of households within Griffith LGA on the NSW Housing Register as of 31 December 2023.

Table 7-4 Households on NSW Housing Register - Griffith LGA, 31 December 2023

AZ	Allocation Zone	Priority	General	Total
S103	Griffith	32	195	227

Source: Department of Family and Community Services (2023)

7.2.3 Demand for Social Housing in Griffith

The register for social housing plus households currently residing in social housing within Griffith LGA has been utilised to consider the total demand for social housing in Griffith LGA.

As such, it is estimated there was demand for 614 social housing dwellings within Griffith LGA in 2021, indicating social housing demand accounted for 6.1% of total dwellings.

Table 7-5 below details the demand for social housing as a proportion of total dwellings in 2021.

Table 7-5 Social Housing Demand - Griffith LGA

	Dwellings
On Social Housing Register, 2021 (Griffith Allocation Zone)	227
In Social Housing (2021 Census)	387
Total Social Housing Demand	614
Total Dwellings, 2021	10,046

	Dwellings
Social Housing Demand as Proportion of Total Dwellings (%)	**6.1%**

Source: Department of Family and Community Services (2023), Census of Population and Housing (2021)

7.2.4 Unmet Demand for Social Housing

Whilst a high-income household can more easily spend more than 30% of household income on rent without adverse impacts on their ability to pay for other life necessities, the same cannot be said for households on lower than average incomes. The Australian Housing and Urban Research Institute (AHURI) identifies households as being in housing affordability stress when the household has an income level in the bottom 40% of Australia's income distribution and is paying more than 30% of income in housing costs.

The 2021 Census publishes data on both equivalised household income and gross household income. The analysis has relied on gross household income. As of the 2021 Census, the bottom 40% of households earn up to $1,499 per week ($77,999 per annum)[2].

Therefore, in this assessment, the following definition has been considered in defining rental stress and hence in need of more affordable housing (including social housing) options:

Households in bottom 40% of the Australian household income distribution paying more than 30% of household income on weekly rent.

Based on this definition, an estimated 668 households require social housing options in Griffith LGA which represents 21.8% of rental households or 6.6% of all households in 2021. This assessment assumes these 668 households represent the unmet demand for social housing in Griffith LGA in 2021.

Note this assessment assumes all households who have a need for social housing and are not currently in social housing or on the social housing register, are captured under the unmet demand for social housing definition which is based on rental households. This is a conservative assumption because there would be households who do not currently have housing and are unaware of the social housing register or do not meet eligibility criteria for social housing.

Table 7-6 summarises the unmet demand for social housing in Griffith LGA.

Table 7-6 Unmet Demand for Social Housing- Griffith LGA, 2021

	Dwellings
No. of households, income <$77,999 and rent payment more than 30% of income	668
% of total rental households which are in bottom 40% of household income and spend more than 30% of income on rent	21.8%
% of total households which are in bottom 40% of household income and spend more than 30% of income on rent	6.6%

Source: Bull & Bear Economics Estimates (2024)

7.2.5 Estimated Demand for Social Housing

To calculate 2021 demand for social housing, the analysis has considered the number of households currently residing in social housing, the number of households on the social housing register and the estimated households requiring social housing options.

[2] Household income estimates in the 2021 Census are published for ranges, with 41.1% of households earning up to $1,499 per week or $77,999 per annum.

It is unclear what the current housing circumstances are of the remaining households on the social housing register. It is anticipated to represent a mix of households residing in a rental dwelling which costs more than 30% of household income, staying with friends or family on a temporary basis until a more suitable dwelling becomes available or are currently homeless. For the purposes of this assessment, it is assumed that the households on the social housing register are currently living in unaffordable rental dwellings. This is a conservative assumption as persons on the social housing register could be in housing situations outside of this indicator (e.g. could be residing with other family members, couch surfing, homeless etc.) which would further increase the number of households requiring social and affordable housing.

Based on this assumption, the estimated households requiring social housing (excluding households already in social housing) includes both:

- Households on the social housing register excluding those at risk of or experiencing homelessness; and
- The remaining number of households who require social housing (i.e. are within the bottom 40% of the Australian household income distribution paying more than 30% of household income on weekly rent) but are not on the social housing register.

The demand for social housing in 2021 in Griffith LGA was 1,055 dwellings, representing 10.5% of the dwelling stock. This level of demand is significantly higher than the current provision of social housing in Griffith LGA (3.9% of occupied dwellings).

Table 7-7 estimates the demand for social housing in Griffith LGA as of 2021.

Table 7-7 Estimated Demand for Social Housing – Griffith LGA, 2021

	Dwellings
Households in social housing	387
Estimated Households requiring social housing (excluding residents already in social housing or homeless)	668
Households on social housing register (excluding homeless)	227
Households requiring more affordable rental housing but are not on the social housing register	441
Total social housing demand	**1,055**
Total dwellings, 2021	10,046
Estimated demand for social housing as % of total dwellings, 2021	**10.5%**

Source: Bull & Bear Economics estimates (2024)

7.3 Projected Social Housing Demand

In projecting the demand for social housing in Griffith LGA, consideration has been given to three alternative approaches, namely:

- Estimated demand for social housing, informed by social housing demand and the unmet demand for more affordable housing opportunities (based on the analysis presented in Section 7.2). Under this metric, social housing would represent 10.5% of total dwellings in Griffith LGA;
- Historic rates of social housing provision in Australia, as estimated by AHURI:
  - 1981 provision rate: 4.9% of total dwellings; and
  - 2021 provision rate: 3.8% of total dwellings.

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Our assessment has considered social housing demand based on the DPE high series base projections. Based on the above scenarios, social housing demand in Griffith LGA is projected to increase as follows:

- Based on unmet demand for more social housing locally: from 1,097 to 1,383 dwellings between 2023 and 2046;
- 1981 National Average: from 512 to 646 dwellings between 2023 and 2046; and
- 2021 National Average: from 397 to 501 dwellings between 2023 and 2046.

Under all three scenarios analysed, an existing shortfall of social housing in Griffith LGA was identified, although the scale of shortfall varies significantly depending on the approach adopted. By 2046, there is an estimated need to provide an additional 114 to 996 social housing dwellings in LGA.

Table 7-8 details the projected demand for social housing in Griffith LGA over the 2023 to 2046 period.

Table 7-8 Social Housing Demand, Supply and Need – Griffith LGA, 2023-2046

	2023	2026	2031	2036	2041	2046
Projected Dwellings	10,448	10,768	11,411	12,034	12,667	13,174
% of Households that require Social Housing						
Based on unmet demand locally	10.5%	10.5%	10.5%	10.5%	10.5%	10.5%
1981 National Average	4.9%	4.9%	4.9%	4.9%	4.9%	4.9%
2021 National Average	3.8%	3.8%	3.8%	3.8%	3.8%	3.8%
Estimated Demand for Social Housing						
Based on unmet demand locally	1,097	1,131	1,198	1,264	1,330	1,383
1981 National Average	512	528	559	590	621	646
2021 National Average	397	409	434	457	481	501
Supply of Social Housing	387	387	387	387	387	387
Supply Demand Balance						
Based on unmet demand locally	-710	-744	-811	-877	-943	-996
1981 National Average	-125	-141	-172	-203	-234	-259
2021 National Average	-10	-22	-47	-70	-94	-114

Source: Bull & Bear Economics estimates (2024)

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7.4 Implications

Since the release of *Griffith Housing Strategy 2019*, the following key shifts in the provision of social housing have emerged:

- The provision of social housing stock falls significantly short of population needs in Griffith LGA. As of 2021, 3.9% of total dwelling were identified as social housing, our analysis estimates the demand for social housing within the region to represent approximately 10.5% of total dwellings. A shortfall of social housing is not uncommon with an LGA; however demand will continue to increase due to significant growth in median weekly rents pushing households into unaffordable housing options; and
- The analysis identifies a significant shortfall in social housing provision, with estimates suggesting a need to deliver an additional ~1,000 social housing dwellings in Griffith LGA region by 2046 to meet current demand levels.

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8 Household and Dwelling Projections by Typology

The purpose of this section is to assess future housing need with reference to the existing composition of households by size relative to the existing stock of dwellings by size. The methodological approach adopted in this assessment considers the relationship between household size and dwelling size and potential opportunities to address mismatches through supply additions. This approach provides an understanding of the number of dwellings by size required to house the Griffith LGA population based on the number of persons within each household, rather than providing insights into the composition of households (captured though family structure).

8.1 Household to Dwelling Ratio

This section of the assessment considers the household to dwelling ratio by size of household and dwelling. The purpose of this assessment is to identify where policy intervention (e.g. through the incentivisation of the delivery of small dwellings) is warranted to more closely align the dwelling stock with the evolving needs of the resident population within each sub-region in Griffith LGA.

Chapter 5 details the household projections by sub-region. These household projections were then grouped into the following groupings based on number of persons resident:

- Small Households: one or two person households;
- Medium Households: three persons households; and
- Large Households: four or more person households.

Similarly, the dwelling stock is categorised by dwelling size based on the number of bedrooms as follows:

- Small Dwelling: one- and two-bedroom dwellings;
- Medium Dwelling: three bedroom dwellings; and
- Large Dwelling: four or more bedroom dwellings.

A comparison of households by size and dwellings by size for each sub region is made and expressed as a ratio of:

- Small households to small dwellings;
- Medium households to medium dwellings; and
- Large households to large dwellings.

8.1.1 Existing Household to Dwelling Ratios

Census data demonstrates overwhelmingly, average household sizes (persons per dwelling) have fallen sharply over the past 50 years. As a result of a range of factors but chief among those are rising household incomes and access to contraception. More recently, after the wealth effect ran its course during the 1970s and 1980s, rising cost pressures appear to have weighed on birth rates and consequently family size.

The housing needs assessment projects households by size at the sub-region level, meaning that for each sub-region there is a projected number of one person, two-person, three person and four or more person households. These are generated having regard to the population projections prepared in chapter 5 and assumptions relating to average household size.

As detailed in Table 8-1, across all relevant sub-regions there are generally more small households than small dwellings while there are significantly fewer median households than median dwellings and fewer large households to large dwellings over the 2016 to 2021 period. This suggests that to varying degrees across the region the dwelling stock is skewed towards larger dwellings, despite the rising incidence of lone person households.

Within Griffith LGA, the incidence of small households to small dwellings remained stable at 3.0 small households per small dwelling in 2016 and 2021. As of 2021, Lake Wyangan – Nericon had the highest ratio of small households to small dwellings at a rate of 7.2 small households per small dwelling, followed by Griffith (East) – Collina (6.3 small households per small dwelling).

Table 8-1 details the small, medium and large household to dwelling ratio across the Griffith LGA between 2016 and 2021.

Table 8-1 Historic Household to Dwelling Ratios – Griffith LGA Sub-Regions, 2016 and 2021

	2016			2021		
	Small	Medium	Large	Small	Medium	Large
Griffith (Central - South)	1.5	0.4	1.2	1.5	0.4	1.0
Griffith (East) - Collina	6.4	0.3	0.7	6.3	0.3	0.6
Griffith (North)	2.6	0.3	0.9	2.7	0.3	0.8
Griffith (West)	2.5	0.3	1.0	2.6	0.3	0.9
Hanwood - Tharbogang and District	4.6	0.3	0.8	5.9	0.4	0.7
Lake Wyangan - Nericon	5.4	0.4	0.7	7.2	0.5	0.5
Yenda - Beelbangera - Myall Park	4.4	0.3	0.7	3.7	0.3	0.7
Yoogali - Bilbul - Widgelli	4.4	0.3	0.8	5.0	0.4	0.6
Griffith LGA	**3.0**	**0.3**	**0.8**	**3.0**	**0.4**	**0.7**

Source: ABS Census of Housing and Population (2016 and 2021)

At face value, these ratios tend to suggest that there should be fewer medium and large dwellings and more small dwellings. However, calibrating the market so each ratio is set at 1.0 is ineffective because a household's housing needs can change over the household lifecycle (e.g., a family home might be purchased ahead of children being born). Additionally, smaller households may choose to remain in smaller dwellings for a variety of reasons, which are detailed below.

As mentioned above, small households are one and two person households. These could be a single person family; a couple family without children; a single parent family with one child; or a household of two unrelated persons (e.g., flatmates). Some of these small households might have an absolute need for at least two bedrooms, for example a single parent family with one child or a household of two unrelated persons, while others might only require a single bedroom dwelling (e.g. single person, couple family without children). Relevantly, these households might prefer to retain spare bedroom/s whatever their circumstances. For this reason, it is logical that there will always be some imbalance in the number of small households relative to the number of small dwellings (i.e. more small households than small dwellings). However, the policy question is when does that imbalance move from being a manifestation of consumer preference to a structural imbalance in the housing stock. Ultimately, this is a question for policy makers, however this housing needs assessment articulates a set of parameters for consideration about at what point policy intervention might be reasonable.

8.1.2 Projected Household to Dwelling Ratios

Table 8-2 details the small, medium and large household to dwelling ratios as of 2021 and 2046 across Griffith LGA.

Notably, the ratio of medium households to medium dwelling and large households to large dwellings has stayed relatively consistent from 2023 to 2046 across all relevant sub-regions. This denotes that the dwelling stock across the region still tends to skew towards larger dwellings rather than smaller dwellings despite a high incidence of small households.

Across the LGA, the highest ratio of small households to small dwellings by 2046 was identified in Hanwood - Tharbogang and District (35.4 small households per small dwelling), followed by Lake Wyangan - Nericon (12.6 small households per small dwelling) and Yoogali - Bilbul – Widgelli (6.5 small households per small dwelling).

Table 8-2 Projected Household to Dwelling Ratios – Griffith LGA Sub-Regions, 2023 and 2046

	2023			2046		
	Small	Medium	Large	Small	Medium	Large
Griffith (Central - South)	1.5	0.5	1.0	1.5	0.6	0.8
Griffith (East) - Collina	6.2	0.3	0.6	6.0	0.4	0.6
Griffith (North)	2.7	0.4	0.7	3.0	0.5	0.4
Griffith (West)	2.6	0.4	0.9	2.9	0.5	0.8
Hanwood - Tharbogang and District	6.7	0.4	0.6	35.4	0.5	0.5
Lake Wyangan - Nericon	8.2	0.5	0.5	12.6	0.9	0.2
Yenda - Beelbangera - Myall Park	3.5	0.4	0.7	2.6	0.5	0.7
Yoogali - Bilbul - Widgelli	5.3	0.5	0.5	6.5	0.9	0.2
Griffith LGA	**3.0**	**0.4**	**0.7**	**2.9**	**0.5**	**0.6**

Source: Bull & Bear Economics Estimates (2024)

8.1.2.1 Sub-Regions of Concern

As identified in the previous section, the analysis indicates opportunity exists to address the imbalance of small households to small dwellings across Griffith LGA. However, the intent should not be to reduce to small household to small dwelling ratio to one, in recognition small households can have a desire to remain in medium or large dwellings.

Our approach has considered opportunity to intervene and incentivise additional small dwellings in those sub-regions with a small household to small dwelling ratio in excess of 3.5.

The sub-regions identified as suited for policy intervention are as follows:

- Hanwood - Tharbogang and District;
- Lake Wyangan – Nericon;
- Yoogali - Bilbul – Widgelli; and
- Griffith (East) – Collina.

8.1.2.2 Policy Intervention

This housing needs assessment sets a range of model 'rules' to demonstrate the effect of escalating intervention to address the imbalance in small households to small dwellings. The rules as they are currently adopted are:

- Sub-regions with a ratio of small households to small dwellings is less than 3.5: no change to the incidence of small dwellings as of 2046;
- Sub-regions with a ratio of small households to small dwellings of between 3.5 and 7.5: the incidence of small dwellings as of 2046 is increased by 25% relative to projected 2046 levels based on historic trends (e.g., if 4% of the dwelling stock is estimated to be small dwellings in 2046 based on historic trends, the incidence is increased to 5% by 2046);

- Sub-regions with a ratio of small households to small dwellings above 7.5: the incidence of small dwellings as of 2046 is increased by 75% relative to projected 2046 levels based on historic trends (e.g., if 4% of the dwelling stock is estimated to be small dwellings in 2046 based on historic trends, the incidence is increased to 7% by 2046);
- Sub-regions with a ratio of small households to small dwellings of between 12.5 and 17.5: the incidence of small dwellings as of 2046 is increased by 150% relative to projected 2046 levels based on historic trends (e.g., if 4% of the dwelling stock is estimated to be small dwellings in 2046 based on historic trends, the incidence of is increased to 10% by 2046); and
- Sub-regions with a ratio of small households to small dwellings of greater than 17.5: the incidence of small dwellings as of 2046 is increased by 250% relative to projected 2046 levels based on historic trends (e.g., if 4% of the dwelling stock is estimated to be small dwellings in 2046 based on historic trends, the incidence is increased to 14% by 2046).

While the above interventions might seem significant, the areas with the greatest imbalances are typically where the incidence of small dwellings as a proportion of housing stock is very low, which means actual changes in terms of the number of additional small dwellings will not be as significant.

The policy implication of the above rules as they currently stand is that it is considered reasonable that in some locations there will be four to five times the number of small households as there are small dwellings or put another way nearly at least three out of five small households will reside in a medium or large dwelling. As already mentioned, the above rules have been adopted for demonstrative purposes and do not reflect the potential impact of land supply constraints. However, based on the nature of the sub-regions in Griffith LGA which are of concern from a significant imbalance in small households to small dwellings, it is not anticipated that constraints on residential land supply will be a significant concern.

Table 8-3 below details the adjusted small, medium, and large household to dwelling ratios for the Griffith LGA sub-regions as of 2046 to illustrate the impacts of policy intervention in the modelled results in the subregions of concern.

Table 8-3 Small, Medium and Large Household to Dwelling Ratio Policy Intervention Scenario and Business as Usual Scenario – Griffith LGA Sub-Regions, 2046

	2046 – Business as Usual			2046 – Policy Intervention		
	Small	Medium	Large	Small	Medium	Large
Griffith (Central - South)	1.5	0.6	0.8	1.5	0.6	0.8
Griffith (East) - Collina	6.0	0.4	0.6	4.8	0.4	0.6
Griffith (North)	3.0	0.5	0.4	3.0	0.5	0.4
Griffith (West)	2.9	0.5	0.8	2.9	0.5	0.8
Hanwood - Tharbogang and District	35.4	0.5	0.5	10.1	0.6	0.5
Lake Wyangan - Nericon	12.6	0.9	0.2	5.0	1.0	0.2
Yenda - Beelbangera - Myall Park	2.6	0.5	0.7	2.6	0.5	0.7
Yoogali - Bilbul - Widgelli	6.5	0.9	0.2	5.2	1.0	0.2
Griffith LGA	**2.9**	**0.5**	**0.6**	**2.7**	**0.5**	**0.6**

Note: Highlighted rows illustrate where the policy invention rules impact the small, medium and large household to dwelling ratios.
Source: Bull & Bear Economics Estimates (2024)

8.2 Dwelling Projections by Size

The preceding sections of this analysis demonstrate that in some sub-regions, policy intervention can incentivise and encourage the housing stock evolves with population needs within Griffith LGA. As

such, this assessment has prepared two household need projection scenarios. The first of which is the business as usual scenario (i.e. no change in the composition of the housing stock in response to changes in the composition of households) and a policy intervention scenario, whereby the local government implements policies which incentivise the delivery of smaller dwellings to meet evolving household needs.

8.2.1 Business As Usual

The business as usual projections consider dwelling projections by bedroom size based on current and historic trends in dwelling size distribution across Griffith LGA sub-regions. It does not consider any future changes in response to the changes in the composition of households (i.e. size of households by number of persons).

Dwellings by size in Griffith LGA are anticipated to increase as follows:

- The number of small dwellings is anticipated to increase from 1,958 dwellings in 2023 to 2,531 dwellings by 2046. More than half of all small dwellings in 2046 are anticipated to be located in Griffith (Central – South);
- Medium dwellings across Griffith LGA are anticipated to increase between 2023 and 2046 from 4,374 dwellings to 4,710 dwellings, with approximately half of all medium dwellings to be located in Griffith (East) – Collina and Griffith (Central – South); and
- Between 2023 and 2046, large dwellings are anticipated to increase significantly from 4,117 dwellings to 5,933 dwellings in 2046. Approximately one third of large dwellings are anticipated to be located in Griffith (East) - Collina.

Table 8-4 summarises the dwelling projections for small, medium and large dwellings by sub-region for Griffith LGA.

Table 8-4 Business as Usual Dwelling Projections by Size – Griffith LGA Sub-Regions, 2023 and 2046

	2023			2046		
	Small	Medium	Large	Small	Medium	Large
Griffith (Central - South)	780	758	569	1,317	1,194	1,107
Griffith (East) - Collina	237	1,175	1,256	316	1,242	1,918
Griffith (North)	427	882	586	410	887	704
Griffith (West)	215	484	309	210	541	467
Hanwood - Tharbogang and District	60	328	414	11	246	560
Lake Wyangan - Nericon	27	121	256	20	98	287
Yenda - Beelbangera - Myall Park	130	359	318	167	310	352
Yoogali - Bilbul - Widgelli	82	267	409	80	193	538
Griffith LGA	**1,958**	**4,374**	**4,117**	**2,531**	**4,710**	**5,933**

Source: Bull & Bear Economics Estimates (2024)

8.2.2 Policy Intervention

The policy intervention scenario demonstrates how government intervention in housing supply can assist in reducing the imbalance between household needs and dwelling supply. Household projections for Griffith LGA as a whole remain consistent with the previous scenario, however, the number of small, medium and large dwellings has been redistributed across the sub-regions in order to better serve housing need.

With policy intervention, total dwellings by size in Griffith LGA are anticipated to increase as follows:

- The number of small dwellings is anticipated to increase more significantly by an additional 730 dwellings (the business as usual scenario estimated an additional 573 small dwellings). Most significant increase in small dwellings over the 2023 to 2046 period is expected in Griffith (Central - South) and Griffith (East) - Collina;
- Medium dwellings across Griffith LGA are expected to increase between 2023 and 2046 from 4,374 dwellings to 4,657 dwellings. This is a smaller increase than under the business as usual scenario; and
- Between 2023 and 2046, large dwellings are expected to increase significantly from 4,117 dwellings to 5,829 dwellings in 2046. However, this is a slightly smaller increase than under the business as usual method as a result of the redistribution of a larger number of small dwellings.

Table 8-5 summarises the dwelling projections based on the policy intervention method for small, medium and large dwellings by sub-region for Griffith LGA.

Table 8-5 Policy Intervention Dwelling Projections by Size – Griffith LGA Sub-Regions, 2023 and 2046

	2023			2046		
	Small	Medium	Large	Small	Medium	Large
Griffith (Central - South)	780	758	569	1,317	1,194	1,107
Griffith (East) - Collina	237	1,175	1,256	395	1,211	1,870
Griffith (North)	427	882	586	410	887	704
Griffith (West)	215	484	309	210	541	467
Hanwood - Tharbogang and District	60	328	414	39	237	541
Lake Wyangan - Nericon	27	121	256	50	90	265
Yenda - Beelbangera - Myall Park	130	359	318	167	310	352
Yoogali - Bilbul - Widgelli	82	267	409	100	187	523
Griffith LGA	**1,958**	**4,374**	**4,117**	**2,688**	**4,657**	**5,829**

Source: Bull & Bear Economics Estimates (2024)

8.3 Implications

There is estimated to be demand for an additional 2,725 dwellings over the 2023 to 2046 period, representing demand for an additional 118 dwellings per annum.

Whilst large dwellings are anticipated to remain the dominant dwelling type to be delivered in Griffith LGA, there is a need to provide additional small and medium dwellings to meet projected need.

Demand for additional dwellings over the 2023 to 2046 period is expected to be highest in Griffith (Central - South) and Griffith (East) – Collina. These dwellings are expected to predominantly be delivered as large dwellings (4+ bedrooms) under all scenarios. However, if historic trends continue, Griffith (East) – Collina is expected to continue to have a significant misalignment in dwelling stock to household compositions by 2046 (6.0 small households for every small dwelling). As such, by applying a policy intervention methodology to realign the dwelling stock, additional dwelling supply in Griffith (East) – Collina would be comprised of a much larger number of small dwellings (additional ~158 small dwellings by 2046). An example of this is Griffith City Council recently provided allowances for up to 50% of all lots in Collina and other growth areas to be multi-dwelling housing allotments.

Table 8-6 summarises the additional dwellings projected by size between 2023 and 2046 under the business as usual and policy intervention methods.

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Table 8-6 Projected Additional Dwellings by Size (on 2023 levels) by Scenario - Griffith LGA, 2023 to 2046

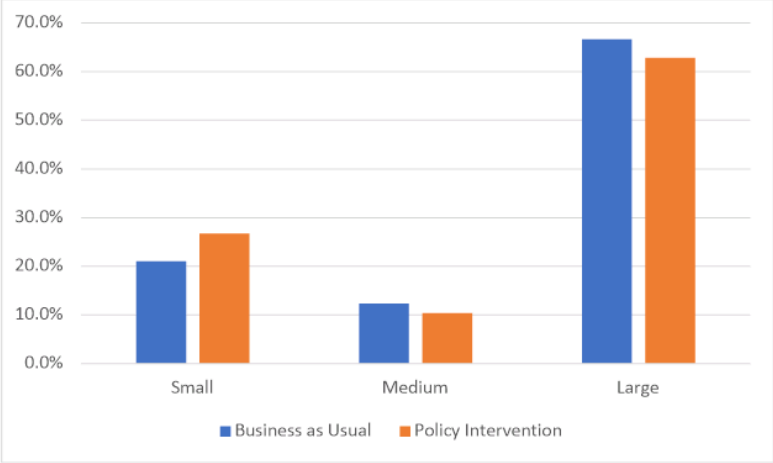
	2023-26	2026-31	2031-36	2036-41	2041-46
Business As Usual					
Small (1-2 bedroom)	42	137	259	426	573
Medium (3 bedroom)	-28	14	95	241	336
Large (4+ bedroom)	306	811	1,231	1,552	1,816
Total	319	963	1,585	2,219	2,725
Policy Intervention					
Small (1-2 bedroom)	76	217	374	562	730
Medium (3 bedroom)	45	149	223	282	284
Large (4+ bedroom)	199	596	989	1,375	1,712
Total	319	963	1,585	2,219	2,725

Note: A negative value indicates declining demand for the dwelling size
Source: Bull & Bear Economics Estimates (2024)

Large dwellings are expected to represent 62.8% of the additional dwellings demanded in Griffith LGA over the 2023 to 2046 period while small dwellings are expected to represent 21.0% of additional dwellings. Under the policy intervention scenario, small dwellings would represent 26.8% of additional dwelling stock over the 2023 to 2046 period while medium and large dwelling would represent a slightly smaller proportion than under the business as usual scenario.

Figure 8-1 outlines the projected incidence of additional dwellings by size over the 2023 to 2046 period under the business as usual and policy intervention scenarios.

Figure 8-1 Incidence of Additional Dwellings by Size – Griffith LGA, 2023 to 2046



Source: Bull & Bear Economics Estimates (2024)

9 Summary

Griffith LGA is characterised by a younger population with an increasing population of couple families with children. Griffith LGA also has a strong labour market, with the size of the working age population growing at a slightly higher rate than total population over the past ten years and a higher labour force participation rate than both the wider Western Riverina Catchment and New South Wales. Despite a strong labour market, average housing costs as a proportion of household income was higher in Griffith LGA than Western Riverina Catchment. This can be attributed to the increasing prevalence of renting among households, as well as higher than average monthly housing loan repayments in Griffith LGA.

The property market assessment presented in this report points to an existing shortfall of residential dwelling supply in Griffith LGA, as evidenced by persistently low residential vacancy rates and significant growth in both median property prices and median weekly rents, increasing significantly above pre-COVID-19 levels. Despite sales being traditionally dominated by detached sales, the prevalence of attached sales has increased incrementally post COVID-19. It is critical that steps are taken to increase the rental stock within Griffith LGA, both to place downward pressure on rents and provide accommodation to new residents to the region, in order to attract the required workforce to support ongoing business operations.

Prior to COVID-19, the median sale price of detached dwellings in Griffith LGA as a whole was between $270,000 to $370,000 which has since shifted upwards to be between $520,000 to $570,000 over the 2022 to 2024 period. This broadly aligned with the price for a three-bedroom, two bathroom house as part of a new house and land package advertised in Collina. However, the price range of larger house and land packages was significantly higher than existing housing stock, hence will only meet the housing needs of a segment of Griffith LGA housing need (i.e. households with relatively high capacity to pay for housing). It is also noted these planned additions offer relatively similar vacant land allotments to the existing housing stock within Griffith LGA, with allotments available to purchase starting at 700sqm in size.

Net overseas migration has historically been the major driver of population growth in Griffith LGA, consistent with wider SA4 trends. This trend has only intensified post COVID-19 which has placed further pressure on regional housing markets. Historically both regions have net migration outflows to other parts of Australia. However, migration data published post Census identifies net persons arriving in Riverina SA4 were most likely to have previously resided in Central West or Sydney – Outer West and Blue Mountains. The inflows of residents from nearby localities is suggestive of persons in search of a more affordable residential lifestyle, such as that offered in regional communities such as Griffith LGA.

Griffith LGA has seen limited but slight diversification in housing typologies. Over the 2011 to 2021 period, houses were the dominant housing type across all sub-regions. The sub-regions closer to the CBD in Griffith LGA reported a decline in the incidence of houses over this period. Whereas those sub-regions further away from the city observed growth in the incidence of houses. There has been some growth in semi-detached across Griffith LGA and very little growth in attached product, indicative of shifting but still relatively low housing diversity.

Historic dwelling approval data further supports the notion that there has been limited evolution in housing diversity over the last few years, other than with close proximity to the CBD.

The approvals data highlights limited approvals have been granted for semi-detached and attached dwellings within Griffith LGA, despite a growing need for smaller typologies as evidenced

by an increasing proportion of households facing rental and mortgage stress and changes in household composition (including an ageing population). This was particularly prevalent in sub-regions such as Lake Wyangan- Nericon and Griffith (East)- Collina, with high small household to small dwelling ratios, which denote a need for a greater provision of small dwellings. Significant increases in construction costs since COVID-19 have adversely impacted the development feasibility of medium to high density construction across the nation. This is likely also the challenge faced in Griffith LGA, which is only further compounded by the need for supplementary construction workers due to labour and skills shortages prevalent in the region.

In terms of population outlook, it is anticipated that the 70+ year cohort will represent a significant proportion of the population over time, as well as the number of persons that are working age. This indicates the potential need for additional dwellings that not only accommodate the needs of an ageing cohort but also additional dwellings that are well-connected to public transport and facilitate active transport options for the younger workforce.

Presently, couple families with children are the dominant household type in Griffith LGA, followed by couple families with no children and lone person households. The dominance of couple families with children is particularly prominent in Lake Wyangan – Nericon.

In the 2023 to 2046 period, household growth is anticipated to be most significant in Griffith (East) – Collina and Griffith (Central – South). Couple families with children and couple families with no children are anticipated to be the driver of demand growth in the majority of the sub-regions in Griffith LGA over the project horizon. Across Griffith LGA it is anticipated that the proportion of couple families with no children will surpass that of couple families with children by 2036. This presents an opportunity to deliver a broader range of housing typologies to meet growing market need, which at present is mostly catering to the couple families with children cohort with the delivery of large, detached dwellings.

Dwelling projections by typology indicate large dwellings (which are typically delivered as detached dwellings) will remain the dominant typology in Griffith LGA under both projection scenarios. However, the assessment also points to the need to ensure additional small and medium dwellings are delivered to provide options at varying price points and the opportunity for downsizing by older residents close to their existing community.

The assessment identifies the opportunity to deliver additional age-specific residential opportunities (i.e. independent living units, manufactured home parks and aged care beds). Whilst there is an existing shortfall in aged care beds, the approved pipeline will address shortfalls in manufactured home park dwellings until approximately 2031. The need for independent living units is anticipated to be more pressing, with a shortfall of over 100 dwellings anticipated by 2031.

Our assessment also considered the demand and need for additional social housing based on historic national provision ratios and through an approach which considered existing and unmet demand. This indicated an existing and growing need to increase social housing provision. However, the delivery of additional social housing will likely be restricted due to constraints around construction (i.e. labour and skills shortages and rising costs).

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11 Appendix

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Appendix Table 11-1 Socio Economic Profile 1 of 2- Griffith LGA and Sub-Regions, 2021

	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Griffith City	Western Riverina Catchment	New South Wales
Age Distribution (% of total residents)							
0-14 years	17.9%	21.0%	19.0%	19.6%	19.4%	19.6%	18.2%
15-24 years	11.1%	12.1%	11.0%	13.3%	12.1%	11.8%	11.8%
25-34 years	17.0%	14.5%	17.0%	17.3%	14.8%	13.2%	14.1%
35-44 years	13.7%	13.6%	13.0%	11.6%	12.6%	11.7%	13.7%
45-54 years	12.5%	12.2%	11.9%	10.5%	12.7%	12.4%	12.6%
55-64 years	11.5%	10.6%	11.2%	10.9%	11.9%	13.0%	11.9%
65+ years	16.3%	16.0%	16.9%	16.8%	16.5%	18.3%	17.6%
Average age (years)	39.5	37.9	39.0	38.1	38.9	39.9	39.8
Household Type (% of families)							
Couples with children	29.3%	34.8%	30.4%	28.5%	33.5%	29.4%	32.5%
Couples without children	27.0%	25.2%	26.1%	25.5%	27.2%	28.0%	26.3%
One parent families	12.2%	10.8%	10.3%	15.6%	10.8%	11.1%	11.2%
Other families	1.2%	1.1%	1.1%	2.0%	1.2%	1.1%	1.2%
Group household	3.4%	2.9%	3.5%	4.9%	2.9%	2.6%	3.8%
Lone person	26.9%	25.2%	28.7%	23.6%	24.5%	27.6%	25.0%
Average household size	2.6	2.7	2.4	2.7	2.6	2.5	2.6
% of persons requiring assistance with core activities	12.8%	9.6%	9.2%	13.4%	10.1%	11.3%	11.7%
Dwellings by type (% of dwellings)							
Detached	67.2%	89.6%	74.3%	84.0%	83.8%	86.8%	64.0%
Semi-detached	29.0%	10.4%	25.7%	14.8%	15.3%	11.3%	17.2%
Attached	1.1%	0.0%	0.0%	0.9%	0.3%	0.2%	17.9%
Other	2.7%	0.0%	0.0%	0.3%	0.6%	1.7%	0.9%

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	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Griffith City	Western Riverina Catchment	New South Wales
Dwelling size by number of bedrooms (% of dwellings)							
0-2 bedrooms	37.1%	8.8%	22.9%	22.0%	18.6%	19.3%	30.7%
3 bedrooms	36.5%	45.5%	46.9%	48.6%	42.9%	43.3%	35.1%
4+ bedrooms	26.4%	45.7%	30.2%	29.4%	38.4%	37.4%	34.2%
Small household to small dwelling ratio	1.5	6.3	2.7	2.6	3.0	3.2	1.9
Household Finances							
% of households fully owning home	27.0%	35.4%	34.7%	29.7%	35.2%	39.0%	32.7%
% of households purchasing home	19.6%	35.8%	27.4%	27.1%	30.4%	29.6%	33.5%
% of households renting	53.5%	28.8%	37.9%	43.1%	34.4%	31.4%	33.8%
Average weekly household income	$1,794	$2,069	$2,054	$1,758	$2,008	$1,829	$2,272
Average monthly housing loan repayment	$1,634	$1,672	$1,627	$1,246	$1,625	$1,453	$2,388
Average weekly rent payment	$276	$330	$305	$295	$299	$264	$436
Average housing costs (as a % of income)	12.3%	11.3%	10.6%	11.7%	10.8%	9.9%	14.6%
% of mortgage households facing mortgage stress	10.3%	10.4%	10.5%	6.8%	10.5%	10.1%	17.3%
% of rental households facing rental stress	22.1%	24.8%	25.0%	20.7%	22.9%	22.8%	35.5%
Labour Market							
Full-time employment (% labour force)	63.9%	63.2%	63.4%	62.2%	63.0%	62.7%	55.2%
Part-time employment (% labour force)	27.6%	29.1%	28.3%	28.0%	28.8%	28.4%	29.7%
Unemployment rate	4.0%	2.8%	3.4%	4.1%	3.0%	3.5%	4.9%
Participation rate (% of population > 15 years)	58.1%	67.7%	67.9%	60.4%	64.7%	61.2%	58.7%
Qualifications							
% of persons with a post-school qualification	33.1%	46.8%	49.5%	35.1%	41.7%	40.0%	55.3%

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	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Griffith City	Western Riverina Catchment	New South Wales
% of persons with Bachelor or higher	12.1%	16.3%	19.4%	10.1%	13.8%	12.0%	27.8%
% of persons with Diploma	5.9%	7.7%	7.2%	5.6%	6.7%	6.4%	9.3%
% of persons with Certificate	15.2%	22.9%	22.9%	19.3%	21.2%	21.6%	18.1%
Occupation							
Upper White Collar							
Managers	13.7%	12.9%	12.8%	10.0%	15.9%	18.6%	14.8%
Professionals	8.8%	16.3%	19.8%	10.7%	13.6%	12.6%	26.3%
Subtotal	22.5%	29.2%	32.6%	20.7%	29.5%	31.2%	41.2%
Lower White Collar							
Clerical and Admin Workers	6.1%	13.6%	11.8%	10.2%	11.5%	11.0%	13.3%
Community & Personal Service Workers	8.1%	11.7%	9.7%	10.0%	9.5%	10.0%	10.8%
Sales Workers	8.4%	10.5%	8.4%	8.9%	9.0%	7.7%	8.2%
Subtotal	22.5%	35.9%	29.9%	29.0%	30.0%	28.6%	32.3%
Upper Blue Collar							
Technicians & Trades Workers	11.2%	13.3%	15.3%	14.4%	13.7%	13.4%	12.1%
Subtotal	11.2%	13.3%	15.3%	14.4%	13.7%	13.4%	12.1%
Lower Blue Collar							
Machinery Operators & Drivers	8.4%	6.3%	6.1%	9.1%	7.2%	8.2%	6.1%
Labourers	35.4%	15.4%	16.1%	26.8%	19.5%	18.5%	8.3%
Subtotal	43.8%	21.7%	22.2%	35.9%	26.7%	26.7%	14.5%
Employment by Industry (% of employees)							
Agriculture, forestry & fishing	15.2%	8.5%	9.1%	10.3%	13.1%	17.8%	2.1%
Mining	0.1%	0.1%	0.2%	0.6%	0.2%	0.5%	1.0%

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	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Griffith City	Western Riverina Catchment	New South Wales
Manufacturing	29.5%	18.0%	15.5%	24.2%	19.9%	15.8%	5.7%
Electricity, gas, water & waste services	0.9%	1.9%	1.7%	1.3%	1.5%	1.6%	1.0%
Construction	5.2%	6.8%	9.0%	7.3%	7.2%	7.0%	9.0%
Wholesale trade	2.3%	3.4%	2.7%	2.0%	2.9%	2.6%	2.9%
Retail trade	9.9%	11.5%	11.3%	10.9%	10.7%	9.0%	9.4%
Accommodation & food services	6.4%	5.7%	4.6%	6.4%	5.0%	5.4%	6.5%
Transport, postal & warehousing	2.9%	2.8%	2.6%	3.1%	3.1%	3.7%	4.8%
Information media & telecommunications	0.3%	0.6%	0.7%	0.3%	0.5%	0.4%	1.9%
Financial & insurance services	0.9%	1.4%	1.6%	0.6%	1.2%	1.1%	5.5%
Rental, hiring & real estate services	0.9%	1.0%	0.9%	0.3%	0.9%	0.7%	1.8%
Professional, scientific & technical services	2.4%	4.0%	4.9%	2.9%	3.5%	2.8%	9.3%
Administrative & support services	2.9%	2.9%	2.6%	3.2%	2.8%	2.8%	3.4%
Public administration & safety	2.3%	5.4%	4.7%	3.9%	4.2%	5.1%	6.3%
Education & training	4.1%	7.9%	8.5%	5.1%	6.9%	8.5%	9.2%
Health care & social assistance	10.0%	13.3%	15.0%	13.3%	11.8%	10.7%	15.1%
Arts & recreation services	0.6%	0.8%	0.9%	0.7%	0.8%	0.7%	1.5%
Other services	3.1%	4.0%	3.6%	3.6%	3.8%	3.8%	3.6%

Source: Informed Decisions (2024)

Appendix Table 11-2 Socio-Economic Profile 2 of 2 – Griffith LGA and Sub-Regions, 2021

	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli	Griffith City	Western Riverina Catchment	New South Wales
Age Distribution (% of total residents)							
0-14 years	20.3%	20.6%	19.7%	17.7%	19.4%	19.6%	18.2%
15-24 years	13.5%	13.7%	13.8%	11.8%	12.1%	11.8%	11.8%
25-34 years	10.8%	7.6%	12.0%	13.6%	14.8%	13.2%	14.1%
35-44 years	12.4%	8.9%	10.1%	10.6%	12.6%	11.7%	13.7%
45-54 years	14.1%	16.8%	14.9%	13.3%	12.7%	12.4%	12.6%
55-64 years	12.9%	16.2%	13.2%	15.0%	11.9%	13.0%	11.9%

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	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli	Griffith City	Western Riverina Catchment	New South Wales
65+ years	16.0%	16.1%	16.3%	18.1%	16.5%	18.3%	17.6%
Average age (years)	38.8	39.8	38.9	40.9	38.9	39.9	39.8
Household Type (% of families)							
Couples with children	39.9%	41.2%	35.8%	39.9%	33.5%	29.4%	32.5%
Couples without children	28.0%	36.0%	29.1%	33.3%	27.2%	28.0%	26.3%
One parent families	9.6%	8.7%	8.9%	7.6%	10.8%	11.1%	11.2%
Other families	1.4%	0.0%	1.5%	0.6%	1.2%	1.1%	1.2%
Group household	1.8%	1.1%	1.2%	0.6%	2.9%	2.6%	3.8%
Lone person	19.3%	13.0%	23.6%	18.0%	24.5%	27.6%	25.0%
Average household size	2.8	2.9	2.6	2.7	2.6	2.5	2.6
% of persons requiring assistance with core activities	7.4%	6.4%	7.4%	10.9%	10.1%	11.3%	11.7%
Dwellings by type (% of dwellings)							
Detached	99.0%	98.8%	94.9%	96.0%	83.8%	86.8%	64.0%
Semi-detached	1.0%	1.2%	5.1%	4.0%	15.3%	11.3%	17.2%
Attached	0.0%	0.0%	0.0%	0.0%	0.3%	0.2%	17.9%
Other	0.0%	0.0%	0.0%	0.0%	0.6%	1.7%	0.9%
Dwelling size by number of bedrooms (% of dwellings)							
0-2 bedrooms	8.5%	7.4%	15.4%	11.0%	18.6%	19.3%	30.7%
3 bedrooms	42.7%	30.9%	45.7%	37.2%	42.9%	43.3%	35.1%
4+ bedrooms	48.7%	61.7%	38.9%	51.8%	38.4%	37.4%	34.2%
Small household to small dwelling ratio	5.9	7.2	3.7	5.0	3.0	3.2	1.9

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	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli	Griffith City	Western Riverina Catchment	New South Wales
Household Finances							
% of households fully owning home	45.5%	46.1%	40.0%	44.2%	35.2%	39.0%	32.7%
% of households purchasing home	29.8%	39.0%	40.0%	36.8%	30.4%	29.6%	33.5%
% of households renting	24.7%	14.9%	20.0%	19.0%	34.4%	31.4%	33.8%
Average weekly household income	$2,210	$2,414	$1,931	$2,241	$2,008	$1,829	$2,272
Average monthly housing loan repayment	$1,656	$1,967	$1,440	$1,799	$1,625	$1,453	$2,388
Average weekly rent payment	$252	$263	$253	$298	$299	$264	$436
Average housing costs (as a % of income)	8.0%	8.9%	9.5%	9.3%	10.8%	9.9%	14.6%
% of mortgage households facing mortgage stress	11.4%	18.2%	6.8%	12.4%	10.5%	10.1%	17.3%
% of rental households facing rental stress	15.8%	21.3%	24.7%	21.6%	22.9%	22.8%	35.5%
Labour Market							
Full-time employment (% labour force)	63.4%	60.1%	62.2%	63.0%	63.0%	62.7%	55.2%
Part-time employment (% labour force)	29.8%	33.3%	27.7%	29.4%	28.8%	28.4%	29.7%
Unemployment rate	1.9%	1.3%	2.9%	2.0%	3.0%	3.5%	4.9%
Participation rate (% of population > 15 years)	60.8%	70.1%	68.0%	67.3%	64.7%	61.2%	58.7%
Qualifications							
% of persons with a post-school qualification	36.4%	44.3%	42.9%	41.9%	41.7%	40.0%	55.3%
% of persons with Bachelor or higher	10.1%	13.2%	10.4%	9.8%	13.8%	12.0%	27.8%
% of persons with Diploma	5.4%	8.4%	6.3%	6.8%	6.7%	6.4%	9.3%
% of persons with Certificate	20.9%	22.7%	26.2%	25.3%	21.2%	21.6%	18.1%
Occupation							
Upper White Collar							
Managers	28.4%	24.4%	19.0%	23.3%	15.9%	18.6%	14.8%
Professionals	8.8%	14.8%	12.2%	10.9%	13.6%	12.6%	26.3%

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	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli	Griffith City	Western Riverina Catchment	New South Wales
Subtotal	37.2%	39.1%	31.2%	34.1%	29.5%	31.2%	41.2%
Lower White Collar							
Clerical and Admin Workers	12.9%	13.5%	12.3%	14.9%	11.5%	11.0%	13.3%
Community & Personal Service Workers	7.2%	9.4%	7.4%	8.6%	9.5%	10.0%	10.8%
Sales Workers	7.5%	7.0%	10.5%	8.7%	9.0%	7.7%	8.2%
Subtotal	27.6%	29.9%	30.2%	32.2%	30.0%	28.6%	32.3%
Upper Blue Collar							
Technicians & Trades Workers	12.5%	14.3%	15.3%	16.1%	13.7%	13.4%	12.1%
Subtotal	12.5%	14.3%	15.3%	16.1%	13.7%	13.4%	12.1%
Lower Blue Collar							
Machinery Operators & Drivers	8.0%	6.2%	8.2%	6.4%	7.2%	8.2%	6.1%
Labourers	14.7%	10.6%	15.0%	11.2%	19.5%	18.5%	8.3%
Subtotal	22.7%	16.7%	23.3%	17.6%	26.7%	26.7%	14.5%
Employment by Industry (% of employees)							
Agriculture, forestry & fishing	29.1%	17.6%	15.4%	14.9%	13.1%	17.8%	2.1%
Mining	0.6%	0.0%	0.4%	0.0%	0.2%	0.5%	1.0%
Manufacturing	15.1%	11.3%	20.5%	19.5%	19.9%	15.8%	5.7%
Electricity, gas, water & waste services	0.8%	1.5%	2.6%	1.9%	1.5%	1.6%	1.0%
Construction	6.6%	12.2%	7.0%	7.4%	7.2%	7.0%	9.0%
Wholesale trade	3.6%	3.7%	2.9%	3.3%	2.9%	2.6%	2.9%
Retail trade	8.8%	9.0%	10.7%	11.0%	10.7%	9.0%	9.4%
Accommodation & food services	2.2%	3.0%	3.3%	4.2%	5.0%	5.4%	6.5%
Transport, postal & warehousing	4.3%	4.2%	4.1%	2.5%	3.1%	3.7%	4.8%
Information media & telecommunications	0.0%	0.5%	0.7%	0.6%	0.5%	0.4%	1.9%

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	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli	Griffith City	Western Riverina Catchment	New South Wales
Financial & insurance services	1.0%	1.0%	0.9%	1.4%	1.2%	1.1%	5.5%
Rental, hiring & real estate services	0.6%	0.7%	0.7%	1.0%	0.9%	0.7%	1.8%
Professional, scientific & technical services	3.9%	3.7%	2.2%	3.9%	3.5%	2.8%	9.3%
Administrative & support services	2.2%	2.7%	3.4%	1.6%	2.8%	2.8%	3.4%
Public administration & safety	2.8%	4.7%	4.1%	4.7%	4.2%	5.1%	6.3%
Education & training	6.0%	9.6%	6.9%	6.7%	6.9%	8.5%	9.2%
Health care & social assistance	7.7%	9.8%	10.0%	8.9%	11.8%	10.7%	15.1%
Arts & recreation services	0.8%	0.7%	0.3%	1.0%	0.8%	0.7%	1.5%
Other services	3.8%	3.9%	3.8%	5.4%	3.8%	3.8%	3.6%

Source: Informed Decisions (2024)

Appendix Table 11-3 Population by Service Age Group (Part 1 of 2) - Griffith LGA Sub-Regions, 2011, 2016 and 2021

	Griffith (Central - South)			Griffith (East) - Collina			Griffith (North)			Griffith (West)		
	2011	2016	2021	2011	2016	2021	2011	2016	2021	2011	2016	2021
Babies and pre-schoolers (0 to 4)	8.3%	8.0%	6.4%	7.1%	7.1%	6.9%	7.1%	7.1%	7.1%	7.8%	6.7%	6.8%
Primary schoolers (5 to 11)	9.8%	9.0%	8.1%	10.8%	10.3%	9.9%	10.3%	9.1%	8.4%	8.7%	8.4%	9.6%
Secondary schoolers (12 to 17)	7.8%	7.0%	6.9%	8.4%	7.9%	8.1%	8.5%	7.8%	6.6%	8.1%	7.1%	6.7%
Tertiary education and independence (18 to 24)	11.4%	9.1%	7.4%	8.2%	7.8%	8.2%	9.3%	8.0%	7.8%	10.3%	10.0%	9.7%
Young workforce (25 to 34)	14.6%	17.0%	17.2%	12.7%	14.3%	14.5%	14.3%	14.6%	16.9%	12.9%	13.7%	17.5%
Parents and homebuilders (35 to 49)	19.1%	18.1%	19.9%	19.7%	19.4%	19.8%	20.3%	18.5%	18.7%	17.8%	15.5%	17.1%
Older workers and pre-retirees (50 to 59)	11.8%	11.0%	12.5%	11.8%	11.1%	11.2%	10.9%	12.4%	12.0%	12.0%	12.9%	10.2%
Empty nesters and retirees (60 to 69)	7.2%	9.6%	9.7%	9.9%	10.3%	9.7%	6.9%	8.8%	10.0%	8.0%	11.0%	11.1%
Seniors (70 to 84)	7.5%	8.0%	8.1%	9.2%	10.0%	9.9%	10.6%	10.2%	9.7%	10.9%	10.6%	8.3%
Elderly aged (85 and over)	2.3%	3.2%	3.9%	2.0%	1.9%	1.8%	1.8%	3.3%	2.9%	3.1%	3.8%	3.1%
Total population	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: Informed Decisions (2024)

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Appendix Table 11-4 Population by Service Age Group (Part 2 of 2) - Griffith LGA, 2011, 2016 and 2021

	Hanwood - Tharbogang and District			Lake Wyangan - Nericon			Yenda - Beelbangera - Myall Park			Yoogali - Bilbul - Widgelli		
	2011	2016	2021	2011	2016	2021	2011	2016	2021	2011	2016	2021
Babies and pre-schoolers (0 to 4)	7.8%	6.4%	5.1%	6.1%	4.3%	5.6%	5.6%	6.5%	6.0%	6.5%	5.7%	5.9%
Primary schoolers (5 to 11)	11.4%	11.4%	9.9%	13.4%	10.9%	10.3%	12.9%	10.1%	10.0%	10.6%	9.9%	8.5%
Secondary schoolers (12 to 17)	8.7%	8.3%	10.0%	12.0%	12.8%	9.7%	8.9%	8.4%	8.1%	11.6%	8.6%	8.1%
Tertiary education and independence (18 to 24)	7.7%	8.0%	8.9%	6.2%	8.3%	8.7%	7.0%	8.0%	9.5%	7.0%	9.3%	6.8%
Young workforce (25 to 34)	12.3%	11.8%	11.0%	8.1%	8.3%	8.5%	10.8%	11.2%	11.9%	9.1%	10.3%	13.4%
Parents and homebuilders (35 to 49)	21.1%	19.4%	19.8%	25.0%	19.8%	16.1%	19.7%	20.0%	16.5%	23.7%	16.8%	17.1%
Older workers and pre-retirees (50 to 59)	14.7%	13.8%	12.9%	14.6%	17.3%	17.6%	14.0%	14.7%	14.7%	11.0%	17.0%	15.9%
Empty nesters and retirees (60 to 69)	9.4%	11.7%	12.0%	9.2%	11.7%	14.4%	9.2%	12.3%	12.7%	9.3%	10.0%	12.3%
Seniors (70 to 84)	5.8%	8.0%	8.6%	4.7%	5.8%	7.8%	10.3%	7.7%	9.5%	7.9%	7.8%	9.1%
Elderly aged (85 and over)	1.0%	0.9%	1.8%	0.2%	0.5%	1.3%	1.6%	0.9%	1.0%	3.0%	4.4%	3.1%
Total population	100.0%	100.0%	100.0%	100.0 %	100.0 %	100.0 %	100.0%	100.0%	100.0%	100.0 %	100.0 %	100.0 %

Source: Informed Decisions (2024)

Appendix Table 11-5 Population by Ancestry - Griffith LGA Sub-Regions, 2016 and 2021

	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli
2016								
English	22.6%	27.0%	30.1%	25.6%	26.2%	31.8%	34.0%	28.2%
Italian	15.2%	27.6%	23.3%	16.4%	35.1%	34.1%	23.2%	41.2%
Irish	6.1%	8.9%	10.6%	5.9%	6.9%	8.9%	10.1%	7.5%
Scottish	5.0%	7.2%	7.5%	5.3%	6.8%	5.0%	8.8%	7.5%
Indian	8.9%	4.6%	3.2%	1.5%	1.9%	0.9%	0.6%	0.3%
German	2.0%	3.3%	3.6%	3.4%	1.9%	4.3%	4.7%	1.8%
Chinese	2.3%	1.5%	1.3%	1.5%	1.0%	0.5%	0.7%	0.3%
Tongan	2.2%	1.0%	1.3%	1.7%	0.3%	0.0%	0.1%	0.1%

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	Griffith (Central - South)	Griffith (East) - Collina	Griffith (North)	Griffith (West)	Hanwood - Tharbogang and District	Lake Wyangan - Nericon	Yenda - Beelbangera - Myall Park	Yoogali - Bilbul - Widgelli
Samoan	2.0%	0.8%	1.5%	1.5%	0.8%	0.8%	0.2%	0.1%
Fijian	2.1%	0.8%	0.9%	1.8%	0.3%	0.0%	0.4%	0.0%
Total responses	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
2021								
English	20.3%	27.5%	30.1%	24.7%	23.9%	28.5%	37.4%	26.5%
Italian	14.4%	27.7%	23.4%	15.1%	33.4%	32.3%	23.4%	37.0%
Irish	4.6%	7.4%	10.2%	4.7%	6.0%	11.1%	8.3%	7.8%
Scottish	4.3%	6.4%	8.7%	4.4%	6.3%	7.3%	9.3%	7.8%
Indian	12.7%	4.8%	3.9%	3.4%	1.2%	1.5%	0.6%	0.3%
Australian Aboriginal	5.9%	4.6%	4.1%	9.7%	2.2%	4.5%	3.9%	3.4%
German	1.7%	2.4%	2.8%	2.9%	2.0%	4.3%	4.5%	2.3%
Punjabi	2.5%	2.6%	1.0%	0.9%	2.2%	0.3%	0.4%	0.4%
Other Indian subcontinent	5.9%	0.7%	1.1%	1.2%	0.3%	0.0%	0.0%	0.0%
Samoan	2.1%	1.3%	2.1%	3.7%	0.9%	1.1%	0.4%	0.7%
Total responses	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Source: Informed Decisions (2024)

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Appendix Table 11-6 Household Projections by Family Type – Griffith LGA Sub-Regions, 2023 to 2046

	2023	2026	2031	2036	2041	2046
Griffith (Central - South)						
Couple family with no children	541	633	786	986	1,174	1,363
Couple family with children	541	564	616	703	810	909
One Parent Family	234	258	302	310	364	418
Lone Person Households	493	510	549	585	671	749
Group Households	53	40	21	11	4	0
Other Households	245	218	184	176	181	179
Total	2,107	2,223	2,458	2,772	3,204	3,618
Griffith (East) - Collina						
Couple family with no children	643	653	703	802	831	837
Couple family with children	894	914	993	1,025	1,065	1,076
One Parent Family	289	315	368	376	400	414
Lone Person Households	675	733	857	909	967	999
Group Households	77	84	99	138	146	150
Other Households	90	55	9	13	0	0
Total	2,668	2,755	3,028	3,263	3,409	3,476
Griffith (North)						
Couple family with no children	471	478	481	520	521	519
Couple family with children	550	562	571	553	555	555
One Parent Family	177	166	151	146	141	135
Lone Person Households	533	564	597	571	581	589
Group Households	70	82	96	109	113	118
Other Households	95	90	83	90	87	84
Total	1,895	1,943	1,980	1,988	1,997	2,000
Griffith (West)						
Couple family with no children	244	266	288	329	340	347
Couple family with children	268	286	301	300	308	312
One Parent Family	160	192	229	225	240	252
Lone Person Households	216	220	219	231	233	232
Group Households	51	61	74	67	71	75
Other Households	69	29	0	0	0	0
Total	1,008	1,055	1,111	1,151	1,192	1,218
Hanwood - Tharbogang and District						
Couple family with no children	174	162	145	213	206	199
Couple family with children	253	242	228	205	199	193
One Parent Family	62	62	61	48	47	47
Lone Person Households	128	131	135	127	127	127
Group Households	8	2	0	0	0	0
Other Households	176	208	248	230	241	251
Total	802	807	817	823	821	817
Lake Wyangan - Nericon						
Couple family with no children	140	150	164	175	178	181
Couple family with children	142	127	108	112	105	98
One Parent Family	37	43	52	37	40	42

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	2023	2026	2031	2036	2041	2046
Lone Person Households	44	37	29	34	31	28
Group Households	4	4	4	0	0	0
Other Households	37	44	53	51	54	56
Total	404	405	409	410	408	405
Yenda - Beelbangera - Myall Park						
Couple family with no children	223	231	243	267	269	271
Couple family with children	272	278	287	283	284	284
One Parent Family	63	57	51	52	50	47
Lone Person Households	178	180	183	172	172	172
Group Households	7	4	0	1	0	0
Other Households	64	63	61	57	56	55
Total	807	813	826	832	831	828
Yoogali - Bilbul - Widgelli						
Couple family with no children	234	244	257	289	296	301
Couple family with children	267	256	244	245	243	239
One Parent Family	50	48	46	35	34	33
Lone Person Households	129	138	149	143	148	152
Group Households	1	0	0	0	0	0
Other Households	77	82	88	82	85	87
Total	759	768	783	794	806	811
Griffith LGA						
Couple family with no children	2,670	2,818	3,068	3,580	3,815	4,017
Couple family with children	3,186	3,229	3,346	3,427	3,569	3,665
One Parent Family	1,072	1,142	1,260	1,229	1,316	1,388
Lone Person Households	2,396	2,513	2,718	2,773	2,930	3,048
Group Households	272	277	294	325	335	343
Other Households	853	788	726	699	704	712
Total	10,448	10,768	11,411	12,034	12,667	13,174

Source: Bull & Bear Economics (2024)

APPENDIX 4 SUMMARY OF PUBLIC SUBMISSIONS AP04

Public Submissions Review

No.	Issue	Summary of Submission	Comments and/or Recommendation
Planning Proposal – General Amendment to Griffith LEP 2014 (2023)			
1	Lot sizes	The submission suggests amending Griffith LEP Clause 4.1A – Exceptions to minimum subdivision lot sizes for certain residential development – to include RU5 Village and new R3 Medium Density Residential zones to encourage well-sited and designed units on smaller lots in urban areas.	Amend the clause to apply to the R3 Medium Density and RU5 Village zones as part of the next Council-led General Amendment Planning Proposal submitted to the Department of Planning. This amendment would help facilitate a greater of housing types across these zones.
2	Rezoning	Two submissions were received proposing rezoning land along McCormack Road, Yoogali, from RU1 Primary Production to RU5 Village to enable an increase in the supply of residential land. It argues the site is well suited for rezoning as it is partially serviced, can connect to existing essential services, is largely unconstrained, and is located close to the CBD.	It is not recommended that Council proceed with rezoning the site. The site is not identified for future residential growth in any key strategic plan and remains zoned rural. While it is close to the Griffith CBD and Yoogali Village, its location on the urban–rural fringe presents potential for land use conflict, particularly given its separation from existing development and other already zoned but undeveloped land. The Draft Griffith Local Housing Strategy 2025 confirms there is sufficient zoned and identified land to meet projected housing needs to 2046, removing any strategic need for additional rezonings at this time. Premature rezoning risks fragmented development and inefficient infrastructure delivery. Should the proponent wish to pursue the proposal, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.
3	Rezoning	Two submissions were received proposing rezoning land along Rankin Springs Road, Collina, from RU4 Primary Production Small Lots to R1 General Residential to support increased housing supply. It argues the site is strategically located near existing residential areas and just 2km from the CBD, is mostly unconstrained, and partially serviced with access to essential services.	It is not recommended that Council proceed with rezoning the site. The site is a large, flat parcel of land with good road access, located near the CBD and close to existing water, sewer, and stormwater infrastructure. Although currently used for agriculture, its productivity is limited by nearby residential development. The land contains no native vegetation and has minimal environmental or cultural constraints, though it is flood prone and would require further assessment. The proposed development pattern – 700 m^2 lots with sewer connection – aligns with nearby areas and could represent a logical next stage of growth in the Collina precinct. Strategically, the site has been earmarked for future investigation, but not immediate rezoning. Originally identified in the GS2030 for potential residential development after 2030, later reviews – including the GLUS – concluded that sufficient land was already available to meet long-term growth, and instead classified the site for "Future Rural Small Holdings". The 2020 LSPS reinforced that the

No.	Issue	Summary of Submission	Comments and/or Recommendation
			land should be considered for future growth, but only after the development of other key areas like Collina, Lake Wyangan, South Griffith, and Hanwood. Although the site remains strategically recognised, rezoning now would be premature, with the Draft Griffith Local Housing Strategy 2025 confirming that enough land is already zoned and identified to meet housing needs until 2046, and early rezoning could risk fragmented development and infrastructure delivery challenges. Should the proponent wish to pursue the proposal, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.
4	Rezoning	The submission requests that land along Kidman Way be rezoned to R1 General Residential. It argues the land has similar attributes to nearby land already identified for rezoning.	It is not recommended that Council proceed with rezoning the site. The site is located approximately 3 km from the Griffith CBD, and near existing water, sewer, and drainage infrastructure. It features flat land with no native vegetation. The land is currently used for agriculture but is constrained by nearby residential development to the east. There are no significant natural or physical constraints to development, including topographical or on-site limitations. The proposed lot size of 700m^2 (with sewer connection) is consistent with existing development patterns in West Griffith. However, the site is not identified for future residential growth in any key strategic plan. The proposal would alter the existing urban-rural fringe currently defined by Harward Road, extending residential development further west. This area lies closer to land containing conflicting uses, including the Griffith Saleyards and the Sewage Treatment Plant. While the General Amendment Planning Proposal establishes the western urban boundary at the rear of lots fronting Harward Road, this proposal seeks to move that boundary further west. As such, it may set a precedent for continued urban expansion into rural land. Should the proponent wish to pursue the proposal, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.
5	Rezoning	The submission requests the rezoning of four sites for residential purposes. These sites include: • Site A – the south-western side of Middleton Avenue between Walla Avenue and Little Road, South Griffith; • Site B – the southern side of Oakes Road between Jondaryan Avenue and Overs Road, Yoogali;	It is not recommended that Council proceed with rezoning any fo the sites. Site A is located approximately 3km from the CBD and is in close proximity to all essential services, subject to detailed investigations. It comprises agricultural land that is constrained by existing and planned residential development at the south-western edge of the Griffith urban area. The land is flat, lacks native vegetation, and presents no significant topographical or on-site constraints to development. The proposed lot sizes — around 600 m^2 with sewer connection — are consistent with the established development patterns in Murrumbidgee Estate to the east and Pioneer to the north, and the rezoning could be viewed as a logical 'rounding out' of the urban area. However, rezoning would shift the current urban-rural fringe, which is defined by Middleton Avenue and Walla Avenue. Rezoning at this time may be premature given the direction in current strategic plans and the Draft Griffith Local Housing Strategy 2025, which confirms there is already sufficient zoned and identified

No.	Issue	Summary of Submission	Comments and/or Recommendation
		• Site C – both sides of Calabria Road between Citrus Road and Rankin Springs Road, Collina; • Site D – the northern side Jones Road between Boorga Road and Smeeth Road, Nericon.	land to meet projected housing needs through to 2046. Early rezoning risks creating fragmented development and placing pressure on infrastructure delivery. Site B is located approximately 2 km from the CBD and benefits from strong pedestrian connectivity to nearby retail and entertainment facilities, including a supermarket, cinemas, and large-format retail outlets. It has frontage to Oakes Road, with the potential to support commercial activity in the northern section of the site and other compatible uses, including residential, towards the southern end. The site is currently zoned for commercial use and was previously identified as a 'Highway Service Zone' in the 2002 Griffith LEP. While it does not currently support residential development, its proximity to key services and the CBD suggests that a mixed-use outcome may be viable. However, the site is not identified for future residential growth in any key strategic plan. The 2023 Employment Lands Strategy did not provide justification for changing the role and function of this site, and introducing residential uses through a rezoning to B4 Mixed Use would reduce the site's potential employment floor space. Site C is located approximately 1 km north of the Lake Wyangan growth area, within a locality characterised by rural lifestyle lots ranging between 1 and 3 hectares. It comprises agricultural land connected to Murrumbidgee Irrigation's supply and drainage infrastructure, though its productivity is limited by the adjoining R5 zoned land to the west. The land has been highly modified due to its current use as a citrus orchard and grape farm and is unlikely to contain significant biodiversity or cultural heritage values. The site is flat, with no notable environmental or topographical constraints, and the proposed lot sizes of 1–2 hectares with onsite sewer systems aligns with the development pattern established along Mancini Drive and Fawcett Drive. Strategically, the site was previously identified for investigation for rural residential purposes in the GS2030 (2030+ timeframe), but it is not identified for future residential development in the LSPS or the Large Lot Supply and Demand Analysis and Strategy. Rezoning the land would shift the existing urban–rural fringe, currently defined by the eastern boundary of the Mancini Drive subdivision. While the proposal could be seen as a logical extension of the existing pattern of development, rezoning at this time may be premature. The Draft Griffith Local Housing Strategy 2025 confirms there is already sufficient zoned and identified land to meet projected housing needs through to 2046, and facilitatign this proposal may risk fragmented development and inefficient infrastructure delivery. Site D is a large, flat parcel of land with good road access, located close to the CBD and adjacent residential areas. It is well positioned near Council's water and sewer infrastructure. The land is currently used for agriculture but its productivity is constrained due to its proximity to existing and future residential development. It contains only limited native vegetation and has no significant topographical or on-site constraints. While part of the site is subject to 1-in-100-year flood risk, this can be addressed through a flood assessment at either the rezoning or development application stage. The proposed lot sizes – around 700 m^2 with sewer connection – are consistent with development patterns in the Bugno Precinct and Collina and reflect a logical extension of urban growth in the area. Strategically, the site has a history of being identified for future residential development, including its designation as 'Investigation – Low Density Residential (2030+)' in both the LSPSand the GS2030. It was

No.	Issue	Summary of Submission	Comments and/or Recommendation
			also previously zoned 1(i) – Investigation under the Griffith LEP 2002. While the site's current zoning for primary production is no longer considered suitable given its urban context and fragmented landholdings, the proposed rezoning may be premature. The Draft Griffith Local Housing Strategy 2025 confirms that sufficient zoned and identified land exists to meet housing needs through to 2046. Advancing this rezoning ahead of strategic timeframes risks undermining coordinated land release, creating fragmented development, and placing pressure on infrastructure delivery. Should any of the proponents wish to pursue the proposals, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.
6	Rezoning	Rezoning request for land along Todd Road, Lake Wyangan, from RU4 Primary Production Small Lots to RU5 – Village. A preliminary design of a potential subdivision has been provided.	An administrative mapping error during the 2014 LEP update resulted in these lands being excluded from the expanded Lake Wyangan village boundary. To correct this, a Planning Proposal was prepared; however, the Department of Planning advised that a flood assessment would be required due to the presence of a mapped floodway on the site. To prevent delays to other LEP amendments, the land was removed from the original proposal. It is recommended that Council prepare and submit a site-specific Planning Proposal to the Department to rezone the land to RU5 Village. The proposal should include a concept subdivision layout that positions building envelopes outside the floodway and provides appropriate buffers to nearby agricultural operations.
7	Rezoning	The submission requests the rezoning of land in Lake Wyangan to permit the landowner to subdivide their house from the remainder of the farm.	It is not recommended that Council proceed with rezoning the site. The site is currently zoned RU4 Primary Production Small Lots, with a minimum subdivision lot size of 5 hectares. At 3.7 hectares, the site does not meet this requirement, and subdivision to allow a dwelling is not permitted under the Griffith LEP 2014. The surrounding area is similarly zoned and supports active horticultural and viticultural uses. In this context, reducing minimum lot sizes or applying an alternate zoning is not supported without clear strategic justification.
8	Rezoning	The submission requests the rezoning of land along McCormack Road, in Yoogali, to R5 Large Lot Residential, arguing the site is no longer used for intensive farming and is well-suited for residential development. The submission highlights the site's proximity to the CBD, existing infrastructure, and the transitioning nature of surrounding land.	It is not recommended that Council proceed with rezoning the site. The Draft Griffith Local Housing Strategy 2025 confirms there is already sufficient land zoned to meet housing needs through to 2046. Rezoning now may be premature and risk fragmented development and infrastructure pressures. Should the proponent wish to pursue the proposal, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.

No.	Issue	Summary of Submission	Comments and/or Recommendation
Griffith Worker and Housing Shortage Taskforce (Draft) Report on Strategies to Increase Housing Supply (September-October 2024)			
9	Secondary dwellings	The submission raises concerns about protecting neighbourhood character during the development of secondary dwellings, ensuring affordability in development incentives, supporting nearby areas in the event of pilot program failure, promoting diverse housing types including multi-unit and farm-based worker accommodation, and strengthening compliance through inspection fees.	Ensure the secondary dwelling pilot project proposed as part of the *Report on Strategies to Increase Housing Supply* includes clear compliance with key standards, and review its outcomes before considering permanent adoption. Incorporate a review of development application and approval fees into any broader review of local development approval processes. Explore partnerships with rural landholders to deliver additional worker housing.
2019 Griffith Housing Strategy Review (November 2024-February 2025)			
10	Rezoning	The submission requests the rezoning of land along Leonard Road in Hanwood to allow for an expansion of the Hanwood village on its northern side.	It is not recommended that Council proceed with rezoning the site. The Draft Griffith Local Housing Strategy 2025 confirms that sufficient land is already zoned to meet projected housing needs through to 2046. This includes approximately 1,700 lots in key growth areas — such as Hanwood — that are currently available or nearing readiness for development. Introducing additional rezonings in identified growth areas at this stage may be premature. It risks increasing the amount of zoned residential land that remains undeveloped for extended periods, contributing to fragmented development patterns, and placing pressure on infrastructure delivery. The strategy also highlights the need to deliver a more diverse range of housing types to better respond to changing demographics and lifestyle preferences. Additionally, there is a clear need to prioritise housing for workers to support the city's ongoing economic growth. Further rezonings in growth areas would not directly support these strategic priorities. Should the proponent wish to pursue the proposal, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.
11	Rezoning	The submission requests Council reconsider the rezoning of land along McCormack Road, Yoogali, to R5 Large Lot Residential. The submission includes a concept master plan to buffer surrounding agricultural uses	It is not recommended that Council proceed with rezoning the site. The Draft Griffith Local Housing Strategy 2025 confirms there is already sufficient land zoned to meet housing needs through to 2046. Rezoning now may be premature and risk fragmented development and infrastructure pressures. Should the proponent wish to pursue the proposal, they may submit a planning proposal consistent with the Section 9.1 Ministerial Directions and the NSW Government's *Local Environmental Plan Making Guideline – August 2023*.

No.	Issue	Summary of Submission	Comments and/or Recommendation
		and aims to increase the supply of large residential lots.	
Draft Griffith Housing Strategy 2025 Public Exhibition			
12	Housing Diversity	The submission notes that greater housing diversity, specifically apartments within the CBD, is required to support the retention of youth and skilled professionals.	**Note the Submission** The current zoning of land in the CBD and in other urban residential areas permits apartment buildings also referred to as residential flat buildings.
13	Housing Diversity	The submission requests Council explores opportunities to provide greater housing diversity in the region to support the full range of needs of the community. Suggests Council should consider sustainability, cultural needs, and liveability and think outside the box on how to deliver houses faster.	**Note the Submission** The Housing Strategy contains several actions to address the submission. Refer to page 50 of the Draft Griffith Housing Strategy 2025.
14	Rezoning	The submission requests rezoning of 140 McCormack Road, Yoogali to R5 – Large Lot Residential with a minimum lot size of 3000m^2.	**Note the Submission** and reiterate that a developer driven Planning Proposal could be submitted by the landowner. However, the Department of Planning, Housing and Infrastructure (DPHI) requires the rezoning of rural land to residential in most instances to be based on a strategy which identifies a need for additional land for a certain use. The Draft Griffith Housing Strategy does not identify a need for additional R5 zoned land. A review of the submission provided by Habitat Planning is available in Appendix 4 of the Draft Griffith Housing Strategy. It should also be noted that Council has been very proactive in rezoning land to R5 for large lot residential purposes including preparing the Large Lot Residential – Supply and Demand Analysis and Strategy in 2022 to inform a LGA wide general amendment to LEP. Since this time there has been substantial take up of R5 zoned lands including the following: 1. DA 41-2024 – 28 lots (4000m2 on R5 zoned land) – approved and subdivision works certificate under preparation 2. DA 73-2024 – 20 lots (4000m2 on R5 zoned land) - approved and subdivision works certificate under preparation 3. DA 172-2022 – 22 lots (3000m2 - 4000m2 on R5 zoned land) - approved and subdivision works underway

No.	Issue	Summary of Submission	Comments and/or Recommendation
			4. DA 16-2025 – 58 lots (4000m2 – 1ha on R5 zoned land) – Approved 5. DA 282-2020 – 16 Lots (4000m2 on R5 zoned land) – approved and subdivision works certificate under preparation 6. DA 187-2023 – 28 lots (4000m2 on RU5 zoned land) - approved and subdivision works certificate under preparation The above developments equate to 162 lots. There are several other subdivisions with 3-5 lots on R5 zoned land approved in Griffith as well. Based on recent trends, Griffith averages around 18 R5 lots developed (houses constructed) per year. As such, we appear to have around a 10 year supply of DA approved R5 lots in the pipeline. It would be difficult to assert there is a shortage presently given the trends in development approvals on R5 zoned land. Council has received requests over the last five years from several landowners on the periphery of Griffith to request an R5 zoning. Based on Council's extensive strategic planning exercises, staff must reiterate to these land owners as well that, at this time there is a sufficient supply of land available for 3000 – 4000m^2 lots in Griffith. Should take up of these lots increase in the future, there may be an argument to zone additional land when supply diminishes.
15	Housing	The submission notes support for the Griffith Housing Strategy and commends Council's community engagement. The submission is supportive of the 4 key priorities, and is overall supportive of medium density housing, lower cost housing, housing diversity, support housing for workers and focused growth in designated areas.	**Note the Submission.**
16	Proposed Amendments	The submission requests Council amends Appendix 5 – Clause 5 to the following: *To support a more timely and pro-active approach to housing delivery, we propose a variation to this mechanism that would enable a more responsive approach to urban land release: e) The release of Stage 2 of the Collina, Hanwood, Yenda, and Lake Wyangan Master Plan areas*	**Note the submission.** The request is not feasible. The release of development land in Hanwood is subject to Part 6 of the Griffith LEP which is an Urban Release Area (URA) overlay clause which requires development to proceed in a logical, coordinated, efficient and cost-effective manner in growth areas. Land cannot be released until the following has occurred: • A Master Plan is prepared (public consultation complete and submissions being reviewed) • A Contribution Plan is prepared for the release area to ensure the fair, transparent and equitable funding of main road, drainage and open space works. • A Development Control Plan is prepared with the necessary development controls to meet Clause 6.3 (3) of the Griffith Local Environmental Plan 2014 (GLEP). Should the Hanwood Stage 2 release area identified in the Griffith Land Use Strategy Beyond 2030 be rezoned as per the recommendations in Appendix 5 of the Draft Griffith Housing Strategy, a URA overlay

No.	Issue	Summary of Submission	Comments and/or Recommendation
		should only occur when 80% of the lots in Stage 1 have been granted a Subdivision Certificate from Council. However, should development applications for the subdivision of at least 80% of land holdings in Stage 1 not be received by Council at the time the LEP amendments proposed in this Strategy are made, Council will consider Proponent-led Planning Proposals to facilitate additional housing supply and affordability for sites identified in Council's strategic framework.	would also be located over these lands. The above requirements would need to be met prior to the release of land. The same approach has been taken in Collina and Lake Wyangan Growth Areas. It should be noted that Hanwood Developments Pty Ltd has submitted a site-specific Planning Proposal to Council for these lands which is presently under internal review. Further submissions/documents have been lodged relating to this submission post-public exhibition, referencing the Housing Need and Demand Assessment Report prepared by REMPLAN dated November 2024 (prepared prior to public exhibition of the draft housing strategy) as well as a Griffith Housing Needs Addendum Report prepared by GYDE Consulting dated September 2025. A peer review of these documents was undertaken to consider the points raised and any required changes to the Housing Strategy. Refer to Appendix 6 of the Draft Griffith Housing Strategy 2025 for the full reports and peer review.
17	Proposed Amendments	The submission requests Council amend the strategy to improve connection between the evidence base, objectives and proposed implementation measures related to the 4 key housing priorities, to strengthen requirements for future planning proposals in demonstrating strategic merit in accordance with Council's priorities for LEP amendments The draft strategy does not clearly identify infrastructure capacity issues and barriers to development or how these affect the feasibility of existing growth areas. It is recommended that the framework for sequencing development aligned with infrastructure delivery is clearly detailed in the draft strategy to guide the development of any future development servicing plan.	**Note the Submission** Council's existing growth areas were strategically identified in our 2013 Griffith Land Use Strategy Beyond 2030 (LUS) endorsed by the Department of Planning over 10 years ago. Council does not believe we need to go back and argue the feasibility of servicing these areas when this has already been done and endorsed by the government. We would refer the Department to the endorsed LUS: https://www.griffith.nsw.gov.au/files/sharedassets/public/v/1/cm-documents/griffith-land-use-strategy-beyond-2030.pdf The Draft Griffith Housing Strategy 2025 does not propose any additional growth areas. However, Council is presently preparing an updated Development Servicing Plan for all serviced areas of Griffith including our growth areas.

APPENDIX 5 PROPOSED GRIFFITH LOCAL ENVIRONMENTAL PLAN AMENDMENTS AP05

Planning Levers for Affordable Housing

1. Temporary Use of Land for Workers Accommodation and Affordable Housing

To provide for temporary accommodation of workers it is proposed to permit temporary use of land for residential accommodation in the form of multiple moveable dwellings for a period of two years in the following zones and subject to the approval of a development application:

- RU1 – Primary Production
- RU4 – Primary Production Small Lots
- RU5 – Village
- RU6 – Transition
- B2 – Local Centre
- B4 – Mixed Use
- B6 – Enterprise Corridor
- B7 – Business Park
- RE1 – Public Recreation
- RE2 – Private Recreation

At the completion of two years, the moveable dwellings would be required to be removed from the site and the site rehabilitated to its former state. However, a further development application could be submitted to extend this time should there remain a need for the dwellings. Any development under the proposed clause must be designed and sited to protect the amenity of the locality and require the preparation and submission of a plan of management for proposal with greater than three moveable dwellings.

Temporary use of land for moveable dwellings

(1) The objective of this clause is to provide for the temporary use of land for moveable dwellings if the use does not compromise future development of the land, or have detrimental economic, social, amenity or environmental effects on the land.

(2) This clause applies to land in the following zones—

a) *RU5 - Village*
b) *RU6 – Transition*
c) *B2 - Local Centre*
d) *B4 – Mixed Use*
e) *B6 – Enterprise Corridor*
f) *B7 – Business Park*
g) *RE1 – Public Recreation*
h) *RE2 – Private Recreation*

(2) Despite any other provision of this Plan, development consent may be granted for development on land in any zone for moveable dwellings for a maximum period of two years.

(3) Development consent must not be granted unless the consent authority is satisfied that—

a) *the temporary use will not prejudice the subsequent carrying out of development on the land in accordance with this Plan and any other applicable environmental planning instrument, and*

b) *the temporary use will not adversely impact on any adjoining land or the amenity of the neighbourhood, and*

c) *the temporary use and location of any structures related to the use will not adversely impact on environmental attributes or features of the land, or increase the risk of natural hazards that may affect the land, and*

d) *adequate arrangements have been made for the disposal and management of sewage, and*

e) *at the end of the temporary use period the land will, as far as is practicable, be restored to the condition in which it was before the commencement of the use.*

(4) A plan of management must be submitted with a development application for development for which this clause related which includes:

a) *management and supervision through on-site manager;*

b) *noise within the moveable dwelling or adjacent private or communal open space areas;*

c) *parking for cars; and*

d) *cleanliness and maintenance.*

2. Amend Clause 4.1B to Permit Lot Size Averaging in Residential Zones

Developers are pursuing a mixture of lot sizes and types to support various household incomes. Through the use of lot size averaging developers can strategically locate and design smaller lots and medium density nodes. Prescribing a minimum lot size to large parcels of land constrains lot diversity and does not support affordability. A lot size averaging clause would ensure growth areas maintain the same Equivalent Tenements for water, sewer and electrical while creating 400-500m^2 lots which are more affordable and larger 1000-1500m^2 lots for households with higher incomes which want larger allotments. The following amendments to Clause 4.1B (in red) would facilitate lot size averaging in residential zones:

4.1B Lot averaging subdivision in certain rural, residential and conservation zones

(1) The objective of this clause is to ensure that lot sizes and subdivision patterns conserve and provide protection for the environmental, agricultural and visual aesthetic values of the land by encouraging buildings to be appropriately sited and to allow variation in lot sizes to support housing affordability without an increase in lot yield.

(2) This clause applies to land in the following zones—

a) Zone RU4 Primary Production Small Lots,

b) Zone R5 Large Lot Residential,

c) Zone C4 Environmental Living,

d) Zone R1 General Residential

e) Zone RU5 – Village

f) Zone R3 – Medium Density Residential

(3) Despite clause 4.1, development consent may be granted for the subdivision of land to which this clause applies that requires development consent (whether or not the subdivision is under the Community Land Development Act 1989) to create lots of any size if—

a) *the average area of the lots resulting from the subdivision will not be less than the minimum size shown on the Lot Size Map for the relevant land, and*

b) *the consent authority is satisfied that the development retains, and is complementary to, the environmental and agricultural attributes of the land and its surrounds, and*

c) *the consent authority is satisfied that the intended use of each lot to be created by the subdivision has been demonstrated as being sustainable in regard to water supply, effluent disposal, solid waste disposal and soil type.*

3. Amend Clause 4.1A to Reduce Required Lot Sizes and Permit the Use of the Clause in other Residential Zones

The purpose of this amendment is to reduce the minimum lot size for dual occupancies or multi-dwelling houses and to add the RU5 – Village zone and the R3 – Medium Density Zone. Reducing the minimum lot size for dal occupancies or multi dwelling housing would permit smaller more affordable lot sizes to be created within existing residential areas. The following amendments to Clause 4.1A (in red) would facilitate reduced lot sizes for permissible dual occupancies and multi-dwelling developments.

4.1A Exceptions to minimum subdivision lot sizes for certain residential development

(1) The objective of this clause is to encourage housing diversity without adversely impacting on residential amenity.

(2) This clause applies to land in the following zones—

a) *Zone R1 General Residential*

b) *Zone RU5 – Village*

c) *Zone R3 – Medium Density Residential*

(3) Development consent may be granted to the subdivision of land to which this clause applies on which is lawfully erected multi dwelling housing or a dual occupancy if—

a) *as a result of the subdivision, only one dwelling (being a dwelling house, a semi-detached dwelling or an attached dwelling) is located on each lot resulting from the subdivision, and*

b) *the size of each lot resulting from the subdivision is equal to or greater than—*

(i) for a semi-detached dwelling or an attached dwelling—300 square metres, or

(ii) for a dwelling house—~~400~~ 350 square metres.

(4) Development consent may be granted to a single development application for the erection of multi dwelling housing or a dual occupancy on land to which this clause applies and the subdivision of that land into 2 or more lots if—

a) *as a result of the subdivision, only one dwelling (being a dwelling house, a semi-detached dwelling or an attached dwelling) is located on each lot resulting from the subdivision, and*

b) *the size of each lot resulting from the subdivision is equal to or greater than—*

(i) for a semi-detached dwelling or an attached dwelling—300 square metres, or

(ii) for a dwelling house—~~400~~ 350 square metres.

4. Increase the permissible size of secondary dwellings – Clause 5.4

Presently, secondary dwellings can be constructed at a maximum of 60m^2 or 50% of the total floor area of the principal dwelling. Council would like to increase this to 100m^2 to promote more two-bedroom granny flats for couples or small families.

5.4 Controls relating to miscellaneous permissible uses

(9) Secondary dwellings on land other than land in a rural zone If development for the purposes of a secondary dwelling is permitted under this Plan on land other than land in a rural zone, the total floor area of the dwelling, excluding any area used for parking, must not exceed whichever of the following is the greater—

a) ~~60~~ 100 square metres,

b) 50% of the total floor area of the principal dwelling.

5. Address 'Land Banking' in Growth Areas – Rezone Stage 2 of Growth Areas with an Urban Release Overlay

The purpose of this action is to ensure land in Stage 1 of the following growth areas is not actively 'land banked' by owners or developers:

- Collina
- Hanwood
- Yenda
- Lake Wyangan

Part 6 of the GLEP 2014 relates to Urban Release Areas (URAs). All Stage 1 land in our growth areas are covered by a URA. Stage 2 lands have yet to be rezoned or covered by a URA. The URA requires that prior to the release of land several factors are considered. These factors are considered by Council in the master planning and contribution planning for a growth area. This has been completed for Lake Wyangan and Collina for both Stage 1 and Stage 2. The Griffith Residential DCP contains a Staging Plan which requires that 80% of Stage 1 land must be granted a Subdivision Certificate prior to the release of Stage 2. This has been the common approach since 2002 for Growth Areas in Griffith. Council proposes to add a caveat into this Staging Plan with a Sunset Provision:

> e) The release of Stage 2 of the Collina, Hanwood, Yenda, and Lake Wyangan Master Plan areas should only occur when 80% of the lots in Stage 1 have been granted a Subdivision Certificate from Council. However, should development applications for the subdivision of a minimum of 80% of land holdings in Stage 1 not be granted within five years (2030), Council would review the Staging Plan to permit the release of Stage 2 land. Council, at its discretion, can release additional lands in Stage 2 by amending the Staging Plan and this Development Control Plan.

APPENDIX 6 PEER REVIEW OF FURTHER SUBMISSION

AP06

GYDE

27 June 2025

Mr Brett Stonestreet
General Manager
Griffith City Council
PO Box 485, Griffith NSW 2680
admin@griffith.nsw.gov.au

Dear Mr Stonestreet,

SUBMISSION – PUBLIC EXHIBITION OF THE DRAFT GRIFFITH HOUSING STRATEGY 2025

This submission is made on behalf of Hanwood Developments Pty Ltd in response to *the draft Griffith Housing Strategy 2025*, prepared by PSA Consulting for Griffith City Council. We acknowledge and commend Council for the work undertaken to date in preparing the strategic planning framework necessary to provide a strong foundation for addressing housing supply and affordability.

Hanwood Developments Pty Ltd is a special purpose vehicle (SPV) of the Cite Group and has entered contracts to be a key landowner within the Hanwood release area (Figure 1). With a 20-year track record, Cite Group has successfully delivered more than $600 million in residential and mixed-use projects and currently has a growing pipeline exceeding $1 billion of developments with a primary focus on master planned estates and medium density Build to Rent mixed use apartments. This depth of experience highlights Cite Group's proven capability in delivering high-quality developments across a range of locations.

Figure 1: Hanwood Growth Area Concept Master Plan - Proponent's site outlined in green
(Source: GCC, amended by Gyde)

Level 6, 120 Sussex Street, Sydney NSW 2000
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gyde.com.au

GYDE

The draft Housing Strategy recognises that housing affordability remains a persistent challenge, with low vacancy rates and rising prices placing growing pressure on households, particularly renters and those on lower incomes. In response to these challenges, the draft Strategy identifies four key priorities:

- increasing housing supply and improve affordability
- expanding housing choice to reflect diverse needs
- supporting housing for workers and economic growth
- promoting well-located, well-designed, and context-sensitive housing.

Expanding housing choice

Building on these priorities, Hanwood Development Pty Ltd has a vision for the land identified as Stage 2 in the Hanwood Growth Area which is both ambitious and responsive to the pressing need for greater housing supply, diversity and affordability. Our aim is to deliver a diverse, market-responsive land use outcome that aligns with both current and emerging community needs. In this regard, a Concept Master Plan for the expansion of the existing Hanwood Village (Figure 2) has been prepared and forms the basis of a Planning Proposal submitted on the NSW Government Portal.

Delivery of this Concept Master Plan will expand housing choice to reflect diverse needs. However, implementation will require more than just the introduction of dual occupancy development. It will require flexibility in the permissible uses and minimum lot sizes generally associated with the RU5 zone. This flexibility is essential to improve housing affordability, which is critical to supporting Hanwood's role as a significant employment area.

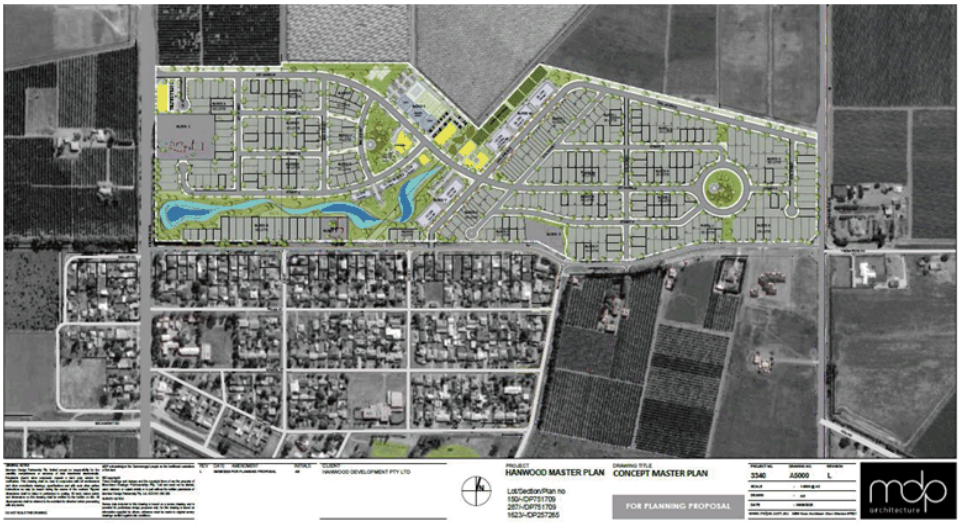

Figure 2: Concept Masterplan
(Source: MDP Architecture)

Increasing housing supply

A Need and Demand Assessment prepared by REMPLAN (2025) on behalf of Hanwood Developments, highlights the demand for additional supply and smaller more diverse smaller households in Griffith.

As a general guideline, a key planning objective of Councils across Australia is to maintain a land supply pipeline that supports 25-30 years of strategic planning and development. This includes having 5-10 years of land supply either ready for market or in the process of being approved, zoned, or identified as probable for

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development. Additionally, there should be an extra 10-15 years of land supply that is zoned, has a development application, or has clear intent to develop.

REMPLAN modelled three scenarios with different annual lot take-up rates to estimate sensitivity of supply based on varying levels of demand in Griffith LGA:

- Low Scenario: 76 dwellings per year from 2021 to meet 12,711 dwellings by 2046 (Forecast.id)
- Medium Scenario: 98 dwellings per year from 2021 to meet 13,238 dwellings by 2046 (REMPLAN)
- High Scenario: 130 dwellings per year from 2021 to 14,160 dwellings by 2041 (NSW DPE)

While theoretical supply ranges from 22 to 37 years if all zoned land is developed, it is clear this is an unrealistic outcome. At a 50% delivery rate (which is above the NSW average of 43.7%), supply drops to 11 to 19 years. Under a medium conversion scenario, and without the redevelopment of the Proponent's site, housing supply could fall to just 6 years.

A nuanced focus on the forward pipeline of housing supply is critical. Despite the rezoning of Hanwood Stage 1 for residential purposes in 2014, tangible progress has been extremely limited. Over a decade later, the area remains largely undeveloped, with two of the three farms remaining in active agricultural use, and only partial subdivision approval for 5 large lot (4 x 1 acre and 1 x 2 acre parcels) has occurred on the third.

More generally, the number of residential building approvals has fluctuated over the ten-year period, despite an overall trend of increasing dwelling approvals. Over the past 5 years, the average number of building approvals has been 121 per year.

The NSW Government Local Development Performance Monitoring data (Figure 3) highlights this trend, showing that while development applications have increased over the past decade, indicating intent to build, the comparatively slower growth in construction and subdivision certificates reveals significant delays in transitioning from approval to actual development.

This approach is particularly timely in light of the ongoing housing crisis. Nationally, only 173,000 dwellings were delivered in 2023, well below the estimated annual requirement of 244,000 (ABS, 2024). Locally, the Griffith housing market reflects this shortfall, with a vacancy rate of just 0.6% and a clear lack of land suitable for diverse and affordable housing.

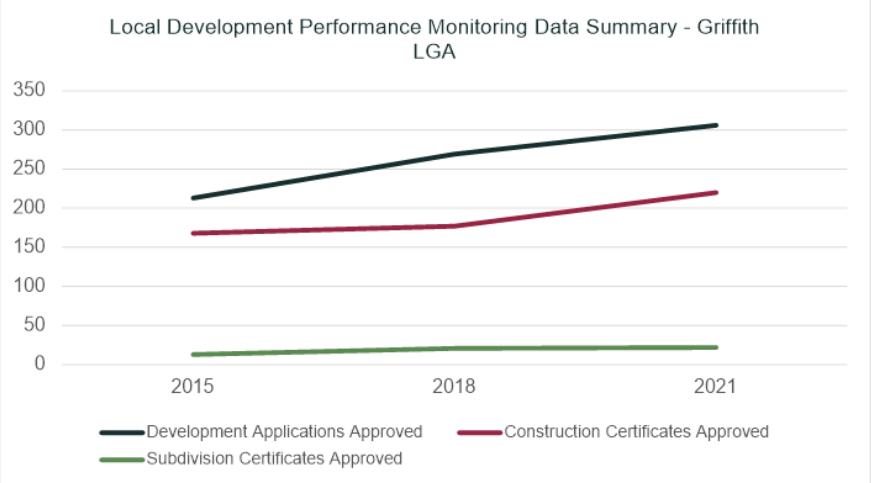

Figure 3: Summary of NSW Government LDPM data for Griffith
(Source: Gyde, informed by LDPM data)

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Implementation recommendations

The draft Strategy proposes an amendment to Part 6 of the Griffith Local Environmental Plan (GLEP) 2014 to apply an 'Urban Release Area Overlay' within the identified growth areas.

This mechanism is supported as it would enable Hanwood Stage 2 to proceed ahead of Stage 1 where development has been delayed or has not progressed in accordance with the Masterplan. However, as currently framed, this could only occur if development applications for the subdivision of at least 80% of land within Stage 1 have not been lodged or approved within five years, that is by 2030.

To support a more timely and pro-active approach to housing delivery, we propose a variation to this mechanism that would enable a more responsive approach to urban land release:

> *e) The release of Stage 2 of the Collina, Hanwood, Yenda, and Lake Wyangan Master Plan areas should only occur when 80% of the lots in Stage 1 have been granted a Subdivision Certificate from Council. However, should development applications for the subdivision of at least 80% of land holdings in Stage 1 not be received by Council at the time the LEP amendments proposed in this Strategy are made, Council will consider Proponent-led Planning Proposals to facilitate additional housing supply and affordability for sites identified in Council's strategic framework.*

Thank you for the opportunity to provide feedback on the draft Housing Strategy. Should you wish to discuss the contents of this letter, please do not hesitate to contact me.

Kind regards,

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Leonard Road Release Area, Hanwood

Need and Demand Assessment

Project undertaken for
Stimson Advisory

November 2024

Leonard Road Release Area, Hanwood

This project has been conducted by REMPLAN

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November 2024

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Disclaimer

All figures and data presented in this document are based on data sourced from the Australian Bureau of Statistics (ABS), and other government agencies. Using ABS datasets, the regional economic modelling software 'REMPLAN economy', has been applied to generate industrial economic data estimates. This document is provided in good faith with every effort made to provide accurate data and apply comprehensive knowledge. However, REMPLAN does not guarantee the accuracy of data nor the conclusions drawn from this information.

RESOURCES

All modelling has been undertaken using REMPLAN™ software that has been authored by Principal Research Fellow (ret.), Ian Pinge, at La Trobe University Bendigo.

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Executive Summary

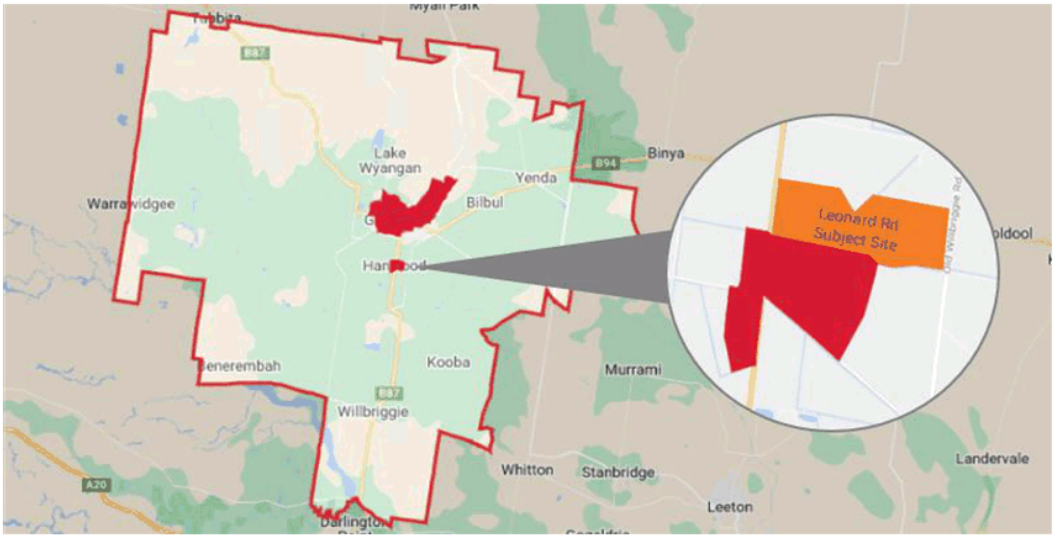
This report was commissioned by Stimpson Advisory in June 2024, to undertake a *Need and Demand Assessment* for the proposed residential development across three allotments, being 11300 Kidman Way; 43 Leonard Road; and 51 Leonard Road at Hanwood, Griffith.

Subject Site Overview

The proposed rezoning and residential development of the subject site, referred to as the Leonard Road Release Area, presents a strategic opportunity to address the growing demand for diverse, accessible, and affordable housing options in the region. The site is strategically located adjacent to Hanwood to its northern side as a natural extension to the village and is located approximately seven minutes' drive south of central Griffith. See *Figure 01*.

The subject site is proposed for approximately 455 dwellings, both detached and medium density, providing housing affordability and diversity of options. Currently, the site is zoned RU1 for primary production, however, it has been identified in the *Griffith Land Use Strategy Beyond 2030* for future rezoning between 2022-2030.

Figure 01 Hanwood Village and Subject Site



The site represents an opportunity for small and medium lots, designed to support the community's aspirations and needs and catering for a growing demand for affordable family homes and medium density living options, where such offerings are currently limited. The proposed development will ensure the availability of accessible, affordable and diverse housing options within Griffith LGA crucial to support the community and promote inclusive growth.

Strategic Planning Documents

The key policy document with implications for residential development is the *Griffith Land Use Strategy 'Beyond 2030'* (LUS), promoting a balanced urban expansion by extending development opportunities to Griffith and neighbouring villages like Lake Wyangan, Hanwood, and Yenda. Specific to Hanwood, the strategy outlines a plan for land release on the southern side of Leonard Road between Andreatta Road and Old Willbriggie Road (known as Hanwood Farms 1, 2 and 3) from 2013-2022. The subject site falls within land release from 2022 – 2030.

The *Griffith Housing Strategy 2019* (The Strategy) was commissioned by Council to address housing affordability and equity issues in the LGA. The Strategy identified medium density housing and smaller lot housing to be more affordable and offer more housing choice. Medium density housing is not prevalent in Griffith, consisting of less than 15% of all dwellings over the past ten years.

By providing a diverse range of lot sizes, the Leonard Road Release Area supports housing affordability and choice through the delivery of more affordable dwellings on smaller lots, which are in short supply in Griffith.

Population, Forecasts and Dwellings

The NSW Department of Planning and Environment (DPE) forecast the Griffith LGA population to be 31,641 by 2041, an increase of 4,568 residents from the 2021 population of 27,073. Over the five years from 2021-2026, DPE forecast the Griffith LGA increase by 0.43%, then more than doubling (0.9%) for each five-year period from 2026 to 2041. See *Figure 02*.

Council's independently modelled population and dwelling forecasts (Forecast.id) has the population increasing by 3,675 from 27,199 in 2021 to 30,874 by 2041. While these forecasts are 767 lower than DPE by 2041, they include high levels of growth from 2021 to 2026 (0.8%) with the rate of growth then slowing to around 0.5% between 2026 and 2041. These forecasts have the growth occurring in the short to medium term and slowing in the longer term, which is significantly different to the state projections. To support the upfront growth would require significant additional dwellings in the short to medium term.

In addition to this is the added complexity of seasonal itinerant workers, common to these regional areas where employment is offered for instance fruit picking and seasonal manufacturing. The population figures above relate to 'residential' population only, as such a large influx of seasonal workers can add to the demand for housing. Any such demand would be in addition to what has been identified as part of this report.

Figure 02 DPE and Forecast.id Population Projections

	2021	2026	2031	2036	2041	2021-41
DPE Projection	**27,073**	**27,647**	**28,908**	**30,260**	**31,641**	**4,568**
Growth		0.43%	0.90%	0.90%	0.90%	0.67%
Change		574	1,261	1,352	1,381	
Forecast.id	**27,199**	**28,266**	**29,284**	**30,147**	**30,874**	**3,675**
Growth		0.80%	0.70%	0.60%	0.50%	0.54%
Change		1,067	1,018	863	727	
DPE vs Forecast.id	**-126**	**-619**	**-376**	**113**	**767**	**893**

The age structure in Griffith LGA is forecast to change with aging in place, with an increase in older working and retirement age residents which is in part due to existing residents moving through the age cycle. In line with broader national trends, the average household size (number of persons per dwelling) is expected to decrease as the population ages, and an increasing number of lone-person households. This requires the provision of more housing with implications for supply, accessibility and affordability of dwellings as older residents tend to live in smaller low maintenance dwellings.

REMPLAN has also modelled population and dwelling forecasts, with the 2041 population being comparable to Forecast.id, *Figure 03*. By 2041 the forecast population is very similar - growth of around 3,670 residents, however the implied demand for dwellings to support this population is different: Forecast.id supporting 1,600 dwellings and REMPLAN modelling 1,946 dwellings. Average household size is key, as fewer persons per household will require more dwellings to support the same population.

Figure 03 Forecast.id and REMPLAN Population and Dwelling Projections

	2021	2026	2031	2036	2041	2021-41
Forecast.id						
Population	27,199	28,266	29,284	30,147	30,874	3,675
Dwellings	**10,803**	**11,240**	**11,661**	**12,049**	**12,403**	**1,600**
Avg Household Size	2.67	2.66	2.65	2.63	2.61	
REMPLAN						
Population	27,195	27,878	28,938	29,927	30,857	3,662
Dwellings	**10,797**	**11,232**	**11,739**	**12,243**	**12,743**	**1,946**
Avg Household Size	2.66	2.64	2.62	2.59	2.57	-

Market Overview

The *Griffith Housing Strategy 2019* underpins Council housing strategy, it promotes more affordable solutions to meet housing demand that is proximate to employment, services, affordability, amenity and lifestyle, including areas that are located to the southern part of Griffith. The urban growth area of Hanwood is within close proximity to both the existing and emerging industrial employment areas and more accessible to the existing growth areas situated to the north.

The *Land Use Strategy* identified plans for the release of land on the southern side of Leonard Road between 2013 and 2022. This land was zoned for R1 for general residential uses in 2014, however two of three lots in the site are still actively being farmed in 2024. Only the furthest lot, known as Farm 3, has been developed in the medium-term, with a development application approved for development of large rural residential lots on 40% of the site. Based on this, there has been no supply, or any likely future supply of small residential lots identified in Hanwood for development, providing a key opportunity for the Leonard Road Release Area to provide diverse land size and housing options for the market.

At present the only available land consists of a number of smaller land releases to the Central Griffith and to the east at Collina. Encouraging and facilitating residential development in Hanwood will encourage population growth, will provide affordable housing options in an area with a growing number of young workers and families, and support a sense of connectivity in the community.

Implications – Audit of available land supply

The latest population figures demonstrate that Griffith is expected to undergo steady population growth through to 2046, primarily driven by natural change (where births outnumber deaths almost two to one). Additionally, there is a projected increase in older working-age and retirement-age population, partly due to residents advancing through different life stages. It is critical to align the future supply of dwellings with the evolving demographic profile of the population to ensure that housing meets the needs of its residents effectively.

The *Griffith Housing Strategy and Housing Pipeline Audit* has an estimated 2,846 lots earmarked for residential development across Griffith LGA, comprising 1,752 in Griffiths' urban centre and an additional 1,094 in rural areas. The Leonard Road Release Area falls within the urban centre of the Land Supply Schedule Urban Centre – Griffith LGA July 2024. *Figure 04* summarises the total number of lots, including the proposed development of 454 lots on the subject site.

Figure 04– Land Supply Schedule Urban Centre – Griffith LGA July 2024

Griffith	Short	Medium	Long	Total
Central	26	13	153	**192**
South	84	507	48	**639**
Collina	356	110	-	**467**
Hanwood (Subject Site)	-	-	454	**454**
Total (Urban)	**466**	**631**	**655**	**1,752**
Lake Wyangan	185	-	763	**948**
Yoogali	55	-	84	**139**
Yenda	7	-	-	**7**
Total (Rural)	**247**	**0**	**847**	**1,094**

At face value there appears a generous supply of available land, however land identified or zoned for development does not always translate into residential development, within the proposed timeframe due to constraints such as overlay issues or challenges with owners' intent. The presence of long-standing undeveloped parcels identified in the *Griffith Housing Strategy* is the biggest challenge identified for Griffith around development sequencing, necessitating resolutions to meet housing demand.

Housing Affordability

Since 2015 housing affordability in Griffiths urban centre has consistently declined, from 81.3% of all dwellings, to only 29.2% in 2022. This has decreased even further for those on lower incomes to around 15%. In contrast, the proportion of affordable rentals has remained relatively consistent between 2015 and 2022. Conversely, this limits availability and turnover of rented dwellings.

There has been a 14% increase in the number of rented dwellings since 2016 as affordability continues to fall. This suggests a demand for affordable dwelling options with the rental vacancy rate now less than 1%. This figure has been consistent with the vacancy rate below 3% since 2010. This combined with lower housing stock has resulted in higher house prices.

Sensitivity Assessment

As a general guideline, a key planning objective of Councils across Australia is to maintain a land supply pipeline that supports 25-30 years of strategic planning and development. This includes having 5-10 years of land supply either ready for market or in the process of being approved, zoned, or identified as probable for development. Additionally, there should be an extra 10-15 years of land supply that is zoned, has a development application, or has proposed intent to develop.

Three scenarios with different annual lot take-up rates have been modelled below to estimate sensitivity of supply based on varying levels of demand in Griffith LGA.

- **Low Scenario:** 76 dwellings per year from 2021 to meet 12,711 dwellings by 2046 (Forecast.id)
- **Medium Scenario:** 98 dwellings per year from 2021 to meet 13,238 dwellings by 2046 (REMPLAN)
- **High Scenario:** 130 dwellings per year from 2021 to 14,160 dwellings by 2041 (NSW DPE)

The number of residential building approvals has fluctuated over the ten-year period, despite this it is evident that the overall trend of dwelling approvals is increasing steadily over time. Over the past 5 years, the average number of building approvals has been 121 per year, notably higher than the 10-year average of 94 dwelling per year.

Based on ABS dwelling approvals and building completions, the average conversion rate between 2013 and 2023 in Australia was 54.9% and 43.7% for NSW. This lower State average demonstrates an even more restricted dwelling supply.

Based on a conversion rate of 54.9%, the 5-year average of 121 approvals would equate to **66** additional dwellings being completed per year. This highlights the shortfall between approvals and completed dwellings, regardless of which of the dwelling demand scenarios is modelled, underlining the challenge of delivering actual housing supply in Griffith and emphasizing the need to meet housing demand effectively.

The *Griffith Housing Strategy* and *Housing Pipeline Audit* has identified significant supply of land parcels in the pipeline; however, Council has more recently acknowledged (in 2023) that not all lots identified in the supply estimates will be brought to the market due to land banking or the use of the land for other purposes including agriculture[1].

Based on the sensitivity assessment, including the subject site:

- If all parcels are developed and converted into dwellings, there is estimated to be between 21.9 and 37.3 years of supply across Griffith LGA. However, the likelihood of all parcels being developed unlikely.
- *If 80% of parcels are developed and converted into dwellings, there is between 17.5 and 29.9 years supply.*
- *If 50% of parcels are developed and converted into dwellings, there is between 10.9 and 18.7 years supply.*

If the Leonard Road Land Release is not developed using the **medium** scenario this results in **6 years supply**.

Conclusion

The actual level of growth that has been experienced over the last 10 years compared to what is projected for the next 25 years to 2046 has implications for Council being able to support a continued rate of growth into the future.

Population forecasts is relatively comparable across the State and Council's independent forecasts, however where it differs is an underestimate of actual dwellings, primarily relating to the level of dwelling conversions. This results in approximately **66** new dwellings per year, not the 121 dwellings approved on average over the past five years, resulting in **an under supply of dwellings** which results in a limited supply of housing.

The Griffith LGA has a demonstrated market and demographic driven demand for stock where 80% of sales have been on lots over 700 m^2 over the past ten years. A supply constrained market for product that is in demand by future residents can lead to supply and demand pressures, generally translating to increased prices and significantly impact of housing affordability. Over the past ten years affordability has dropped to less than 30% of all houses. While there is a large supply pipeline in Griffith, based on the lots greater than 700 m^2, the requirement to supply small to medium sized lots, which are more affordable is significantly limited.

This approach does not support a seamless supply of land to meet market demand for smaller more affordable lots and drives up prices and otherwise restricts available land. This has contributed to an evident lack of affordability and choice in the market demonstrated through the limited supply of housing choice and land currently on the market, particularly over the past five years.

Our professional view is Council should be aiming for solid growth of both housing choice through the provision of development fronts that can provide a choice of lot sizes, deliver appropriate housing product to suit future lifestyle and demographic needs. The release of new residential land, close to employment, education, open space and community services is now required to support further economic growth and promote housing affordability and choice.

[1] *Sourced from Griffith City Council Ordinary Meeting Business Paper 11 July 2023, pg.10*

Therefore, a change of zoning and sequencing of land is imperative to support future growth and provide both housing choice and more affordable housing options. The Leonard Road Release Area is considered appropriate to support the next wave of population growth and development in Griffith.

1 Project Overview

This report was commissioned by Stimson Advisory in July 2024, to undertake a needs and demand assessment to support the rezoning and residential development of the Leonard Road subject site located in Hanwood NSW. This report follows analysis from a previously commissioned opportunities assessment.

The needs and demand assessment provides an independent assessment of the supply and demand for residential land in Hanwood NSW, and more broadly Griffith LGA. The report includes:

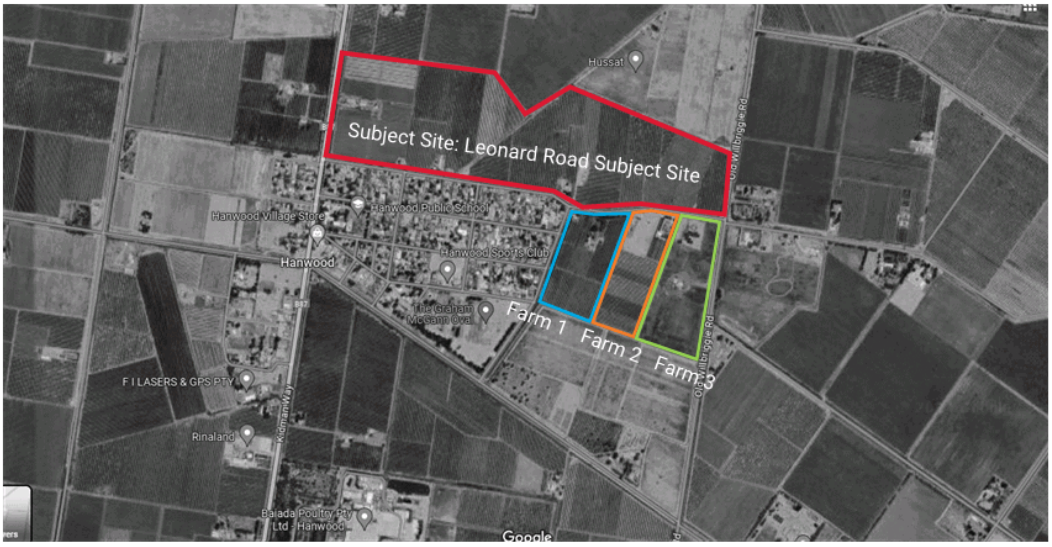
- **Demand assessment** – provides analysis of projected demand to support future population growth, market conditions which provide insights into how the residential market has been performing, and population and dwelling forecasts to 2046.
- **Supply assessment** – explores the size and depth of the residential market, identifying existing and potential land supply (existing, planned and proposed) for residential development.
- **Assessment of need** – provides an assessment of land supply, lot yields, demand and the need for the rezoning of the Leonard Road subject site to support population growth, and development of affordable and diverse housing in Hanwood and Griffith LGA.
- **Demographic overview** – provides an overview of demographics of Griffith LGA and the broader Riverina Murray region, and how this has changed between 2016 and 2021. This analysis can be found in Appendix A.

1.1 Project Background

Site Location

The subject area is referred to as the 'Leonard Road Subject Site' which adjoins the village of Hanwood on its northern side, see (Figure 1-1). The subject area incorporates three allotments including 11300 Kidman Way, 43 Leonard Road and 51 Leonard Road. Located just south of the Griffith central business district, the Leonard Road subject site is a natural extension of the existing residential area of Hanwood.

Figure 1-1 Leonard Road Subject Site



The Leonard Road subject site is located approximately 5 km (7-minute drive) south of the heart of Griffith's central business district which is home to key population serving businesses and infrastructure. The presence of the Charles Sturt University (Griffith), local schools (primary and secondary) and healthcare is critical to attract families and those in the retirement phase of life. In close proximity to the subject site Hanwood Public School (prep-year 6) and sporting facilities, along with Griffith Public School, Griffith High School, Marian Catholic College, Griffith Base Hospital, multiple age care services and facilities, retirement villages and early childcare centres just a short drive north in Griffith.

The subject site is proposed to contain a mix of small, medium and standard sized lots, medium density residential, local commercial shopping and a portion of larger commercial land. It will be landscaped to support local ecology, with the integration of flood mitigation. This report relates to the residential component of the project only.

Local Area and Surrounds

Griffith is a vibrant and culturally diverse city located approximately 570 kilometres west of Sydney and 360 kilometres north-west of Canberra. Griffith forms part of the Riverina Murray region in New South Wales along with nineteen other local government areas. The region is commonly referred to as the food bowl of Australia, comprising rich and productive agriculture land, with production of wine grapes, citrus fruits, and rice. Griffith is also located within the heart of the Murrumbidgee Irrigation Area (MIA), which is one of Australia's most productive agricultural regions. Griffith' role in the MIA is integral to the region's agricultural productivity, water management, research and innovation, and overall economic vitality.

In 2021, approximately 70.0% of residents in Griffith LGA lived in the central area of Griffith, while 2.4% resided in Hanwood just south of the Griffith central business district. The rest of the LGA is sparsely settled and includes several smaller townships that offer rural living and farming including Yenda, Yoogali, and Bilbul.

Griffith is a key population and employment centre for the surrounding region and is supported by industries such as manufacturing, agriculture, health care and construction. Griffith also boasts a dynamic multicultural landscape, characterised by prominent Italian, Sikh, Afghan, and Pacific Islander communities, making the municipality an attractive destination for migrants seeking a welcoming and inclusive environment.

Griffith is accessible via daily rail and coach services to Sydney and Canberra, via NSW Trainlink. Griffith is also connected to several highway networks, which play an important role in facilitating the movement of goods, services, and people to and from Griffith, enhancing its connectivity with neighbouring regions and contributing to the city's prosperity. These include Kidman Way, which connects Griffith to northern Victoria, the Newell Highway, which is a significant north-south route which is a major link between Queensland and Victoria, and Sturt Highway which crosses the Murray River, passes through Griffith, and connects to Wagga Wagga.

1.2 Proposed Development

The proposed development creates an alternative for the market, and brings contemporary, diverse and affordable housing product within short commuting distance of Griffith.

The site is ideally located adjacent to the village of Hanwood and benefits from a 'blank canvas' meaning that the lot layout will be designed in such a way to support the community's aspirations and needs. With agile workforce, changing population structures and climate condition, the creation of high quality, resilient and liveable communities are achievable through well thought through design that is well located to employment, education, sporting and green spaces.

The proposed approximate 415 lots bring a new mixture of lots less than 400m^2, between 400 m^2 and 700 m^2, with some larger traditional lots greater than 700 m^2. This is not currently offered in approved subdivisions in Griffith and unlikely to be retrofitted to existing staged development. To date the existing market has not been presented such choice to support housing diversity.

The mixture of lot sizes will be included in each stage of the development. Stages are expected to consist of 50 lots at a time, to meet market demand. It is expected that demand will be higher for the smaller lots, as they are not offered elsewhere, with 31 percent of lots being less than 400 m^2, 57 percent between 400 m^2 and 700 m^2 and 11 percent at approximately 700 m^2 or greater. The overall mixture will vary depending on the staging and market demand; however, it is important to note that within each stage there is expected to be a mixture of lot sizes to promote both housing choice and affordability.

The initial stage is expected to commence at Kidman Way and progress east towards Old Willbriggie Road. The rationale for this approach is that the existing infrastructure is concentrated along Kidman Way, minimising Council's need to fund any new infrastructure upgrades and trunk main extensions for water and sewer line. These costs would be borne by the developer and the extension of all necessary services thereby reducing potential financial strain on Council.

The design also takes into account the effective management of floodwaters and mitigates issues for the rest of Hanwood, with effective drainage management as an integral part of the design.

Overall, the proposed development creates a new market segment and presents an environmentally responsible, affordable housing option for the Griffith residential market

1.3 Implications

The Leonard Road Release Area is situated adjacent to the village of Hanwood and within close proximity to Griffith. It would provide easy access to employment, education, health facilities, sporting and open space. In addition to this, there are good transport links, both at a local level and further afield. The subject site would consist of approximately 415 lots or some 455 dwellings easily serviced with existing infrastructure and at no cost to Council.

To date there have been on average only 7% of small lots (< 400 m^2) created in the Griffith LGA, creating less choice in smaller more affordable and accessible housing. The Leonard Road Release Area offers a range of small and medium lots, with 31% or approximately 130 lots with a land size of less than 400 m^2, 57% or approximately 238 lots with sizes varying between 400 m^2 and 700 m^2 with the balance of approximately 47 lots with an area over 700 m^2.

The provision of smaller lots will provide much needed small and medium sized lots to address the need for more affordable housing options, particularly benefiting first home buyers and older persons. Additionally, it will cater to the growing number of smaller households as the population ages, providing suitable choices for 'empty nesters' and those looking to downsize. This is necessary to address demand for the changing population with a diverse range of lot sizes to meet the community's evolving needs.

There is existing strategic and Development Assessment policy, both at a state and local government level, supporting good planning and the provision of both infrastructure and housing, it is just not being implemented on the ground. Land which has been approved, in some cases to the subdivisional level, that dates back to the early 1990s is still being actively farmed. This indicates a failure in the application of planning policy, it reflects the intention of existing landowners.

Further to this is the time lag of developing approval land into 'on the ground' lots that can be sold and built on. Traditionally the time it takes to create new lots to bring to the market land, already with approval, can range in the vicinity of 18 months. This creates a 'lag' in the development pipeline, impacts on housing choice and affordability. Sometimes this is intentional and deliberately releasing land haphazardly can manipulate the market in the favour of the developer and increase prices.

The Leonard Road Land Release is expected to be stages at around 50 lots, with a mix of lot sizes offered to the market at each stage. The benefit of this approach leads to delivery of land in a seamless manner and creates a delivery pipeline that can react to market demand in a timely manner.

The master planned community can be seamlessly integrated with Hanwood and central Griffith and offers lots that are an innovative design and meet a missing market segment. This will enable Council to fulfill the *Griffith Housing Strategy* in relation to housing choice and affordability. This is explored further in the next section.

2 Planning and Strategic Documents

2.1 Griffith Housing Strategy

This study was commission by Council and adopted on 26 November 2019 as a result of Council's initiative to deal with both housing affordability and equity issues in the Griffith local government area. It is partly in response to work undertaken at a regional level and mostly in response to the evident decline in affordable housing choice.

The *Griffith Housing Strategy* is predicated on *"the biggest housing affordability issue facing Griffith in the large and increasing number of very low-income renting households in housing stress, and the general inability of the housing market to provide for such households"*.

The challenge that is clearly identified is ensuring there is sufficient supply of smaller, well-located dwellings to meet the projected need. Griffith's housing market is dominated by a static number of medium density housing, made up of flats and units and it are those types of dwellings that primarily could cater for the less advantage and lower income workers and pensioners.

The *Griffith Housing Strategy* concludes that there is a real need for smaller lot housing, based on continuing trends in housing construction in Griffith. This policy perspective by Council seeks to address both intervention and non-intervention of the housing market yet concludes that a 'market driven' approach (that is approval of smaller lots) is all that can reasonably be relied upon given the current policy regime available to Council.

It acknowledged that Griffith required 1,744 dwelling units to 2036 to satisfy the expected growth pressures of a population increase of 0.73%. Since this study was done the State government has revised their population growth projections to be 0.9%. This is now higher than this and even with the consideration of Council's own forecast by Forecast id sitting below the state government's figure at 0.6% more population is expected by 2036 and beyond. This report demonstrates that the realistic land supply under delivers and may not meet the 1,744 dwellings originally determined in the *Griffith Housing Strategy* and beyond.

The challenge that has clearly been identified here is ensuring there is sufficient supply of smaller, well-located dwellings to meet the projected need. Griffith's housing market has traditionally been larger detached houses, not a mixture of flats and smaller unit complexes, such as town houses that only form a static number of medium density housing. It is these types of dwellings that could primarily cater for the less advantaged and lower income workers and pensioners. There has been little growth in this segment of housing as the single level four-bedroom detached house dominates the housing industry with greater than 80% of all dwellings year on year making up the housing stock.

The Strategy based on a projected growth rate of around 0.7%, equates to approximately 1,744 new dwellings by 2036. Based on the projected demographic trends outlined by the Strategy, an increase in retirees and young professionals would result in 929 dwellings required for smaller households (one and two people) and 585 dwellings for larger family households. This expected demand for such housing mix has not changed and is supported throughout this report.

2.2 Riverina Murray Regional Plan 2041

This plan is the outcome of NSW Government work with councils, stakeholders and the community to achieve priority actions. This plan updates the *Riverina Murray Regional Plan 2036*, which provided the NSW Government's vision for land uses in the Riverina Murray region.

Figure 2-1 Riverina Murray Regional LGAs

The updated regional plan is a 20-year land use plan, with a targeted delivery focus on the next 5 years. It was prepared under the *Environmental Planning and Assessment Act 1979* and applies to the 20 LGAs that make up the region, of which Griffith is one. Since the release of this plan, amendments to planning legislation have elevated the importance of strategic planning at a regional level and local level in managing population growth and change.

The plan covers all facets of land use planning, including the natural environment, future hazards, housing and related infrastructure, industry, employment areas and town centres.

The vision for the region to 2041 will be implemented through objectives, strategies and actions for the three sections of the plan consisting of the environment, communities and places and the economy.

The subject site meets all aspects of the plan, in that it is located adjacent to the township of Hanwood, with minimal environmental impact, creates a sense of place and therefore community whilst providing affordable housing for a growing population. With more than 50% of the region's population spread between Albury, Wagga Wagga and Grifith, a growing population requires not just more housing, but a greater choice in housing to accommodate older people, smaller households, seasonal and temporary workers and tourists. Griffith is expected to continue to accommodate a larger proportion of the regional growth over the next 20 years.

Figure 2-2 Three key growth areas Riverina Murray Region

2.3 Griffith Local Strategic Planning Statement 2020

The *Griffith Local Strategic Planning Statement* (LSPS) September 2020 provides the land use planning vision for Griffith over the next 25 years. It highlights the characteristics that make Griffith special and outlines how the growth and change will be managed into the future.

The LSPS identifies the strategic planning work, the studies, strategies and plans which need to be completed to inform robust planning controls to ensure they protect and enhance the values and characteristics of the community. There are four themes which the LSPS adopts consisting of:

- Growing our city
- Valuing our environment
- Connectivity
- Love the lifestyle

Importantly these align closely with the *Riverina Murray Regional Plan* goals covered in the above section.

The principles behind the LSPS are:

Trust – we will ensure decisions are based on clear evidence and information. Through this process Council will be answerable to the communities and the people of Griffith.

Liveable – we will take care that our community's growth is ecologically sustainable to provide for future generations.

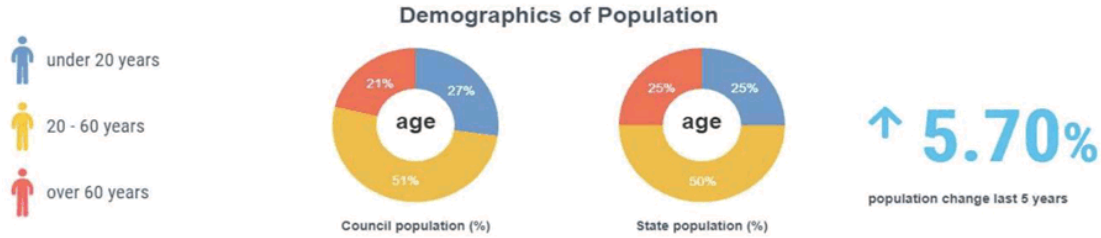
Fairness – we will ensure that services delivered to our community are appropriate, relevant and accessible.

Collaborative – we will actively involvement the people of Griffith to contribute to the planning the suture of Griffith.

Partnership – we will work together with the community and other partners in business and government to achieve our vision for Griffith.

The LSPS identifies Griffith as the regional centre of Western Riverina. This is supported by sound transport infrastructure and a diverse skills base drawn from a population that continues to grow. The demographics support a youthful and culturally diverse population which in turn supports a healthy retail and service sector.

Figure 2-3 Extract of Demographic Griffith Local Strategic Planning Strategy



The LSPS sits within a framework of strategic and other plans and is mainly informed by the *Community Services Plan* and the *Riverina Murray Regional Plan*.

Griffith is identified as a regional centre in the Regional Plan. As a regional centre, the Regional Plan suggests Griffith will accommodate growth over the next 20 years and that *"investment in major services, facilities and industrial activity will distribute the benefits of growth across all centres in the region"*

Griffith serves as the focal point for population and housing growth on the west of the region. It provides higher-order services including for business, office and retail uses, arts, culture, and recreation and entertainment.

Griffith has been identified with several priorities:

- Development of freight hubs
- Establishment of health precincts
- Promotion of education precincts
- Protection of the airport from encroachment of incompatible development
- To play a significant role in catering for housing demand, including providing for higher-density development to take advantage of existing services

Development of the subject site at Hanwood is in accordance with the plan's policy.

2.4 *Griffith Land Use Strategy* 'Beyond 2030' (LUS)

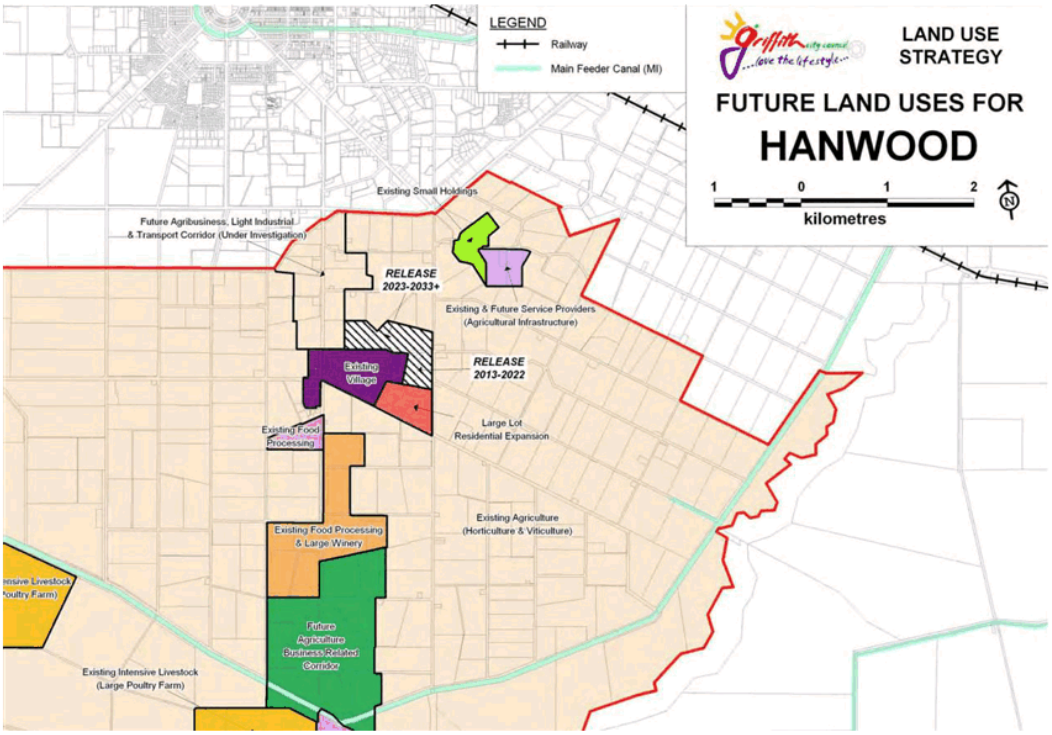
Commencing in 2007 Griffith Council embarked on a corporate process to establish a clear framework of achievable goals. The themes that encapsulated this vision was captured in 'Growing Griffith Beyond 2030'. One outcome was an Integrated Development Strategy. The Griffith Land Use Strategy incorporated information from sources such as GIS, ABS statistical data, field investigations.

The aspects investigated were

- Overview of Griffith and beyond
- Demographic Profile
- Population Growth Estimates
- Development Trends
- Subdivision
- Development Value
- Transport Networks
- Infrastructure
- Community Facilities
- Economy

The timeline for this strategy was in excess of 20 years. Figure 2.4 below shows Hanwood Village and identifies the subject site to the north as a land release area from 2023-2033.

Figure 2-4 Griffith Land Use Strategy - Hanwood



The Strategy was comprehensive in that it investigated the following:

- Flood prone land
- Fragmented urban form and land use interface
- Infrastructure limitations
- Environmental lands
- Bushfire prone land
- Topography
- Other constraints such as irrigation channels, salinity etc.

At the time there were two average lot sizes determined to be suitable for development. Urban lots (including villages) at around 750 m^2 and larger lots, commonly known as 'rural residential' at 3,000 m^2.

The Strategy provided balanced opportunities for the urban expansion, not just limited to urban Griffith, but also at the three villages of Lake Wyangan, Hanwood and Yenda. These were deemed suitable for future growth.

The village of Hanwood had a consistent land use pattern and with increased economic activity at wineries and food processing activities it was expected that demand would shift to this area. Any future growth was limited to the sites identified, of which the subject site forms part of, being north of the village. The sequencing of this was from 2023 onwards. To date the land identified as to be developed between 2013 – 2022 has only been developed in part, thereby not fulfilling the outcomes sought by this Strategy.

2.5 Implications

The Leonard Road Release Area has been identified for urban expansion in the *Griffith Land Use Strategy (Beyond 2030)* since 2012, when Council embarked on a process to establish a clear framework to achieve their goals through an Integrated Development Strategy. The subject site was identified as a release area for residential development between 2023 – 2033. This was to be preceded by land immediately adjacent and to the south of Hanwood, with an identified release timeframe between 2013 – 2022. The development of that area, known as 'Farms 1,2 & 3' has not eventuated as planned, with some large-scale residential lots at the far perimeter, with the remainer under agricultural production.

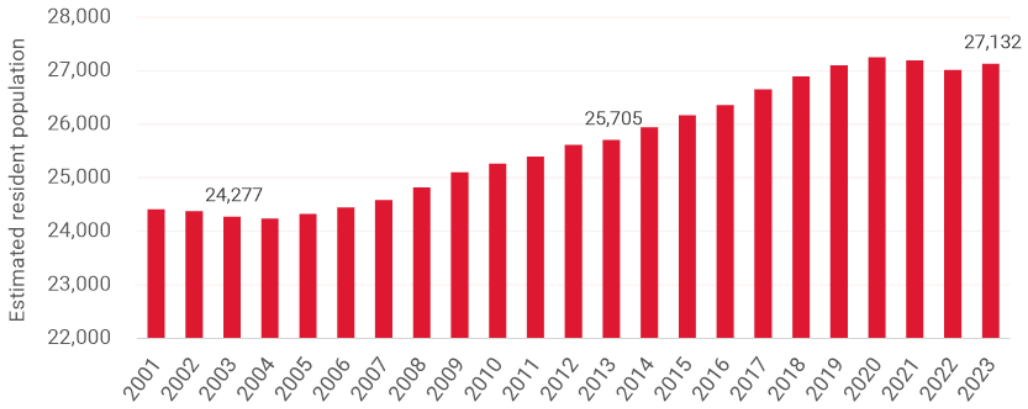
Council's strategic frame supports the development of the subject site and has embarked on developing a master plan of the Hanwood area which is yet to be released. It is understood that the subject site forms the third and last part of this master plan. The subject site already being identified for residential land release in the near future and the non-residential uses that prevail on 'stages 1 & 2' warrants a closer look at how the Council's master plan can be sequenced in the Hanwood area.

3 Population Overview and Forecasts

3.1 Population

In 2023, the Estimated Resident Population (ERP) of Griffith LGA was 27,132. This was an increase of approximately 0.5% (117 residents) on the previous year (27,015) and an uplift of the population decline over the past two years following the peak in 2020 of 27,249 residents.

Figure 3-1 Estimated Resident Population, Griffith LGA, 2001 - 2023



Source: ABS regional population

Figure 3-1 illustrates annual population estimates since 2001. During this period, the population of Griffith LGA increased by 2,720 residents, representing an average annual growth rate of 0.5%.

Strong population growth in Griffith LGA between 2013 and 2020 was primarily driven by a higher natural increase, with more births than deaths. However, by 2020-21 and 2021-22, the region saw a slight population decline due to reduced net migration caused by COVID border closures and restrictions. More recently, in 2022-23, the population grew by 117 residents, driven primarily by a natural increase (+172), despite net migration loss (-55).

Figure 3-2 Components of population change, 2018 to 2023

Year	Natural Increase	Net Internal Migration	Net Overseas Migration	ERP	Change
2018	220	-305	314	26,896	-
2019	193	-286	289	27,102	206
2020	190	-225	198	27,249	147
2021	200	-321	118	27,195	-54
2022	213	-616	223	27,015	-180
2023	172	-465	410	27,132	117

3.2 Population Forecasts

State Population Projections (NSW Department of Planning and Environment)

The New South Wales Department of Planning and Environment (NSW DPE) released their latest population projections in 2022:

- The Griffith LGA population is forecast to reach 31,641 residents by 2041.
- An increase of 4,568 residents is expected between 2021 and 2041 (compared to an increase of 2,720 residents between 2001 and 2023).
- Griffith LGA is projected to experience greater annual population growth through to 2041 compared to the last 20 years (0.8% compared to 0.5%).
- The median age of residents in Griffith is projected to increase from 36.4 years in 2021 to 38.7 in 2041, with a 46% increase (+2,111) in residents over 65 years.

Figure 3-3 NSW DPE population and dwelling projections

	2021	2026	2031	2036	2041	2021-41
Population Projection	**27,073**	**27,647**	**28,908**	**30,260**	**31,641**	**4,568**
Population Growth		0.43%	0.90%	0.90%	0.90%	0.67%
Population Change		574	1,261	1,352	1,381	-
Dwellings	**11,559**	**11,994**	**12,713**	**13,456**	**14,160**	**2,600**
Dwelling Growth		0.74%	1.17%	1.14%	1.03%	4.90%
Dwelling Change		435	719	743	704	-
Average Household Size	**2.56**	**2.52**	**2.49**	**2.46**	**2.44**	**-0.12**

To support population growth of an additional 4,568 residents between 2021 and 2041, NSW DPE expects Griffith LGA will require an additional 2,600 dwellings by 2041. This equates to approximately 130 dwellings per year. Concurrently, the average household size in Griffith LGA is projected to fall slightly, which is reflective of an ageing population where there are a higher number of lone person households and couple families with no children.

It's important to note that the NSW DPE projections do not necessarily reflect local market churn, which although difficult to predict, is when households move from one dwelling to another to meet their needs. A common example of this in regional areas is for residents to 'downsize' from a larger dwelling to a smaller low maintenance dwelling, which is common amongst regions with a proportion of residents ageing in place.

Council Independent Population Forecast (Forecast.id)

Analysis of Forecast.id population forecasts (2024) for the Griffith LGA provide further insight into the projected rate of population growth in the region through to 2046. See Figure 3-4.

By 2041, Forecast.id has forecast that the population in Griffith LGA will reach 30,874 residents, which is 767 residents lower than the NSW DPE projection of 31,641 by 2041. The population forecast by Forecast.id follows a trend of decreasing annual growth over the next 20 years, with annual population growth decreasing from 0.80% in 2021 to 0.50% by 2041.

Figure 3-4 Forecast.id population forecast

Population	2021	2026	2031	2036	2041	Change 2021-41	2046
DPE Projection	**27,073**	**27,647**	**28,908**	**30,260**	**31,641**	**4,568**	-
Growth		0.43%	0.90%	0.90%	0.90%	0.67%	-
Change		574	1,261	1,352	1,381	-	-
Forecast.id Forecast	**27,199**	**28,266**	**29,284**	**30,147**	**30,874**	**3,675**	**31,420**
Growth		0.80%	0.70%	0.60%	0.50%	0.54%	0.40%
Change		1,067	1,018	863	727	-	546
Difference DPE vs Forecast.id	**-126**	**-619**	**-376**	**113**	**767**	**893**	

The following highlights the differences between NSW DPE population projections and Forecast.id population forecasts for Griffith LGA:

- The Forecast.id forecasts are conservative, projecting an annual growth rate of 0.54% between 2021 and 2041, lower than the 0.67% estimated by NSW DPE.
- Between 2001 and 2021, the population of Griffith LGA increased by **2,783** residents.
- Forecast.id forecasts Griffith's population will increase by **3,675** between 2021 and 2041.
- NSW DPE project Griffith's population will increase by **4,568** between 2021 and 2041.

When analysing the Forecast.id population forecast through to 2046, Griffith's population is expected to reach 31,420 residents, of which 75.4% are expected to reside in Griffith's urban centre. To support population growth of 4,221 residents, Forecast.id estimate an additional **1,906 dwellings** will be required to support the growing population by 2046.

It is important to note that Forecast.id forecasts an increase of just 23 residents in the Hanwood – Tharbogang & District area between 2021 and 2046, equating to a 1.0% population increase over the 20-year period. Additionally, Forecast.id did not identify any development potential within the Hanwood area not taking into account Council's current work on master plans for Hanwood including stage 1 and 2 (knowns as Farms 1,2 & 3), plus the subject site (stage 3).

This projection by Forecast.id does not align with future growth expectations, given that Hanwood has several residential development sites identified in the ***Griffith Land Use Strategy 'Beyond 2030'*** (LUS). Future residential development would result in additional population in Hanwood.

The Griffith LUS, drafted in 2012, promotes balanced urban expansion by extending development to neighbouring villages, including Lake Wyangan, Hanwood and Yenda. For Hanwood, the strategy outlines a plan for land release on the southern side of Leonard Road, known as Hanwood farms 1, 2 and 3, to be developed between 2013 and 2022. The subject site falls within land release planned for 2022-2030.

Figure 3-5 Forecast id dwelling projections by small area

	2021		2046		Change 2021 -46	
Area	**Number**	**%**	**Number**	**%**	**Number**	**%**
Griffith (Central - South)	2,087	19.3	3,328	26.2	1,241	59.5
Griffith (East) - Collina	2,756	25.5	3,260	25.6	504	18.3
Griffith (North)	1,998	18.5	2,048	16.1	50	2.5
Griffith (West)	1,020	9.4	1,076	8.5	55	5.4
Hanwood - Tharbogang & District	**880**	**8.1**	**895**	**7.0**	**15**	**1.7**
Lake Wyangan - Nericon	429	4.0	436	3.4	7	1.6
Yenda - Beelbangera - Myall Park	854	7.9	869	6.8	14	1.7
Yoogali - Bilbul - Widgelli	779	7.2	799	6.3	20	2.6
Griffith City	**10,803**	**100**	**12,711**	**100**	**1,906**	**17.6**

Figure 3-5 highlights the variation in the number of dwellings projected by small area to support population growth. Notably, only an additional 15 dwellings are projected for the Hanwood-Tharbogang & District area, despite the identification of multiple development sites in the Griffith LUS. This discrepancy highlights that the projected dwelling increase does not fully capture the area's development potential as outlined in the Griffith LUS, which includes several residential sites earmarked for future growth.

REMPLAN Population Forecast

REMPLAN's population forecasts estimate growth of 4,610 residents in Griffith LGA by 2046. To accommodate this increase, an estimated 2,441 dwellings are required. While REMPLAN's population forecast is relatively aligned with that of Forecast.id, it is noteworthy that REMPLAN projects the need for 533 more dwellings than Forecast.id does. This discrepancy highlights REMPLAN's consideration for future household formation and age structure changes.

Figure 3-6 REMPLAN forecast vs. Forecast.id forecast, 2021 to 2046

	2021	2026	2031	2036	2041	2046	2021-46
REMPLAN							
Population	27,195	27,878	28,938	29,927	30,857	31,805	4,610
Dwellings	**10,797**	**11,232**	**11,739**	**12,243**	**12,743**	**13,238**	**2,441**
Avg Household Size	2.66	2.64	2.62	2.59	2.57	2.54	-
Forecast.id							
Population	27,199	28,266	29,284	30,147	30,874	31,420	4,221
Dwellings	**10,803**	**11,240**	**11,661**	**12,049**	**12,403**	**12,711**	**1,908**
Avg Household Size	2.67	2.66	2.65	2.63	2.61	2.59	-

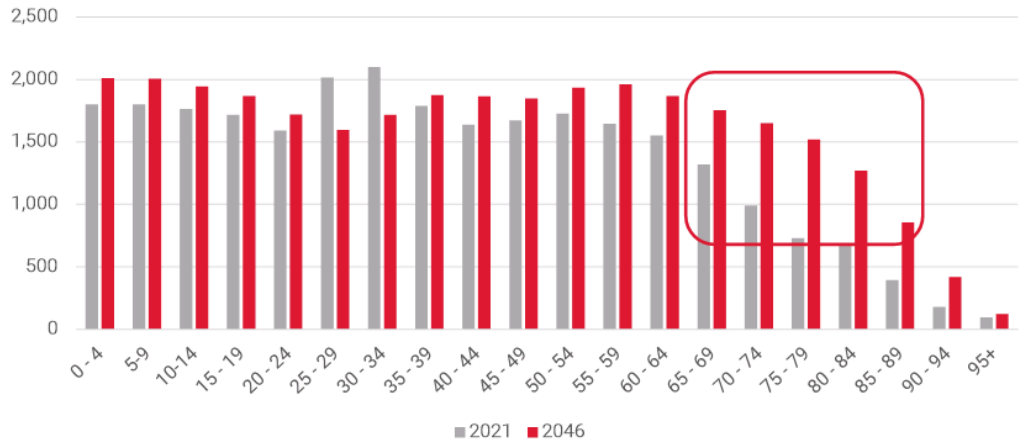
Relative to Forecast.id, REMPLAN's dwelling projections are higher and accounts for several key factors. Firstly, it anticipates smaller household sizes due to an ageing population, with more lone-person and couple-only households, increasing the overall demand for dwellings. Secondly, REMPLAN's analysis incorporates the impact of an ageing population on housing preferences, recognising a higher demand for smaller, low-maintenance homes suitable for older residents.

Additionally, REMPLAN considers the potential for greater market churn, where existing residents may more frequently to accommodate evolving needs, further driving the need for diverse housing options in Griffith LGA. This equates to demand for smaller household sizes in the future and would correspond with increased demand for housing from an ageing population. Understanding these nuances is crucial for projecting the number of dwellings required to house the future population in Griffith LGA. This is crucial for accurately projecting the number of dwellings required to support Griffith's future population growth and ensuring that housing meets the community's evolving needs.

The following chart illustrates the age structure of the population in Griffith LGA in 2021 and the forecasted age structure in 2046. Griffiths' population is expected to age, with the proportion of residents aged 70 years and over increasing from 11.3% of the total population in 2021 to an estimated 18.4% in 2046. This significant change is driven by residents moving through the life cycle and older individuals relocating to Griffith LGA from surrounding rural areas.

Given the ageing population in Griffith LGA, REMPLAN estimates the average household size will decrease from 2.66 persons per household in 2021 to 2.54 by 2046, therefore requiring more dwellings to support a similar population.

Figure 3-7 REMPLAN forecast by age



The forecasted age structure in Griffith is shaped by the current population ageing, births, deaths, and migration patterns, influenced by factors such as location, existing housing stock, and new residential developments. The proportion of young and school-aged children is expected to remain stable, maintaining the demand for housing near early years services and schools. Consequently, there will be an increased demand for affordable, family-suitable housing and low-maintenance dwellings for the ageing population, particularly in Griffith's urban centre.

3.3 Implications

Demographic shifts in the population of Griffith LGA play a pivotal role in shaping current and future housing demand as new and existing residents' needs and preferences evolve. Understanding these dynamics is essential for effective strategic planning and ensuring diverse housing requirements are met in Griffith LGA.

Griffith LGA's housing demand is unique compared to other regional cities, driven by its young working population, including many families with children and highly skilled young professionals. This has led to a lower median age, higher educational attainment, and increased median incomes, for some and at the same time a large influx of unskilled labourers. The region has also seen significant growth in residents over 65 years. Despite the increased median incomes for some, a considerable portion of the population still earn modest incomes, making them sensitive to housing costs and the rising cost of living. Ensuring accessible, affordable,

and diverse housing options is essential to support these cohorts and promote inclusive growth in Griffith LGA. Explore more demographic insights in *Appendix A - Demographic Overview*.

The differing population and housing projections by NSW DPE, Foecast.id and REMPLAN have significant implications for urban planning and infrastructure development in Griffith LGA. NSW DPE's projection of a 4,568-resident increase by 2041 necessitates an additional 2,600 dwellings, which equates to 130 dwellings per year. This substantial demand emphasises the need for proactive strategic planning to ensure sufficient housing and infrastructure are available to meet the needs of the growing population. REMPLAN's forecast of 4,610 new residents by 2046 and the requirement of 2,441 additional dwellings is conservative compared to the State projections but underscores the impact of an ageing population and market churn on housing demand, highlighting the need for smaller, low-maintenance and diverse housing options. Council's independent forecast by Forecast.id has identified a slightly lower population increase with an increase of 3,675 persons but much lower prediction of 1,600 dwellings.

Figure 3-8 NSW DPE projections, REMPLAN and Forecast.id forecast

	2021	2026	2031	2036	2041	2021-41	2046
DPE							
Population	27,073	27,647	28,908	30,260	31,641	4,568	-
Dwellings	**11,559**	**11,994**	**12,713**	**13,456**	**14,160**	**2,600**	-
Avg Household Size	2.56	2.56	2.56	2.56	2.56	-	-
REMPLAN							
Population	27,195	27,878	28,938	29,927	30,857	3,662	31,805
Dwellings	**10,797**	**11,232**	**11,739**	**12,243**	**12,743**	**1,946**	**13,238**
Avg Household Size	2.66	2.64	2.62	2.59	2.57	-	2.54
Forecast.id							
Population	27,199	28,266	29,284	30,147	30,874	3,675	31,420
Dwellings	**10,803**	**11,240**	**11,661**	**12,049**	**12,403**	**1,600**	**12,711**
Avg Household Size	2.67	2.66	2.65	2.63	2.61	-	2.59

REMPLAN's higher dwelling projection, accounting for 533 more dwellings than Forecast.id, emphasises the importance of considering demographic changes such as smaller household sizes (increased lone person and couple households) and increased demand from an ageing population. As the number of residents over 65 increases by 46% (NSW DPE), there will be heightened need for age-specific services and suitable housing options not currently being brought to the market.

4 Demand Assessment

4.1 Residential Market Analysis

The following section assesses residential market trends, and dwelling forecasts and the implications for residential demand for the region.

Sales and Median Price

House sales account for approximately 75% of total sales within the Griffith LGA, peaking at 396 sales in 2021. Since 2012, the market in Griffith has generally exhibited an upward trend, with slight contractions observed in 2019 (312 sales) and, more recently, in 2022 (314 sales).

Over the ten-year period, there has been minimal activity in unit and land sales across Griffith LGA, largely due to the limited availability of both compact dwellings and residential land in the region.

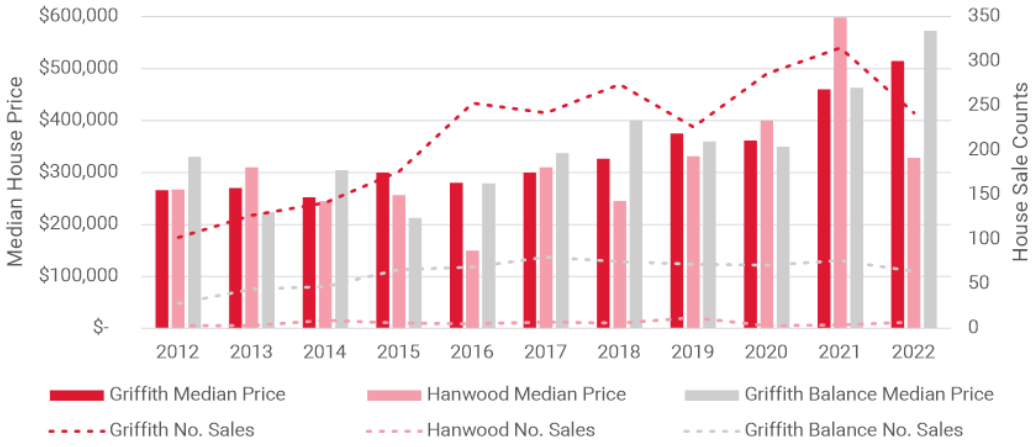
Figure 4-1 Median price by property type and sale counts, Griffith LGA, 2012 to 2022

In 2022, the median house price in Griffith LGA was $521,000, marking a 13% increase compared to the previous year. The median unit price also reached a ten-year peak of $403,500, nearly double the median price of $232,500 recorded in 2012. Both houses and units saw an average annual increase of 7.0% since 2012, reflecting growing demand for all types of housing in the region.

Land prices in Griffith LGA have increased since 2012, with the median price increasing from $98,000 in 2012 to $271,500 in 2022, representing an almost 180% increase in the median price of land in Griffith LGA. Land sales reached a peak of 87 in 2020 which was likely fuelled by the implementation of the NSW HomeBuilder grant which was introduced to support confidence in the construction sector and encourage construction of new homes, substantially renovate or purchase off-the-plan homes.

Sales in Griffith urban centre typically accounts for around 76% of total sales, while sales in Hanwood account for an average of 4% of total sales in the region. This is influenced by limited availability of land and dwellings, resulting in low annual turnover. Figure 4-2 below illustrates median prices and sale counts for separate houses in Griffith (urban centre), Hanwood village and Griffith Balance.

Figure 4-2 Median house prices and sale counts, Griffith, Hanwood and Griffith Balance, 2012 to 2022



Dwelling Sales by Lot Size

Between 2018 and 2022, the most common lot size sold in Griffith LGA 600-999m^2, accounting for around 56% of all sales. Dwellings sold on smaller lots (<600m^2) made up for less than 10% of total sales, primarily due to a limited supply of compact residential lots in the area. The proposed development of the subject site includes lots sized 200m^2-700m^2, combined with medium density dwellings, aligning with the categories that account for around 65% of market demand.

The *Griffith Housing Strategy* has been a policy document of Council since 2019, it promotes medium density development as the more affordable solution to meeting housing demand, yet there has been little to no increase in the type of medium density housing to support this policy.

The primary reason for this can been seen as two-fold, firstly the market had not supplied this type of medium density housing and secondly there has not been any significant provision of smaller lots which traditionally you can construct smaller more affordable housing. The provision of small lot housing, both less than 400 m^2 and between 400 m^2 and up to 700 m^2 introduces a whole new market segment, thereby assisting both housing choice and affordability. It is unlikely that there would be a significant increase in medium density development as historically it has remained subdued and from a financial aspect generally is not as common outside of larger urban environments.

Figure 4-3 Dwelling sales by lot size, Griffith LGA, 2018 to 2022

	2022		2021		2020		2019		2018	
	No.	% of sales	No.	% of sales	No.	% of sales	No.	% of sales	No.	% of sales
<600m2	19	6.1%	39	9.8%	34	9.4%	20	6.4%	24	6.7%
600-999m2	178	56.7%	222	56.1%	214	59.1%	179	57.4%	199	55.9%
1,000+m2	117	37.3%	135	34.1%	114	31.5%	113	36.2%	133	37.4%
Total	**314**	**100%**	**396**	**100%**	**362**	**100%**	**312**	**100%**	**356**	**100%**

4.2 Dwelling Demand

Dwelling Demand

To support REMPLAN's forecast population growth of 4,610 additional residents between 2021 and 2046, an additional 2,441 dwellings will be required within the Griffith LGA. This equates to approximately 98 dwelling per annum.

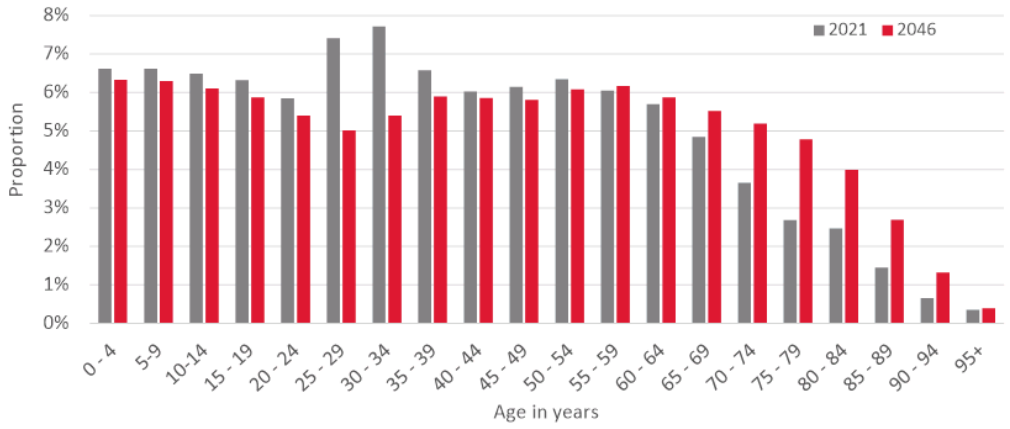
Figure 4-4 Population and dwelling forecast, Forecast.id and REMPLAN

	2021	2026	2031	2036	2041	2046	Change
Forecast.id Population	27,199	28,266	29,284	30,147	30,874	31,420	4,221
Forecast.id Dwellings	**10,803**	**11,240**	**11,661**	**12,049**	**12,403**	**12,711**	**1,908**
Forecast.id Avg Household Size	2.67	2.66	2.65	2.63	2.61	2.59	-
REMPLAN Population	27,195	27,878	28,938	29,927	30,857	31,805	4,610
REMPLAN Dwellings	**10,797**	**11,232**	**11,739**	**12,243**	**12,743**	**13,238**	**2,441**
REMPLAN Avg Household Size	2.66	2.64	2.62	2.59	2.57	2.54	-

Population and age structure

Figure 4-5 below shows the age structure of Griffith LGA at 2021, and the forecast age structure at 2046. The major change is the aging in place with the addition to the large increase in the proportion of persons aged 65 years and over. Between 2021 and 2031 the age structure forecast for Griffith indicates a 13.8% increase in population under working age, a 47.7% increase in population of retirement age and a 4.2% decrease in population of working age.

Figure 4-5 Forecast Age Structure Forecast.id



The demand for housing typologies as families move through the lifecycle will be reinforced by the demand of older residents who typically downsize to match their preferences. As a result, this will impact housing demand. This is because older persons typically reside in smaller households e.g., lone person, couple only households. They may prefer smaller dwellings which are maintenance free.

The forecast age groups of Griffith are a function of the current age of population (people aging each year, being born and dying) as well as the age of people migrating into and out of the area. This in turn is driven by location (fringe, city centre, regional and rural) the existing housing stock (separate dwelling, medium or high density), the amount and type of new residential development (wither existing stock or diversifying) and if an area in in a cycle of change.

Of note is the proportion of young and school age children remaining relatively stable over the forecast period which will impact the demand for housing proximate to early years services as well as primary and high schools. From a housing perspective, this should translate into increased demand for affordable and proximate housing that is suitable for family households. Similarly, the aging of the population will drive demand for more affordable and low maintenance dwelling, situated close to the centre.

Projected dwelling approvals

Between 2012-12 and 2022-23 here was an average of 94 dwelling approvals per year. The total number of dwelling approvals fluctuated over this period, reaching a peak of 164 in 2021-22 and a low of 16 in 2012-13.

There were 110 dwelling approvals in 2022-23, comprising 79 new houses and 31 'other' dwellings, which decreased by 54 approvals from the year prior. This is likely reflective of rising interest rates and decreasing affordability.

Dwelling approvals don't always result in new dwellings, and it is important to note that the average of 94 dwelling approvals per year falls short of the forecasted 98 dwellings needed annually to accommodate an increase of 4,610 new residents by 2046. This may raise concerns that, if current trends continue, the number of new dwellings will not adequately support future population growth.

Figure 4-6 Dwelling approvals, Griffith LGA, 2012-13 to 2022-23

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
New Houses	13	57	78	76	82	62	102	87	95	123	79
New Other Residential	3	0	4	16	20	19	27	6	12	41	31
Total	16	57	82	92	102	81	129	93	107	164	110

4.3 Implications

Over the ten-year period, there has been minimal activity in unit and land sales across Griffith LGA, largely due to limited availability of both compact dwellings and residential land for the region. Taking a closer look at the existing Griffith housing market, there has been an average annual increase of 7.0% since 2012, reflecting growing demand for all types of housing in the region. Of significant note is the median price increase of land from $98,000 in 2012 to $271,500 in 2022, representing an almost 180% increase in the median price in Griffith LGA. The most common size of lots sold in Griffith falls within 600-999 m^2, accounting for around 56% of all sales, with dwellings sold on less than 600 m^2 making on average less than 6%, year on year.

Population forecast and dwelling demand are linked, with population expected to grow around 0.6% per annum, to a population of 31,420 according to Council's id Forecast, 31,805 for REMPLAN or 33,169 according to the NSW DPE projections by 2046. The difference in dwelling demand is highlighted best between the Forecast.id and REMPLAN's forecast relating to not population projections, which are roughly in accordance with each other, rather the number of dwellings required to meet the needs of the additional population.

The main difference is that which has been identified between Forefcast.id and REMPLAN, with additional dwellings required estimated at either 1,908 or 2,441 respectively, a difference of 533 dwellings.

At present with an annual approval rate over a 10-year period with an average of 94 dwellings, there is need for further review of the supply. Considering the difference identified above, this has further implications for supply, and this is examined in the next section of the report.

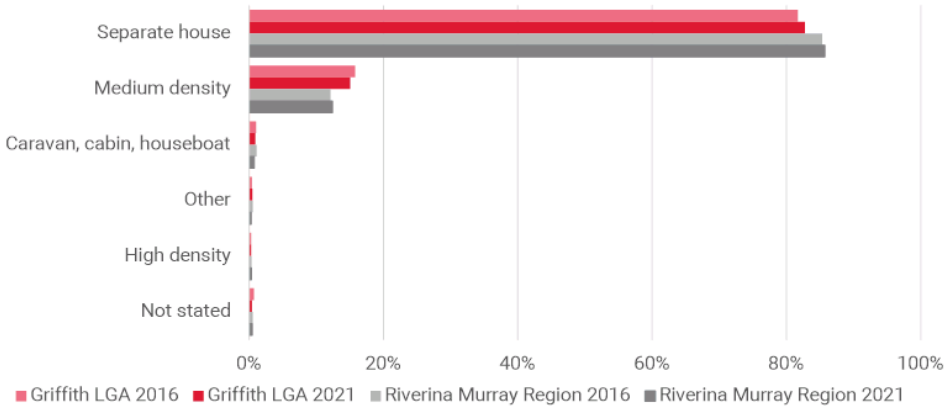
5 Supply Assessment

5.1 Historic Dwelling Analysis

Dwelling Structure

In 2021 there were 10,797 dwellings in Griffith LGA. The majority of dwellings (82.8%) were separate houses and medium density dwellings (15.1%) which includes semi-detached, flats, and townhouses. Compared to the broader Riverina Murray region, Griffith LGA has a higher proportion of medium density dwellings which are concentrated in the main population centre of Griffith (particularly along Wakaden Street and Couch Road).

Figure 5-1 Dwelling structure, Griffith LGA and Riverina Murray region, 2021



As at the 2021 Census, Giffith LGA had a population of 27,086 persons. This represents 9.6% of the Riverina Murray region's 283,060 residents and an increase of 1,451 residents (or 5.7%) since 2016. Reflective of this increase in population, there has been an increase in the total number of dwellings in the Griffith LGA, from 10,283 in 2016 to 10,797 in 2021, an increase of 514 dwellings.

Figure 5-2 Dwelling structure, Griffith LGA and Riverina Murray region, 2016 and 2021

	2021		2016		Change	
	Dwellings	%	Dwellings	%	Dwellings	%
Separate house	8,935	82.8%	8,400	81.7%	535	6.4%
Medium density	1,627	15.1%	1,623	15.8%	4	0.2%
Caravan, cabin, houseboat	102	0.9%	106	1.0%	-4	-3.8%
Other	56	0.5%	43	0.4%	13	30.2%
High density	33	0.3%	34	0.3%	-1	-2.9%
Not stated	44	0.4%	77	0.8%	-33	-42.9%
Total	**10,797**	**100.0%**	**10,283**	**100.0%**	**514**	**5.0%**

The total numbers of dwellings in Griffith increased by 5.0% over the five years to 2021, averaging an increase of around 103 dwellings per year.

Growth of separate dwellings in Griffith increased by 535 (6.4%) between 2016 and 2021, while the number of medium density dwellings remained relatively unchanged (+4 or 0.2% increase).

Most dwellings in Griffith are owned outright (31.3%), rented (30.5%) or owned with a mortgage (27.0%). Between 2016 and 2021, there was a notable increase in the number of rented dwellings in Griffith LGA, from 2,679 to 3,062 (+382 dwellings or 14.3% increase). This suggests there is growing demand for affordable housing options for low- and middle-income families who may struggle to find suitable accommodation in the rental market.

Three-bedroom dwellings are the most common housing type in Griffith, comprising 40.1% of all dwellings. While three-bedroom dwellings increased between 2016 and 2021, the most substantial increase was in the number of four-bedroom dwellings, which rose by 412 dwellings during this timeframe. This trend echoes a pattern observed across Australia, with supply of newly constructed dwellings typically consisting of 4 or more bedrooms.

Building and Dwelling Approvals

Building approvals are a key indicator of market demand and depth of activity within the region. However, it's important to note that not all building approvals materialise into actual construction as market forces, changes in circumstances and contracts may fall through from time-to-time. Additionally, there is usually a significant lag between approvals and construction.

Figure 5-3 Number and value of building approvals, Griffith LGA, 2012 to 2022

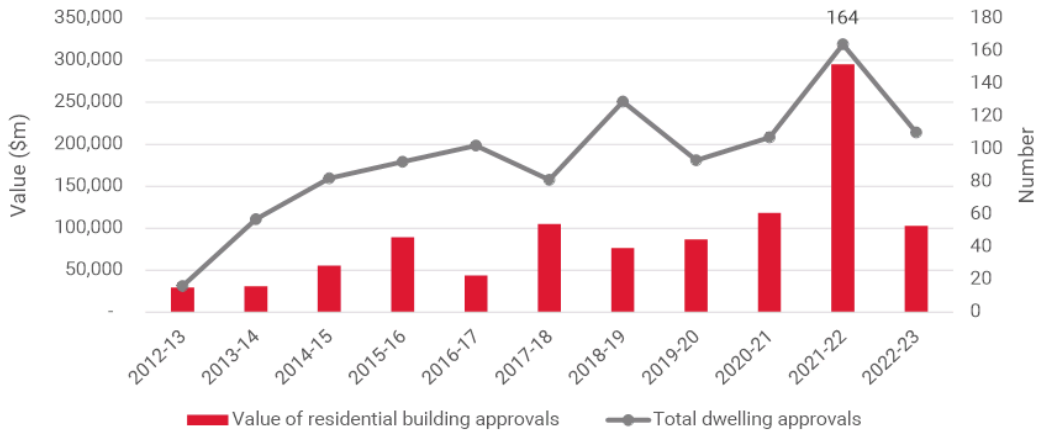


Figure 5-3 illustrates the number and value of residential building approvals in Griffith LGA. The number of approvals has fluctuated over the ten-year period and reached a peak of 164 approvals in 2021-22 representing a total value of $295.03 million. This peak of activity coincided with the introduction of NSW Government HomeBuilder Grant which provided an incentive that stimulated approvals and construction activity. Following this has been a contraction in the market in 2022-23, returning to historic levels and reporting 110 approvals worth $102.69 million.

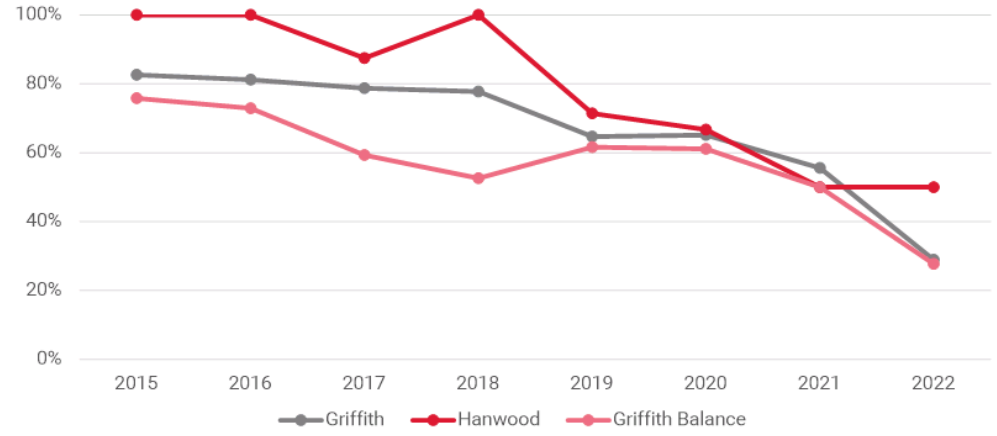
Despite the recent contraction in building approval activity, it is evident that the overall trend of dwelling approvals is increasing steadily over time. Over the last 5 years, the average number of building approvals has been **121 per year**, notably higher than the 10-year average of 94 dwellings per year. This highlights strong demand for dwellings in Griffith over recent years despite monumental periods of economic downturn as a result of COVID, and drought and floods across the wider region.

5.2 Affordability

The term 'housing affordability' refers to the relationship between expenditure on housing (prices, mortgage repayments or rents) and household incomes. REMPLAN applies a 30% of household income principle to determine housing affordability, which highlights trends in terms of the cost of renting or buying a home, and the relative level of affordability.

In 2022, housing affordability in Griffiths' urban centre reached a low point, with only 29.2% of dwellings sold considered affordable, equivalent to just 3 out of 10 dwellings sold meeting affordability criteria. Since 2015, housing affordability in central Griffith has consistently declined, from 81.3% of dwellings sold being considered affordable in that year. Figure 5-4 illustrates the trends in housing affordability between 2015 and 2022. Both Hanwood and Griffith Balance have experienced similar declines in housing affordability over the same period.

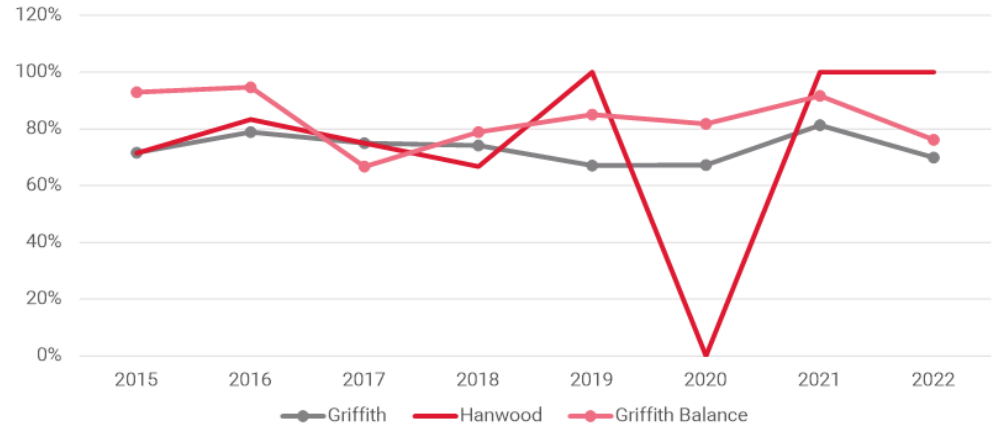
Figure 5-4 Affordable dwellings (sold), Griffith, Hanwood and Griffith Balance, 2015 to 2022



REMPLAN Housing

In contrast to affordable sold dwellings, the proportion of affordable rentals has remained relatively consistent in Griffiths' urban centre and Griffith Balance between 2015 and 2022. Conversely, the limited availability and turnover of rented dwellings in Hanwood is reflected in Figure 5-5.

Figure 5-5 Affordable dwellings (rentals), Griffith, Hanwood and Griffith Balance, 2015 to 2022

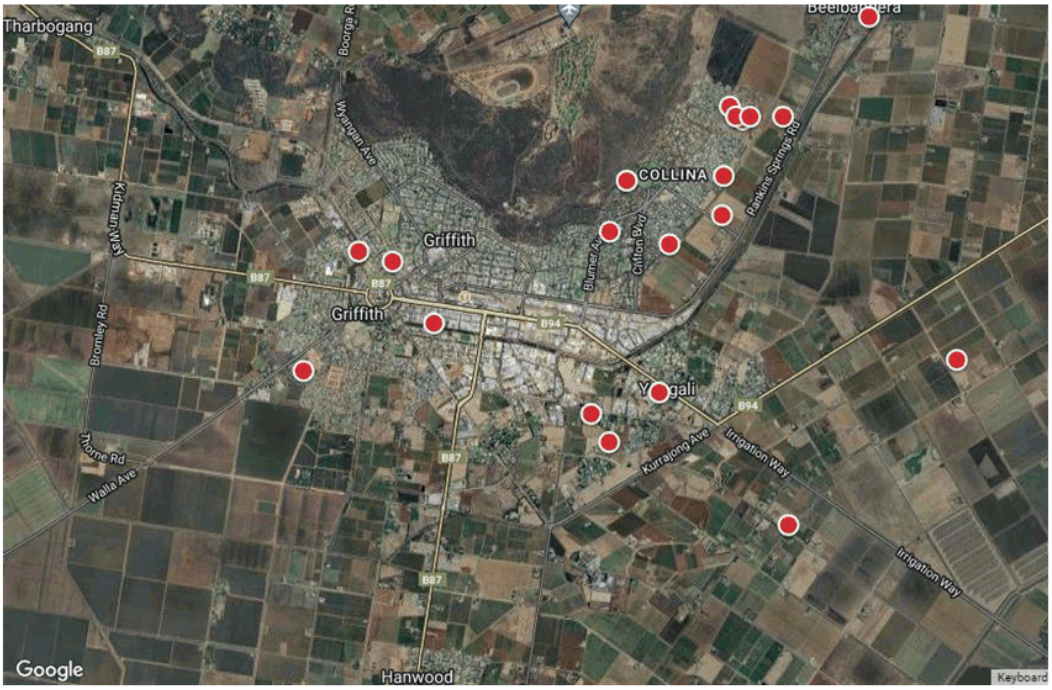


5.3 Supply Assessment

As explored in section 3.2, the REMPLAN population and dwelling forecasts for Griffith indicate growth of 4,610 persons over the 25 years from 2021 to 2046, requiring an estimated additional 2,441 dwellings to support the growing population. This equates to 98 new dwellings per year. Over the last five years building approval activity in Griffith averaged 121 approvals per year. However, it is important to note that not all building approvals eventuate into a new dwelling. To support an increase of 98 dwellings per year, considerations need to be made regarding future land supply to ensure the market will avoid becoming constrained and experience upwards pressures on prices.

Along with the provision of new dwellings, there is also significant turnover in residential areas due to existing homes being bought and sold. While this doesn't create new housing, it shows demand for residential property in the area. Figure 4-1 shows the number of residential property sales in Griffith LGA between 2012 and 2023. As of April 2024, realestate.com.au listed 23 properties for sale in Griffith, including 11 land listings. Figure 5-6 illustrates the locations of active sales. Most land listings are part of land releases in Collina, with others are small subdivisions and rural residential lots.

Figure 5-6 Current dwellings and land for sale, Griffith LGA, April 2024



Land Supply

There are two main sources of residential land supply – vacant greenfield land planned for new housing estates and opportunities within existing urban areas for redevelopment, like replacing an older property with higher density housing such as units or townhouses. There are two residential markets in Griffith, one for standard residential development and another for rural residential development on the outskirts of the city.

The *Griffith Housing Strategy* utilised independent population forecasts by Forecast.id to identify that Griffith requires 1,744 dwelling units through to 2036 to satisfy the expected growth pressures of a population increase

of 0.73%. This equates to an average of 102 additional dwellings per year by 2036. Since the strategy was produced in 2018, actual population in Griffith has increased by 0.88%, which exceeds the initial projection and impacts the number of dwellings required to accommodate future growth.

Council has identified that some large land parcels included in the *Griffith Housing Strategy* have remained undeveloped for decades[2]. Despite being earmarked for residential development, these parcels have not seen any progress, creating gaps in the anticipated housing supply. The prolonged inactivity raises concerns about the effectiveness of the current development sequencing and the need for alternate solutions. Addressing these constrained parcels is crucial to meet the community's housing needs.

A desktop analysis completed for this report indicates that Griffith has sufficient residential land for future needs. However, there are major concerns about sequencing, as some development sites have failed to be brought to the market within the timeframe set by the *Griffith Housing Strategy*. Taking this into account, the land supply estimate has been discounted to exclude sites with significant constraints such as flood overlays, ownership issues, land banking, and vegetation buffers.

Figure 5-7 Land Supply Schedule, Griffith LGA, July 2024

Griffith	Short	Medium	Long	Total
Central Griffith	26	13	153	**192**
South Griffith	84	507	48	**639**
Collina	356	110	-	**467**
Hanwood (Subject Site)	-	-	454	**454**
Total (Urban)	**466**	**631**	**655**	**1,752**
Lake Wyangan	185	-	763	**948**
Yoogali	55	-	84	**139**
Yenda	7	-	-	**7**
Total (Rural)	**247**	**0**	**847**	**1,094**

There is an estimated 2,846 lots earmarked for residential development across Griffith LGA, comprising 1,752 in Griffiths' urban centre, and an additional 1,094 in rural areas. The subject site is projected to supply around 415 lots for residential development, with a diverse mix of lot sizes, from medium density dwellings on less than 400 m^2 to traditional residential lots around 700 m^2.

5.4 Implications

As a general guideline, a key planning objective of Council is to have a 25–30-year planning horizon of land supply to cater for demand, with 5-10 years supply identified, zoned and ready to be brought to the market. This is a common approach adopted by Councils to support population growth and market churn.

The *Griffith Housing Strategy* suggests Griffith requires an additional **1,744 dwelling** through to 2036 to satisfy the expected growth pressures of a population increase of 0.73%. This translates to 22.9 years supply at 76 lots per year, however if demand increased to 121 lots per year, supply reduces to just 15.5 years.

Land identified or zoned for development in housing strategies does not always translate into residential development within the proposed timeframe due to constraints such as overlay issues or challenges with owners' intent. The presence of long-standing undeveloped parcels identified in the *Griffith Housing Strategy* is the challenges around development sequencing, necessitating resolutions to meet housing demand.

[2] *Sourced from Griffith City Council Ordinary Meeting Business Paper 11 July 2023, pg.10*

Griffith City Council obtained an independent population and dwelling forecast from Forecast.id which estimates population growth and dwelling demand through to 2046. Forecasts by Forecast.id estimate an increase of 4,221 residents between 2021 and 2046, requiring an additional **1,908 dwellings** (or 76 dwellings per year).

REMPLAN also have provided a separate population and dwelling forecast which estimates population growth and dwelling demand through to 2046. REMPLAN estimate an increase of 4,610 residents between 2021 and 2046, requiring an additional **2,441 dwellings** (or 98 dwellings per year).

A desktop analysis of land supply in Griffith identifies an estimate of 2,846 lots across Griffith LGA, comprising 1,752 lots in Griffith urban centre and 1,094 in rural areas (including Lake Wyangan, Yoogali and Yenda). This indicates there is sufficient supply for future needs but concerns about sequencing and constraints require consideration to ensure effective land use and housing provision.

This shortage has created a crisis in affordable and suitable housing, a concern highlighted originally by the *Griffith Housing Strategy*. The strategy emphasizes the importance of *ensuring there is sufficient supply of smaller, well-located dwellings to meet projected need*.

This Report has identified a pipeline of available land, up to 1,752 lots, however based on existing land sales, there is a scarcity of smaller developments offering affordable and accessible housing options in Griffith's urban centre. Encouraging and supporting additional residential development in Griffith is now required to support population growth and associated demand for services and will address affordability issues in the region. This is reflected in Building Approvals over the last 5-years, which has averaged 121 per year, notably higher than the 10-year average of 94 approvals. This indicates residential market demand in Griffith is strong and may continue to increase given the increase in migration and changing demands of existing residents which contribute to market churn.

The Leonard Road Release Area provides a unique market offering, seeking to provide affordable and accessible dwellings which are currently not available to the market in Griffith. Rezoning of the site to allow for residential development will assist in meeting short- and medium-term supply targets and provide a diverse mix of residential product that is affordable and most importantly accessible.

6 Assessment of Need

Lot to Dwelling Conversion

As a general guideline, a key planning objective of Councils across Australia is to maintain a land supply pipeline that supports 25-30 years of strategic planning and development. This includes having 5-10 years of land supply either ready for market or in the process of being approved, zoned, or identified as probable for development. Additionally, there should be an extra 10-15 years of land supply that is zoned, has a development application, or has proposed intent to develop.

It's important to note that not all identified lots in Griffith will be converted into dwellings. Based on ABS dwelling approvals and building completions, the average conversion rate between 2013 and 2023 in Australia was 54.9%. In other words, only 54.9% of dwelling approvals were successfully converted into a dwelling.

Of all states, New South Wales has one of the lowest conversion rates, with typically less than 50% of approvals being completed and resulting in a new dwelling. Due to the time lag between approvals and completions, some active approvals may still be in the process of being converted into dwellings and therefore absent from official statistics. This suggests that the 'true' conversion rate may be slightly higher than reported, but it nonetheless indicates that not all identified lots in Griffith will result in a new dwelling.

Over the last five years building approval activity in Griffith averaged 121 approvals per year. Given the historically low conversion rates in New South Wales, even if Griffith were to match the national average conversion rate of 54.9%, this would still result in only approximately 66 additional dwellings being completed per year. This highlights the shortfall between approvals and completed dwellings, underlining the challenge of delivering actual housing supply in Griffith and emphasizing the need to meet housing demand effectively.

Figure 6-1 Lot to Dwelling Conversion Rates, 2013-2023

Year	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUS
					Completions				
2013	19,596	28,350	19,953	6,658	17,973	1,567	835	1,762	**96,694**
2014	21,415	30,281	19,585	7,802	20,558	1,705	869	1,538	**103,753**
2015	25,371	31,688	23,843	8,236	25,141	2,320	893	1,465	**118,957**
2016	25,525	33,755	23,685	7,107	20,333	2,061	863	1,025	**114,354**
2017	28,608	35,011	24,184	7,352	14,112	1,639	673	1,007	**112,586**
2018	30,453	38,835	25,834	8,029	13,630	2,229	648	1,182	**120,840**
2019	28,557	37,268	21,340	7,370	11,203	2,388	483	1,245	**109,854**
2020	23,308	38,535	19,614	7,733	10,559	2,806	419	1,321	**104,295**
2021	24,471	38,628	22,586	7,930	11,884	3,034	503	1,124	**110,160**
2022	25,969	36,842	24,727	9,701	12,572	3,072	445	1,391	**114,719**
2023	26,679	34,694	24,030	8,848	15,337	2,838	449	1,493	**114,368**
Year					Approvals				
2013	49,175	49,833	35,932	10,652	28,690	1,898	2,294	4,801	**183,275**
2014	55,584	60,895	40,173	11,778	33,088	2,551	2,000	3,938	**210,007**
2015	71,532	68,669	50,856	11,370	28,660	2,793	1,666	4,189	**239,735**
2016	74,699	68,756	47,781	12,113	21,913	2,171	1,278	6,158	**234,869**
2017	72,210	70,368	42,354	12,262	19,566	2,690	813	4,346	**224,609**
2018	64,968	67,981	39,903	11,828	15,897	3,074	728	7,160	**211,539**
2019	51,762	58,200	31,106	11,615	15,195	3,178	559	4,996	**176,611**
2020	51,268	63,497	33,425	11,465	18,504	3,531	698	4,977	**187,365**
2021	62,578	71,422	43,109	14,770	25,578	4,000	638	5,601	**227,696**
2022	54,199	62,189	36,669	12,730	16,438	3,329	666	5,563	**191,783**
2023	45,334	51,480	33,550	11,628	13,957	2,734	450	4,449	**163,582**
Year					Conversion Rate				
2013	39.8%	56.9%	55.5%	62.5%	62.6%	82.6%	36.4%	36.7%	**52.8%**
2014	38.5%	49.7%	48.8%	66.2%	62.1%	66.8%	43.5%	39.1%	**49.4%**
2015	35.5%	46.1%	46.9%	72.4%	87.7%	83.1%	53.6%	35.0%	**49.6%**
2016	34.2%	49.1%	49.6%	58.7%	92.8%	94.9%	67.5%	16.6%	**48.7%**
2017	39.6%	49.8%	57.1%	60.0%	72.1%	60.9%	82.8%	23.2%	**50.1%**
2018	46.9%	57.1%	64.7%	67.9%	85.7%	72.5%	89.0%	16.5%	**57.1%**
2019	55.2%	64.0%	68.6%	63.5%	73.7%	75.1%	86.4%	24.9%	**62.2%**
2020	45.5%	60.7%	58.7%	67.4%	57.1%	79.5%	60.0%	26.5%	**55.7%**
2021	39.1%	54.1%	52.4%	53.7%	46.5%	75.9%	78.8%	20.1%	**48.4%**
2022	47.9%	59.2%	67.4%	76.2%	76.5%	92.3%	66.8%	25.0%	**59.8%**
2023	58.8%	67.4%	71.6%	76.1%	109.9%	103.8%	99.8%	33.6%	**69.9%**
	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUS
Average	43.7%	55.8%	58.3%	65.9%	75.2%	80.7%	69.5%	27.0%	**54.9%**

6.1 Supply and Demand Comparison

As detailed above by the conversion rates, land that is identified in land use and urban development strategies or is zoned for development by planning authorities does not always translate directly into residential development (housing construction) as planned within the proposed timeline.

As a general guideline, a key planning objective of Council is to have a 25–30-year planning horizon of land supply to cater for demand. This includes:

- 5-10 years of supply identified, zoned and ready to be brought to the market,
- An additional 10-15 years of supply zoned,
- An additional 10 years of supply of strategically identified land.

Griffith LGA Supply Scenarios

The following table summarises the sensitivity assessments for low, medium and high supply scenarios. The *Griffith Housing Strategy* and *Housing Pipeline Audit* have identified significant supply of land parcels in the pipeline; however, Council has more recently acknowledged (in 2023) that not all lots identified in the supply estimates will be brought to the market due to land banking or the use of the land for other purposes including agriculture[3].

Three scenarios with different annual lot take-up rates have been modelled below to estimate sensitivity of supply based on varying levels of demand in Griffith LGA.

- **Low Scenario:** reflective of Forecast.id annual dwelling demand through to 2046 (e.g.76 dwellings per year from 2021 to meet 12,711 dwellings by 2046)
- **Medium Scenario:** reflective of REMPLAN forecast annual dwelling demand through to 2046 (e.g. 98 dwellings per year from 2021 to meet 13,238 dwellings by 2046)
- **High Scenario:** reflective of NSW DPE projected dwelling demand through to 2041 (e.g. 130 dwellings per year from 2021 to 14,160 dwellings by 2041).

[3] *Sourced from Griffith City Council Ordinary Meeting Business Paper 11 July 2023, pg.10*

Griffith LGA Sensitivity

It is estimated that the land parcels identified by Griffith City Council in the *Housing Pipeline Audit Mapping* yield 2,846 lots across the local government area. The land supply estimate for Griffith has been discounted to exclude sites with significant constraints such as flood overlays, ownership issues, land banking, and vegetation buffers.

Figure 6-2 Griffith LGA Supply Scenarios

	Low	Medium	High
Annual Lot Take-up	76	98	130
Available Lots	2,846	2,846	2,846
Years of Supply	**37.3**	**29.0**	**21.9**
80% Conversion	2,276	2,276	2,276
Years of Supply	**29.9**	**23.2**	**17.5**
50% Conversion	1,423	1,423	1,423
Years of Supply	**18.7**	**14.5**	**10.9**

Based on the sensitivity assessment in Figure 6-2, there is potentially sufficient land supply if all identified supply is developed and brought to the market. If all parcels are developed and converted into dwellings, there is estimated to be between 21.9 and 37.3 years of supply across Griffith LGA.

This scenario (that all parcels will be developed) is considered unlikely. Sensitivity analysis suggests:

- *If 80% of parcels are developed and converted into dwellings, there is between 17.5 and 29.9 years supply.*
- *If 50% of parcels are developed and concerted into dwellings, there is between 10.9 and 18.7 years supply.*

The conversion rate reflects the proportion of land supply converted into dwellings with some parcels removed from the market for a variety of reasons such as zoning, transfer issues, owners' intent and other market or logistical constraints. The portion not converted represents lots approved but never built or sold.

With a 50% conversion rate (higher than the NSW average conversion rate of 43.7%), there is between 10.9 and 18.7 years supply, which is **insufficient** to meet market demand unless under the 'low' scenario.

Griffith Urban Centre Sensitivity

The above three scenarios are now applied to only model sensitivity in supply for lots in Griffiths' **urban centre** which includes Hanwood village. It is estimated that land parcels identified by Griffith City Council in the *Housing Pipeline Audit Mapping* yield 1,752 lots. If **all** lots are converted into dwellings, supply is estimated between 13.5 and 23.0 years.

As outlined in Figure 4-2, approximately 76% of total sales in Griffith LGA are situated in Griffith's urban centre, indicating there is a strong preference for properties within the more developed, central areas compared to the rural locations.

The sequencing challenges in Griffith's urban centre is likely to cause issues not only for existing residents seeking new property but for attracting new residents, as delays in development sites brought to the market can lead to a shortage in housing, particularly affordable housing. This can hinder the area's growth and appeal, making it less attractive compared to regions with more streamlined development processes.

Figure 6-3 Griffith Urban Centre (including Hanwood) Supply Scenarios

	Low	Medium	High
Annual Lot Take-up	76	98	130
Available Lots	1,752	1,752	1,752
Years of Supply	**23.0**	**17.9**	**13.5**
80% Conversion	1,401	1,401	1,401
Years of Supply	**18.4**	**14.3**	**10.8**
50% Conversion	876	876	876
Years of Supply	**11.5**	**8.9**	**6.7**

It is unlikely that all parcels in Griffiths' urban centre will be developed. Sensitivity analysis suggests:

- *If 80% of parcels are developed and converted into dwellings, there is between 10.8 and 18.4 years supply.*
- *If 50% of parcels are developed and concerted into dwellings, there is between 6.7 and 11.5 years supply.*

It's important to note that the subject site represents approximately 26% of the total future land supply in Griffiths' urban centre and is integral for providing housing proximate to services, infrastructure, and employment. The proposed development seeks to offer smaller lots for affordable and accessible housing in Griffith, aligning with the *Griffith Housing Strategy* objectives of addressing housing affordability issues and supporting very low-income households experiencing housing stress.

Griffith Urban Centre (without Leonard Rd subject site) Sensitivity

The proposed development of the subject site is well placed to be brought forward in supply sequencing to provide affordable and accessible housing to the market in the short term.

Removing this site from the land supply estimates for Griffiths' urban centre, if all parcels are developed and converted into dwellings, there is estimated to be as low as **5 years supply**.

Given the complexities around land development, it is unrealistic that all parcels will be brought to the market, particularly given the challenges related to zoning, owners' intent, infrastructure limitations and market conditions.

Sensitivity analysis suggests:

- *Without the Leonard Road subject site, if 80% of parcels are developed and converted into dwellings, there is between 8.0 and 13.6 years supply.*
- *Without the Leonard Road subject site, if 50% of parcels are developed and converted into dwellings, there is between 5.0 and 8.5 years supply.*

Figure 6-4 Griffith Urban Centre (excluding Leonard Rd Subject Site) Supply Scenarios

	Low	Medium	High
Annual Lot Take-up	76	98	130
Available Lots	1,297	1,297	1,297
Years of Supply	**17.0**	**13.2**	**10.0**
80% Conversion	1,038	1,038	1,038
Years of Supply	**13.6**	**10.6**	**8.0**
50% Conversion	649	649	649
Years of Supply	**8.5**	**6.6**	**5.0**

Notably, other development sites in Griffiths' urban centre including Collina and sites in South Griffith along Stafford Road are not earmarked to provide smaller, more compact homes and are less aligned with Council's priority of *ensuring there is sufficient supply of smaller, well-located dwellings to meet projected need*[4].

The Griffith Housing Strategy also highlights there is a significant under supply of smaller dwellings in the region. The Leonard Road subject site seeks to fill this market gap by providing smaller, more compact homes. This development will enhance diversity of housing supply in Griffiths' urban centre addressing the pressing need for affordable and accessible housing options. This initiative is crucial for meeting the varied housing needs of the community and supporting population growth in the region.

[4] *Griffith Housing Strategy, pg.3*

7 Summary and Implications

Griffith's land supply policy and strategies are based on the *Griffith Housing Strategy* envisioned strategic land planning aimed at fostering balanced opportunities for urban expansion in central Griffith and surrounding villages, including the village of Hanwood. Regarding Hanwood specifically, the strategy identified plans for the release of land on the southern side of Leonard Road between 2013 and 2022. This land was zoned for R1 for General Residential uses in 2014, however two of the three lots in the site are still being actively farmed. Only one of these farms is likely to be developed for low density residential, not the intended outcome of the *Griffith Housing Strategy*.

Griffith as a whole is well supplied with available lots; the evidence however suggests that many land releases have failed to come to the market. This has led to a significant change in the housing market, with less than 15% of all housing now considered affordable.

Griffith is expected to undergo steady population growth through to 2046, primarily driven by natural change (where births outnumber deaths almost two to one). Additionally, there's a projected increase in older-working age and retirement-age population. It is critical to therefore align the future supply of dwellings with the evolving demographic profile of the population to ensure that housing meets the needs of its residents effectively. This entails considering factors such as housing preferences, accessibility, and sustainability for various age groups and lifestyles to suitably support the evolving population of Griffith. There is also a wide range of incomes, with a distinct lower socio-economic workers attracted by Griffith's agricultural and manufacturing industries.

In addition to this REMPLAN has over the next 25-years, forecasts that Griffith will have a reduction in the average household size (the number of persons per dwelling), decreasing from 2.66 to 2.54 residents per dwelling by 2046. This equates to an increased number of dwellings to accommodate the current population as well as new residents through to 2046. This is predominantly due to the aging of the population.

Griffith's existing land supply policy and strategies are based on projections that Griffith's population is expected to require an additional 3,675 persons with a dwelling demand of 1,600 according to Council's independent forecast by Forecast.id by 2041. The NSW DPE projected Griffith's population to increase by 4,568 persons between 2021 and 2041, with a dwelling demand of 2,600, a difference of 893 persons and 1,000 dwellings. REMPLAN's population forecast is similar to Forecast.id to 2041 with a population increase of 3,662, however REMPLAN's dwelling estimate is 1,946, a difference of 346 dwellings. Further to this REMPLAN's Forecast to 2046 when compared to Forecast.id results in a difference of 533 dwellings.

The need for new dwelling supply is essential to meet development within Griffith. Council's *Housing Pipeline Audit* identified 1,752 lots available in the Griffith Urban area for the LGA's needs. If all lots are converted into dwellings, supply is estimated between 14.5 and 23 years. REMPLAN's sensitivity analysis, sets out three different scenarios based on population growth, this reflects Council's annual dwelling demand of 76 dwellings per annum, REMPLAN's estimate of 98 dwellings per annum and the State government's 130 dwellings per annum. Council's average dwelling approval rate of 121 dwellings per annum is utilised for these calculations.

It is also important to note that not all dwellings are ever likely to be constructed. At a 50% conversion rate of available land supply (this being considered conservative) for housing demand at 98 dwellings per annum (medium demand) the available lot supply has been reduced to 8.9 years, below the industry accepted 10 to 15 years of supply thought necessary to provide an acceptable development pipeline for local government. The estimated dwellings likely to be actually constructed are now reduced to 66 per annum, not the 121 which have been approved. If the subject site is not developed as part of that Urban area there is only a 5-year supply.

Griffith is an area popular with young families with children and persons of working age and the need for new detached properties can be considered essential to meeting the region's population projections and demand for dwellings. However, dwelling construction has been lower than the number of dwellings required to meet the expected dwelling demand and is likely to continue based on REMPLAN's sensitivity analysis.

The doubling of house and land prices over the past ten years has affected housing choice and affordability has also continued to decline. Detached housing available on the market in 2015 comprised of 85% of affordable to everyone except those on very low and low incomes. The level of affordability for houses available to purchase has decreased to only 15% of the market.

Further to this, consideration must be given to whether there is sufficient land within the different communities of Griffith. In particular, land supply in the southern Precinct area which includes the subject site area, has significantly less land supply available in future allotments.

The Leonard Road Release Area will add to the available pool of housing lots as a competitive product located adjacent to Hanwood. The project will provide a competitive product extending available land supply within the region, by providing a comparable mix of small and medium lots suitable for a variety of family and household types.

The rezoning of the Leonard Road Release Area is needed to meet Griffith's future land development. The site's proximity to the existing settlement of Hanwood fulfills Council's planning and housing policies of development that meets the housing needs of Griffith's residents through the provision of both housing choice and affordable housing. The site has good transport links with access to local employment and educational facilities. It is attractive to working families who from the site have broad access to local employment nodes and recreational facilities. Overall, the sub-division of land creates more affordable plots in an area with lower incomes whilst providing good access to local and regional employment.

There is a clear demand and need for the rezoning of the subject site to support the next wave of population growth and development in Griffith.

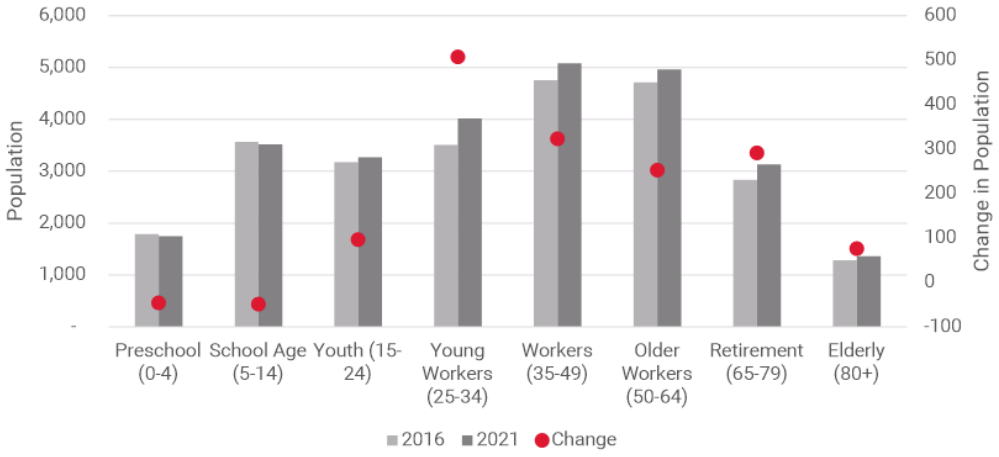
8 Appendix A - Demographic Overview

Age

The median age of residents in Griffith LGA is 37 years, which notably lower than both the wider Riverina Murray region of 41 years, and the New South Wales (NSW) median of 39 years. The distribution of population by life stage in Griffith LGA, as illustrated in Figure 8-1, highlights the significant increase in the young workers cohort (25-34 years) and the workers cohort (35 to 49 years) between 2016 and 2021. This demographic trend reflects Griffith's growing appeal to families with older children as well as workers, influenced not only by the region's inherent attractions but also by the impacts of COVID. Many residents, after periods spent elsewhere, are now opting to return to the region, drawn by its blend of affordability, cultural diversity, access to amenity and a wide range of job opportunities spanning agriculture, health care and education. This trend is mirrored across numerous regions in Australia, where young people are gravitating back to their hometowns due to the emergence of flexible working arrangements, the capacity of remote learning, and the mounting pressures of urban living costs.

Like many regional municipalities across Australia, Griffith LGA has a high number of older workers (50-64 years) and retired residents (65-79 years). In 2021, 29.9% of residents in Griffith LGA were in these cohorts which is relatively consistent with 2016 (29.5%).

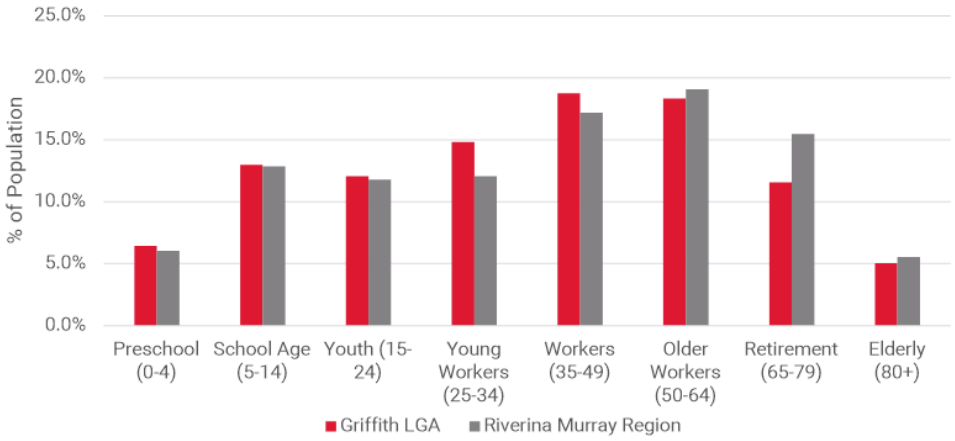
Figure 8-1 Population and change in population by life stage, Griffith LGA, 2016 and 2021



Source: REMPLAN Community

Figure 8-2 show the Griffith LGA has a higher proportion working age residents (25-49 years) in comparison to the broader Riverina Murray region, of 33.6% and 29.2% respectively. Conversely, the wider region has a notably higher proportion of residents in the retirement age cohort (65-79 years) compared to the Griffith LGA (15.5% and 11.6% respectively). This indicates that relative to other LGAs in the Riverina Murray region, Griffith LGA has a younger population profile.

Figure 8-2 Proportion of population by life stage, Griffith LGA and Riverina Murray region, 2021

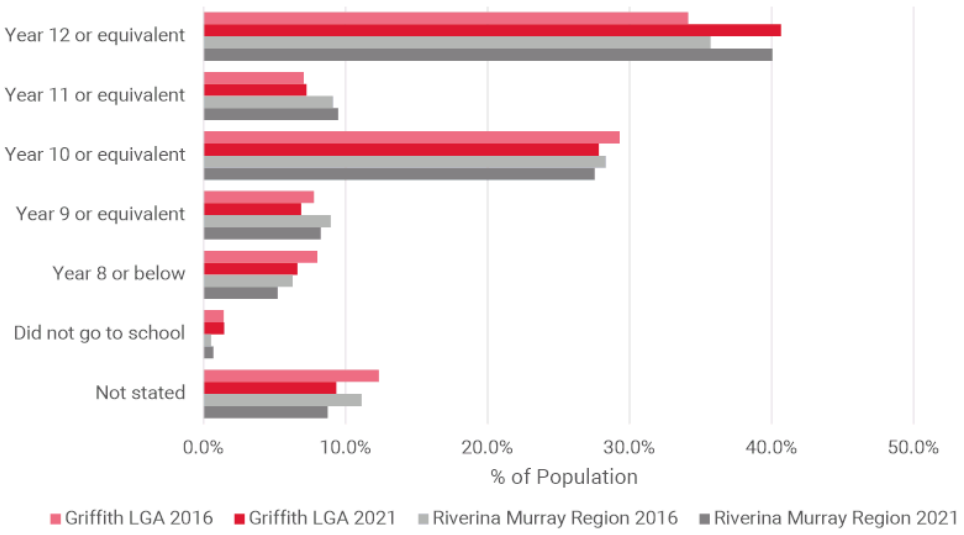


Source: REMPLAN Community

Education

In 2021, 75.7% of the population in Griffith LGA completed a level of education of year 10 or above, slightly lower than the corresponding figure of 77.1% for the Riverina Murray region.

Figure 8-3 Level of education, Griffith LGA and Riverina Murray region, 2016 and 2021



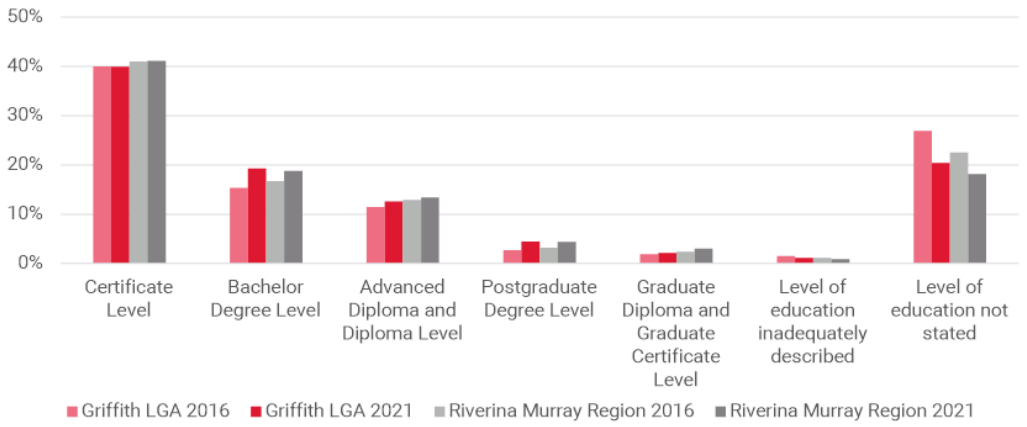
Source: REMPLAN Community

Figure 8-3 reveals the level of education in Griffith LGA in comparison to the Riverina Murray region. The data highlights that the highest educational attainment in Griffith LGA was at the year 12 level, followed by year 10 or equivalent. This indicates a strong emphasis on secondary education within the region, with noticeable changes in attainment levels over time. Specifically, there was a decrease in year 10 attainment between 2016 and 2021, which was offset by a subsequent increase in year 12 attainment in 2021. This trend mirrors the educational trends observed across the Riverina Murray region.

Qualifications

In 2021, 40.1% of residents aged 15 years and over in Griffith LGA held a formal post-school qualification. *Figure* 8-4 indicates that the most prevalent form of qualification attained was at the certificate level (39.9%), followed by bachelor's degrees (19.3%). These proportions mirror those of the Riverina Murray region. These figures not only further highlight the commitment to education within Griffith LGA but also supports the diverse educational pathways pursued by residents.

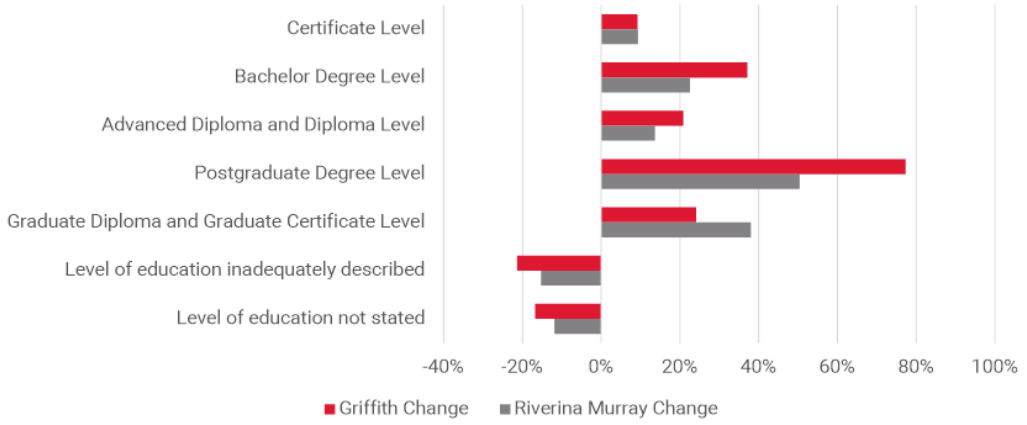
Figure 8-4 Level of post-school qualifications, Griffith LGA and Riverina Murray region, 2016 and 2021



Source: REMPLAN Community

Between 2016 and 2021, there was a notable surge of 20.1% in residents aged 15 years and over possessing post-school qualifications. *Figure* 8-5 illustrates this trend, highlighting Griffith LGA as experiencing the most significant proportional rise in residents holding postgraduate qualifications, marking an increase of 77.3%.

Figure 8-5 Change in level of post-school qualifications, Griffith LGA and Riverina Murray region, 2016 and 2021



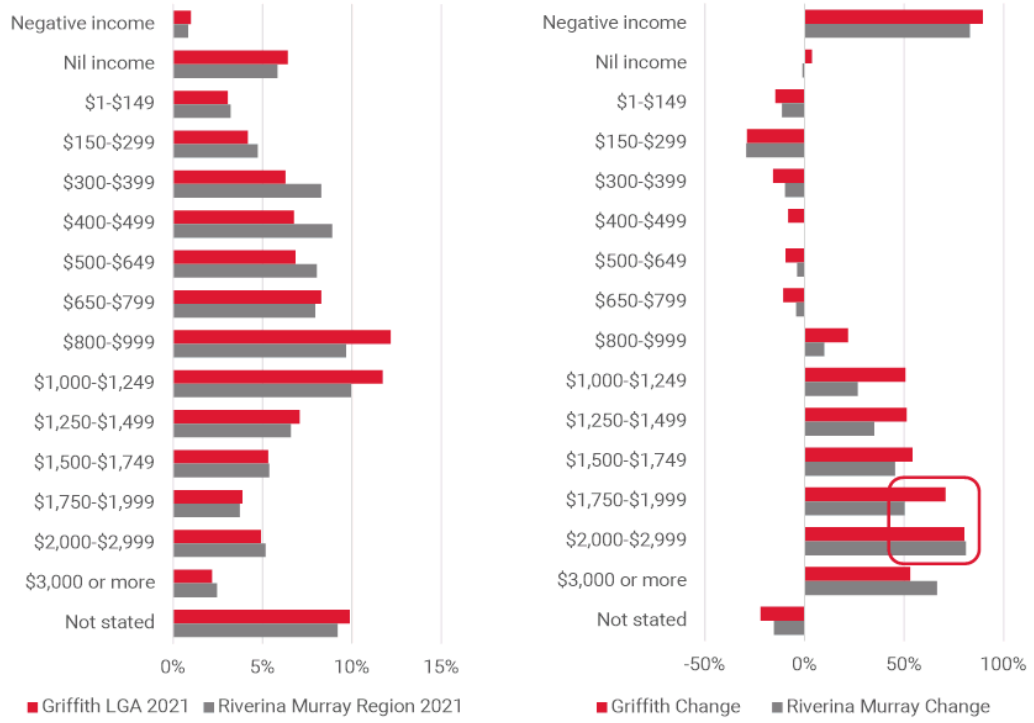
Source: REMPLAN Community

Conversely, individuals attaining bachelor's degrees saw the highest numerical rise, with an increase of 606 individuals. This trend reflects the increasing demands of the workforce in Griffith LGA for highly skilled labour as industries continue to innovate and diversify.

Income

The median personal weekly income for Griffith LGA residents was $836, comparatively higher than $754 in the broader Riverina Murray region. Median income is reflective of the types of occupations and industries of employment within Griffith LGA. *Figure* 8-6 illustrates how residents' weekly income is spread across all income brackets. Approximately 30.8% of residents in Griffith earn less than $500 per week, while 7.9% of residents earn over $2,000 per week.

Figure 8-6 Weekly personal income and change in income, Griffith LGA and Riverina Murray Region, 2021 and 2016 to 2021



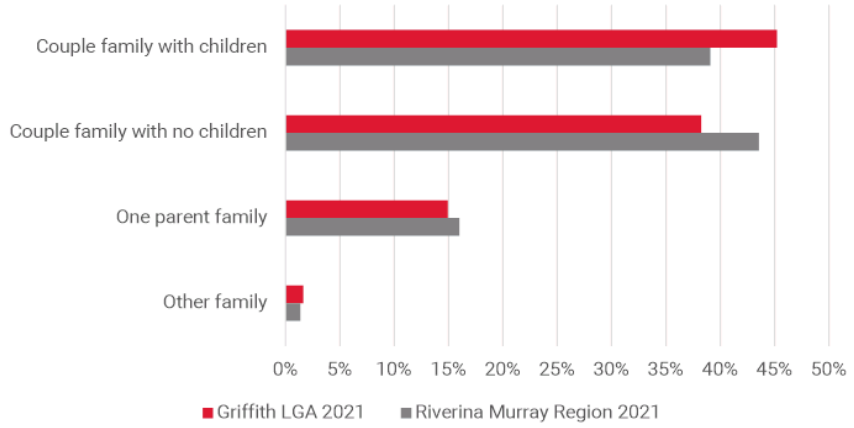
Source: REMPLAN Community

Between 2016 and 2021, Griffith LGA experienced a positive increase in the number of residents that possessed post-graduated and bachelor's degree qualifications, as previously mentioned in section 3.3.3. This increase coincides with a large proportionate increase in residents earning higher incomes (between $1,750-$2,999 per week). Despite this, a large portion of the population in Griffith earn relatively modest incomes ranging from $800 to $1,249 per week. This underscores the ongoing demand for affordable housing in the region and emphasizes the critical need to ensure the availability of such housing.

Household Composition

In 2021, Griffith housed 6,963 families. The majority of these families consist of couples with children (45.2%) and couples with no children (38.3%). In contrast, the wider broader Riverina Murray region exhibits a lower percentage of couple families with children (39.8%) compared to Griffith LGA. This disparity is balanced by a higher proportion of couples without children (43.6%).

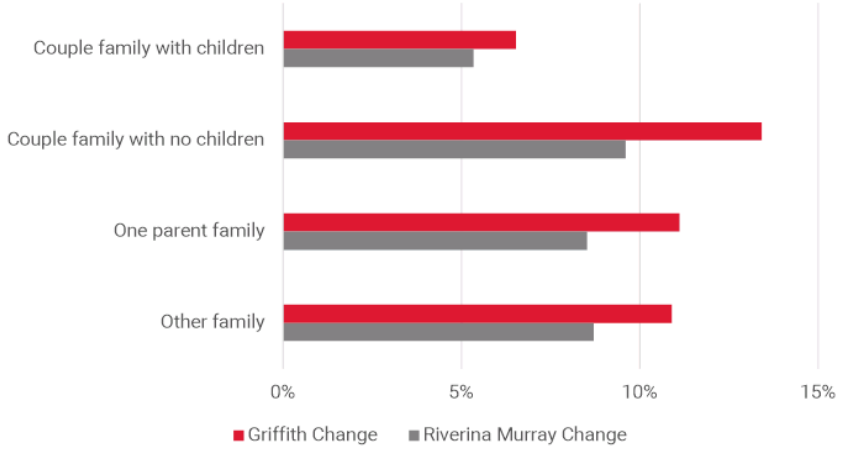
Figure 8-7 Family composition, Griffith LGA and Riverina Murray region, 2021



Source: REMPLAN Community

Between 2016 and 2021, Griffith LGA saw a large increase in the number of couple families with no children (13.4%), marking the most substantial increase among family types in the region. This demographic shift encompasses both young couples and retired couples whose children have left the household. This change highlights evolving household dynamics and preferences in Griffith LGA, with demand increasing for smaller dwellings suitable for smaller families in diverse stages of life and family structure.

Figure 8-8 Change in family composition, Griffith LGA and Riverina Murray region, 2016 to 2021

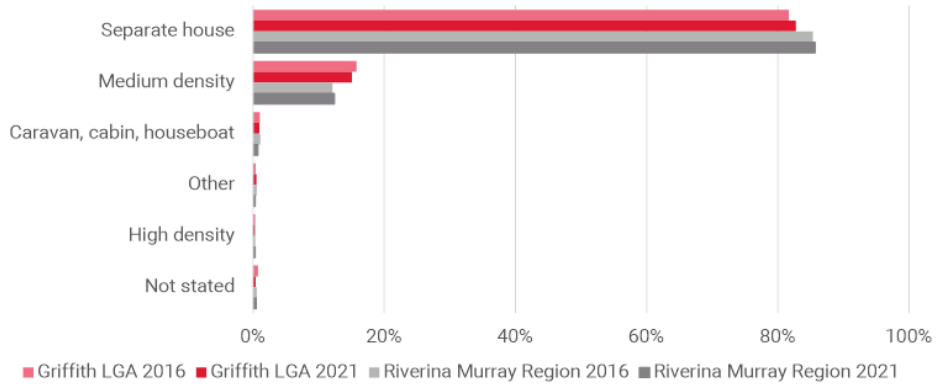


Source: REMPLAN Community

Dwelling Structure

In 2021 there were 10,797 dwellings in Griffith LGA. The majority of dwellings (82.8%) were separate houses and medium density dwellings (15.1%) which includes semi-detached, flats, and townhouses. Compared to the broader Riverina Murray region, Griffith LGA has a higher proportion of medium density dwellings which are concentrated in the main population centre of Griffith (particularly along Wakaden Street and Couch Road).

Figure 8-9 Dwelling structure, Griffith LGA and Riverina Murray region, 2021



Source: REMPLAN Community

Reflective of the growing population in the region, the number of dwellings in Griffith increased by 547, from 10,753 in 2016 to 10,283 in 2021. This equates to an average of 109 new dwellings constructed per year. Separate dwellings accounted for majority of new dwellings in the region (535 new dwellings). Much of this development occurred in the Collina North, which is a key growth area in Griffith LGA. Separate dwellings appear to continue to be a defining attribute of dwellings in the region which mirrors the Riverina Murray region as illustrated in *Figure* 5-1.

Number of Bedrooms

In Griffith LGA, three-bedroom dwellings are the most prevalent housing type, comprising 40.1% of all dwellings in the region. *Figure* 8-10 provides a breakdown of dwellings by the number of bedrooms and their changes over a 5-year period. While the number of three-bedroom dwellings did experience growth between 2016 and 2021, the most substantial increase occurred in the number of four-bedroom dwellings, which rose by 412 dwellings during this timeframe. This trend echoes a pattern observed across Australia, driven by the renovation of older dwellings to accommodate additional bedrooms, as well as the construction of new dwellings with four or more bedrooms.

The rise in the number of four-bedroom dwellings reflects the growing demand for this type of housing in the Griffith region, which reflects evolving preferences and lifestyle needs of residents. This trend supports a shift towards larger homes capable of accommodating expanding families or providing additional space for various purposes such as home offices or guest rooms.

Figure 8-10 Number of bedrooms in occupied private dwellings, Griffith LGA, 2016 and 2021

Bedrooms	2016		2021		Change	
	Dwellings	%	Dwellings	%	No.	%
None (includes bedsitters)	42	0.5%	27	0.3%	-15	-35.7%
1	297	3.2%	342	3.4%	45	15.2%
2	1,218	13.0%	1,345	13.4%	127	10.4%
3	3,747	40.1%	3,952	39.4%	205	5.5%
4	2,616	28.0%	3,028	30.2%	412	15.8%
5 or more	371	4.0%	506	5.0%	135	36.4%
Not stated	1,041	11.2%	841	8.4%	-209	-19.9%
Total	**9,342**	**100.0%**	**10,041**	**100.0%**	**700**	**7.5%**

Source: REMPLAN Community

Dwelling Tenure

Tenure type remained relatively consistent between 2016 and 2021. In 2021, more than half (58.3%) of the dwellings in Griffith LGA were owned, either outright or with a mortgage. Additionally, 28.7% of dwellings in Griffith LGA were rented, with over half (54.5%) rented through real estate agents, 15.9% rented through another person (private landlord) and an additional 9.0% rented through the NSW housing authority.

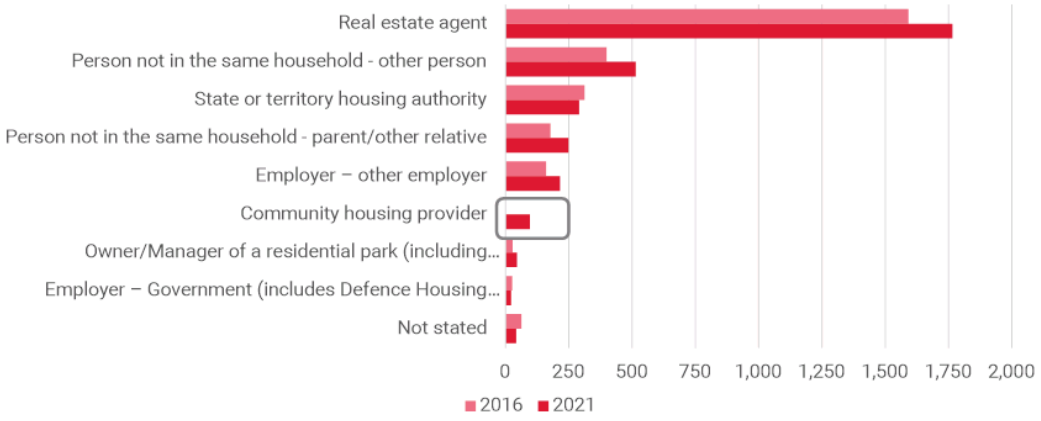
Figure 8-11 Tenure type, Griffith LGA, 2016 and 2021

Tenure Type	2016		2021		Change	
	Dwellings	%	Dwellings	%	No.	%
Owned outright	2,938	31.5%	3,142	31.3%	204	6.9%
Rented	2,679	28.7%	3,062	30.5%	383	14.3%
Owned with a mortgage	2,448	26.2%	2,707	27.0%	259	10.6%
Being occupied rent-free	125	1.3%	176	1.8%	51	40.8%
Being occupied under a life tenure scheme	31	0.3%	74	0.7%	43	138.7%
Other tenure type	33	0.4%	17	0.2%	-16	-48.5%
Being purchased under a rent/buy scheme	4	0.0%	12	0.1%	8	200.0%
Not stated	1,084	11.6%	851	8.5%	-232	-21.4%
Total	**9,342**	**100.0%**	**10,041**	**100.0%**	**700**	**7.5%**

Source: REMPLAN Community

Between 2016 and 2021 there was a notable increase in the number of rented dwellings in Griffith LGA, from 2,679 in 2016 to 3,062 in 2021 (+383 dwellings or +14.3%). This is the largest increase in tenure type in the region, followed by dwellings owned with a mortgage. Over the same period, the region saw the greatest increase in dwellings rented through real estate agents as well as through community housing which increased from zero to 96 dwellings. This suggests there is growing demand for affordable housing options for low-income individuals and families who may struggle to find suitable accommodation in the private rental market.

Figure 8-12 Landlord type of rented dwellings, Griffith LGA, 2016 and 2021



Source: REMPLAN Community

Occupation

In 2021, the most common occupation of working residents in Griffith was labourers (19.0%) followed by managers (15.5%) and technicians and trades workers (13.4%). The region saw the largest increase in the number of residents working as labourers (+496 residents) and managers (+339 residents) between 2016 and 2021. This occupation landscape varies slightly from the broader Riverina Murray region, where the most common occupation is professionals (16.3%).

Figure 8-13 Occupation (employed residents), Griffith LGA and Riverina Murray region, 2016 and 2021

Source: REMPLAN Community

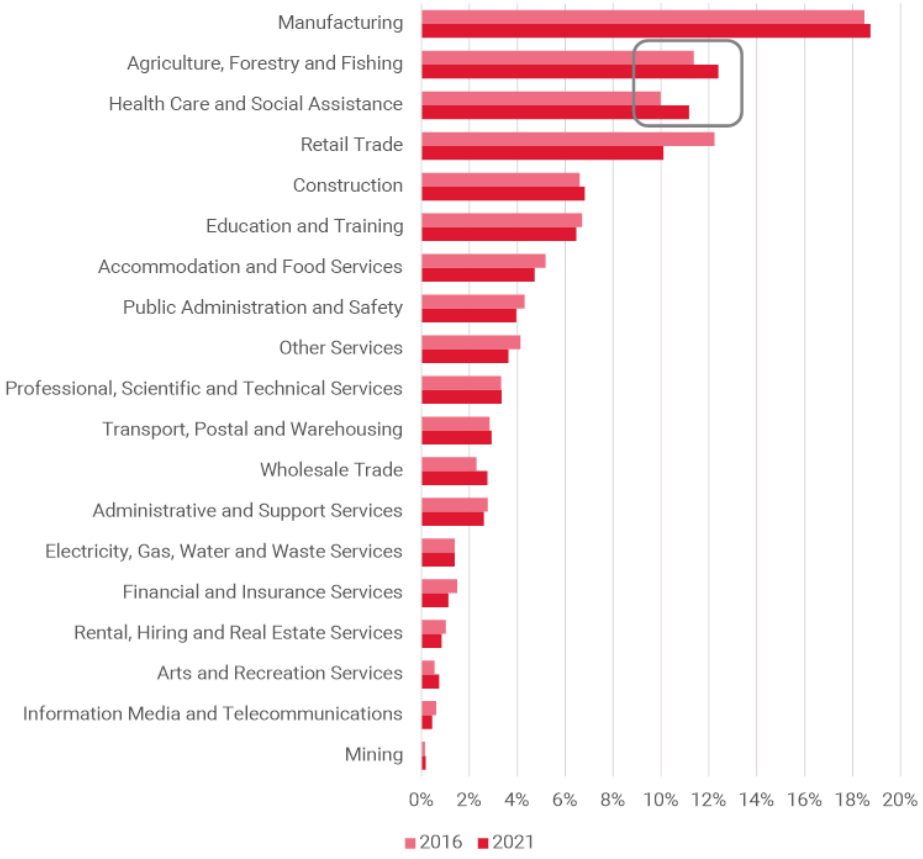
Out of the 2,603 residents employed as labourers, nearly half (45.4%) are engaged as factory process workers. This workforce is likely supported by wineries, vineyards, citrus packing houses, canneries, poultry processing plants and dairy processing facilities from across the region and surrounds. This highlights the important role of the agriculture and manufacturing sectors in providing employment opportunities within the local community.

Industry

There are 13,692 employed residents in Griffith LGA, regardless of place of work. The most common industries of employment are Manufacturing (2,567 or 18.8%), Agriculture, Forestry and Fishing (1,698 or 12.4%) and Health Care and Social Assistance (1,529 or 11.2%).

Between 2016 and 2021, Griffith LGA saw a large increase in the number of residents working in Manufacturing (+416), followed by the Agriculture, Forestry, and Fishing sector (+376) and the Health Care and Social Assistance (+367) sectors. Conversely, there was a noticeable decline in residents employed in the Retail Trade and Financial and Insurance Services sectors throughout this timeframe (-38 and -18, respectively).

Figure 8-14 Employment by industry (employed residents), Griffith LGA, 2016 and 2021



Source: REMPLAN Community

Summary

Demographic shifts within the Griffith LGA play a pivotal role in shaping both current and future housing demand, reflecting the evolving needs and preferences of its residents. Understanding these demographic dynamics is essential for effective strategic planning and ensuring diverse housing requirements are met within the region.

Historically the population of Griffith LGA has increased, between 2006 and 2011 the population increased by 565 persons, from 2011 to 2016 there was a further increase of 1,272 persons and 1,451 persons from 2016 to 2021.

The unique nature of housing demand in Griffith LGA varies from other regional cities and stems from several factors. The municipality is characterised by its young working population moving to the area, encompassing a substantial number of families with children. In contrast to both the broader Riverina Murray region and the State, Griffith has a comparatively lower median age, supported by the municipality experiencing an influx of highly skilled young professionals between 2016 and 2021. This is supported by an increase in the number of residents holding bachelor's and postgraduate degrees and a notable increase in median income within Griffith LGA, shifting from $776 to $836 over the five-year period. However, in contrast there is a considerable portion

of residents who still earn relatively modest incomes, highlighting certain segments of the community that are particularly sensitive to housing prices and the overall cost of living. Ensuring the availability of accessible, affordable and diverse housing options within Griffith LGA is crucial to support these demographic cohorts and promote inclusive growth.

The Leonard Road Release Area has a strategic location, being adjacent to Hanwood village on its northern side providing an extension of the existing residential development zones. This site offers an ideal location for the introduction of new, smaller lot residential properties, strategically situated in close proximity to key employment nodes, community services, and infrastructure within Griffith's central activity centre.

The proposed development aims to meet the growing demand for affordable family homes and medium-density living options providing more affordable products in an area where such offerings are currently limited. By providing a diverse range of housing choices, the development endeavors to address the issues or both housing affordability and choice identified in the Griffith Housing Strategy to meet the needs of a broad spectrum of residents while contributing to the overall vibrancy of the Hanwood village and community.

9 Appendix B – Other Sources

The following sources were reviewed as part of the analysis and land supply estimates.

A. Australian Bureau of Statistics (ABS) Census, 2011, 2016 and 2021 accessed via REMPLAN Community
B. Griffith Housing Strategy 2019
C. Griffith Housing Strategy 2019 – Summary of Strategies
D. Large Lot Residential – Supply and Demand Analysis and Strategy
E. Griffith City Council – Lake Wyangan Masterplan
F. Griffith Housing Forum 2024
G. Griffith Housing Supply Pipeline Audit
H. Grifith Ordinary Meeting Business Paper MM01, MM02
I. Griffith Land Use Strategy 'Beyond 2030' 2012
J. SQM Research – Residential Vacancy Rates

Griffith Housing Needs Addendum report

Leonard Road, Hanwood

Submitted to Hanwood Developments Pty Ltd

22 September 2025

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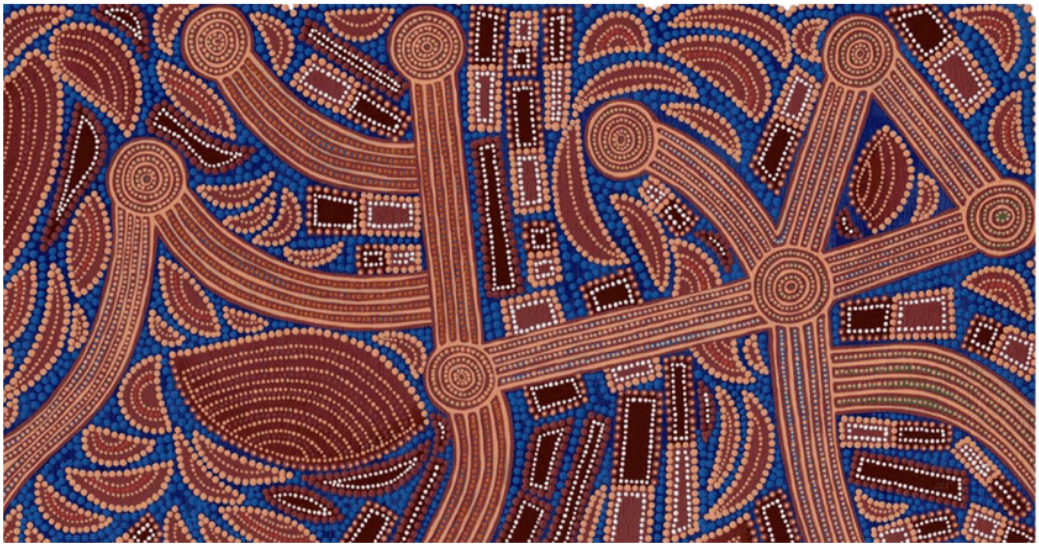
Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



Towards Harmony by Aboriginal Artist Adam Laws

This report was prepared by:

Approver:	Chris O'Dell
Author:	Chris O'Dell – Director
Project:	Leonard Road, Hanwood
Report Version:	Final

Disclaimer

This report has been prepared by Gyde Consulting with input from a number of other expert consultants (if relevant). To the best of our knowledge, the information contained herein is neither false nor misleading and the contents are based on information and facts that were correct at the time of writing. Gyde Consulting accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

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Purpose

The purpose of this addendum report is to provide key updates in regard to the housing need and demand for Griffith, building on the REMPLAN Need and Demand Assessment, November 2024 (NDA). The addendum report is designed to supplement the original REMPLAN Need and Demand Assessment, not replace it.

The addendum report incorporates the most recent revised forecasts of population growth and housing demand from the Draft Griffith Housing Strategy 2025 and updated ABS and NSW Government population and housing data. The Draft Griffith Housing Strategy 2025 also includes as appendices the 2019 Griffith Housing Strategy and the 2025 Socio-Economic and housing demand analysis report, which have also been used in the addendum report.

By aligning the earlier findings with the latest demographic, economic, and housing market trends, this addendum ensures Council and stakeholders have an up-to-date evidence base on the housing needs of Griffith LGA.

Population update

Population forecasts for Griffith show a clear upward revision over time. Figure 1 illustrates the different projections and the changes.

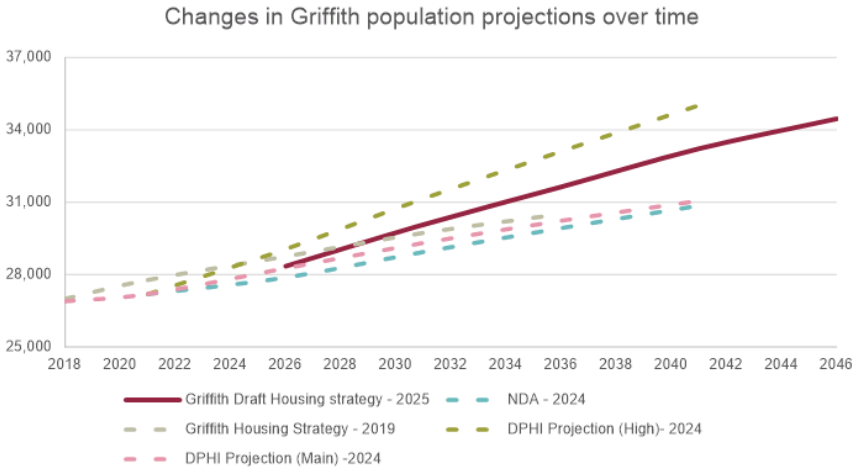

Figure 1 **Changes in population projections**

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The 2019 Housing Strategy projected modest growth of around 0.73% per year, with the population reaching approximately 30,500 by 2036. The NDA (2024) incorporated both the 2022 NSW DPE and Forecast.id projections, estimating a 2041 population between 30,874 and 31,641, with growth rates ranging from 0.5% to 0.9% annually.

The latest NSW DPHI main series, 2024, which at the time of publishing was the most likely scenario estimates a 2041 population of 31,059. The high series, which models a potential increase in migration, projects by 2041 a total population of 35,015.

The Draft Griffith Housing Strategy 2025 has projected a higher long-term population growth when compared to the historic projections, with the population expected to rise from 27,641 in 2023 to about 34,500 by 2046 – an increase of more than 7,300 people, or about 1% growth per year. Table 1 illustrates the differences in population projections when compared to the Draft Griffith Housing Strategy 2025.

By 2041, the Draft Griffith Housing Strategy 2025 has projected at least over 2,000 additional people when compared to the NDA and the DPHI main projection. To put that in context, 2,000 additional people is around 7% of the current total population of Griffith LGA, a significant increase. The Draft Griffith Housing Strategy 2025, is still below the High DPHI series, indicating that there is still some potential for a higher number by 2041.

Table 1 **Changes in population projections when comparing historic projections to the Draft Griffith Housing Strategy 2025**

	2036	2041
NDA – 2024	1,707	2,360
Griffith Housing Strategy – 2019	1,127	-
DPHI Projection (Main) – 2024	1,401	2,158
DPHI Projection (High) – 2024	-1,472	-1,798

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Housing needs update

The increase in population projection has been reflected in the updated future housing needs. Figure 2 illustrates the changes over time.

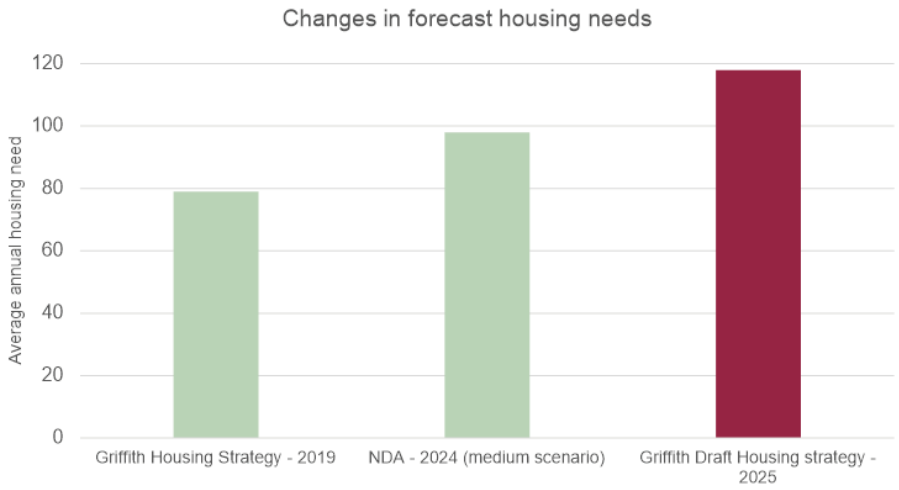

Figure 2 **Changes forecast housing needs**

The 2019 Housing Strategy estimated demand for about 1,744 additional dwellings by 2036, averaging roughly 79 homes per year. The 2024 NDA highlights even higher potential requirements for new housing depending on growth scenarios. It reported the need of between 76 and 130 dwellings annually.

By contrast, the Draft Griffith Housing Strategy 2025 has projected that between 2023 and 2046 the LGA will require around 2,725 new homes, or about 118 per year. The Draft Griffith Housing Strategy 2025 acknowledges that "*housing delivery is not keeping pace with demand*" highlighting how difficult it has been to deliver the homes needed for the growing population.

Between 2019 and 2025 strategies, the number of homes needed to accommodate the projected population increase has increased by 50%. In only 1 year, when comparing the NDA to the Draft Griffith Housing Strategy the housing need has increased by 24%.

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Is the current supply meeting the needs of the LGA?

The Draft Griffith Housing Strategy reports on availability of zoned land and housing approvals as a measure of supply. However, it does not report on the number of completed homes that have been built in the LGA or forecast the likely delivery of completed homes. There is also a absence of publicly available data that gives an accurate report on the number of homes that have been built.

Since the publication of the Draft Griffith Housing Strategy, the ABS has reported on the number of approvals for 2024/25. The latest approval data shows that there was a peak of approvals in 2023/24 of 221. The 138 approvals recorded in 2024/25 has returned back to the 5-year average of around 144 per year.

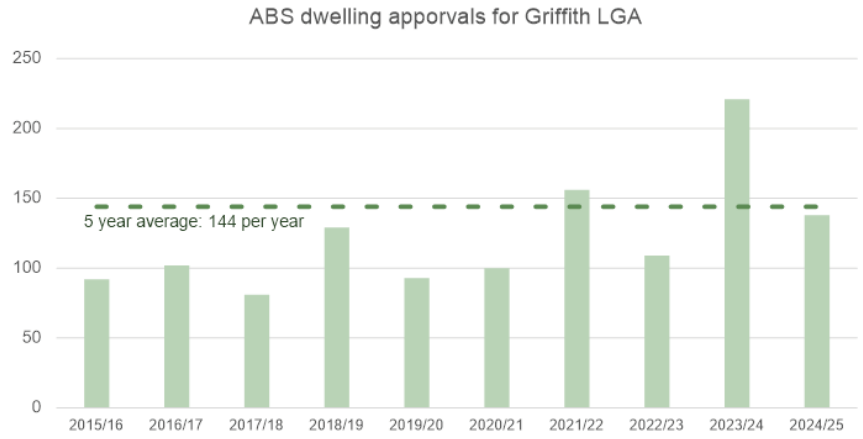

Figure 3 **ABS approval data for the Griffith LGA**

Conversion of approvals to completed homes

Understanding the number of approvals that turn into a completed home is needed to help assess if there is going to be an adequate supply of completed homes. The NSW Local Housing Strategy Guidelines 2018 – does not provide a specific guidance on the conversion rate that should be used.

However, the 2018 NSW Local Housing Strategy Guidelines, the 2025 Draft Griffith Housing Strategy and the 2024 and NDA all acknowledgement that dwelling approvals do not always translate directly into completed housing. In the absence of available data on housing completions, the NDA used conversion modelling based on NSW and Australian examples with a calculated conversion rate of 55% nationally and 44% in NSW.

Without completion data it is challenging to estimate Griffith's conversion rate. However, we can model the conversion rates of historic approvals to provide a guide on how likely the current housing pipeline will deliver on future housing supply. Table 2 illustrates the different scenarios of how many approvals are needed at different conversion rates to achieve 118 homes completed each year.

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Table 2 Number of approvals needed to meet different conversion rates

Conversion rate of approvals to completions	Estimated number of approvals needed	
90%	131	
80%	148	Equals the current 5 year approval average
55%	215	
44%	268	

In order for Griffith LGA to meet its housing needs of around 118 new homes each year, it would need to convert 80% of all of its approvals to a completed home or increase the number of approvals to account for a lower conversion rate. If the conversion rate was to align closer to the NSW conversion rates calculated in the NDA, then approvals would need to increase to 215 each year.

The 2025 Draft Housing Strategy states that "*housing delivery is not keeping pace with demand," citing delays in construction, high development costs, infrastructure constraints, and inefficiencies in the NSW planning system*". The strategy also notes that "*Griffith has enough zoned land for thousands of homes, the issue is the pace of delivery—many approvals don't translate quickly into built dwellings".*

These variables that do impact conversion rates are predominantly outside of Council's control. What Council can control is the release of development-ready land that has motivated landowners ready to go from approval to a completed home quickly.

Current supply is at a high risk of not delivering on the housing needs of the LGA

As highlighted earlier in this report, the 2025 Draft Griffith Housing Strategy does not indicate what the current and future supply of homes will be. It only reports on the availability of zoned or strategically identified land for future rezoning.

A breakdown of the total land and its status as reported in the 2025 Draft Griffith Housing Strategy is illustrated in figure 4.

In total, there are approximately 800 lots identified as development ready. Only 13% of the total land identified in the strategy. Conversely, 43% of land identified for future residential use is classified as strategic land, with a likely delivery time of at least 10-20 years depending on the management of a number of land constraints.

The analysis on the likely supply of completed housing from the identified development ready land has not been completed. If around 80% of approved dwellings in development ready land is constructed in the next 5 years, then supply will likely reach the housing need of 118 per annum. However, given the identified delivery challenges identified in the Draft Housing Strategy, relying on only the identified development land puts the LGA at a very high risk of not being able to meet its existing and future housing needs.

If one or two of the identified areas delay the deliver of homes, or do not build any homes then the LGA will not be able to meet its housing needs. There is no land identified as awaiting development consent, which indicates that there is not immediate future housing ready to be approved in the pipeline.

To give the LGA the best chance of meeting its future housing needs and provide a buffer to the know delays in housing construction, there are 2 actions that can be taken below:

1. Move more of the land classified as 1C to 4 to development ready by working with landowners to encourage development

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2. Find and work with motivated landowners in appropriately serviced and well located land that has the capacity to deliver new homes in the short to medium term.

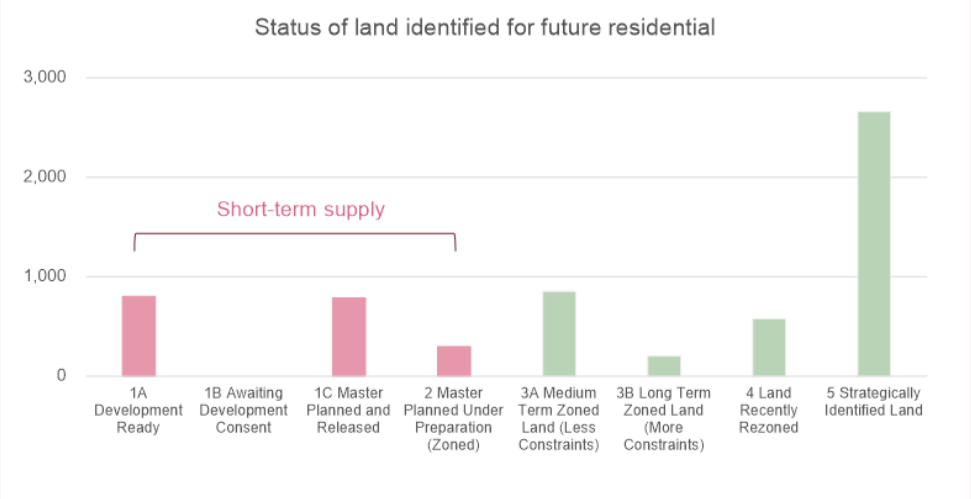

Figure 4 **Status of land identified for future residential from the 2025 Draft Griffith Housing Strategy**

Understanding undersupply and unmet demand

The 2025 Draft Housing Strategy indicates that there is strong evidence of unmet demand, or that the existing housing stock is not meeting the current population needs. The Draft Housing Strategy states that

"*Griffith is in a housing crisis: demand for affordable, diverse, and accessible rental opportunities is at an all-time high*"

This is reflected in key insights highlighted in both the 2025 Draft Housing Strategy and the 2024 NDA.

The 2025 Draft Housing Strategy states that Griffith has had a consistently tight rental market for the past decade, with vacancy rates never exceeding 2% between 2014 and 2024, and falling further since COVID-19. Vacancy rates have been at or below 1% since 2022. The 2024 NDA reaches similar conclusion reporting that Griffith's rental vacancy rate has been below 3% since 2010 and below 1% in recent years.

The 2025 Draft Housing Strategy does not report on an estimate on the unmet demand or likely under supply. The assumption in the 2025 Draft Housing Strategy is that in 2023, Griffith existing housing stock was meeting the populations needs. Or, the LGA is in a balanced market. Given that the strategy has declared that the LGA was in a housing crisis – this is clearly not the case.

To calculate an estimate of unmet demand and undersupply, the DPHI 2024 NSW population and housing projections implied dwelling demand can be used.

The "implied dwelling demand" is the estimated number of private dwellings that will be needed house the projected population based on how people live. How people live is defined by census data on number of

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people per household, separation, single-person households, couples, etc. The calculation factors in a rate of unoccupied dwellings.

The calculation is an estimate and provides a guide to if the current housing stock is meeting the needs of the existing population. Table 3 shows the implied dwelling need for Griffith in 2021 and surrounding LGAs and compares this to the number of occupied private homes counted in the 2021 census.

Table 3 Implied dwelling need compared to existing dwellings

	2021 Implied dwelling demand	2021 census count of dwellings	Difference	
			Number	%
Griffith	11,731	9,266	2,465	21%
Wagga Wagga	29,394	24,776	4,618	16%
Leeton	4,976	3,961	1,015	20%
Murrumbidgee	1,770	1,291	479	27%
Narrandera	2,831	2,141	690	24%
Temora	2,986	2,393	593	20%

Griffith in 2021 has a potential undersupply of around 2,500 homes when derived from the NSW DPHI implied dwelling demand. When compared to other LGAs surrounding Griffith, has a similar undersupply than its neighbours.

Based on this preliminary analysis, if Griffith LGAs population was to stay stable and build on its Draft Housing Strategy target of 118 homes each year, it would take over 20 years to reach its implied dwelling need.

Conclusion

This addendum report confirms that Griffith is facing a significant and growing housing challenge. Or as stated in the 2025 Draft Housing Strategy – the LGA is facing a housing crisis.

Population forecasts have been progressively revised upwards, with the 2019 Housing Strategy projecting around 30,500 residents by 2036 and 1,744 new dwellings (about 79 per year), and the 2024 REMPLAN Need and Demand Assessment (NDA) increasing this to between 30,874 and 31,641 people by 2041, requiring 76–130 dwellings per year.

The Draft Griffith Housing Strategy 2025 projects even stronger growth, with the population reaching around 34,500 by 2046 and requiring about 2,725 new dwellings (118 per year). This represents a 50% increase in projected housing need compared with the 2019 Strategy and a 24% rise compared with the NDA prepared just one year earlier.

Despite these revised forecasts, housing delivery is not keeping pace with demand. Vacancy rates have remained below 2% for a decade and below 1% since 2020, highlighting severe unmet demand.

An analysis of NSW DPHI implied dwelling demand shows Griffith had a potential undersupply of around 2,500 homes in 2021 — equivalent to a 26% shortfall of existing housing stock.

While the LGA has enough land identified for thousands of homes, only 13% is classified as development-ready, creating a high risk that supply will continue to lag behind demand. Ongoing action will therefore be

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required from Council, working closely with the development industry and landowners, to accelerate delivery, unlock development-ready land, and support a more diverse housing mix. Without this coordinated effort, Griffith will remain in a state of housing crisis, with affordability and accessibility pressures intensifying across the community.

Sources

- **Griffith Housing Strategy 2019** – Judith Stubbs & Associates, prepared for Griffith City Council.
- **Draft Griffith Housing Strategy 2025** – Griffith City Council.
- **REMPLAN Need and Demand Assessment (November 2024)** – Prepared by REMPLAN for Stimson Advisory.
- **Australian Bureau of Statistics (ABS)** – Regional Population Estimates (2001–2023); Census (2016, 2021); Building Approvals and Completions data (2015–2024).
- **NSW Department of Planning, Housing and Infrastructure (DPHI)** – NSW Population and Housing Projections 2024 (Main and High Series, Implied Dwelling Demand).
- **Forecast.id** – Griffith population and dwelling forecasts, commissioned by Council.
- **NSW Local Housing Strategy Guidelines 2018** – Department of Planning and Environment.

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10 November 2025

The General Manager
Griffith City Council
PO Box 485
Griffith NSW 2680

Attention: Kelly McNicol, Strategic and Development Assessment Planner

Dear Kelly

RE: Peer Review of REMPLAN Need and Demand Assessment – Leonard Road Release Area, Hanwood and GYDE Griffith Housing Needs Addendum Report

Council has engaged PSA Consulting and Bull + Bear Economics to review a further submission dated 26 August 2025 on the draft Griffith Housing Strategy 2025 (the draft Housing Strategy), including a peer review of the supporting Need and Demand Assessment for the "Leonard Road Release Area" in Hanwood prepared by REMPLAN, dated November 2024 (the REMPLAN report). It is noted that the REMPLAN report was prepared prior to any draft Housing Strategy being placed on exhibition. Specifically, Council is seeking confirmation as to whether there is a 20-year supply of land available for residential development, in light of the REMPLAN report.

The submission, based on the REMPLAN report, questions the available land supply reported in the draft Housing Strategy and suggests that Griffith faces as little as six years of housing supply under a medium demand scenario without development of the Leonard Road Release Area. This is based on sensitivity analysis that considers conversion rates from approval to delivery. The submission argues that the Leonard Road Release Area is better able to deliver the diversity of housing required when compared to the current solution in masterplans for growth areas recently prepared by Council. The submission also argues that the Housing Strategy must create pathways for land to be brought forward where feasible, especially in strategically located areas where initial growth areas may not proceed in the short to medium term (it should be noted at the outset that the draft Housing Strategy actually recommends rezoning of all Stage 2 lands in Growth Areas to counter any potential land banking).

This letter outlines our review of the submission and supporting REMPLAN report against the following key points:

1. Lot to dwelling (i.e. approval to completion) conversion assumptions and implications for demand and supply
2. Lot take-up rates comparison
3. Land supply
4. Suitability of the subject site to meet projected housing demand in the Griffith LGA relative to other landholdings
5. Proposed lot size mix and its contribution to housing diversity and affordability in the Griffith LGA
6. Years of available supply.

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TRANSPORT PROGRAM MANAGEMENT AND OPERATIONAL READINESS > INFRASTRUCTURE

It is noted that the REMPLAN report was prepared prior to the release of the draft Housing Strategy. GYDE Consulting has also submitted the "Griffith Housing Needs Addendum Report" (the Addendum Report) dated 22 September 2025 as a supplement to the REMPLAN report following the release of the draft Housing Strategy. This letter has been amended to provide an assessment of the GYDE Addendum report, which was provided for review after the completion of the initial draft correspondence which initially considered only the REMPLAN report.

Background

The subject submission has been made on behalf of Hanwood Developments Pty Ltd, which has an interest in Stage 2 of the Hanwood Growth Area Concept Master Plan. The REMPLAN report was prepared to support a proposal for rezoning and residential development of approximately 44ha of land on the northern side of Leonard Road, Hanwood, as illustrated in Figure 1. Around 34 ha of the land subject to the proposal is considered Stage 2 of the Hanwood Growth Area, consisting mainly of 43 and 51 Leonard Road to the north of the Stage 1 land areas. A Master Plan for both Stage 1 and Stage 2 has been placed on public exhibition and Council received submissions from owners of Farm 1 and Farm 2 identified in Figure 1. The submissions suggest that the owners wish to continue farming operations and effectively 'land bank' their lands in favour of the release of Stage 2 lands. Council has confirmed that this new position is at odds with previous submissions from the owners, who were involved in the master planning process, including selecting and modifying the proposed lot layouts at a considerable cost to Council.

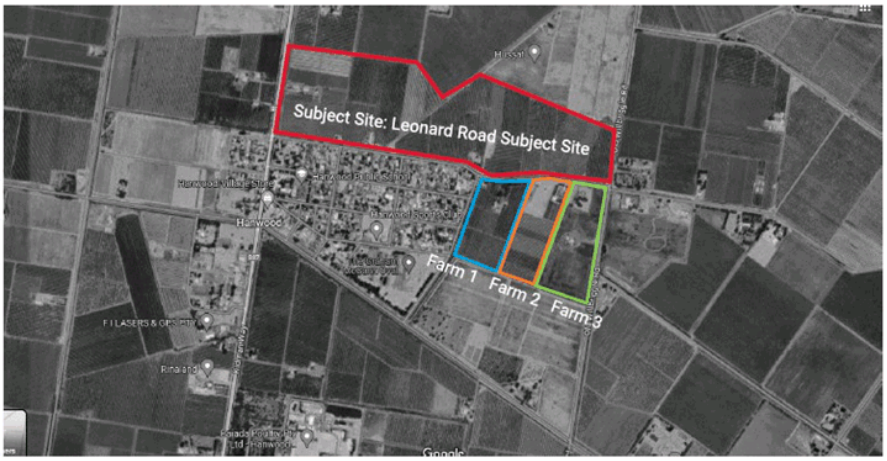

Figure 1: Subject site (reproduced from Figure 1-1 of the REMPLAN report)

The proposed development, as outlined in the REMPLAN report section 1.2 Proposed Development, provides for the delivery of 415 residential lots comprising 130 lots (31%) less than 400m^2, 238 lots (57%) between 400m^2 and 700m^2, and 47 lots (11%) greater than 700m^2. The report suggests that the development would result in approximately 455 dwellings, both detached and medium density, though no breakdown of housing types is presented. Given the date of the REMPLAN report, it is assumed that this number does not consider the recommendations of the draft Housing Strategy to permit 50% of all lots in growth areas to be utilised for dual occupancies and/or multiple dwelling development.

It is noted that in some sections of the report, the proposed development is described as comprising 454 lots. It is further noted that the proposed development outlined in the REMPLAN report differs from that outlined in the submitted Planning Proposal (PP-2025-1251) dated 2 July 2025, which comprises approximately 402 residential lots.

The number of lots proposed within the REMPLAN report has been used as a basis for this peer review, based on the scope outlined in Council's request.

Lot to Dwelling Conversion Assumptions

The REMPLAN report is heavily reliant on the conversion rate to justify the need for additional zoned land in Griffith LGA. The conversion rate presented in the REMPLAN report compares the volume of residential building approvals to the volume of residential completions in the 2013 to 2023 period to derive a conversion rate. Based on the REMPLAN assessment, the average lot to dwelling conversion rate in the 2013 to 2023 period was 54.9% nationally and 43.7% in New South Wales.

The interpretation of this analysis must be undertaken with some caution, recognising building approvals and completions may not occur in the same year. Analysis undertaken by Master Builders Australia in November 2024[1] highlights the average duration from approval to completion in 2023-24 as detailed in Table 1.

Table 1: Average duration from approval to completion in 2023-24 (Source: Bull & Bear Economics[1])

Type	Average duration from approval to completion in 2023-24	
	New South Wales	Australia
New houses	12.78 months	12.69 months
New townhouses	14.67 months	15.99 months
New apartments	39.66 months	33.30 months

Building approvals data by state/territory alongside building completion data by state has been extracted from the Australian Bureau of Statistics (ABS) to confirm the accuracy of the REMPLAN analysis. In recognition of the relative time delay from building approvals to completion, the assessment also extracted this data separately for new houses and new other dwellings.

The assessment identified an overall new residential conversion rate of 92.6% nationally in the 2013-23 period, marginally higher than in New South Wales (90.0%). The residential conversion rate in both New South Wales and Australia was higher for new houses than new other residential product. This is considered consistent with the historic conversion rates for master planned and release residential areas, including the original Collina area, the new Collina area to the south to south-west of Clifton Drive, North Grove Estate Area, and Murrumbidgee Estate. The exception being the hold out of the owners of land at 169 Wyangan Avenue to develop their lands as part of the North Grove release area and the lands owned by the Griffith Aboriginal Land Council (GALC) at the end of Clifton Drive, which is now actively being pursued by GALC following acquisition through a Native Title Land Claim.

The derived conversion rates in our analysis are significantly higher than those identified by REMPLAN (refer Table 2).

Table 2: Residential conversion rates by State / Territory, 2013-2023 (Source: Bull & Bear Economics)

	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUS
Bull & Bear Economics Analysis									
New Houses	94.3%	96.5%	96.9%	90.0%	93.0%	90.9%	100.3%	102.1%	95.0%
New Other Residential	86.3%	93.7%	88.0%	81.8%	93.6%	106.1%	116.7%	87.7%	89.4%
Total New Residential	90.0%	95.3%	93.3%	87.8%	93.1%	92.6%	106.6%	91.4%	92.6%

[1] Data available at: https://masterbuilders.com.au/it-shouldnt-take-this-long-to-build-a-home/

REMPLAN Analysis									
Total New Residential	43.7%	55.8%	58.3%	65.9%	75.2%	80.7%	69.5%	27.0%	54.9%

Source: ABS Building Approvals, Australia, ABS Building Activity, Australia, Figure 6-1 of REMPLAN report

Further interrogation of the analysis identified that REMPLAN has compared the total number of dwellings approved (new houses, new other dwellings and alterations and additions) to the number of new house completions only (i.e. has excluded new other dwellings and alterations and additions). This error has significant implications for the calculation of the conversion rate, which represents a fundamental assumption in the REMPLAN assessment.

Table 3 below presents Bull & Bear's assessment of residential conversion rates for new houses and new other residential product for New South Wales and Australia over the 2013 to 2023 period. The cells with blue coloured text represent the data which directly concords with what has been published in the REMPLAN assessment (their Figure 6-1) to derive their estimate of the conversion rate.

It was noted the published Australian totals for completions did not exactly represent the sum of all states and territories. Differences in the data from 2019 onwards can be attributed to minor data revisions which have occurred after the preparation of the REMPLAN report.

At the time of drafting this advice, the latest data published by source was as follows:

- Residential building approvals by state/territory: July 2025 (monthly data); and
- Residential completions by state/territory: March Quarter 2025 (quarterly data).

Table 3: Derived Conversion Rate by Dwelling Type, NSW and Australia, 2013-2023 (Source: Bull & Bear Economics)

	New Houses		New Other Residential		New Total		Total (including Alterations and Additions)	
	NSW	Australia	NSW	Australia	NSW	Australia	NSW	Australia
COMPLETIONS								
2013	19,596	96,696	16,199	55,631	35,795	152,327	36,276	153,827
2014	21,415	103,754	22,079	71,420	43,494	175,174	44,434	177,814
2015	25,371	118,955	21,722	76,487	47,093	195,442	48,028	197,253
2016	25,525	114,353	33,946	96,767	59,471	211,120	60,598	213,644
2017	28,608	112,587	32,109	98,687	60,717	211,274	61,658	213,181
2018	30,453	120,839	43,202	97,127	73,655	217,966	74,592	219,588
2019	28,557	109,855	37,374	91,167	65,931	201,022	66,717	202,467
2020	23,343	104,352	29,295	75,853	52,638	180,205	53,185	181,340
2021	24,371	110,062	24,183	67,334	48,554	177,396	49,121	178,560
2022	26,054	114,897	20,271	58,471	46,325	173,368	46,622	173,930
2023	26,966	115,535	20,352	59,703	47,318	175,238	47,746	176,085
APPROVALS								
2013	21,294	102,809	26,768	78,193	48,062	181,002	49,175	183,275
2014	24,702	117,973	29,991	90,114	54,693	208,087	55,584	210,007

	New Houses		New Other Residential		New Total		Total (including Alterations and Additions)	
	NSW	Australia	NSW	Australia	NSW	Australia	NSW	Australia
2015	28,111	119,431	42,230	117,736	70,341	237,167	71,532	239,735
2016	29,542	118,219	43,705	113,902	73,247	232,121	74,699	234,869
2017	29,654	118,974	41,728	104,201	71,382	223,175	72,210	224,609
2018	30,435	120,059	34,022	90,465	64,457	210,524	64,968	211,539
2019	24,868	104,382	26,320	70,994	51,188	175,376	51,762	176,611
2020	26,756	119,227	24,017	67,173	50,773	186,400	51,268	187,365
2021	31,677	148,493	31,158	79,626	62,835	228,119	63,300	228,995
2022	27,315	114,564	26,190	75,873	53,505	190,437	54,072	191,482
2023	22,738	101,735	22,337	61,143	45,075	162,878	45,401	163,822
CONVERSION RATE								
2013	92.0%	94.1%	60.5%	71.1%	74.5%	84.2%	73.8%	83.9%
2014	86.7%	87.9%	73.6%	79.3%	79.5%	84.2%	79.9%	84.7%
2015	90.3%	99.6%	51.4%	65.0%	66.9%	82.4%	67.1%	82.3%
2016	86.4%	96.7%	77.7%	85.0%	81.2%	91.0%	81.1%	91.0%
2017	96.5%	94.6%	76.9%	94.7%	85.1%	94.7%	85.4%	94.9%
2018	100.1%	100.6%	127.0%	107.4%	114.3%	103.5%	114.8%	103.8%
2019	114.8%	105.2%	142.0%	128.4%	128.8%	114.6%	128.9%	114.6%
2020	87.2%	87.5%	122.0%	112.9%	103.7%	96.7%	103.7%	96.8%
2021	76.9%	74.1%	77.6%	84.6%	77.3%	77.8%	77.6%	78.0%
2022	95.4%	100.3%	77.4%	77.1%	86.6%	91.0%	86.2%	90.8%
2023	118.6%	113.6%	91.1%	97.6%	105.0%	107.6%	105.2%	107.5%
Average conversion rate, 2013-23	94.3%	95.0%	86.3%	89.4%	90.0%	92.6%	84.4%	86.1%

Source: ABS Building Approvals, Australia, ABS Building Activity, Australia, Figure 6-1 of REMPLAN report

Based on the above analysis, it is suggested that adoption of a conversion rate of at least ~90-95% would be appropriate, unless the applicant can specifically cite recent examples within the Griffith LGA context where building approvals have not translated to supply additions.

Lot Take Up Rates

Section 6.1 of the REMPLAN report presents three alternative scenarios for residential take-up in the Griffith LGA over the 2021-46 period to estimate the sensitivity of supply based on varying levels of demand, as outlined below:

- Low Scenario (based on Forecast.id annual dwelling demand estimates): 76 dwellings per annum

- Medium Scenario (based on REMPLAN annual dwelling demand to 2046): 98 dwellings per annum
- High Scenario (based on NSW DPE projected dwelling demand to 2041): 130 dwellings per annum.

The draft Housing Strategy assumes demand for an additional 2,726 dwellings in the 2023-46 period in Griffith LGA, averaging an additional 118 dwellings per annum in this period, which sits between the medium and high scenario adopted by the REMPLAN analysis.

Therefore, the range of potential outcomes modelled by REMPLAN in considering the demand for additional residential land in Griffith LGA is accepted.

Land Supply

REMPLAN Report

The REMPLAN report identifies **2,846** available lots in the Griffith LGA, including 454 lots in Hanwood, described as the subject site (see Figure 2). It is assumed that this refers to the subject site only and does not include other sites in Hanwood, though this is not clear in the REMPLAN report. The REMPLAN report references the Griffith Housing Strategy (2019) and Housing Pipeline Audit Mapping (date unknown) when referring to the 2,846 available lots and states that a desktop analysis completed for the report indicated that Griffith has sufficient residential land for future needs. However, the report raises concerns about sequencing, as some development sites have failed to be brought to market within the timeframe set by the previous Griffith Housing Strategy (2019). The REMPLAN report states that the land supply estimate has been discounted to exclude sites with significant constraints such as flood overlays, ownership issues, land banking, and vegetation buffers. No mapping is included in the REMPLAN report to support this finding or illustrate what land has been included in the supply estimate. As such, it is difficult to directly compare the REMPLAN land supply against the draft Housing Strategy.

It is noted that the REMPLAN report was prepared prior to the release of the draft Housing Strategy. Therefore, the report does not take into consideration the recommendations to:

- rezone and stage the release of all Stage 2 lands in Growth areas; and
- permit 50% of all lots in growth areas to be used for medium density development including dual occupancies and multi-dwelling development.

Figure 5-7 Land Supply Schedule, Griffith LGA, July 2024

Griffith	Short	Medium	Long	Total
Central Griffith	26	13	153	**192**
South Griffith	84	507	48	**639**
Collina	356	110	-	**467**
Hanwood (Subject Site)	-	-	454	**454**
Total (Urban)	**466**	**631**	**655**	**1,752**
Lake Wyangan	185	-	763	**948**
Yoogali	55	-	84	**139**
Yenda	7	-	-	**7**
Total (Rural)	**247**	**0**	**847**	**1,094**

Figure 2: REMPLAN Land Supply Schedule (Source: REMPLAN Report Figure 5-7)

Draft Griffith Housing Strategy 2025

The land supply identified in the draft Housing Strategy varies significantly from that identified within the REMPLAN report. The land supply audit considers site constraints and the development-readiness of land, categorising land into tiers that identify what stage of development the land is in, as outlined in Table 4.

This identifies that, under current planning controls, Griffith has the potential to support around **5,553** residential lots across all identified land. Of these, **1,885 lots** are available or close to being available for development (Tiers 1a, 1b, 1c and 2). It is noted that the number of lots in Tier 5 has been reduced by approximately 618 compared to what has been presented in the draft Housing Strategy, to account for the Collina Growth Area being identified as low-density residential in the Local Strategic Planning Statement 2020 (refer Table 4). This land has not been included in the lots that are available or close to being available for development.

The Hanwood Growth Area is included in the land audit under Tier 2, with 130 lots in a Master Plan Under Preparation (Stage 1) and under Tier 5 with 150 lots as Strategically Identified Land (Stage 2 – including part of the Leonard Road Release Area subject site). The REMPLAN report identifies 454 lots in the Hanwood Area, suggesting there would be potential for 174 lots in addition to those identified in the land audit. It is also noted that the subject site extends beyond the land identified as Stage 2, with the addition of 11300 Kidman Way (Lot 150 DP751709). This suggests that based on the REMPLAN analysis, the land supply in Hanwood may be greater than that identified in the draft Housing Strategy.

Table 4: Land supply audit from the Draft Griffith Housing Strategy 2025

	Tier	Status	Description	Lot Yield
Development-ready or near development-ready land	1A	Development Ready	A development application has been approved on the land	802
	1B	Awaiting Development Consent	A development application has been submitted to develop the land for dwellings	0
	1C	Master Planned and Released	A master plan has been prepared, and the land has been released	787
	2	Master Planned Under Preparation (Zoned)	Council is preparing a master plan to release the lands	296
Land identified for future housing	3A	Medium Term Zoned Land (Less Constraints)	The land is zoned R1 or RU5 but there are some minor constraints to development which can be rectified in less than 5 years	852
	3B	Long Term Zoned Land (More Constraints)	The land is zoned R1 or RU5 but there are some more substantial constraints to development which can be rectified in 5 years +	200
	4	Land Recently Rezoned	The lands have recently been rezoned for residential development	576
	5	Strategically Identified Land	The land has been strategically identified in a strategic plan	2,040
		TOTAL LOTS		***5,553***

The land audit assumes one dwelling per lot (except in Central Griffith where the lots are identified as units). The land audit excludes undeveloped residential land with no active development applications or master plans in place, as well as infill development sites. As such, the land audit presents a conservative estimate of potential housing yield from the available land supply.

In addition, to the land audit for Tiers 1-2 (1,885 lots), the draft Housing Strategy considers the following to understand the potential capacity for homes on land that is already planned, zoned or nearing development readiness:

- 250 homes on recently rezoned large lot residential land; and
- 425 homes through multi-dwelling development in designated urban growth areas.
- The potential for infill development in existing urban and village areas which conservatively has been estimated at 250 homes, but is likely much higher with existing allowances for secondary dwellings and multi-dwelling housing in all R1 and RU5 zones.

This presents a total capacity of approximately **2,560** new homes on land that is already planned, zoned, or nearing development readiness.

Implications

As there is no mapping provided to support the land supply analysis in the REMPLAN report, it is difficult to compare with the draft Housing Strategy. The concerns raised in the REMPLAN report in relation to staging of development have been addressed through tiered categorisation of land supply in the draft Housing Strategy.

It is noted that the total capacity of 2,560 new homes on land that is already planned, zoned or nearing development readiness (Tier 1-2 land) is a lower number than the total estimated supply outlined within the REMPLAN report. However, the total capacity does not include any land identified in Tiers 3-5, where the REMPLAN report total estimated supply includes all land in short, medium and long-term categories. This suggests that the REMPLAN report, based on an outdated Pipeline Audit, significantly underestimates the available land supply in Griffith LGA.

At the same time, the REMPLAN report includes 454 lots in Hanwood, seemingly referring to the subject site only and not considering any other planned or potential development sites, compared to 280 lots identified in the draft Housing Strategy, which considers Hanwood as a whole. This suggests that the estimated supply of land in Hanwood, particularly Tier 3-5 land, may be greater than that identified in the draft Housing Strategy.

Overall, the REMPLAN report is not considered to present a meaningful challenge to the conclusions of the draft Housing Strategy in relation to land supply and capacity.

Suitability of the Subject Site

Strategically Identified Land

It is noted that the Hanwood Growth Area is included in the land audit of the draft Housing Strategy under Tier 2, with 130 lots in a Master Plan Under Preparation (Stage 1) and under Tier 5 with 150 lots as Strategically Identified Land (Stage 2 – including part of the Leonard Road Release Area subject site). The categories of land supply reflect the development readiness of land and current zoning. In principle, Tier 1-2 land is expected to develop first, with Tier 5 being the last to develop, requiring more planning and infrastructure investigations to facilitate delivery.

Part of the subject site (excluding 11300 Kidman Way) is currently included in the draft Housing Strategy Implementation Plan, under Action 19 to amend the LEP to rezone Stage 2 land in growth areas with an Urban Release Area overlay, allowing it to proceed ahead of Stage 1, where development has been delayed due to constraints or where it has not progressed in line with the area's master plan. The proposed clause would allow Council to review the Staging Plan to permit the release of Stage 2 land should development applications for the subdivision of a minimum of 80% of land holdings in Stage 1 not be granted within five years (2030). This mechanism prevents land banking, and facilitates rezoning where anticipated development is not occurring, while allowing for orderly development.

There is no argument made in the REMPLAN report that would justify the release of the subject site ahead of other Strategically Identified Land.

Council has also provided us with submissions from land owners in the strategically identified Tier 5 lands in Collina along Rankins Springs Road which suggests an immediate willingness to develop their lands for residential development. These lands have been strategically identified for residential development since 2002 and there would be a level of expectation from landowners in this area that should Council wish to rezone additional lands for residential development, these lands would be investigated in the first instance.

Other Land

The part of the subject site not included in the Stage 2 growth area, 11300 Kidman Way, is currently included in the Rural RU6 – Transition zone which is considered in Griffith as a rural employment zone in which industries are permissible with consent. This land has not been included in the draft Housing Strategy land audit. Rezoning of this land would be subject to a separate process under the NSW Local Planning Directions.

Proposed Lot Size Mix

The proposed development, as outlined in the REMPLAN report, includes 415 residential lots comprising 130 lots (31%) less than 400m^2, 238 lots (57%) between 400m^2 and 700m^2, and 47 lots (11%) greater than 700m^2.

The REMPLAN report considers the proposed development would create a new market segment and presents an environmentally responsible, affordable housing option for the Griffith residential market.

As outlined in the draft Housing Strategy, the main housing gap for Griffith lies in the type of housing being delivered. Griffith has an oversupply of medium and large detached homes and requires a more diverse mix of housing, including smaller homes, retirement living, residential aged care, and social housing.

The draft Housing Strategy includes an implementation plan, which has specific references to smaller minimum lot sizes and the promotion of infill development in established urban areas. This demonstrates clear intent by Council to facilitate a broader range of lot sizes and product typologies than what is currently being delivered.

The draft Housing Strategy also refers to either the finalisation or development of three master plans in Yenda, Hanwood and Collina, which represent short to medium term opportunities to deliver housing supply, including allowances for smaller allotments and increased dwelling diversity. Council has made a recent decision to permit 50% of all lots developed within the Lake Wyangan, Collina, Hanwood and Yenda growth areas and other undeveloped greenfield subdivision to be utilised for multi-dwelling development. The draft Housing Strategy also has implementation actions to investigate the decrease of minimum lot sizes in growth areas to 500m^2.

Therefore, whilst the subject proposal could potentially deliver a broader range of lot sizes than what is currently evident in the Griffith market, there is a clear intent within the draft Housing Strategy that greater dwelling diversity be supported and facilitated. The potential for more small dwelling typologies to be delivered within Griffith is a key aim of the draft Housing Strategy and this should be possible on other sites and not be reliant on the current planning proposal on the subject site to achieve improved diversity.

Years of Available Supply

The REMPLAN report references a general objective for Councils to have 25-30 years of land supply to cater for demand, including 5-10 years of supply identified, zoned and ready to be brought to the market, an additional 10-15 years of supply zoned, and an additional 10 years of supply of strategically identified land. No reference is provided in support of this objective. The draft Housing Strategy considers a 20-year period for residential land supply. This aligns with the NSW Local Housing Strategy Guidelines 2018 which state that areas that are identified as having capacity for further development within 10 years will be the primary focus where there is a gap between supply and demand for housing, as well as some areas that may be able to provide housing beyond the next 10 years.

The land supply audit supporting the draft Housing Strategy has considered development readiness through the tiered categorisation of land. Assuming all lots are developed (100% conversion), the total capacity for new homes on land that is already planned, zoned, or nearing development readiness would be **2,560** lots. Based on the assumed demand of 118 dwellings per annum, this provides for **21.7** years of supply. If the REMPLAN high demand scenario of 130 dwellings per annum is applied, this provides for **19.7** years of supply. This significantly exceeds the REMPLAN stated objective of 5-10 years of supply identified, zoned and ready to be brought to the market.

Further, if land categorised as Tier 3 (zoned land with constraints) and Tier 4 (land recently rezoned) were included in addition to Tiers 1 and 2, there would be **3,513** lots available. Based on the REMPLAN high demand scenario at one dwelling per lot basis, this land could support at least **27** years of supply, without the need for rezoning Strategically Identified Land.

Sensitivity Testing

The REMPLAN report utilises the conversion rate and lot-take up rates to consider scenarios for years of supply in the Griffith LGA. The REMPLAN report also applies a sensitivity analysis to supply scenarios, considering lot to dwelling conversion rates of 100%, 80% and 50%. The REMPLAN report states that this "*reflects the proportion of land supply converted into dwellings with some parcels removed from the market for a variety of reasons such as zoning, transfer issues, owners' intent and other market or logistical constraints. The portion not converted represents lots approved but never built or sold*". However, the REMPLAN report references the erroneous 50% building approval to completion conversion rate as justification for this sensitivity testing.

While it is acknowledged that not all sites identified in the land audit will necessarily be developed, despite the categorisation, a sensitivity analysis of conversion rates around 90% is considered most appropriate based on the available data. At 90% conversion, the total capacity for new homes on land that is already planned, zoned, or nearing development readiness would be reduced to **2,304** lots. Based on the assumed demand of 118 dwellings per annum, this provides for **19.5** years of supply. If the REMPLAN high demand scenario of 130 dwellings per annum is applied, this provides for **17.7** years of supply.

This does not include any of the land identified as Tier 3-5. If land categorised as Tier 1-4 is included, there are **3,513** lots available. Based on the REMPLAN high demand scenario, this provides for **24.3** years of supply at a 90% conversion rate, or **21.6** years of supply at an 80% conversion rate.

This analysis demonstrates there is **more than 20 years of supply** of residential land in Griffith without the need for rezoning Strategically Identified Land (Tier 5).

Addendum Report

The GYDE Addendum Report supplements the REMPLAN report and was written after the release of the draft Housing Strategy. The Addendum Report focuses on changes to population and housing forecasts as well as current supply and whether it is meeting the needs of the LGA.

Population and Housing Forecasts

The Addendum Report highlights the rate of change in population and housing forecasts from the Griffith Housing Strategy 2019 (79 dwellings per year) to the draft Housing Strategy 2025 (118 dwellings per year). Population and housing forecasts are estimates only, are subject to change, and may not eventuate as forecast. This is understood and acknowledged by the draft Housing Strategy, which will be regularly reviewed to monitor progress and adapt to changing conditions. Implementation actions include:

- Annual reviews of the implementation plan to ensure actions and planning controls continue to support housing delivery and meet local needs.

- Five-yearly reviews of the housing priorities and supporting evidence to ensure alignment with the Local Strategic Planning Statement, the regional plan, and community expectations.

In any case, to consider a worst-case scenario based on available forecasts, the latest Department of Planning, Housing and Infrastructure (DPHI) projections (main and high series) have been reviewed. It is noted the latest population estimates published by the NSW Government were updated in March 2025, subsequent to the completion of the background analysis to inform the Griffith Housing Strategy (dated January 2025).

Table 5 below presents the projected population as articulated in the Griffith Housing Strategy 2025, compared to the DPHI main and high series projections. This analysis identifies the projected growth outlook remains above the DPHI main series and is between 1.5% and 2.6% lower than the revised high series growth outlook.

Table 5: Comparison of latest DPHI Population Projections to Griffith Housing Strategy 2025 (Source: Bull and Bear Economics)

	2021	2026	2031	2036	2041
Griffith Housing Strategy, 2025	27,195	28,439	30,068	31,634	33,217
DPHI Main (March 2025 release)	27,194	28,262	29,314	30,233	31,059
DPHI High (March 2025 release)	27,194	28,869	30,766	32,473	34,116
Griffith Housing Strategy, 2025 relative to					
DPHI Main (March 2025 release)	0.0%	0.6%	2.6%	4.6%	6.9%
DPHI High (March 2025 release)	0.0%	-1.5%	-2.3%	-2.6%	-2.6%

If we accept the revised high series outlook, the implication is a need for an additional 163 dwellings to accommodate the projected population in 2026, increasing to an additional 343 dwellings to accommodate the projected population in 2041, relative to what has been planned for in the Griffith Housing Strategy 2025. This is equivalent to a total annual average of 137 dwellings per year from 2021 to 2041. This has been considered in a revised years of supply analysis below.

Table 6: Projected Additional Dwelling Demand with Revised DPHI High Series, 2021-2041 (Source: Bull and Bear Economics)

	2021	2026	2031	2036	2041
Population					
Griffith Housing Strategy, 2025	27,195	28,439	30,068	31,634	33,217
DPHI High (March 2025 release)	27,194	28,869	30,766	32,473	34,116
Difference (persons)	-1	430	698	839	899
Households					
Average household size (Griffith Housing Strategy, 2025)	2.65	2.64	2.64	2.63	2.62
Griffith Housing Strategy, 2025	10,273	10,768	11,411	12,034	12,667
DPHI High (March 2025 release)	10,273	10,931	11,676	12,353	13,010
Additional household demand relative to Griffith Housing Strategy, 2025	0	163	265	319	343

Existing unmet demand

Table 3 of the Addendum report compares 2021 implied dwelling demand estimates for multiple local government areas in New South Wales to the 2021 Census occupied dwelling count to quantify the scale of unmet dwelling need in 2021 in Griffith City. This approach is erroneous as implied dwelling demand represents total demand for dwellings, including unoccupied dwellings. It is also noted the 2021 Census is recognised as under enumerating both population and dwellings.

The implied dwelling demand estimate, as presented by the NSW Government, represents an estimate of the number of dwellings required to house the projected population of an area and considers household projections plus an allowance for unoccupied dwellings (e.g. new occupants have yet to move in, the dwelling is used as a second residence, or it is a holiday home).

The table below presents an estimate of total dwelling supply in Griffith LGA as of 2021 relative to implied dwelling demand, based on the following assumptions:

- Estimated occupied households based on 2021 ERP estimates and an average household size of 2.65 persons per household (as articulated in the 2021 Census, extracted from the .id community database); and
- Conversion of households to total dwelling stock, recognising 7.5% of private dwellings were classified as unoccupied at the time of the 2021 Census.

This revised estimate points to a potential dwelling shortfall of 623 dwellings in Griffith LGA as of 2021, which is significantly lower than the 2,465 dwelling shortfall articulated by Gyde.

Table 7: Potential Dwelling Shortfall in Griffith LGA, 2021 (Source: Bull and Bear Economics)

	2021
Implied Dwelling Demand (DPHI, 2021)	11,731
2021 ERP	27,195
Persons / household (2021 Census)	2.65
Estimated Occupied Dwellings	10,262
Unoccupied Private Dwellings (%, 2021 Census)	7.5%
Estimated Dwelling Supply, 2021	11,094
Potential Dwelling Shortfall, 2021	623

It is noted that this is a 2021 estimate and does not account for any additional dwellings that have been completed, nor additional demand generated for dwellings since 2021. However, it is noted the quantum of residential dwelling approvals in Griffith LGA have exceeded longer term averages in 2021-22, 2023-24 and to a lesser extent in 2024-25, which suggests residential developers are responding to increased market demand within Griffith LGA.

In assessing the future need for housing in Griffith LGA, the estimated shortfall of 623 in 2021 has been used to understand potential years of supply over the projection horizon.

Rate of existing approvals and conversion rate

The Addendum Report comments on recent dwelling approvals and implications of the conversion rates presented in the REMPLAN Report. As discussed earlier, the REMPLAN report includes an erroneous calculation of conversion rates, and our analysis indicates that a conversion rate of 90% is more accurate and has been considered in calculating years of supply.

While it is not an accurate measure, at a 90% conversion rate, the five-year average of 144 approvals per year would ostensibly result in 129.6 dwelling completions per year. This rate of supply is more than the draft Housing Strategy estimated demand of 118 dwellings per year, though marginally less than the DPHI 2025 high scenario of 137 dwellings per year. This suggests that the rate of completion may need to increase to cater for existing unmet demand as well as forecast demand if the latest high series population forecast eventuates.

As noted in the Addendum Report, the variables that impact conversion rates are predominantly outside of Council's control, though Council can release more land. However, release of more land does not necessarily translate to faster completion of dwellings as it does not address other housing supply factors such as delays in construction, high development costs, and infrastructure constraints.

In Figure 3 of the Addendum Report, residential building approval data for the past ten years is presented graphically. This graph clearly illustrates there has been an upward shift in residential approvals over the past five years, relative to the previous ten years, which is indicative of the market already responding to increased demand for residential properties within Griffith LGA.

Years of supply

The years of supply calculation has been reviewed considering the following:

- Average annual take-up / demand increased to reflect the DPHI High Series from March 2025 (137 dwellings)
- Reduced available capacity to account for 2021 unmet demand of 623 dwellings.
- Reduced Tier 5 lots by 618 to cater for changes to the calculation of supply in the Collina Growth Area.

This shows that the total capacity for new homes on land that is already planned, zoned, or nearing development readiness, accounting for existing unmet demand, provides 14.1 years of supply. When considering land in Tier 1-4, accounting for 2021 unmet demand, there is 21.1 years of supply, increasing to 36 years with the inclusion of Strategically Identified Land in Tier 5.

If the 90% conversion rate sensitivity analysis is applied, Tier 1-4 land provides 19 years of supply, with the inclusion of additional Strategically Identified Land in Tier 5 providing total supply of 32.4 years.

As stated earlier, no argument has been made in the REMPLAN Report, or the Addendum Report, to justify the release of the subject site ahead of other Strategically Identified Land. Additionally, this analysis indicates that there is no need to identify additional Tier 5 land to provide a 20-year supply of residential land.

Conclusion

The peer review of the REMPLAN report and Addendum Report has confirmed that there is a **20-year supply** of residential land available in the Griffith LGA, even when considering a higher growth outlook and adjusting for a potential undersupply of dwellings.

The REMPLAN report relies on an erroneous assumption relating to conversion rates to justify a need for additional residential land in the Griffith LGA. Based on our review of the data utilised alongside discussions with Council representatives, it is understood residential approvals typically convert to residential land supply in Griffith, hence the derived conversion rate would be close to 100%, not 50% as presented in the REMPLAN assessment.

The assumed lot take-up rates presented in the REMPLAN report are considered acceptable, and the draft Housing Strategy adopts a rate which falls between the medium and high REMPLAN scenarios. An increased take-up rate has also been considered based on the latest population forecasts.

The REMPLAN report does not include any mapping to support the land supply presented, therefore it is difficult to compare to the land audit of the draft Housing Strategy. However, the REMPLAN report appears to be based on an

outdated Pipeline Audit and significantly underestimates the land supply in Griffith. The REMPLAN report is not considered to present a meaningful challenge to the overall conclusions and actions of the draft Housing Strategy in relation to land supply and capacity.

Whilst the proposed development would potentially contribute to a diversity in lot sizes and dwelling typologies in Griffith if it were to proceed, there are also other sites already identified within the Griffith Housing Strategy 2025 which are equally capable of delivering dwelling diversity over the projection horizon, including 802 development ready lots within Griffith Central and Collina. As such, based on the peer review conducted, it is considered that Griffith has ample land supply available to cater for current and future residential development needs.

If you have any queries regarding this advice, please contact Kate Burke on 0431 810 590 or by email kate.burke@psaconsult.com.au.

Yours sincerely

Kate Burke
Director – Town Planning

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10 November 2025

The General Manager
Griffith City Council
PO Box 485
Griffith NSW 2680

Attention: Kelly McNicol, Strategic and Development Assessment Planner

Dear Kelly

RE: Peer Review of REMPLAN Need and Demand Assessment – Leonard Road Release Area, Hanwood and GYDE Griffith Housing Needs Addendum Report

Council has engaged PSA Consulting and Bull + Bear Economics to review a further submission dated 26 August 2025 on the draft Griffith Housing Strategy 2025 (the draft Housing Strategy), including a peer review of the supporting Need and Demand Assessment for the "Leonard Road Release Area" in Hanwood prepared by REMPLAN, dated November 2024 (the REMPLAN report). It is noted that the REMPLAN report was prepared prior to any draft Housing Strategy being placed on exhibition. Specifically, Council is seeking confirmation as to whether there is a 20-year supply of land available for residential development, in light of the REMPLAN report.

The submission, based on the REMPLAN report, questions the available land supply reported in the draft Housing Strategy and suggests that Griffith faces as little as six years of housing supply under a medium demand scenario without development of the Leonard Road Release Area. This is based on sensitivity analysis that considers conversion rates from approval to delivery. The submission argues that the Leonard Road Release Area is better able to deliver the diversity of housing required when compared to the current solution in masterplans for growth areas recently prepared by Council. The submission also argues that the Housing Strategy must create pathways for land to be brought forward where feasible, especially in strategically located areas where initial growth areas may not proceed in the short to medium term (it should be noted at the outset that the draft Housing Strategy actually recommends rezoning of all Stage 2 lands in Growth Areas to counter any potential land banking).

This letter outlines our review of the submission and supporting REMPLAN report against the following key points:

1. Lot to dwelling (i.e. approval to completion) conversion assumptions and implications for demand and supply
2. Lot take-up rates comparison
3. Land supply
4. Suitability of the subject site to meet projected housing demand in the Griffith LGA relative to other landholdings
5. Proposed lot size mix and its contribution to housing diversity and affordability in the Griffith LGA
6. Years of available supply.

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TRANSPORT PROGRAM MANAGEMENT AND OPERATIONAL READINESS > INFRASTRUCTURE

It is noted that the REMPLAN report was prepared prior to the release of the draft Housing Strategy. GYDE Consulting has also submitted the "Griffith Housing Needs Addendum Report" (the Addendum Report) dated 22 September 2025 as a supplement to the REMPLAN report following the release of the draft Housing Strategy. This letter has been amended to provide an assessment of the GYDE Addendum report, which was provided for review after the completion of the initial draft correspondence which initially considered only the REMPLAN report.

Background

The subject submission has been made on behalf of Hanwood Developments Pty Ltd, which has an interest in Stage 2 of the Hanwood Growth Area Concept Master Plan. The REMPLAN report was prepared to support a proposal for rezoning and residential development of approximately 44ha of land on the northern side of Leonard Road, Hanwood, as illustrated in Figure 1. Around 34 ha of the land subject to the proposal is considered Stage 2 of the Hanwood Growth Area, consisting mainly of 43 and 51 Leonard Road to the north of the Stage 1 land areas. A Master Plan for both Stage 1 and Stage 2 has been placed on public exhibition and Council received submissions from owners of Farm 1 and Farm 2 identified in Figure 1. The submissions suggest that the owners wish to continue farming operations and effectively 'land bank' their lands in favour of the release of Stage 2 lands. Council has confirmed that this new position is at odds with previous submissions from the owners, who were involved in the master planning process, including selecting and modifying the proposed lot layouts at a considerable cost to Council.

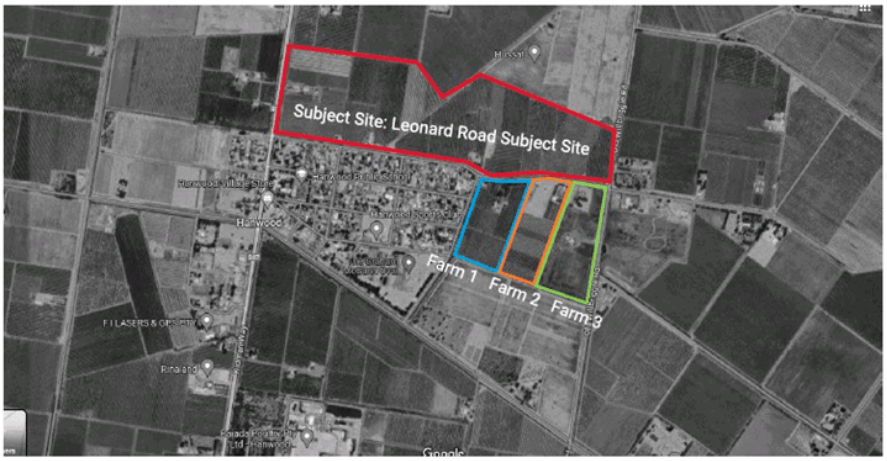


Figure 1: Subject site (reproduced from Figure 1-1 of the REMPLAN report)

The proposed development, as outlined in the REMPLAN report section 1.2 Proposed Development, provides for the delivery of 415 residential lots comprising 130 lots (31%) less than 400m^2, 238 lots (57%) between 400m^2 and 700m^2, and 47 lots (11%) greater than 700m^2. The report suggests that the development would result in approximately 455 dwellings, both detached and medium density, though no breakdown of housing types is presented. Given the date of the REMPLAN report, it is assumed that this number does not consider the recommendations of the draft Housing Strategy to permit 50% of all lots in growth areas to be utilised for dual occupancies and/or multiple dwelling development.

It is noted that in some sections of the report, the proposed development is described as comprising 454 lots. It is further noted that the proposed development outlined in the REMPLAN report differs from that outlined in the submitted Planning Proposal (PP-2025-1251) dated 2 July 2025, which comprises approximately 402 residential lots.

The number of lots proposed within the REMPLAN report has been used as a basis for this peer review, based on the scope outlined in Council's request.

Lot to Dwelling Conversion Assumptions

The REMPLAN report is heavily reliant on the conversion rate to justify the need for additional zoned land in Griffith LGA. The conversion rate presented in the REMPLAN report compares the volume of residential building approvals to the volume of residential completions in the 2013 to 2023 period to derive a conversion rate. Based on the REMPLAN assessment, the average lot to dwelling conversion rate in the 2013 to 2023 period was 54.9% nationally and 43.7% in New South Wales.

The interpretation of this analysis must be undertaken with some caution, recognising building approvals and completions may not occur in the same year. Analysis undertaken by Master Builders Australia in November 2024[1] highlights the average duration from approval to completion in 2023-24 as detailed in Table 1.

Table 1: Average duration from approval to completion in 2023-24 (Source: Bull & Bear Economics[1])

Type	Average duration from approval to completion in 2023-24	
	New South Wales	Australia
New houses	12.78 months	12.69 months
New townhouses	14.67 months	15.99 months
New apartments	39.66 months	33.30 months

Building approvals data by state/territory alongside building completion data by state has been extracted from the Australian Bureau of Statistics (ABS) to confirm the accuracy of the REMPLAN analysis. In recognition of the relative time delay from building approvals to completion, the assessment also extracted this data separately for new houses and new other dwellings.

The assessment identified an overall new residential conversion rate of 92.6% nationally in the 2013-23 period, marginally higher than in New South Wales (90.0%). The residential conversion rate in both New South Wales and Australia was higher for new houses than new other residential product. This is considered consistent with the historic conversion rates for master planned and release residential areas, including the original Collina area, the new Collina area to the south to south-west of Clifton Drive, North Grove Estate Area, and Murrumbidgee Estate. The exception being the hold out of the owners of land at 169 Wyangan Avenue to develop their lands as part of the North Grove release area and the lands owned by the Griffith Aboriginal Land Council (GALC) at the end of Clifton Drive, which is now actively being pursued by GALC following acquisition through a Native Title Land Claim.

The derived conversion rates in our analysis are significantly higher than those identified by REMPLAN (refer Table 2).

Table 2: Residential conversion rates by State / Territory, 2013-2023 (Source: Bull & Bear Economics)

	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	AUS
Bull & Bear Economics Analysis									
New Houses	94.3%	96.5%	96.9%	90.0%	93.0%	90.9%	100.3%	102.1%	95.0%
New Other Residential	86.3%	93.7%	88.0%	81.8%	93.6%	106.1%	116.7%	87.7%	89.4%
Total New Residential	90.0%	95.3%	93.3%	87.8%	93.1%	92.6%	106.6%	91.4%	92.6%

[1] Data available at: https://masterbuilders.com.au/it-shouldnt-take-this-long-to-build-a-home/

REMPLAN Analysis									
Total New Residential	43.7%	55.8%	58.3%	65.9%	75.2%	80.7%	69.5%	27.0%	54.9%

Source: ABS Building Approvals, Australia, ABS Building Activity, Australia, Figure 6-1 of REMPLAN report

Further interrogation of the analysis identified that REMPLAN has compared the total number of dwellings approved (new houses, new other dwellings and alterations and additions) to the number of new house completions only (i.e. has excluded new other dwellings and alterations and additions). This error has significant implications for the calculation of the conversion rate, which represents a fundamental assumption in the REMPLAN assessment.

Table 3 below presents Bull & Bear's assessment of residential conversion rates for new houses and new other residential product for New South Wales and Australia over the 2013 to 2023 period. The cells with blue coloured text represent the data which directly concords with what has been published in the REMPLAN assessment (their Figure 6-1) to derive their estimate of the conversion rate.

It was noted the published Australian totals for completions did not exactly represent the sum of all states and territories. Differences in the data from 2019 onwards can be attributed to minor data revisions which have occurred after the preparation of the REMPLAN report.

At the time of drafting this advice, the latest data published by source was as follows:

- Residential building approvals by state/territory: July 2025 (monthly data); and
- Residential completions by state/territory: March Quarter 2025 (quarterly data).

Table 3: Derived Conversion Rate by Dwelling Type, NSW and Australia, 2013-2023 (Source: Bull & Bear Economics)

	New Houses		New Other Residential		New Total		Total (including Alterations and Additions)	
	NSW	Australia	NSW	Australia	NSW	Australia	NSW	Australia
COMPLETIONS								
2013	19,596	96,696	16,199	55,631	35,795	152,327	36,276	153,827
2014	21,415	103,754	22,079	71,420	43,494	175,174	44,434	177,814
2015	25,371	118,955	21,722	76,487	47,093	195,442	48,028	197,253
2016	25,525	114,353	33,946	96,767	59,471	211,120	60,598	213,644
2017	28,608	112,587	32,109	98,687	60,717	211,274	61,658	213,181
2018	30,453	120,839	43,202	97,127	73,655	217,966	74,592	219,588
2019	28,557	109,855	37,374	91,167	65,931	201,022	66,717	202,467
2020	23,343	104,352	29,295	75,853	52,638	180,205	53,185	181,340
2021	24,371	110,062	24,183	67,334	48,554	177,396	49,121	178,560
2022	26,054	114,897	20,271	58,471	46,325	173,368	46,622	173,930
2023	26,966	115,535	20,352	59,703	47,318	175,238	47,746	176,085
APPROVALS								
2013	21,294	102,809	26,768	78,193	48,062	181,002	49,175	183,275
2014	24,702	117,973	29,991	90,114	54,693	208,087	55,584	210,007

	New Houses		New Other Residential		New Total		Total (including Alterations and Additions)	
	NSW	Australia	NSW	Australia	NSW	Australia	NSW	Australia
2015	28,111	119,431	42,230	117,736	70,341	237,167	71,532	239,735
2016	29,542	118,219	43,705	113,902	73,247	232,121	74,699	234,869
2017	29,654	118,974	41,728	104,201	71,382	223,175	72,210	224,609
2018	30,435	120,059	34,022	90,465	64,457	210,524	64,968	211,539
2019	24,868	104,382	26,320	70,994	51,188	175,376	51,762	176,611
2020	26,756	119,227	24,017	67,173	50,773	186,400	51,268	187,365
2021	31,677	148,493	31,158	79,626	62,835	228,119	63,300	228,995
2022	27,315	114,564	26,190	75,873	53,505	190,437	54,072	191,482
2023	22,738	101,735	22,337	61,143	45,075	162,878	45,401	163,822
CONVERSION RATE								
2013	92.0%	94.1%	60.5%	71.1%	74.5%	84.2%	73.8%	83.9%
2014	86.7%	87.9%	73.6%	79.3%	79.5%	84.2%	79.9%	84.7%
2015	90.3%	99.6%	51.4%	65.0%	66.9%	82.4%	67.1%	82.3%
2016	86.4%	96.7%	77.7%	85.0%	81.2%	91.0%	81.1%	91.0%
2017	96.5%	94.6%	76.9%	94.7%	85.1%	94.7%	85.4%	94.9%
2018	100.1%	100.6%	127.0%	107.4%	114.3%	103.5%	114.8%	103.8%
2019	114.8%	105.2%	142.0%	128.4%	128.8%	114.6%	128.9%	114.6%
2020	87.2%	87.5%	122.0%	112.9%	103.7%	96.7%	103.7%	96.8%
2021	76.9%	74.1%	77.6%	84.6%	77.3%	77.8%	77.6%	78.0%
2022	95.4%	100.3%	77.4%	77.1%	86.6%	91.0%	86.2%	90.8%
2023	118.6%	113.6%	91.1%	97.6%	105.0%	107.6%	105.2%	107.5%
Average conversion rate, 2013-23	94.3%	95.0%	86.3%	89.4%	90.0%	92.6%	84.4%	86.1%

Source: ABS Building Approvals, Australia, ABS Building Activity, Australia, Figure 6-1 of REMPLAN report

Based on the above analysis, it is suggested that adoption of a conversion rate of at least ~90-95% would be appropriate, unless the applicant can specifically cite recent examples within the Griffith LGA context where building approvals have not translated to supply additions.

Lot Take Up Rates

Section 6.1 of the REMPLAN report presents three alternative scenarios for residential take-up in the Griffith LGA over the 2021-46 period to estimate the sensitivity of supply based on varying levels of demand, as outlined below:

- Low Scenario (based on Forecast.id annual dwelling demand estimates): 76 dwellings per annum

- Medium Scenario (based on REMPLAN annual dwelling demand to 2046): 98 dwellings per annum
- High Scenario (based on NSW DPE projected dwelling demand to 2041): 130 dwellings per annum.

The draft Housing Strategy assumes demand for an additional 2,726 dwellings in the 2023-46 period in Griffith LGA, averaging an additional 118 dwellings per annum in this period, which sits between the medium and high scenario adopted by the REMPLAN analysis.

Therefore, the range of potential outcomes modelled by REMPLAN in considering the demand for additional residential land in Griffith LGA is accepted.

Land Supply

REMPLAN Report

The REMPLAN report identifies **2,846** available lots in the Griffith LGA, including 454 lots in Hanwood, described as the subject site (see Figure 2). It is assumed that this refers to the subject site only and does not include other sites in Hanwood, though this is not clear in the REMPLAN report. The REMPLAN report references the Griffith Housing Strategy (2019) and Housing Pipeline Audit Mapping (date unknown) when referring to the 2,846 available lots and states that a desktop analysis completed for the report indicated that Griffith has sufficient residential land for future needs. However, the report raises concerns about sequencing, as some development sites have failed to be brought to market within the timeframe set by the previous Griffith Housing Strategy (2019). The REMPLAN report states that the land supply estimate has been discounted to exclude sites with significant constraints such as flood overlays, ownership issues, land banking, and vegetation buffers. No mapping is included in the REMPLAN report to support this finding or illustrate what land has been included in the supply estimate. As such, it is difficult to directly compare the REMPLAN land supply against the draft Housing Strategy.

It is noted that the REMPLAN report was prepared prior to the release of the draft Housing Strategy. Therefore, the report does not take into consideration the recommendations to:

- rezone and stage the release of all Stage 2 lands in Growth areas; and
- permit 50% of all lots in growth areas to be used for medium density development including dual occupancies and multi-dwelling development.

Figure 5-7 Land Supply Schedule, Griffith LGA, July 2024

Griffith	Short	Medium	Long	Total
Central Griffith	26	13	153	**192**
South Griffith	84	507	48	**639**
Collina	356	110	-	**467**
Hanwood (Subject Site)	-	-	454	**454**
Total (Urban)	**466**	**631**	**655**	**1,752**
Lake Wyangan	185	-	763	**948**
Yoogali	55	-	84	**139**
Yenda	7	-	-	**7**
Total (Rural)	**247**	**0**	**847**	**1,094**

Figure 2: REMPLAN Land Supply Schedule (Source: REMPLAN Report Figure 5-7)

Draft Griffith Housing Strategy 2025

The land supply identified in the draft Housing Strategy varies significantly from that identified within the REMPLAN report. The land supply audit considers site constraints and the development-readiness of land, categorising land into tiers that identify what stage of development the land is in, as outlined in Table 4.

This identifies that, under current planning controls, Griffith has the potential to support around **5,553** residential lots across all identified land. Of these, **1,885 lots** are available or close to being available for development (Tiers 1a, 1b, 1c and 2). It is noted that the number of lots in Tier 5 has been reduced by approximately 618 compared to what has been presented in the draft Housing Strategy, to account for the Collina Growth Area being identified as low-density residential in the Local Strategic Planning Statement 2020 (refer Table 4). This land has not been included in the lots that are available or close to being available for development.

The Hanwood Growth Area is included in the land audit under Tier 2, with 130 lots in a Master Plan Under Preparation (Stage 1) and under Tier 5 with 150 lots as Strategically Identified Land (Stage 2 – including part of the Leonard Road Release Area subject site). The REMPLAN report identifies 454 lots in the Hanwood Area, suggesting there would be potential for 174 lots in addition to those identified in the land audit. It is also noted that the subject site extends beyond the land identified as Stage 2, with the addition of 11300 Kidman Way (Lot 150 DP751709). This suggests that based on the REMPLAN analysis, the land supply in Hanwood may be greater than that identified in the draft Housing Strategy.

Table 4: Land supply audit from the Draft Griffith Housing Strategy 2025

	Tier	Status	Description	Lot Yield
Development-ready or near development-ready land	1A	Development Ready	A development application has been approved on the land	802
	1B	Awaiting Development Consent	A development application has been submitted to develop the land for dwellings	0
	1C	Master Planned and Released	A master plan has been prepared, and the land has been released	787
	2	Master Planned Under Preparation (Zoned)	Council is preparing a master plan to release the lands	296
Land identified for future housing	3A	Medium Term Zoned Land (Less Constraints)	The land is zoned R1 or RU5 but there are some minor constraints to development which can be rectified in less than 5 years	852
	3B	Long Term Zoned Land (More Constraints)	The land is zoned R1 or RU5 but there are some more substantial constraints to development which can be rectified in 5 years +	200
	4	Land Recently Rezoned	The lands have recently been rezoned for residential development	576
	5	Strategically Identified Land	The land has been strategically identified in a strategic plan	2,040
		TOTAL LOTS		**5,553**

The land audit assumes one dwelling per lot (except in Central Griffith where the lots are identified as units). The land audit excludes undeveloped residential land with no active development applications or master plans in place, as well as infill development sites. As such, the land audit presents a conservative estimate of potential housing yield from the available land supply.

In addition, to the land audit for Tiers 1-2 (1,885 lots), the draft Housing Strategy considers the following to understand the potential capacity for homes on land that is already planned, zoned or nearing development readiness:

- 250 homes on recently rezoned large lot residential land; and
- 425 homes through multi-dwelling development in designated urban growth areas.
- The potential for infill development in existing urban and village areas which conservatively has been estimated at 250 homes, but is likely much higher with existing allowances for secondary dwellings and multi-dwelling housing in all R1 and RU5 zones.

This presents a total capacity of approximately **2,560** new homes on land that is already planned, zoned, or nearing development readiness.

Implications

As there is no mapping provided to support the land supply analysis in the REMPLAN report, it is difficult to compare with the draft Housing Strategy. The concerns raised in the REMPLAN report in relation to staging of development have been addressed through tiered categorisation of land supply in the draft Housing Strategy.

It is noted that the total capacity of 2,560 new homes on land that is already planned, zoned or nearing development readiness (Tier 1-2 land) is a lower number than the total estimated supply outlined within the REMPLAN report. However, the total capacity does not include any land identified in Tiers 3-5, where the REMPLAN report total estimated supply includes all land in short, medium and long-term categories. This suggests that the REMPLAN report, based on an outdated Pipeline Audit, significantly underestimates the available land supply in Griffith LGA.

At the same time, the REMPLAN report includes 454 lots in Hanwood, seemingly referring to the subject site only and not considering any other planned or potential development sites, compared to 280 lots identified in the draft Housing Strategy, which considers Hanwood as a whole. This suggests that the estimated supply of land in Hanwood, particularly Tier 3-5 land, may be greater than that identified in the draft Housing Strategy.

Overall, the REMPLAN report is not considered to present a meaningful challenge to the conclusions of the draft Housing Strategy in relation to land supply and capacity.

Suitability of the Subject Site

Strategically Identified Land

It is noted that the Hanwood Growth Area is included in the land audit of the draft Housing Strategy under Tier 2, with 130 lots in a Master Plan Under Preparation (Stage 1) and under Tier 5 with 150 lots as Strategically Identified Land (Stage 2 – including part of the Leonard Road Release Area subject site). The categories of land supply reflect the development readiness of land and current zoning. In principle, Tier 1-2 land is expected to develop first, with Tier 5 being the last to develop, requiring more planning and infrastructure investigations to facilitate delivery.

Part of the subject site (excluding 11300 Kidman Way) is currently included in the draft Housing Strategy Implementation Plan, under Action 19 to amend the LEP to rezone Stage 2 land in growth areas with an Urban Release Area overlay, allowing it to proceed ahead of Stage 1, where development has been delayed due to constraints or where it has not progressed in line with the area's master plan. The proposed clause would allow Council to review the Staging Plan to permit the release of Stage 2 land should development applications for the subdivision of a minimum of 80% of land holdings in Stage 1 not be granted within five years (2030). This mechanism prevents land banking, and facilitates rezoning where anticipated development is not occurring, while allowing for orderly development.

There is no argument made in the REMPLAN report that would justify the release of the subject site ahead of other Strategically Identified Land.

Council has also provided us with submissions from land owners in the strategically identified Tier 5 lands in Collina along Rankins Springs Road which suggests an immediate willingness to develop their lands for residential development. These lands have been strategically identified for residential development since 2002 and there would be a level of expectation from landowners in this area that should Council wish to rezone additional lands for residential development, these lands would be investigated in the first instance.

Other Land

The part of the subject site not included in the Stage 2 growth area, 11300 Kidman Way, is currently included in the Rural RU6 – Transition zone which is considered in Griffith as a rural employment zone in which industries are permissible with consent. This land has not been included in the draft Housing Strategy land audit. Rezoning of this land would be subject to a separate process under the NSW Local Planning Directions.

Proposed Lot Size Mix

The proposed development, as outlined in the REMPLAN report, includes 415 residential lots comprising 130 lots (31%) less than 400m^2, 238 lots (57%) between 400m^2 and 700m^2, and 47 lots (11%) greater than 700m^2.

The REMPLAN report considers the proposed development would create a new market segment and presents an environmentally responsible, affordable housing option for the Griffith residential market.

As outlined in the draft Housing Strategy, the main housing gap for Griffith lies in the type of housing being delivered. Griffith has an oversupply of medium and large detached homes and requires a more diverse mix of housing, including smaller homes, retirement living, residential aged care, and social housing.

The draft Housing Strategy includes an implementation plan, which has specific references to smaller minimum lot sizes and the promotion of infill development in established urban areas. This demonstrates clear intent by Council to facilitate a broader range of lot sizes and product typologies than what is currently being delivered.

The draft Housing Strategy also refers to either the finalisation or development of three master plans in Yenda, Hanwood and Collina, which represent short to medium term opportunities to deliver housing supply, including allowances for smaller allotments and increased dwelling diversity. Council has made a recent decision to permit 50% of all lots developed within the Lake Wyangan, Collina, Hanwood and Yenda growth areas and other undeveloped greenfield subdivision to be utilised for multi-dwelling development. The draft Housing Strategy also has implementation actions to investigate the decrease of minimum lot sizes in growth areas to 500m^2.

Therefore, whilst the subject proposal could potentially deliver a broader range of lot sizes than what is currently evident in the Griffith market, there is a clear intent within the draft Housing Strategy that greater dwelling diversity be supported and facilitated. The potential for more small dwelling typologies to be delivered within Griffith is a key aim of the draft Housing Strategy and this should be possible on other sites and not be reliant on the current planning proposal on the subject site to achieve improved diversity.

Years of Available Supply

The REMPLAN report references a general objective for Councils to have 25-30 years of land supply to cater for demand, including 5-10 years of supply identified, zoned and ready to be brought to the market, an additional 10-15 years of supply zoned, and an additional 10 years of supply of strategically identified land. No reference is provided in support of this objective. The draft Housing Strategy considers a 20-year period for residential land supply. This aligns with the NSW Local Housing Strategy Guidelines 2018 which state that areas that are identified as having capacity for further development within 10 years will be the primary focus where there is a gap between supply and demand for housing, as well as some areas that may be able to provide housing beyond the next 10 years.

The land supply audit supporting the draft Housing Strategy has considered development readiness through the tiered categorisation of land. Assuming all lots are developed (100% conversion), the total capacity for new homes on land that is already planned, zoned, or nearing development readiness would be **2,560** lots. Based on the assumed demand of 118 dwellings per annum, this provides for **21.7** years of supply. If the REMPLAN high demand scenario of 130 dwellings per annum is applied, this provides for **19.7** years of supply. This significantly exceeds the REMPLAN stated objective of 5-10 years of supply identified, zoned and ready to be brought to the market.

Further, if land categorised as Tier 3 (zoned land with constraints) and Tier 4 (land recently rezoned) were included in addition to Tiers 1 and 2, there would be **3,513** lots available. Based on the REMPLAN high demand scenario at one dwelling per lot basis, this land could support at least **27** years of supply, without the need for rezoning Strategically Identified Land.

Sensitivity Testing

The REMPLAN report utilises the conversion rate and lot-take up rates to consider scenarios for years of supply in the Griffith LGA. The REMPLAN report also applies a sensitivity analysis to supply scenarios, considering lot to dwelling conversion rates of 100%, 80% and 50%. The REMPLAN report states that this "*reflects the proportion of land supply converted into dwellings with some parcels removed from the market for a variety of reasons such as zoning, transfer issues, owners' intent and other market or logistical constraints. The portion not converted represents lots approved but never built or sold*". However, the REMPLAN report references the erroneous 50% building approval to completion conversion rate as justification for this sensitivity testing.

While it is acknowledged that not all sites identified in the land audit will necessarily be developed, despite the categorisation, a sensitivity analysis of conversion rates around 90% is considered most appropriate based on the available data. At 90% conversion, the total capacity for new homes on land that is already planned, zoned, or nearing development readiness would be reduced to **2,304** lots. Based on the assumed demand of 118 dwellings per annum, this provides for **19.5** years of supply. If the REMPLAN high demand scenario of 130 dwellings per annum is applied, this provides for **17.7** years of supply.

This does not include any of the land identified as Tier 3-5. If land categorised as Tier 1-4 is included, there are **3,513** lots available. Based on the REMPLAN high demand scenario, this provides for **24.3** years of supply at a 90% conversion rate, or **21.6** years of supply at an 80% conversion rate.

This analysis demonstrates there is **more than 20 years of supply** of residential land in Griffith without the need for rezoning Strategically Identified Land (Tier 5).

Addendum Report

The GYDE Addendum Report supplements the REMPLAN report and was written after the release of the draft Housing Strategy. The Addendum Report focuses on changes to population and housing forecasts as well as current supply and whether it is meeting the needs of the LGA.

Population and Housing Forecasts

The Addendum Report highlights the rate of change in population and housing forecasts from the Griffith Housing Strategy 2019 (79 dwellings per year) to the draft Housing Strategy 2025 (118 dwellings per year). Population and housing forecasts are estimates only, are subject to change, and may not eventuate as forecast. This is understood and acknowledged by the draft Housing Strategy, which will be regularly reviewed to monitor progress and adapt to changing conditions. Implementation actions include:

- Annual reviews of the implementation plan to ensure actions and planning controls continue to support housing delivery and meet local needs.

- Five-yearly reviews of the housing priorities and supporting evidence to ensure alignment with the Local Strategic Planning Statement, the regional plan, and community expectations.

In any case, to consider a worst-case scenario based on available forecasts, the latest Department of Planning, Housing and Infrastructure (DPHI) projections (main and high series) have been reviewed. It is noted the latest population estimates published by the NSW Government were updated in March 2025, subsequent to the completion of the background analysis to inform the Griffith Housing Strategy (dated January 2025).

Table 5 below presents the projected population as articulated in the Griffith Housing Strategy 2025, compared to the DPHI main and high series projections. This analysis identifies the projected growth outlook remains above the DPHI main series and is between 1.5% and 2.6% lower than the revised high series growth outlook.

Table 5: Comparison of latest DPHI Population Projections to Griffith Housing Strategy 2025 (Source: Bull and Bear Economics)

	2021	2026	2031	2036	2041
Griffith Housing Strategy, 2025	27,195	28,439	30,068	31,634	33,217
DPHI Main (March 2025 release)	27,194	28,262	29,314	30,233	31,059
DPHI High (March 2025 release)	27,194	28,869	30,766	32,473	34,116
Griffith Housing Strategy, 2025 relative to					
DPHI Main (March 2025 release)	0.0%	0.6%	2.6%	4.6%	6.9%
DPHI High (March 2025 release)	0.0%	-1.5%	-2.3%	-2.6%	-2.6%

If we accept the revised high series outlook, the implication is a need for an additional 163 dwellings to accommodate the projected population in 2026, increasing to an additional 343 dwellings to accommodate the projected population in 2041, relative to what has been planned for in the Griffith Housing Strategy 2025. This is equivalent to a total annual average of 137 dwellings per year from 2021 to 2041. This has been considered in a revised years of supply analysis below.

Table 6: Projected Additional Dwelling Demand with Revised DPHI High Series, 2021-2041 (Source: Bull and Bear Economics)

	2021	2026	2031	2036	2041
Population					
Griffith Housing Strategy, 2025	27,195	28,439	30,068	31,634	33,217
DPHI High (March 2025 release)	27,194	28,869	30,766	32,473	34,116
Difference (persons)	-1	430	698	839	899
Households					
Average household size (Griffith Housing Strategy, 2025)	2.65	2.64	2.64	2.63	2.62
Griffith Housing Strategy, 2025	10,273	10,768	11,411	12,034	12,667
DPHI High (March 2025 release)	10,273	10,931	11,676	12,353	13,010
Additional household demand relative to Griffith Housing Strategy, 2025	0	163	265	319	343

Existing unmet demand

Table 3 of the Addendum report compares 2021 implied dwelling demand estimates for multiple local government areas in New South Wales to the 2021 Census occupied dwelling count to quantify the scale of unmet dwelling need in 2021 in Griffith City. This approach is erroneous as implied dwelling demand represents total demand for dwellings, including unoccupied dwellings. It is also noted the 2021 Census is recognised as under enumerating both population and dwellings.

The implied dwelling demand estimate, as presented by the NSW Government, represents an estimate of the number of dwellings required to house the projected population of an area and considers household projections plus an allowance for unoccupied dwellings (e.g. new occupants have yet to move in, the dwelling is used as a second residence, or it is a holiday home).

The table below presents an estimate of total dwelling supply in Griffith LGA as of 2021 relative to implied dwelling demand, based on the following assumptions:

- Estimated occupied households based on 2021 ERP estimates and an average household size of 2.65 persons per household (as articulated in the 2021 Census, extracted from the .id community database); and
- Conversion of households to total dwelling stock, recognising 7.5% of private dwellings were classified as unoccupied at the time of the 2021 Census.

This revised estimate points to a potential dwelling shortfall of 623 dwellings in Griffith LGA as of 2021, which is significantly lower than the 2,465 dwelling shortfall articulated by Gyde.

Table 7: Potential Dwelling Shortfall in Griffith LGA, 2021 (Source: Bull and Bear Economics)

	2021
Implied Dwelling Demand (DPHI, 2021)	11,731
2021 ERP	27,195
Persons / household (2021 Census)	2.65
Estimated Occupied Dwellings	10,262
Unoccupied Private Dwellings (%, 2021 Census)	7.5%
Estimated Dwelling Supply, 2021	11,094
Potential Dwelling Shortfall, 2021	623

It is noted that this is a 2021 estimate and does not account for any additional dwellings that have been completed, nor additional demand generated for dwellings since 2021. However, it is noted the quantum of residential dwelling approvals in Griffith LGA have exceeded longer term averages in 2021-22, 2023-24 and to a lesser extent in 2024-25, which suggests residential developers are responding to increased market demand within Griffith LGA.

In assessing the future need for housing in Griffith LGA, the estimated shortfall of 623 in 2021 has been used to understand potential years of supply over the projection horizon.

Rate of existing approvals and conversion rate

The Addendum Report comments on recent dwelling approvals and implications of the conversion rates presented in the REMPLAN Report. As discussed earlier, the REMPLAN report includes an erroneous calculation of conversion rates, and our analysis indicates that a conversion rate of 90% is more accurate and has been considered in calculating years of supply.

While it is not an accurate measure, at a 90% conversion rate, the five-year average of 144 approvals per year would ostensibly result in 129.6 dwelling completions per year. This rate of supply is more than the draft Housing Strategy estimated demand of 118 dwellings per year, though marginally less than the DPHI 2025 high scenario of 137 dwellings per year. This suggests that the rate of completion may need to increase to cater for existing unmet demand as well as forecast demand if the latest high series population forecast eventuates.

As noted in the Addendum Report, the variables that impact conversion rates are predominantly outside of Council's control, though Council can release more land. However, release of more land does not necessarily translate to faster completion of dwellings as it does not address other housing supply factors such as delays in construction, high development costs, and infrastructure constraints.

In Figure 3 of the Addendum Report, residential building approval data for the past ten years is presented graphically. This graph clearly illustrates there has been an upward shift in residential approvals over the past five years, relative to the previous ten years, which is indicative of the market already responding to increased demand for residential properties within Griffith LGA.

Years of supply

The years of supply calculation has been reviewed considering the following:

- Average annual take-up / demand increased to reflect the DPHI High Series from March 2025 (137 dwellings)
- Reduced available capacity to account for 2021 unmet demand of 623 dwellings.
- Reduced Tier 5 lots by 618 to cater for changes to the calculation of supply in the Collina Growth Area.

This shows that the total capacity for new homes on land that is already planned, zoned, or nearing development readiness, accounting for existing unmet demand, provides 14.1 years of supply. When considering land in Tier 1-4, accounting for 2021 unmet demand, there is 21.1 years of supply, increasing to 36 years with the inclusion of Strategically Identified Land in Tier 5.

If the 90% conversion rate sensitivity analysis is applied, Tier 1-4 land provides 19 years of supply, with the inclusion of additional Strategically Identified Land in Tier 5 providing total supply of 32.4 years.

As stated earlier, no argument has been made in the REMPLAN Report, or the Addendum Report, to justify the release of the subject site ahead of other Strategically Identified Land. Additionally, this analysis indicates that there is no need to identify additional Tier 5 land to provide a 20-year supply of residential land.

Conclusion

The peer review of the REMPLAN report and Addendum Report has confirmed that there is a **20-year supply** of residential land available in the Griffith LGA, even when considering a higher growth outlook and adjusting for a potential undersupply of dwellings.

The REMPLAN report relies on an erroneous assumption relating to conversion rates to justify a need for additional residential land in the Griffith LGA. Based on our review of the data utilised alongside discussions with Council representatives, it is understood residential approvals typically convert to residential land supply in Griffith, hence the derived conversion rate would be close to 100%, not 50% as presented in the REMPLAN assessment.

The assumed lot take-up rates presented in the REMPLAN report are considered acceptable, and the draft Housing Strategy adopts a rate which falls between the medium and high REMPLAN scenarios. An increased take-up rate has also been considered based on the latest population forecasts.

The REMPLAN report does not include any mapping to support the land supply presented, therefore it is difficult to compare to the land audit of the draft Housing Strategy. However, the REMPLAN report appears to be based on an

outdated Pipeline Audit and significantly underestimates the land supply in Griffith. The REMPLAN report is not considered to present a meaningful challenge to the overall conclusions and actions of the draft Housing Strategy in relation to land supply and capacity.

Whilst the proposed development would potentially contribute to a diversity in lot sizes and dwelling typologies in Griffith if it were to proceed, there are also other sites already identified within the Griffith Housing Strategy 2025 which are equally capable of delivering dwelling diversity over the projection horizon, including 802 development ready lots within Griffith Central and Collina. As such, based on the peer review conducted, it is considered that Griffith has ample land supply available to cater for current and future residential development needs.

If you have any queries regarding this advice, please contact Kate Burke on 0431 810 590 or by email kate.burke@psaconsult.com.au.

Yours sincerely

Kate Burke
Director – Town Planning

Griffith City Council REPORT

CLAUSE CL05

TITLE Draft Housing Strategy Post Exhibition Period - Review of Submissions

FROM Shireen Donaldson, Director Economic & Organisational Development
Kelly McNicol, Consultant Planner
Joe Rizzo, Director Sustainable Development
Karly Sivewright, Economic Development Coordinator

TRIM REF 25/93163

SUMMARY

Griffith City Council appointed consultant PSA Consulting, who produced the draft Griffith Housing Strategy 2025 (Housing Strategy) for Council and community consideration. The relevant documentation was placed on public exhibition for the required period of 28 days, with submissions received.

RECOMMENDATION

(a) Council endorse recommended changes to the Draft Griffith Housing Strategy 2025.

(b) Council adopt the Draft Griffith Housing Strategy 2025 (with amendments as proposed) as prepared by PSA Consulting.

REPORT

Following a 28 day exhibition period Council received 5 submissions. Online submissions have been attached. The Review of Submissions table (Attachment (a)) addresses the main concerns of each submission providing further recommendations and is included in the final Griffith Housing Strategy 2025 document.

OPTIONS

OPTION 1

As per the Recommendation.

OPTION 2

Council may choose to make addiotional amendments.

POLICY IMPLICATIONS

Not Applicable

FINANCIAL IMPLICATIONS AND RISK

Community consultation, consultancy and advertising has been conducted within the allocated budget.

Minor Low Risk: Low financial loss <$10,000

COMPLIANCE / LEGAL / STATUTORY IMPLICATIONS AND RISK

Minor Low Risk: Policy or regulatory breach has no impact.

ENVIRONMENTAL IMPLICATIONS AND RISK

As per objectives and strategies outlined in the draft Housing Strategy.

REPUTATION / COMMUNITY IMPLICATIONS AND RISK

Risk of opportunities lost by delaying utilising new Housing Strategy implementation plan to work towards promoting increased housing supply.

Minor Low Risk: Limited adverse public/staff reaction and/or negative publicity.

SERVICE DELIVERY IMPLICATIONS AND RISK

Minor Low Risk: Nil impact to service delivery.

WHS / HR IMPLICATIONS AND RISK

Minor Low Risk: No injuries/Nil impact to service delivery.

LINK TO STRATEGIC PLAN

This item links to Council's Strategic Plan item 5.5 Support diversity in housing options.

CONSULTATION

Senior Management Team

8 October 2024 – Community Survey Open

6 November 2024 – Online intital community forum

18 February 2025 – In-person community consultation

23 March 2025 – Council workshop draft Housing Strategy consultation

27 May 2025 – Endorsement of Draft Housing Strategy for public exhibition

30 May – 27 June 2025 – Public exhibition period

ATTACHMENTS

(a) Submissions Review Table (under separate cover)

(b) Draft Griffith Housing Strategy 2025 (under separate cover)

(c) Public Exhibition Submissions (under separate cover)

Survey Responses

02 December 2024 - 30 June 2025

Have your say on the draft Griffith Housing Strategy

Connect Griffith

Project: Griffith Housing Strategy

GRANICUS

VISITORS	
16	

CONTRIBUTORS			RESPONSES		
5			5		
1 Registered	0 Unverified	4 Anonymous	1 Registered	0 Unverified	4 Anonymous

Respondent No: 1
Login: Anonymous
Responded At: May 28, 2025 16:08:47 pm
Last Seen: May 28, 2025 16:08:47 pm

Q1.	**Name**	Jack
Q2.	**Suburb**	Collina
Q3.	**Email address**	
Q4.	**Withhold the following personal information from the Business Paper**	Email Address
Q5.	**Please provide your feedback**	The master plans for Collina, lake wyangan and Hanwood are great but not everyone is looking for blocks with houses in suburbs. For the City to gain and retain a more diverse lot of professionals and youth Griffith requires the CBD to have Appartments built which I've noticed some DAs have recently been approved these need to built to standard but also as fast as possible.. this also provides more security with added eyes, lighting and CCTV..
Q6.	**Upload any supporting documents**	not answered

Respondent No: 2
Login: Anonymous
Responded At: Jun 05, 2025 14:20:01 pm
Last Seen: Jun 05, 2025 14:20:01 pm

Q1. **Name** Tessa

Q2. **Suburb**

Hanwood

Q3. **Email address** not answered

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

explore strategies that support a diverse range of housing options, including ageing in place homes, first home buyer support etc. housing needs to prioritize sustainability (natHERS) and coucnil should explore options like prefabricated off site built house (NOT Transportable homes) and think outside the box on how to deliverer houses faster, support walking and livable moveable cities. Think about cultural connections, Griffith is an incredibly diverse city with strong cultural ties - think about how each culture lives. and consider this for social Housing e.g. salt and pepper houses is great but for indigenous and Indian communities they like the sense of family and connection to be close and not to be displaced

Q6. **Upload any supporting documents** not answered

Respondent No: 3
Login: Registered
Responded At: Jun 15, 2025 18:35:17 pm
Last Seen: Jun 15, 2025 01:14:48 am

Q1. **Name** Esther Dumbleton

Q2. **Suburb**

Yoogali

Q3. **Email address**

Q4. **Withhold the following personal information from the Business Paper** not answered

Q5. **Please provide your feedback**

ATTN: Councillors, As per the period of public exhibition provided until 22 June 2025, please find attached a list of reasons to reconsider Rezoning of 140 McCormack Road, Yoogali, Lot 379 DP 751709 in the Final Draft of the Griffith Housing Strategy 2025. Two Issues identified in draft: Issue 1. Land Banking The Draft Strategic Plan 2025 presented does NOT address the land banking issue, or take advantage of proposals such as Farm 140 rezoning, which could provide 17+ blocks in an ideal location. Council has rezoned to the south of the property in Yoogali, appreciating the strategic value of this area, however the town boundary has been reached with the draft considering no opportunities beyond this point for the next 20 years, which frankly lacks foresight. Although the draft strategy states that "there is sufficient zoned and identified land to meet projected housing to 2046", (2. Rezoning, page ?) the 6,171 'potential' blocks that have been re-zoned for use over the next 20 years, does not actually guarantee that these will be made available for subdivision. On page 25: Draft states "Under current planning controls, Griffith has the potential to support around 6,171 residential lots across all identified land. Of this, 1,885 lots are available or close to being available for development. This includes around 1,700 lots in key growth locations – New Collina, Lake Wyangan, Hanwood and Yenda." However, land-owners may choose not to subdivide, partly because of expense and the lengthy approval process, and council has no way to force, or has given no incentive, to make the land available. On page 25, the draft states "However, not all sites will necessarily be developed. Landowner intentions, economic feasibility, and other challenges may limit how much of this potential is realised." Question: What strategies are the council considering to deal with the land banking issue? Note in Figure 10 of our submission, these lots "proposed to be rezoned" (shaded red) may not be released by the landowners. Note also, that the large lots i(shaded pink), have all been developed and provide for the community of Yoogali. ** We would suggest that a better strategy would be to work with land-owners who are willing and financially able to subdivide in the near future ** Issue 2: Lop-sided urban development On page 28, the draft states "6.2.1.2 Large lot residential land supply "Griffith's ongoing growth has driven additional demand for large lot residential development. Large lot residential housing plays a crucial role in the housing mix, providing diversity and helping to free up much-needed housing stock as residents move. Current R5 zoned block: ? DA 16-2025 – 58 lots (4000m2 – 1ha on R5 zoned land) – Determination pending Question: Why are 58 R5 zoned blocks under review on Lot 102 DP1018460 – Boorga Road near Lake Wyangan which is 6.2 km from the CBD? Our lot is 3km from the CBD and represents an opportunity to locate closer to town. Importantly, there are 2 primary schools within a 5 minute walk and 2 high schools within a 15 minute walk and the council has developed an impressive walking and bike path to Yoogali along MacKay Avenue which is the entrance to the city of Griffith from Sydney, Canberra and Wagga and also from the North. The reasons provided in the Draft for NOT considering our small acreage in Yoogali, do not appear to be consistently applied to other areas (ie., Lake Wyangan). Again, our block is closer to the CBD than Lake Wyangan and Beellbangerra developments, and closer to existing amenities. Specifically, there are NO businesses in Lake Wyangan OR community infrastructure OR schools. So locating 58 families in that area does not benefit businesses across the whole Griffith area including the various hamlets. In contrast, re-zoning our block near Yoogali, will bring more people into the area which will benefit those local shops, petrol stations and schools. The economic and community benefits of our proposed strategy are undeniable! Question: We would like to ask why this inconsistency exists? The reasons state that our block is "on the urban-rural fringe presents potential for land-use conflict, particularly given its separation from existing development and other already zoned but undeveloped land" - our block is directly on the town boundary, and separated only by one road

(McCormick Road). As you can see on images provided in our submission and the draft, significant development has already occurred up to the boundary over the past 20 years - it's not 'separated'. It seems short-sighted to not expect a town to extend beyond its current town boundary for the next 20 years…why is the growth of the town not projected equally beyond the town limits? Griffith, from an aerial view, has an unbalanced shape. The whole city structure does not appear to have a core CBD with a symmetrical dispersion of houses that radiates outwards. This 'lop-sided' approach is problematic as places like Lake Wyangan push residents further from the CBD, placing larger infrastructure demands, both financially and environmentally, on the council resources. Our block is closer, and services both Yoogali Village and Griffith CBD which represents a unique opportunity to satisfy the needs of both geographical areas. Reasons state that "rezoning risks fragmented development and inefficient infrastructure delivery" - this seems an irrational and unsupported statement. With two main surfaced roads on both sides of the property, electricity supply to the property on the main roads and town water to the property and well developed properties along Macedone Road to the boundary of this property, there is no evidence of fragmentation. The Zappacosta family has developed up to McCormick road, so it would be a seamless continuation of that subdivision. If the farm on the southern border of McCormack road, which is zoned for small blocks, finally decides to subdivide, then all the more seamless. We consider that the inefficient infrastructure delivery should have been considered with the Lake Wyangan development and that the development of infrastructure needed to further expand Yoogali is an efficient use of resources and a logical expansion of the city. Specific comments regarding our submission: - The reasons provided for not rezoning beyond McCormick Road, seem arbitrary rather than based on any rationale consistently applied to past successful submissions, which clearly had to be re-zoned for their subdivisions. - The consultants draft strategic plan does not support the transitioning nature of our area, away from small and unsustainable farms (15 acres is no longer profitable and too small to be a sustainable farm) into large-lot residential blocks (RU5), that will provide a mix of available land and opportunities to extend the city in the direction of already existing infrastructure! - It is hard to ignore the economic benefits to the small businesses in Yoogali that this opportunity will provide. Not to mention utilising existing community amenities such as schools, bike paths/walking paths etc. - The rezoning of this property should be included as its rezoning is of minor significance. This land is not in a flood zone (i.e., we have recently completed an environmental survey with no issues identified - PHL Surveyors) and is perfectly situated in every regard for rezoning and settlement by families for efficient use of land close to the central infrastructure. - Land banking is a continuing problem but my family is in a position to develop these blocks as soon as it is rezoned and it will then be available for families. The town boundary is an arbitrary boundary that should include Farm 140, as it can provide larger lot sites, forming a buffer between Yoogali village and the agricultural land use to the north. There is an existing boundary of 30-50 metres deep along the northern side of Farm 140 which is owned and maintained by Murrumbidgee Irrigation and provides a natural buffer zone. We would like to ask the council to amend the draft strategic plan to include Farm 140 for rezoning from rural to village RU5 as the rezoning is of minor significance as we are prepared to subdivide as soon as possible. We would also be amenable to working with the council and include smaller blocks in our submission to facilitate a win-win situation. We would be available to discuss these issues again in person, or at the council meeting review of public submissions on 22 July 2025. The Dumbleton Family.

Q6. **Upload any supporting documents**	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/fa8e16dc6d79531f10117f3b37d48505062141b0/original/1749976514/02649bfc2dcecf67bc697b37fdd673dc_Submission%20-%20Griffith%20Housing%20Strategy%20Review.pdf?1749976514

The General Manager
Griffith City Council
GRIFFITH NSW 2680

ATTN: Councillors,

Dear: Karly Sivewright, Economic Development Coordinator

As per the period of public exhibition provided until 22 June 2025, please find attached a list of reasons to **reconsider Rezoning of 140 McCormack Road, Yoogali, Lot 379 DP 751709 in the Final Draft of the Griffith Housing Strategy 2025.**

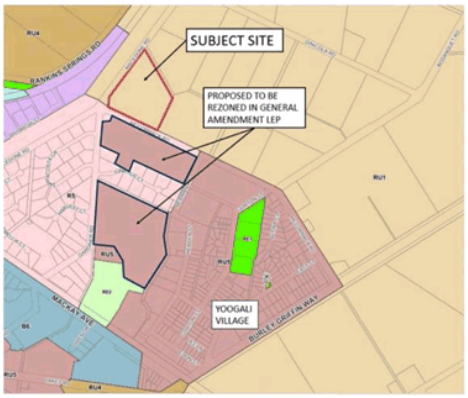
Two Issues identified in draft:

Issue 1. Land Banking

The Draft Strategic Plan 2025 presented does NOT address the land banking issue, or take advantage of proposals such as Farm 140 rezoning, which could provide 17 blocks in an ideal location. Council has rezoned to the south of the property in Yoogali, appreciating the strategic value of this area, however the town boundary has been reached with the draft considering no opportunities beyond this point for the next 20 years**!!**.

Although the draft strategy states that "there is sufficient zoned and identified land to meet projected housing to 2046", (2. Rezoning, pg 25) the 6,171 '**potential'** blocks that have been re-zoned for use over the next 20 years, does not actually guarantee that these will be made available for subdivision. On page 25: Draft states "*Under current planning controls, Griffith has the potential to support around 6,171 residential lots across all identified land. Of this, 1,885 lots are available or close to being available for development. This includes around 1,700 lots in key growth locations – New Collina, Lake Wyangan, Hanwood and Yenda.*" (*Note* no mention of Yoogali).

However, land-owners may choose not to subdivide, partly because of expense and the lengthy approval process, and council has no way to force, or has given no incentive, to make the land available. On page 25, the draft states "*However, not all sites will necessarily be developed. Landowner intentions, economic feasibility, and other challenges may limit how much of this potential is realised."*



Question: What strategies are the council considering to deal with the land banking issue? Note in this figure, these lots "proposed to be rezoned" (shaded dark pink) may not be released by the landowners. Note also, that the large lots (shaded pink), have all been developed up to the town boundary on McCormick Road, and provide for the community of Yoogali.

** We would suggest that a better strategy would be to work with land-owners who are willing and financially able to subdivide when the opportunity is here **

Issue 2: Lop-sided urban development

Griffith, from an aerial view, has an unbalanced shape. The whole city structure does not appear to have a core CBD with a symmetrical dispersion of houses that radiates outwards. This 'lop-sided' approach is problematic as places like Lake Wyangan push residents further from the CBD, placing larger infrastructure demands, both financially and environmentally, on the council resources. Our block is closer, and services both Yoogali Village and Griffith CBD which represents a unique opportunity to satisfy the needs of both geographical areas.

On page 28, the draft states "6.2.1.2 Large lot residential land supply

"*Griffith's ongoing growth has driven additional demand for large lot residential development. Large lot residential housing plays a crucial role in the housing mix, providing diversity and helping to free up much-needed housing stock as residents move*."

Current R5 zoned block: ?
DA 16-2025 – 58 lots (4000m2 – 1ha on R5 zoned land) – Determination pending

Question: Why are 58 R5 zoned blocks under review on Lot 102 DP1018460 – Boorga Road near Lake Wyangan which is 6.2 km from the CBD? Our lot is 3km from the CBD and represents an opportunity to locate closer to town. Importantly, there are 2 primary schools within a 5 minute walk and 2 high schools within a 15 minute walk and the council has developed an impressive walking and bike path to Yoogali along MacKay Avenue which is the entrance to the city of Griffith from Sydney, Canberra and Wagga and also from the North.

The reasons provided in the Draft for NOT considering our small acreage in Yoogali, do not appear to be consistently applied to other areas (ie., Lake Wyangan). Again, our block is closer to the CBD than Lake Wyangan and Beellbangerra developments, and closer to existing amenities. Specifically, there are NO businesses in Lake Wyangan OR community infrastructure OR schools. So locating 58 families in that area does not benefit businesses

across the whole Griffith area including the various hamlets. In contrast, re-zoning our block near Yoogali, will bring more people into the area which will benefit those local shops, petrol stations and schools. The economic and community benefits of our proposed strategy are undeniable!

Question: We would like to ask why this inconsistency exists?

The reasons state that our block is "*on the urban-rural fringe presents potential for land-use conflict, particularly given its separation from existing development and other already zoned but undeveloped land*" - our block is directly on the town boundary, and separated only by one road (McCormick Road). As you can see on images provided in our submission and the draft, significant development has already occurred up to the boundary over the past 20 years - it's not 'separated'. It seems short-sighted to not expect a town to extend beyond its current town boundary for the next 20 years…why is the growth of the town not projected equally beyond the current town limits?

Reasons in the draft not to rezone our property state that "*rezoning risks fragmented development and inefficient infrastructure delivery*" - this seems an irrational and unsupported statement. With two main surfaced roads on both sides of the property, electricity supply to the property on the main roads and town water to the property and well developed properties along Macedone Road to the boundary of this property, there is no evidence of fragmentation. The Zappacosta family has developed up to McCormick road, so it would be a seamless continuation of that subdivision. If the farm on the southern border of McCormack road, which is zoned for small blocks, finally decides to subdivide, then all the more seamless. We consider that the inefficient infrastructure delivery should have been considered with the Lake Wyangan development and that the development of infrastructure needed to further expand Yoogali is an efficient use of resources and a logical expansion of the city.

Final comments regarding our submission:

- The reasons provided for not rezoning beyond McCormick Road, seem arbitrary rather than based on any rationale consistently applied to past successful submissions, which clearly had to be re-zoned for their subdivisions.

- The consultants draft strategic plan does not support the transitioning nature of our area, away from small and unsustainable farms (15 acres is no longer profitable and too small to be a sustainable farm) into large-lot residential blocks (RU5), that will provide a mix of available land and opportunities to extend the city in the direction of already existing infrastructure!

- It is hard to ignore the economic benefits to the small businesses in Yoogali that this opportunity will provide. Not to mention utilising existing community amenities such as schools, bike paths/walking paths etc.

- The rezoning of this property should be included as its rezoning is of minor significance. This land is not in a flood zone (i.e., we have recently completed an environmental survey with no issues identified - PHL Surveyors) and is perfectly situated in every regard for rezoning and settlement by families for efficient use of land close to the central infrastructure.

- Land banking is a continuing problem but my family is in a position to develop these blocks as soon as it is rezoned and it will then be available for families. The town boundary is an arbitrary boundary that should include Farm 140, as it can provide larger lot sites, forming a buffer between Yoogali village and the agricultural land use to the north. There is an existing boundary of 30-50 metres deep along the northern side of Farm 140 which is owned and maintained by Murrumbidgee Irrigation and provides a natural buffer zone.

We would like to ask the council to amend the draft strategic plan to include Farm 140 for rezoning from rural to village RU5 as the rezoning is of minor significance as we are prepared to subdivide as soon as possible. We would also be amenable to working with the council and include smaller blocks in our submission to facilitate a win-win situation.

We would be available to discuss these issues again in person, or at the council meeting review of public submissions on 22 July 2025.

The Dumbleton Family.

Respondent No: 4
Login: Anonymous
Responded At: Jun 25, 2025 07:23:36 am
Last Seen: Jun 25, 2025 07:23:36 am

Q1. **Name**	Soroptimist International Griffith (E Mead Secretary)
Q2. **Suburb**	Griffith
Q3. **Email address**	sigriffith@siseap.org
Q4. **Withhold the following personal information from the Business Paper**	not answered

Q5. **Please provide your feedback**

Soroptimist International Griffith has advocated for housing needs (especially social housing) at federal, state and local levels for some time. Housing availability and affordability are high priority issues for communities across Australia. It is reassuring that our local council has provided such an in-depth strategy for housing in our local area. We are not involved in any way with planning, construction, local government etc so our comments are very general in nature. We commend Griffith City Council on all the work that has gone into the Housing Strategy 2025. The work done to provide stakeholders and the general public a voice in the planning for this Stragegy in the Community Workshops signalled to the community that all the issues in relation to housing were important to Council. The four key priorities encapsulate what needs to be addressed in relations to housing in our city and surrounding villages. It is good to see Council supporting medium density and lower cost housing, encouraging a broader range of housing such as dual occupancies and secondary dwellings, supporting housing for workers and focusing growth in designated areas (as evidenced in the Draft Hanwood and Yenda Growth Area Master Plans). We also commend Griffith City Council for your pro-active approach to housing needs, including advocacy for state and federal government support across a range of areas.

Q6. **Upload any supporting documents**	not answered

Respondent No: 5
Login: Anonymous
Responded At: Jun 27, 2025 14:58:30 pm
Last Seen: Jun 27, 2025 14:58:30 pm

Q1. **Name**	Hanwood Developments Pty Ltd
Q2. **Suburb**	Hanwood
Q3. **Email address**	
Q4. **Withhold the following personal information from the Business Paper**	not answered
Q5. **Please provide your feedback**	Please see attached.
Q6. **Upload any supporting documents**	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/4f593dd2851e21855142b880b56d0bf4fea9d88e/original/1751000291/a7542895b35588f606563b11bcb61494_Submission%20-%20Housing%20Strategy%2027.06.25.pdf?1751000291

GYDE

27 June 2025

Mr Brett Stonestreet
General Manager
Griffith City Council
PO Box 485, Griffith NSW 2680
admin@griffith.nsw.gov.au

Dear Mr Stonestreet,

SUBMISSION – PUBLIC EXHIBITION OF THE DRAFT GRIFFITH HOUSING STRATEGY 2025

This submission is made on behalf of Hanwood Developments Pty Ltd in response to *the draft Griffith Housing Strategy 2025*, prepared by PSA Consulting for Griffith City Council. We acknowledge and commend Council for the work undertaken to date in preparing the strategic planning framework necessary to provide a strong foundation for addressing housing supply and affordability.

Hanwood Developments Pty Ltd is a special purpose vehicle (SPV) of the Cite Group and has entered contracts to be a key landowner within the Hanwood release area (Figure 1). With a 20-year track record, Cite Group has successfully delivered more than $600 million in residential and mixed-use projects and currently has a growing pipeline exceeding $1 billion of developments with a primary focus on master planned estates and medium density Build to Rent mixed use apartments. This depth of experience highlights Cite Group's proven capability in delivering high-quality developments across a range of locations.

Figure 1: Hanwood Growth Area Concept Master Plan - Proponent's site outlined in green
(Source: GCC, amended by Gyde)

Level 6, 120 Sussex Street, Sydney NSW 2000
ABN 58 133 501 774
gyde.com.au

GYDE

The draft Housing Strategy recognises that housing affordability remains a persistent challenge, with low vacancy rates and rising prices placing growing pressure on households, particularly renters and those on lower incomes. In response to these challenges, the draft Strategy identifies four key priorities:

- increasing housing supply and improve affordability
- expanding housing choice to reflect diverse needs
- supporting housing for workers and economic growth
- promoting well-located, well-designed, and context-sensitive housing.

Expanding housing choice

Building on these priorities, Hanwood Development Pty Ltd has a vision for the land identified as Stage 2 in the Hanwood Growth Area which is both ambitious and responsive to the pressing need for greater housing supply, diversity and affordability. Our aim is to deliver a diverse, market-responsive land use outcome that aligns with both current and emerging community needs. In this regard, a Concept Master Plan for the expansion of the existing Hanwood Village (Figure 2) has been prepared and forms the basis of a Planning Proposal submitted on the NSW Government Portal.

Delivery of this Concept Master Plan will expand housing choice to reflect diverse needs. However, implementation will require more than just the introduction of dual occupancy development. It will require flexibility in the permissible uses and minimum lot sizes generally associated with the RU5 zone. This flexibility is essential to improve housing affordability, which is critical to supporting Hanwood's role as a significant employment area.

Figure 2: Concept Masterplan
(Source: MDP Architecture)

Increasing housing supply

A Need and Demand Assessment prepared by REMPLAN (2025) on behalf of Hanwood Developments, highlights the demand for additional supply and smaller more diverse smaller households in Griffith.

As a general guideline, a key planning objective of Councils across Australia is to maintain a land supply pipeline that supports 25-30 years of strategic planning and development. This includes having 5-10 years of land supply either ready for market or in the process of being approved, zoned, or identified as probable for

development. Additionally, there should be an extra 10-15 years of land supply that is zoned, has a development application, or has clear intent to develop.

REMPLAN modelled three scenarios with different annual lot take-up rates to estimate sensitivity of supply based on varying levels of demand in Griffith LGA:

- Low Scenario: 76 dwellings per year from 2021 to meet 12,711 dwellings by 2046 (Forecast.id)
- Medium Scenario: 98 dwellings per year from 2021 to meet 13,238 dwellings by 2046 (REMPLAN)
- High Scenario: 130 dwellings per year from 2021 to 14,160 dwellings by 2041 (NSW DPE)

While theoretical supply ranges from 22 to 37 years if all zoned land is developed, it is clear this is an unrealistic outcome. At a 50% delivery rate (which is above the NSW average of 43.7%), supply drops to 11 to 19 years. Under a medium conversion scenario, and without the redevelopment of the Proponent's site, housing supply could fall to just 6 years.

A nuanced focus on the forward pipeline of housing supply is critical. Despite the rezoning of Hanwood Stage 1 for residential purposes in 2014, tangible progress has been extremely limited. Over a decade later, the area remains largely undeveloped, with two of the three farms remaining in active agricultural use, and only partial subdivision approval for 5 large lot (4 x 1 acre and 1 x 2 acre parcels) has occurred on the third.

More generally, the number of residential building approvals has fluctuated over the ten-year period, despite an overall trend of increasing dwelling approvals. Over the past 5 years, the average number of building approvals has been 121 per year.

The NSW Government Local Development Performance Monitoring data (Figure 3) highlights this trend, showing that while development applications have increased over the past decade, indicating intent to build, the comparatively slower growth in construction and subdivision certificates reveals significant delays in transitioning from approval to actual development.

This approach is particularly timely in light of the ongoing housing crisis. Nationally, only 173,000 dwellings were delivered in 2023, well below the estimated annual requirement of 244,000 (ABS, 2024). Locally, the Griffith housing market reflects this shortfall, with a vacancy rate of just 0.6% and a clear lack of land suitable for diverse and affordable housing.

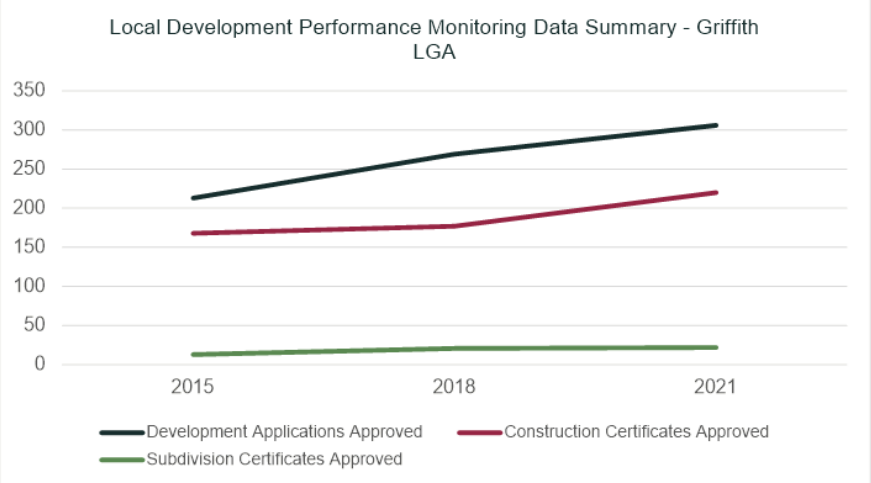


Figure 3: Summary of NSW Government LDPM data for Griffith
(Source: Gyde, informed by LDPM data)

GYDE

Implementation recommendations

The draft Strategy proposes an amendment to Part 6 of the Griffith Local Environmental Plan (GLEP) 2014 to apply an 'Urban Release Area Overlay' within the identified growth areas.

This mechanism is supported as it would enable Hanwood Stage 2 to proceed ahead of Stage 1 where development has been delayed or has not progressed in accordance with the Masterplan. However, as currently framed, this could only occur if development applications for the subdivision of at least 80% of land within Stage 1 have not been lodged or approved within five years, that is by 2030.

To support a more timely and pro-active approach to housing delivery, we propose a variation to this mechanism that would enable a more responsive approach to urban land release:

> *e) The release of Stage 2 of the Collina, Hanwood, Yenda, and Lake Wyangan Master Plan areas should only occur when 80% of the lots in Stage 1 have been granted a Subdivision Certificate from Council. However, should development applications for the subdivision of at least 80% of land holdings in Stage 1 not be received by Council at the time the LEP amendments proposed in this Strategy are made, Council will consider Proponent-led Planning Proposals to facilitate additional housing supply and affordability for sites identified in Council's strategic framework.*

Thank you for the opportunity to provide feedback on the draft Housing Strategy. Should you wish to discuss the contents of this letter, please do not hesitate to contact me.

Kind regards,

Juliet Grant
Executive Director