



GILGANDRA
SHIRE COUNCIL

Live > Enjoy > Grow

HOUSING STRATEGY 2022



DISCLAIMER:

The Gilgandra Housing Strategy 2022 has been prepared by Gilgandra Shire Council staff for the purpose of informing Council's strategic direction. 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. Gilgandra Shire Council accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance on information in this document.

Live > Enjoy > Grow

Foreword

Like you, I am proud to call Gilgandra home. We are a strong, supportive rural community and have faced numerous challenges in recent years particularly attributed to drought and COVID restrictions. As we move into 2022 however, there is change upon us and along with change, there is opportunity.

As a community, we are facing unprecedented housing demand attributed to external interest from those wanting to experience Gilgandra first hand or invest for the future, as well as people staying in the community for longer to make Gilgandra their home. We are not the only community seeing this trend, with regional NSW and Australia becoming sought after destinations for people to settle, connect, work and importantly enjoy what is on offer outside of the larger cities.

The Gilgandra Housing Strategy has been developed in response, recognising that demand for housing and accommodation has been and continues to be very strong and cannot be met with existing stock or available land. We also know that the Inland Rail project will bring with it a significant workforce that requires accommodation during the expected five year construction period – while challenges will be experienced, we need to be ready to capitalise on this considerable opportunity.

Understanding the local demographics is also important in this conversation, as it helps Council plan appropriate response strategies. Gilgandra has an ageing population which we see as being reflective of the high quality aged care accommodation and medical services that Gilgandra offers and is an important consideration for Council's planning moving forward.

Council is just one player in the housing conversation and we have an important role to fulfil. There are numerous government agencies and stakeholders involved, particularly in providing social housing support and guidance, and it is critical to respond in a coordinated and strategic way. The Strategy will be a valuable tool for Council to seek support from other levels of government to bring local projects forward and improve private sector investment in the market .

Community feedback on the draft Gilgandra Housing Strategy reinforced support for the direction Council is heading. I am excited to see the opportunities that lay ahead and believe Gilgandra is well positioned to capitalise on these for future sustainable growth.



Doug Batten
Mayor

HOUSING STRATEGY 2022

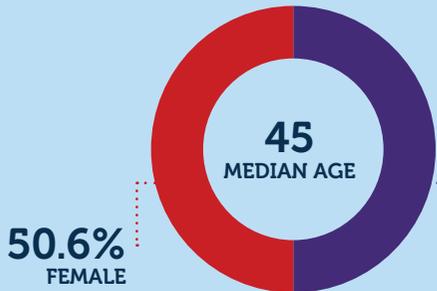
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HOUSING SNAPSHOT 2021



4,236
GILGANDRA
SHIRE
POPULATION



1,107
FAMILIES



AVERAGE CHILDREN
PER FAMILY

For families with children **2.0** For all families **0.7**



1,952
ALL PRIVATE
DWELLINGS

2.4
AVERAGE PEOPLE
PER HOUSEHOLD



\$998
MEDIAN WEEKLY
HOUSEHOLD INCOME



\$1,083
MEDIAN MONTHLY
MORTGAGE REPAYMENTS



\$160

MEDIAN WEEKLY RENT
(2016)

\$220

MEDIAN WEEKLY RENT
(2021)

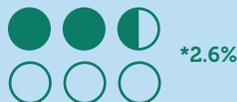
\$156,000
MEDIAN HOUSE PRICE
(2021)

30.12%
60 YEARS OR >

Compared to NSW
which is 21.89%.

14.23%

Gilgandra population
identifies as Aboriginal
and/or Torres Strait
Islander



Gilgandra
Unemployment Rate

*Unemployment rate as of December 2020

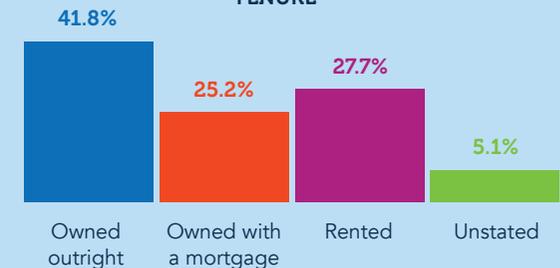


NSW Unemployment Rate

DWELLING STRUCTURE



TENURE



89.1%
HOUSEHOLDS HAVE ONE
OR MORE VEHICLES

1.9
AVERAGE MOTOR
VEHICLES
PER DWELLING

INTRODUCTION

Gilgandra Shire Council (GSC) has developed a Local Housing Strategy (LHS) to guide future residential development in and around our urban area. Local government has an integral role to play in this space through setting the overarching strategic context and through a Local Housing Strategy, influence how and where Gilgandra will grow to support our population into the future.

An important first step in this process is developing an understanding of the current housing market, available land for development and the influencing factors which will then provide the setting to identify the strategic direction forward.

Council has generally followed the process and guidance provided in the NSW Government Local Housing Strategy Guideline (2018) in the development of this Issues Paper along with review of similar work being undertaken by other regional Councils. This background section will then inform development of the Gilgandra Housing Strategy and Action Plan.

PLANNING POLICY AND CONTEXT

Local Housing Strategies are developed within the existing strategic planning and policy contexts at the broader and regional level. This is to ensure consistency and integration of the strategic priorities across the various levels of government while ensuring the strategic direction for Gilgandra is appropriate for our local community.



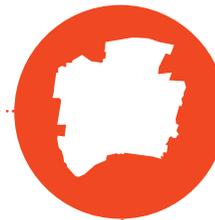
STATE CONTEXT

- Housing 2041 - NSW Housing Strategy
- State Environmental Planning Policies (SEPPS)
- Regional Housing Taskforce



REGION CONTEXT

- Central West and Orana Regional Plan
- Orana RDA Housing Research



LOCAL CONTEXT

- Local Strategic Planning Statement 2020 (LSPS)
- Gilgandra Economic Development Framework & Implementation Plan
- Western Councils Landuse Strategy 2009
- Gilgandra Local Environmental Plan 2011
- Gilgandra Development Control Plan 2011
- Gilgandra Community Strategic Plan 2017/2018 – 2026/2027



TOWN CENTRE & SPECIAL AREAS

- Gilgandra Activation Blueprint 2019



SITE

- Subdivision Plans
- Development Applications

STATE CONTEXT

HOUSING 2041 – NSW HOUSING STRATEGY

Housing 2041 represents a 20-year vision for housing in NSW and embodies the NSW Government's goals and ambitions to deliver better housing outcomes by 2041— housing in the right locations, housing that suits diverse needs and housing that feels like home.

The NSW Government Local Housing Strategy Guideline has also been produced to assist local government work through the process of developing a Local Housing Strategy (LHS), a framework which has been broadly followed for this project.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPP)

SEPPs are environmental planning instruments that deal with matters of State or Regional significance. There are a number that are important considerations in the context of the broader framework for housing availability, with the Department of Planning, Industry and Environment (DPIE) recently developing a new Housing State Environmental Planning Policy (Housing SEPP). This new policy aims to deliver more diverse and affordable housing types.

One of the key elements of the new Housing SEPP is the consolidation of five existing housing-related SEPPs:

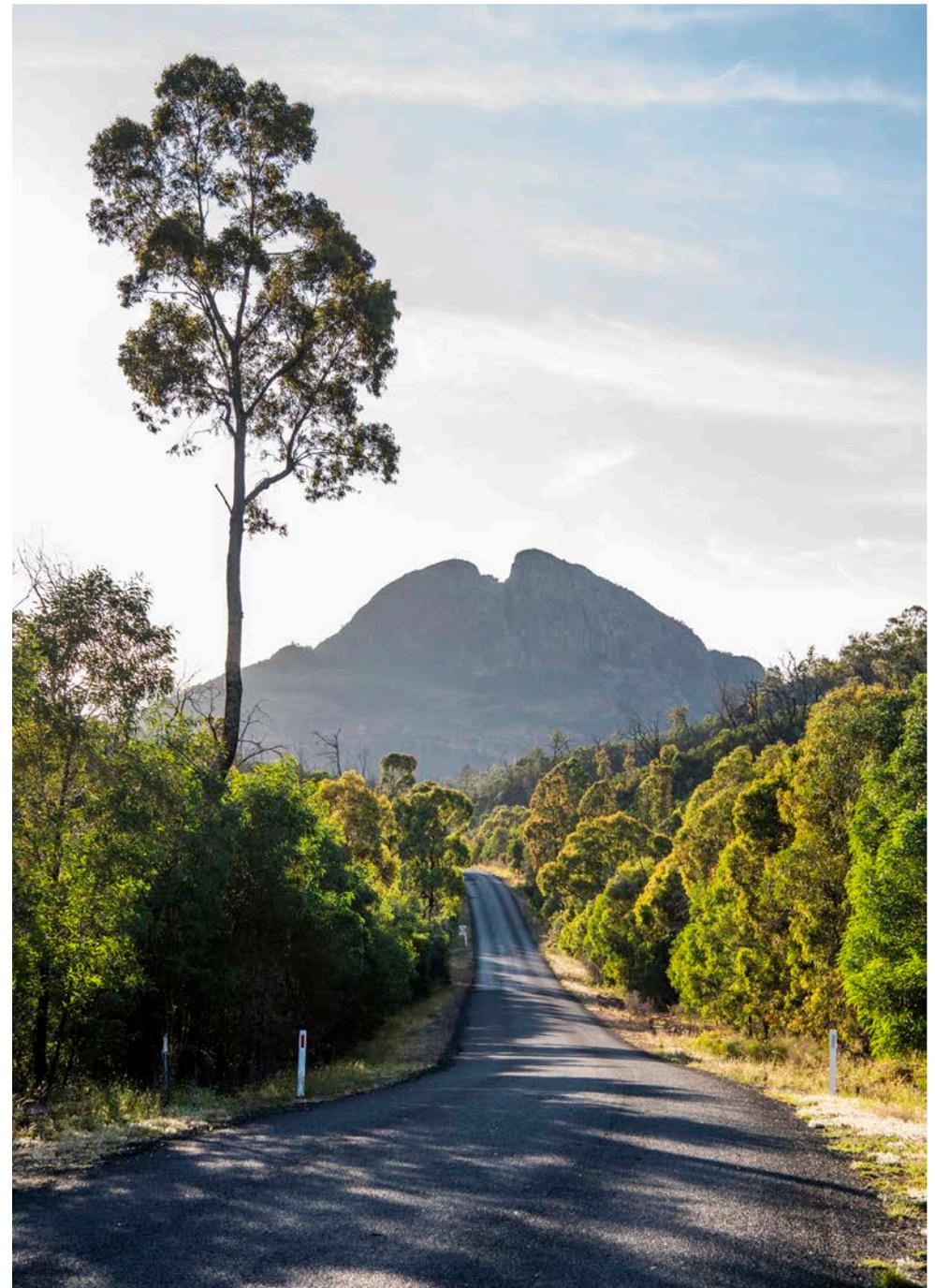
- State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP);
- State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004 (Seniors SEPP);
- State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes) (SEPP 70);
- State Environmental Planning Policy No 21—Caravan Parks; and
- State Environmental Planning Policy No 36—Manufactured Home Estates.

REGIONAL HOUSING TASKFORCE

In July 2021 the NSW Government established a Regional Housing Taskforce (the Taskforce) in response to increasing pressures on the supply and affordability of housing in Regional NSW. The Taskforce was charged with investigating regional housing issues and the planning barriers people are experiencing in buying, renting and building a place to live in the regions.

A Recommendations Report was released in October 2021 following extensive consultation with interested stakeholders. The report outlines suggested ways the planning system can better facilitate the delivery of an adequate supply of diverse and affordable housing that addresses the needs of regional communities.

The NSW Government is closely considering the Taskforce's recommendations to determine how best to improve housing supply and affordability in regional NSW and will release a comprehensive response in 2022'.



REGIONAL CONTEXT

CENTRAL WEST AND ORANA REGIONAL PLAN

The Central West and Orana Regional Plan 2036 is a 20-year blueprint for the future of the Central West and Orana region, produced by Department Planning Industry and Environment (DPIE). The vision is to create a leading diverse regional economy in NSW, with a vibrant network of centres leveraging the opportunities of being at the heart of NSW and will be delivered through four goals:

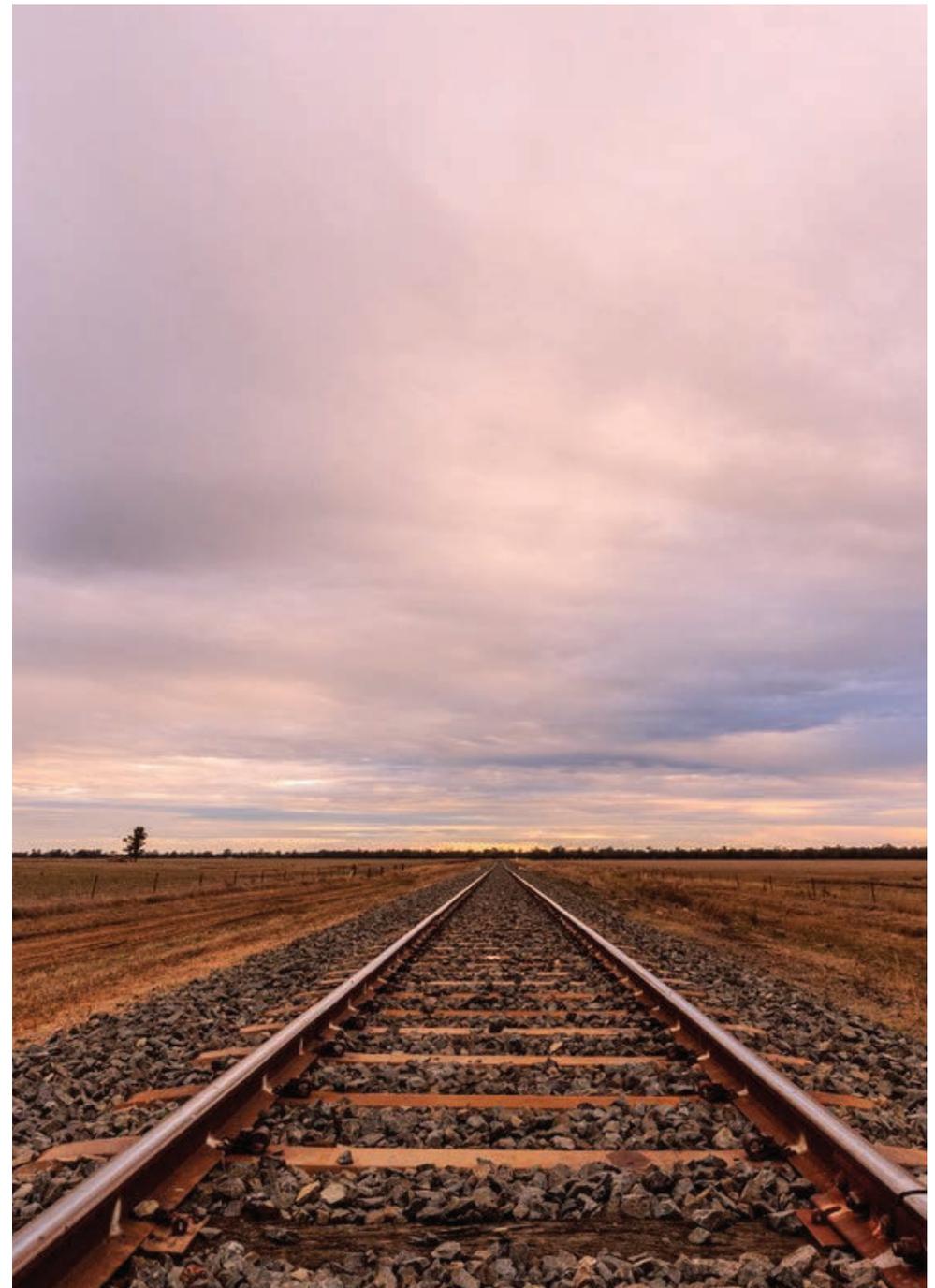
- The most diverse regional economy in NSW
- A stronger, healthier environment and diverse heritage
- Quality freight, transport and infrastructure networks
- Dynamic, vibrant and healthy communities.

Within this regional strategic plan, GSC has specific local priorities that the State Government will assist focus on. Supporting the existing settlement of Gilgandra and Tooraweenah is identified as a key priority in the current plan. With a review of this document currently underway by the State Government, Council will consider how this has been achieved and further opportunities and priorities moving into the future.

ORANA RDA HOUSING RESEARCH

Gilgandra Shire Council is one of 12 participating Councils in the Regional Development Australia (RDA) research project titled 'Housing Provision in the Orana and Central Darling', November 2021. The research focuses on the key drivers, housing affordability and supply at a regional level along with barriers for further investment and the likely impact if this investment is not realised. The project also explores potential housing models and outlines a series of recommendations from

an advocacy perspective to State Government. Council will continue to monitor the progress of this work as it responds to housing issues locally, particularly implementation of the report recommendations.



LOCAL CONTEXT

LOCAL STRATEGIC PLANNING STATEMENT 2020 (LSPS)

All councils within NSW are required to prepare a local strategic planning statement to act as a link between the strategic priorities identified at a regional or district level, and more detailed planning at a local level.

The LSPS sets the framework for Gilgandra Shire's economic, social and environmental land use needs over the next 20 years, outlining how we can maintain our core community assets and take advantage of new and diverse opportunities for growth.

The LSPS identifies nine Planning Priorities (PP) to achieve Council's vision for Gilgandra, along with actions and the means for monitoring and reporting on the delivery of these actions. The PP are consistent with Council's other core planning documents:

- Gilgandra Local Environmental Plan (LEP) 2011
- Gilgandra Development Control Plan (DCP) 2011
- Gilgandra Community Strategic Plan 2017/2018 – 2026/2027

Gilgandra is positioning itself to seize opportunities to grow and develop new employment, industry, and community service prospects while maintaining a relaxed, rural lifestyle. With regards to housing availability and diversity in particular, PP1: Promote local identity, social cohesion and health and well-being identifies a key action as "Increase housing diversity in line with community needs".

Under legislation, the Gilgandra Community Strategic Plan must be reviewed by 22 December 2022.

GSC recognises the need for review of the key planning instruments, including the Western Councils Landuse Strategy (2009) and the Gilgandra LEP (2011) which will be included as key priorities out of the Gilgandra Housing Strategy.

GILGANDRA ECONOMIC DEVELOPMENT FRAMEWORK & IMPLEMENTATION PLAN

The objective of the Gilgandra Shire Economic Development Framework and Implementation Plan 2018-2021 is to provide a structured framework to guide Council's economic development efforts and initiatives. Goal 3: harness key developments and strategic opportunities captures Council's commitment to maximising the potential benefits associated with economic development activities in the Shire, with a specific Action to Monitor land and housing supply and demand to ensure land is available to meet market demands (Action 4.11).

GILGANDRA ACTIVATION BLUEPRINT 2019

The Gilgandra Activation Blueprint (GAB) has been created to consolidate the key directions of Gilgandra Shire Council's future vision, centering on the Gilgandra Township, to promote positive and transformative strategic change. The 3 fundamental principles Live, Enjoy, Grow, provide the setting for some key focus and consideration around housing availability, lifestyle, and affordable housing.

Council is exploring the success stories achieved through the GAB along with updating the document to reflect further initiatives and priorities as we move into the future.



GILGANDRA LGA SNAPSHOT

Gilgandra is located in central western NSW at the junction of the Newell, Oxley and Castlereagh highways. Gilgandra is connected through the state road and rail network, within a 45-minute drive to the major centre of Dubbo, and also has direct access through the port of Newcastle. Utilising the highways which intersect the town, Gilgandra is a major transport hub, supporting traffic from the freight industry as well as tourism and the travelling public.

Gilgandra Shire has a land area of 4,836 kms², with an estimated population of 4,237. In addition to the township of Gilgandra, the Shire has two villages; Tooraweenah located at the southern entrance to the Warrumbungle National Park (estimated 233 persons), and Armatree in the north of the Shire (estimated 152 persons).



OUR HOUSING CHALLENGES

The Issues Paper aims to identify some of the challenges Gilgandra is facing in terms of housing availability. In general terms, Gilgandra has not faced significant pressures regarding land availability, available housing stock and market forces, however we are in a period of change where some new factors have emerged stimulating interest in the local housing market.

This Issues Paper serves as background to the current housing situation for Gilgandra Shire and will ultimately lead to development of the Gilgandra Housing Strategy and Action Plan as a response mechanism.

From a preliminary basis, there are a number of observations that can be made about the Gilgandra population and community generally:

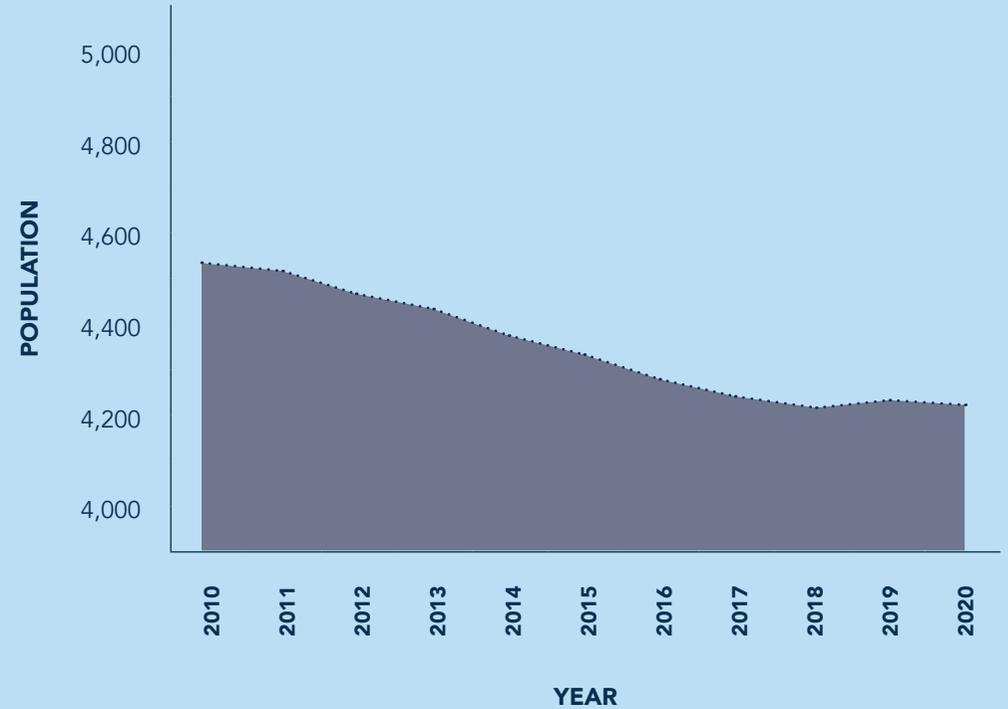
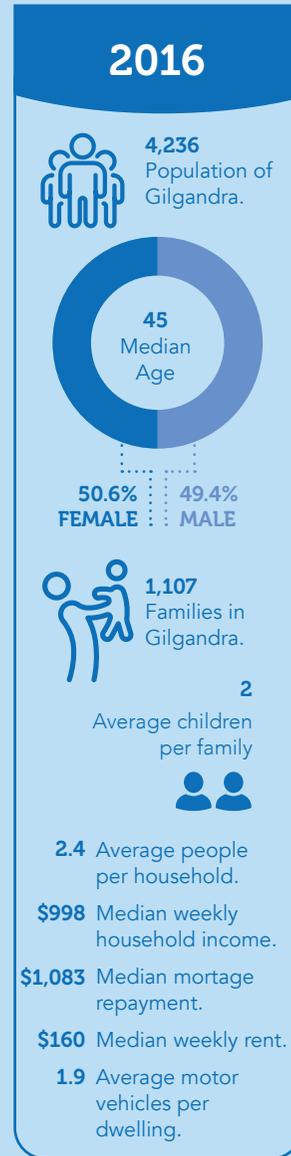
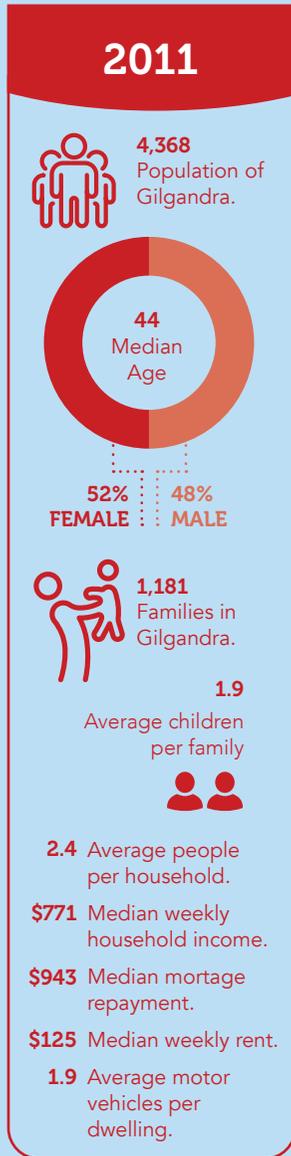
- The Gilgandra population has generally declined over time, a trend which is projected to continue according to NSW Population Projections. It is important to consider this as a generalised trend and that the Gilgandra township is experiencing sound development activity and housing market interest.
- The rate of population growth fell from 0.4% to -0.2% in the year ending 30 June 2020.
- There is a general movement of people from the rural parts of the Shire into Gilgandra township as they get older.
- The Gilgandra population has a strong representation of those aged >65 years.
- Gilgandra is highly supportive of those living with a disability through provision of accommodation and employment opportunities.

- Housing stress and affordability currently affect a considerable portion of our population at varying stages of life.
- The Gilgandra township is characterised by a low density settlement pattern.
- The average household size has remained relatively stable over time.
- The majority of land immediately available for residential development has been developed.
- Private vehicles remain the dominant form of transportation.
- The natural environment is a significant asset and attraction for Gilgandra and needs to be protected.
- Inland Rail is a major upcoming infrastructure project set to bring more people to the Shire during the construction phase who will need somewhere to live.



DEMOGRAPHICS

Gilgandra's population has typically experienced a general decrease over time, which is consistent for many regional centres as people move away to more urbanised settings including our neighbouring centre, Dubbo. Natural change (births – deaths) has also contributed to population decline.



Information source: ABS Statistics

The estimated residential population for Gilgandra in 2020 is 4,229. NSW Government population projections prepared in 2019 indicate a continued trend of population decline, but at a far greater rate than what has been experienced in real time. Projections suggest population decline of 1,000 between 2016 and 2041 from 4,300 to 3,300 people, based on the assumption of individuals leaving Gilgandra for regional centres such as Dubbo, particularly those in the working age bracket of 18-64. This projection was prepared prior to the current regional housing market boost and COVID impacts on population movement. The 2021 Census has recently been carried out, with the data release expected in June 2022. The NSW Government long range population projections are also expected in 2022.

GILGANDRA POPULATION CHANGE OVER TIME.



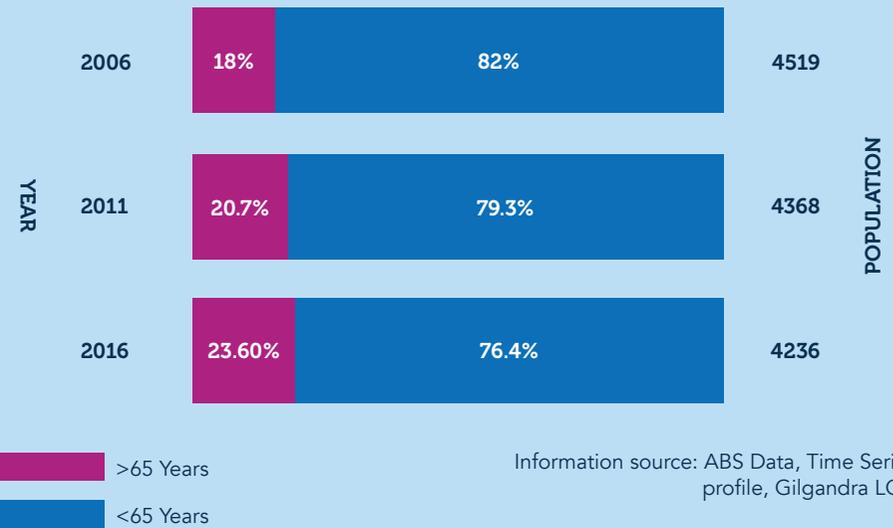
Information source: ABS data.

Gilgandra's population profile shows strong representation in school aged categories, particularly 10-14 age bracket. The population shows a general dip in representation from 15-19 through to 30-34 age brackets, which is an assumed reflection of younger people moving away for educational or work purposes. There is an increased representation of those aged 30+ in the population, which is a general reflection of Gilgandra being recognised as a strong community base for people to raise families and ageing through to their later years. This is further emphasised through the median age of 45 years

It is important to note that while formal statistics and projections for Gilgandra show an overall trend of population decline, Gilgandra is experiencing a generally prosperous period. Even through recent prolonged drought conditions and COVID pandemic, there is strong development activity at the local level with solid business investment in the Gilgandra CBD and recent sales of all lots in the Gilgandra Industrial Park in Enterprise Drive. The large scale infrastructure project through Inland Rail is also set to boost the local economy in coming years, providing significant employment opportunities for our community. It is therefore important to consider the model projections in the context of real time, local investment and community confidence, particularly with regards to the local housing market and demands for properties into the future.

At a more detailed level, a large percentage of the Gilgandra population is aged over 65 years, and is a trend that is continuing to increase over time. While the population decreased overall between 2006 and 2016, the proportion of people aged over 65 years has increased. This trend indicates older members of the population are staying in Gilgandra and ageing in place, while those in the younger aged brackets moved away from the area. This is reaffirmed by:

- The biggest change in the local population experienced in the 40-49 age bracket, with a 19.3% decrease in number of persons in this age group between 2011 and 2016
- The 50-59 years cohort is the most common with 652 people (REMPPLAN)



Information source: ABS Data, Time Series profile, Gilgandra LGA

Net internal migration subtracted 35 persons from Gilgandra's population in the year ending June 2020. At a more detailed level, 235 people moved to Gilgandra that year from within Australia, however 270 people moved away in the same period resulting in a slight population decline. The level of net internal migration fluctuates slightly year to year, with the 40-49 age bracket typically experiencing the greatest level of change.

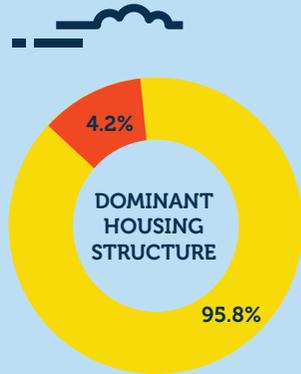
YEAR	INTERNAL ARRIVALS	INTERNAL DEPARTURES	INTERNAL MIGRATION
2017	214	-267	-53
2018	277	-321	-44
2019	285	-302	-17
2020	235	-270	-35
TOTAL	1,011	1,160	-149

Information source: Australian Government, Centre for Population

The 2016 report includes Gilgandra as ranked 9th in NSW for Index of Relative Socio-Economic Disadvantage, which provides a general summary of relative socio-economic disadvantage.

The Socio-Economic Indexes for Areas (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage, with the indexes based on information from the five-yearly Census. The ABS broadly defines relative socio-economic advantage and disadvantage in terms of access to material and social resources, and their ability to participate in society.

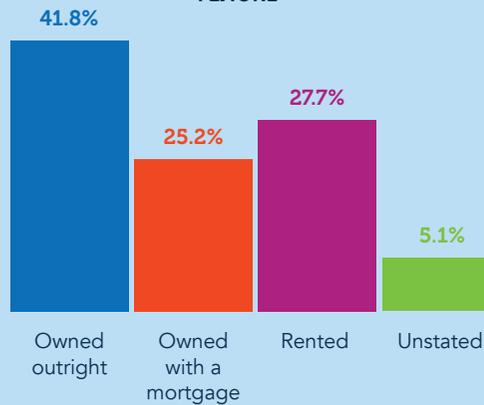
HOUSING TENURE 2016



■ Detached dwellings
■ Other



TENURE

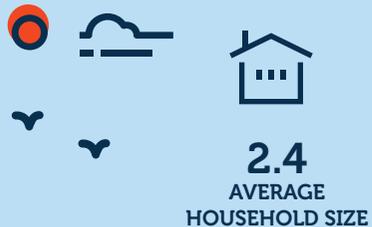


Gilgandra enjoys low density settlement opportunities, with a variety of property sizes throughout the urban area. Given the low level of development and construction of new properties in recent years, the 2016 data provides a sound representation of the housing structure and tenure for Gilgandra.

The composition of Gilgandra's population has changed over time, and is generally recognised as an ageing population. In 2006, those aged over 65 years comprised 18.5% of the population; the 2016 census showed this had grown to 23.6% of the population. With its ageing population, there is growing interest from the community in exploring further development potential of some blocks, particularly to facilitate the construction of secondary accommodation (i.e. granny flat) to accommodate additional members of an extended family. As time passes and the age profile of the Gilgandra community changes it is expected there will be further community interest to explore this possibility to allow people occupy smaller properties, reduce maintenance and importantly allow them to age in place.

Owner occupancy is the dominant form of tenure for Gilgandra, however there is a strong demand for rentals with over 27% of the population renting in 2016.

Couples without children are the largest household group (46.2%) in Gilgandra, followed by couples with children (33.2%) and then one parent family (18.3%).



EMPLOYMENT TRENDS

Gilgandra Shire's economy has traditionally been driven by agriculture (wool, fat lambs, cattle and cereal cropping) but more recently, aged care and other health care services have emerged as large employers. The Gilgandra economy supports an estimated 1,578 jobs, representing 3.16% of the 49,871 people working in Orana Region (REMPPLAN). Unemployment levels are very low for Gilgandra recorded at 5.8% in 2016 (ABS Quickstats), which had dropped further to 2.60% in December 2020 according to REMPLAN trend data.

GSC is one of the biggest employers for the Shire, and one of the challenges that Council has in attracting and retaining qualified and experienced staff to Gilgandra in a variety of professional fields is the availability of suitable accommodation. Bringing new people to town for employment reasons provides a number of positive outcomes for the community as a whole, however it also adds new competition to an already strained housing market.

Gilgandra is home to a number of agricultural based fabrication and supply businesses including Ahrens, Central West Machining and Engineering, Western Farm Machinery, Tyreright and Three Rivers Machinery resulting in an active and well-resourced hub for the broader Gilgandra Region providing valuable employment opportunities for the community.

Gilgandra is also set to experience a major influx of workers as a result of the Inland Rail project, with a 400-500 person Temporary Workforce Accommodation Facility (TWAF) proposed as per the project Environmental Impact Statement (EIS) during the four year project period. This level of development activity has not ever been experienced before in the region and brings with it some challenges but also opportunities for the local community, particularly with regard to housing availability and services for the project duration.

It is Council's preference to integrate the Inland Rail workers into the community with a view

to securing legacy benefits from the project particularly through community infrastructure and potentially additional housing stock. Potential opportunities will become clearer following announcement of the Narromine to Narrabri (N2N) contractor and planning approvals.

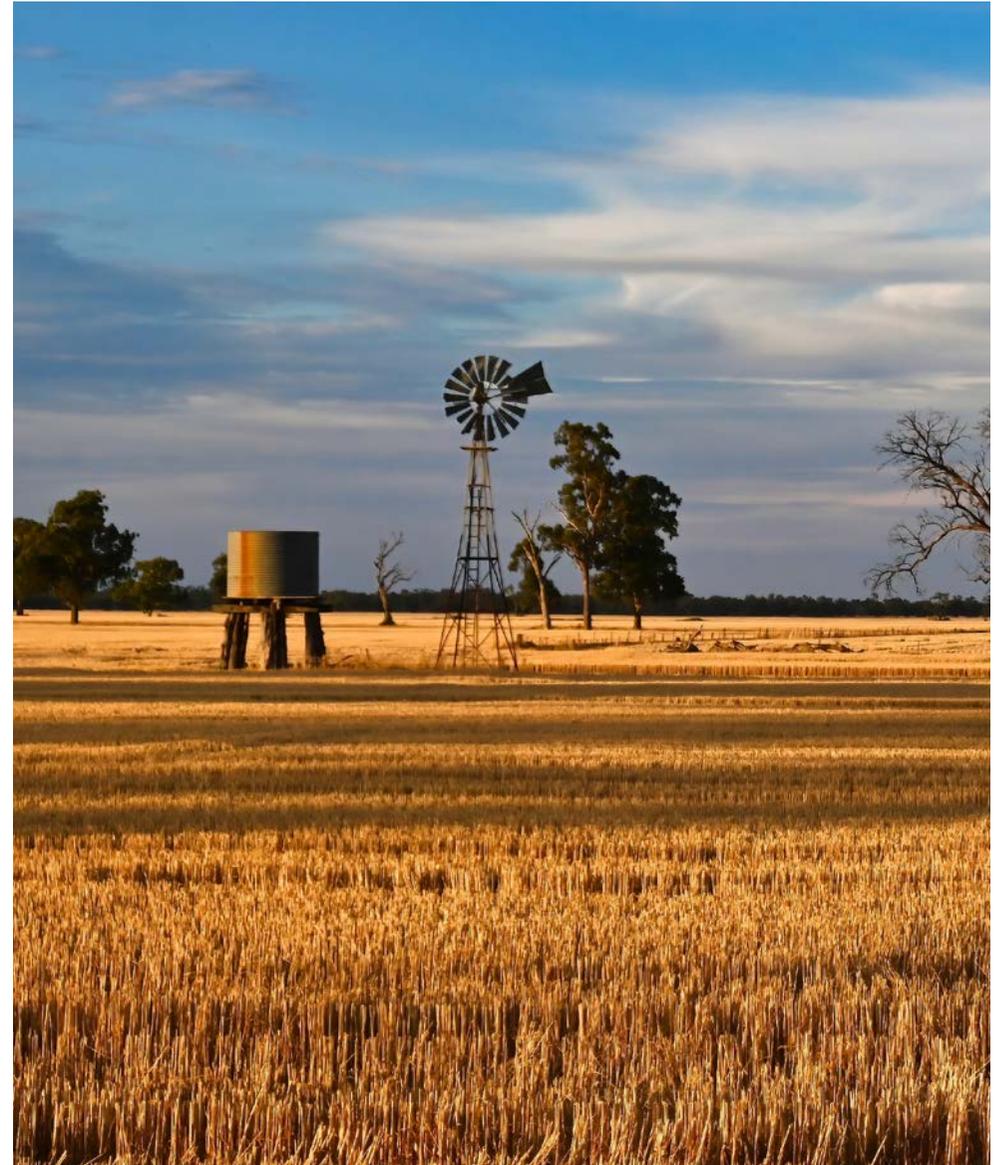
In addition to the primary Inland Rail workforce, there will potentially be executive staff requiring accommodation throughout the project term. Council would like the successful contractor to consider accommodation opportunities such as a number of houses constructed for executive staff, thus improving the residential housing stock post construction. This could be through greenfield sites or an infill development approach on vacant lots. There may also be opportunity to redevelop and modernise a portion of the existing motel accommodation that could benefit from general update and improvement.

The Inland Rail project has the potential to influence peaks in local housing demand and change the local demographics during the construction phase, with the majority of workers expected to be aged 45 years and under. Gilgandra's median age is currently 45 years, however it this age bracket (40-49) that has typically experienced the greatest level of decline within the population in recent years. An additional 400-500 people during the project period will temporarily inflate the population by up to nearly 12%, a level of growth that Gilgandra certainly has not experienced. The impact will be further exacerbated as the influx will be in a concentrated period as opposed to general growth over an extended period of time.

Seasonal accommodation demands are an emerging issue, particularly during the harvest period with workers coming into the area requiring short-term accommodation. There are currently limited suitable options to house workers close to their work-sites. There is an identified need to explore potential new opportunities in this regard, however in the immediate term there may be potential to utilise short-term accommodation options such as caravan parks.

	2006 CENSUS	2011 CENSUS	2016 CENSUS
40-44 YEARS	147	129	107
45-49 YEARS	159	151	134

Information source: ABS Statistics



HOUSING DEMAND

Gilgandra has historically experienced low housing development levels, with some limited new stock added to the market on individual lot basis in recent years. In general the housing stock in Gilgandra is established, with homes in the central town area built in the 1940's-50s. Housing development has steadily expanded from the central area in a general westerly direction with The Pines estate on the western fringe the last residential subdivision that has been fully developed. Houses range in age from around 40 years in this estate, with the final lots developed only in recent years. Aside from this subdivision, housing construction has largely been ad hoc, with internal Council data showing that in the last three years, ten Development Applications have been lodged for the whole Shire for new residential dwellings. Five of these were lodged in the last 12 months and are at various stages of construction.

In terms of housing changeover within the township, feedback from local real estate agents indicate that the number of properties listed for sale has dropped significantly, as much as 70% in the last four years. In the middle of the drought in 2018, one local real estate agent indicated they had 38 properties listed for sale, and now experiencing around 11 listings in the current market. At certain points in time in late 2021, advertised listings have been noted to be even lower.

There was an overall population decline between 2006 and 2016, with the NSW Government population projections also predicting this continuing trend. It is important to note that while these are useful tools, projections are prepared at a point in time and it has been a common experience that these grossly over-estimate the population decline, subsequently leading to low confidence in long term growth trends and issues like low rates of investment and development in new housing, along with lack of investment in services and facilities. In small communities such as Gilgandra, the statistics and projections don't always reflect the reality, signalled through

the Gilgandra housing market over the last 12 months, which in particular has boosted significantly with strong demand for home purchases and investment properties.

Targeted stakeholder engagement has provided some insight into the local market trends:

- The increased market demand to purchasing housing in Gilgandra has been driven by people moving predominantly from other regional areas for either family connections, employment or in some instances lifestyle. There has also been some movement of population within the Shire, with people living on surrounding farms making the move into town as they get older and seek the lifestyle change, along with being closer to medical and other services and support to assist ageing in place.
- There is some interest from people looking for the 'tree change' and moving out of city areas to Gilgandra, but potentially to a lesser extent than other regional/rural areas.
- Rental vacancy is 0% which has been the case for some period, with all managed rental properties in Gilgandra currently tenanted and waiting lists held by local real estate agents. It is also understood that the central west region overall has a very low vacancy rate, reported at 0.3% in August 2021 by the Real Estate Institute for NSW.
- Residential properties are in high demand with some houses being either rented or under offer without the need to publicly advertise, something that is not commonly experienced in Gilgandra.

KEY INDICATORS: PROJECTED POPULATION, HOUSEHOLD AND DWELLINGS - ALL DATA AT 30 JUNE

	2016	2021	2026	2031	2036	2041
TOTAL POPULATION	4,300	4,050	3,800	3,600	3,450	3,300
2016 POPULATION PROJECTION	4,450	4,350	4,200	4,050	3,850	
TOTAL HOUSEHOLDS	1,800	1,750	1,650	1,600	1,550	1,500
HOUSEHOLD SIZE*	2.33	2.25	2.24	2.19	2.15	2.13
IMPLIED DWELLING PROJECTION**	2,100	2,000	1,900	1,850	1,800	1,750

* Average persons resident per occupied private dwelling

** Dwellings required if the population forms household in the same way as in 2016

Information source: NSW Government Population Projections



CURRENT HOUSING MARKET AND PRICE TRENDS

In the last 12 months, the median sale price for units and houses in Gilgandra is reported at \$170,000 with the median rent value reported as \$270 per week. Interestingly the median gross yield, which is the annual income from the property as a percentage of the property value is reported at 8.4% for Gilgandra (compared to national average 4.24%), and ranked 9th in NSW (Property Value, CoreLogic data).

There are limited opportunities for those seeking rental accommodation to find suitable options in Gilgandra. Investment properties that are available for rent are typically occupied and if they do become vacant, are often tenanted without the need to advertise. It is difficult to accurately report the median rent values given the limited number of properties on the market resulting in a small sample size from which to gain meaningful insights. 12 month rental market data shows the weekly prices have dropped from \$260 to \$220 per week, however with less than 10 properties and typically under 4 available, this is likely a reflection on the small sample size and what remains available for rent is at the lower end of the market.

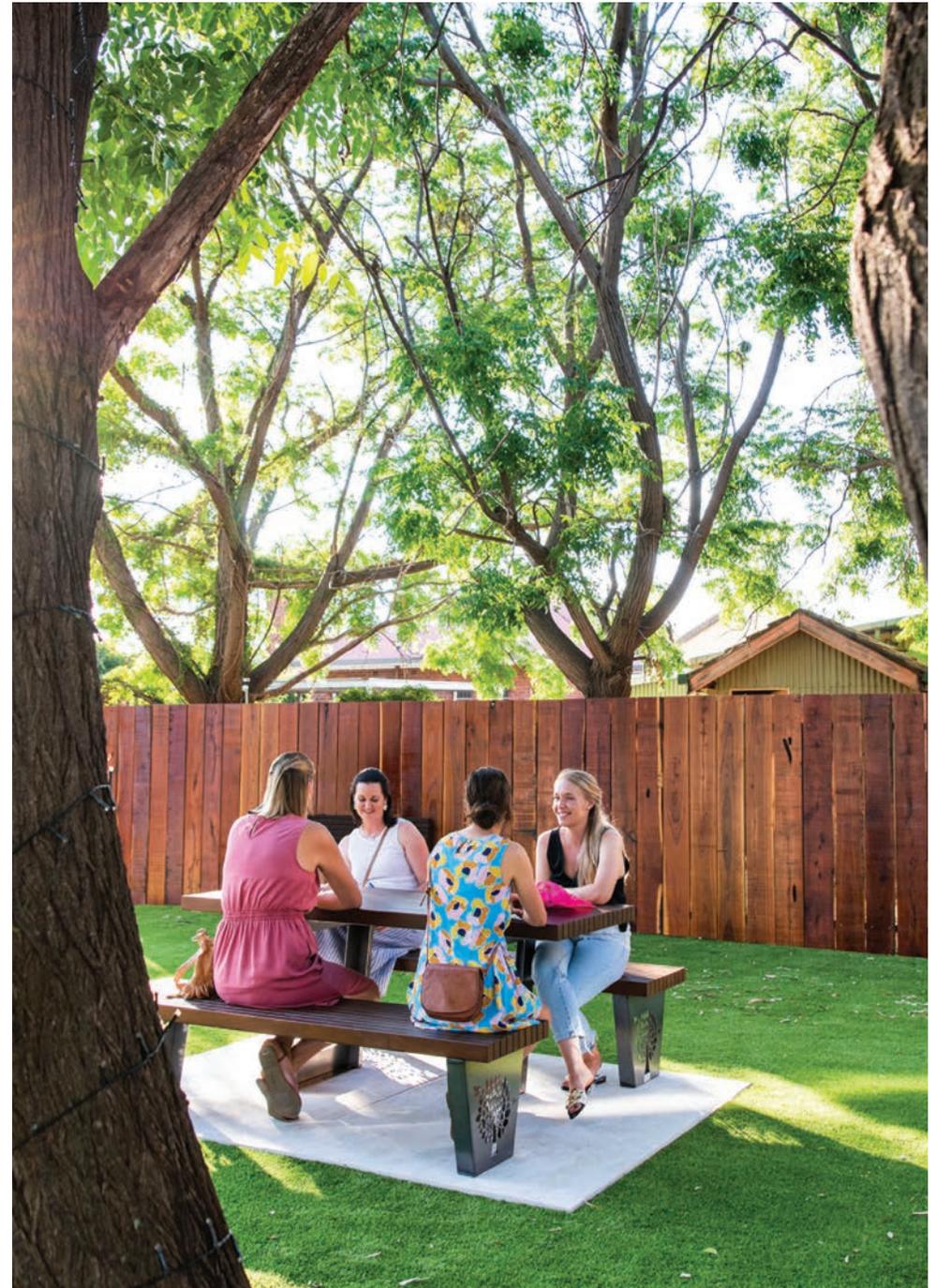
HOUSING AFFORDABILITY

Housing affordability refers to the capacity of individuals or households to enter to private rental or privately owned housing markets. Gilgandra has typically provided a high level of affordability for potential buyers, with median house prices currently sitting around \$170,000 with 68 houses sold in the last 12 months. There is demand for housing at a variety of prices within Gilgandra with recent sales confirming the market range interest from potential buyers. With a high proportion of the community aged over 65 years along with a portion of the general community in the lower socioeconomic income category, it is important

to provide opportunities for a wide range of socio-economic groups to enter the market. Council has an important role in responding to housing demand and market forces, particularly through ensuring sufficient land is available for development, including providing a range of lot sizes and efficient linkages and connectivity with the Gilgandra CBD.

While Gilgandra is a small regional community with low density living, there is some demand for people wanting to live closer to the main areas of town, reducing the dependence and need for private transport to access desired services.

There has also been a level of interest from people in building secondary accommodation (ie. granny flats) on existing blocks to accommodate elderly parents, or children staying at home longer. Residential lots in Gilgandra township can in some instances be up to 3,700 m² providing sufficient space for such an option. This is not currently provided for in the Gilgandra LEP and would impact on the housing density, however is one example of the changing needs of our community that could be given further consideration.



SOCIAL HOUSING

Social housing is categorised as secure and affordable rental housing for people on low incomes with housing needs which is provided through either government agencies or not-for-profit organisations. NSW Land and Housing Corporation is one of the main providers of social housing in Gilgandra.

GSC also has a service provider role to play through the Housing and Homelessness Service which offers support, referrals and case management for families and individuals who are homelessness or at risk of being homeless, including:

- Support to young people, adults and families who are homeless or at risk of homelessness (including those escaping domestic and family violence).
- Support to sustain existing rental tenancies identified at risk, and those who are inappropriately accommodated.
- Intervention and support to clients/families experiencing domestic violence to remain in the family home or be safely rehoused.
- Crisis support to assist to resolve issues that caused their homelessness

The availability of social housing in Gilgandra for those in need is understood to be extremely limited. Waiting times are reported as being 2-5 years, with 21 general applicants and less than five priority applicants for Gilgandra as at 30 June 2020 on the NSW Department of Communities and Justice register (available at <https://www.facs.nsw.gov.au/housing/help/applying-assistance/expected-waiting-times>). There is currently limited investment from NSW Land and Housing Corporation to redevelop lots under their ownership that have become vacant and in some instances, construct houses on available undeveloped parcels.

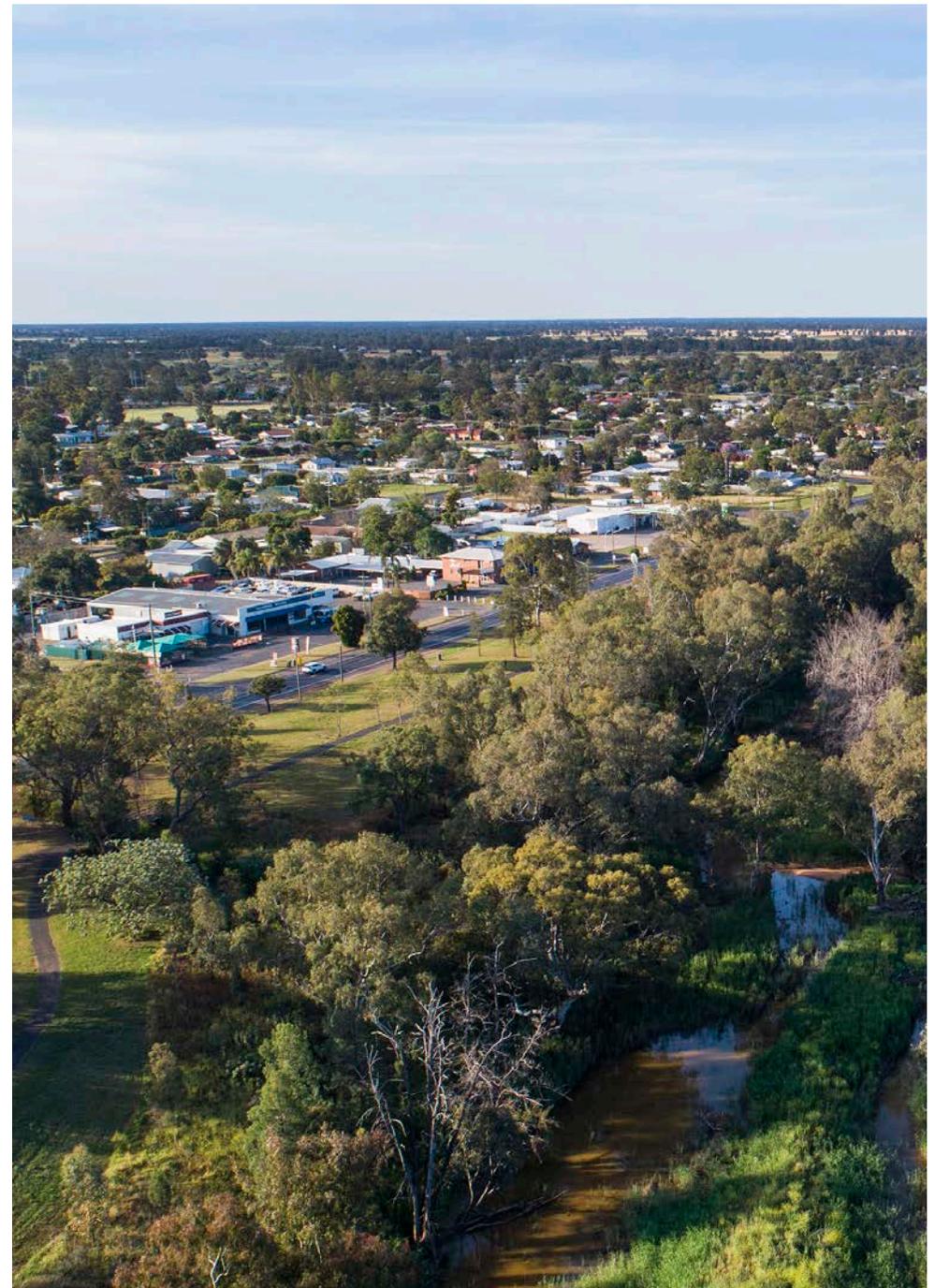
Social housing availability is a point of concern across NSW and Australia, with a number of

initiatives and inquiries under way through the NSW Government to respond and support communities. GSC will continue to provide input and feedback into these processes and seek to engage with social housing providers regarding their long-term plans and potential opportunities, however this will not address the immediate need for social housing in our community.

AFFORDABLE HOUSING

Affordable accommodation relates to the housing that is suitable for very low to moderate income households to rent and move into. This type of housing differs to social housing as individuals do not need to be eligible for government assistance.

Stakeholder engagement to date indicates there is continuing demand for affordable housing from a number of different groups within the community including those in the older age brackets. These individuals are typically not in a position to buy land with a view to build, rather they are largely interested in existing housing stock available to occupy immediately. With rental vacancies currently as low as they are in Gilgandra and waiting lists in existence, those in lower income brackets are essentially competing with people with higher incomes and are finding it increasingly hard to secure suitable and affordable accommodation.



RESIDENTIAL PROPERTIES OWNED BY GILGANDRA SHIRE COUNCIL

GSC plays a significant role in providing accommodation options for different sectors of the community, which has evolved over time in response to varying needs, including providing accommodation for medical/professional staff. There is now an extensive residential portfolio owned by Council, with each property managed for a specific purpose. It may be beneficial to develop an overarching Management Plan for these properties to ensure maximum benefits for the community are achieved, particularly in the broader conversation around housing supply and availability.

AGED CARE ACCOMMODATION

Designated aged care accommodation is provided to older members of the community as part of Gilgandra Lifestyles and specifically through the following facilities, catering for a range of aged care needs:

- Cooee Lodge Hostel – high care facility located adjacent to Gilgandra Multipurpose Facility contains 50 beds; 40 standard beds and a further 10 beds in a purpose-built Special Care wing.
- Jack Towney Hostel - is an Aboriginal and Torres Strait Islander specific aged care facility situated next to bushland at the end of Townsend Drive, a facility which Council operates independently as part of its aged care portfolio. Residents receive assistance with daily living whilst being equipped to maintain their independence.
- Cooee Retirement Village – located in the same precinct as Cooee Lodge Hostel, the village currently comprises 63 independent living

units (villas) for clients aged 55+ who can still live independently. These villas are a combination of 1, 2 and 3 bedroom designs and some have utility rooms or sunrooms. Six of the one-bedroom units are managed on behalf of Legacy. The Village is nearing the physical capacity of the land where it is situated, however there continues to be strong demand for this accommodation, particularly the villa style. Potential future demand and options to construct new villas in the existing site footprint will be considered by Council along with an assessment of the implications and risks associated with building additional villas.

COMMUNITY HOUSING

GSC owns and manages four community housing properties in Gilgandra which are made available to the community for rent under Council's Community Housing Policy.

DISABILITY ACCOMMODATION

GSC plays an active role in the provision of services and support for disability clients through Orana Living, an approved NDIS provider, which also includes providing specialist disability accommodation options. Council has been active in developing accommodation to provide supported living arrangements to these valued clients, most recently through opening of the Orana Living Cottages at 63 Waugan Street.

PROFESSIONAL STAFF AND MEDICAL HOUSING

Council has also been active in providing accommodation options for professional staff, including Council employees, along with medical professionals coming to Gilgandra who provide valued medical services for the community. There may be further demand for this type of housing into the future.



HOUSING SUPPLY

Through an assessment of existing vacant land in Gilgandra, it has become clear that the large majority of development-ready residential land has been taken up. There are a number of vacant lots within the Gilgandra township that may be suitable for infill development, however a percentage of these are in the designated flood zone meaning that development potential is somewhat restricted.

A more detailed review of the available vacant land in mid-2021 identified:

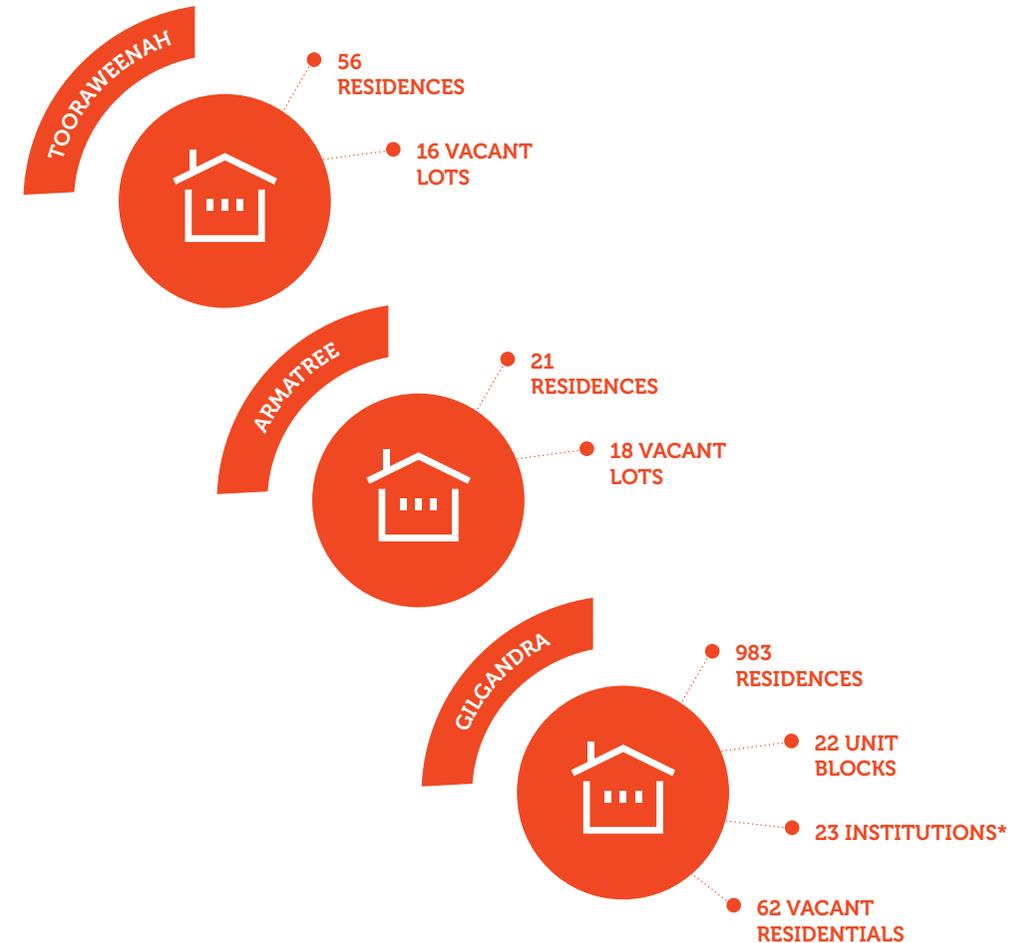
- Residential (R1) zone: 35 vacant residential properties in Gilgandra township – a small number of these are on the market, have recently been sold and in some cases, houses under construction. Historically there has been very little movement of these properties so the fact there is now movement of this land stock is an interesting change in the sector.
- Over half (18) of the vacant lots outside the designated flood zone are owned by social housing providers.
- Large Lot Residential (R5) zone: On the fringes of Gilgandra, there is some Large Lot Residential land which is fully subscribed. A small number of lots could potentially be further subdivided, however that would be dependent on individual owner's appetite to do so. The NSW Biodiversity Offset Scheme also makes it cost prohibitive to now subdivide this land.

The availability of social housing is of particular concern with it understood there is a 2-5 year wait period for those in need of this accommodation support. The long-term redevelopment plans of the vacant land owned by NSW Land and Housing Corporation and other social housing providers are currently unclear, however given the number of vacant lots owned by these providers, there is a

potential opportunity for additional housing stock to be added on land that is already serviced and located within the established township.

There is a higher level of residential land availability in the villages of Armatree and Tooraweenah, however there is a low level of demand for this type of land in the small communities. Further, there is limited access to public transport from the villages to Gilgandra meaning those who did choose to build in these areas would need to have access to private transport options, thereby limiting potential interest.

Housing Supply Breakdown



* Eg: Schools, Hospital, Churches, etc

Vacant infill lots

There are a number of vacant infill blocks in the Gilgandra township, along with two residential subdivision areas to the western fringe of the settled area in Aralee (privately owned) and Aero Park (Council owned) Estates.

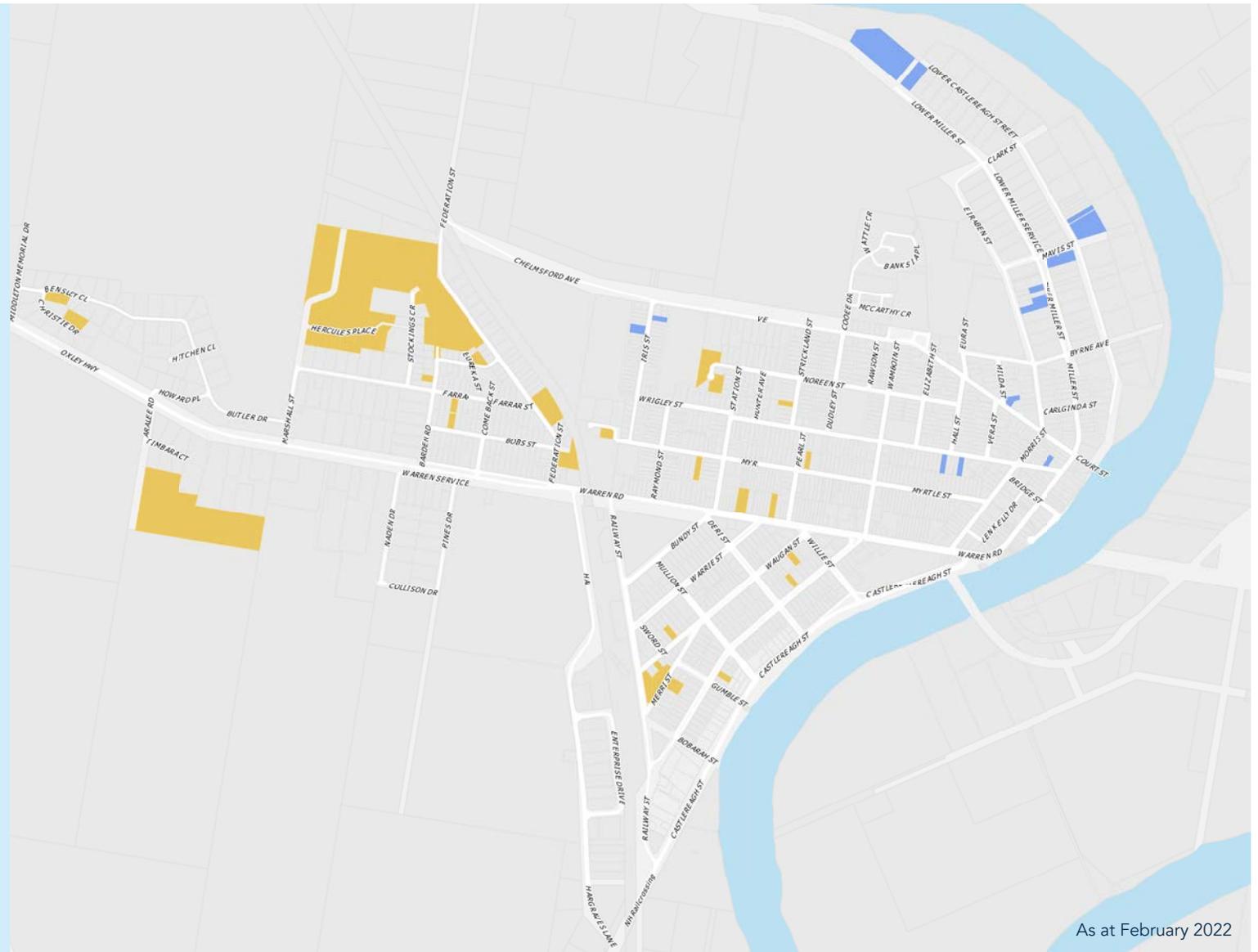
Some of the single vacant lots have previously had structures on them, however a number have never been developed. The blocks of land in particular provide a valuable opportunity to capitalise on existing infrastructure and services, adding additional housing stock to the community within the existing urban footprint.

LEGEND:

Vacant Land with existing subdivision

 Vacant

 Vacant Floodprone



As at February 2022

Vacant lot ownership

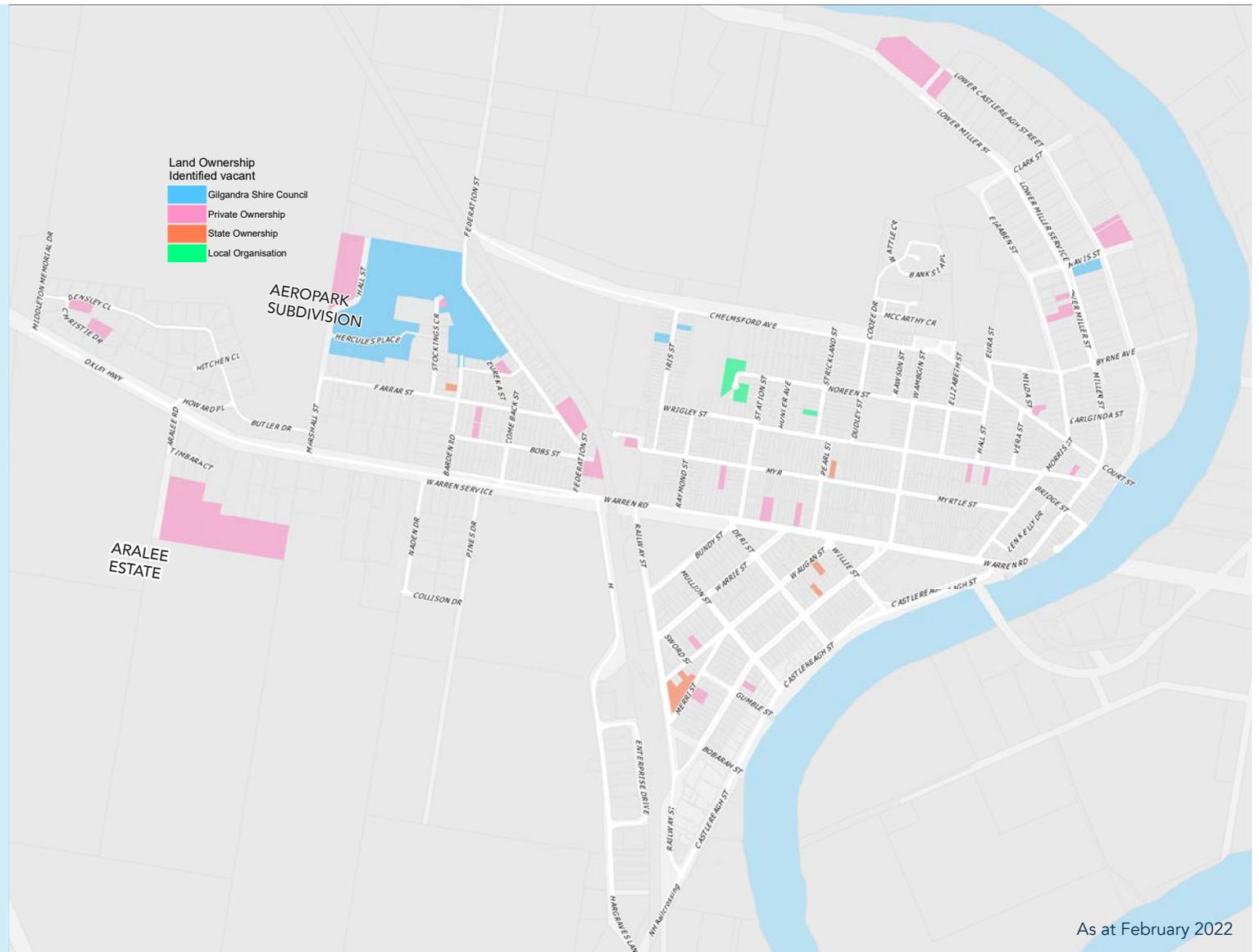
Ownership of vacant Residential land in Gilgandra is varied. With the exception of some State Government and local organisation owned land for social housing, infill lots are typically privately owned.

GSC is the owner of Aero Park subdivision, a large portion of zoned Residential (R1) land. Stage 1 has been completed however additional stages have not yet progressed.

LEGEND:

Land ownership identified vacant

- Gilgandra Shire Council
- Private Ownership
- State Ownership
- Local Organisation



As at February 2022

AERO PARK SUBDIVISION

There are areas of zoned Residential (R1) land that have not yet been released to the market, particularly in Aero Park subdivision to the western end of town, off Farrar Street.

Aero Park is a 55 lot subdivision owned by Gilgandra Shire Council with five lots previously released and developed. Council has taken on the role of land developer in this instance as with many other smaller towns, there is not considered to be the commercial return to attract private developer investment for large scale subdivision and housing development.

The subdivision has not progressed further due to limited market demand in previous years. With the current market situation and demand for housing there may be an opportunity to explore the potential of realising the development capacity of this subdivision in a staged approach, incorporating a variety of lot sizes. Some services have been installed in the subdivision; further investment from Council to finalise construction of roads and other infrastructure is required to release additional stages and be development ready.

The potential release of additional lots to the market also needs to be considered in the context of the Inland Rail TWAf as the Aero Park Subdivision has been identified as a possible location for this. This facility would only be for the project period, however the likely timing is coinciding with a period of increased housing demand for Gilgandra. There is a possibility both could progress, however there needs to be close consideration of the TWAf footprint and potential landuse impacts to the surrounding neighbourhood.

ARALEE ESTATE

Aralee Estate is a privately owned residential subdivision located on the outer fringe of Gilgandra on Warren Road (Oxley Highway). Stage 1 of the subdivision, adjacent to the Oxley Highway, has been developed, with a

Subdivision Plan approved for the remaining area. Some service infrastructure has been installed however connections and road infrastructure are not yet in place. The timing of future development of this land is not known however the subdivision contributes to available land supply for future residential development.

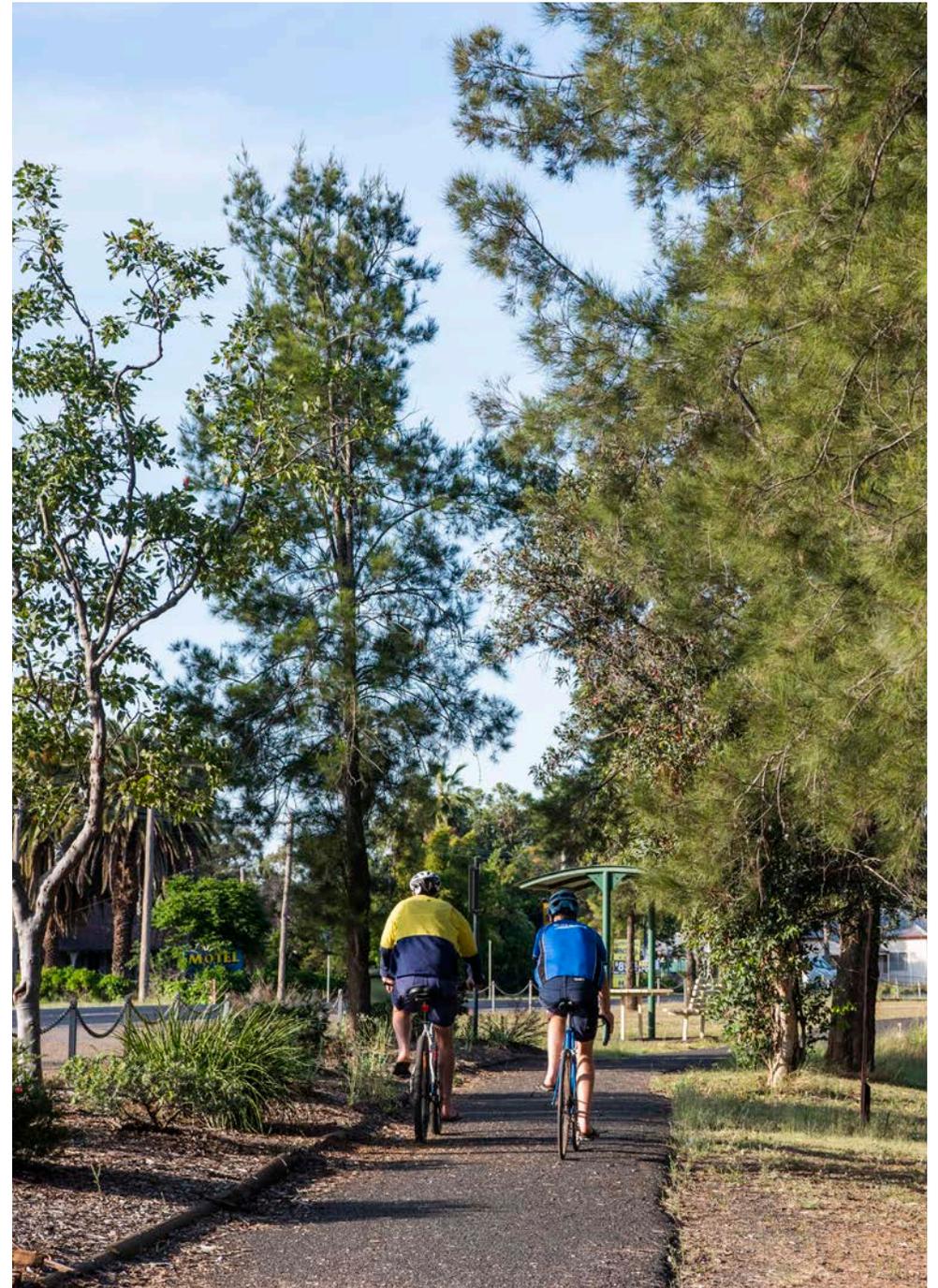
POTENTIAL FUTURE RESIDENTIAL AREAS

A reasonable amount of zoned residential land remains available for development and is considered sufficient to meet short-medium term housing demand based on current development levels, whilst also considering the temporary TWAf proposed for Aero Park Estate.

The Western Councils Landuse Strategy (2009) identified the following potential future residential growth areas to meet long-term demand for Gilgandra which will require further consideration and if appropriate, detailed investigation as part of the future Landuse Strategy and LEP Review:

- Aerodrome Precinct, potential area 12 ha – area located on the north western edge of Gilgandra, west of the railway line and immediately east of the aerodrome. The land fronts both Federation and Farrar Streets.
- Wrigley Street, potential area 4 ha – irregular shaped area located in Gilgandra, east of the railway line with frontage to Wrigley Street.
- Cooe Drive, potential area 17 ha – irregular shaped area located on the northern edge of Gilgandra near the hospital and Cooe Lodge, fronting Cooe Drive

As part of this review process, close consideration must be given to the population trends outlined in the earlier sections and, in particular, recognising that Gilgandra has an ageing population. Residential areas and housing choices must reflect the needs of the community now and into the future.



SERVICES AND INFRASTRUCTURE

Services and infrastructure are key factors when considering development in the urban area, and particularly when considering the potential for releasing further land in new subdivision areas. The existing urban area in Gilgandra has services in place including water, sewer, roads, pathways/cycleways, drainage and open space, however there is limited funding to maintain and/or expand this network, with any new development placing additional pressure and strain on the existing services. It is important to remember to consider development not only in the residential space; industrial and business development all place additional pressure on infrastructure and services.

As part of the Housing Strategy, Council will need to identify existing networks and services along with any proposed new infrastructure that would be required to support new focus areas and priorities with regard to future housing development.

LANDUSE CONFLICT

Landuse conflict essentially refers to activities on one site impacting on the operation and in most cases, comfort of a nearby receiver, whether as a direct or broader neighbour. Residential landuse is typically the most sensitive receptor as the occupier is using the site as their home and can easily be disrupted by sounds, odours, dust and even light generated by other households or more commonly, those operating businesses or industry around them.

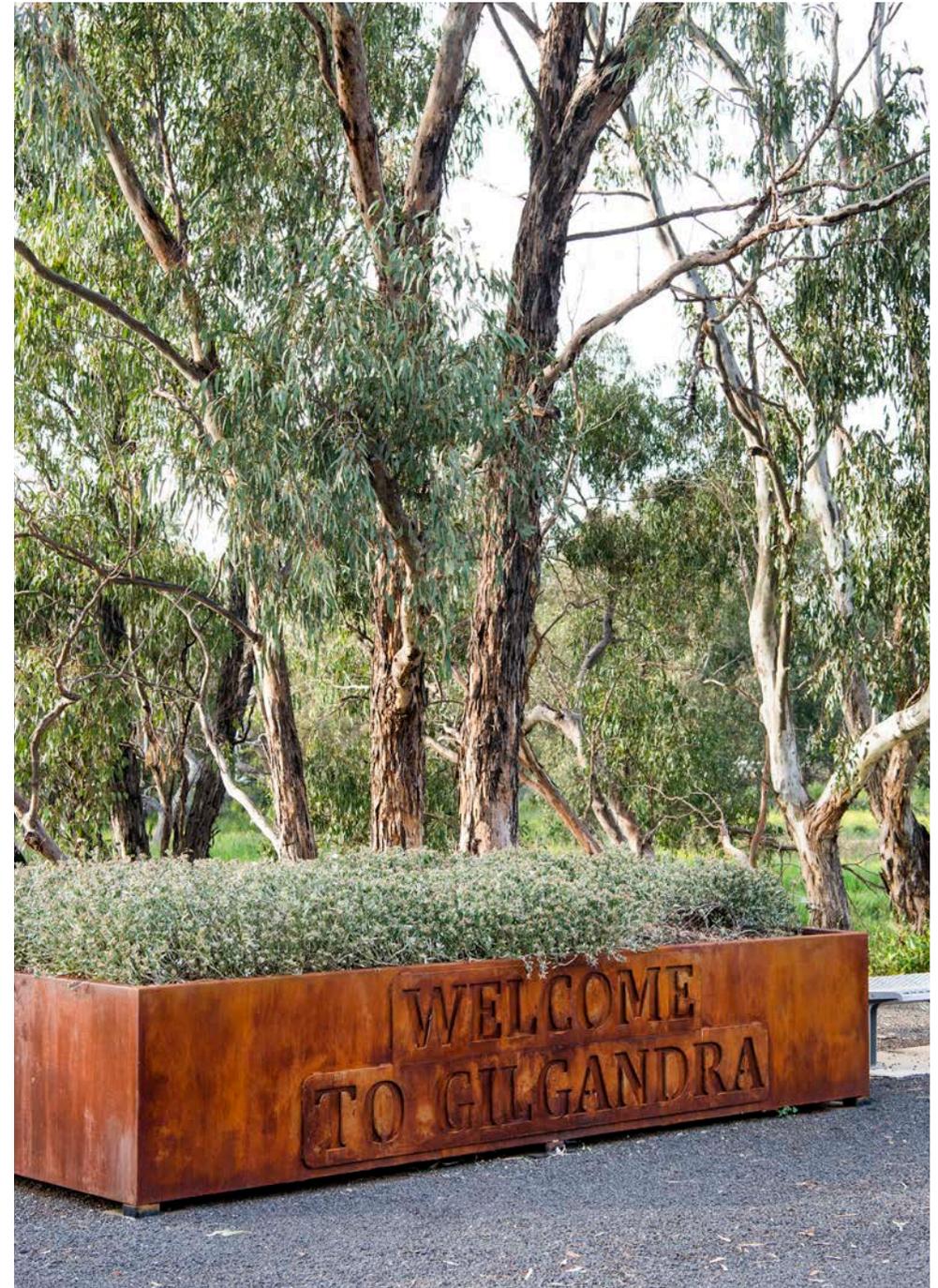
Responding to landuse conflicts in existing areas is largely through legislative tools as the response is with regard to a specific issue that is

being experienced. Landuse conflict can arise in areas where residential land adjoins industrial, commercial or rural land as their individual nature of use is considerably different. This will be a key consideration in the upcoming review of the Western Councils Landuse Strategy (2009) and the Gilgandra LEP 2011, particularly when considering the need and opportunity to rezone new parcels of land to allow further development.

Landuse conflict will also be a key consideration should the TWAF proceed in the Aero Park subdivision area. While this is a zoned residential area, the development density will be at a far higher level than existing development in Gilgandra, with significant traffic movement likely at various times of the day. There are some particularly sensitive receptors in the vicinity of the proposed site including the Jack Towney Hostel (aged care accommodation), Aussie Kindies (long daycare and kindergarten service) along with general residential development.

CONCLUSION

Gilgandra is currently experiencing an unprecedented level of interest in the housing market. As a small rural town located just 60km north-west of Dubbo, Gilgandra is emerging from a period where negative externalities have had a significant impact on the community including drought and COVID-19 pandemic. Whilst the population is generally declining over time, Gilgandra is entering a period of sound economic growth, with new business ventures and Inland Rail, a major Federal Government infrastructure project on the horizon. Gilgandra is well positioned to capitalise on the projects and economic activity that is occurring and recognises the importance of having systems in place to support the community through appropriate housing opportunities.



THE STRATEGY



The Vision

.....
The Gilgandra Shire Community Strategic Plan sets out the core Vision for our community:

“Gilgandra Shire is a strong and sustainable rural centre with a caring community that is building a future together”

The Vision for the Gilgandra Housing Strategy compliments and supports the broader strategic context;

“The Gilgandra Housing Strategy encourages a resilient housing market that promotes choice and opportunity, supporting a strong and sustainable rural centre to Live, Enjoy and Grow”



The Objectives

.....
The Gilgandra Housing Strategy must be considered within the unique housing framework in which it exists locally, one which includes specialist disability accommodation and aged care services along with general, social and community housing needs.

The Gilgandra Housing Strategy seeks to:

- Respond to the increasing residential property needs in Gilgandra in a sustainable manner
- Increase zoned residential land in Gilgandra available to the market for development
- Identify landuse, infrastructure and environmental constraints to ensure future planning promotes liveable and connected communities
- Provide opportunities for a diverse mix of housing types, catering to a variety of household income and needs
- Align with Council's broader strategic priorities around economic development, activation, infrastructure and transport
- Minimise impact of Inland Rail Temporary Workforce Accommodation Facility (TWAF) on local housing supply and rental markets whilst capitalising on the benefits for the local economy

DEVELOPING THE GILGANDRA HOUSING STRATEGY

The Gilgandra Housing Issues section provides the current base from which to develop the Gilgandra Housing Strategy. The following sections highlight Gilgandra in its current form, identifying environmental and physical constraints for future development, along with considerations and potential opportunities moving forward.

EXISTING URBAN FORM

Gilgandra is located at the juncture of the Newell, Oxley and Castlereagh Highways, approximately 65km from Dubbo. The Castlereagh River is the dominant natural feature and has influenced the development pattern over the years. The CBD is located directly adjacent to the river, with urban growth typically to the west of there. With the river in such close proximity, flooding is a key consideration for the existing urban area and identification of any future potential growth areas.

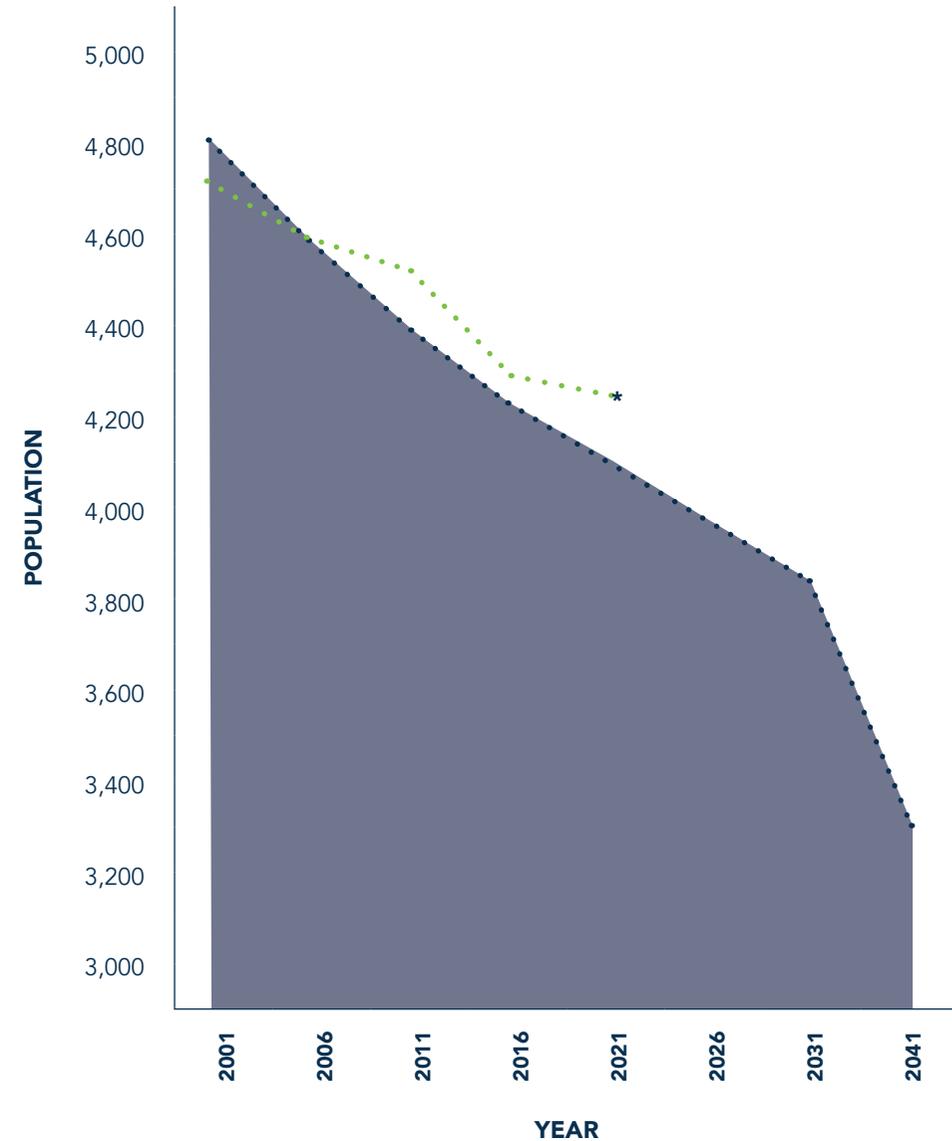
Development in Gilgandra is predominantly low density, with housing preference overwhelmingly single-unit dwellings. There is a variety of lot sizes within the township, however these have increased somewhat in new settlement areas such as The Pines and Aralee Estate to the western end of the develop area. Gilgandra is low density style development that has somewhat sprawled in a westerly direction from the CBD area, largely due to land development opportunities that are not restricted by biodiversity, flood prone or bushfire prone land limitations and maximising on existing services.

The Western Council's Sub-Regional Landuse Strategy (2008) predicted the Shire's population

to decrease by over 17% over the 25 years to 2031 and that without additional population in-migration there was no demand for new residential land based on the predictions. The Strategy also highlighted, which has been reaffirmed in the preceding issues section of the ageing population trend for Gilgandra.

The Landuse Strategy included population projections, which are shown below against actual population figures during the identified period, providing a comparison of expected population changes against real-time experience.

Gilgandra's population has generally decreased over time but at a marginally slower rate than modelled by State Government projections. This could be a reflection on employment opportunities, lifestyle choices, seasonal influences (eg. prolonged drought conditions) and more recently, COVID-19 pandemic.



* REMPLAN modelling data
 ■ NSW Government Population Projection
 ● ABS Census data

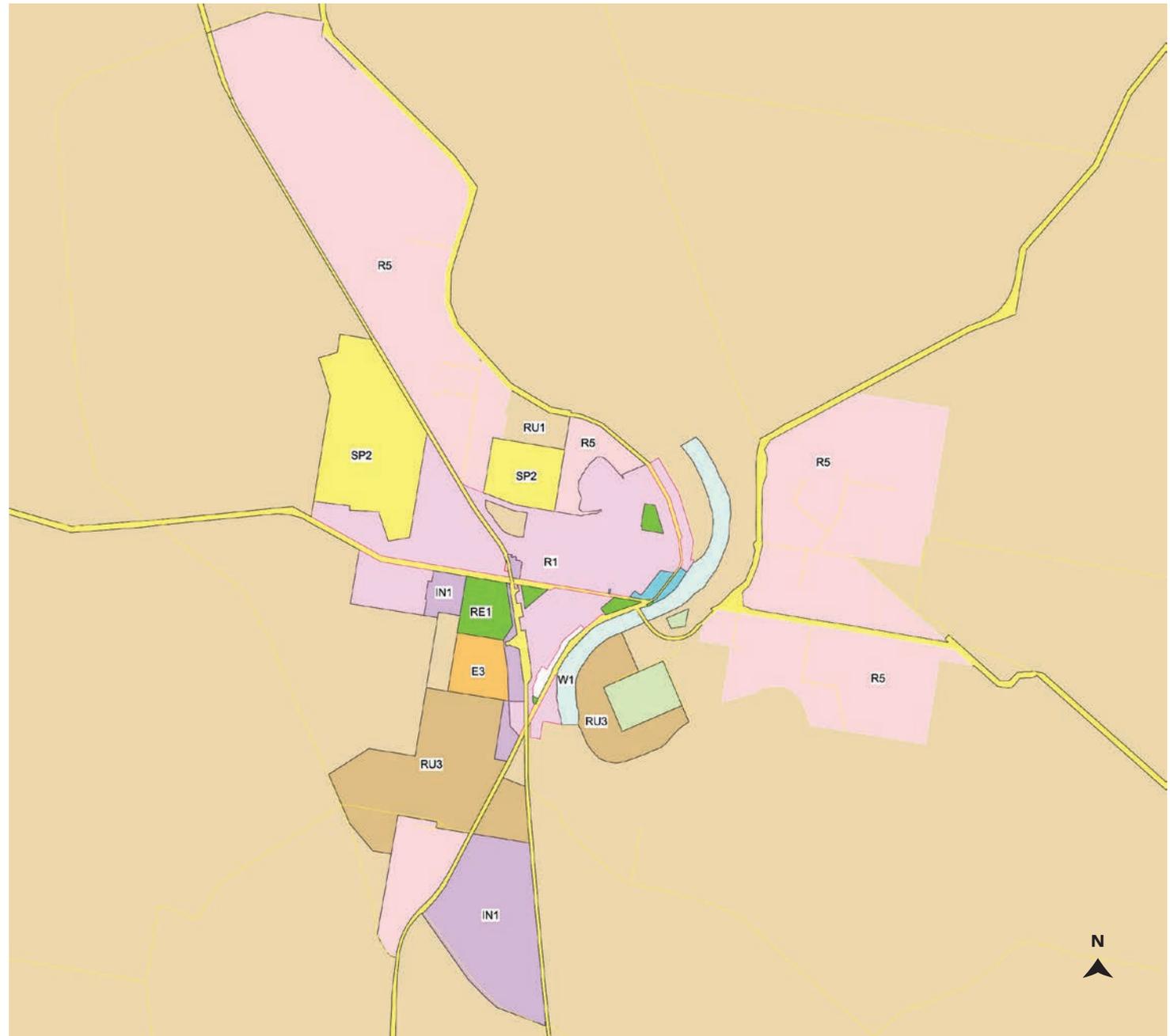
Gilgandra settlement pattern

Gilgandra is dominated by low density settlement pattern with the CBD located in parallel to the Castlereagh River. The settlement pattern extends in a predominant westerly direction from the CBD and the river for housing and key services, with pockets of large lot residential to the north of Gilgandra and east of the river.

As uptake of existing zoned residential land progresses and available land is developed, Council will need to give consideration to sites on the urban fringe for potential rezoning opportunities as part of the upcoming Landuse Strategy Review. The river alone provides a natural barrier along with other environmental and servicing constraints.

LEP Zoning

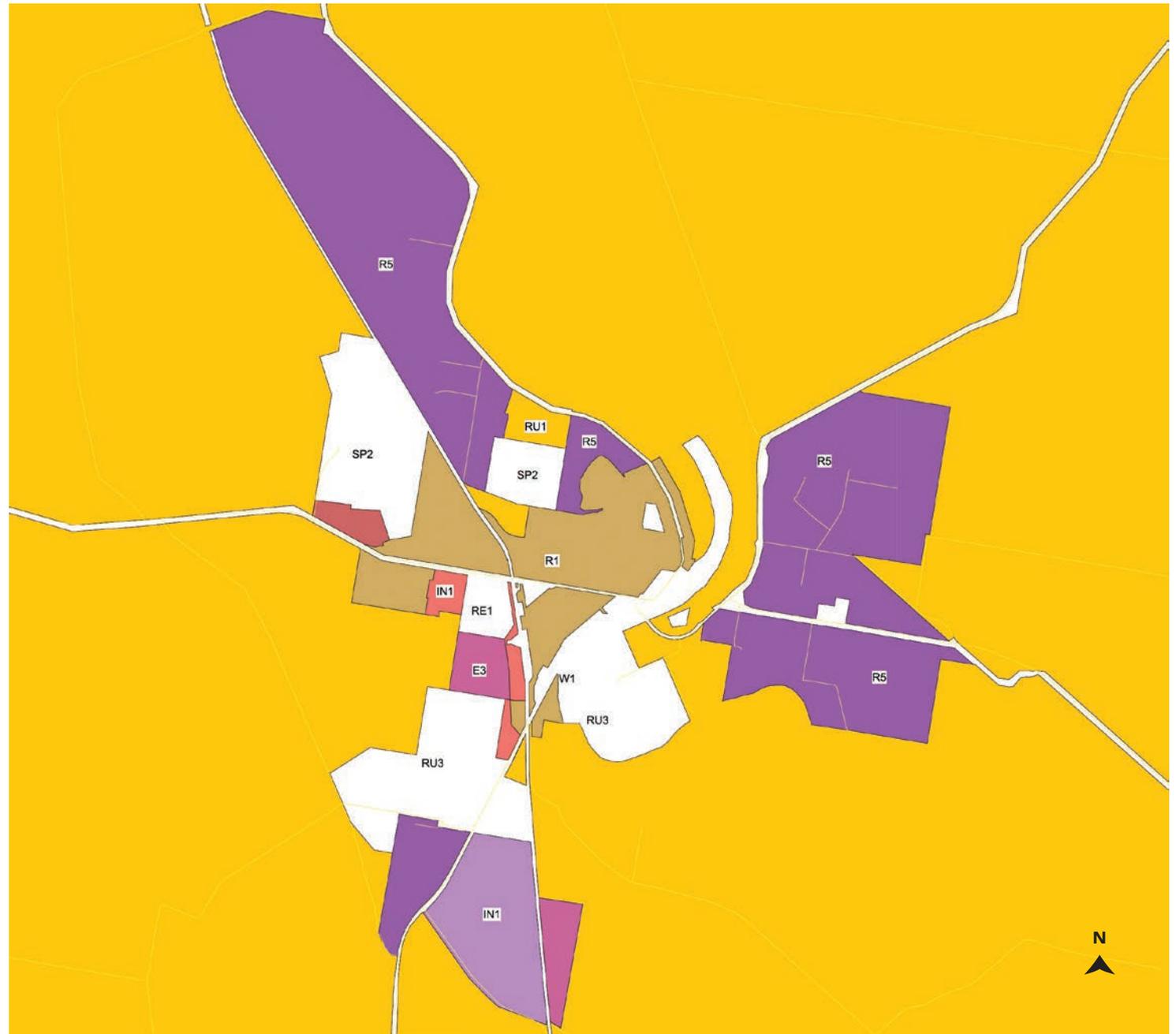
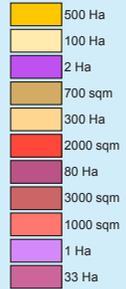
	National Parks and Nature
	Forestry
	Environmental Management
	Natural Waterways
	Public Recreation
	Private Recreation
	Village
	Primary Production
	Large Lot Residential
	Large Lot Residential
	General Industrial
	Infrastructure
	General Residential



Minimum lot sizes

The Gilgandra LEP (2011) specifies a 700 m² minimum lot size for the Residential (R1) zone with many of the established lots within this zone well above this size. Minimum lot size is 2 hectares for the Rural Residential (R5) zone.

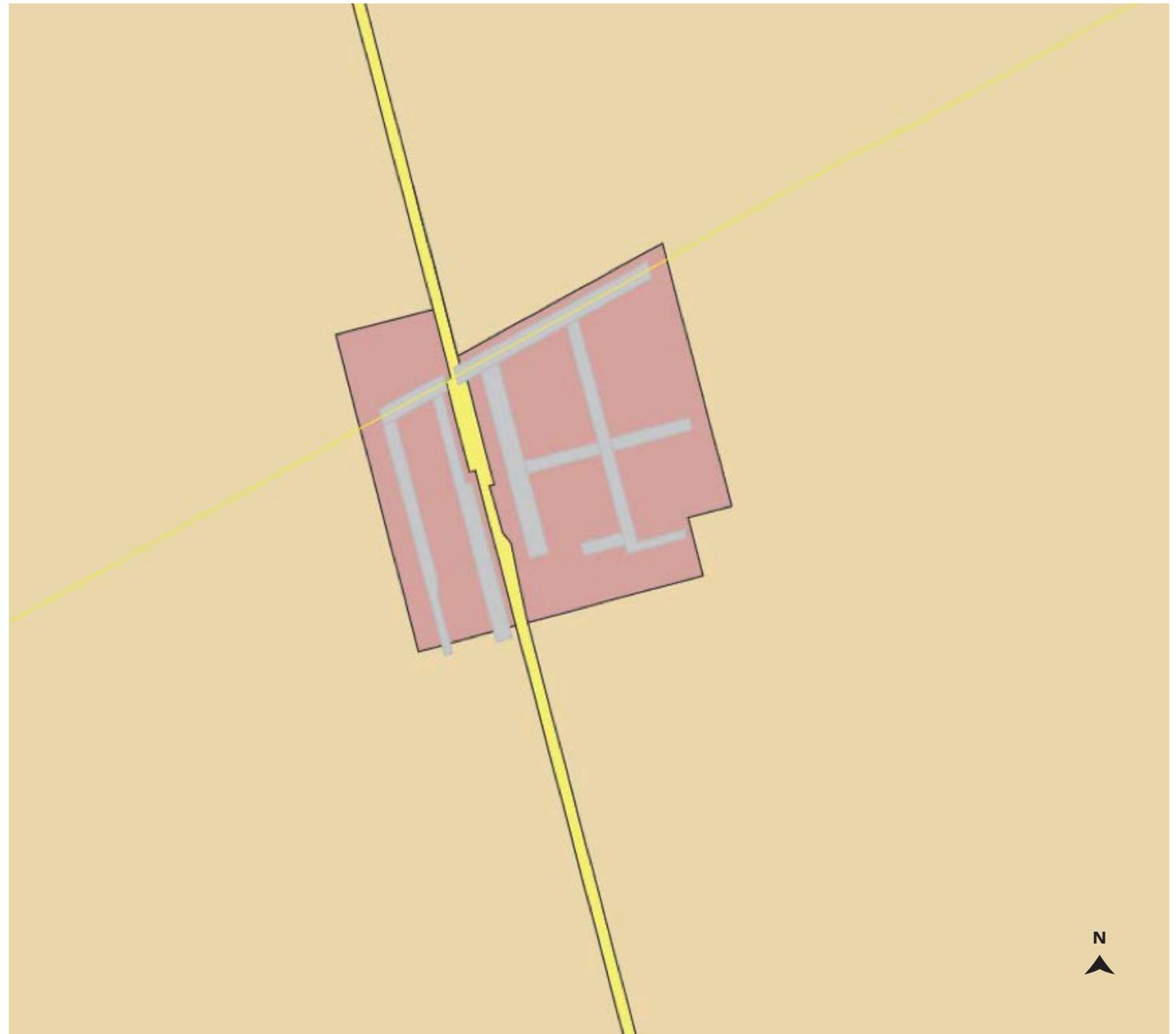
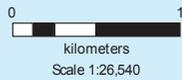
LEP Lot sizes



Armatree

Armatree is a small village located north-west of Gilgandra off the Castlereagh Highway. The village has approximately 50 residents, along with a GrainCorp receival site and Armatree Hotel, it is a focal community point for many. The country rail line transects the village, with a number of vacant residential lots remaining available to meet potential future interest. There has recently been some new interest in developing residential lots however there is insufficient demand to warrant rezoning further land for residential development.

- LEP Zoning
- National Parks and Nature
 - Forestry
 - Environmental Management
 - Natural Waterways
 - Public Recreation
 - Private Recreation
 - Village
 - Primary Production
 - Large Lot Residential
 - Large Lot Residential
 - General Industrial
 - Infrastructure
 - General Residential

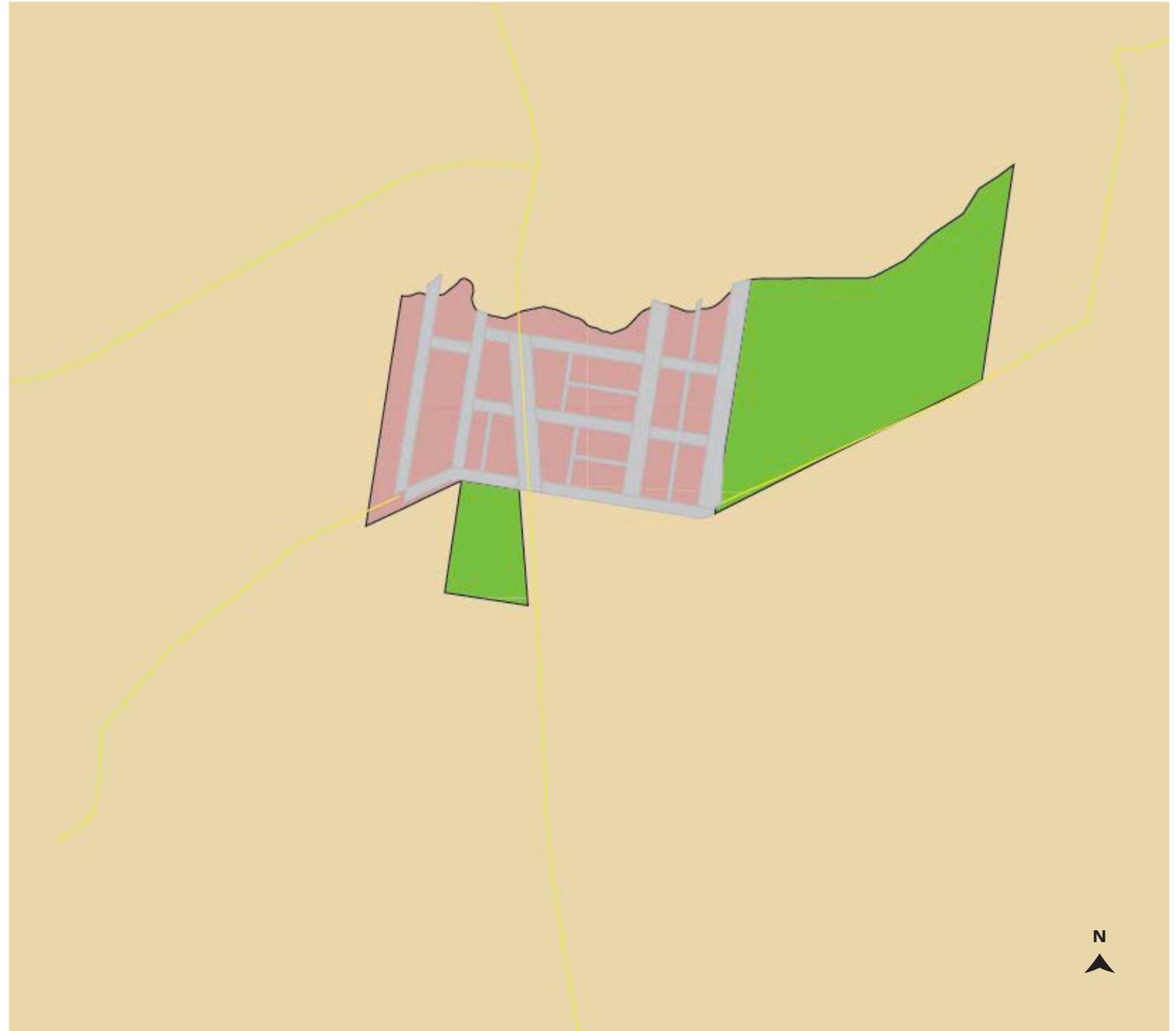


Tooraweenah

Tooraweenah is a small village located at the gateway to the Warrumbungle National Park, just off the Newell Highway. The village has approximately 120 residents, with a number of small businesses operating including a rural store, post office, café, hotel and caravan park. Tooraweenah also has a small public school, along with a number of community recreation and public open spaces in tennis courts, oval, showground and golf course. There is sufficient vacant residential land available to meet current and likely future development needs.

LEP Zoning

- National Parks and Nature
- Forestry
- Environmental Management
- Natural Waterways
- Public Recreation
- Private Recreation
- Village
- Primary Production
- Large Lot Residential
- Large Lot Residential
- General Industrial
- Infrastructure
- General Residential



Environmentally sensitive areas

The landscape around Gilgandra township has been largely cleared and is dominated by broad scale agricultural uses. There does however remain pockets of remnant vegetation particularly on the southern side of town, along with Gilgandra State Forest, and along river and transport corridors which are recognised as Environmentally Sensitive under the Gilgandra LEP 2011.

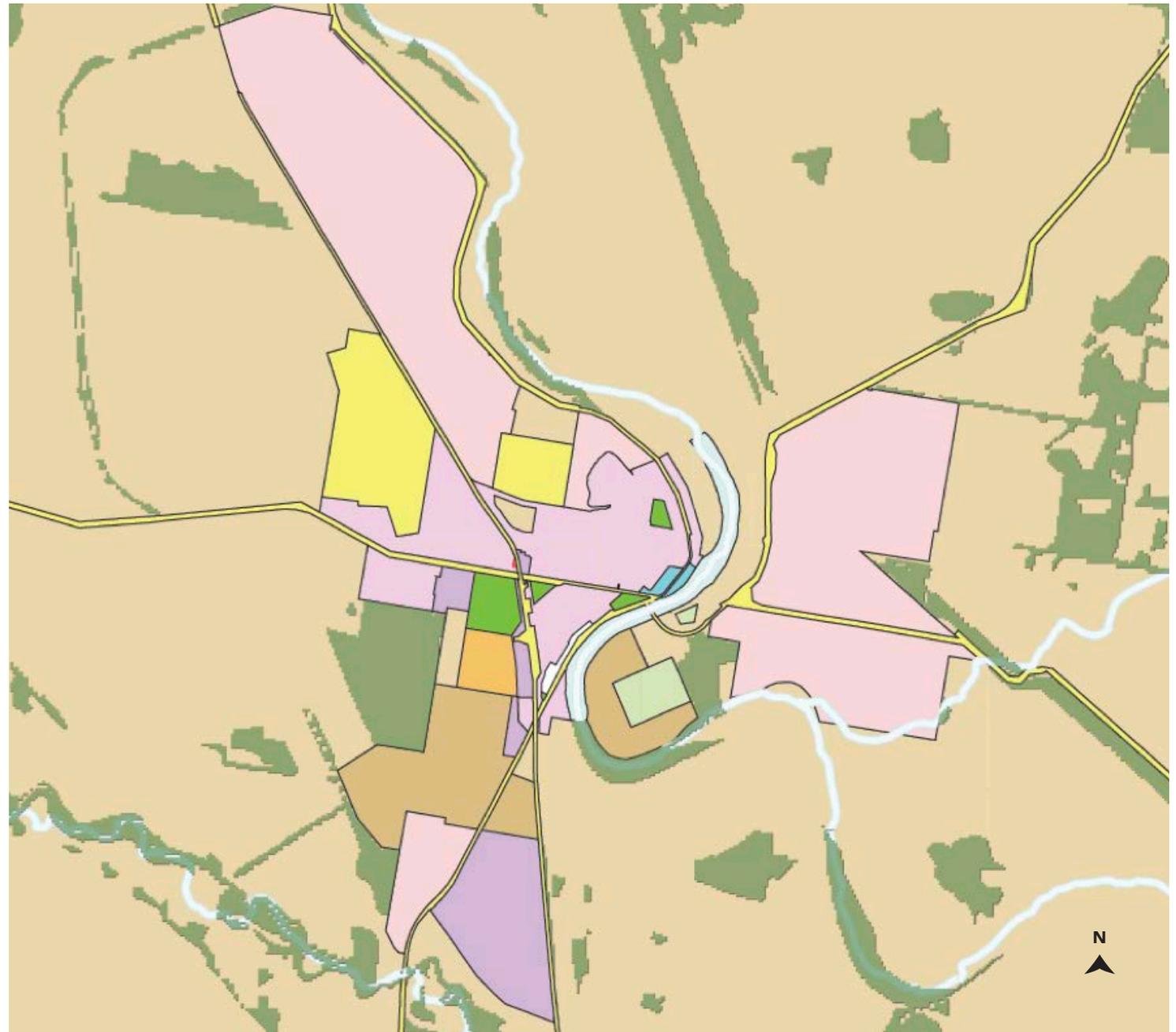
The objective of the categorisation is to protect the native flora and fauna, protect the ecological processes for their continued existence and encourages the recovery of native fauna and flora and their habitats.

The presence of Environmentally Sensitive areas particularly to the south of Gilgandra limits the opportunity for future growth in that direction. Ecological assessment requirements under the Biodiversity Conservation Act 1997 also require rigorous consideration of potential development impacts and associated biodiversity offset liability.

LEGEND:

ESA Biodiversity

Region



Bush Fire Prone Land

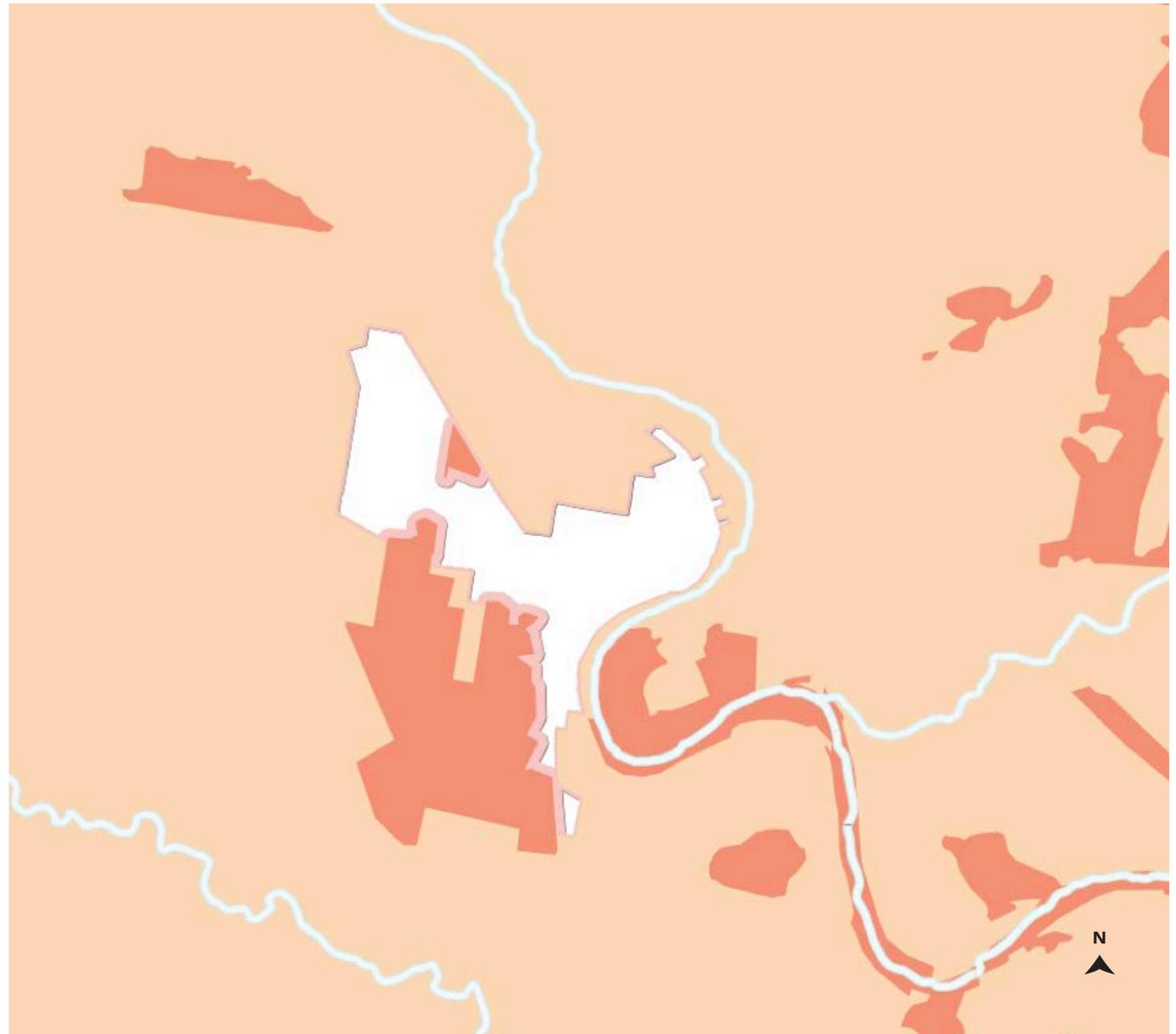
Land identified as Bush Fire Prone Land (BFPL) can support a bush fire or is subject to bush fire attack.

BFPL around Gilgandra is closely correlated with areas that are identified as Environmentally Sensitive given the presence of established vegetation, presenting considerations and standards that must be met for new development activity. The existing urban area is generally not impacted by Planning for Bushfire Protection requirements given the area is predominantly cleared.

Category 1 Bushfire Prone Land and buffer zones exist immediately south of the urban area which limits future development potential of this land. From a bushfire planning perspective, opportunities for future land development should be directed to existing cleared areas such as that under primary production to the west of the current main settlement area.

Bush Fire Categories

	Cat 1
	Cat 1 buffer
	Cat 3



Groundwater vulnerability

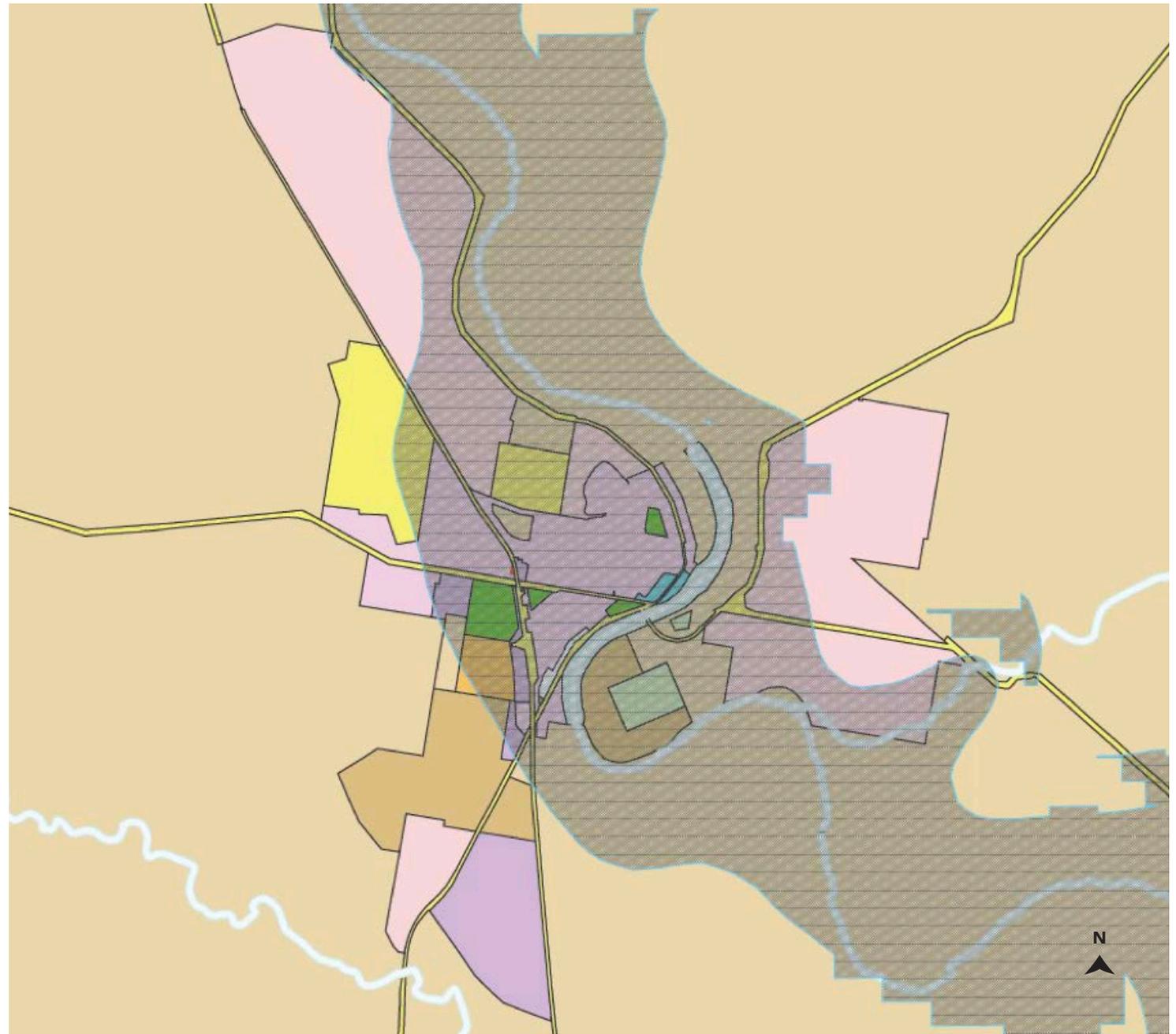
The Castlereagh River is a key feature of the Gilgandra landscape, traversing the shire from south to north and forming a natural urban development barrier.

Groundwater vulnerability is closely associated with the river channel and floodplain, with the classification established to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater systems from contamination as a result of development (Gilgandra LEP 2011).

Housing development in this zone must be supported by efficient water and sewerage infrastructure and would need to be given close consideration as part of any future release areas.

LEP Zoning

	National Parks and Nature
	Forestry
	Environmental Management
	Natural Waterways
	Public Recreation
	Private Recreation
	Village
	Primary Production
	Large Lot Residential
	General Residential
	General Industrial
	Infrastructure



Heritage conservation

The local Heritage Precinct (Area) aims to conserve the architectural and streetscape features of the buildings present and tell the story of the development of Gilgandra as a township.

Heritage items of Gilgandra have been identified by local people as places/items of significance that should be protected for their heritage value. Buildings and areas of heritage significance are largely found in the CBD and extended area, with the exception of some larger parcels of land recognised for their historical significance.

Waterways and flood extent

The Castlereagh River is a prominent natural feature through Gilgandra, running parallel to the Newell Highway and directly behind the CBD area. Council has adopted the 1% AEP Flood (a 1 in 100 year event) as its Flood Planning Level. Land below the Flood Planning Level is referred to as "flood affected land", which includes a portion of the existing urban area. Development in this area is still possible however must meet building requirements outlined in the Development Control Plan 2011. Flood prone land is not considered desirable to consider for future growth areas.

Heritage

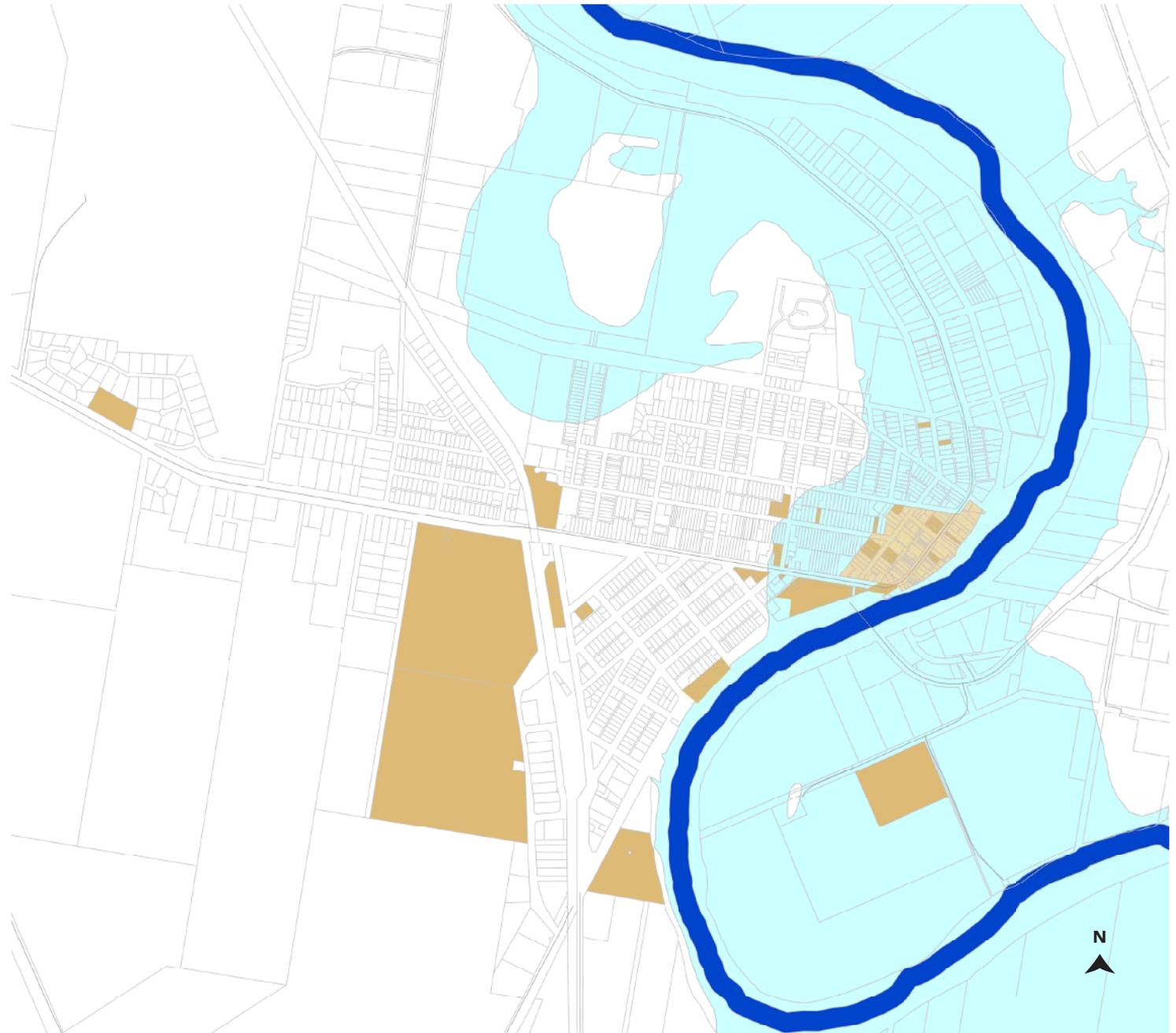
- Heritage Item
- Heritage Area

Waterways

- Region

Flood Extent

- Region



Urban road network

Gilgandra is located at the junction of the Newell, Oxley and Castlereagh Highways. The Castlereagh Highway runs through the CBD, otherwise known as Miller Street, and is currently a key thoroughfare for both light and heavy vehicles.

Government funding has been announced for upgrade of Hargraves Lane, which is an existing key traffic route which directs some vehicles away from the CBD. As Gilgandra grows, particularly through development of Aero Park subdivision, traffic access and movement will be a key consideration for that area to ensure efficient and safe traffic flow.

Street Category Legend

- Highways & Regional Roads
- Primary Through
- Secondary Through
- Primary Non-through



Crown Land

Gilgandra Shire Council is currently preparing Plans of Management for Crown Land under its control. This includes public ovals, parks, CWA and medical rooms on Warren Road and Gilgandra Caravan Park. Other Crown Land includes the racecourse, golf course and showground and public areas, which all contribute to supporting the community for recreational and lifestyle purposes.

Urban Crown land areas



KEY RECOMMENDATIONS

The following key focus areas will be explored and acted upon by Gilgandra Shire Council in response to the identified issues and strategic direction. Monitoring and reporting will be undertaken through Council's Integrated Planning and Reporting framework, with annual review of progress against the Strategy recommendations.

	TASK	COST	TIME	COLLABORATION
1	Investigate potential scenarios, costs and timing associated with releasing additional lots in Aero Park subdivision, with due consideration of potential Inland Rail Workforce Accommodation Facility and act upon findings and agreed direction.	\$\$\$		
2	Investigate developing a Residential Property Strategy and Management Plan for Council owned residential properties.	\$		
3	Engage with social housing providers to understand their long-term plans for the properties they manage.	\$		
4	Commence process to review the Gilgandra LGA specific detail from the Western Councils Landuse Strategy (2009) to develop a Gilgandra Landuse Strategy, with a particular focus on Gilgandra, Tooraweenah and Armatree to consider potential demand and if appropriate, opportunities for future residential growth.	\$\$		
5	Following Council adoption of the new Landuse Strategy, commence review of the Gilgandra LEP 2011.	\$\$		
6	Investigate potential opportunities to cater for seasonal accommodation needs.	\$		
7	Undertake an assessment of Orana Living accommodation services to meet projected long-term needs.	\$\$		
8	Undertake an assessment of Cooee Lodge Retirement Village accommodation services to meet projected long term needs, including assessment of opportunities and risks with further developing the site.	\$\$		
9	Establish a Housing Measures Report to monitor annual market and development activity trends.	\$		



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