

Temora Local Housing Strategy 2022 - 2042



Prepared by Temora Shire Council

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SECTION 1 - Introduction

1.1 Executive Summary

The Temora Local Housing Strategy has been prepared by Council to set out a clear plan for housing in Temora over the next 20 years to meet anticipated demand and drive economic growth and opportunity for Temora Shire. The Strategy provides a locally relevant response to the NSW Government's wider strategic plans, including the Riverina Murray Regional Plan 2036 and Council's Temora Shire Local Strategic Planning Statement 2020.

Temora Shire's population is projected to increase by 1381 people, from 6274 (June 2020) to a population of 7529 by 2041, representing a modest level of growth of approximately 1% per year, indicative of the strengthening role of Temora as a regional town. In line with current land uses, over three-quarters of Temora Shire residents will continue to live in the Temora urban area, or the immediate surrounds within 10km of the town centre. Over the coming years the profile of our population is anticipated to change with an increasing proportion of older residents and more people living alone.



The draft Temora Local Housing Strategy identifies how housing growth to accommodate the change population is to be managed. It outlines four objectives for meeting Temora's future housing needs:

1. To support a range of housing opportunities in Temora, including new residential development opportunities, continued supply of existing single residential dwellings and units, large lot residential land and infill residential development opportunities,
2. To identify areas suitable for future residential development in Temora in both the short term and longer term,
3. To support housing affordability in Temora, by encouraging housing choice in both location and type, and
4. Support quality residential development and landscaping and protection of Heritage Conservation Areas and Heritage Items.



The Temora Shire Local Environmental Plan 2010 zoned land to support land for future residential growth, with this land currently in the process of being developed. The Temora Local Housing Strategy identifies three sites suitable for rezoning to R1 General Residential zone to facilitate additional residential growth in the short term, as well as a site suitable for increased density, in the medium term, with the extension of sewer servicing. Additional sites have also been identified for investigation in the longer term.

Actions in this Strategy involve housing supply and diversity, housing for older residents, housing to drive and support economic growth and housing affordability.

1.2 Planning Policy and Context

The Temora Local Housing Strategy is a strategic plan for housing Temora's population from now until 2041. It considers projected population change, housing demand and driving growth opportunities that will support the Temora Shire economy. The Strategy guides Council decisions to support the delivery of housing to accommodate the population and respond to demographic change.

The Strategy has been prepared by Council to consider how the housing needs of Temora will be met, informed by relevant regional and local plans, and population and demographic projections. The Strategy has been prepared in accordance with the NSW Department of Planning, Industry and Environment's Local Housing Strategy Guideline.

The role of regional NSW in providing greater housing opportunities has increased due to the impacts of the Covid-19 pandemic, with more people choosing to stay in the regions, rather than moving to the city, and an increased interest in city residents choosing to relocate to the regions, for a more affordable, relaxed and lower density living.



The role of the Temora Local Housing Strategy is:

- to identify Temora's population characteristics and emerging housing needs,

- to assist Council to proactively manage the projected increase in local population over the next 20 years, through supporting a range of development opportunities, and
- to offer a range of housing opportunities within Temora to suit a range of housing needs, including housing type, location and price to suit different household sizes, stage of life and lifestyle

Temora Shire Council is committed to achieving the vision, objectives and actions identified within the Community Strategic Plan (CSP). This vision states that:

“Our community strives to reflect the qualities of its greatest asset – its people – those friendly, supportive, practical, hardworking and successful people. Whilst holding on to the strengths of our past, we embrace change and grasp every opportunity to enhance our environment, economy and lifestyle.”



As part of achieving the outcomes of the CSP, Council has identified that providing a range of residential living options within the community is essential to attracting and retaining our population.

The Temora Local Housing Strategy has been prepared as a component among a suite of plans that respond to this Council priority. The Temora Local Housing Strategy is intended to be read in conjunction with other relevant planning documents and complement their objectives, contributing to achieving the overall vision of Council.

The Temora Local Housing Strategy is intended to be preliminary planning document, developed ahead of any future planning proposal/s. Meeting demand for village, rural lifestyle and rural housing can be considered separately as part of a future village, rural lifestyle and rural housing strategy.



There are a suite of land use plans that are in place to guide current and future land uses within Temora Shire. The role of these plans are summarised as follows:

Temora Local Environmental Plan (LEP) 2010

The Temora LEP is the principal planning instrument for Temora Shire.

The Temora Local Housing Strategy has been prepared with regard to the objectives of the R1 General Residential zone and R5 Large Lot Residential zone contained within the Temora LEP.

Objectives of R1 General Residential zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To protect local groundwater aquifers from contaminating activities

Objectives of R5 Large Lot Residential zone

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones
- To provide opportunities for combining residential development with agricultural uses, animal husbandry and home occupations of a domestic scale.
- To protect local groundwater aquifers from contaminating activities.
- To encourage the protection and careful management of remnant native vegetation, including isolated paddock trees and communities

The Temora Housing Strategy notes other zones where housing is permissible, namely RU1 Primary Production, RU5 Village, B2 Local Centre (E1 Local Centre), B4 Mixed Use (MU1 Mixed Use), B6 Enterprise Corridor (E3 Productivity Support) and SP1 Special Activities. These zones, due to existing development and land uses, have limited capacity to provide additional housing opportunities. Therefore, the primary focus of this Strategy are the zones where housing provision is the main objective of the zone.



Temora Shire Development Control Plan (DCP) 2012

The Temora Shire DCP provides planning guidance on general topics including Development Applications, subdivision, engineering standards, heritage, landscaping, car parking, multi-unit development, environment, and specific zone matters including rural development, industrial, commercial, large lot residential, village development and Temora Airport. The DCP is used as part of the development application assessment process.



Riverina Murray Regional Plan 2041

The Riverina Murray Regional Plan 2041 is a 20-year blueprint for the future of the Riverina Murray.

The vision for the region is the Riverina Murray region in 2041 will be a diversified economy founded on Australia's food bowl, iconic waterways and a strong network of vibrant and connected communities.

Delivery of the vision for the region will be through three parts:

- Environment
- Community and Places
- Economy

In particular, the following objectives are relevant to this Plan:

- Objective 5: Ensure housing supply, diversity, affordability and resilience;
- Objective 6: Support housing in regional cities and their sub-regions;
- Objective 7: Provide for appropriate rural residential development;
- Objective 8: Provide for short-term accommodation;
- Objective 9: Plan for resilient places that respect local character and

- Objective 11: Plan for integrated and resilient utility infrastructure



The relevant strategies are:

Strategy 5.1

Councils are required to prepare local housing strategies (standalone or included in other strategic work) that will:

- identify the drivers of housing need
- analyse constraints and opportunities to the provision of housing
- identify future housing needs
- identify opportunities or initiatives to provide more resilient housing that responds to hazards and climate change
- identify the preferred type and location of housing
- identify the staging and release of new housing
- commit to timely and orderly provision of infrastructure to service housing and future populations



Strategy 5.3 New urban development will:

- avoid constraints and hazards
- minimise land use conflict with other uses, including agricultural land, freight corridors, industrial uses, and energy developments and corridors
- protect sensitive land uses from sources of air pollution such as major roads, freight routes, and railway lines, using appropriate development controls and design solutions
- protect areas of high environmental value and, ideally, avoid removal
- be integrated with existing urban areas
- provide a variety of housing that reflects community need
- integrate land use and transport planning, including outcomes that support public and active transport opportunities
- protect the viability of city and town centres
- protect and enhance local character
- consider access to existing, or provide new, services and infrastructure as an area is developed
- be designed to support walking and cycle friendly neighbourhoods and connect to existing active transport networks
- accord with staging and release plans.

Strategy 7.1

New rural residential development areas must be identified in a local housing or other strategy, approved by the department, prepared in accordance with Objective 5 and:

- be near existing urban areas to maximise the efficient use of existing infrastructure and services, such as roads, water, sewerage and waste services, public transport and social and community infrastructure, (including access to education facilities)
- not reduce future urban development options
- protect the economic use of rural land and be located away from significant agriculture, forestry, extractive resources or energy production or distribution areas or other air pollution emission sources (see Objective 12)
- not be located on areas of high environmental value or areas of cultural or heritage significance or not adversely affect nearby land with those values
- avoid fragmentation of waterfront areas, and not proliferate additional water rights to water bodies
- avoid areas that could pose a risk to public safety, including flood, landslip, bushfires, proximity to hazardous or offensive industry uses or contaminated land
- be suitable for on-site effluent disposal (if required), or ensure treatment systems that can avoid overflow during storms
- avoid locations that could adversely impact surface water or groundwater resources Note: where onsite sewer is being proposed, the cumulative impacts on groundwater must be considered.
- provide an adequate water supply for domestic purposes
- offer permanent and safe all-weather access, avoid ribbon development along main roads and minimise access off major roads
- provide a lot size and zone that ensures a dwelling is the primary use of the land.



Strategy 8.1 Strategic and statutory planning should consider:

- the provision of housing for workers by employers, including state agencies, by providing flexible controls
- the capacity of existing and planned infrastructure to service accommodation for workers
- provision for workers' accommodation sites such as caravan parks, manufactured home estates, tiny homes and manufactured homes on land in or adjoining existing centres, new development areas and publicly owned land.



Strategy 11.1 Strategic and statutory planning will:

- focus development around existing infrastructure and/or promote co-location of new infrastructure, where appropriate
- undertake infrastructure service planning and cost-benefit analysis for land identified for development, to establish whether the land can be efficiently and feasibly serviced
- understand and identify necessary infrastructure upgrades to accommodate additional growth in the immediate to shortterm
- include staging plans that:
 - identify the thresholds and timelines for major land release and infrastructure provision
 - identify infrastructure capacity for growth and potential take-up scenarios, including a baseline assessment of extent, type and capacity of existing infrastructure
 - evaluate the cost-effectiveness of the infrastructure required to service the area
 - align with capital investment plans/ priorities of infrastructure providers or public authorities, where possible
 - consider resilience in infrastructure planning at a local, intra-regional and cross-border scale
 - identify and assess appropriate sites and capacity to provide for water security, wastewater service capacity, electricity supply, and emergency services
- optimise development controls to ensure development does not hinder the ongoing operation of infrastructure

- consider and identify infrastructure funding and delivery arrangements such as crossjurisdictional/sector funding, planning agreements or public private partnerships
- assist public and private providers in aligning infrastructure and service provision with strategically identified growth.

Temora Shire Local Strategic Planning Statement 2020

The Temora Shire Local Strategic Planning Statement (the Statement) 2020 is a document used by Temora Shire Council, the community and developers to guide the current and future land use for Temora Shire over the next 20 years.

The 20 year Vision of the Temora Local Strategic Planning Statement is:

Temora Shire has a population that is growing and thriving. Temora Shire offers the ideal place to enjoy a relaxed, connected and productive regional lifestyle, where residents have access to housing choice, business and employment opportunities, social connectivity and the widest possible range of services and facilities.

The future situation that Council has identified under the Statement is:

Temora Shire is seeking to maximise land opportunities and welcome investment into the Temora Shire. The future situation for Temora Shire, to be achieved through the implementation of the Statement is:

Temora Shire offers a range of new housing opportunities, to suit a wide range of life stages, lifestyles and price ranges, including traditional residential, large lot residential, lifestyle properties and unit developments.

Temora has strong employment opportunities in a wide range of traditional and emerging employment areas, offering employment for all stages of life, having attracted several new larger businesses employing local people as well as many small businesses.

Temora Shire is a key tourist destination within the Riverina, offering high quality experiences that appeal to a range of interests, including food, agriculture, natural landscapes, history and culture, attracting an increasing number of visitors each year.

Temora Shire is well known and well regarded for the range of facilities and services available to its residents and draws new residents seeking to access these facilities and services.



The Statement includes the following information relevant to the Temora Housing Strategy:

Theme 3: A thriving place to live

Planning Priority 6: Ensure efficient land is available to enable a range of housing, business and community needs

Action 6.1 Progress the delivery of additional zoned residential land to meet future growth needs

Action 6.2 Investigate opportunities for further large lot residential and rural lifestyle development, in identified locations

Planning Priority 7: Support the future development of our urban areas

Action 7.1 Support future development opportunities through master planning of key sites, in order to facilitate investment



Temora Residential Land Use Strategy 2019

The previous Strategy sought to identify key land use planning objectives to guide the future development of residential and rural residential development over a 30-year timeframe within the Temora Local Government Area. The Strategy was prepared on Council's behalf by Premise Australia Pty Ltd and was endorsed by Council on 19 September 2019.

As a result of this Strategy, an area of 25 hectares, located on the south western fringe of Temora, has been rezoned from RU1 Primary Production to R1 General Residential zone with a minimum lot size of 750m². This provides an opportunity for additional conventional residential development on the western edge of Temora, assisting with providing balanced future growth, access to existing infrastructure and facilities, and affordable housing choice. This strategy also supported the rezoning of additional village zoned land at Aria Park village, which is currently in the process of being rezoned as part of LEP Amendment No. 9, pending outcomes of the Aria Park village flood study.

The Temora Local Housing Strategy is intended to build on this previous Strategy by providing a complementary investigation and site assessment of land for the purposes of residential and large lot residential development. This responds to the need for housing choice to meet different residential needs in order to attract and retain a growing population in Temora Shire.



Temora Shire Land Use Discussion Paper 2017

Prior to the development of the Temora Residential Land Use Strategy 2019, the Temora Shire Land Use Discussion Paper 2017 provided an overview of the current land use situation in Temora Shire. The Discussion Paper made the following observations in relation to Large Lot Residential development:

There is always interest in providing more of this type of development and Council officers have been noting sites highlighted by landowners as being suitable for this land zone.

Due to development and servicing costs, small, incremental development, considered as part of an overall strategic plan, offers additional potential to cumulatively provide short term development potential in this market. To be considered further as part of the development of Land Use Strategy.

Council must consider ongoing Council servicing costs, potential for land use conflict and encouragement of residential living when additional large lot residential sites are proposed.

Temora Shire Community Strategic Plan 2030

The Community Strategic Plan (CSP) is a high level 10 year plan developed collaboratively by Council with the Temora Shire Community as part of its Community Participation process.

This plan identifies the community’s main priorities and aspirations for the future. It contains the vision for the Temora Shire and the 6 key Future Directions in achieving this vision.



The plan includes themes and actions that are relevant to the Temora Local Housing Strategy, specifically:

Theme 3: Building our Shire’s Economy

Strategic Objectives

3.2 Seek affordable housing options for all residents

1.3 Local Government Area Snapshot

The Temora Shire Community is situated in the North of the Riverina region of NSW. Temora Shire has an area of 2,813km² and is located in the heart of the rich and productive southern wheat and sheep area of the state. Grazing and intensive animal production, work in parallel with cropping to provide the other major rural industries for Temora. Sheep production for wool and meat is the main livestock based industry, but other significant enterprises centre on cattle, including a major feedlot, pig production and free-range egg farming. Figure 1 provides an indicative map of the location of Temora within NSW.



Figure 1: Location of Temora within NSW

The towns and villages are the major areas of population, being home to about two thirds of the Shire's residents. Temora township has a population of 4,706 and the villages of Aria Park (439) and Springdale (126) are home to the other non-rural dwellers. The towns have a cycle of activity which is sympathetic with the agricultural cycle, and Temora supports a wonderful safe and friendly lifestyle for all, with its many service industries, retail shops, professionals, medical facilities and schools.



Much of our past is there to see at the Rural Museum and Railway Temora, and the Temora Aviation Museum presents a world standard collection of working Warbirds. Above all Temora is a healthy, safe and secure place to live and a pleasure to visit. Our residents particularly enjoy sport and social activities, which are at the centre of Temora’s community life. We love to showcase our town, and those experiencing Temora for work or pleasure marvel how over one hundred community groups work so well together, for the wellbeing and enjoyment of us all, in this: the friendliest Shire in NSW.



The Temora Shire Population is 6,400. Distances from major centres: - Wagga Wagga 87km
- Sydney 410km - Canberra 212km - Melbourne 518km

1.4 Housing Vision

The Housing Vision for Temora is:

Temora is a thriving regional town offering a variety of housing types and housing development opportunities, to cater for the needs of existing and future residents, supporting the growth of Temora.

The Housing Vision will be achieved through a range of approaches, including:

- new greenfield residential land, located on the urban fringes;
- infill unit and single dwelling development, located in central established sites;
- development of large lot residential dwellings in zoned areas and
- additional large lot residential land, located to the south of Temora.

SECTION 2 – The Evidence

The demographic, housing and affordability context for Temora Shire forms the background to the Housing Vision. Data and analysis on population, housing, and infrastructure provides information and changes and trends, and informs the type of housing and its location.



2.1 Demographic Overview

The 2021 Census data provides the most current information and the characteristics of Temora Shire population. Table 1 shows how the population of Temora Shire has changed over recent years.

Year	Population
2021	6034
2016	6110
2011	5776
2006	5853

Table 1: Temora Shire Total Population 2006 - 2021

Table 3 shows that in 2021, the population of Temora Shire was 6,034 people. This is a decrease of 76 people from the 2016 population of 6,110 residents. Of this population, 4,706 people (78%) of the population live within Temora urban area, including adjoining large lot residential areas and immediate surrounds, within 10km of the town centre. The remainder of the population lives in the villages of Aria Park and Springdale, smaller localities and on farming properties.



Temora Shire was home to 6,034 people 2021, with 48.9% male and 51.1% female. Aboriginal and/or Torres Strait Islander people comprise 3.4% of the population. The median age is 47 years, with young people aged 0-14 years comprising 18.1% of the population, whilst those age 65 years and over comprise 27.2% of the population. This is above the NSW average of 17.7% aged 65 years and older, demonstrating Temora Shire's ageing population.

Table 2 provides details of population composition by age group.

	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Total persons	2,948	3,085	6,034
Age groups:			
0-4 years	165	158	321
5-14 years	393	384	774
15-19 years	188	167	361
20-24 years	156	133	286
25-34 years	253	265	514
35-44 years	270	299	562
45-54 years	335	369	709
55-64 years	401	455	862
65-74 years	428	441	868
75-84 years	252	287	538
85 years and over	90	149	236

Table 2: Population of Temora Shire by age group (2021 Census)

Temora Shire Population



AGE	%
0 - 19	24.1%
20 - 29	8.3%
30 - 49	20.1%
50 - 64	20.1%
65+	27.2%

6,034 residents (2021)

In Temora Shire, 88.8% of people were born in Australia. This is higher than the NSW average of 65.4% born in Australia. The most common other countries of birth in Temora Shire were England 1.5%, Philippines 0.6%, India 0.4%, New Zealand 0.3% and Germany 0.2%.

The most common ancestries in Temora Shire are Australian 43.6%, English 42.6%, Irish 13.1%, Scottish 10.9% and German 9.7%.

Table 3 provides detail about the dwelling occupation in Temora Shire

Dwelling Count	Number	Percentage
Occupied private dwellings	2393	86.5%
Unoccupied private dwellings	376	13.6%

Table 3: Dwelling occupation in Temora Shire (2021 Census)

Table 3 shows that over 13% of dwellings in Temora Shire are reported to be unoccupied. This is higher than the reported NSW average of 9.4% unoccupied.

Table 4 provides information about the type of occupied private dwellings in Temora.

Dwelling Structure	Temora	Percentage
Separate house	2203	92.1
Semi-detached, row or terrace house, townhouse	140	5.9
Flat or apartment	13	0.5
Other dwelling	32	1.3
Total	2386	100

Table 4: Dwelling Type in Temora Shire (2021 Census)

Table 4 shows the very high percentage of separate dwellings that are built in Temora Shire.

In Temora Shire, of occupied private dwellings, 0.3% were studio apartments, 4.2% had 1 bedroom, 14.8% had 2 bedrooms, 44.1% had 3 bedrooms and 34.8% had 4 or more bedrooms. The average number of bedrooms per occupied private dwelling was 3.2. Of occupied private dwellings in Temora Shire, 47.6% were owned outright, 24.7% were owned with a mortgage and 22.6% were rented.

The average household size was 2.3 people.

In relation to household composition, of all households, 67.2% were family households (couples with or without children), 31.7% were single person households and 1.1% were group households. Of the families in Temora Shire, 35.3% were couple families with children, 47.9% were couple families without children and 15.0% were one parent families.

There are several residential developments that provide housing specifically for older residents, including Dr Parry Homes, Shipton Villas, Southern Cross Village, and well as residential aged care at Greenstone Lodge and Narraburra Lodge. In addition, Council owns and operates a Supported Independent Living Dwelling, for up to five residents with disabilities to live with a full-time care provider. Temora is well serviced with access to in-home care services, provided by Pinnacle Community Services and other providers, who assist older residents and those with a disability to continue to live in their own home.



Migration

Approximately 63% of residents have lived at the same address for the past five years, with an additional 15% moving only within Temora Shire or from Ardlethan area in adjoining Coolamon Shire. Only around 14% of residents have lived elsewhere in Australia in the past five years. Over 80% of residents have lived at the same address for at least the past 12 months.

Employment

Of the employed people in Temora (A) (Local Government Areas), 6.5% worked in Grain-Sheep or Grain-Beef Cattle Farming. Other major industries of employment included Other Grain Growing 5.4%, Supermarket and Grocery Stores 4.2%, Local Government Administration 3.3% and Aged Care Residential Services 3.2%.



The most common occupations in Temora (A) (Local Government Areas) included Managers 22.2%, Professionals 14.1%, Technicians and Trades Workers 13.9%, Labourers 11.9%, and Clerical and Administrative Workers 10.8%.

The median weekly personal income for people aged 15 years and over in Temora (A) (Local Government Areas) was \$546, lower than the NSW average of \$664. The median weekly household income in Temora (A) (Local Government Areas) was \$1033, lower than the NSW average of \$1486.

Future Changes and Trends

The current population of Temora Shire is 6,274 (ABS ERP 2018). This is an increase from the 2016 Census figure of 6,110 residents, indicating that Temora Shire's population is currently growing by 1.3% per year. Based upon this figure, with continued expected growth rates of approximately 1% per year, the population of Temora Shire is projected to reach 7529 by 2041. Council will also consider the potential for a lower 0.5% growth rate, based on DPE projections, which would see the population reach 6891 by 2041. The majority of this growth is expected to be in the older age groups of 65 years and older, as people continue to live longer lives, often in their own home or in a downsized unit development.

Therefore, as many existing homes continue to be occupied by older residents, new homes are needed to accommodate younger singles, couples and families. In particular, those who have family connections to Temora and have decided to stay living in Temora, close to family support. In addition, new unit developments continue to be needed to enable older residents to continue to live in Temora, in modern smaller low-maintenance dwellings, which enables older homes to become available for younger people and families.

There is a strong desire from Council to attract new residents and offering a range of housing opportunities is essential to encourage new residents, as well as retaining existing residents through opportunities to upgrade their current housing to a new larger dwelling in a large lot residential setting.

There is growing interest from potential new residents who are seeking a regionally based lifestyle, post Covid 19, as identified as an emerging priority by the Regional Australia Institute and being delivered through the Regional Activators Alliance, with Temora Shire being a member Council.



2.2 Housing Demand

There is evidence of strong and growing housing demand in Temora and Temora offers suitable vacant land that is suitable for development accommodate this growth.

Table 5 provides details of recent development data for 2016- 2022.

Construction Type	Year						
	2022	2021	2020	2019	2018	2017	2016
New dwellings	37	50	47	34	48	31	20
Sheds/Carports/Additions	65	53	43	33	39	41	51
Swimming Pools	7	15	6	16	4	13	10
Subdivisions	17	14	15	9	18	11	8
Commercial developments	14	22	18	21	29	28	25
Total	140	154	129	113	138	124	114

Table 5: Development consent data

The trend of investment in property development has been increasing in Temora since 2016, as shown by Table 5.

Specifically in relation to new dwellings, Table 6 provides a breakdown of the location zonings.

Year	2022	2021	2020	2019	2018	2017	2016
Zone	Number	Number	Number	Number	Number	Number	Number
R1	21	19	21	13	31	16	8
R5	3	4	5	6	6	4	2
SP1	3	5	4	3	2	2	3
RU1	6	12	9	7	7	4	3
RU5	3	3	4	2		2	2
E1 (B2)	1	3		1		1	2
MU1 (B4)		3	4		1	2	
E3 (B6)		1		1			
RE1				1			
E4 (IN1)					1		
Yearly total	37	50	47	34	48	31	20

Table 6: Dwelling consent data by zoning

Table 6 demonstrates that the majority of development consents for new dwellings are located in the R1 General Residential zone, between 40%– 65% of all new dwellings. Large Lot Residential dwellings comprise between 9% - 18% of new dwellings, while dwellings on Primary Production zoned land comprise 13% - 24% of new dwellings.

Housing Trends

Residential – There is a demand for new residential development across a range of household types, price brackets and life stages to cater for the needs of residents seeking:

- New large family homes for first home buyers including young couples and families as well as upgrade homes for established families and older couples
- New unit development for downsizing couples and sole occupiers, including those requiring accessibility to age in place
- Modern rental accommodation for new residents considering buying or building in Temora
- Upgraded older character homes for those seeking access to central areas of Temora, to access services and facilities
- Affordability of older homes for first home buyers and those with low-moderate incomes
- Affordability of rental homes for those with low-moderate incomes, including those who require accessibility



Large Lot Residential - There is a demand for this type of land use to cater for the needs of residents seeking:

- Low density living to enjoy a semi-rural setting, including natural bushland and adjoining farmland, separation from neighbours and space to accommodate a large home, large garden, sheds and ancillary facilities such as a pool or tennis court,
- Space to accommodate small scale rural hobbies including horses, and other small scale livestock
- Reasonable proximity to infrastructure including roads, electricity and reticulated water

In order to retain and attract further population to a rural shire, a range of living options are proposed to meet different needs.

Consumers are seeking value for money, being able to access their desired lifestyle at an affordable cost.

With a projected increase in population of 1255 additional residents over the next 20 years and an average household size of 2.3 people, down from the previous Census of 2.4 people per household, there will be a gap in the supply of available dwellings to house the population. Even using the lower growth rate of 0.5%, based on DPE projections, the supply of currently available lots will be significantly exhausted within 10 years.



Investment and Affordability

The median price for a three-bedroom dwelling is \$375,000 and for a four-bedroom dwelling is \$431,000. Overall, prices for dwellings have increased, on average, 3.7% in the past 12 months. Based on five years of sales, Temora has seen a compound growth rate of 3.7% for houses (realestate.com, May 2023). The median rental price for a house was \$340 PW and for a 2 bedroom unit the median rental price was \$260 PW. In the past 12 months, rental prices have increased, on average by 13.3%.

There are currently nine houses for rent in Temora, with rent rates ranging from \$280 - \$420 per week and four units for rent, ranging from \$205 - \$300 per week (realestate.com May 2023). At the same date there were 21 houses for sale, comprising predominantly 3 or 4 bedroom dwellings, and two infill vacant lots for sale in Temora. At the time, there was only a single one-bedroom dwelling available for purchase. This indicates the current shortage of this type of housing in Temora.



Based on recent data from realestate.com, there were no large lot residential dwellings and one vacant large lot residential vacant lot available for sale in Temora (May 2023).

There has also been written expressions of interest from landowners located on the urban fringe of Temora expressing their interest in developing their land through subdivision for large lot residential development, however existing land zoning prevents this from occurring.

In 2021, the proportion of households in monthly mortgage stress is 9%, which is an increase from the 2016 rate of 3.9%. Concerningly, the proportion of households that are in rental stress in Temora Shire is 29%, a significant increase in the 2016 rate of 6.1%. In 2021, both median rent and median mortgage repayments are around 45% and 49% respectively lower than the NSW average. However recent trends have seen a significant increase in housing prices, rent increases and overall property shortages in Temora.

There are 52 social housing dwellings in Temora, occupied by residents who qualify for social housing, with a current waiting list of potential new tenants.

2.3 Housing Supply

The supply of new residential housing is occurring in both R1 General Residential zoned land and, to a lesser extent, R5 Large Lot Residential zoned land, as well as other zones, namely B4 Mixed Use zone, Ru1 Primary Production, RU5 Village, B6 Enterprise Corridor and SP1 Special Activities zone.

R1 General Residential Zone

The provision of conventional residential development opportunities remains a high priority for Council and where the majority of future residential development opportunities should be encouraged. The provision of large lot residential and rural lifestyle development opportunities are housing choices that should also be supported, however not at the expense of retaining options for future town growth.

The location of existing residential zones is shown by Figure 2.

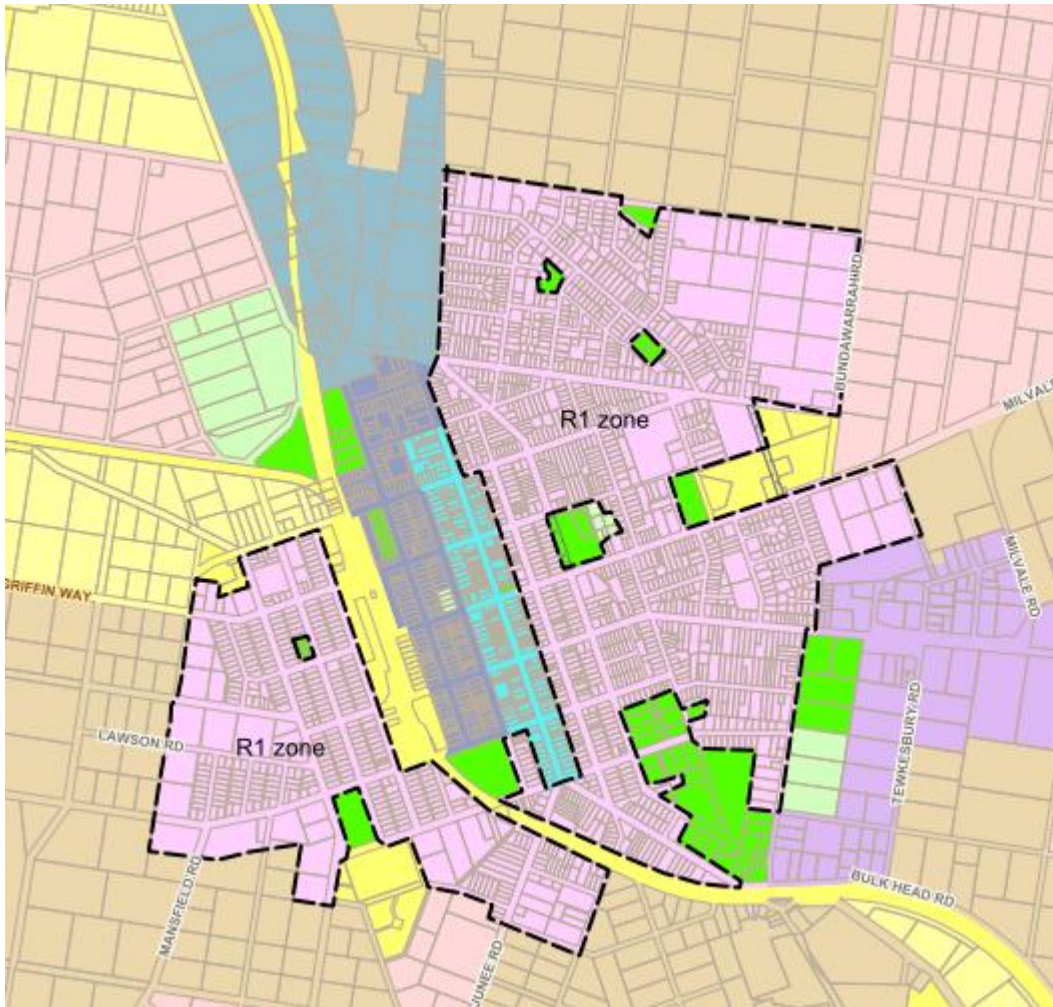


Figure 2: Location of existing R1 General Residential zoned land

The aerial image shows that the majority of this zoned land is developed, as shown by Figure 3.



Figure 3: Aerial image of existing residential zoned land in Temora

There are currently 54 vacant residential lots in Temora (July 2021). The available lots are a mixture of recently subdivided land where landowners are waiting to develop, including lots with development consents and landowners are waiting on builders to commence, landowners still in plan preparation stage, as well as long term vacant land that is less desirable for development.

Figure 4 shows the location of vacant land that is zoned to support future residential uses (R1 General Residential, R 5 Large Lot Residential and SP1 Special Activities – Airpark Estate). This land is either unserviced or not fully serviced, preventing this land from being developed for residential purposes at this time.

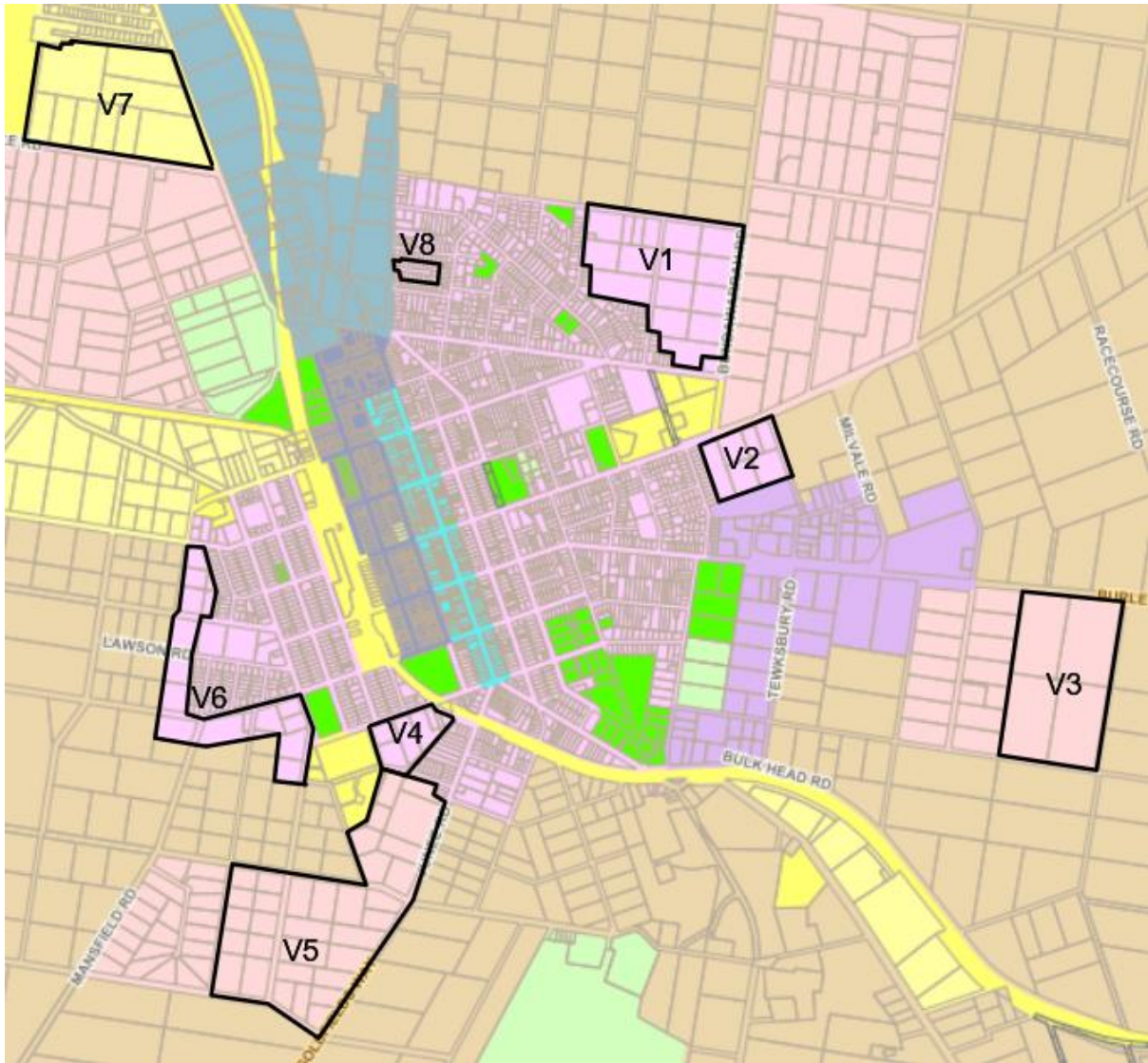


Figure 4: Location of vacant land that is zoned to support future residential uses (R1 General Residential, R 5 Large Lot Residential and SP1 Special Activities – Airpark Estate)

The vacant land is a mixture of R1 General Residential (V1, V2, V4, V6 & V8), Large Lot Residential (V3 & V5) and SP1 Special Activities (Aviation related residential, business and tourism, V7).

Eastern Temora (Sites V1 & V2)

The area of Eastern Temora offers the majority of zoned vacant residential land in Temora, covering 37.2 hectares, and is in the process of being developed in stages, through subdivision and servicing. The areas of vacant residential land in Eastern Temora re shown by Figure 5. The site is identified as V1 (vacant 1) and V2 (vacant 2), with subsections identified by letters.

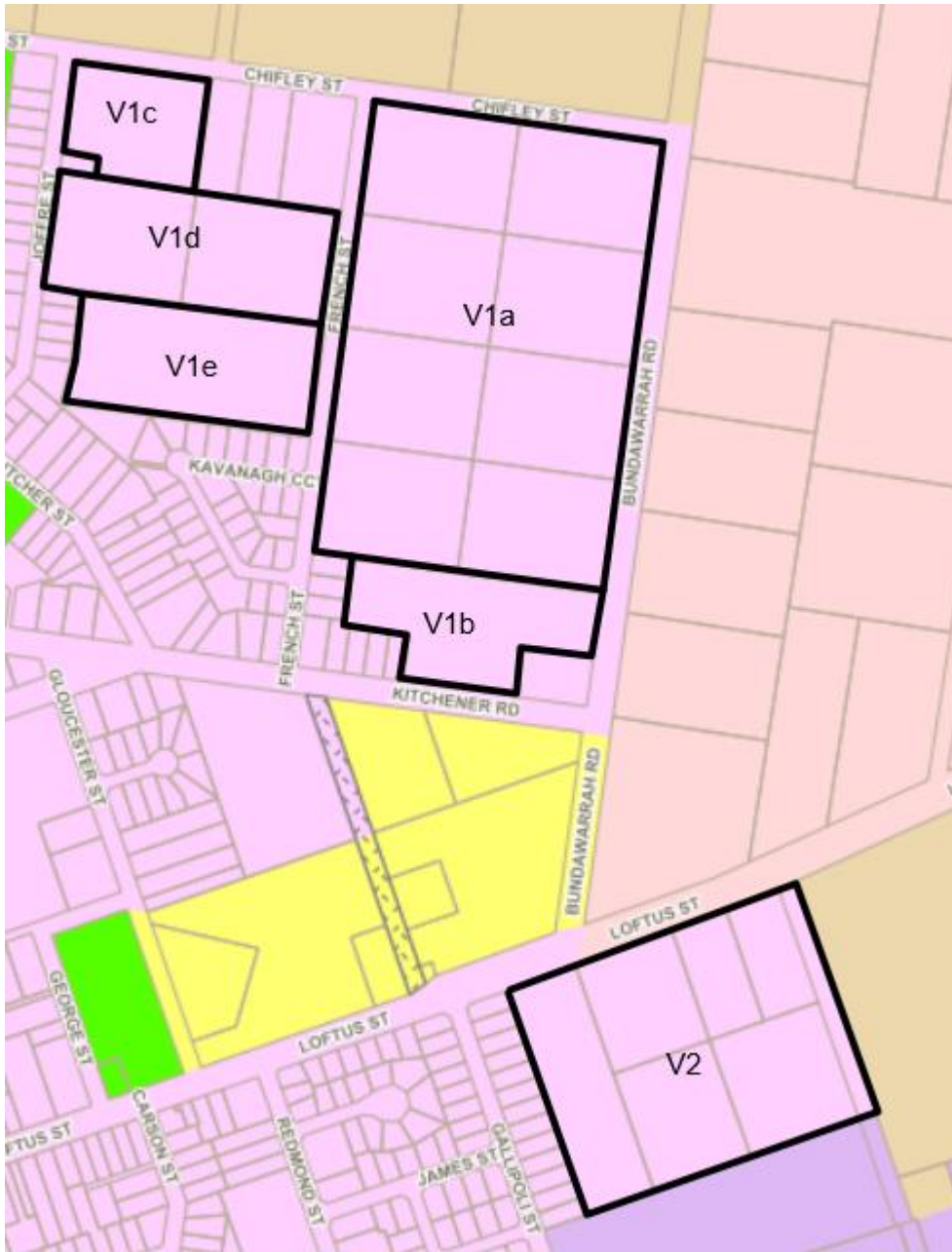


Figure 5: Vacant residential zoned land located on the north eastern fringe of Temora

The potential lot yield of existing R1 General Residential zoned, unserviced land is as shown by Table 7.

Site number	Address	Area (ha)	Potential lot yield	Comment
V1a	Bundawarra Road	16.5	132 lots	Development consent in place for Stages 1 & 2 85 lot subdivision. Granted 15 July 2021. Currently under construction.
V1b	Kitchener Road	2.7	12 lots	No concept plans prepared
V1c	Chifley Street	1.8	17 lots	Concept plan prepared
V1d	Joffre Street	3.9	24 lots	No concept plans prepared
V1e	French Street	3.4	24 lots	No concept plans prepared
V2	Loftus Street	8.9	60 lots	Development Consent in place for 63 lot residential subdivision and 11 industrial lots. Granted 13 January 2022.
Total		37.2	269 lots	

Table 7: Potential lot yield of vacant zoned residential land on the north-eastern fringe of Temora

Future development is currently occurring on the north-eastern fringe, where vacant R1 General Residential land has been approved for an 85 lot residential subdivision, with future stages providing a total of 132 Lots as shown by Figure 6.

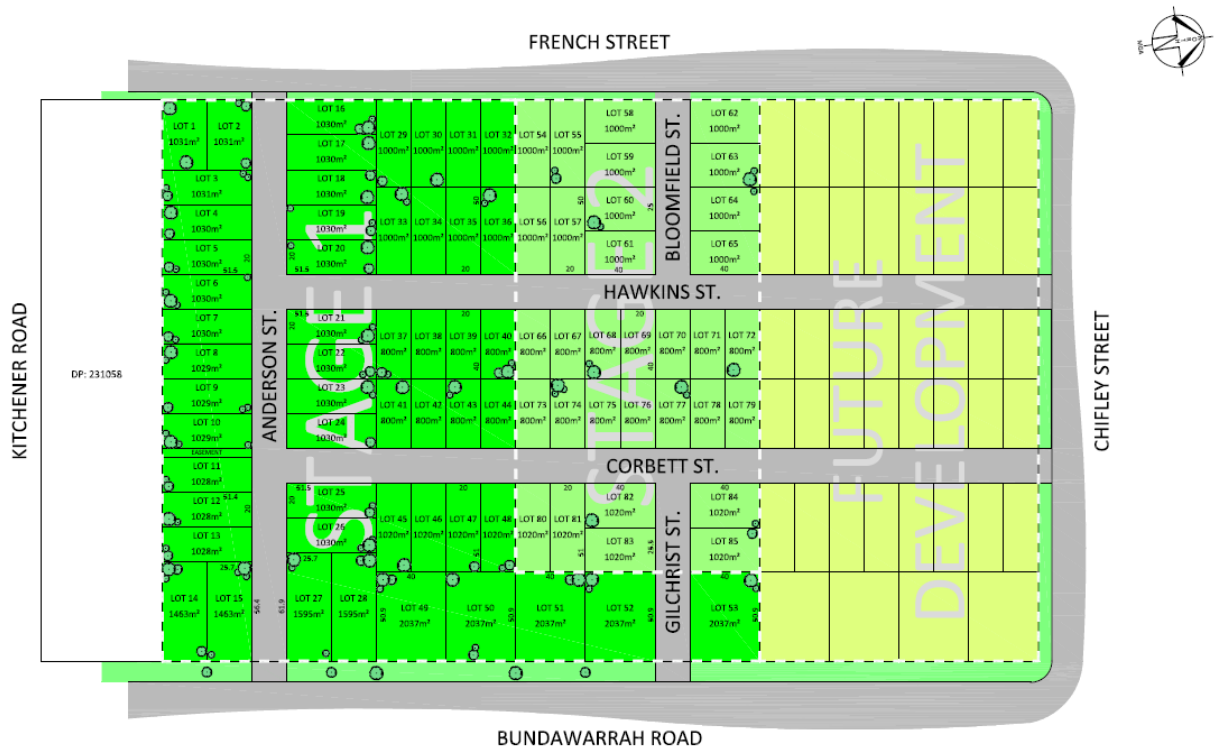


Figure 6: Proposed 85 lot subdivision of R1 General Residential zoned land located adjoining Bundawarra Road

In addition, the 8.9 hectares of vacant residential zoned land located on the eastern fringe of Temora, as shown by Figure 7, is currently being prepared to be developed to meet current demand, with a subdivision plan approved. This land adjoins existing IN1 General Industrial zoned land, which is currently partly used as a garden centre, with the remainder of this land being vacant.

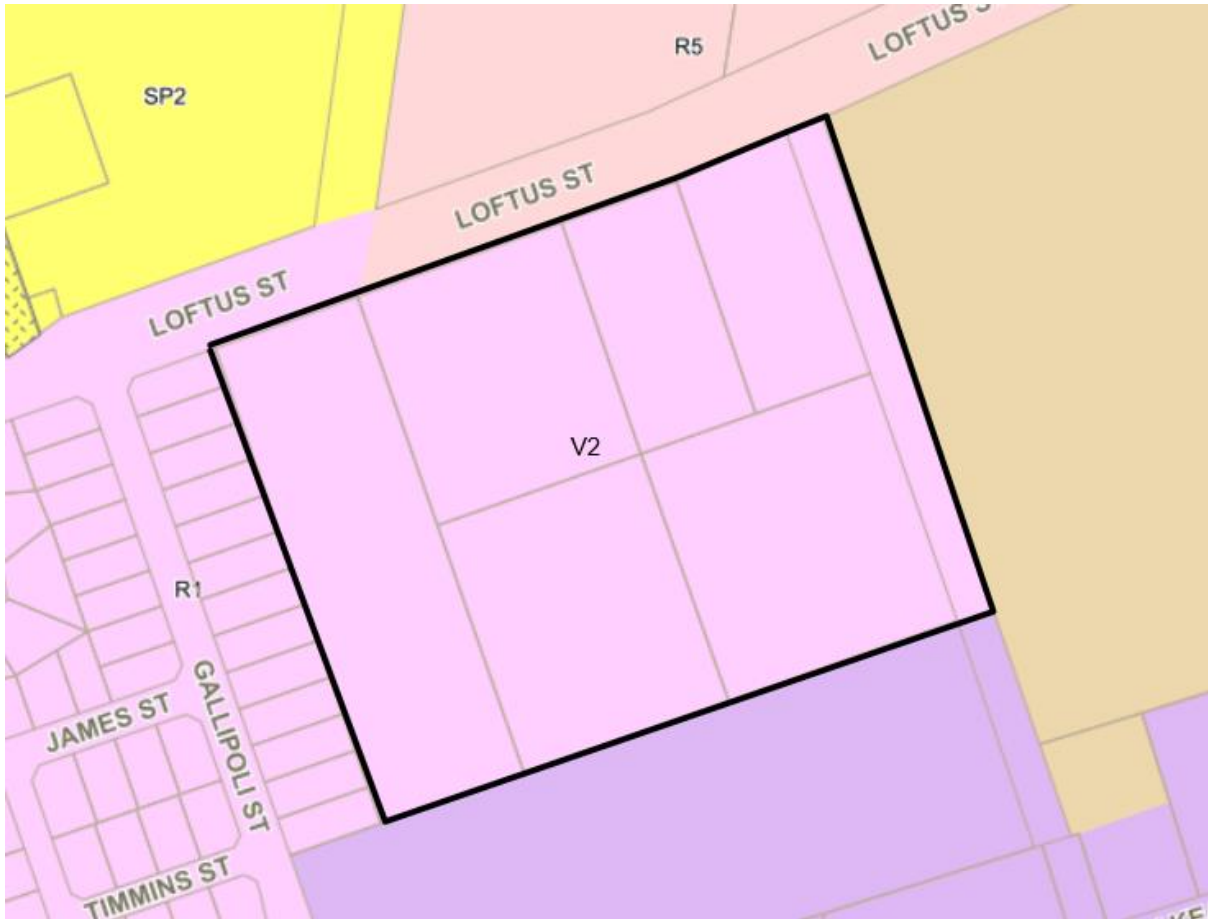


Figure 7: Vacant R1 General Residential zoned land, suitable for future growth, located on the eastern fringe of Temora, known as V2.

Land immediately to the east of this site is zoned RU1 Primary Production and is currently used for low intensity cropping and grazing purposes. There is interest in developing this area for future residential purposes.

Land to the south-east is used for industrial purposes.

Any future rezoning proposals would need to consider managing the boundary between industrial uses and other uses. Significant areas of vacant industrial land remain both west and south of the existing industrial estates.

Based on current rates of new dwelling construction, of approximately 40 dwellings per year, if all dwellings were built in this area of the Temora, which is current preference, these lots would be fully developed in less than seven years.

Western Temora (Sites V6 & V4)

There is approximately 20.9 hectares of land located on the western fringe of Temora to provide opportunities for additional residential growth in this area of Temora, as shown by Figure 8. Adjoining land further west is zoned RU1 Primary Production and is used for small

scale cropping and grazing and therefore has the potential for additional residential growth in the future, subject to future rezoning.

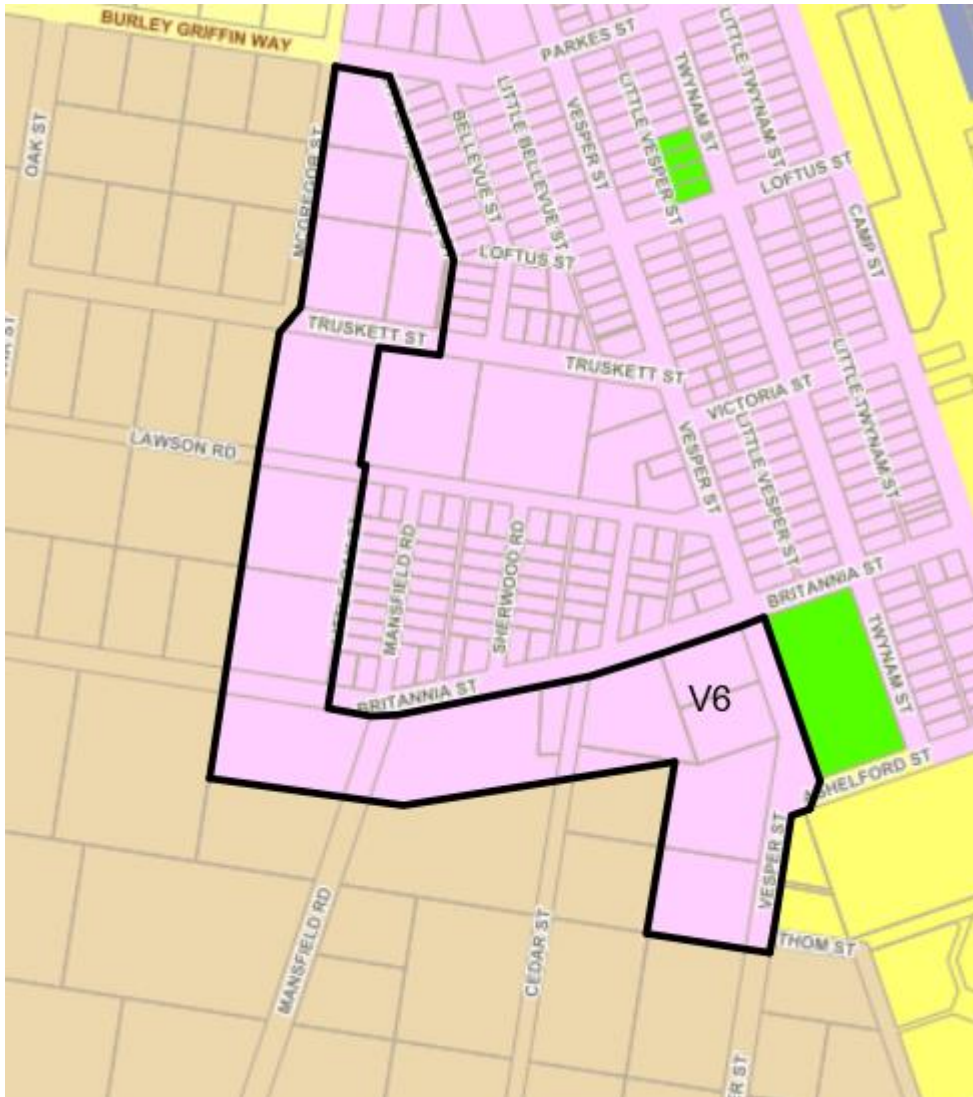


Figure 8: Vacant residential zoned land on the western fringe of Temora, known as V6

Due to the need for extension of existing services and other constraints, there has only been a small level of interest in additional development in this area of Temora. There is the potential for approximately 40 additional dwellings in this area, however demand is expected to remain low in the short-medium term.

In addition, there is a further approximately 5.3 hectares of vacant residential zoned land, located south of Austral Street, as shown by Figure 9. Existing servicing and stormwater constraints limits the development potential to likely up to 10 additional dwellings.



Figure 9: Residential zoned land located adjacent to Temora cemetery, known as V4

Central Temora

Council has a long term plan to assist with the provision of affordable rental housing, located on vacant land at a former Department of Housing site, Apollo Place. This 1.7 hectare site will provide medium density residential housing choice into the future. This site is shown by Figure 10. The site is anticipated to be developed for approximately 30 multi unit dwellings, in partnership with a community housing provider, to include affordable housing for low to medium income households.

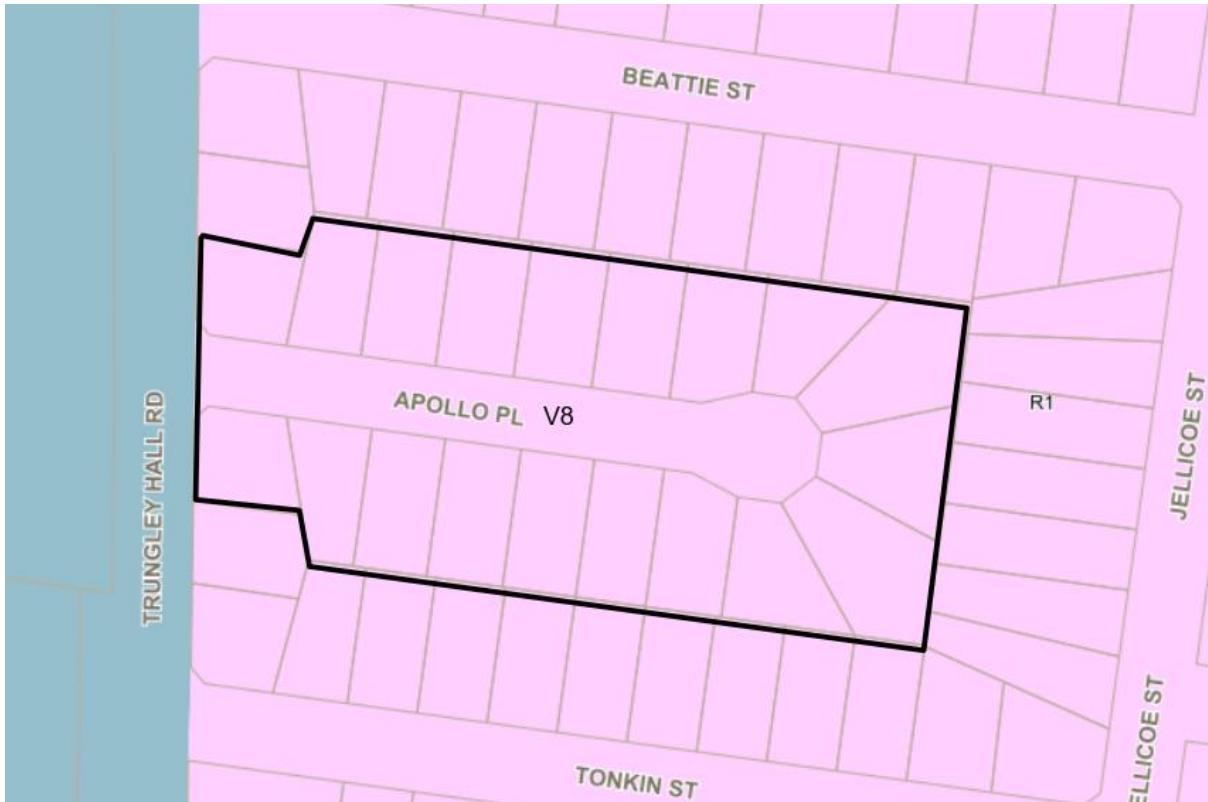


Figure 10: Residential zoned vacant land at Apollo Place

Additional residential development opportunities

Infill development and redevelopment

There are a small number of opportunities for infill development and redevelopment of sites for medium density development on sites located close to the main shopping precinct. These developments are expected to continue with the support of Council as older, lower quality housing stock is replaced by either new single dwellings or unit development. Some existing residential zoned land may appear to be underutilised, with large vacant rear yards, however access constraints limit the potential for sites to be redeveloped for medium density purposes.

Vacant single lots

There are 44 vacant residential zoned lots in Temora, many of which have remained vacant for many years. These lots are often located in less desirable areas, such as on busier roads or in lower socio-economic areas. Few of these lots are currently for sale. However, for the lots that are for sale, the lower cost of the lot often does not progress to the sale and development of the lot, due to similar construction costs but lower overall return potential in future sale or rent. This has been identified as an underutilised resource that, with support, would assist in meeting housing demand. There are also three single vacant B4 Mixed Use zone lots.

Summary

In relation to short term supply of existing R1 General Residential zoned land, there is strong interest from developers in bringing land located around the north eastern fringe. If this subdivision does occur, this will satisfy short term demand. In addition, the potential for development of land at Apollo Place will provide additional opportunities for those seeking medium density living. However, additional opportunities are needed to meet other medium term demand, involving investigating rezoning land.

A summary of estimated development potential for vacant R1 General Residential zoned land is as follows:

V1: 209 lots

V2: 60 lots

V6: 40 lots

V4: 10 lots

V8: 30 dwellings

Vacant single lots: 47 lots

Total: 396 residential zoned lots/dwellings

R5 Large Lot Residential Zone

For the purposes of this Strategy, Large Lot Residential Development is defined as:

Land that is used primarily for residential purposes and is generally one – two hectares in size

Existing Large Lot Residential Development is located on the fringes of the urban areas of Temora. This is shown by Figure 11. There is also some large lot residential zoned land on the fringes of Aria Park village, however this is considered as part of a separate planning document, and has different levels of demand due to its village location 35km west of Temora township.

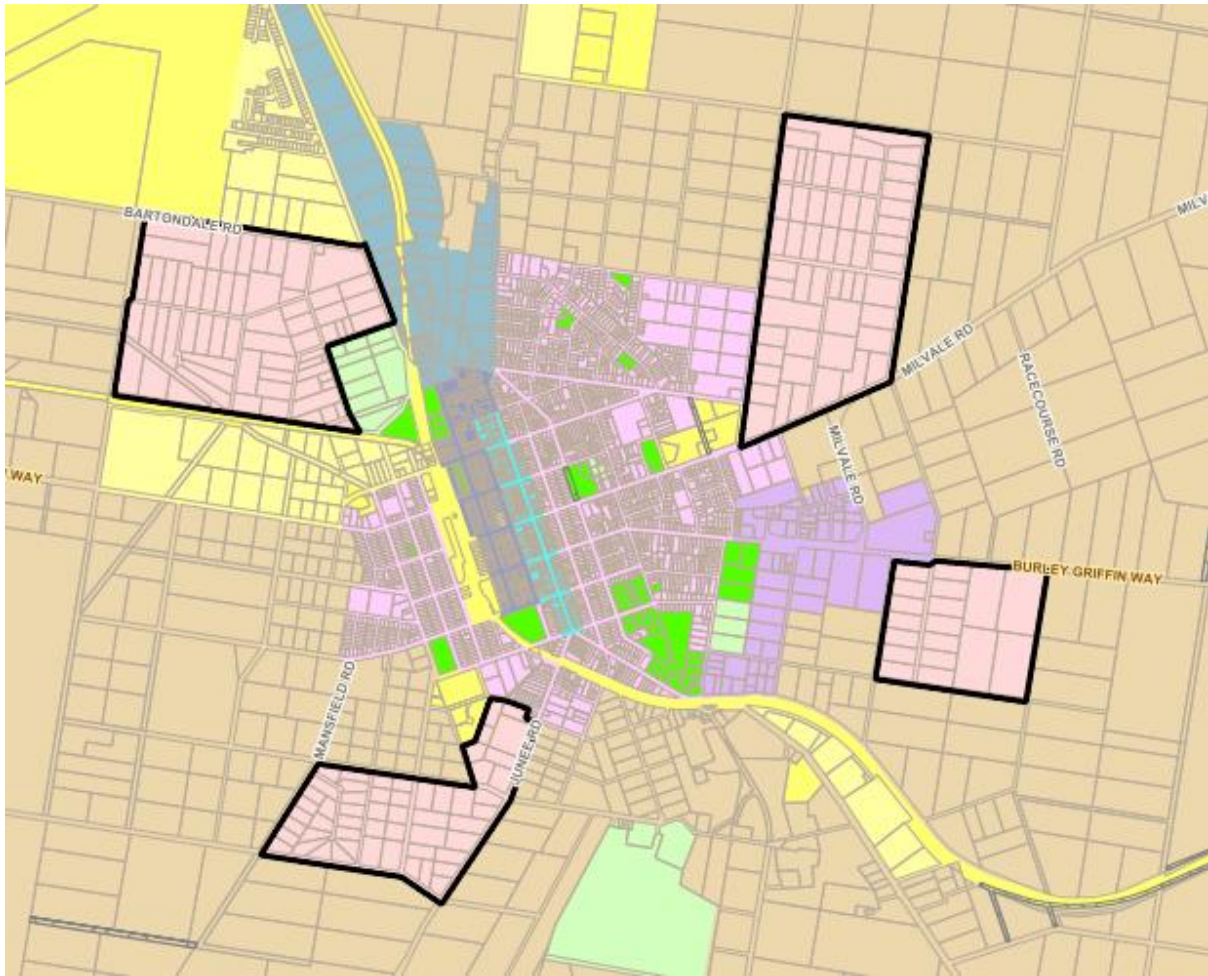


Figure 11: Location of existing large lot residential land in Temora, shown edged heavy black

Figure 12 indicates the minimum lot size of existing Large Lot Residential zoned land in Temora. Land located to the east and south of Temora has a minimum lot size of one hectare and land located to the west has a minimum lot size of two hectares, due to its proximity to Temora Airport, located immediately to the north of this site.



Figure 12: Minimum lot size of existing large lot residential land in Temora, shown edged heavy black

The existing large lot residential areas are considered further below:

Eastern fringe - Bundawarra Road

The large lot residential area at Bundawarra Road covers approximately 140 hectares. The minimum lot size in this area is one hectare. This area is largely developed, however at a lower density than the minimum lot size, due to the previous minimum lot size of two hectares. A small number of properties have been subdivided to create one hectare lots and there is a steady level of interest from landowners to seek to subdivide their property to the one hectare minimum lot size. This is assisting with meeting short term demand for additional Large Lot residential development. However the full potential of this area is unlikely to be reached due to the constraints of existing developments and preference for landowners to retain their two hectare setting. The site is shown by Figure 13.



Figure 13: Existing large lot residential zoned land located on the eastern fringe of Temora, adjoining Bundawarra Road

Eastern Fringe- Rosella Street

The large lot residential area at centred around Rosella Street covers approximately 64 hectares. The minimum lot size in this area is one hectare. This area is partly developed, however at a lower density than the minimum lot size, due to the previous minimum lot size of two hectares. Also, land zoned on the eastern side remains vacant, despite contact from Council seeking to engage with the landowners. The cost of servicing and preferences of individual landowners are constraints to development of the vacant land. The full potential of the developed land is unlikely to be reached due to the siting of existing developments and the preference for landowners to retain their two hectare setting at this time. The site is shown by Figure 14.



Figure 14: Existing large lot residential zoned land located on the eastern fringe of Temora, centred around Rosella Street

Approximately half of this area remains vacant and is identified as V3 within this Strategy, as shown by Figure 15. The estimated lot yield for this site is 28 x 1 hectare lots.

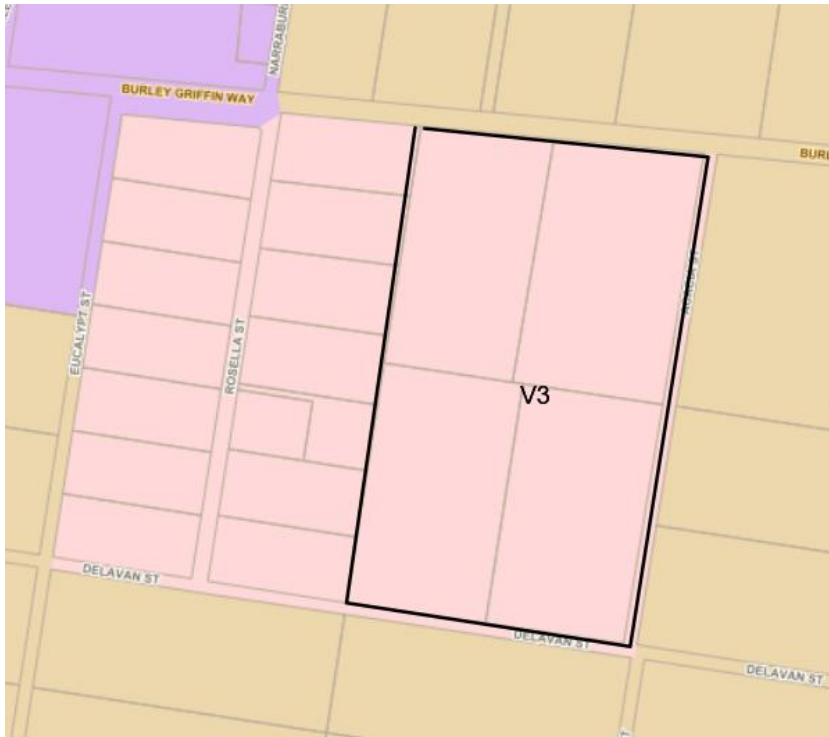


Figure 15: Vacant R5 zoned land, known as V3.

Southern Fringe

The large lot residential area located on the southern fringe covers approximately 83 hectares. The minimum lot size in this area is one hectare. This area is partly developed, with a 21 lot large lot residential subdivision, centred around Leary Place, predominantly sold and either under construction or developed. This estate has had strong demand since its completion. Some land zoned on the eastern side remains under developed or vacant, despite contact from Council seeking to engage with the landowners. The cost of servicing and preferences of individual landowners are constraints to development of the vacant land. It is possible that the strong local economy will encourage land owners to develop this land in the short-medium term to assist with meeting demand. The site is shown by Figure 16.



Figure 16: Existing large lot residential zoned land located on the southern fringe of Temora

Approximately two-thirds of this location remains under developed and is identified as Vacant 5 (V5) within this Strategy, as shown by Figure 17. The estimated lot yield for this vacant land is 32 x 1-hectare lots.

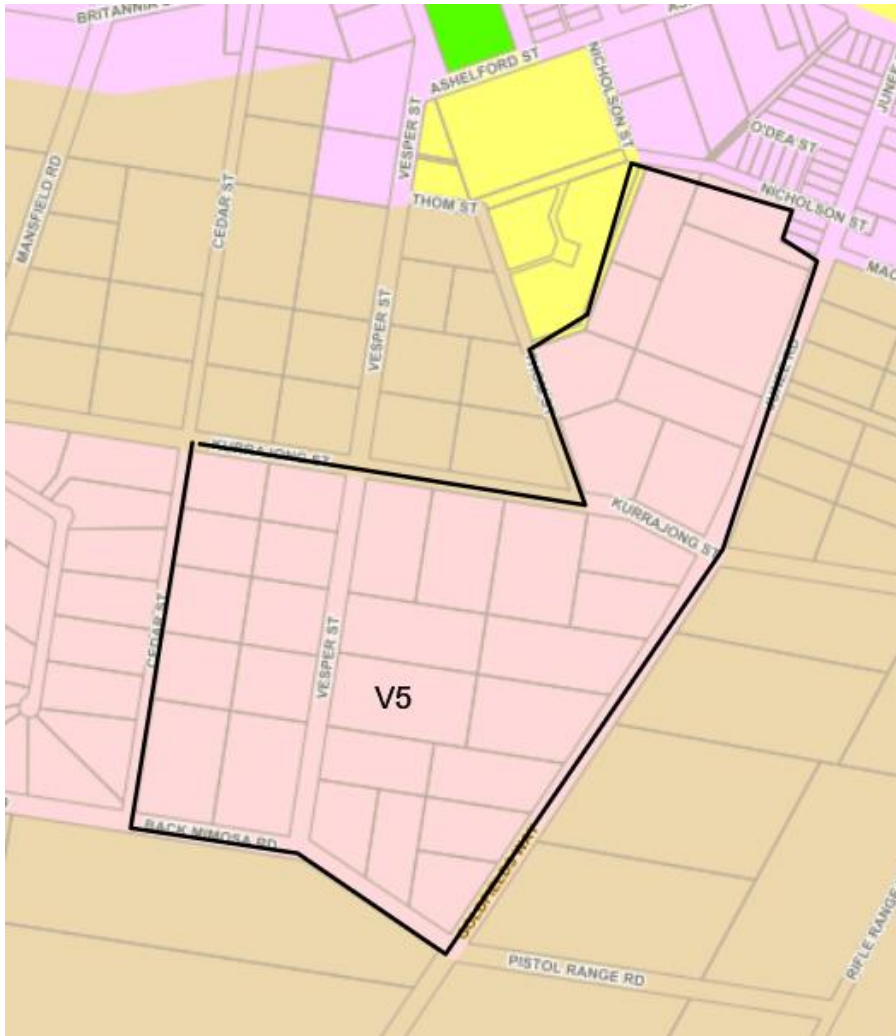


Figure 17: Underdeveloped R5 Large Lot Residential zoned land, known as V5

Western fringe

The large lot residential area located on the western fringe covers approximately 144 hectares. The minimum lot size in this area is two hectares. This area is predominantly developed, with limited to nil opportunities for additional subdivision. The two hectares minimum lot size is retained due to the proximity of this site to the Temora Airport, located to the north, as well as a major grain receival operation located to the south. The lower density limits the number of residents and therefore manages issues of potential land use conflict. A review of the minimum lot size has previously been conducted by Council in 2019 and no changes to the minimum lot size were proposed due to existing adjoining land development. The site is shown by Figure 18.



Figure 18: Existing large lot residential zoned land located on the western fringe of Temora, adjoining Temora Airport to the north

Summary

In relation to R5 Large Lot Residential opportunities, the market is currently constrained. Vacant zoned land is currently very limited this market. Bringing forward other suitable sites in the medium term is considered necessary to support ongoing population growth for families seeking to relocate to Temora, as well as providing opportunities for upgraded homes for existing residents.

A summary of estimated development potential for vacant R5 Large Lot Residential zoned land is as follows:

V3: 28 x 1 hectare lots

V5: 32 x 1 hectare lots

Total Large Lot Residential zone lots: 60 lots

SP1 Special Activities (Aviation related residential, business and tourism development)

Future stages of the Temora Airpark Estate will be located within a 33 hectare section of vacant land, identified as Vacant 7 (V7) and shown by Figure 19.

Council has approved consent for the development of 40 residential lots, located at the corner of Airport Street and Bartondale Road. This land is owned by Temora Shire Council. Once developed, this is likely to meet demand for this type of residential land use over the next 10-15 years. Figure 20 shows the subdivision layout.

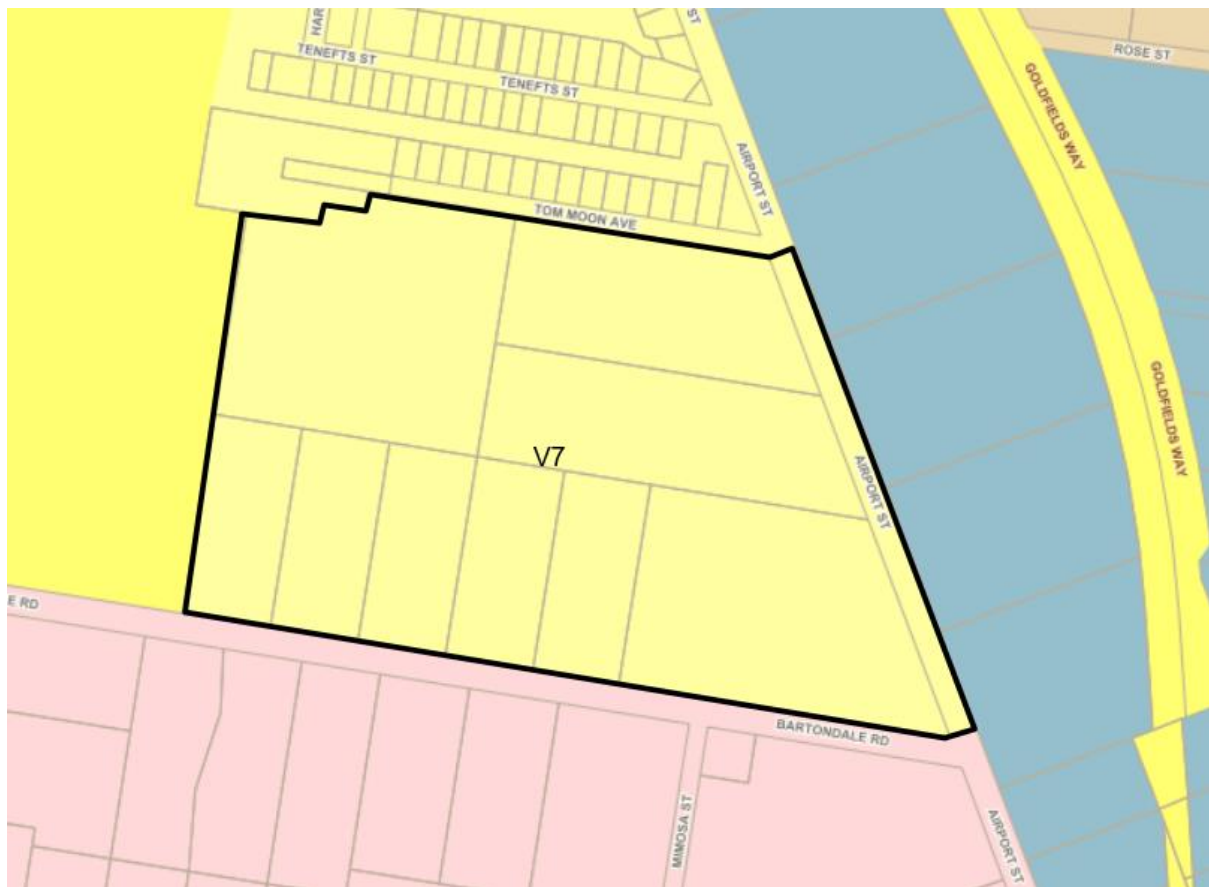


Figure 19: Vacant land zoned SP1 Special Activities for future expansion of the Temora Airpark Estate
The estimated lot yield for this vacant land is 90 airpark lots.

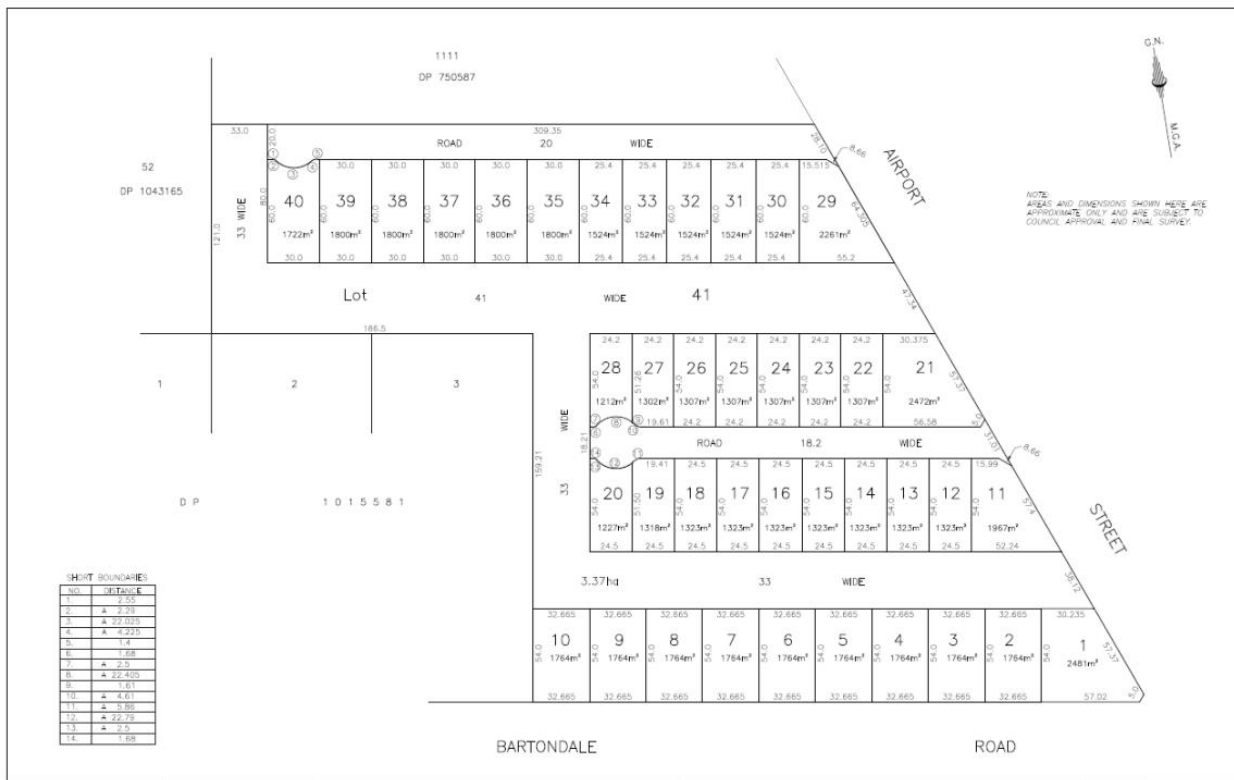


Figure 20: Subdivision layout Temora Airpark estate

The future development of this estate is dependent on securing grant funding to support construction of servicing infrastructure, including an additional taxiway, with funding negotiations continuing.

Overall summary of housing supply in Temora

269 x residential lots

50 x lower density residential lots

60 x Large Lot Residential lots

90 x aviation related lots

30 x medium density affordable housing

Overall estimated total, all lot types: 499 lots (excludes 47 single vacant lots, generally unavailable in the market).

Conservatively, Temora Shire requires 30 new dwellings each year to meet demand. However, recent demand has been higher than this, at around 39 dwellings per year. Based on all available supply using currently zoned land, this should meet demand for at least 13 - 20 years, which allows for around 20% of new dwellings to be built on rural land. However, several existing sites of residential zoned are not available for development in the short

term due to a range of constraints, including lack of servicing, landowners unwilling/unable to develop land, unsuitable location, environmental constraints and cost of development. In addition, many new dwellings on rural land involve replacement of existing dwellings and therefore do not create additional supply. Therefore, conservatively, there is most likely 7 - 10 years of available supply (300 available lots). The higher take-up rate in determining the future supply is based on the anticipated demographic changes – increasing population, increasing older age population, increasing lone-person household, decreasing household size. Consequently, planning for the provision of additional land supply is necessary to prevent future land shortages, provide housing choice and avoid excessive increases in land pricing.



2.4 Land Use Opportunities and Constraints

The provision of housing in Temora must be considered in relation to the opportunities for additional development, measured against the identified constraints to development.

Opportunities

There are increasing pressures on the supply and affordability of housing in the regions, through a combination of factors. A strong economy means more people are choosing to stay in the regions, rather than move to the city, and work in jobs close to where they live. The way we live and work is also transforming and COVID-19 is accelerating this transformation, with far greater opportunities to work and study remotely. Overall, there has been a noticeable shift in people either opting to stay in the regions or swapping the

cities for a tree change and this is leading to escalating property prices and rents (DPIE, Regional Housing Taskforce, 2021).



Temora Shire Council is strongly supportive of responding to these emerging opportunities and has been actively exploring a range of options to encourage future growth in housing, using a range of techniques, including:

- Country Change Council – to encourage relocation from city areas to regional areas
- Direct contact with landowners of zoned residential land to encourage new development
- Development of residential airpark estate to offer development in association with aviation
- Development Infrastructure Deferred Payment Policy, to support the management of costs associated with the delivery of Council infrastructure (roads, sewer, stormwater infrastructure), enabling the developer to defer the cost of this infrastructure and repay these costs once new residential lots are sold.
- Forums with local investors and businesses to encourage new investment in Temora Shire
- Range of services, facilities and support for ageing and disability care, to enable residents to age in place in Temora, either in their own home or in seniors living units
- Continue to maintain and enhance liveability of Temora in order to meet community expectations, including investing in social infrastructure involving recreational and

cultural facilities, health and education services, community connectivity through roads, footpaths and cycle paths, main street upgrades and enhancement, and support for retail, services and tourism businesses

Overall potential opportunities are shown by Figure 21 numbered 1 -12.

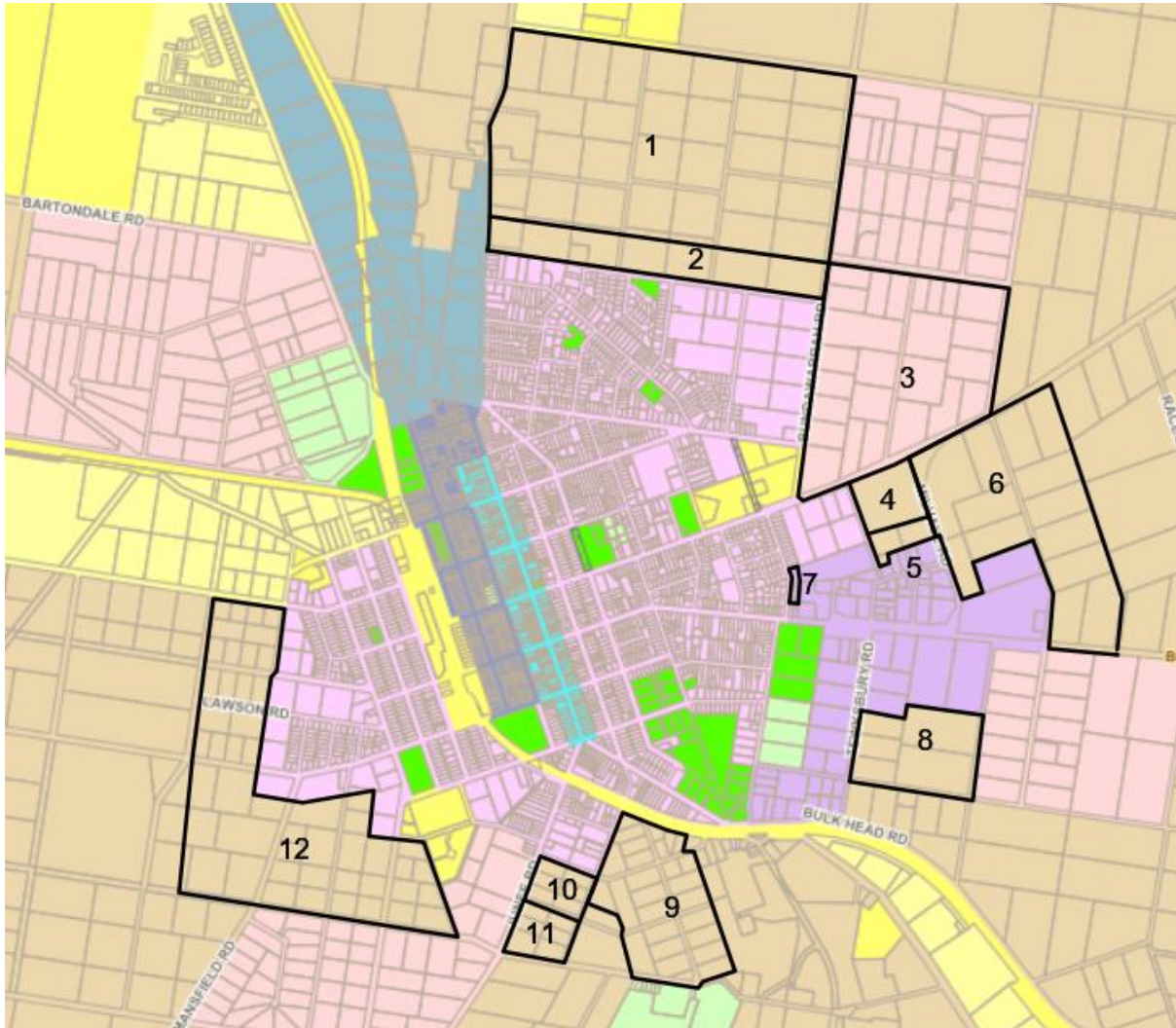


Figure 21: Identified urban investigation areas in Temora

Potential emerging opportunities for rezoning in the short term are shown by Figure 22.

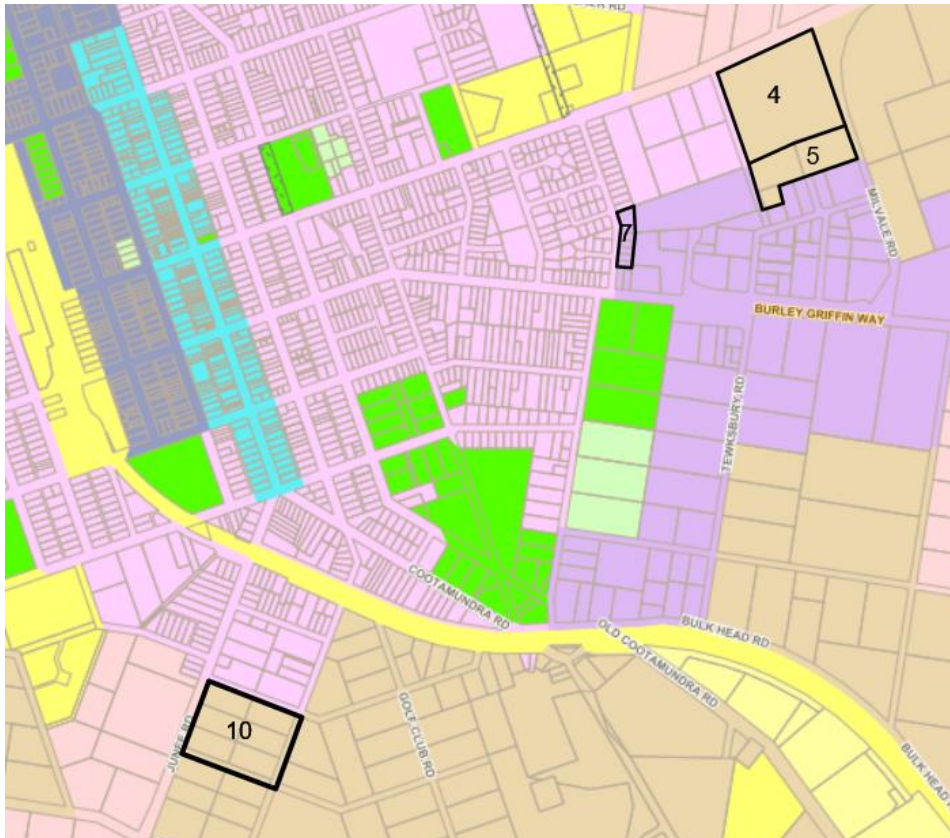


Figure 22: Location of short term investigation areas for additional residential development or industrial development

Further details about the identified sites are shown by Table 8.

Site number	Area (approx.)	Comment	Lot Estimate
4	7 hectares	Adjoins existing R1 zoned land and identified in a master plan for future residential development. Likely high demand.	64 residential lots
5	3 hectares	Requires investigation of rezoning to IN1 General Industrial for small lot industrial development. Likely high demand for additional industrial land.	19 industrial lots industrial
7	0.6 hectares	Adjoins existing R1 zoned land and identified in a masterplan for future residential and industrial development. Site is already partly used for residential purposes under existing use rights. Likely easily developed in this location	4 residential lots
10	5.7 hectares	Adjoins existing R1 zoned land. Some existing development of dwelling and sheds. Proximity to rural museum, visitor information centre, caravan park, golf course and motel. Likely moderate demand for lower density lifestyle development	12 lower density residential lots

Table 8: Identified potential R1 General Residential zoned land/IN 1General Industrial zoned land

In the medium term, there is opportunity to investigate increasing the density of part of the existing R5 Large Lot Residential zoned land at Bundawarra Road, should additional sewer services be able to be extended. The medium term investigation area is shown by Figure 23.

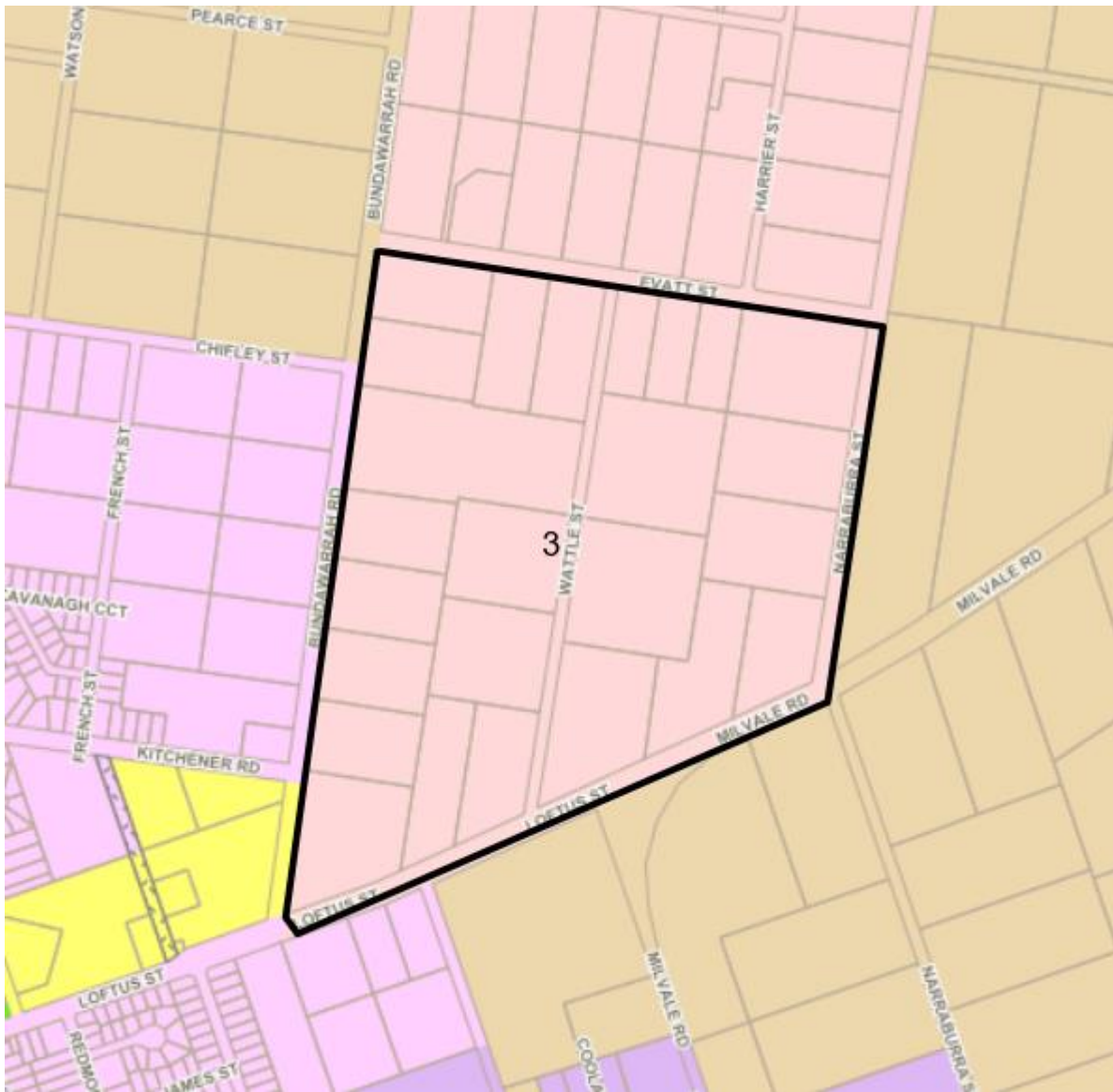


Figure 23: Medium term investigation area, increasing density by rezoning from R5 Large Lot residential to R1 General Residential and reducing minimum lot size from 1 hectare to 750m2

Further details about this site are shown by Table 9.

Site number	Area (approx.)	Comment	Lot estimate
3	70 ha	Rezoning from R5 to R1 zone would increase the development potential of this site, which is dependent on the extension of sewer services. Existing dwellings form a development constraint, however preparation of a masterplan would provide opportunities for efficient provision of servicing.	50 lower density residential lots

Table 9: Summary of potential development opportunity for Wattle Street site

The longer-term opportunities for future residential development are shown by Figure 24.

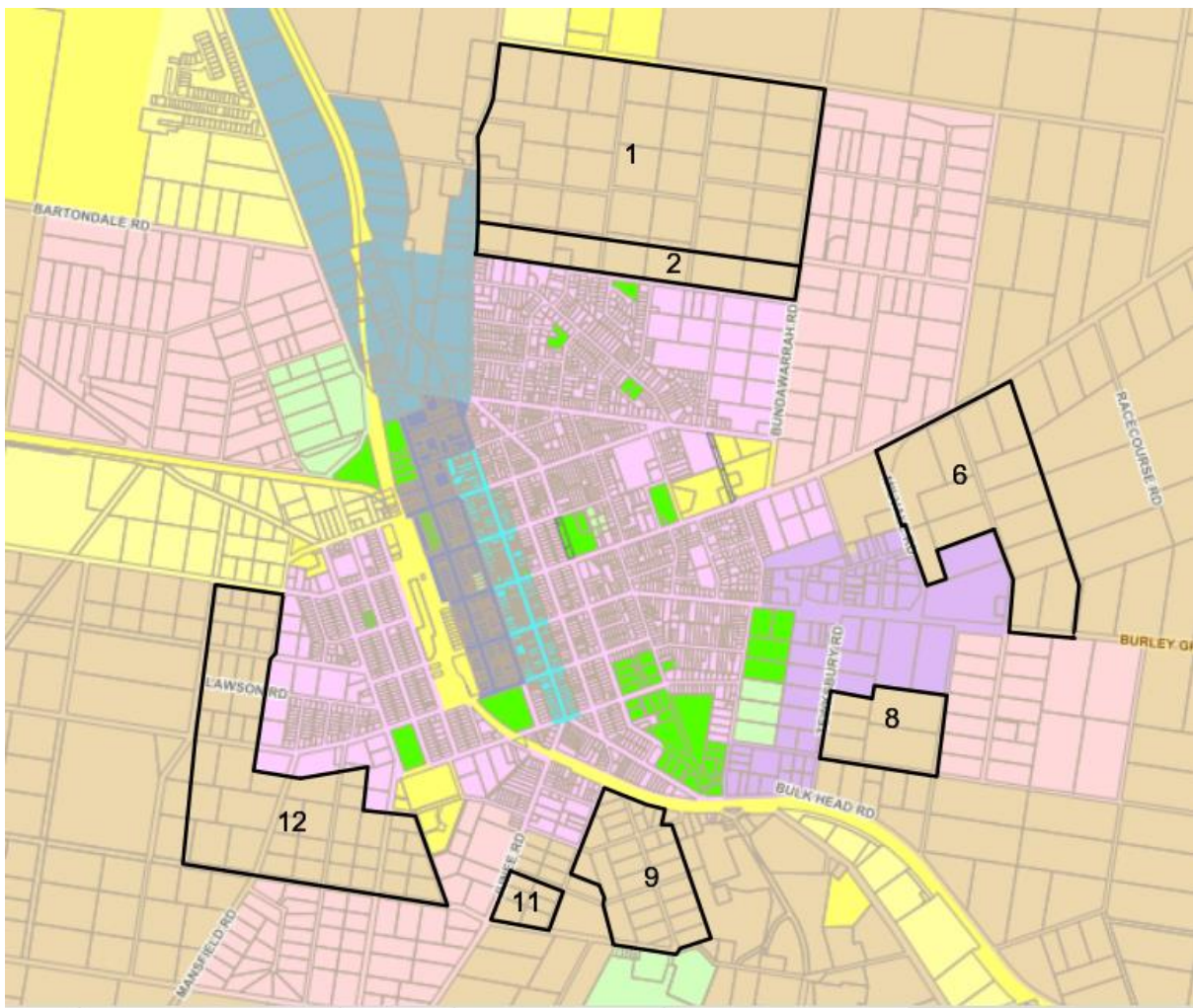


Figure 24: Location of long term investigation areas for additional residential development

Further details about the long term sites are shown by Table 10.

Site number	Area (approx.)	Comment	Lot estimate
1	132 ha	Potential long term large lot residential development. Constraints of proximity to sewage treatment plant and waste management facility. Requires further investigation if supply of large lot residential land necessitates.	12 Large Lot Residential lots
2	23 ha	Potential residential zone as supported by extension of sewer infrastructure. Constraints of proximity to sewage treatment plant and waste management facility limits further conventional residential expansion north. Requires investigation as supply of vacant residential land becomes depleted.	25 lower density residential lots
6	60 ha	Potential large lot residential development, in accordance with existing low density residential in the area	25 Large Lot Residential lots
8	20 ha	Potential B6 Enterprise Corridor zone (or equivalent) to provide transitional use of business and residential, between industrial and large lot residential. Requires further investigation in relation to servicing	9 x 2 hectare lots for business and residential use
9	31 ha	Potential large lot residential development. Consistent with existing land uses already in the location. Requires completion of Temora Floodplain Risk Management Study prior to further investigation.	18 Large Lot Residential lots
11	6 ha	Potential residential zone as supported by extension of sewer infrastructure. Requires completion of Temora Floodplain Risk Management Study prior to further investigation.	26 residential lots
12	81 ha	Potential large lot residential development. Constraints of uncertainty about future Heavy vehicle Alternate Route to manage heavy vehicle movements through and around Temora. Requires further investigation if supply of large lot residential land necessitates.	72 Large Lot Residential lots

Table 10: Summary of potential long term future residential and large lot residential development areas

Constraints

The constraints to the provision of additional housing opportunities in Temora have been identified as follows:

- Cost of extension and provision of services
- Uncertain time between development and sale of lots
- Existing zoning and costs of studies to support rezoning

- Environmental and natural hazards, including biodiversity and flooding
- Managing potential land use conflict with agricultural and industrial land uses
- Managing proximity to existing land use constraints, including sewage treatment plant and waste management facility
- Potential long term infrastructure, specifically providing heavy vehicle access through and around Temora

The constraints for each investigation site are summarised by Table 11.

Investigation site	Constraints to future development					
	Flood/ Drainage management required	Bushfire area	Biodiversity investigation required	Electricity services in place	Reticulated Sewer services in place	Reticulate water services in place
1	Yes	No	Yes	Yes	N/A	Yes
2	Yes	No	No	No	Yes	No
3	Yes	No	No	No	Yes	Extension
4	No	No	No	No	Extension	Extension
5	No	No	No	No	Extension	Extension
6	No	No	No	No	N/A	No
7	No	No	No	No	No	No
8	Yes	No	No	Yes	Yes	Extension
9	Yes	No	Yes	No	N/A	No
10	No	No	No	No	Extension	Extension
11	Yes	No	Yes	No	Extension	Extension
12	No	No	No	Yes	N/A	Yes

Table 11: Investigation sites development constraints

Sites identified requiring flood/drainage management will be considered against the Temora Floodplain Risk Management Plan outcomes, due for completion in 2023.

Biodiversity assessment will be required as part of future planning proposal preparation. Figure 25 provides an overview of Sensitive biodiversity land in Temora with overall potential opportunities.

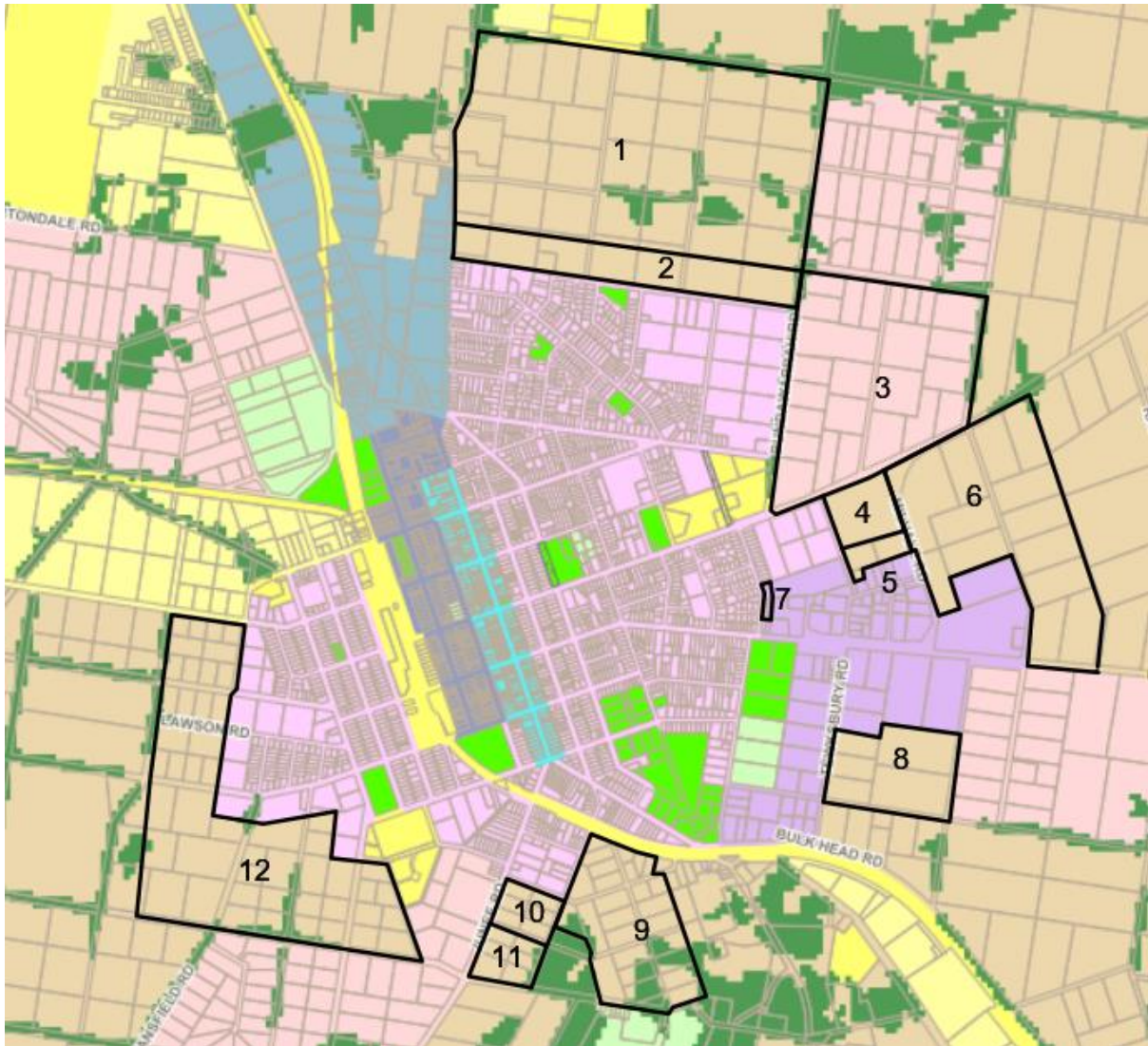


Figure 25: Sensitive biodiversity shown with overall potential opportunities

Extension of electricity infrastructure will be assessed through consultation with Essential Energy.

Capacity to accommodate additional growth exists within Council’s Sewage Treatment Plant, however additional aeration is required, including installation of an additional aerator and replacement of existing aerators nearing the end of useful life.

Council has conducted consultation with Goldenfields Water for the extension of reticulated water services/additional connections for priority sites are required and their comments are included as an Appendix to the Strategy.

Sites that require upgrade and/or extension of road infrastructure will require planning for road infrastructure in consultation with Council’s Engineering Department.



2.5 Analysis of the Evidence-Base

Analysing the data and trends for Temora provides information about the current housing needs, where the gaps are and where the gaps are likely to be in the future.

The projected population growth and housing supply trends are summarised by Table 12.

	Temora by 2042	
Projected population	7529 people (moderate 1% growth)	6891 (low 0.5% growth)
Projected population increase	1255 additional people	617 additional people
Average household size	2.3 people per household	2.3 people per household
Likely dwelling demand	546 additional dwellings	268 additional dwellings
Estimated potential available lots (R1, R5, B4, SP1 and RU5 zoned)	300 available lots	300 available lots
Assumed housing supply gap	275 lot shortfall	32 lots remaining

Table 12: Projected population growth and housing supply trends in Temora

Based on the data presented in the previous section, the following analysis of the housing situation in Temora is provided:

- In the short term, there is supply of residential zoned land that is in the process of being serviced to support new development

- In fill development is occurring in select areas, with replacement single dwellings or multi unit development
- Development of large lot residential dwellings is progressively occurring on the south west, with more capacity available, subject to landowner progressing development
- The highest level of interest in additional residential development is located in Eastern Temora

There are a very small number of vacant lots available within Temora as infill development sites. The new estates, namely Timmins Street, John Rands Place and Wadey Place are largely completed, with vacant land sold and construction expected to be completed within the next 12 months.



2.5.1 Housing Supply Gaps

Based on the data analysis completed, there are gaps between expected population growth and current housing supply trends. There is also a demand for a range of different types of housing that are required to address particular needs, including budget, family size, stage of life and lifestyle requirements. The housing supply gaps identified are:

- There continues to be ongoing demand for additional conventional residential development in new residential estates. Short term supply (0-5 years) is reasonably secure, with two residential estates in the early stages of being developed. However, supply for the medium term (5-15 years) is constrained by a lack of zoned land.

- There continues to be ongoing demand for the purchase and rent of established homes that offer affordability to workers. A healthy vacancy rate for a town is approximately 3% vacancy rate. However, over the past 12 months, Temora has been experiencing close of 0% vacancy rate, which has resulted in workers being forced into less than ideal accommodation situations, such as occupying dwellings that are too small for their family unit, of living long term in ideally short term accommodation options, such as bedsits in pubs.



- There continues to be ongoing demand for additional large lot residential development opportunities. Short term supply of development ready land is not available. Some additional lots have been subdivided over recent years, with the reduction of minimum lot size from 2 hectares to 1 hectare. However, supply is very limited. Zoned land is available but is unserviced and not development ready.

- There continues to be ongoing demand for unit development, close to existing shops, services and facilities. Supply is being driven by the market and as new developments continue to become available, they are quickly purchased.

- There is demand for adaptable housing, supporting residents to age in place and cater for those with a disability.



2.5.2 Identifying areas with development capacity

Temora is currently experiencing increased demand and a lack of available supply of zoned and development ready residential and large lot residential land. There are several areas of zoned residential land that are commencing development to meet market demands. However, large lot residential zoned land remains in short supply due to a lack of development ready land. With the commencement of development of zoned residential land, Council must also work towards the delivery of the next areas to support additional residential development in the medium term.

There is capacity for growth, to some extent, in all directions of Temora. However, some areas have greater constraints and require higher levels of investigation than others. It is important to prioritise the most suitable areas, to protect the land uses of existing business and industrial land to continue and prevent the conversion of extensive areas of primary production land to inefficient residential purposes.



SECTION 3 – The Priorities

The priorities for housing in Temora are proposed in response to the data and analysis completed, the preferred outcomes and the planned delivery strategy. Objectives and planning approaches are detailed to guide the achievement of the outcomes.

3.1 The Local Housing Strategy Objectives

The Temora Local Housing Strategy Objectives are informed by community and stakeholder consultation and the evidence based analysis. The objectives are as follows:

1. To support a range of housing opportunities in Temora, including new residential development opportunities, continued supply of existing single residential dwellings and units, large lot residential land and infill residential development opportunities
2. To identify areas suitable for future residential development in Temora in both the short term and longer term
3. To support housing affordability in Temora, by encouraging housing choice in both location and type.
4. Support quality residential development and landscaping and protection of Heritage Conservation Areas and Heritage Items



3.2 Land Use Planning Approach

The proposed housing growth for Temora is detailed in the response to the Local Housing Strategy objectives identified:

3.2.1 Support a range of housing opportunities in Temora

Council will continue to support the development of existing residential zoned land to deliver on short term housing needs, in a variety of locations

Figures 4-10 show areas for residential development in the short term, as well as Figures 11-16 showing potential for large lot residential development in the short term

3.2.2 Identify areas suitable for future residential development in Temora

Council supports the investigation of zoning additional residential land to meet further housing demand in the short term

Council has identified three short term priority areas that are suitable for investigation to provide further residential housing opportunities. All three sites are adjacent to existing residential zones and will require the extension of existing services. Council has also identified several sites suitable for investigation for the medium and longer term.

3.2.3 Support housing affordability in Temora

Council supports targeted approaches to assist with increasing housing affordability, including affordable housing for purchase and rental. Council has identified the site at Apollo Place as being suitable for affordable housing and is actively working towards the development of this site for this purpose, in conjunction with development partner Argyle Housing. Council is also supportive of proposals for infill development that support increase housing affordability on appropriate sites.



Council supports a range of dwelling types including unit developments, offering housing that is lower cost than single detached family homes. Council also supports housing development in a range of locations in Temora, and a range of lot sizes, supporting competitive pricing for available vacant residential land.

3.4.4 Support quality residential housing, landscaping and heritage

Council is strongly supportive of new residential development. However, this should not occur at the expense of achieving quality, design, suitable landscaping and respect for Temora's heritage dwellings, Conservation Area and residential amenity and character. Council places value on streetscape including dwelling design and articulation, privacy, solar access, private open space and street trees to deliver quality residential housing.



3.3 Mechanisms to Deliver the Options

The key mechanisms that will be employed to achieve the vision, priorities and objectives of this Strategy will be planning and policy, and engagement and collaboration.

Planning and Policy

Temora's land use planning policies, particularly Temora Local Environmental Plan 2010 and Temora Shire Development Control Plan 2012 control the delivery of housing in Temora. However, the main factor in determining delivery is the cost of servicing infrastructure and the ability and willingness of landowners to enable the development of land.

Council is supporting increased demand through support for economic growth, diversity and investment to encourage employment growth. This is complemented by enhancement of infrastructure, services and facilities to improve liveability and connectivity in the community, as well as Council support for developers and suitable development of land.



Engagement and Collaboration

Council continues to engage and work with community organisations, Government agencies, businesses, developers and residents to understand and respond to the demand for housing and deliver services and facilities in response to community expectations. This engagement covers a range of forms and focus areas, including meetings, surveys, media awareness, policy preparation and review, and forms part of Council's reporting under its priorities identified within the Integrated Planning and Reporting Framework, including Council's Operational Plan and Delivery Plan.

The specific mechanisms proposed to achieve the objectives are as follows:

1. To progress the delivery of additional housing through the planning process, located on residential zoned land
2. Investigate the preparation of planning proposals to support rezoning of land identified to meet short term demand.
3. Improve housing affordability by supporting housing diversity across a range of residential locations in Temora.
4. Support the delivery of affordable housing located at Apollo Place, in partnership with Argyle Housing

3.4 Evaluation of the Options

In summary, the Temora Local Housing Strategy has identified the following:

- Temora is projected to continue to experience on average 1% growth per year, with the population of Temora Shire is projected to reach 7529 by 2041. This is an anticipated increase of 1255 additional residents.
- The majority of this growth is expected to be in the older age groups of 65 years and older, as people continue to live longer lives.
- Based on an average household size of 2.3 people per home, there is a likely demand of 546 additional dwellings over the next 20 years
- Current available land is expected to be able to deliver 300 additional lots, however it is expected that there will be a shortfall of around 275 lots
- If growth is lower than expected, at 0.5% per year, by 2042, there will only be 32 lots remaining.



- Analysis of the current housing situation in Temora has identified ongoing demand for a range of new housing, to support a range of needs including: families upgrading, first home buyers, down sizers and those relocating from rural areas and

from elsewhere, including returning former residents, to enjoy a thriving country lifestyle in a regional town.

- There is an increasing shortage of existing housing stock that is available for purchase and rent, which is decreasing housing affordability and choice to meet need
- Without a strategy to increase the supply of developable land over the medium term, housing affordability will continue to decrease, impacting on the ability of employers to secure the necessary workforce to meet employment demands
- Increasing new development opportunities supports increased availability of older existing housing stock, suitable for those who are seeking greater affordability, proximity to shopping and facilities and those seeking to renovate older dwellings with heritage character, as well as replacement of basic dwellings with modern homes and unit developments.
- There is a good supply of developable land available in the short term, with subdivision currently underway at two R1 General Residential locations
- There is a need to investigate the delivery of additional R1 General Residential zoned land, to support continued growth of Temora through the opportunity to develop other suitable areas located on the urban fringe.



- The provision of suitable zoned and serviced residential land is a key aspect of Council's Draft Economic Development Strategy, in order to support future population growth and economic prosperity of Temora Shire into the future. With

the rezoning of additional land, supported by landowners who are willing to facilitate the subdivision and servicing of this land, Council will be able to secure the future economic sustainability needed for Temora Shire and respond to current regionalism, as city residents seek to relocate from metropolitan areas and achieve a more balanced lifestyle.

- Existing residential and large lot residential zoned land can be retained for the longer term, as current landowners will be able to develop or sell their land for future residential development in the longer term, in line with their needs for the foreseeable future and as the future market demands.



SECTION 4 – Actions

4.1 Implementation and Delivery Plan

The implementation and delivery plan sets out how the mechanisms to deliver the priorities will be operationalised.

A structured plan identifies the actions and timeframes for amending the LEP, DCP or other council documents.

The mechanisms for implementation and delivery are as follows, as shown by Table 13:

Actions	Timing
Existing Residential & Large Lot Residential zoned land Housing Delivery	
1. Continued support of new development in Temora through support for pre-lodgement meetings and provision of information about development and subdivision potential	Ongoing
2. Opportunities to manage the cost of Council infrastructure provision through the Development Infrastructure Deferred Payment Policy	Ongoing
Future Residential Zone Housing Delivery	
3. Preparation of master plans for key strategic sites to support longer term residential development	Commencing in 2023
4. Preparation of planning proposals to support rezoning of sites identified to support additional residential demand in the short term	Commencing in late 2022
5. Monitoring of housing supply and demand and responding to emerging needs through investigation of medium and long term study areas as required	Ongoing
Support Housing Affordability	
6. Support for the development of a range of housing types and locations to manage housing supply and meet demand	Ongoing
7. Support for the delivery of affordable housing in partnership with Argyle Housing	Ongoing
Quality Residential Development	
8. Assessment of development applications and delivery of new development in accordance with Temora Shire Development Control Plan 2012 design and landscaping controls	Ongoing

Table 13: Implementation and Delivery Plan indicating required actions and timing

The delivery of future R1 General Residential zoned land has been identified as a priority in order to avoid future housing shortages that are currently being experienced, given the timeframe required to deliver the servicing infrastructure to enable additional housing construction.

The Temora Local Housing Strategy has identified sites that are suitable for investigation in the short, medium and longer term.



Short Term (0 – 3 years)

Existing RU1 Primary Production zoned land

The three areas identified with short term development capacity and potential for rezoning to R1 General Residential zone are:

- Loftus Street/Milvale Road
- Gallipoli Street and
- Junee Road (Eastern side).

All three sites are adjoining existing residential zoned land and have the potential for servicing through the extension of existing services. Providing options for future residential growth will continue to offer buyer choice and a competitive market.

It is logical that the land that is easiest to development is the highest priority, to enable demand to be met within a shorter timeframe. The sites located at Loftus Street/Milvale Road, Gallipoli Street and Junee Road East offer some short term potential. Investigating rezoning these areas to a R1 General Residential zone with a minimum lot size of 750 square metres, which is consistent with existing R1 zones in Temora.

In addition, there is a related site identified for rezoning to IN1 General Industrial, known as Coolabah Road, that is proposed to also be rezoned.

Loftus Street/Coolabah Street

This area is currently zoned RU1 Primary Production and is divided into 3 lots.

The subject area is shown by Figure 26.



Figure 26: Loftus Street/Coolabah Street study area aerial map

The existing zoning of this site and surrounding land is shown by Figure 27.

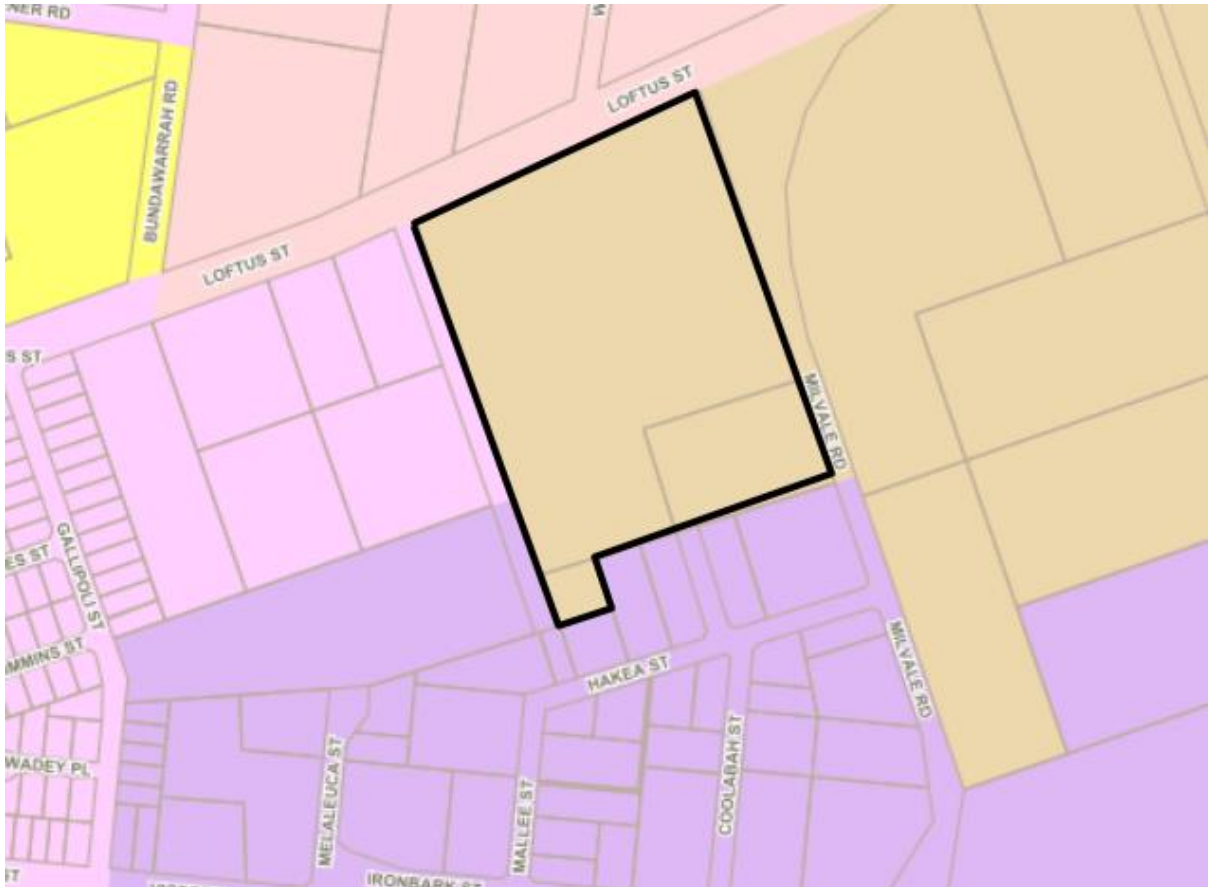


Figure 27: Loftus Street/Coolabah Street study area zoning map

Lot 46 DP 1242414 is owned by Temora Shire Council and is used as a stockpile for Council's works depot.

Part Lot 1 DP 1165762 is zoned in part IN1 General Industrial, south of the subject lot.

Lot 47 DP 1242414 is zoned RU1 Primary Production and is immediately adjacent to land zoned R1 General Residential and represents a suitable extension of this residential zone.

The relevant lot numbers are shown by Figure 28.

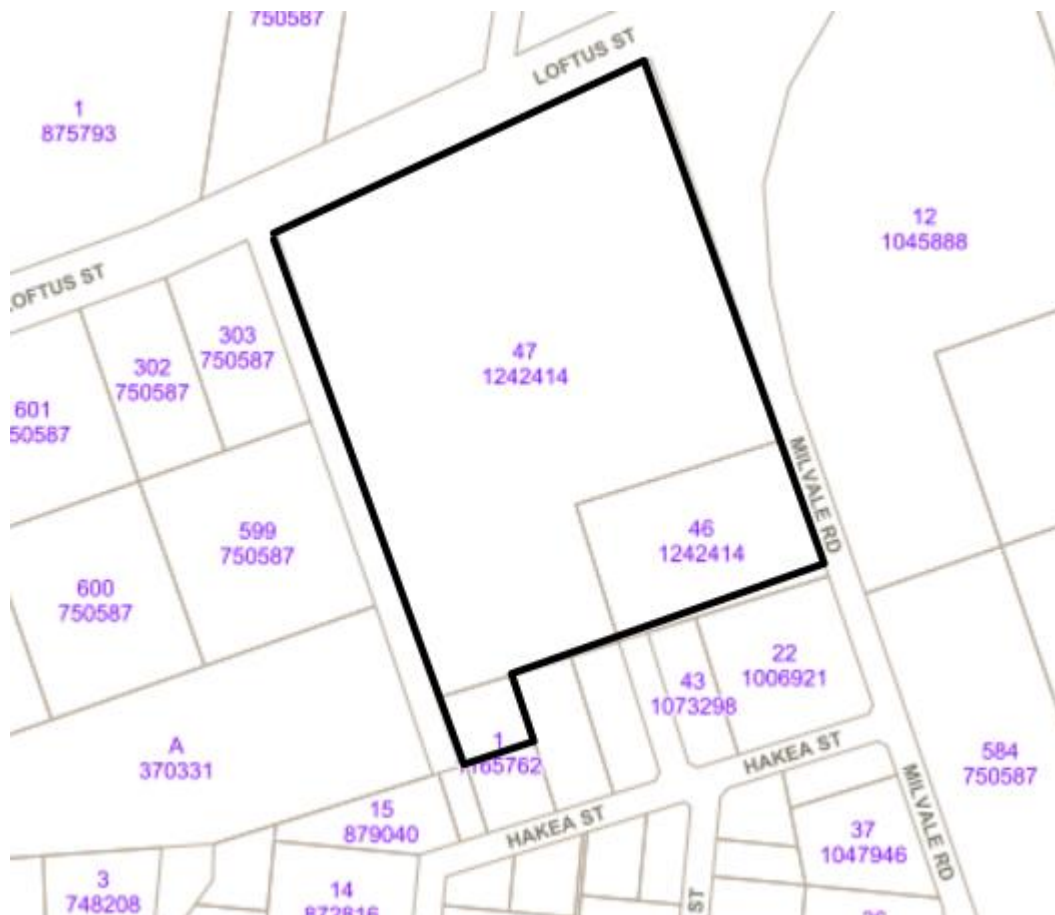


Figure 28: Lot numbers for Loftus Street/Coolabah Street study area

This site is not identified as being flood affected within the Temora Flood Study.

Council has received some submissions in support of changing the zoning of particular parcels within this study area, citing the existing property development, adjoining land zoned for residential purposes, planning priorities of Council identified within the Local Strategic Planning Statement, existing available services and support for additional development on the main entrance to Temora.

The size of the study area is approximately 10.6 hectares. The site is proposed to be considered for rezoning, in part to R1 General Residential zone and in part to IN1 General Industrial zone. A minimum lot size of 750sqm for the proposed R1 zoned land consistent with other General Residential zones. No minimum lot size would be proposed for land proposed IN1 General Industrial. The proposed zoning would be consistent with existing land development, as well as nearby land uses. Land located east of Milvale Road will be retained with existing zoning at this time. The proposed zones are shown by Figure 29.

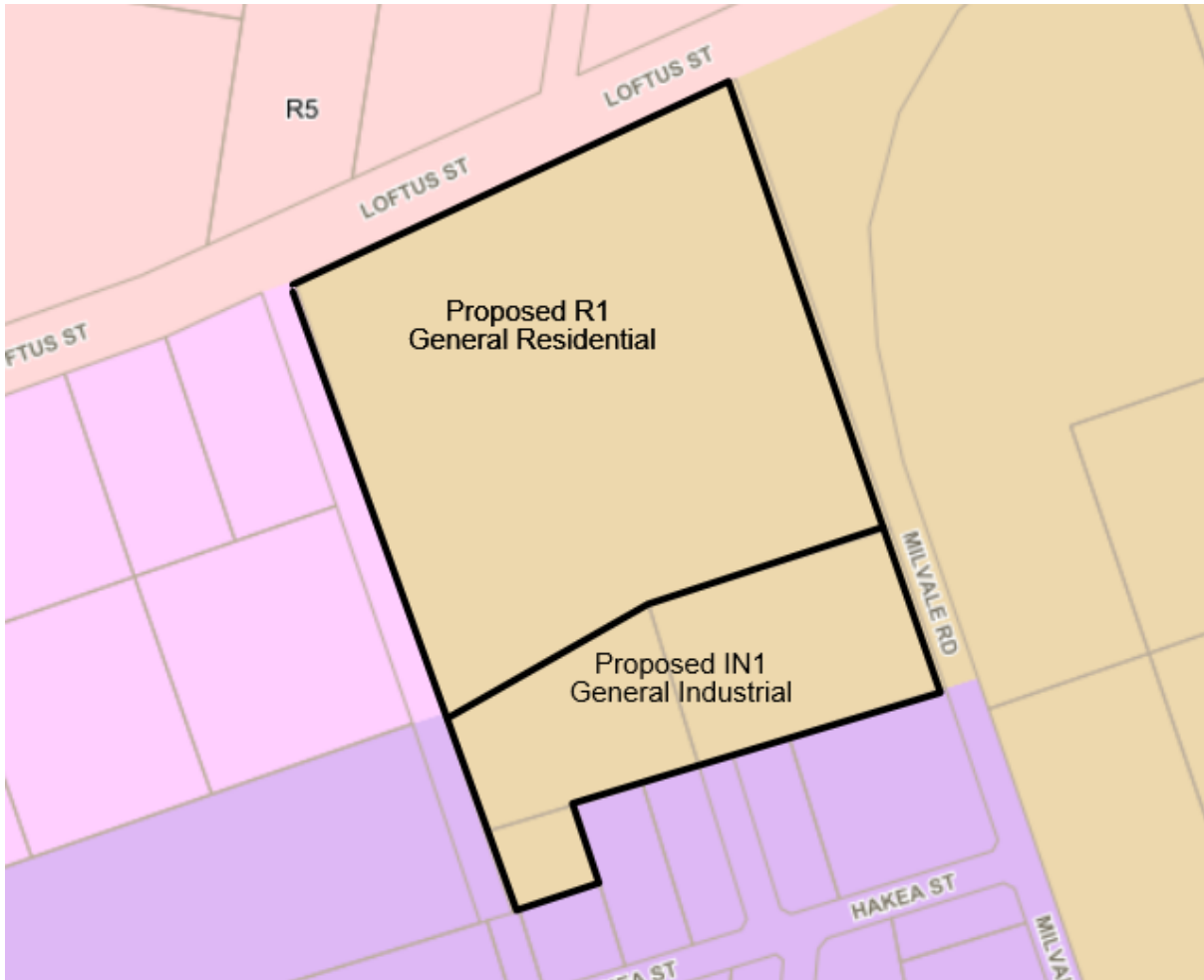


Figure 29: Proposed zones Loftus Street/Coolabah Street

The site has access to some existing infrastructure, including electricity, water, sewer and gas as shown by Figures 30 - 33.



Figure 30: Loftus Street/Coolabah Street electricity infrastructure

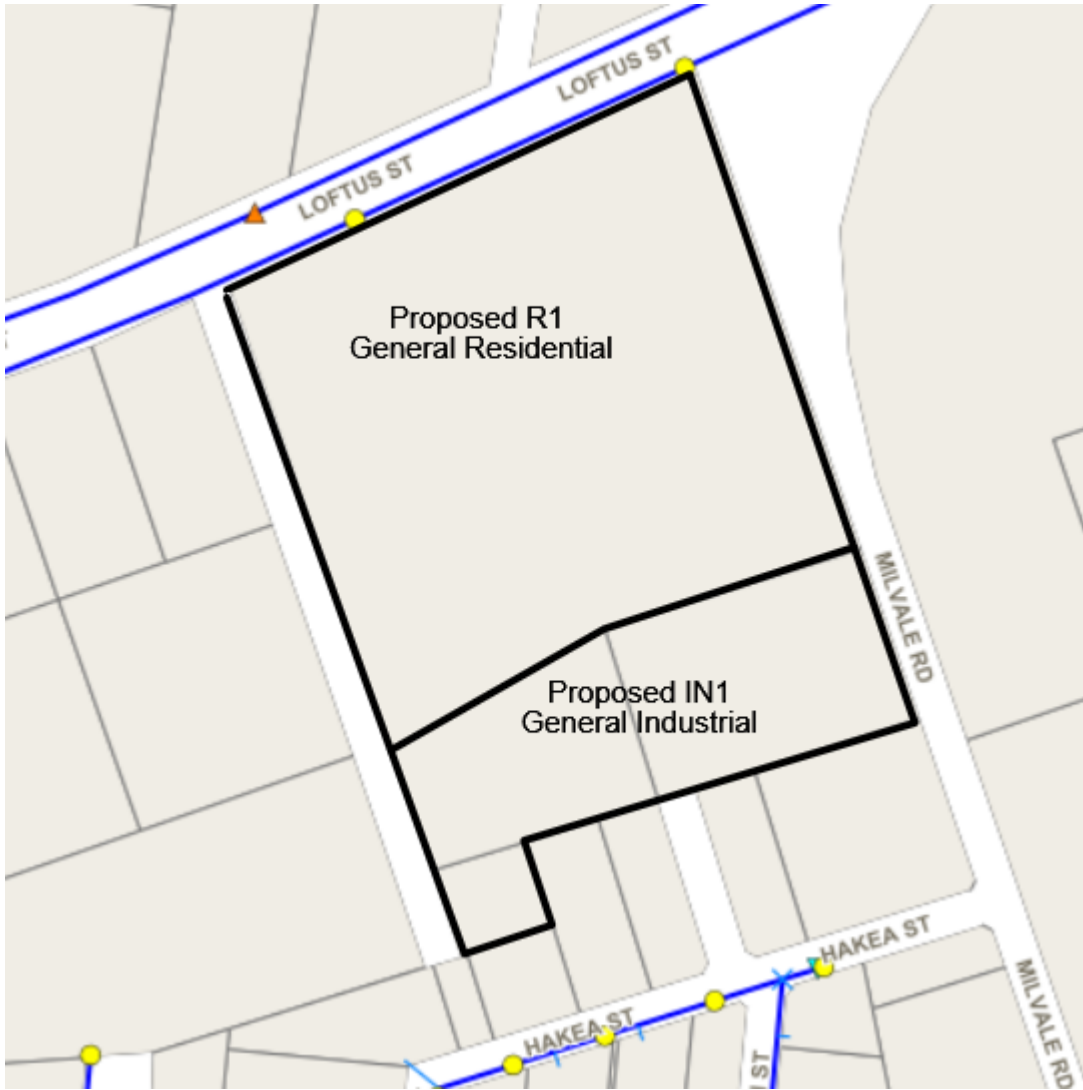


Figure 31: Loftus Street/Coolabah Street water infrastructure



Figure 32: Loftus Street/Coolabah Street sewer infrastructure



Figure 33: Loftus Street/Coolabah Street gas infrastructure

A preliminary environmental analysis provides the following information about constraints within the study area including bushfire, flood, sensitive biodiversity, sensitive land and heritage items.

The site is not affected by flood, bushfire or sensitive land. There are no nearby items of local heritage. Figure 34 shows the location of sensitive biodiversity land, shown shaded green, which affects the study area land.

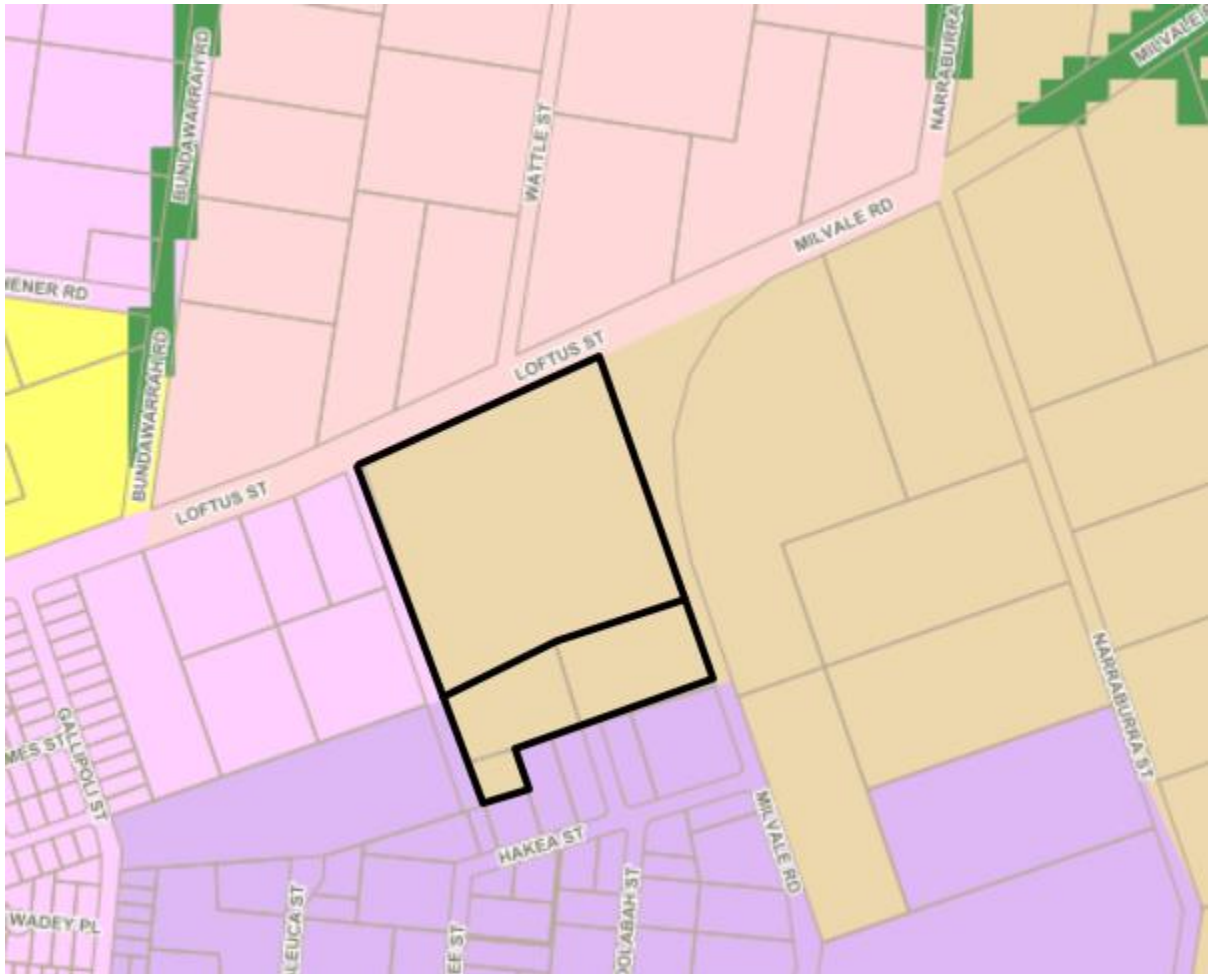


Figure 34: Loftus Street/Coolabah Street sensitive biodiversity land

Gallipoli Street

In addition, there are five existing lots and part of another lot nearby to the Loftus Street site that are zoned IN1 General Industrial zone however would be more appropriately zoned R1 General Residential, due to existing residential uses on the land and compatibility with adjoining residential uses in Gallipoli Street and Wadey Place. The total area proposed to be rezoned is approximately 0.7 hectares. The existing zoning is shown by Figure 35, and an aerial image of the site shown by Figure 36. Based on existing lots, the rezoning would support the provision of four additional dwellings.

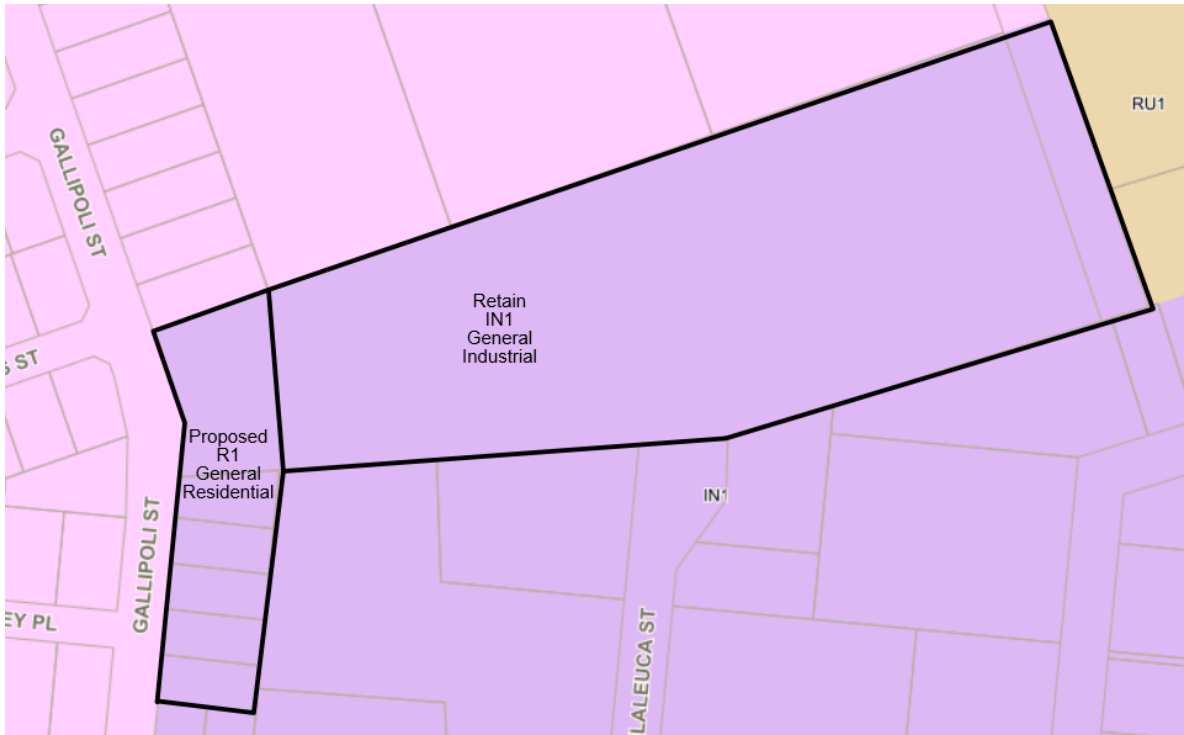


Figure 35: Existing IN1 General Industrial zoned land proposed to be rezoned to R1 General Residential in accordance with existing onsite and adjoining development



Figure 36: Aerial image of Gallipoli Street land proposed to be rezoned to R1 General Residential

The rezoning will facilitate the use of vacant industrial zoned land that is no longer appropriate for future industrial use, due to increased residential development to the immediate west of the site. The site is already serviced with water, electricity, sewer and gas services, due to existing residential development. The site is not affected by bushfire, flooding or sensitive biodiversity. The rezoning will support the development of adjoining existing and proposed future IN1 General Industrial zoned land for small industrial lot development.

June Road (Eastern Side) Stage 1

This area is currently zoned RU1 Primary Production, and is divided into six lots, all 0.81 hectares in size, and a closed road lot of 0.5 hectares. There is currently one large lot residential type development in the study area, with associated sheds on adjoining lots. This land is predominantly used for rural lifestyle purposes. The subject area is shown by Figure 37.



Figure 37: Junee Road (Eastern side) Stage 1 study area aerial image

The existing zoning of this site and surrounding land is shown by Figure 38.

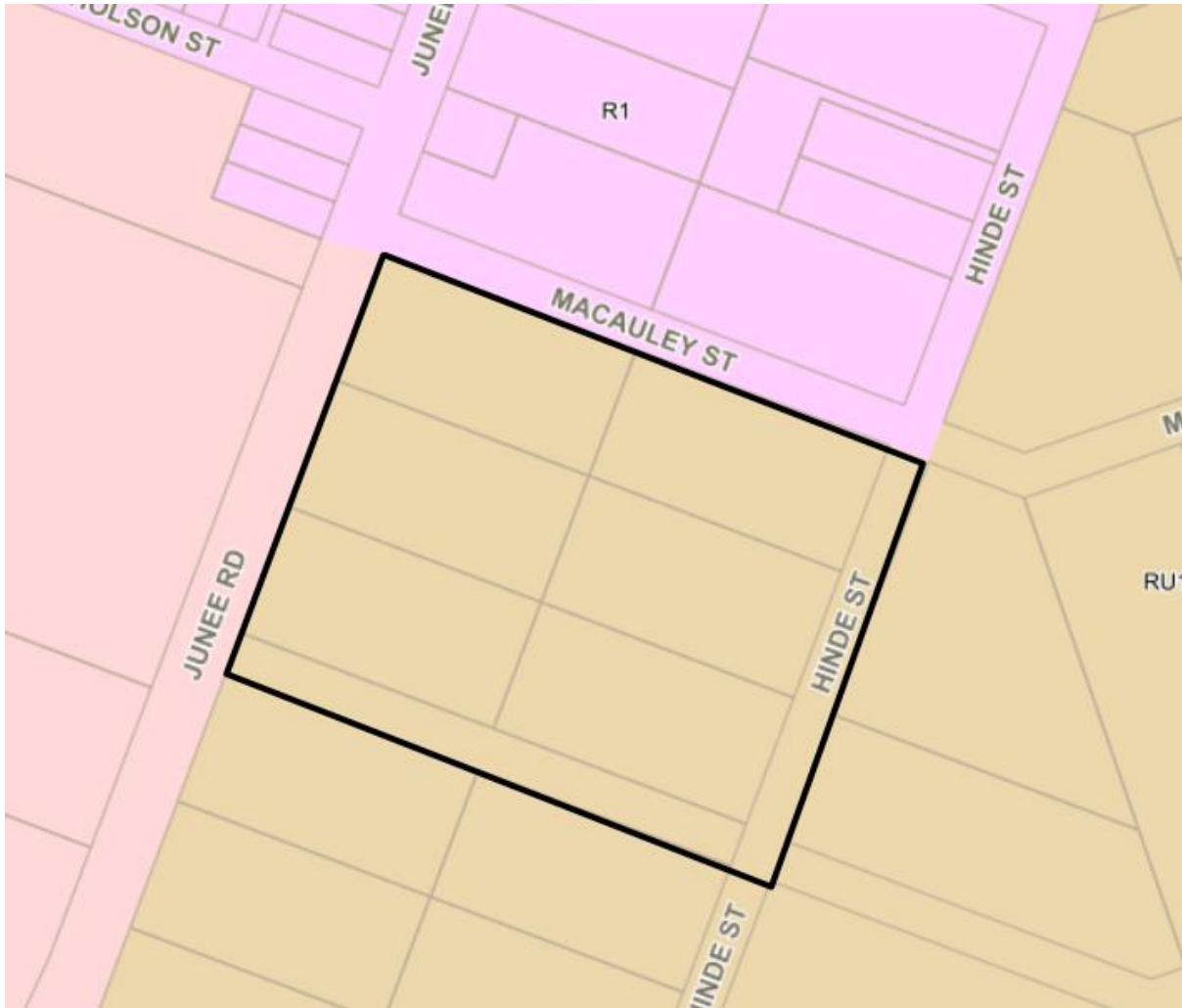


Figure 38: Junee Road (Eastern side) Stage 1 study area zoning map

Council has received some submissions in support of changing the zoning of particular parcels within this study area, citing the existing property development, adjoining land zoned for large lot residential purposes, planning priorities of Council identified within the Local Strategic Planning Statement, existing available services and support for additional development on the main entrance to Temora.

The size of the study area is approximately 5.3 hectares. Rezoning this area to R1 General Residential may be appropriate, with a minimum lot size of 750 sqm.

Adjoining land to the north is used for residential purposes, and land to the west is zoned and used for large lot residential purposes. The potential for future subdivision is limited by existing constraints, including existing dwelling, sensitive biodiversity located east of Hinde

Street, need for setbacks from Junee Road due to its role in vehicle movements through Temora and the cost of provision of services. It is noted that only part of the study area has sealed road access, with Hinde Street being unsealed. Junee Road, Golf Club Road and Macauley Street are sealed roads. Consultation with Transport for NSW would be required regarding managing the provision of additional accesses from Junee Road.

The site has access to some existing infrastructure, including electricity and water as shown by Figures 39 and 40.

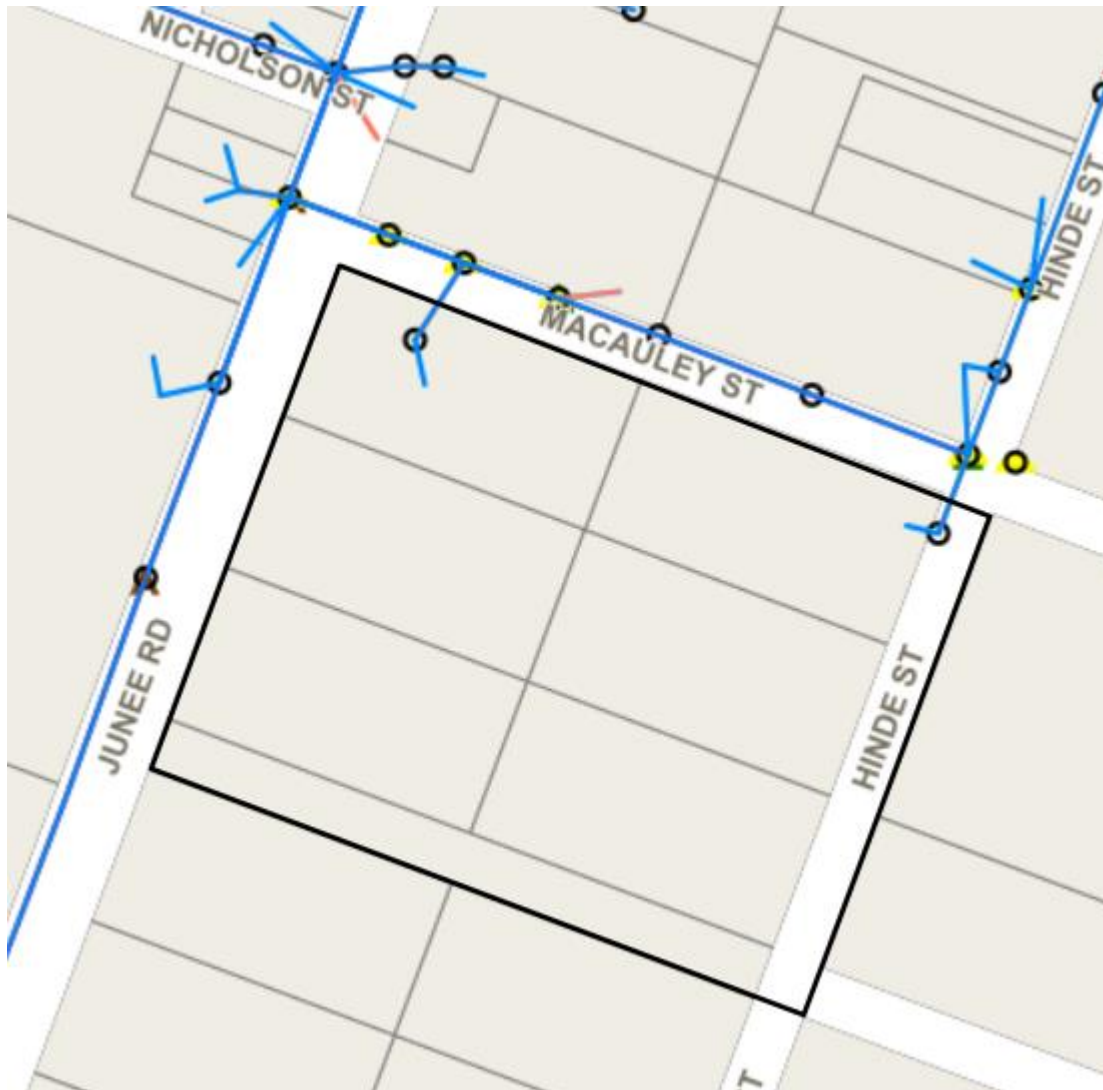


Figure 39: Junee Road electricity infrastructure

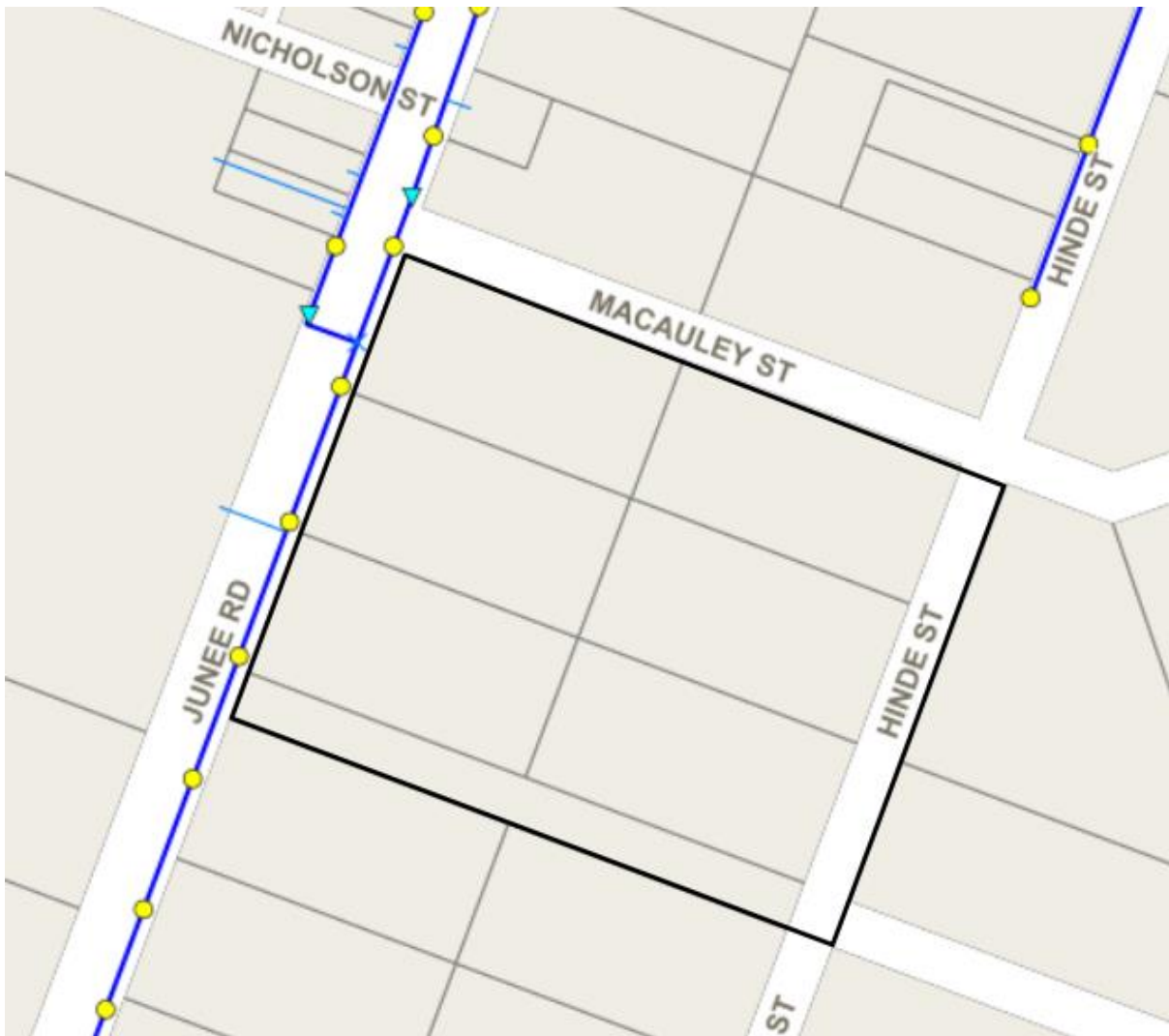


Figure 40: Junee Road water infrastructure

Reticulated sewer services are available at adjoining General Residential zoned land and this would require extension if the land were to be developed for residential purposes.

Gas services are available at adjoining General Residential zoned land.

A preliminary environmental analysis provides the following information about constraints within the study area including bushfire, flood, sensitive biodiversity, sensitive land and heritage items.

The site is not affected by bushfire or sensitive land. There are no nearby items of local heritage. Part of the site includes sensitive biodiversity, as shown by Figure 41, shaded dark green.

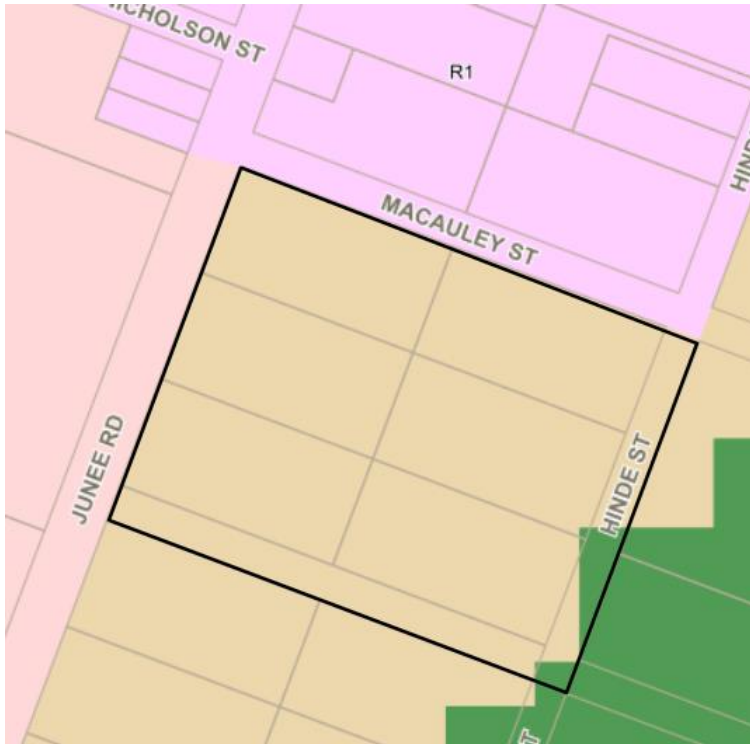


Figure 41: Junee Road sensitive biodiversity land

Part of the study area is identified as being potentially flood affected by the Temora Flood Study 2019, as shown by Figure 42.

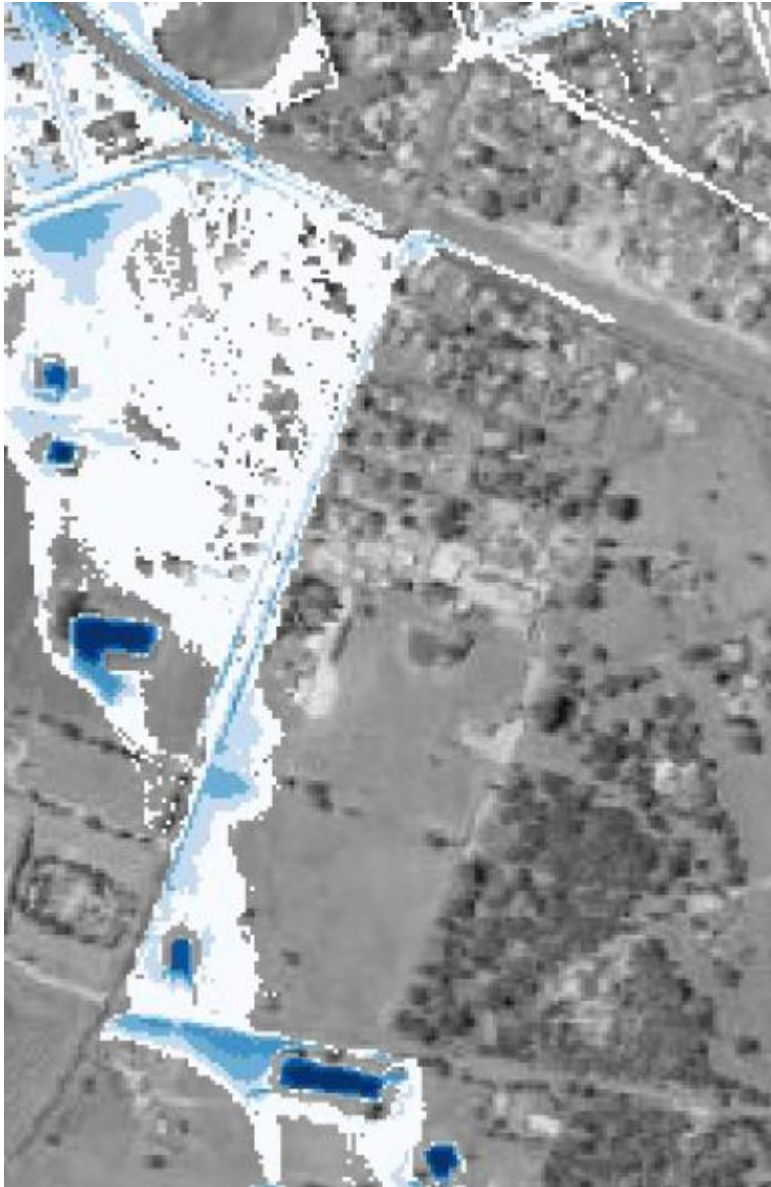


Figure 42: Land identified as being affected by the 1% AEP Event within the Temora Flood Study 2019.

The potential for future subdivision is limited by existing constraints, including existing dwellings, biodiversity and cost of provision of services.

It is proposed that the potential rezoning of the study area be considered in the short term as shown below by Figure 43. Investigation of servicing the site would be required.



Figure 43: Proposed zones Junee Road (Eastern side) Stage 1

In relation to R5 Large Lot Residential development, in the short term, Council will continue to support landowners who wish to subdivide their existing 2 hectare lot to a one hectare lot.

Medium Term (4 – 9 years)

Existing R5 Large Lot Residential zoned land Wattle Street

Given the trend of the preference for development in Eastern Temora, there is the opportunity to increasing the development potential of some existing R5 Large Lot Residential zoned land that can be serviced by sewer infrastructure, as these services are extended in the future. There is potential the minimum lot size could be reduced to support the increased density of development in this precinct. The precinct is located south of Evatt Street. Due to the existing large lot residential dwellings in the area, the preparation of a masterplan to guide future subdivision and servicing will support efficient opportunities for additional housing. The subject are is shown by Figure 44.



Figure 44: Aerial image of existing R5 Large Lot Residential zoned land, located at Wattle Street, that may be investigated for extension of sewer servicing to support rezoning to R1 General residential zone and increased density

The existing zoning of the site, being R5 Large Lot Residential zone, is shown by Figure 45. The site is adjoined by existing R1 General Residential zoned land to the west, which is currently in the process of being developed, including the provision of sewer services.

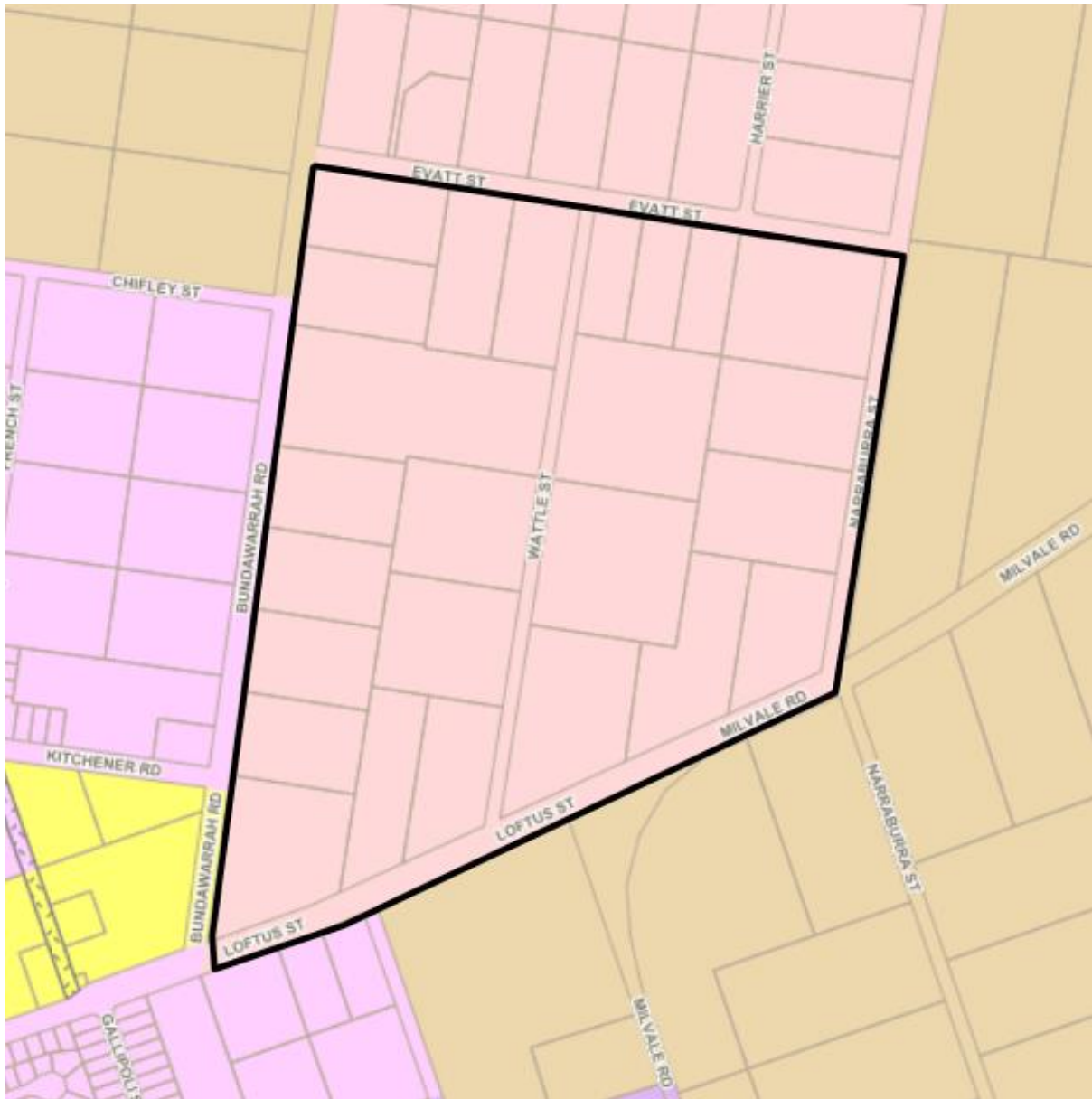


Figure 45: Existing R5 Large Lot Residential zoned land that may be investigated to increased density through a masterplan design for servicing

There are existing constraints that apply to the site, which will require consideration as part of developing the site masterplan, including located of electricity infrastructure, as shown by Figure 46 below.

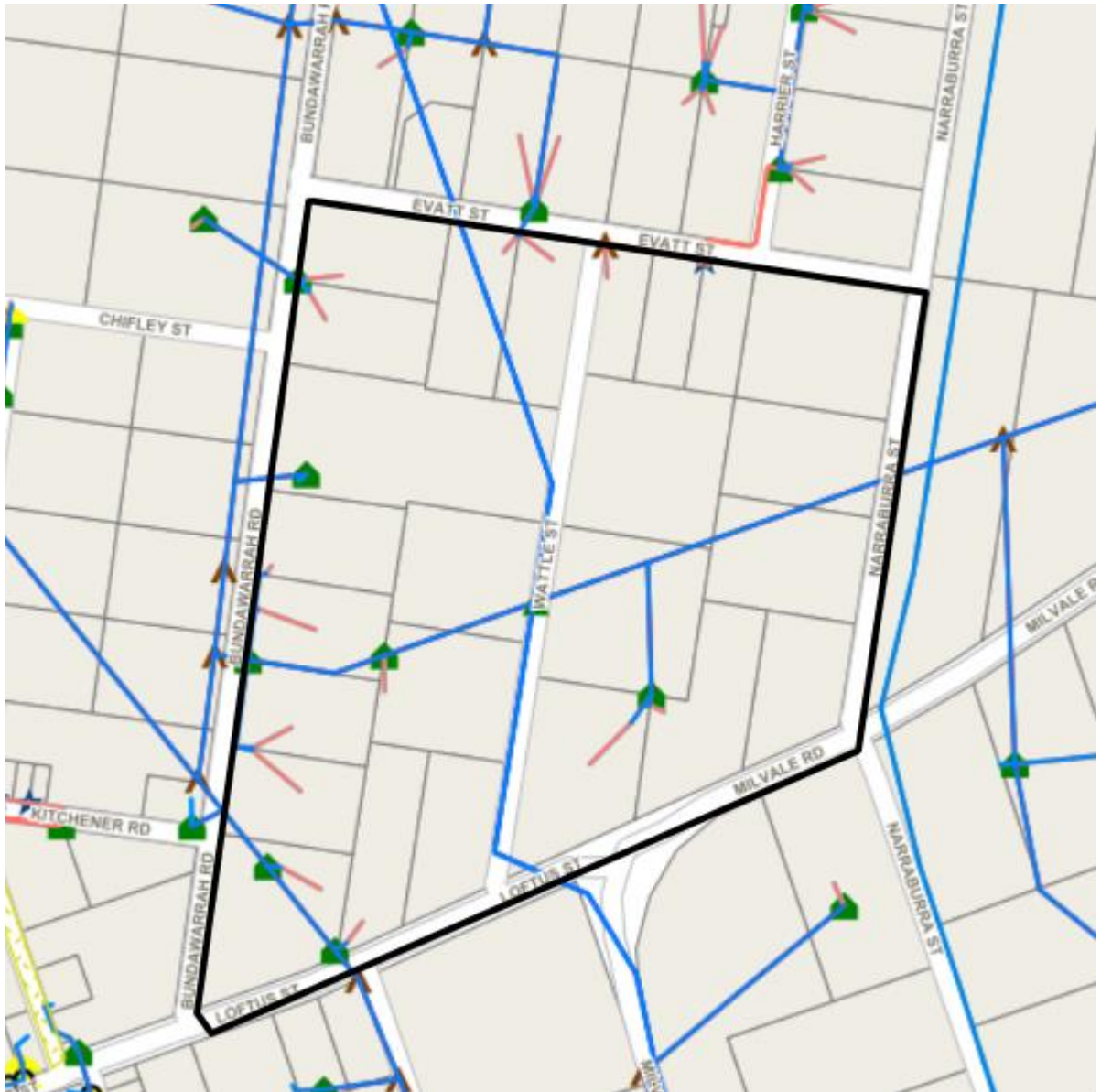


Figure 46: Location of existing electricity infrastructure Wattle Street

Figure 47 shows the location of Sensitive Biodiversity identified at the site.

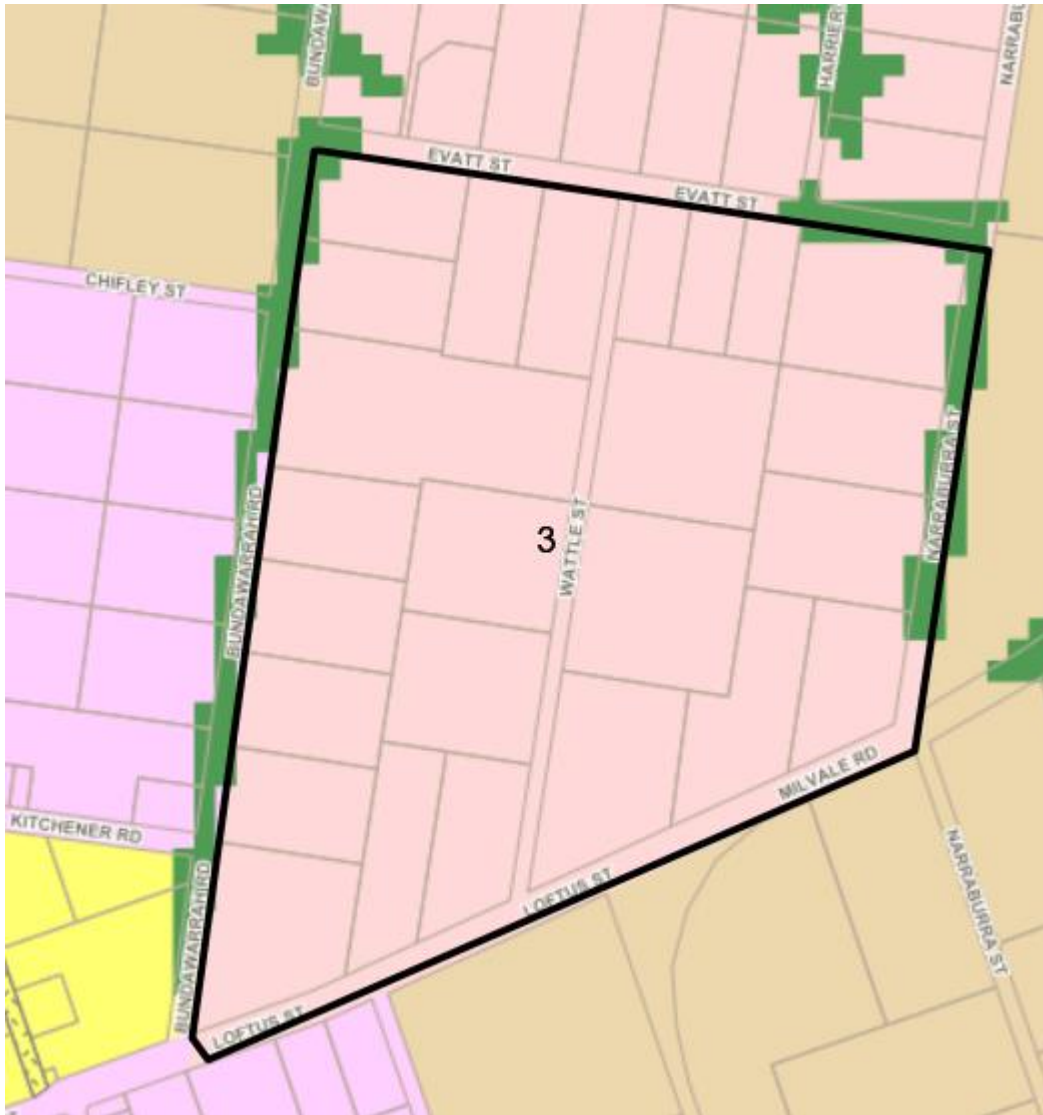


Figure 47: Location of Sensitive Biodiversity Bundawarra Road

The site is identified as being partly affected by flooding, which involve overland flow paths that would require management as part of any future development of the site, as shown by Figure 48.



Figure 48: The site is identified as partly affected by flooding through overland drainage

Future development of the site will require the extension of water infrastructure, as shown by Figure 49.



Figure 49: Location of existing water infrastructure, Wattle Street

Existing sewer infrastructure will require extension to support any increase in density, as shown by Figure 50.



Figure 50: Location of existing sewer infrastructure Wattle Street

Gas infrastructure will also require extension to service this area, as shown by Figure 51.



Figure 51: Location of nearby gas infrastructure Wattle Street

Longer Term (10 + years)

Over the longer term, sites that present greater challenges in terms of servicing and/or potential land use conflicts, can be investigated further and, if appropriate, supported for residential and/or large lot residential development. These sites are therefore a lower priority at this time.

There are seven sites identified by Council for the longer term investigation, which are:

- Site 1: Northern Fringe,
- Site 2: Chifley Street,
- Site 6: Narraburra Street,
- Site 8: Tewkesbury Road
- Site 9: Golf Club Road,
- Site 11: Junee Road (Eastern side) Stage 2, and
- Site 12: Western Fringe.

Northern Fringe

This area is currently zoned RU1 Primary Production, and is divided into 39 lots, sized between 0.8 and 5 hectares, with the majority of lots being 4 hectares in size. The size of the study area is approximately 159 hectares, including existing roads. There are currently eleven large lot residential type development in the study area. This land is used for a mixture of rural residential lifestyle, small scale grazing and minor cropping purposes. The subject area is shown by Figures 52 and 53 and is indicated as Site 1 and Site 2 within the study area.

Site 1 is 132 hectares in size. The site has potential long term large lot residential development. However, there are constraints of proximity to sewage treatment plant and waste management facility. The site requires further investigation if supply of large lot residential land necessitates.

Site 2 is 23 hectares in size. This site has potential as a future residential zone, if supported by extension of sewer infrastructure. Constraints of proximity to sewage treatment plant and waste management facility limits further conventional residential expansion north. The site requires further investigation as supply of vacant residential land becomes depleted.



Figure 52: Northern fringe and Chifley Street study areas aerial image, Sites 1 and 2

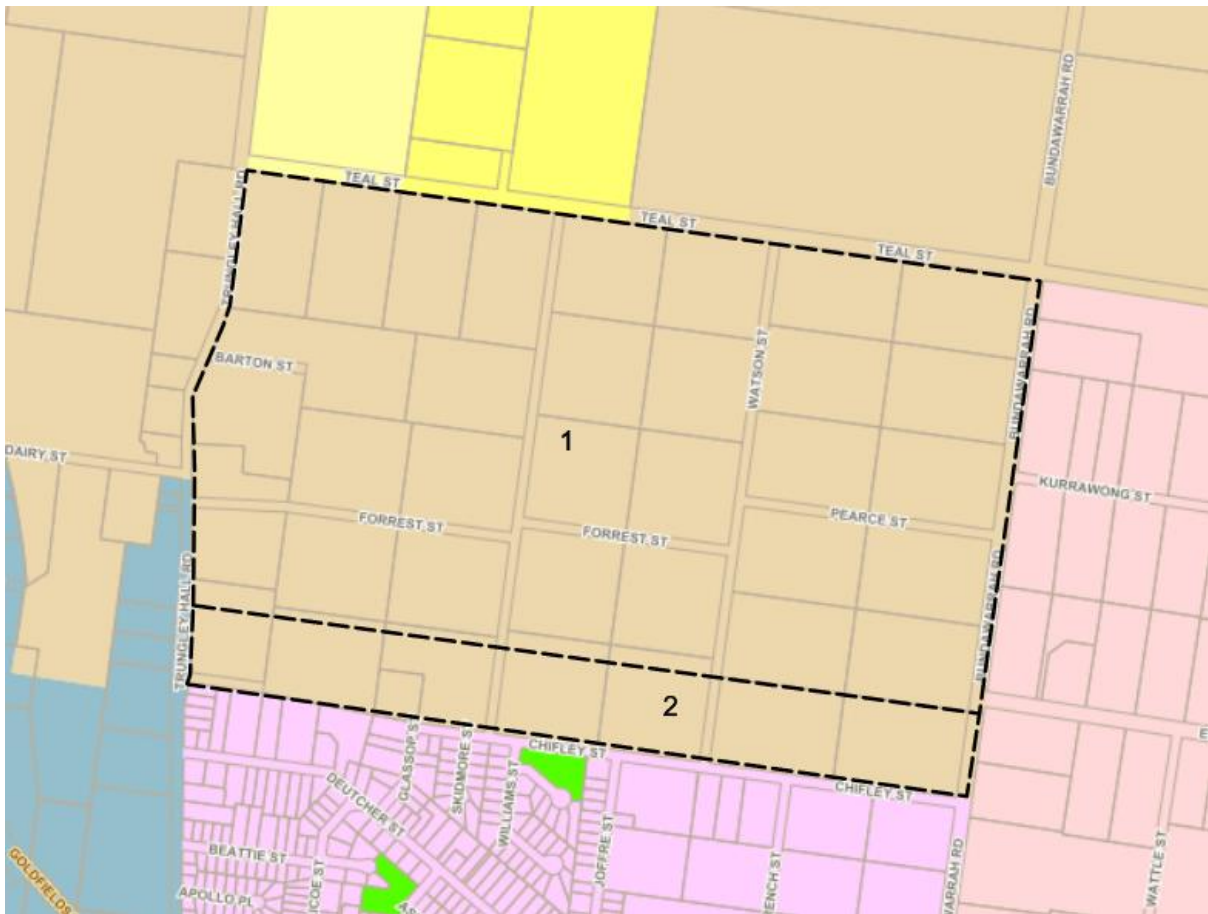


Figure 53: Northern fringe and Chifley Street study areas zoning map, Sites 1 and 2.

The study area is adjoining by existing R5 Large Lot Residential zoned land to the east, existing R1 General Residential land to the south, B6 Enterprise Corridor and RU1 Primary Production zoned land to the west and SP1 Special Activities, SP2 Infrastructure and RU1 Primary Production to the north. Land to the north of the study area include the sewage treatment plant and waste management site, which present constraints and requires further investigation in relation to odour issues prior to any future development of the area.

Figures 54 - 56 provides information in relation to existing electricity, water and sewer services within the study area.

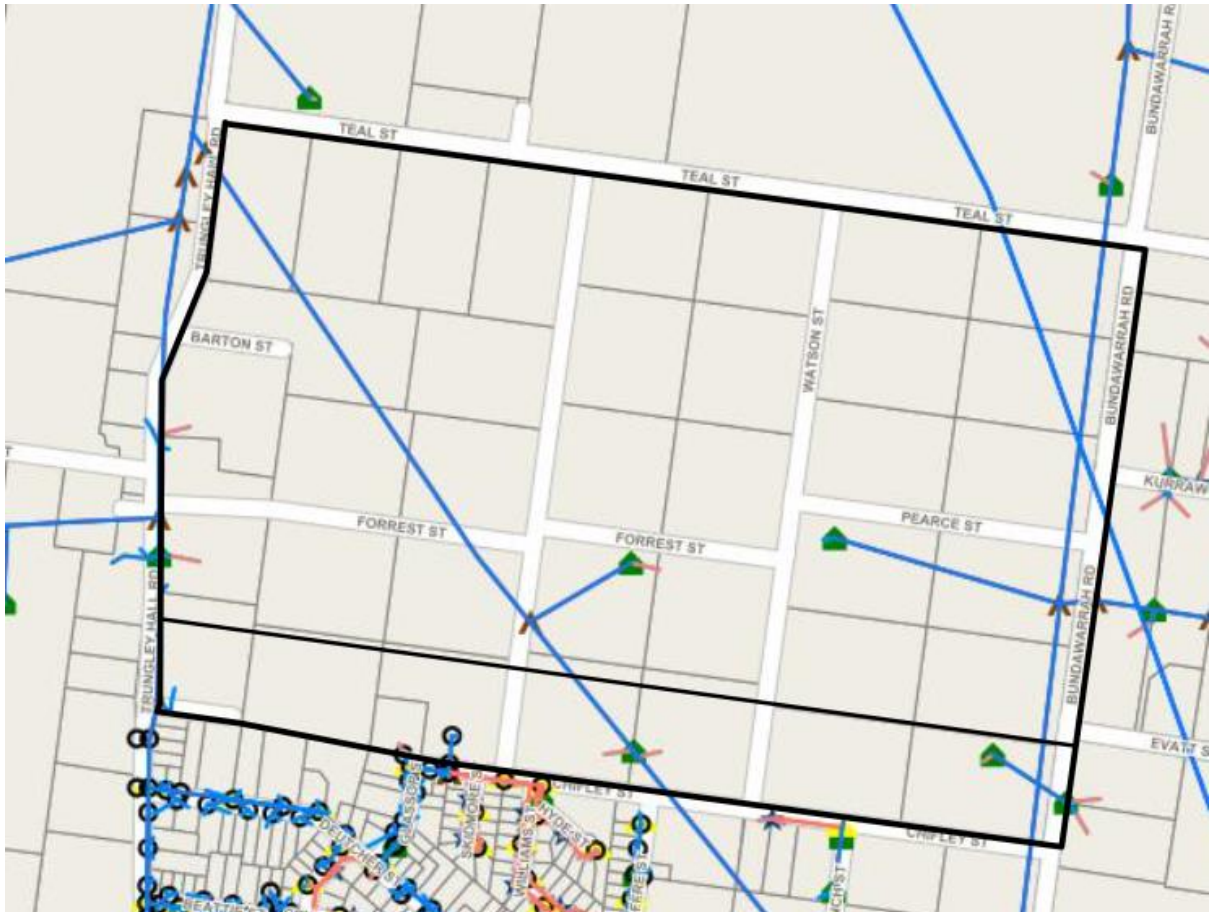


Figure 54: Northern fringe and Chifley Street electricity infrastructure



Figure 55: Northern fringe and Chifley Street water infrastructure



Figure 56: Northern fringe and Chifley Street sewer infrastructure

Due to the location of existing infrastructure, there is potential for conventional residential development, in accordance with development constraints that may be identified in relation to the sewage treatment plant and waste management facility. Any conventional residential development will be required to be fully serviced with roads, sewer, stormwater, water, electricity and gas infrastructure.

The connection of sewer infrastructure would depend on the type of future development that occurred within the study area. Reticulated sewer services are required for General Residential zoned land. Council would consider the relocation of an existing sewer pump station in order to accommodate additional residential development, in conjunction with a land survey to determine appropriate development boundaries based upon topography. Large Lot Residential development is generally not serviced with reticulated sewer services. Soil testing would be required to confirm the suitability of the site for onsite effluent disposal and manage risks to groundwater. Depending on the size of the lot and the soil type, sewer servicing may be either an aerated system or traditional septic and rubble pit design.

Gas services are not currently available. Generally, gas services are provided for General Residential zoned land. R5 Large Lot Residential zoned land is generally not serviced by network gas.

A preliminary environmental analysis provides the following information about constraints within the study area including bushfire, flood, sensitive biodiversity, sensitive land and heritage items.

The site is not affected by bushfire, heritage or sensitive land. Part of the site includes sensitive biodiversity, as shown by Figure 57. This would require further investigation as part of a planning proposal for the site.

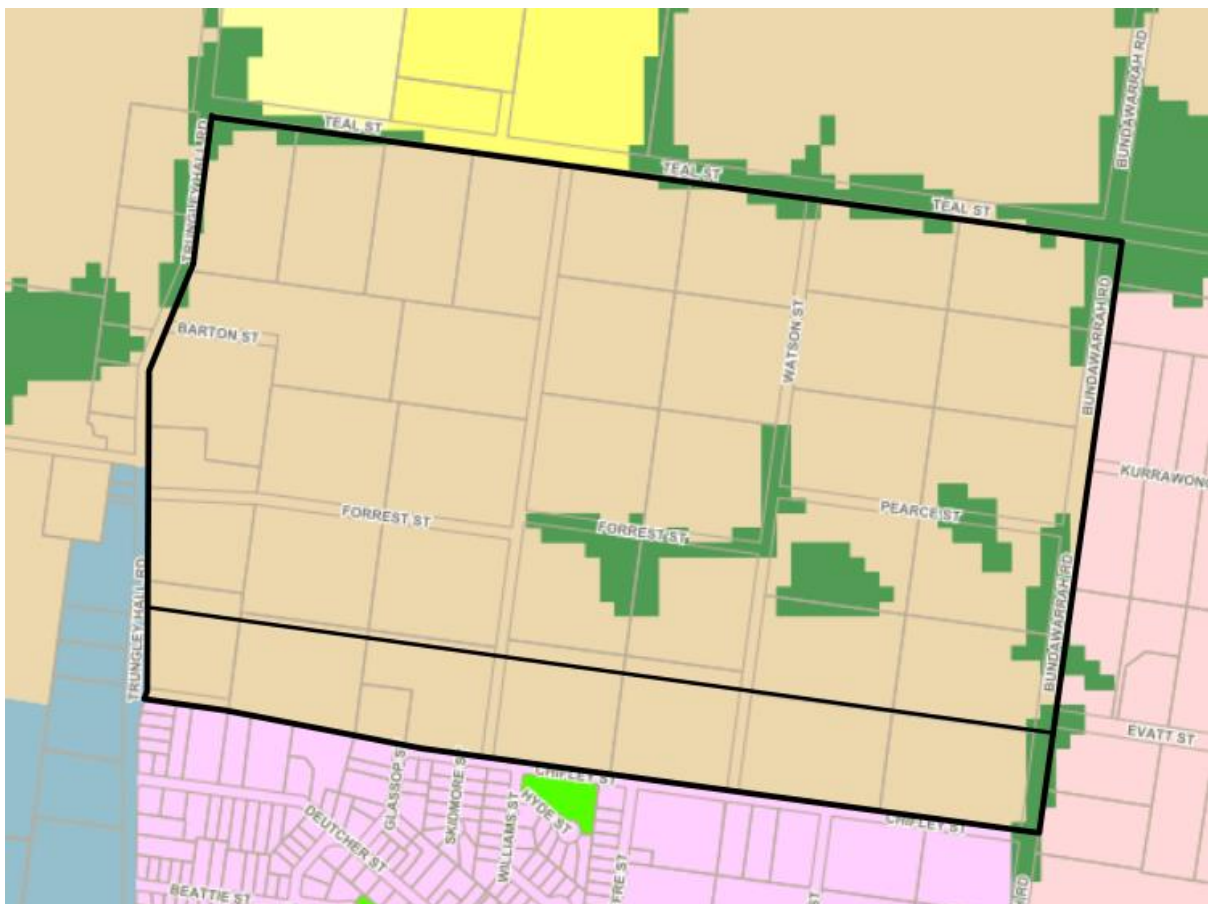


Figure 57: Northern fringe and Chifley Street land that includes Sensitive biodiversity, shown shaded dark green

The site is identified as being affected in part by flooding, due to overland flow paths. This would require management as part of any future development of the site. The affected land is shown by Figure 58.

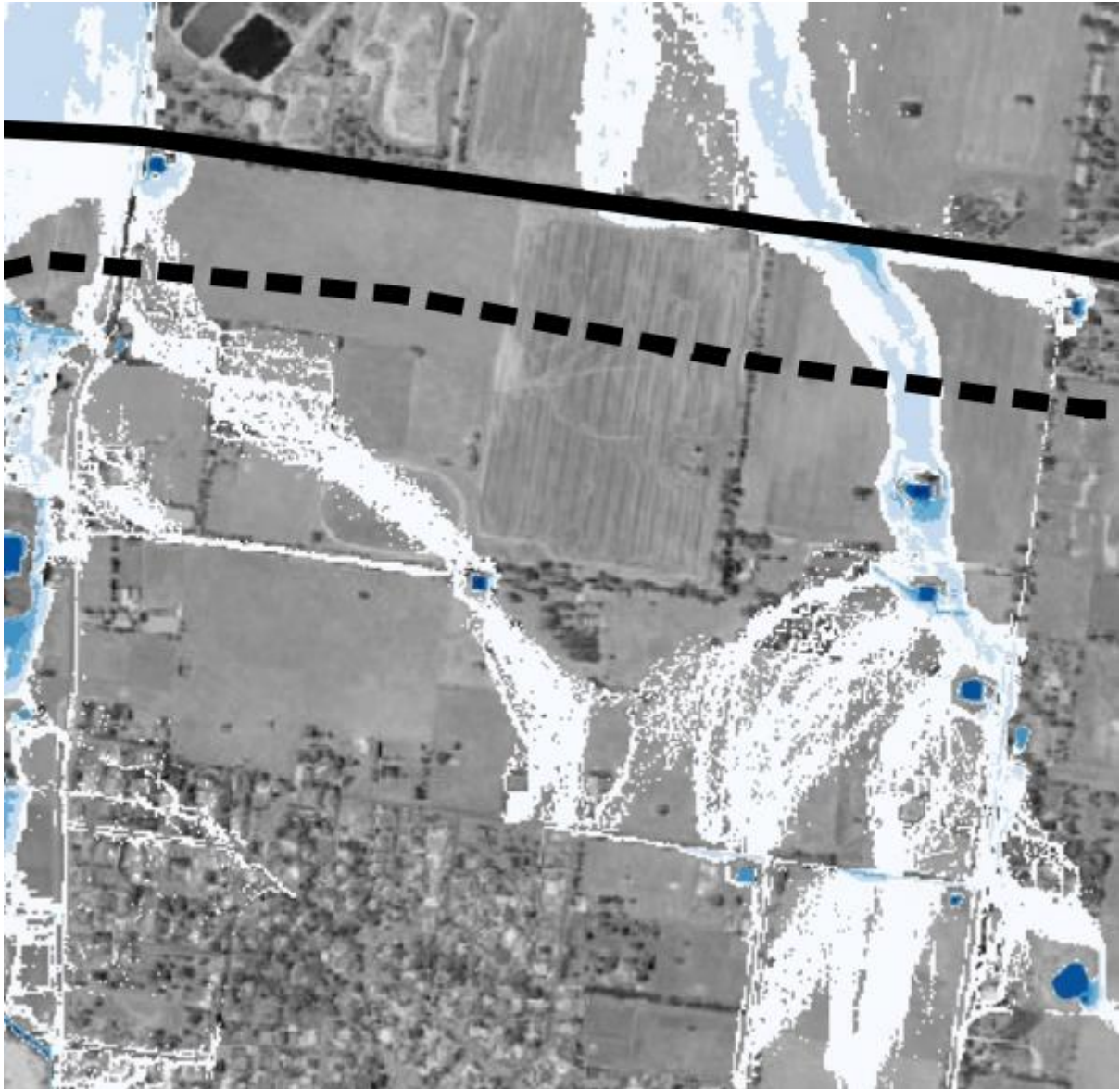


Figure 58: The Northern fringe and Chifley Street area is in part affected by flooding by overland flow paths.

The subject land has previously been identified as a site for investigation into the suitability for long term urban growth in Temora. The area is shown as site 4 within the Temora Local Profile Study and Environmental Strategy 2007. The relevant map from the previous study is shown below as Figure 59.

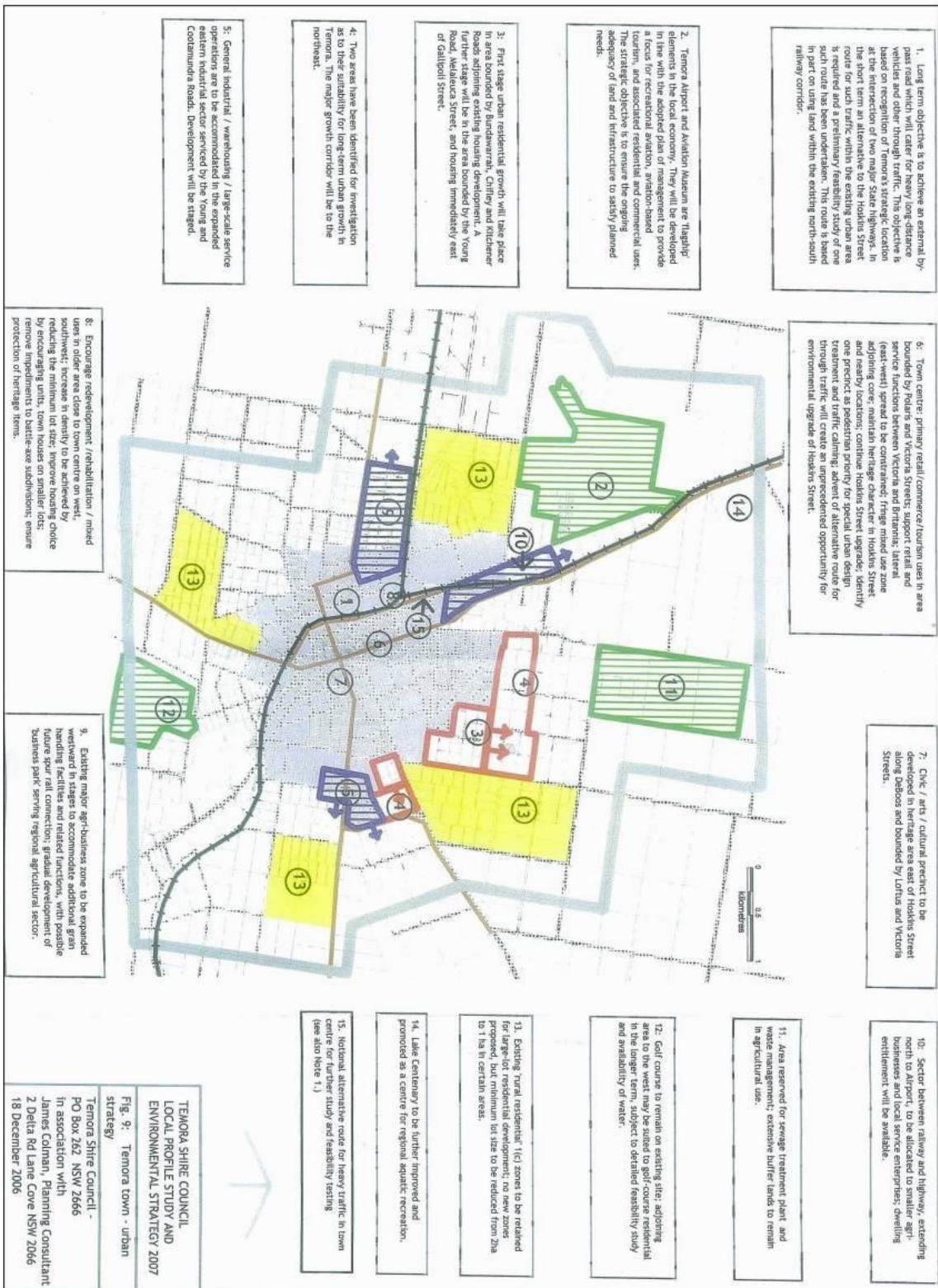


Figure 59: Land identified within the Northern Fringe was identified for investigation within the Temora Local Profile Study and Environmental Strategy 2007, Site 4.

Narraburra Street

Land located around Narraburra Street is zoned RU1 Primary Production and is currently used for a mixture of rural residential type uses, low intensity farming and water infrastructure purposes. There has been interest in rezoning this land to R5 Large Lot Residential zone, however due to this approach potentially closing off opportunities for further residential growth adjacent to urban Temora, it is proposed that this area remain a long term investigation area at this time. The study area is shown by Figures 60 and 61.

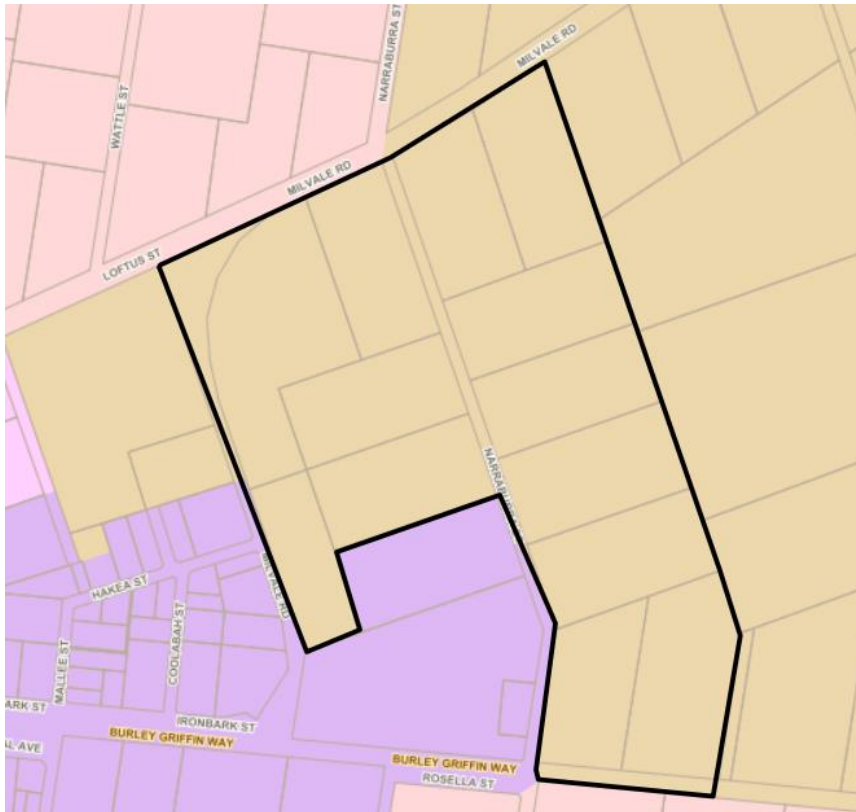


Figure 60: Narraburra Street study area zoning map



Figure 61: Narraburra Street study area aerial image

Figures 62 and 63 indicate the location of existing electricity and water infrastructure at the Narraburra Street study area.

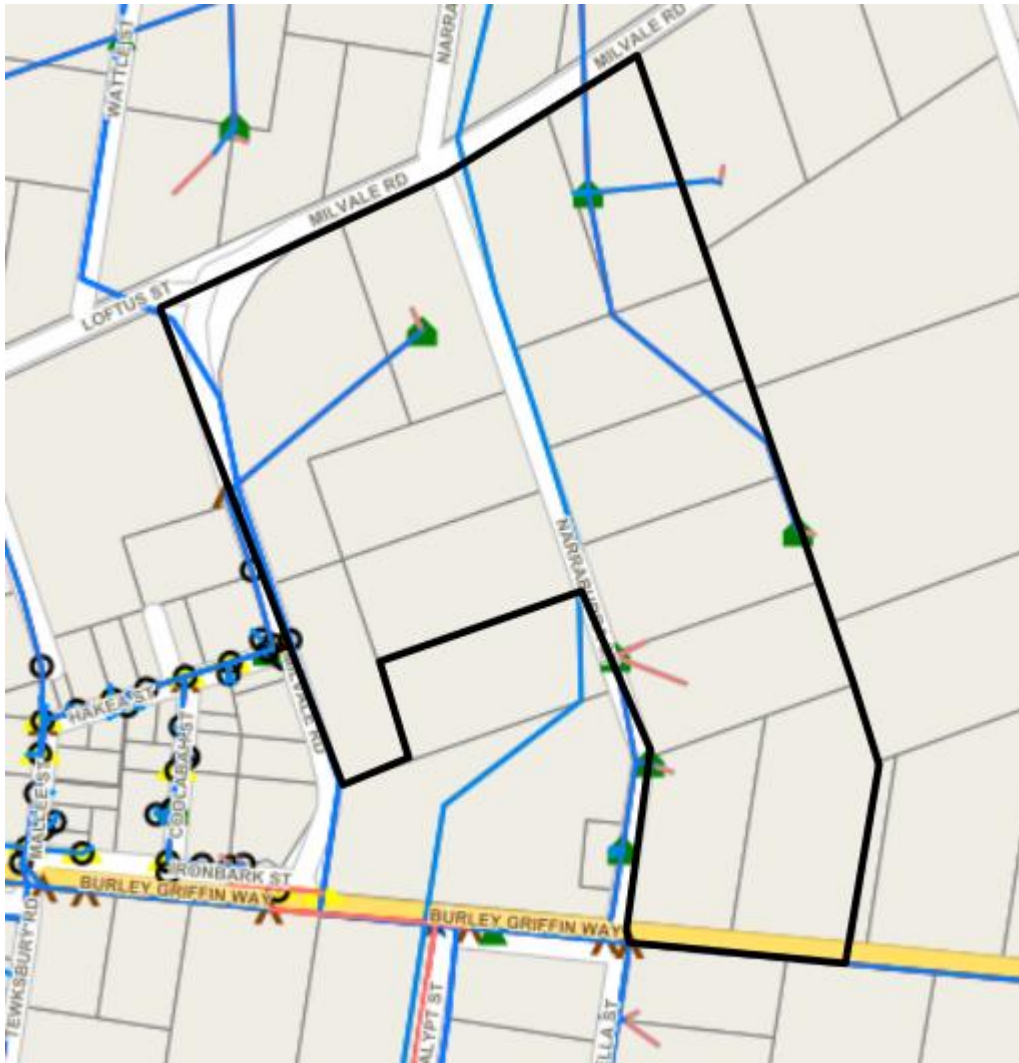


Figure 62: Narraburra Street electricity infrastructure



Figure 63: Narraburra Street water infrastructure

The Narraburra Street investigation site is not proposed to be serviced by sewer infrastructure. The site is not affected by flooding or biodiversity constraints.

Tewkesbury Road

This area is currently zoned RU1 Primary Production, and is divided into 5 lots, sized between 2 and 6 hectares, with two unsealed adjoining roads. The size of the study area is approximately 20 hectares, including existing roads. There are currently two rural lifestyle type dwellings in the study area. This land is used for a mixture of rural residential lifestyle, grazing and cropping purposes. The subject area is shown by Figures 64 and 65.



Figure 64: Tewkesbury Road study area aerial image

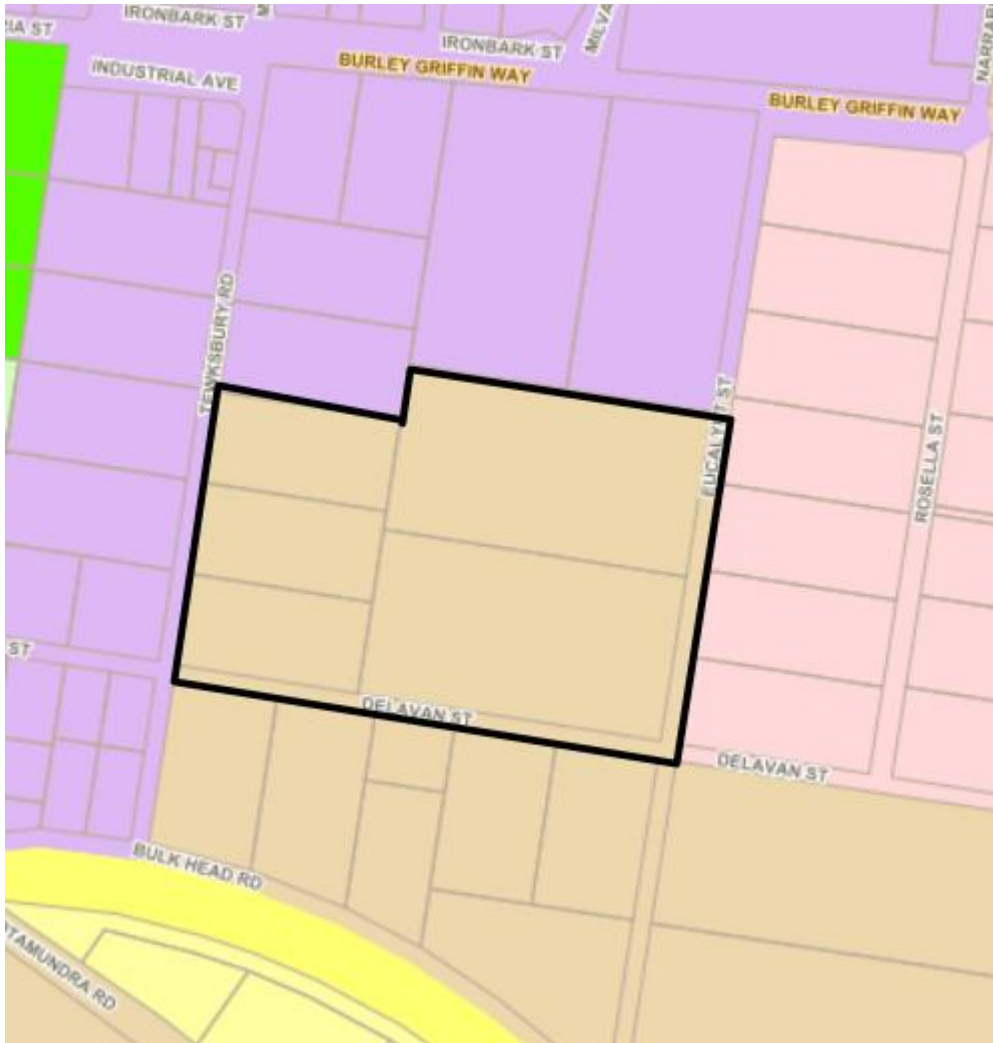


Figure 65: Tewkesbury Road study area zoning map

Adjoining land to the West is zoned IN1 General Industrial, however only land in the northern section of this zoned is used for industrial purposes, with the remaining land being vacant. Further west is the Nixon Park Sports Complex. Land to the east of the study area is zoned R5 Large Lot Residential and has been developed for this purpose.

The Tewkesbury Road investigation areas has some existing infrastructure, including roads and some electricity and water services, as shown by Figures 66 and 67.

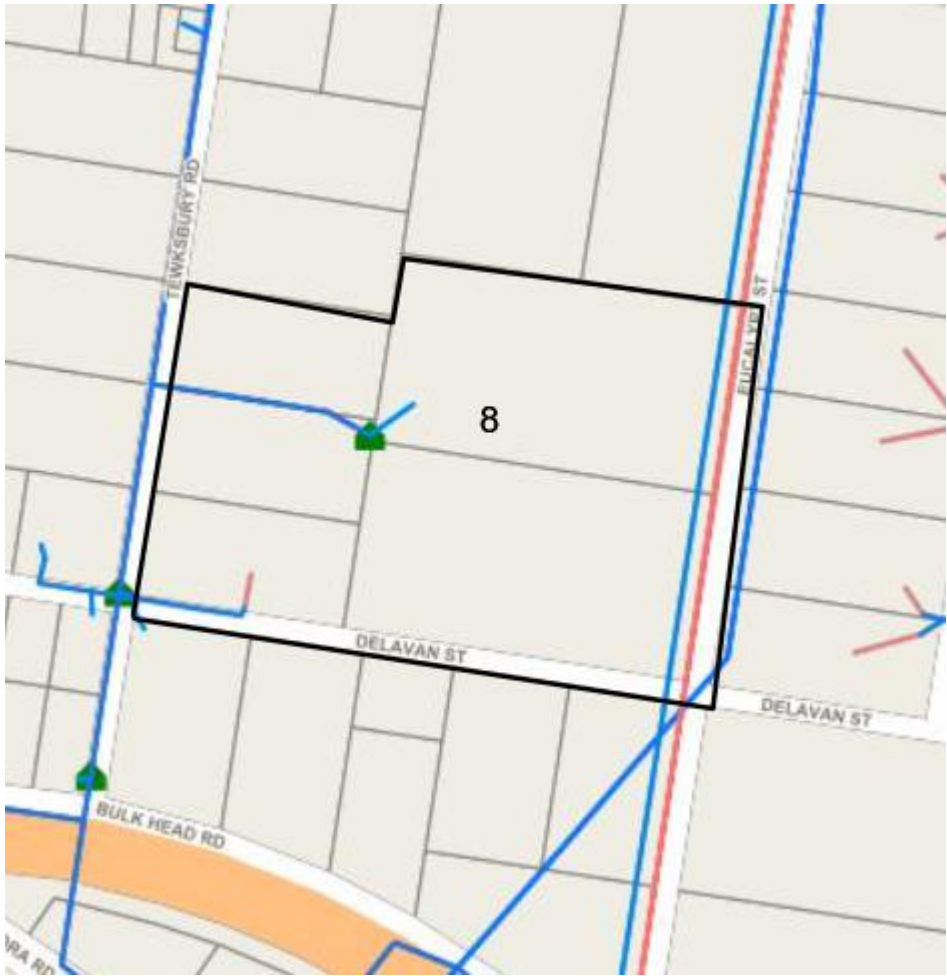


Figure 66: Tewkesbury Road electricity infrastructure

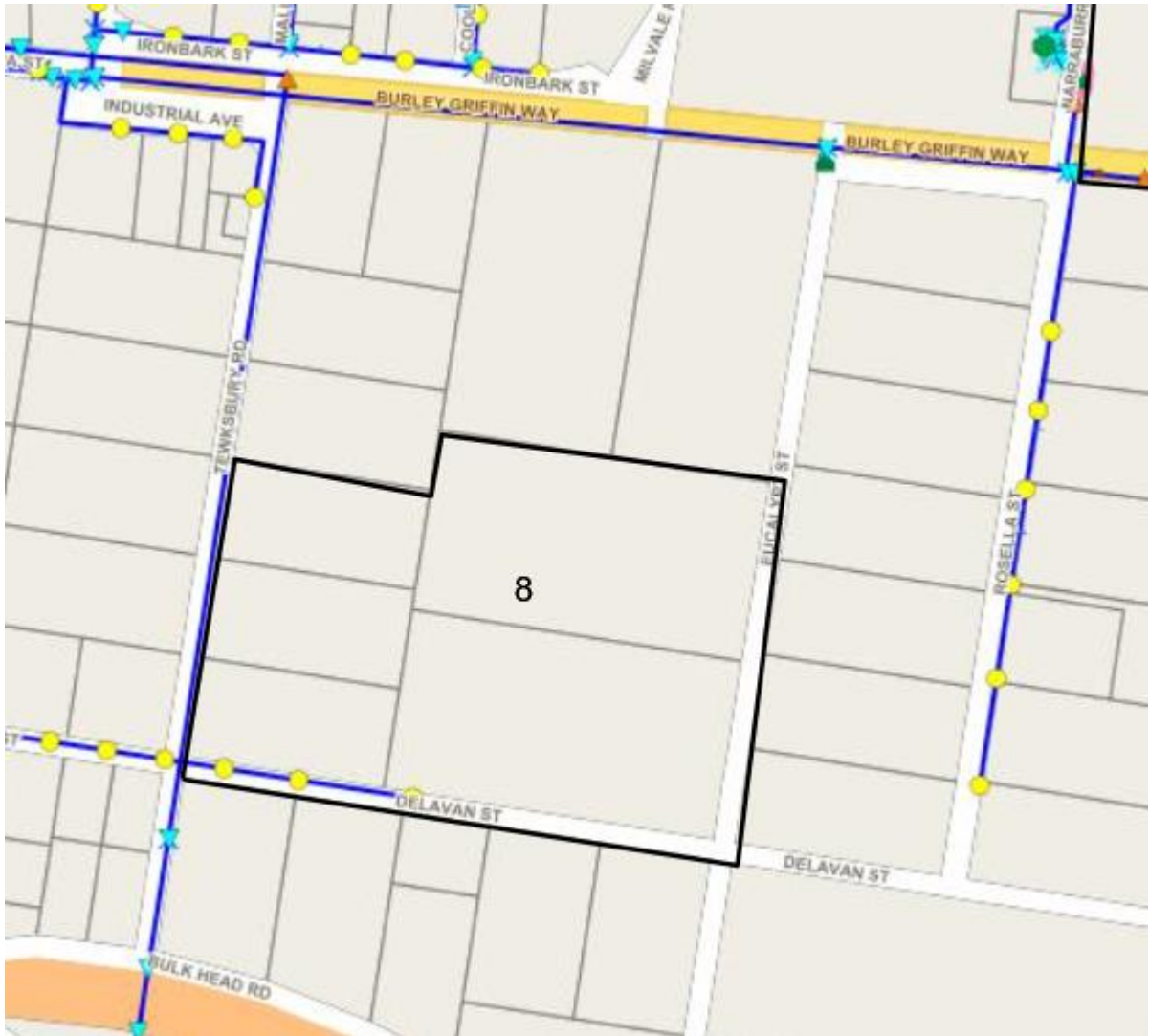


Figure 67: Tewkesbury Road water infrastructure

There are no sewer services located within the study area. Gas services are only located along Burley Griffin Way, adjacent to the northern edge of the study area.

The subject site is not affected by flooding, however adjoining land to the west and south is flood affected as shown by Figure 68.



Figure 68: Land affected by the 1% AEP as identified by the Temora Flood Study 2019

The site is not affected by bushfire or sensitive biodiversity. The site is proposed to be considered for rezoning to E3 Productivity Support zone, as the site has good proximity to Burley Griffin Way and could provide transition between industrial uses and large lot residential land uses.

Golf Club Road

This area is currently zoned RU1 Primary Production, and is divided into 27 lots, sized between 0.3 and 2 hectares. The size of the study area is approximately 27.8 hectares, including existing roads. There are currently ten large lot residential type development in the study area. This land is predominantly not used for agricultural purposes. The subject area is shown by Figures 69 and 70.



Figure 69: Golf Club Road study area aerial image

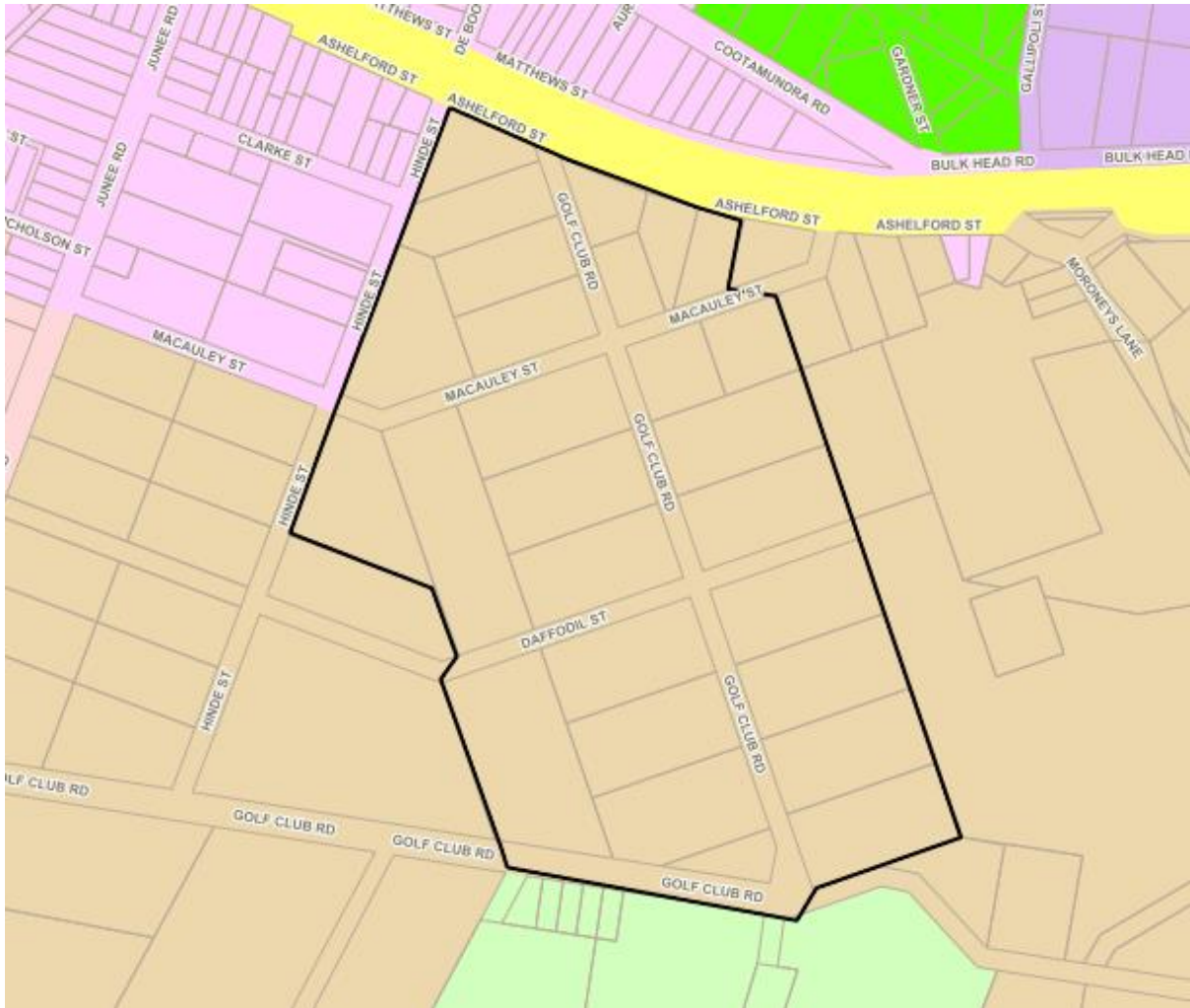


Figure 70: Golf Club Road study area zoning map

Adjoining land, located to the west of the site, is Crown Land, managed by the NSW Government as shown by Figure 71.



Figure 71: Adjoining Crown Land, managed by the NSW Government

A minimum lot size of one hectare would be considered for consistency with other Large Lot Residential zones, located away from the airport and not proposed for rural lifestyle purposes.

Adjoining land to the north is used for residential purposes, and land to the west is zoned R1 General Residential, in part, and is developed for residential uses, and in part, RU1 Primary Production. Part of the land is also identified within this study to be considered for future R5 Large Lot Residential development and part is a Crown Reserve. This land is identified as containing sensitive biodiversity and no zoning changes are proposed. Land to the south is zoned RE2 Private Recreation and is used as a golf course. Land to the east is zoned RU1 Primary Production and is used for grazing purposes.

The potential for future subdivision is limited by existing constraints, including existing dwellings, sensitive biodiversity located east of Hinde Street and the cost of provision of services. Large Lot Residential zoning is consistent with the existing landuses within the study area. It is noted that only part of the study area has sealed road access, with Hinde Street being partly sealed and partly unsealed. Junee Road, Golf Club Road, Ashelford Street and Macauley Street are sealed roads. Daffodil Street is unsealed.

The site has access to some existing infrastructure, including electricity and water as shown by Figures 72 and 73.



Figure 72: Golf Club Road electricity infrastructure

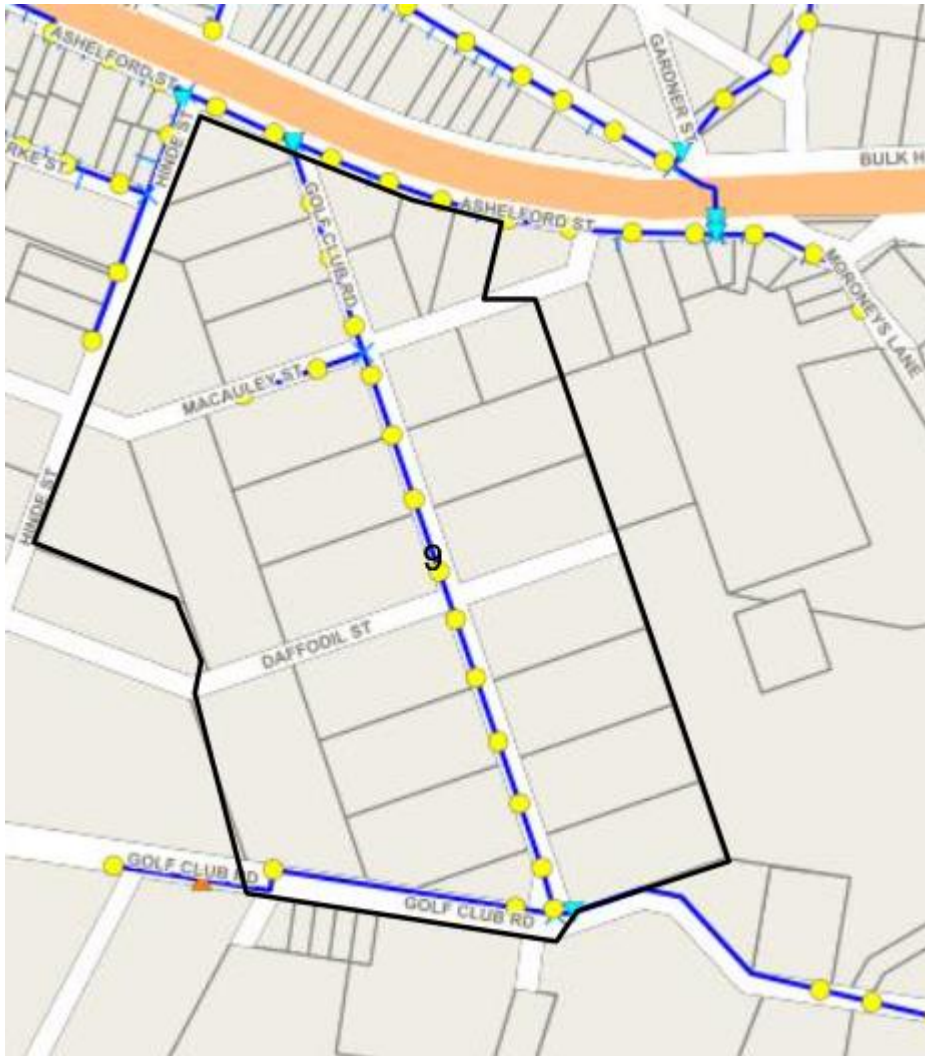


Figure 73: Golf Club Road water infrastructure

No provision of sewer infrastructure is proposed, however relevant soil testing would be required to confirm the suitability of the sites for onsite effluent disposal, in order to manage risks to groundwater. Depending on the size of the lot and the soil type, sewer servicing may be either an aerated system or traditional septic and rubble pit design. Reticulated sewer services are available at adjoining General Residential zoned land.

No provision of gas services is proposed, which is consistent with existing R5 Large Lot Residential zoning. Gas services are available at adjoining General Residential zoned land.

A preliminary environmental analysis provides the following information about constraints within the study area including bushfire, flood, sensitive biodiversity, sensitive land and heritage items.

The site is not affected by bushfire or sensitive land. Part of the site includes sensitive biodiversity, as shown by Figure 74. This would require further investigation as part of a planning proposal for the site.

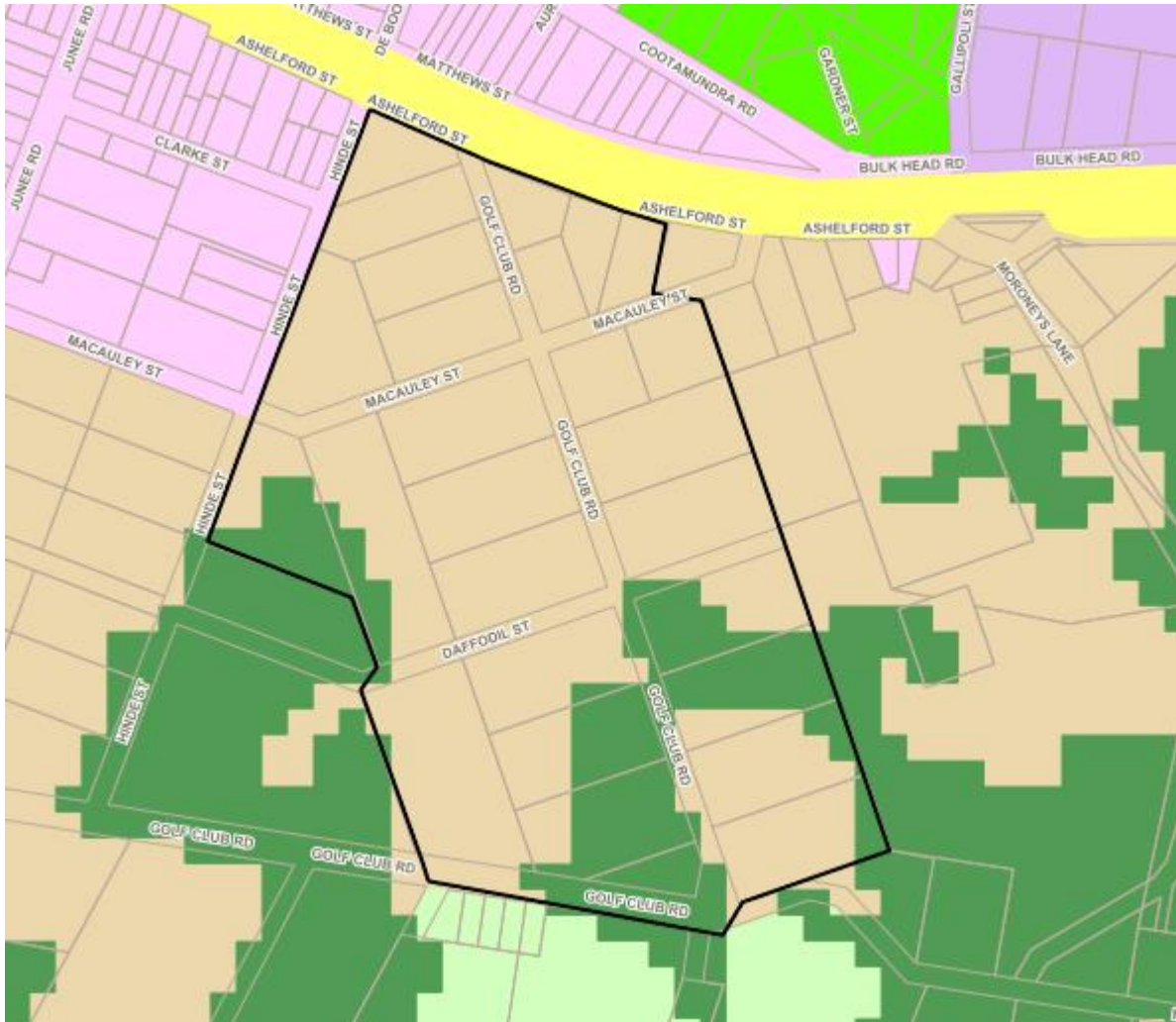


Figure 74: Golf Club Road sensitive biodiversity land

Land that is identified as being potentially flood affected by the Temora Flood Study 2019, as shown by Figure 75, has been either excluded from the study area, or can be managed through the inclusion of a building envelope.

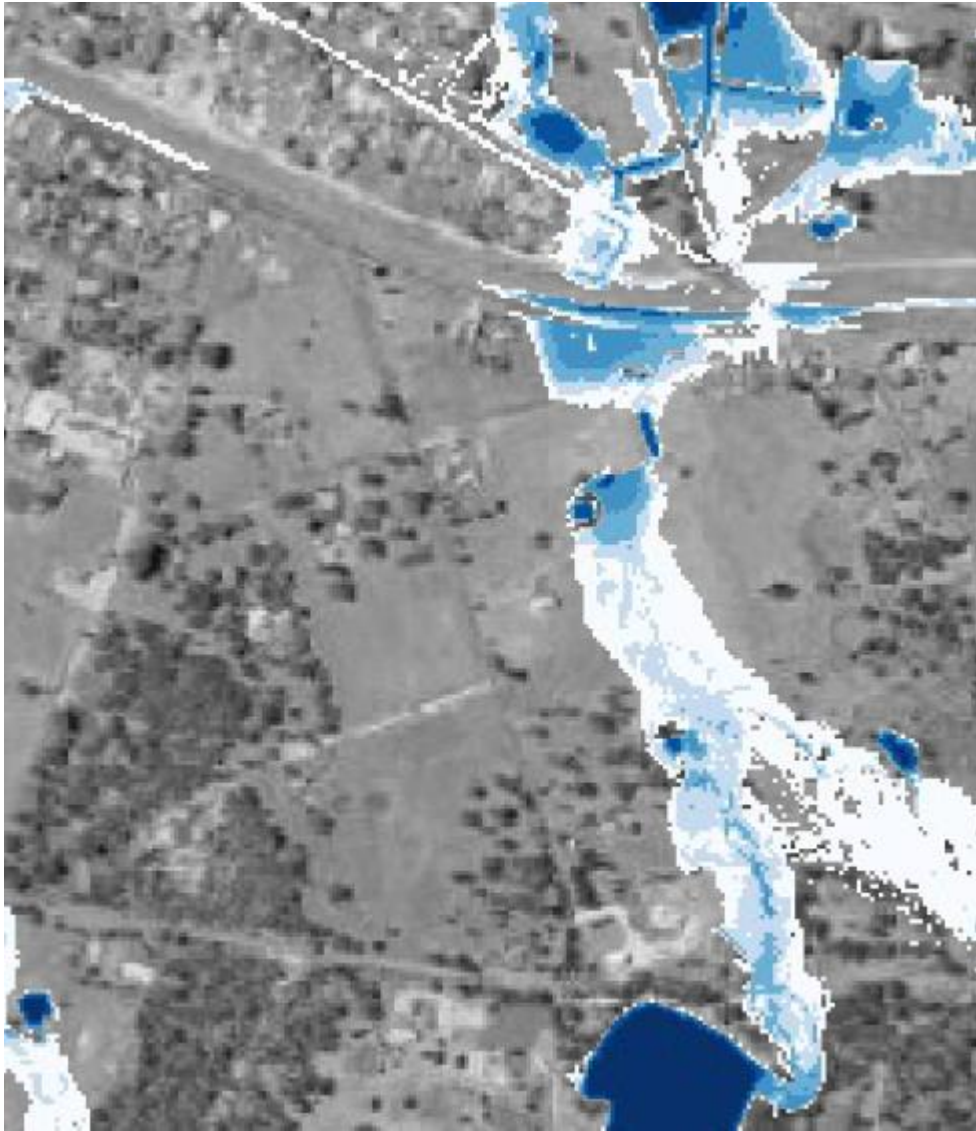


Figure 75: Land identified as being affected by the 1% AEP Event within the Temora Flood Study 2019.

There is a local heritage item located to the east of the site, which is the site of the Mother Shipton Mine site. This land is a Crown Reserve and is not affected by the proposed rezoning, as shown by Figure 76.

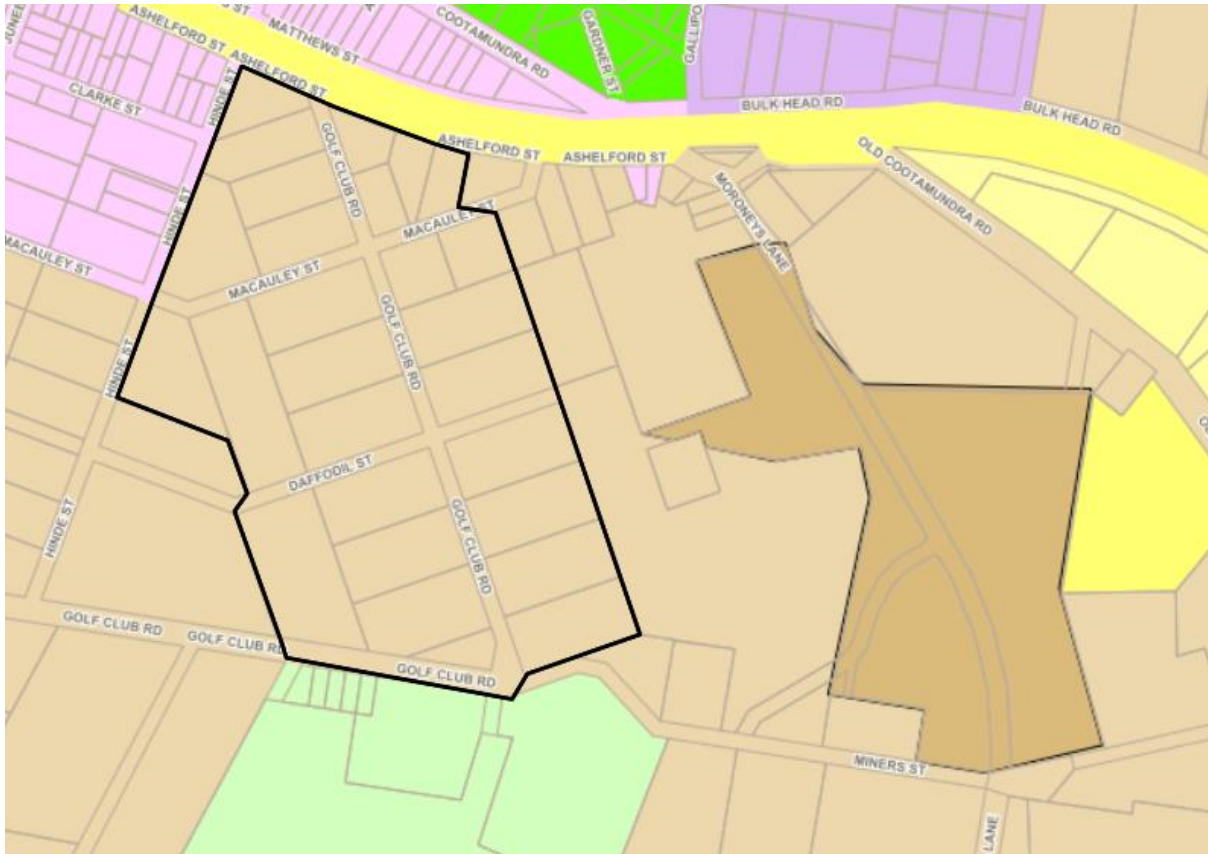


Figure 76: Location of heritage item, Mother Shipton Mine site, east of subject land, shaded dark brown.

The site has proximity to the road access to the Grain Corp grain receival sub terminal. Council is seeking a long term solution to improve road access to this site, and managing this issue must also be included as part of the long term strategic planning of this area.

June Road (Eastern side) Stage 2

This area is currently zoned RU1 Primary Production and is divided into six lots, sized between 0.81 and 1.33 hectares. The size of the study area is approximately six hectares, including part of Hinde Street. The land is currently vacant and is used for rural lifestyle purposes, in conjunction with the dwelling located immediately north of the site. The subject area is shown by Figure 77. The site may be suitable for rezoning to R1 General Residential, subject to demand and satisfactory consideration of environmental issues including biodiversity and potential flooding.

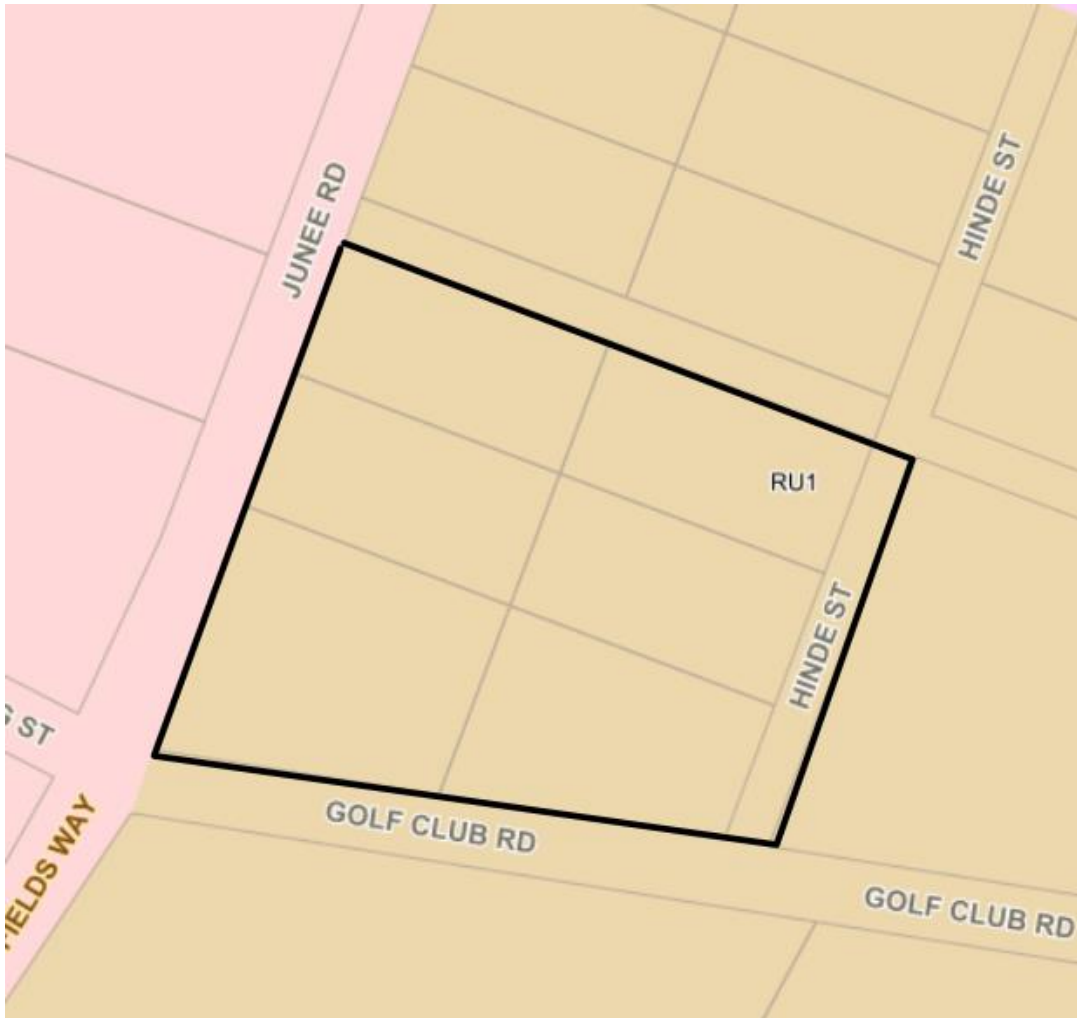


Figure 77: Junee Road (Eastern side) Stage 2 study area

Figure 78 indicates the location of existing electricity services and Figure 79 shows the location of existing water services.

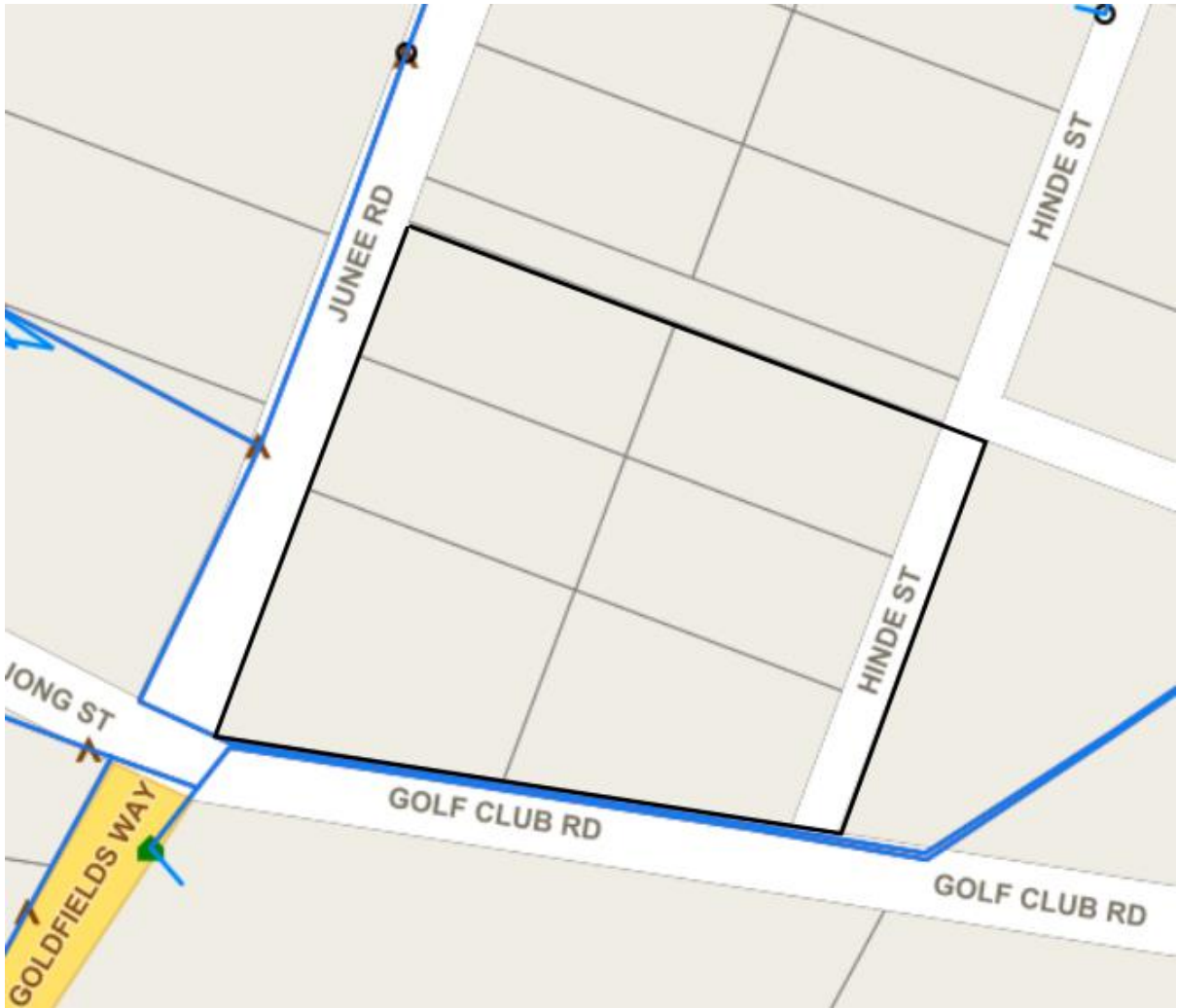


Figure 78: Junee Road (Eastern side) Stage 2 study area electricity services



Figure 79: Junee Road (Eastern side) Stage 2 study area water services

The site is identified to include part areas of sensitive biodiversity and flooding, as shown by Figures 80 and 81.

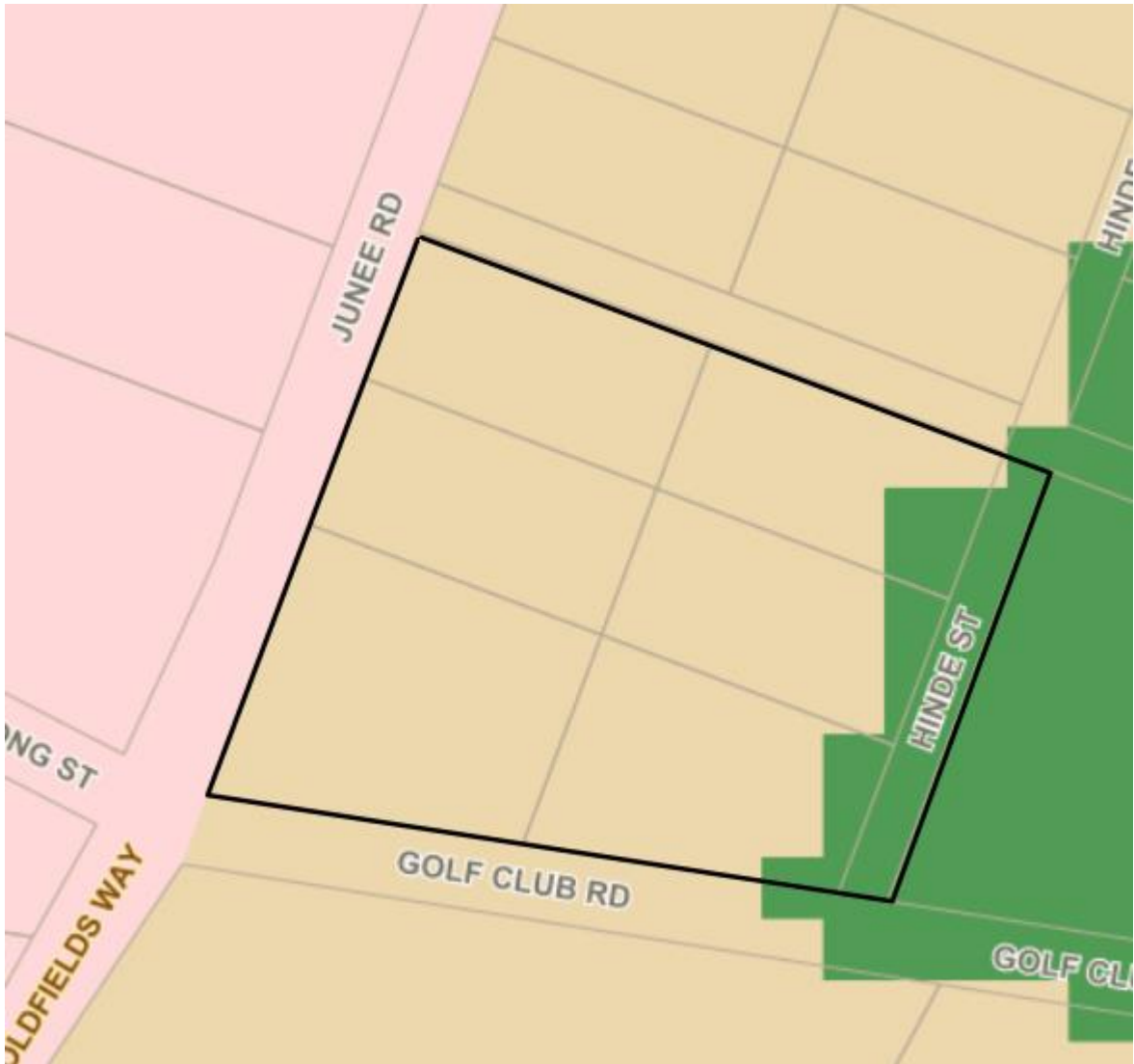


Figure 80: Sensitive biodiversity identified as shaded dark green

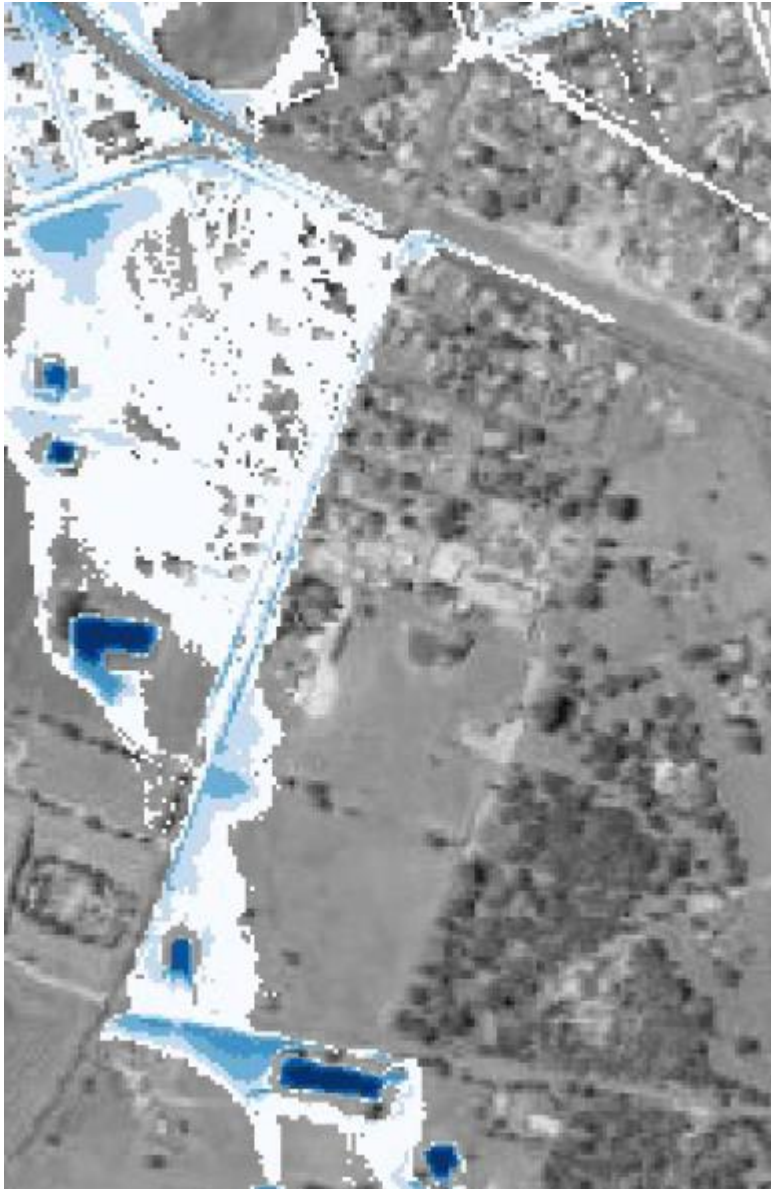


Figure 81: Land identified as flood affected, located in the south east and southern boundary of the subject land

Western Fringe

This area is currently zoned RU1 Primary Production, and is divided into 51 lots, sized between 0.7 and 4.5 hectares, with the majority of lots being 1-5 hectares in size. The size of the study area is approximately 81 hectares, including existing roads. There are currently six rural or large lot residential type dwellings in the study area. This land is used for a mixture of rural residential lifestyle, grazing and cropping purposes. The subject area is shown by Figures 82 and 83.



Figure 82: Western fringe study area aerial image

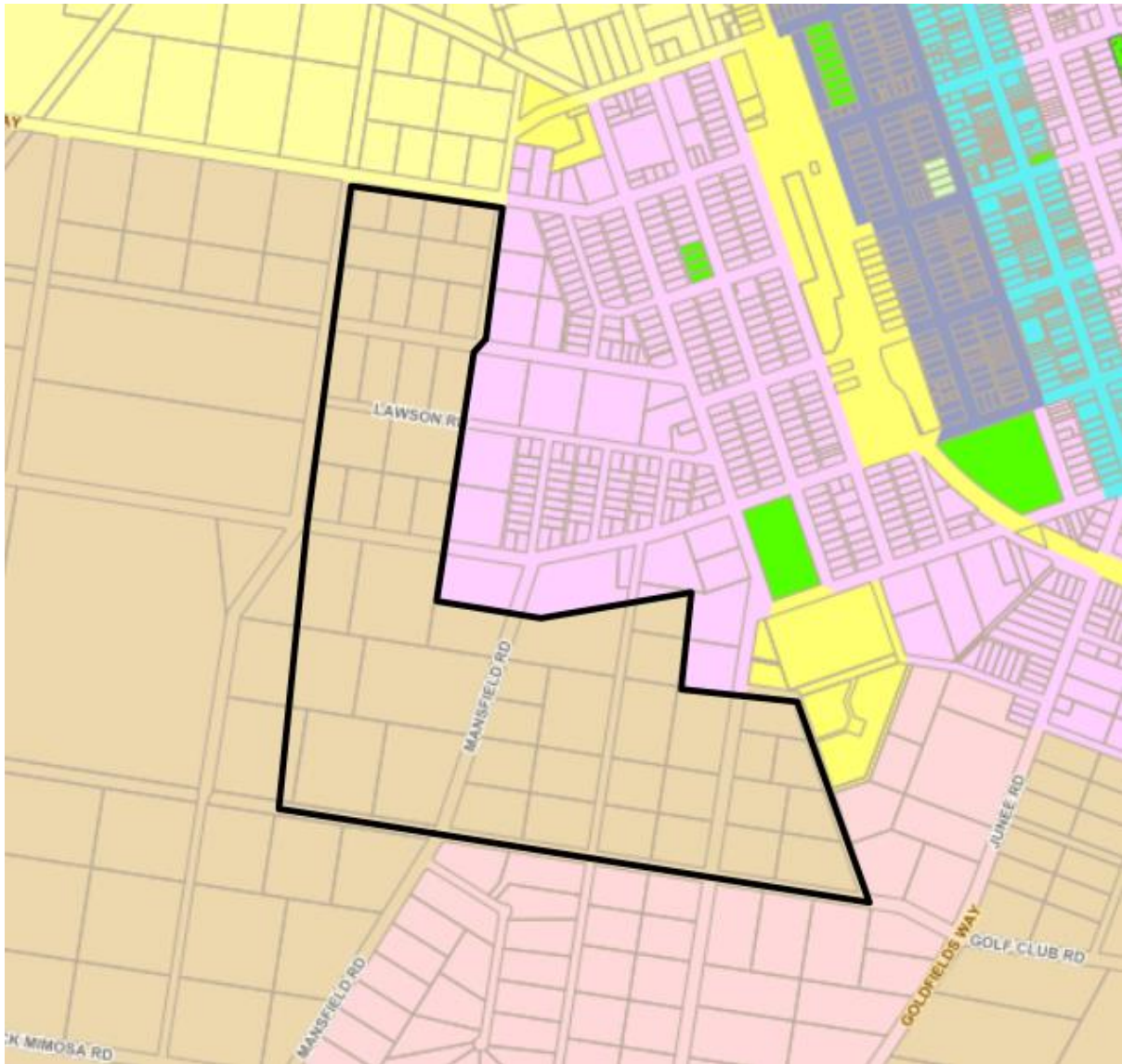


Figure 83: Western fringe study area zoning map

The Western fringe has some existing infrastructure, including roads and some electricity, water and sewer services.

Figures 84 – 86 provides information in relation to existing electricity, water and sewer services within the study area.

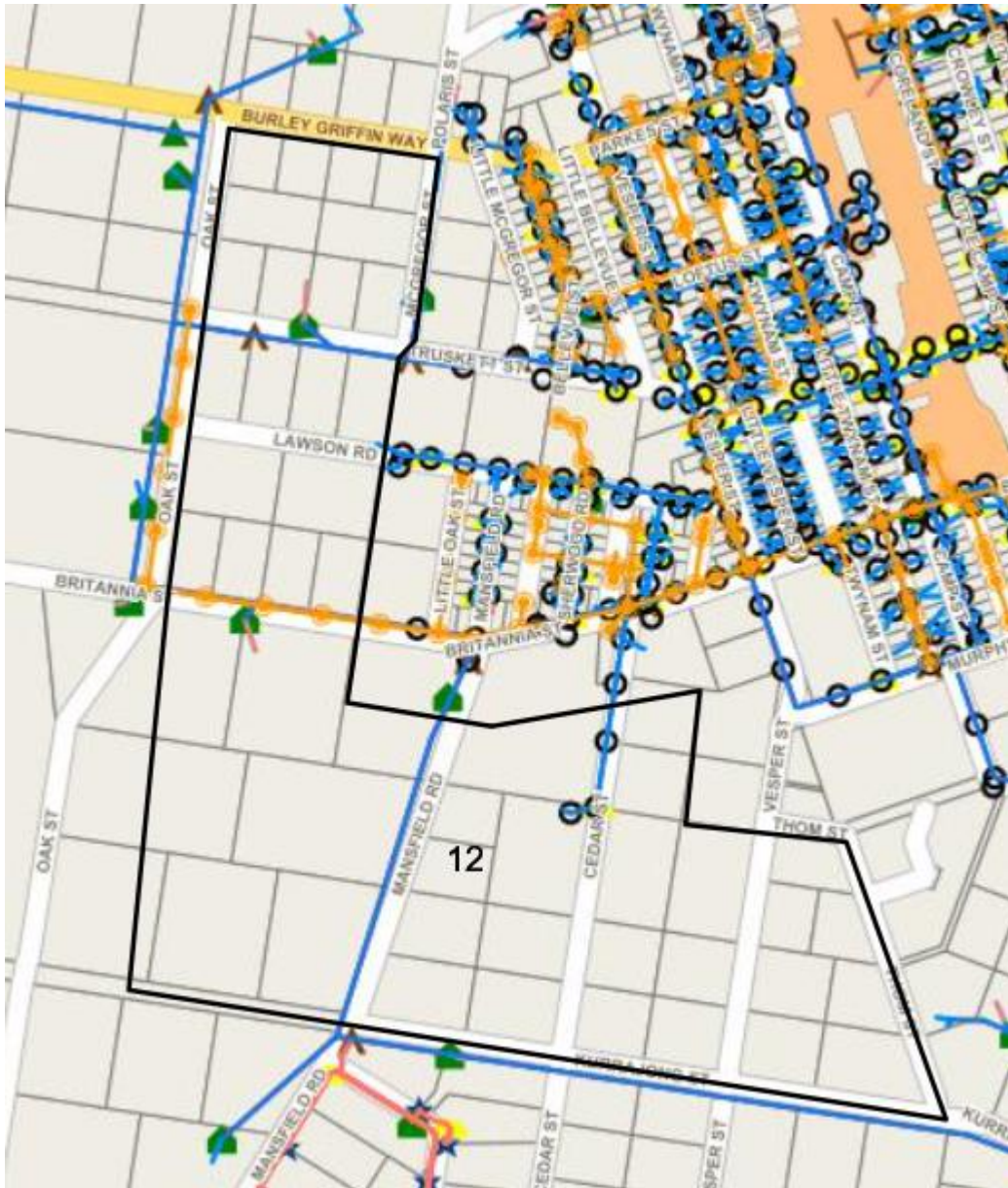


Figure 84: Western fringe electricity infrastructure



Figure 85: Western fringe water infrastructure



Figure 86: Western fringe sewer infrastructure

Part of the study area would be suitable for connection to reticulated sewer services, which supports conventional residential development. A land survey is required to determine the development boundary. Any conventional residential development will be required to be fully serviced with roads, sewer, stormwater, water, electricity and gas infrastructure. The timeframe for viability of extension of these services is unclear at this time.

Proximity of the area to existing noise impacts on the northern edge, including Burley Griffin Way and grain receival development, limits the potential for residential development to be sited in this area in the future. Council would need to consider future management of heavy vehicles, due to competing interests to remove heavy vehicles from Hoskins Street and the need to retain options for potential future road construction.

Land in the western section of the study area may be suitable for Large Lot Residential development, where this land is unable to be connected to reticulated sewer services. However, existing use of the western proportion of this land for agriculture may present a barrier to development in the short term, due to priorities to retain agricultural land.

Part of the study area is identified as being potentially flood affected in the 1% AEP event under the Temora Flood Study 2019, as shown by Figure 87.

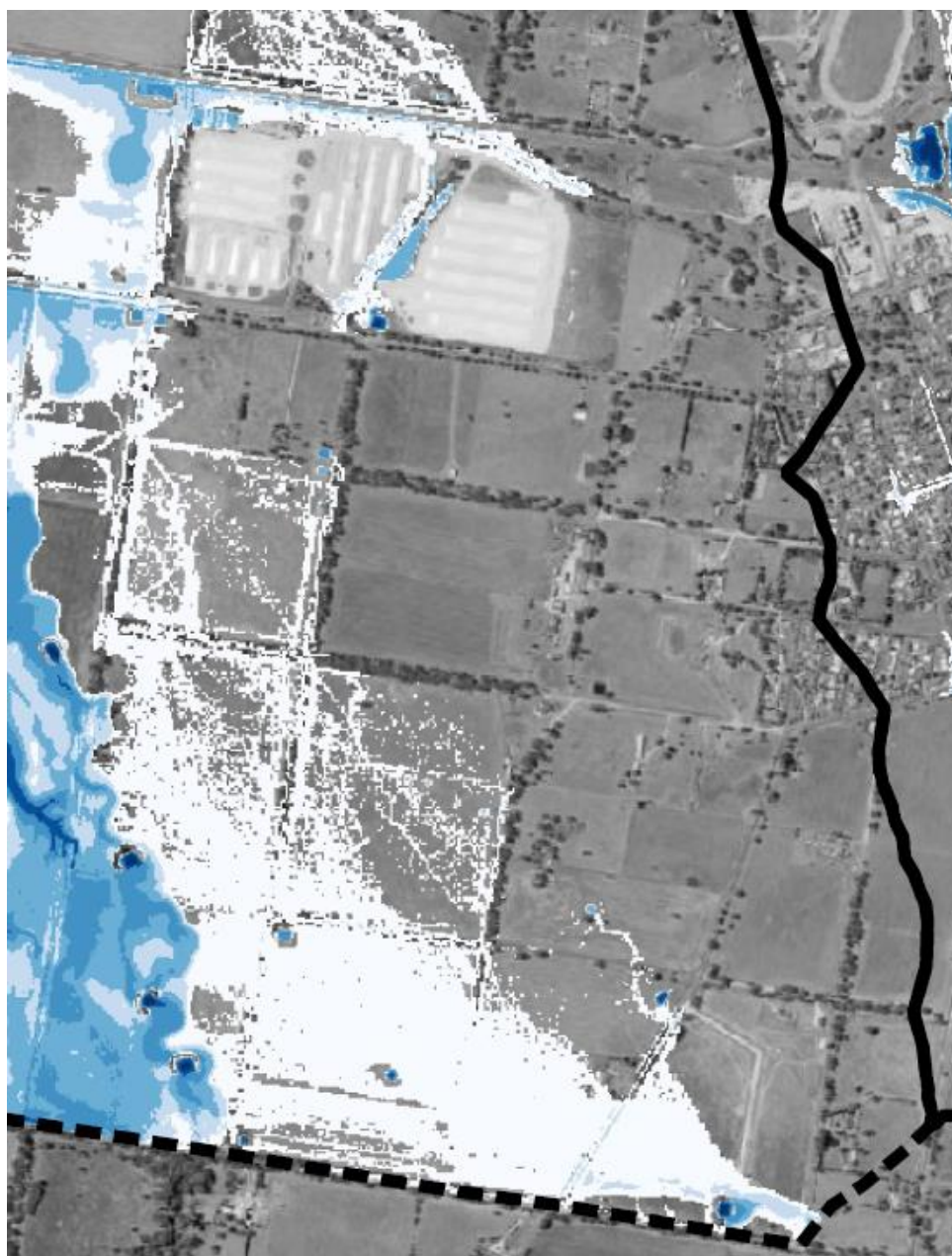


Figure 83: Land identified as potentially flood affected under the Temora Flood Study 2019.

In addition, part of the roadside areas are identified as containing sensitive biodiversity, as shown by Figure 88. The site is not identified as being bushfire prone land.

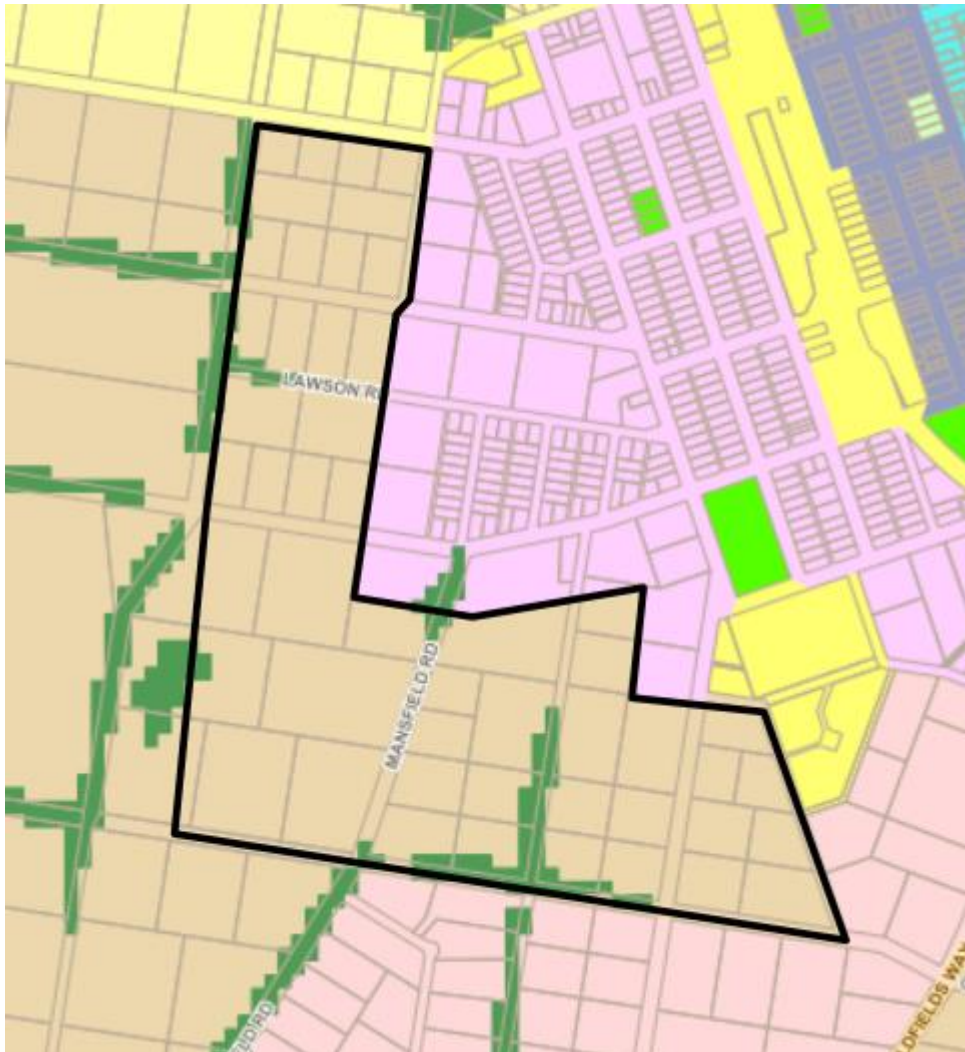


Figure 88: Sensitive biodiversity shown dark green within the subject land

Summary

On the northern fringe, land may be considered, in part, for additional R1 General Residential zoning and/or R5 Large Lot Residential, in order to provide an avenue for future growth of the town, but within the limitations deemed necessary due to proximity to the existing sewage treatment plant and waste management facility.

Land located on Narraburra Street could also be investigated to meet medium term demand, in conjunction with an Industrial Lands Review and Strategy, which is currently in the process of being developed. The outcomes of this review and strategy can be used to guide the appropriateness and timing of changes to zoning in the Narraburra Street area.

In relation to land located on the Western Fringe, additional residential development potential exists, however Council will need to finalise the location of any additional heavy

vehicle route that maybe constructed in this location. The provision of opportunities for future conventional residential development is important in order that Temora is not fully constrained by large lot residential development in all directions. The site would require full servicing if developed for conventional residential land use.

Land on the Eastern Fringe is likely to be considered over the medium-long term due to uncertainty about retaining land for future industrial uses and potential demand for B6 Enterprise Corridor zoned land, located behind industrial uses.

The Temora Local Housing Strategy has identified eight sites of vacant land that are in various stages of future development. Twelve potential areas where future urban development, comprising six sites of potential R1 General Residential development (Sites 2, 3, 4, 7, 10 and 11), four sites of potential R5 Large Lot Residential development (Sites 1, 6, 9 and 12), one potential IN1 General Industrial (Site 5) and one B6 Enterprise Corridor (E3 Productivity Support) (Site 8) may be suitable to meet short, medium and longer term development needs.

Figure 89 indicates the overall sites.

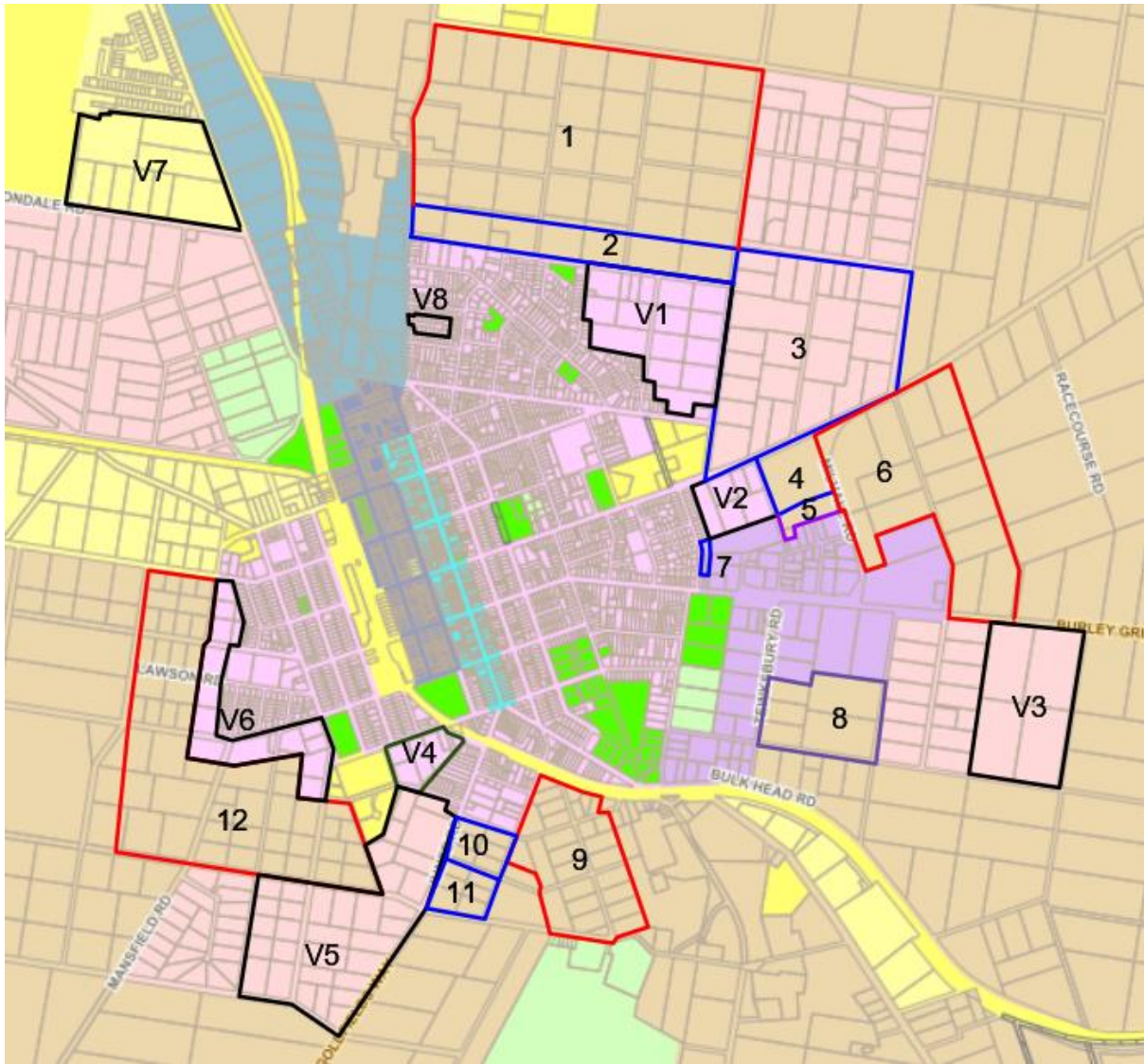


Figure 89: Overall existing vacant urban land and identified potential future urban land

Figure 90 shows an aerial image of the identified sites.

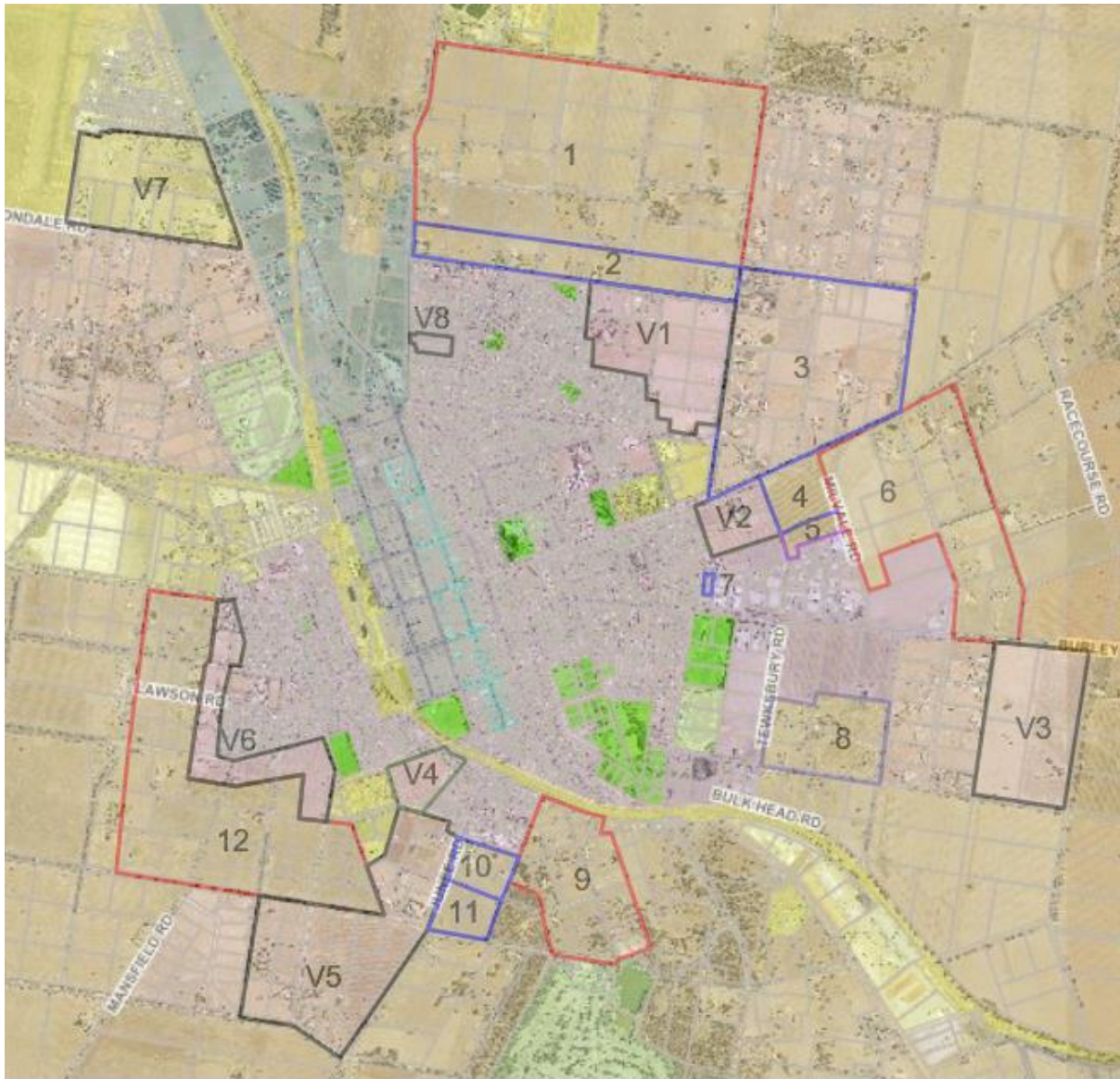


Figure 90: Aerial image of vacant land and investigation areas in Temora

Table 14 provides a summary of a currently vacant (V) urban residential zoned land in Temora.

Site number	Address	Current zone	Potential lot yield	Comment
V1	Bundawarrah Rd/French St	R1 General Residential	209 residential lots	Consent for Stage 1 & 2 subdivision
V2	Loftus Street	R1 General Residential	60 residential lots	Consent for Stage 1 subdivision
V3	Burley Griffin Way	R5 Large Lot Residential	28 x 1 hectare Large Lot Residential lots	No plans prepared
V4	Ashelford St	R1 General Residential	10 x lower density lots 0.3 ha – 1.5 ha	Site has flooding constraints and requires engineering

				drainage
V5	Vesper St/Goldfields Way	R5 Large Lot Residential	32 x 1 hectare Large Lot Residential lots	No plans prepared
V6	Britannia St	R1 General Residential	40 x lower density lots	Limited existing infrastructure is a development constraint. Existing dwelling constraints results in expected lower density development
V7	Airport St	SP1 Special Activities	90 x aviation related development (house & hangar, tourism, business)	Consent for subdivision of 40 lots. Council seeking funding for infrastructure.
V8	Apollo Place	R1 General Residential	30 medium density dwellings for affordable housing	Partnership agreement with community housing provider Argyle Housing. Seeking funding for dwelling construction
Estimated Total	269 x residential lots 50 x lower density residential lots 60 x Large Lot Residential lots 90 x aviation related lots 30 x medium density affordable housing Overall estimated total, all lot types: 499 lots (excludes 47 single vacant lots, generally unavailable in the market)			

Table 14: Summary of vacant residential zoned land in Temora

Conservatively, Temora requires 30 new dwellings each year to meet demand. Based on all available supply using currently zoned land, this should meet demand for at least 16 years. However, several existing sites of residential zoned are not available for development in the short term due to a range of constraints, including lack of servicing, landowners unwilling/unable to develop land, environmental constraints and cost of development. Conservatively, there is most likely 10 years of available supply (300 lots). Therefore, planning for the provision of additional land supply is necessary to prevent future land shortages and excess land pricing.

The future urban investigation areas have differing suitability for residential development. On a preliminary basis, Table 15 summarises the most suitable types of residential

development for each site, covering proposals to be considered over the short, medium and longer term.

Site number	Address	Current zone	Potential residential zone	Likely timeframe	Estimated lot yield
1	Northern fringe	RU1 Primary Production	R5 Large Lot Residential	Long Term (10+ years)	12 Large Lot Residential lots
Comments	Consistent with existing and adjoining development. Identified in previous land use study for investigation. Development constraints associated with nearby Sewage Treatment Plant and Waste Management Facility				
2	Chifley St	RU1 Primary Production	R1 General Residential	Long Term (10 + years)	25 lower density residential lots
Comments	Consistent with existing and adjoining development. Existing dwelling constraints results in expected lower density development than vacant site.				
3	Wattle St	R5 Large Lot Residential	R1 General Residential	Medium Term (4 – 19 years)	50 lower density residential lots
Comments	Increase density in accordance with masterplan (to be developed), including roads and servicing infrastructure – water, sewer, electricity, telecommunications, gas. Existing dwelling constraints results in expected lower density development than vacant site.				
4	Loftus St	RU1 Primary Production	R1 General Residential	Short Term (0 – 3 years)	64 residential lots
Comments	Consistent with existing and adjoining development				
5	Coolabah St	RU1 Primary Production	IN1 General Industrial	Short Term (0 – 3 years)	19 industrial lots
Comments	Consistent with existing and adjoining development. Provides opportunity for future industrial development only				

6	Narraburra Street	RU1 Primary Production	R5 Large Lot Residential	Long Term (10 + years)	25 Large Lot Residential lots
Comments	Consistent with existing and adjoining development. Needs consideration of potential need for future R1 General Residential zone expansion as required in the future and compatibility with existing IN1 General Industrial zoned land				
7	Gallipoli St	IN1 General Industrial	R1 General Residential	Short Term (0 – 3 years)	4 residential lots
Comments	Consistent with existing and adjoining development				
8	Tewkesbury Rd	RU1 Primary Production	E3 Productivity Support	Long Term (10 + years)	9 x 2 hectare lots for business and residential use
Comments	Consistent with existing and adjoining development. Needs consideration of existing and adjoining industrial zoned land				
9	Golf Club Rd	RU1 Primary Production	R5 Large Lot Residential	Long Term (10 + years)	18 Large Lot Residential lots
Comments	Consistent with existing and adjoining development. Requires completion of floodplain risk management study.				
10	June Road East (stage 1)	RU1 Primary Production	R1 General Residential	Short Term (0 – 3 years)	12 lower density residential lots
Comments	Consistent with existing and adjoining development. Existing dwelling constraints results in expected lower density development than vacant site.				
11	June Road East (stage 2)	RU1 Primary Production	R1 General Residential	Long Term (10 + years)	26 residential lots
Comments	Consistent with existing and adjoining development. Requires completion of floodplain risk management study.				

12	Western fringe	RU1 Primary Production	R5 Large Lot Residential	Long Term (10 + years)	72 Large Lot Residential lots
Comments	Consistent with existing and adjoining development. Need to manage impacts associated with existing agricultural uses and grain receival site, as well as potential role in managing heavy vehicle movements in the future.				
Total estimated lots	<p>94 x Residential lots</p> <p>87 x lower density Residential lots</p> <p>127 x Large Lot Residential Lots</p> <p>19 x Industrial Lots</p> <p>9 x Enterprise Corridor Lots</p> <p>Total future additional lots: 317 residential/large lot residential/enterprise corridor lots</p> <p>Short term: 80 residential/lower density residential lots</p> <p>Medium term: 50 lower density residential lots</p> <p>Long term: 187 residential/lower density residential/Large Lot Residential/Enterprise Corridor lots</p>				

Table 15: Potential residential zone and timeframe of study areas

Figure 91 shows an indication of the location of the short (green), medium (orange) and long term (blue) investigation sites.

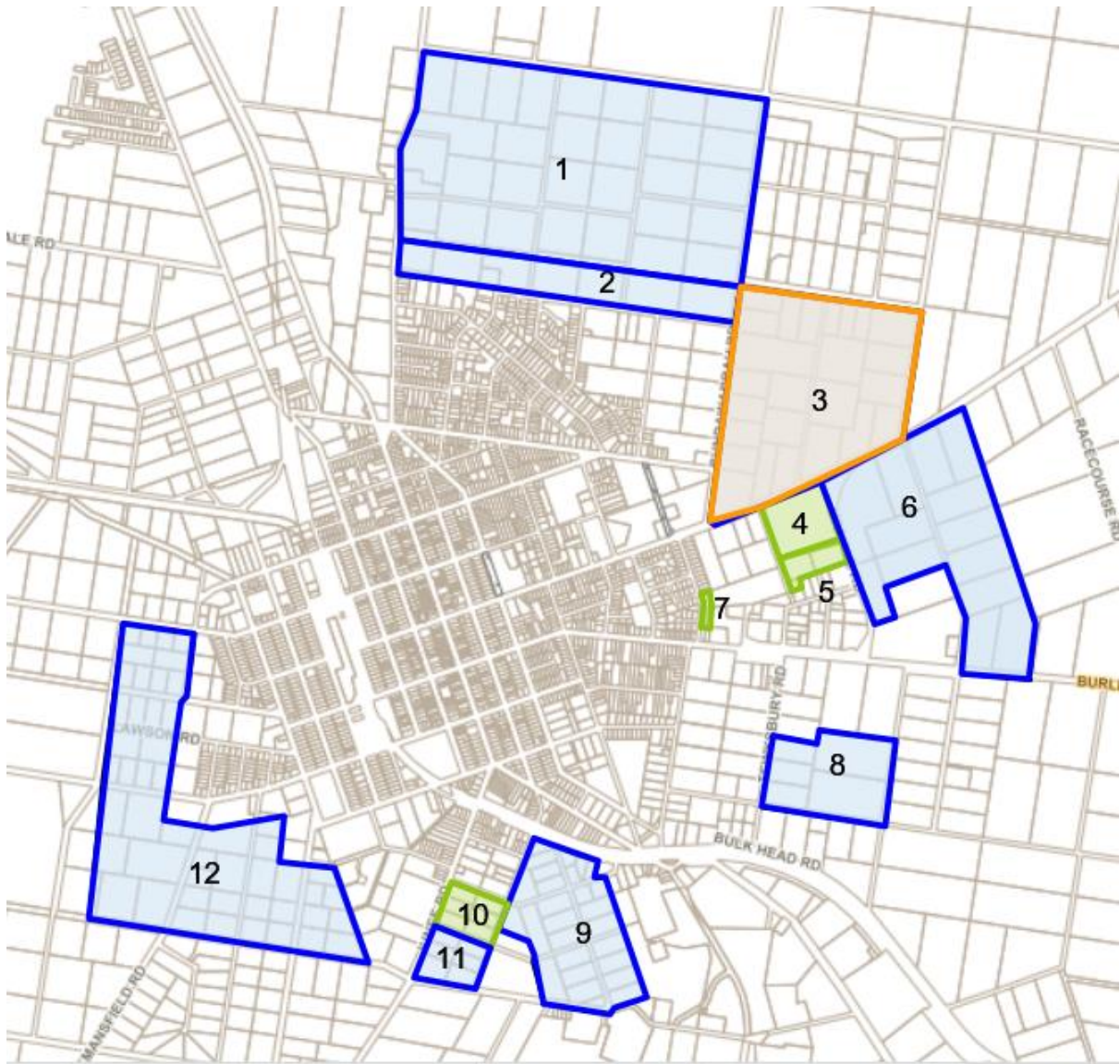


Figure 91: Location of short term (green), medium term (orange) and long term (blue) sites for future urban investigation in Temora

Based on previous estimates of demand of 30 dwellings per year, the future residential investigation areas could supply up to 317 dwellings in total over the short- long term. This will provide over 10 years of additional housing supply to Temora.

Discussion

The progression of the short term priority sites will provide for the next stage of future growth, due to the current constraints of existing residential and large lot residential zoned land. The justification for this is summarised below:

- The short term priority study area locations are located at sites 4 (Loftus St), 5 (Coolabah St, 7 (Gallipoli St) and 10 (Junee Rd East Stage 1). This includes one small area of vacant industrial zoned land, located on Gallipoli Street, already partly

developed for residential purposes, that is proposed to be rezoned to R1 General Residential zone.

- The rezoning of these sites is estimated to supply 80 additional residential lots, as well as 19 industrial zoned lots.
- Bringing forward the opportunity for 80 additional residential lots in the short term will respond to emerging shortfalls that will occur as development of serviced residential land is expected to be completed over the next 7 years.
- Future demand unlikely to be addressed by existing vacant unserviced residential zoned land.
- The three identified future residential sites are modest in scale, providing a further 3 years supply and therefore would bring market certainty for the next 10 years and seek to avoid similar current situations of high demand and low supply.

The medium term priority study area of Wattle Street (Site 3) is identified for consideration of rezoning from R5 Large Lot Residential to R1 General Residential and reduction in minimum lot size from 1ha to 750sqm. The proposed rezoning will be required to be supported by a masterplan, including servicing plan for extension of water, sewer, electricity and telecommunications services, alongside a proposed road layout. The site has constraints of existing dwellings, predominantly located fronting Bundawarra Road and Evatt Street. This rezoning will support an estimated 50 additional larger residential lots.

There are seven sites identified for longer term priority investigation for future urban purposes,. These sites are: Site 1 (Northern Fringe), Site 2 (Chifley Street), Site 6 (Narraburra Street), Site 8 (Tewkesbury Road), Site 9 (Golf Club Road), Site 11 (Junee Road East Stage 2) and Site 12 (Western Fringe).

The future residential and large lot residential development is restricted to agricultural land that is limited in its productivity due to existing constraints including proximity to existing urban uses, as well as biodiversity and servicing.

None of the sites are isolated, as all sites are connected to existing urban land uses. Preliminary consultation with the Department of Primary Industries has raised no major concerns with expansion of the existing urban area into low value agricultural land, in order to meet future urban growth needs. Development of the land will not fragment productive agricultural land as the land is already fragmented from earlier subdivision activity. The land is within access to existing urban infrastructure services and avoids natural hazards. The sites may be investigated further as the subject of separate planning proposals, if deemed appropriate, in order to meet demand over the short-long term, as directed by existing land constraints.

In relation to the vacant, less desirable lots, they are an underutilised resource and their future development should be supported in order to assist with addressing housing shortages. These lots are often already partly serviced, with road, water, sewer, gas and electricity services available to the site. Development of these sites collectively across the town, potentially by a community housing provider, would assist with meeting demand for affordable housing within the community. Lower cost construction methods may be required to provide financial viability to the project.

Overall, Temora’s existing residential zoned land and potential opportunities for future residential development provides significant capacity for growth over the long term. This is an ideal situation, as there is scope to accommodate future development. The issue that is of current interest is meeting short term demand, as availability will become constrained in the near future, once existing vacant land is developed. Prioritising the investigation and potential rezoning of the most easily developed land is anticipated to assist with managing short term demand.



4.2 Planning Proposals

Planning Proposals will be prepared to support the rezoning of the following sites:

Short term

- Loftus Street
- Gallipoli Street
- Coolabah Street
- Junee Road (East) Stage 1

Medium term

- Wattle Street

The identified sites may be investigated separately from each other, in suitability and in order of likelihood of securing rezoning, to support meeting urgent demand for additional residential and large lot residential zoned land, if deemed appropriate by Council. Seeking the rezoning of all sites at once is not considered necessary to meet short term demand.

Long term identified sites will be revisited in the future as required due to demand.

Consultation with infrastructure services providers and Government agencies will occur as part of broader consultation conducted in relation to this draft Strategy.



The identified short and medium term priority sites are subject to the relevant S9.1 directions, including:

1.1 Business and Industrial Zones

1.2 Rural Zones

1.5 Rural Lands

2.6 Remediation of Contaminated Land

3.1 Residential Zones

3.4 Integrating Land Use and Transport

4.3 Flooding

4.4 Planning for Bushfire Protection

5.10 Implementation of Regional Plans

Any future planning proposal would be required to be justified, giving consideration the objectives of the s9.1 directions, or demonstrating minor significance of any amendment.

Sites identified for long term investigation will be subject to relevant S9.1 directions at the time.



The availability of existing essential urban infrastructure, including water, electricity, stormwater, communications and sealed roads, as well as sewer infrastructure for potential conventional residential areas, provide a strategically sound basis for including and prioritising the sites. The sites are conveniently located close to other existing urban facilities including commercial, employment areas, schools and other community facilities. The sites would be consistent with the current strategic direction for the area, as well regional strategic goals and objectives.

4.3 Monitoring and Reviews

Monitoring and review of the Temora Local Housing Strategy will occur on an annual basis. Council will continue with supporting actions to improve amenity of Temora Shire, including parks, open spaces, sporting, cultural and community facilities.



SECTION 5 - Conclusion

As Temora's population is expected to increase at a modest growth rate of 1% per year, support for the development of existing residential zoned land and the provision of additional residential and large lot residential zoned land is necessary, where there is growing demand for new development sites. The sites identified within this Temora Local Housing Strategy are deemed, conceptually, to be suitable for investigation for future residential development and offer the ability to meet short-long term demand.

The provision of additional residential and large lot residential development supports the delivery of housing options for a growing and diverse population. It is consistent with the State and Local Council priorities and will contribute generally to and support the achievement of the vision, objectives and actions identified within the Temora Local Housing Strategy.

Appendix

Goldenfields Water Response to Temora Local Housing Strategy