



Draft Local Housing Strategy

Client: Lachlan Shire Council

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1. Introduction

The New South Wales (NSW) government requires all councils to prepare a Local Housing Strategy (LHS). The Lachlan LHS will set out a broad vision and make recommendations for housing provision in the Lachlan local government area for the period from 2022 to 2043. The LHS will guide housing in Lachlan through the identification of Housing Priorities, and their associated Objectives and Actions.

The LHS provides a locally relevant response to the wider strategic plans of the Central West and Orana Regional Plan. At a local level it aligns with Council's Community Strategic Plan and the Local Strategic Planning Statement. The LHS will be prepared in accordance with the Department of Planning, and Environment's Local Housing Strategy Guidelines and will be incorporated into the recent work completed for the *Rural and Industrial Lands Strategy* in 2022.

Lachlan's population has been static changing from an Estimated Residential Population (ERP) of 6,194 in 2016 to 2021 population of 6,094¹. On 31 August 2023, the ABS released revised population estimates incorporating the final 2021 population base, and revisions to the natural increase, internal migration and overseas migration components of population change for 2021-22. The revised figure for the Lachlan LGA is 6,139.

Council has approved 110 dwellings, both new and replacement, over the past 11 years, with most of the development activity in the Shire has occurred in Condobolin and Lake Cargelligo. Despite changes in population, recent demand for residential development in the Lachlan Shire has been moderate in Condobolin and Lake Cargelligo. In addition, the profile of the local residents is expected to change with an increasingly ageing population, smaller family groups, proportionally fewer young adults and more single people.

The Department of Planning and Environment (DPE) anticipates that the population of Lachlan Shire will settle at 4,769 by 2041 declining at a rate of -1.18 between 2021 and 2041. However, the DPE forecast does not recognise housing demand driven by pipeline development projects generating up to 2,055 construction jobs and 522 ongoing positions, accommodation for which will likely be spread across the wider functional economic region. Condobolin is estimated to need housing on an ongoing basis for up to 700 people in Condobolin and 70 in Lake Cargelligo between 2022 and 2030. This figure may be impacted by the recently approved and pipeline development around Lake Cargelligo.

To accommodate the change in the demographic profile and respond to demand generated by industry. The community understand that the region is a great place to live and many choose to stay here across their life span. The LHS should address housing choice, providing housing that meets the needs of the community as circumstances change. The LHS will need to consider:

- » A greater housing supply
- » An increase in housing diversity and choice
- » Opportunities for affordable housing
- » Housing for a diverse workforce
- » Housing that is adaptable to changing needs to allow people to age in place.

¹ ABS Census Data Quick Stats. This has been revised in Augst 2023 to an ERP of 6,139. The LHS adopts the 2023 ERP for the LGA Population, however, relies on the 2021 Census Data for more specific data for towns and villages.

To inform Lachlan’s housing future, Council needs to understand the type and amount of housing required to meet the needs of our residents now and over the next 20 years. The LHS has been prepared from an evidence- based assessment of demographic patterns, housing trends, capacity of existing planning controls contained in the Local Environmental Plan, and community feedback. The LHS will provide the primary land use strategy for Lachlan.

What do we mean by housing?

This strategy uses different terms to describe housing. The Standard Instrument LEP Dictionary provides planning definitions of ‘dwelling’ and ‘dwelling houses’ and multiple variations under the group term ‘residential accommodation’.

The typical dwelling in the LGA is a single detached house. Housing has evolved over time and the LGA provides a mix of older style through to modern dwellings.

Other definitions such as affordable and social housing are found in the *Housing 2041 NSW Housing Strategy*. The meanings for the terms used in this strategy are set out below:

Definition	Explanation
Affordable rental housing/affordable housing	Housing that households on very low to moderate incomes can afford, as defined by the <i>Environmental Planning and Assessment Act 1979</i> and <i>SEPP Housing 2021</i> <i>Very low – 50% of median income</i> <i>Low – 50% to 80% of median income</i> <i>Moderate – 80% to 120% of median income</i>
Dwellings	Under the Standard Instrument LEP a ‘dwelling’ is a ‘room or suite of rooms occupied or used or so constructed or adapted as to be capable of being occupied or used as a separate domicile’ A dwelling house means a building containing only one dwelling. ‘Residential accommodation’ is a building or place used predominantly as a place of residence, and includes: Attached dwellings, boarding houses, dual occupancies, dwelling houses, group homes, hostels, multi dwelling housing, residential flat buildings, rural workers dwellings, secondary dwellings, semi-detached dwellings, seniors housing, shop top housing
Households	The people that live in a home. This may be a person living on their own, a family, group of students for example. Each household’s requirements will change depending on what they collectively earn, how many people live there and the different relationships between those people
Social housing	Housing for people on low incomes or people in housing crisis, which the government or community housing providers own or manage. Rents are based on income.
Mortgage stress	A condition that occurs when a household is paying more than 30% of its income in mortgage repayments and associated housing costs.
Rental stress	A condition that occurs when a household has an income in the bottom 40% of regional NSW income distribution and pays more than 30% of this income on housing costs

Figure 1 Dwellings – Older Style Cottage, Orange St, Condobolin



Figure 2 Dwellings – New Build Loughnan St, Lake Cargelligo



1.2 Rural and Industrial Lands Strategy

The LHS has been developed following the adoption of the *Rural and Industrial Lands Strategy (RILS)* in 2022. The RILS is primarily focussed on the supply of land suitable for the expansion of existing businesses and development of new employment generating businesses within the Lachlan Shire Local Government Area (LGA). The RILS acknowledged that a single, RU5 Village zone applies to towns and villages under the Lachlan Local Environmental Plan 2013 (LLEP). The flexibility of this zone is such that employment, business and industrial land uses are permissible alongside more sensitive residential land uses. Despite the flexibility of the zone, industrial, town centre and residential land uses are clearly distinguishable.

In considering the options for the expansion of industrial land, the RILS recognised that that industrial and residential land uses are often competing for the same attributes. This is particularly the case in Lake Cargelligo.

An outcome of the RILS was the preparation of Structure Plans for Condobolin, Lake Cargelligo and Tottenham. These plans reflect the high-level constraints and identify the options for expansion of industrial land.

Under the LHS, these Structure Plans have been reviewed to include recommendations for residential development over time.

The Structure Plans form part of the Town snapshots in Section 3.

1.3 Structure of the document

The LHS has been developed in two phases with the first phase being the initial issues identification which included both background research and community and stakeholder engagement. This phase of the project commenced in 2022 and established the issues and tested these with stakeholders and the community in April 2023. This initial stage built on the vision for Lachlan articulated in the *Community Strategic Plan (CSP)* and expanded through the *Local Strategic Planning Statement (LSPS)*:

The Strategy has been developed having regard to the direction provided in the *Central West and Orana Regional Plan 2041 (Regional Plan)* and the *Housing Strategy Guidelines* prepared by the Department of Planning, Industry and Environment (DPE). The Strategy will guide land use and planning decisions and inform amendments to the Local Environmental Plan in the immediate and medium term.

The document is structured into sections as follows:

Section 1 – Introduction – includes an overview as to why we need a Local Housing Strategy

Section 2 – Planning Policy and Context - examines the planning framework in which the Strategy needs to be considered.

Section 3 – Settlements -provides a snapshot of Condobolin, Lake Cargelligo and Tottenham and includes the Town Structure Plans adopted in the RILS. The snapshots also provide a summary of the smaller settlements of Albert, Burcher, Derriwong, Fifield, Murrin Bridge and Tullibigeal.

Section 4 – Evidence - includes demographic and population analysis, housing demand and supply, the opportunities and constraints to the delivery of housing and identification of areas that have capacity for further development

Section 5 - The Priorities - an accumulation of the evidence and sets out the objectives for the Strategy, planning approach mechanisms for delivery and options. This section includes the key recommendations of the LHA.

Section 6 - Delivery – includes a summary of the methods of implementing the LHS. It also identifies the planning proposal process to rezone land and how the LHS will be monitored and reviewed.

Section 7 – Actions Summary - presents actions in line with the relevant Policy Directions identified in the Regional Plan and in response to the priorities identified in the LHS.

Why is the housing strategy important?

Over the next 20 years the local community will change. The purpose of the Strategy is to help us manage and monitor change over that period and beyond.

The LHS will:

- » Provide a strategic approach to guide residential land use and development over a 20-year timeframe.
- » Present actions and strategies that encourage suitable housing densities, types and range of dwelling mixes.
- » Align with NSW Department of Planning and Environment (DPE) requirements relating to Orana and Central West Regional Plan 2041 and DPE Local Housing Strategy 2018 requirements.
- » Align with the priorities and vision outlined in the Local Strategic Planning Statement (LSPS).

To achieve this the LHS will:

- » Identify population trends and the housing demands associated with the changing needs of the population.
- » Identify areas that are suitable for residential development.
- » Consider planning controls that can facilitate infill development, renewal and urban expansion in towns and villages that includes controls to support a broad range of compatible dwelling typologies.
- » Provide guidance on key issues such as affordable housing and development standards for changing population needs; and
- » Inform policies and planning controls in the LLEP and Development Control Plans

We are getting older

By 2041, those aged 65 years and over in the Shire will increase by almost 40% compared to 2016. Through previous community consultation, we know that when it comes to the needs of our older residents, maintaining wellbeing, social connections and independence are key considerations so that people can stay healthy for longer and support themselves in their own home and community.

We are losing our young people

Based on current projections, the proportion of the population in the 25 – 39 age group will continue to decline to 2041.

Keeping those of working and family age in the local area will ensure we retain a diversity of age groups in the Shire. This is key to contributing to our area's vibrancy and stability.

Our household structures are changing

Projections from the NSW Department of Planning, Infrastructure and Environment indicate that the number of people living alone will increase over the next 20 years, and that the average household size will become smaller as family structures change. This situation may be exacerbated by the demand generated by the workforce requirement of projects in the pipeline. We need to address the housing needs of smaller and lone person households.

1.4 LGA snapshot

Agriculture has traditionally been the primary economic driver in the Lachlan Shire, underpinning other sectors of the community including mining. The 2021 ABS census data for employment, income, property and population are provided below:

Population

The ABS recorded population in 2021 was 6,094², however, as noted above, the revised ERP for 2022 is 6,139.

Condobolin is the largest population centre with a 2021 population of 2,579 (and 3,185 in the general locality).³ Lake Cargelligo's population in 2021 was 1,169 (and 1430 in the general locality) and Tottenham had a population of 263 in the urban centre (and 451 in the general locality).

Economy

Lachlan Shire Council generated an estimated economic output⁽⁴⁾ of \$750,145,278 in 2021, compared to \$2.6B for the wider Central West Region (Bathurst, Orange, Parkes, Forbes, Weddin, Cabonne, Blayney, Cowra, Lithgow and Oberon) (REMPPLAN 2021). Agriculture, Fishing and Forestry accounts for 25.83% of total output, with a significant contribution from manufacturing and mining. Agriculture is the largest employer with 643 jobs representing 27.54% of total jobs.

Regional exports generated by Lachlan LGA is estimated at \$279.6m which accounts for 3.1% of all exports for the Central West Region. Agriculture, Forestry and Fishing contributes the most for regional exports with \$147.54m accounting for 52.8% of all exports, and 9.7% of the industry sector exports for the Central West Region (REMPPLAN, 2021).

Population

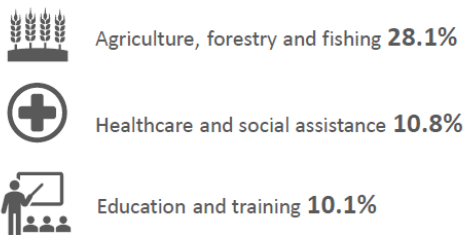


Workforce



Working Age population (ages 16-64)	3,470
Labour force	2,646
Participation rate (labour force divided by population)	42.7%

Top three employing industries in the LGA in 2016



The industries in the LGA with the highest value add are:

Agriculture, forestry and fishing	Rental, hiring and real estate	Healthcare and social assistance
\$84m	\$49m	\$29m



Gross regional product of \$750m in 2019-2020

ABS Census Data 2021

²https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA14600?opendocument. Note that the population forecast from DPE for 2021 was 6041.

³ Urban centres and Localities data ABS QuickStats

⁴ Output data is the value of all gross revenue generated by business and organisations in the production goods and services.

2. Planning policy and context

The *Environmental Planning and Assessment Act 1979* (EP&A Act) provides the statutory framework for land use planning in NSW. Recent changes to the legislation have strengthened the emphasis on strategic planning, reinforcing it as the basis of the NSW planning system.

In planning for residential growth in the Lachlan Shire it is important to understand the strategic policy and planning framework that applies to the area. This framework is set primarily by the NSW Government to a Regional Plan level, Council (subject to NSW Government Agency approval) drives local strategic planning at a local level, set out in **Figure 3**.

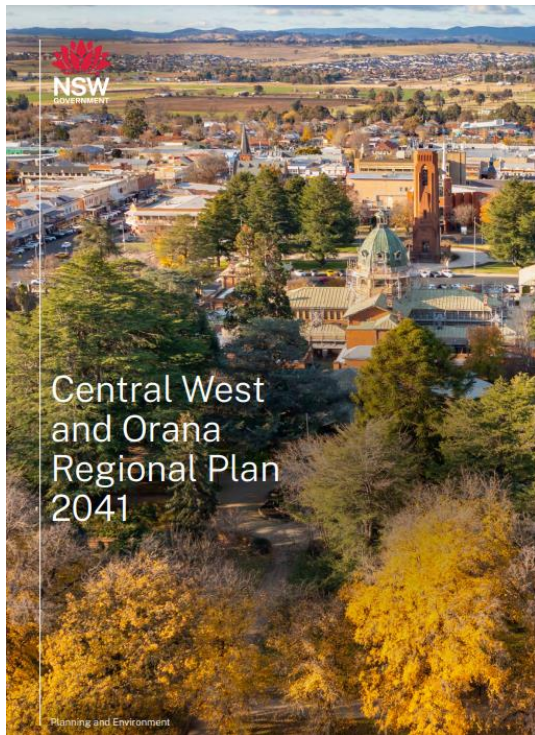
Figure 3 NSW Strategic Planning Framework



2.1 NSW Plans and Policies

The NSW State Government has a lead role in developing infrastructure plans and policies that guide specific land uses and the interaction between them.

Central West and Orana Regional Plan 2041



The Central West and Orana Regional Plan 2041 (Regional Plan) outlines a 20 year vision for a healthy, connected and resilient region.

The Central West and Orana Regional Plan 2041 establishes a strategic framework, vision and direction for land use, addressing future needs for housing, jobs, infrastructure, a healthy environment, access to green spaces and connected communities.

This updated regional plan sets the strategic framework for the region, to ensure the region's ongoing prosperity. It is a 20-year land use plan prepared under section 3.3 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and applies to the local government areas (LGAs) of Bathurst, Blayney, Bogan, Cabonne, Coonamble, Cowra, Dubbo, Forbes, Gilgandra, Lachlan, Lithgow, Mid-Western, Narromine, Oberon, Orange, Parkes, Warren, Warrumbungle and Weddin.

The Regional Plan acknowledges the unprecedented opportunity presented by major investments in the

Inland Rail, Parkes Special Activation Precinct and the Central–West Orana Renewable Energy Zone (REZ).

The Regional Plan anticipates that 33,870 additional people are expected to populate the region by 2041, with an additional 21,664 dwellings required. Although the greatest population growth is expected in the larger strategic centres, smaller centres are expected to benefit from access to regional cities and major employment precincts and projects.

The Regional Plan includes the following Local Government profile for Lachlan:

Lachlan

Lachlan Shire LGA in the south west of the region is positioned to enhance a diverse agricultural and industrial manufacturing base. Condobolin, the local service centre, provides a hub for agricultural activity, grain storage and transport links to Lake Cargelligo, Tottenham, Tullibigeal, Burcher, Derriwong, Fifield and Albert. Condobolin is also a centre for sporting and recreational activity. Lake Cargelligo is the second largest service centre and residential area. It provides a local centre for agricultural activity, grain storage and transportation links to Condobolin, Parkes, Griffith, Hillston and Hay. As part of the largest natural inland lake system in NSW, it is a tourism destination. The Wiradjuri people have used the area as a food and water resource for centuries. Lachlan LGA will take advantage of the investment in the Parkes SAP and connections to Inland Rail. Both investments will stimulate economic opportunities and broader community benefit for Lachlan. The LGA contributed \$385.5 million³⁹ to GRP in 2020, with agriculture as the largest industry. This includes irrigation and cropping on the Lachlan River floodplain involving cotton and grains, and livestock. The manufacturing sector is growing at a high rate. Mining is a developing sector within and adjoining Lachlan Shire and could contribute to an increased population and job numbers. Lachlan Shire Council's priorities for the LGA are:

- *the primacy of the main streets of Condobolin and Lake Cargelligo*
- *agribusiness, transport and logistics sectors and associated businesses*

- *connections for the industrial manufacturing and agriculture sectors to Inland Rail and the Parkes SAP*
 - *mining potential and resources while planning for long-term social and utility growth*
 - *the natural environment*
 - *provision and development of major regional sports, recreation, and cultural facilities*
 - *infrastructure needs for Condobolin and Lake Cargelligo as well as surrounding villages*
 - *residential needs in Condobolin and Lake Cargelligo that are under pressure from expanding industries and larger surrounding centres*
- economic development opportunities for Aboriginal communities*
- *cultural heritage sites and properties*
 - *protecting agricultural land from residential development*
 - *identifying opportunities for the LGA, as the region's economy diversifies, and from its proximity and accessibility to Forbes, the Parkes SAP and Inland Rail.*

Incorporating the Regional Plan into the Local Housing Strategy

The Regional Plan has four parts aimed at achieving the vision of a healthy, connected and resilient region. Within each Part are a number of objectives.

The four Parts are:

Part 1 Region -shaping investment

Part 2 A sustainable and resilient place

Part 3 People, centres, housing and communities

Part 4 Prosperity, productivity and Innovation

The LHS focuses on Part 3 of the Regional Plan.

Changes to household make up and average household size will mean that housing demand will be strong. Recommendations are made for Councils to prepare local strategies to comprehensively address broader implications and consequences of locations for future development.

Part 3 People, centres, housing and communities references the need to cater for an additional 21,664 dwellings across the region by 2041. Objective 13 and associated strategies 13.1 and 13.3 are key to the preparation of the Housing Strategy.

Objective 13 Provide well located housing options to meet demand

Strengthening smaller centres can also be supported through better utilisation of existing infrastructure as an alternative to greenfield development. The region's centres will support housing by making efficient use of existing infrastructure and services. This will involve identifying areas for intensification and renewal, prioritising the development of unused or underutilised land and identifying new areas for growth.

In some cases, the historic release of land for housing on the fringe of centres has occurred without adequate strategic planning or the consideration of the entire development cycle. This has sometimes led to poor environmental outcomes, land that is difficult or costly to develop or conflicts with surrounding rural and resource lands.

Better understanding of the capacity of new housing areas and their status in terms of planning and infrastructure provision will help State and local government to identify where to focus available resources to facilitate housing delivery.

Strategy 13.1 To ensure an adequate and timely supply of housing, in the right locations, strategic and local planning should:

- respond to environmental, employment and investment considerations, and population dynamics when identifying new housing opportunities
- consider how proposed release areas could interact with longer term residential precincts
- provide new housing capacity where it can use existing infrastructure capacity or support the timely delivery of new infrastructure.
- Identify a pipeline of housing supply that meets community needs and provides appropriate opportunities for growth.

Strategy 13.3 Use strategic planning and local plans to facilitate a diversity of housing in urban areas by:

- creating flexible and feasible planning controls, including a greater mix of housing in new release areas
- aligning infrastructure and service provision to housing supply needs
- exploring public space improvements to encourage higher densities near town centres and transit orientated development along key passenger transport routes.
- reviewing policies and processes to improve certainty and streamline development processes.

State Environmental Planning Policies

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) allows for complying development assessment of many forms of development, including detached dwellings. Proposed development must meet specific performance and numeric criteria in order to use the complying development pathway instead of the development assessment pathway.

The *Low Rise Medium Density Housing Code* is contained within Part 3B of the Codes SEPP. It allows well designed dual occupancies, manor houses and terraces (up to two storeys) to be carried out under a fast track complying development approval. A complying development approval can be issued within 20 days if the proposal complies with all the relevant requirements in the Codes SEPP.

Dual occupancies, manor houses and terraces built as complying development are only allowed in RU5 zone where this type of housing is already permitted under LLEP 2013. A development proposal must meet all of the development standards in the Low Rise Medium Density Housing Code and associated design criteria to be permitted as complying development.

State Environmental Planning Policy (Housing) 2021

State Environmental Planning Policy (Housing) 2021 (Housing SEPP) is the consolidation of all significant housing related policies into one instrument, incorporating parts of the following former policies:

- SEPP (Affordable Rental Housing) 2009 (ARH SEPP)
- SEPP (Housing for Seniors and People with a Disability) 2004 (Seniors Housing SEPP)
- SEPP No 70 – Affordable Housing (Revised Schemes) and
- SEPPs 21 and 36, concerning caravan parks and manufactured home estates

In terms of **affordable housing**, new controls are directed at addressing housing inequality and affordability. Housing types include in-fill affordable housing, boarding houses, 'supportive accommodation'⁵ and residential flat buildings managed by social housing providers, public authorities or certain joint ventures. New controls are around ensuring affordable housing components for at least 15 years, Floor Space Ratios and locational requirements, such as proximity to a business or local centre zone in regional NSW.

Existing affordable rental housing is protected by the new Housing SEPP, with proposed additional provisions for the retention of such development.

In addition to the focus on affordable housing, the Housing SEPP contains a range of provisions aimed at facilitating the development of '**diverse housing**' as a further direct response to the changing housing needs of communities. The Housing SEPP complements the complying development regime under the Codes SEPP⁶ by providing complying development pathways for a broader range of housing types. Categories of diverse housing includes the following:

- **Secondary dwellings** – a self-contained dwelling established in conjunction with a principal dwelling, on the same lot, located within, attached to or is separate from the principal dwelling
- **Group homes** – a dwelling that is occupied by people in a single household without paid supervision or care and used to provide permanent accommodation for people with a disability or people who are socially disadvantaged.
- **Co-living housing** – a building or place that has at least 6 private rooms, permits occupation for at least 3 months and has shared facilities managed by a 24-hour management service. Co living housing is not permissible in the R2 zone.
- **Seniors housing** – housing for people over 60 in independent units or residential care. It is proposed to establish new development standards for seniors housing such as setting out land where seniors housing does not apply such as environmentally sensitive land and removing the need for Site Compatibility Certificates.

The Housing SEPP introduced a number of land use definitions into Local Environmental Plans, prescribes new mandatory conditions of development consent of applications concerning certain boarding houses, co-living houses or seniors housing.

The Housing SEPP may provide more opportunity for increased housing choice in Lachlan through additional land use definitions and complying development pathways. Early consultation and anecdotal advice indicate that there is unmet demand for suitable accommodation for 'key workers' and mine workers moving to the area. Local business owners are also reporting difficulties securing accommodation of overseas workers with dwellings being rented and left vacant ahead of pending arrival of staff in some cases months in advance⁷. **A review of Lachlan LEP 2013 zones and land use tables is necessary to ensure that reasonable provision is made for new housing in existing R5 Large Lot Residential zones.**

Regional Housing Taskforce

A Regional Housing Taskforce was established by the NSW Government in July 2021 to investigate the challenges in the planning system that may be preventing the delivery of housing supply and formulate recommendations to improve housing supply in regional NSW. The terms of reference for

⁵ Supportive accommodation is a category that involves the use of an existing residential flat building or boarding house for long term accommodation for a person requiring supervision or support services on site

⁶ SEPP (Exempt and Complying Development Codes) 2008

⁷ Pers Comms Consultation with business owners in Lake Cargelligo. May 2023.

the Taskforce included consulting with regional communities to investigate regional housing issues and the barriers to buying, renting and building in the regions.

Consultation was carried out in August 2021 through forums conducted across all NSW Regions. Advice from the consultation will be used to formulate recommendations to the Minister for Planning and Public Spaces on how to use the planning system to address housing needs and stimulate supply.

The focus was on government 'levers' to stimulate housing supply and address housing needs:

- » Removing impediments within the planning system to the delivery of affordable housing types and housing generally
- » Identifying mechanisms within the planning system to facilitate and drive the delivery of housing matched to community needs.

The Taskforce delivered a report outlining its findings into the investigation of planning barriers to regional housing in September 2021⁸. The report included five key recommendations:

1. Support measures that bring forward a supply of "development ready" land
2. Increase the availability of affordable and diverse housing across regional NSW
3. Provide more certainty about where, when and what types of homes will be built including by supporting the development of local housing strategies, deploying the DPE Planning Delivery Unit to assist regional council resolve planning issues and invest in mechanisms to incentivise the development of zoned residential land.
4. Investigate planning levers to facilitate the delivery of housing that meets short term needs by introducing planning pathways for temporary and seasonal worker accommodation and reviewing the impacts of recent housing reforms, including the Housing SEPP, Infrastructure contributions and Short Term Rental Accommodation.
5. Improve monitoring of housing and policy outcomes and demand indicators.

Temporary and Seasonal Workers Policy

The NSW DPE have prepared a new planning framework and guidelines to help regional councils plan housing for temporary and seasonal workers. The policy sets out changes to:

- » introduce a standard instrument definition for temporary workers' accommodation
- » provide guidance on local provisions for rural workers' dwellings and temporary workers' accommodation
- » provide guidance on locational and zoning considerations for rural workers' dwellings and temporary workers' accommodation

The proposed changes aimed to give councils more certainty and clarity around how to plan and deliver worker accommodation and was on exhibition from 16 August to 27 September 2023.

Other key documents

There are a range of key policy documents and guidelines that support the orderly and economic delivery of housing in NSW. These include:

- Regional Economic Development Strategy, including the Mid Lachlan RED
- The NSW Architects Character and Place Guidelines

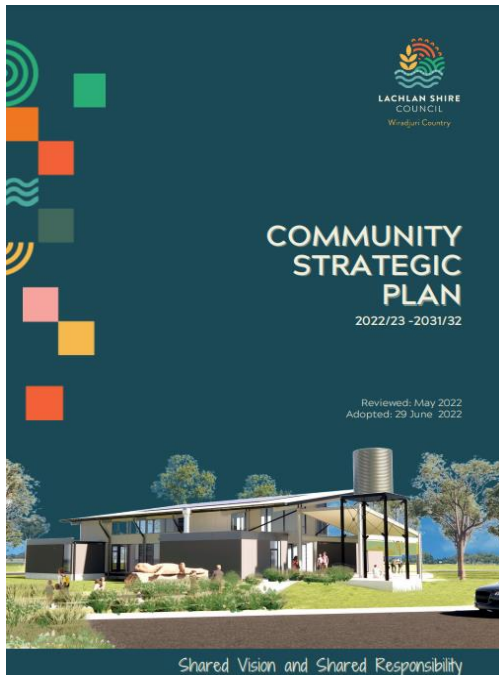
⁸ NSW Government, Regional Housing Taskforce Recommendations Report, October 2021

Department of Planning Ministerial Directions

2.2 Local Strategic Planning and Policy

In addition to NSW State Government policies, the development of a Local Housing Strategy needs to have regard to the existing local planning policy framework.

Community Strategic Plan



The Lachlan Community Strategic Plan 2022/23-2031/32 (CSP) was reviewed in May 2022 and adopted by Council June 2022. The plan outlines a shared vision for the community and aspiration for activities undertaken and supported by Council over the next 10 years. The CSP underpins the Delivery Program as a key part of the NSW Local Government Integrated Planning and Reporting Framework.

Providing ongoing certainty in terms of the availability of housing in the Shire is integral to the delivery of the strategic outcomes identified across the seven themes in the CSP.

Lachlan Local Strategic Planning Statement

Changes to the EP&A Act introduced in early 2018 required all councils in NSW to prepare Local Strategic Planning Statements (LSPS).



The Lachlan LSPS 2020-2040 was adopted in 2020 and sets the framework for Lachlan Shire's economic, social and environmental land use needs over the next 20 years. It works with council's Community Strategic Plan (CSP) and Local Environmental Plan (LEP). The Statement gives effect to the regional Plan, implementing the directions and actions at a local level.

The LSPS planning priorities, directions and actions provide the rationale for decisions about how we will use our land to achieve the community's broader goals. It identifies the special characteristics that contribute to the local identity of the towns, villages and communities within the Shire and recognises the shared community values to be maintained and enhanced.

The key points in the LSPS relevant to housing are aligned found in the following key points and priorities (summarised):

Planning Priority: Housing

Strategic Outcome: Increase housing diversity and choice.

Ensure future residential development is located on land that is currently zoned and serviced or identified for rezoning within the Lachlan Shire Urban Settlement Strategy.

Ensure housing in villages is within existing zoned land and that the villages are appealing through enhancing/maintaining areas in accordance with Village Enhancement Plans.

Strategic Outcome: Manage Rural Residential Development.

Ensure appropriate interface between residential, rural and the renewable energy industry sector.

Lachlan Local Environmental Plan 2013

The Lachlan Local Environmental Plan 2013 (LLEP) is the principle environmental planning instrument guiding development across the Shire through zoning and planning controls.

The aims of LEP 2015, as identified in Clause 1.2, and relevant to this LHS, include:

(aa) to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,

(a) to protect, conserve and enhance agricultural land through the proper management, conservation and development of natural and man-made resources,

(b) to encourage the provision of a range of housing, employment and recreation facilities to meet the needs of existing and future residents of Lachlan,

(c) to promote the efficient and equitable provision of public services, infrastructure and amenities,

(d) to protect, conserve and enhance the environmental and cultural heritage of Lachlan,

(e) *to encourage the sustainable growth of Lachlan,*

(f) *to encourage development that is matched by adequate land supply for long-term needs and that is linked with key services and infrastructure.*

The LLEP land use table identifies the zones that are applied throughout the LGA and the permissible uses within those zones. Of the 9 zones identified in the LLEP, 3 permit at least one type of housing. The following table identifies the zones where housing is permissible, the objectives of the zone, and the setting where the zone is typically applied.

Zone	Objectives	Setting	Permissible dwelling types
RU1 Primary Production	<p>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</p> <p>To encourage diversity in primary industry enterprises and systems appropriate for the area.</p> <p>To minimise the fragmentation and alienation of resource lands.</p> <p>To minimise conflict between land uses within this zone and land uses within adjoining zones.</p>	Agricultural land	<p>Dual occupancies (attached)</p> <p>Dwelling houses</p> <p>Rural workers' dwellings</p> <p>Secondary dwellings</p>
RU5 Village	To provide for a range of land uses, services and facilities that are associated with a rural village.	Applies to the towns of Condobolin, Lake Cargelligo and Tottenham	<p>Attached dwellings</p> <p>Boarding houses</p> <p>Dual occupancies</p> <p>Dwelling houses</p> <p>Exhibition homes</p> <p>Exhibition villages</p> <p>Group homes</p> <p>Multi dwelling housing</p> <p>Residential flat buildings</p> <p>Secondary dwellings</p> <p>Semi-detached dwellings</p> <p>Seniors housing</p> <p>Shop top housing</p>

Zone	Objectives	Setting	Permissible dwelling types
R5 Large Lot Residential	<ul style="list-style-type: none"> • 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. 	On the fringe of the urban/village areas	<ul style="list-style-type: none"> Dual occupancies Dwelling houses Group homes Secondary dwellings

Urban zones

The LLEP relies on the Village zone (RU5) as the dominate urban zone in Condobolin, Lake Cargelligo and Tottenham. The Village zone provides flexibility to undertake a range of land uses without the separation of the settlements onto business, industrial and residential delineations or specific zones. The Lachlan Shire Settlement Strategy (Settlement Strategy) considered the separation of land uses by zones rather than the blanket approach of the Village zone, however, acknowledged the flexibility of the Village zone coupled with the relatively low number of development applications and proposed that the zone be retained and reviewed at a later date.

The R5 Large Lot residential zone applies to the fringes of each of the three settlements. The R5 zone is more restrictive in terms of permissibility of uses other than residential. This has created issues in Tottenham where larger lots on the fringe of the village have been developed for rural industrial and/or commercial uses.

The smaller settlements also adopt the RU5 Village zone.

Lachlan Development Control Plan

The Lachlan Development Control Plan (DCP) commenced in 2018 and was amended in 2019 to accommodate the Community Participation Plan.

The DCP contains high level development controls for certain development within the relevant land use zones. In the case of residential development, the DCP includes standards in relation to setbacks; front, side and rear, water and energy efficiency, landscaping and carparking. The DCP also includes subdivision standards.

Lachlan Shire Settlement Strategy

The Settlement Strategy (Settlement Strategy) was prepared in 2018 and was initially prepared to support a planning proposal to amend the Lachlan Local Environmental Plan 2013. The objectives of the Settlement Strategy are:

- a. Encompass a vision for the next 10 years that is consistent with the community strategic plan Living Lachlan Style 2022, is developed in consultation with the community and stakeholders, complies with relevant policy and legislation, and is endorsed by the Department of Planning & Environment to guide the preparation of a planning proposal,*
- b. Evaluate the pattern of urban settlement and the hierarchy of urban centres having regard to demographic features, the local economy, existing and proposed land uses, and the legislative and policy framework,*
- c. Identify urban services and the availability of land for residential, business and industrial use, d. Determine whether additional land is required to accommodate residential, business and industrial uses and, if so, the appropriate location of that land,*
- e. Recommend land zones to be allocated as an amendment to Lachlan LEP 2013, and*
- f. Recommend provisions to amend Lachlan DCP 2013 to apply to urban land uses.*

The Settlement Strategy made recommendations as to proposed amendments to the LEP 2013. These have been reviewed in the context of the Housing Strategy.

Key Findings

The key findings relevant to the LHA from the above policy review are:

- » The preparation of the strategy is a key action of the Regional Plan
- » The LEP 2012 includes a number of permissible typologies across the relevant zones
- » The Codes SEPP includes provisions for housing via a complying development pathway which is well utilised in the LGA
- » The dominate housing typology remains single detached dwellings

3. Settlements

Drawing on information in the LSPS, ABS Census data and the current planning controls in the LLEP, the following section provides a snapshot of the three towns of Condobolin, Lake Cargelligo and Tottenham and smaller villages of Albert, Burcher, Derriwong, Fifield, Murrin Bridge and Tullibigeal. The ABS Quickstats for each of the settlements is referenced in **Appendix D**.

The RU5 Village zone dominates all the settlements. As noted above, the zone allows for a large range of residential and business uses without differentiation. This could lead to land use conflict between commercial and residential activities in Condobolin and Lake Cargelligo but provides the flexibility necessary in the villages and smaller settlements.

The open land use table and flexibility may be attractive to small business and those operating from home. Regardless, Council needs to be mindful of the need to manage the potential conflict between incompatible uses.

The issue of the Village zone verses a more structured approach to the land zone structure was considered in the Lachlan Shire Urban Settlement Strategy⁹. Zoning is one mechanism to separate land uses, however, Council could also use the Development Control Plan for this purpose and at the same time retain a high degree of flexibility, often unavailable in a more robust and structured approach. This is discussed further in Section 5.

⁹ Lachlan Shire Urban Settlement Strategy was prepared by Zenith Town Planning and adopted by Council in 2018.

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Condobolin Snapshot

Overview

On the back of the Lachlan River, Condobolin is the largest town in the LGA and the focal centre for the region. It benefits from good accessibility to Parkes, Forbes and Orange. It has a village structure supporting a range of small business, school and community infrastructure. The strong sense of community contributes to the attractiveness of the town. Growth in tourism, the Parkes Activation Precinct and further improvements in sporting and community infrastructure are amongst the elements contributing to the desired future character in the LSPS.

Who lives here?

Condobolin has a population of approximately 2579 people in 1313 dwellings. The average household size is 2.4 persons per dwelling. In 2021, approximately 21% of the population was over the age of 65. The median age of the population is 39 compared to 41 for the LGA.



Land Use zones

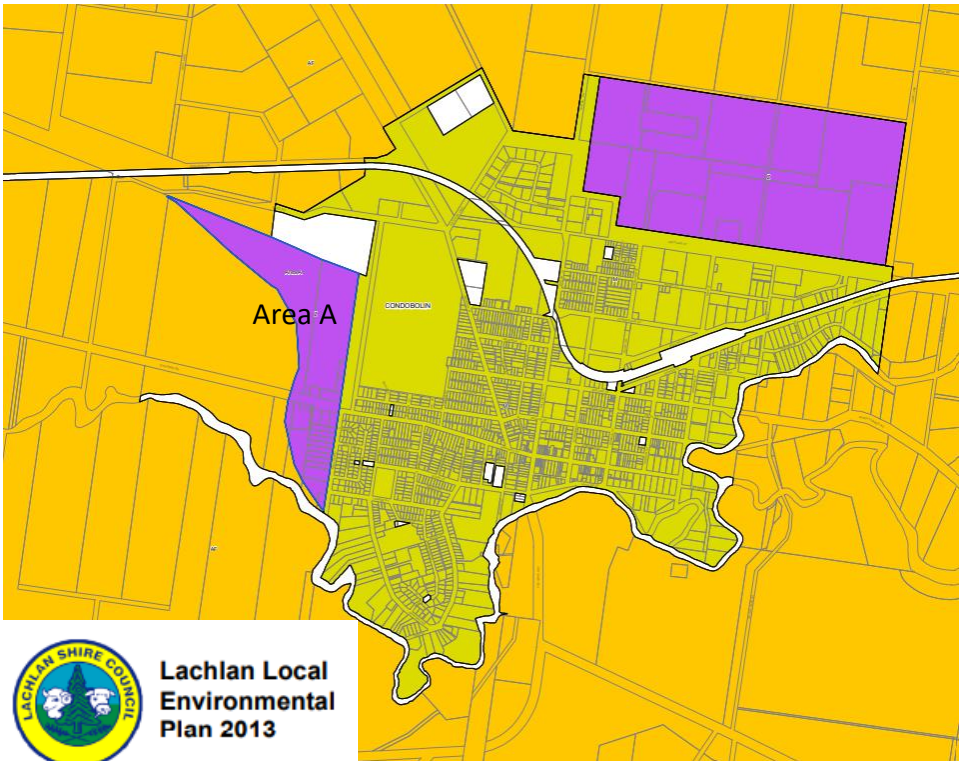
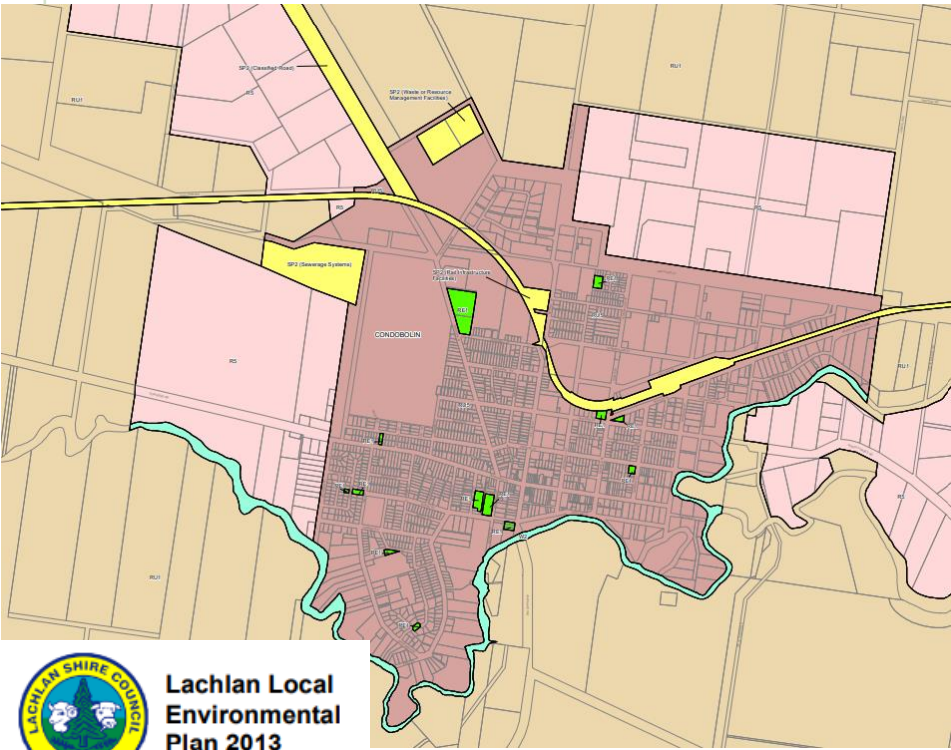
The RU5 Village zone applies to the built up area of the town and the R5 Large Lot Residential zone applies to the north, east and west.

The minimum lot size for the subdivision of land for the erection of a dwelling is 600sqm, although the historic subdivision pattern resulted in lot sizes in Condobolin over 1000sqm.

Planning Controls

Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village, R5 Large Lot Residential
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 600 sqm, Part of R5 2ha, Part R5 400ha (provisions apply Area A 5,000sqm when connected to reticulated water/sewer)
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Flooding, bushfire, groundwater, heritage
Servicing	Reticulated water and sewer

Condobolin – Planning Controls



Lachlan Local Environmental Plan 2013



Lachlan Local Environmental Plan 2013

Land Zoning Map - Sheet LZN_010A

Lot Size Map - Sheet LSZ_010A

- Zone**
- C1** National Parks and Nature Reserves
 - R5** Large Lot Residential
 - RE1** Public Recreation
 - RU1** Primary Production
 - RU3** Forestry
 - RU5** Village
 - SP2** Infrastructure
 - W1** Natural Waterways
 - W2** Recreational Waterways

Cadastre
 ☐ Cadastre 07/11/2022 © Spatial Services

- Minimum Lot Size (sq m)**
- M** 600
 - W** 4000
 - Z** 2 ha
 - AF** 400 ha
 - ☐ Area A
 - ☐ Area B
- Cadastre**
 ☐ Cadastre 07/11/2022 © Spatial Services

Condobolin – Planning Controls




Lachlan Local
Environmental
Plan 2013

Flood Planning Map - Sheet FLD_010A

Flood Planning Land

 Flood Planning Area

Cadastre

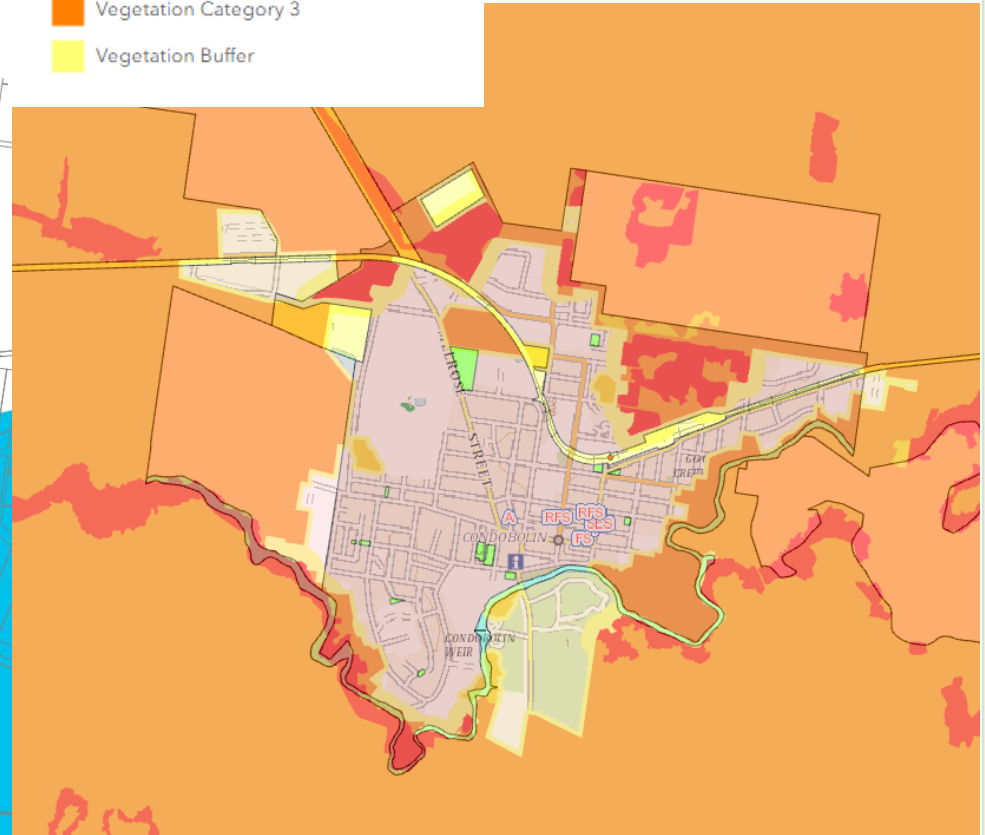
 Cadastre 17/06/11 © Land and Property Information (LPI)



Hazard

Bushfire Prone Land (Non-EPI)

-  Vegetation Category 1
-  Vegetation Category 2
-  Vegetation Category 3
-  Vegetation Buffer



Condobolin – Opportunities

Observations

Despite the flexibility of the RU5 zone, the town remains well structured with business uses clustered in the main street and industrial and employment uses clustered north and east.

Limited opportunity for urban expansion due to the flooding constraints associated with the Lachlan River.

The existing R5 zone north of Maitland Street could be more efficiently utilised by enabling smaller lot sizes but retaining the residential zoning, thereby continuing to prohibit commercial and industrial uses.

The R5 zone west of Henry Parkes Way north of Condobolin, has a MLS of 400 ha consistent with the RU1 Primary Production zone. This is as a result of an error in the transfer of the former planning instrument into the Standard Instrument format, that has since been discussed with DPE. While the existing lots have largely been developed with dwellings, this should be reflected in the MLS (2ha – 5ha). There is a good opportunity to consider expanding the R5 zone north to Palesthan Road.

A review of the land use table reveals that the RU5 Village zone is an open zone, meaning everything is permissible other than those uses explicitly listed as prohibited. There may be an opportunity to improve the transparency of the LUT by nominating all of the residential uses that are permitted.

Providing material as to the types of accommodation that is permissible; dual occupancy (attached and detached), secondary dwellings and multi dwelling housing, Council may improve the general understanding of what is permissible and encourage more infill and local development. This may extend to an update to the DCP to include a more visual representation of this type of development and the relevant standards.

The current LLEP does not make provision for the subdivision of dual occupancy development below the MLS for a single dwelling (600 sqm) unless by strata. Inclusion of provisions for the subdivision of larger urban lots where a detached dual occupancy has been constructed will provide an opportunity for additional in-fill development and better utilisation of infrastructure.

Consider reducing the RU5 MLS from 600sqm to 500sqm to accommodate subdivision of lots that are 1000sqm or above and ensure DCP controls for subdivision support this.

Opportunities

Review Planning Controls in relation to the MLS for a dwelling in the R5 zone

Work with DPE to rectify the MLS mapping error

Consider MLS for land zoned R5 (existing zones) including a MLS 600-1000sqm for serviced land north of Maitland Street (currently 2ha MLS)

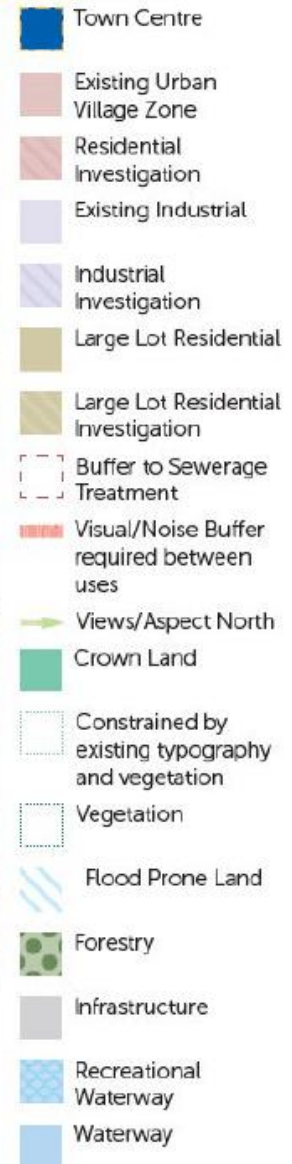
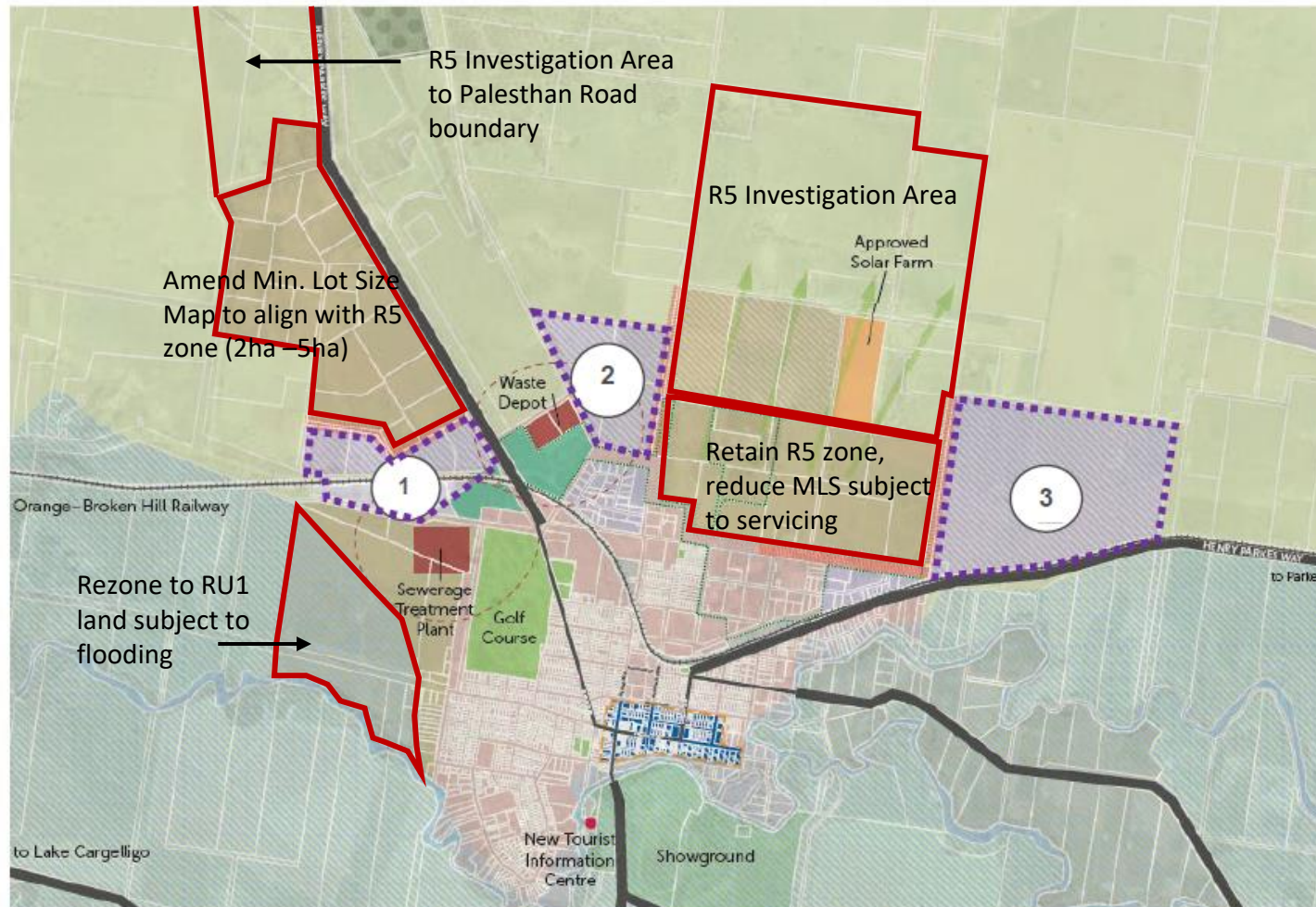
Retain flexibility of Village zone & include a preferred land use layer in the DCP

Review RU5 and R5 land Use Tables to reflect a full range of residential accommodation options

Include provisions in the LEP that enable Torrens title subdivision of dual occupancy

Undertake a House Keeping Amendment to the LEP to initiate amendments subject to DPE

Condobolin



- 1 – Recognise existing industrial land use, consider rezoning part of the R5 land to Village/Industrial to provide opportunity for expansion of uses. Will need to consider residential uses
- 2 – Boona Road expansion north, extension of existing industrial area, will need to consider residential use east of Boona Road and provide sufficient buffer
- 3 – Jones Lane, single land holding, good access to rail and road.

Lake Cargelligo Snapshot

Overview

Lake Cargelligo is the second largest town in the LGA. The picturesque town wraps around the south west shoreline of the lake 95km west of Condobolin. Like Condobolin, it has a village structure supporting a range of small businesses, an industrial area, school and community infrastructure. The main street has recently undergone redevelopment.

The lake draws tourism and the town has a strong and growing manufacturing sector.

Who lives here?

Lake Cargelligo has a population of approximately 1169 people in 571 dwellings. The average household size is 2.3 persons per dwelling. In 2021, approximately 21% of the population was over the age of 65. The median age of the population is 39 compared to 41 for the LGA.



Land Use zones

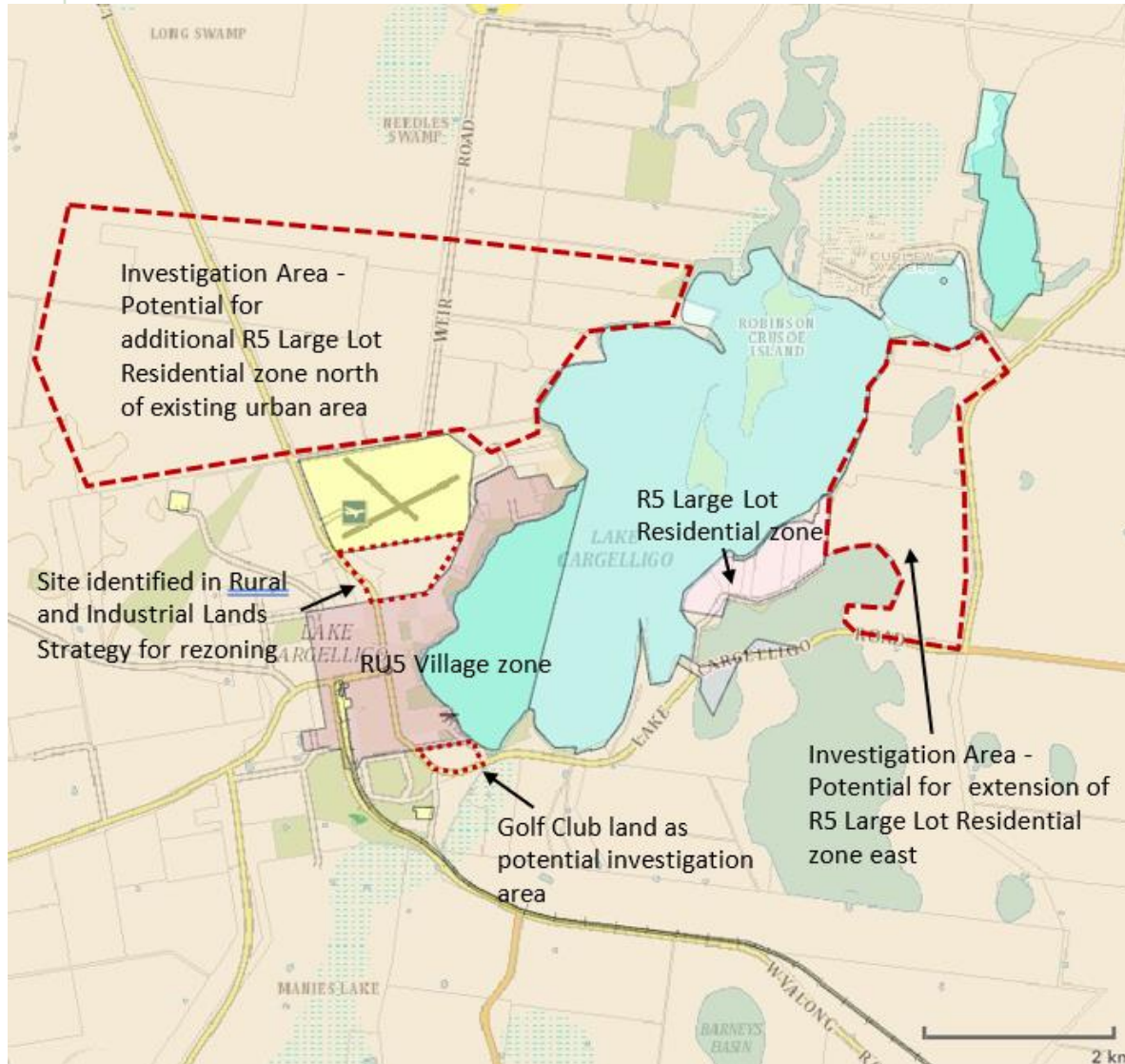
The RU5 Village zone applies to the built up area of the town and the R5 Large Lot Residential zone applies to an area of land to the east of the lake.

The minimum lot size for the subdivision of land for the erection of a dwelling is 600sqm, although the historic subdivision pattern resulted in lot sizes over 1000sqm.

In the R5 zone, the MLS is 400ha. Existing dwellings have an existing use right as the lots do not meet the current MLS for a dwelling.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village, R5 Large Lot Residential
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 600 sqm R5 400ha
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Flooding, bushfire, groundwater, heritage
Servicing	Reticulated water and sewer

Lake Cargelligo – Planning Controls



Existing Controls – Zone

The RU5 Village zone applies to the built-up area of the town.

There is some potential for infill development in the RU5 zoned land, particularly for dual occupancy and secondary dwellings. The LLEP does not prohibit the Torrens Title subdivision of dual occupancy development provided the resulting lots are at least the MLS (600sqm). In the case of Strata Title, there is no MLS in the RU5 zone. However, the provisions are unclear in the instrument.

Laneways, for example between Loughnan and Walker Streets offer infill opportunities.

There is opportunity for infill development off McInnes Street and Dents Lane which can largely be achieved under existing planning controls.

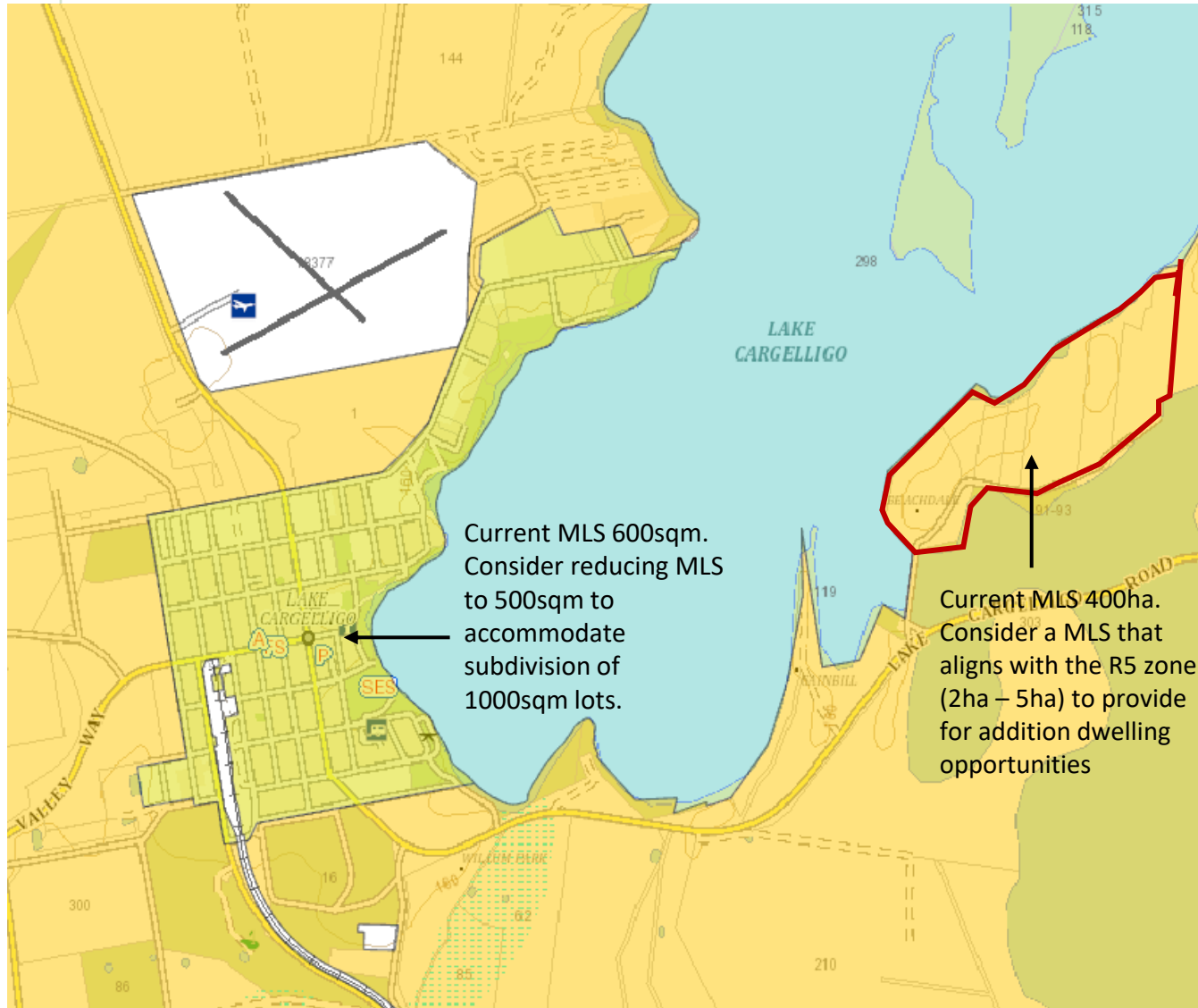
Land north of Uabba Street has been identified by Council and in the RILS for rezoning for urban development.

Part of the former golf club land is also well located to accommodate residential development subject to odour assessment due to proximity to sewer ponds.

There is an area of R5 Large Lot Residential zoned land on the eastern side of the lake off Nilssons Lane. The R5 zone allow dual occupancies and secondary dwellings but does not permit them to be subdivided.

Consideration could also be given to an R5 zone north of the Aerodrome subject to constraints analysis.

Lake Cargelligo – Planning Controls



Current MLS 600sqm.
Consider reducing MLS
to 500sqm to
accommodate
subdivision of
1000sqm lots.

Current MLS 400ha.
Consider a MLS that
aligns with the R5 zone
(2ha – 5ha) to provide
for addition dwelling
opportunities

Existing Controls – Minimum Lot Size

The MLS for the RU5 Village zoned land is 600sqm. Given the historic subdivision pattern that includes rear lanes and a typical lot size of 1000sqm, there is an opportunity to reduce the MLS to facilitate subdivision of existing underutilised lots into two.

The R5 land off Nilssons Lane has a current lot size that varies from approximately 1.2ha to 10ha. Applying, for example, a 2-5ha MLS, being sufficient in size to readily accommodate on-site sewer treatment, could result in additional large lot residential development in this location.

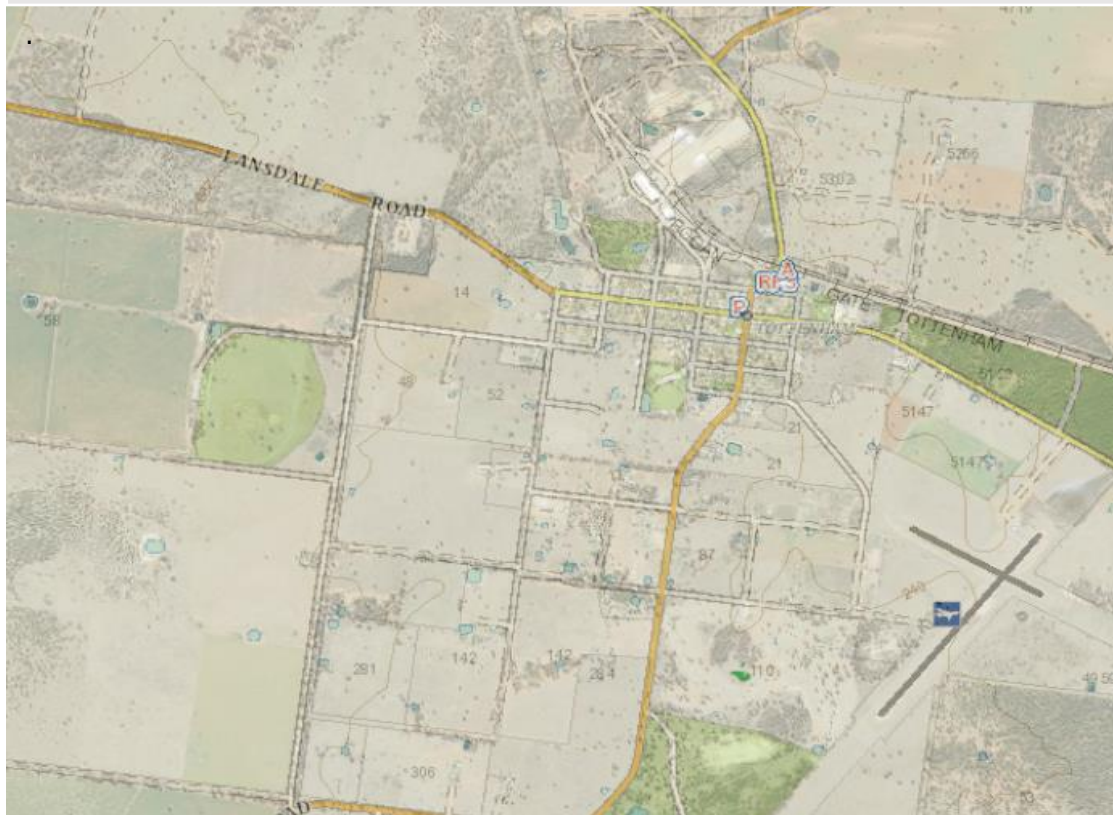
Tottenham Snapshot

Overview

Tottenham is located in the north of the LGA and the geographic centre of NSW. The town services a large and diverse agricultural industry. The town is well serviced with local facilities including; a medical centre, supermarket, hotel, rural supplies and town hall.

Who lives here?

Tottenham Village has a population of approximately 253 people in 161 dwellings. When the statistical area is expanded to include the rural residential area and broader locality, the population is 451. The average household size in the village is 1.8 persons per dwelling. In 2021, approximately 32% of the population was over the age of 65 (down from 39% in 2011). The median age of the population for the village is 58 (this drops to 51 for the wider immediate locality) compared with 39 for Condobolin and 41 for the LGA. This is significantly higher than either the average for the LGA (21%) or the average for Condobolin 22%.



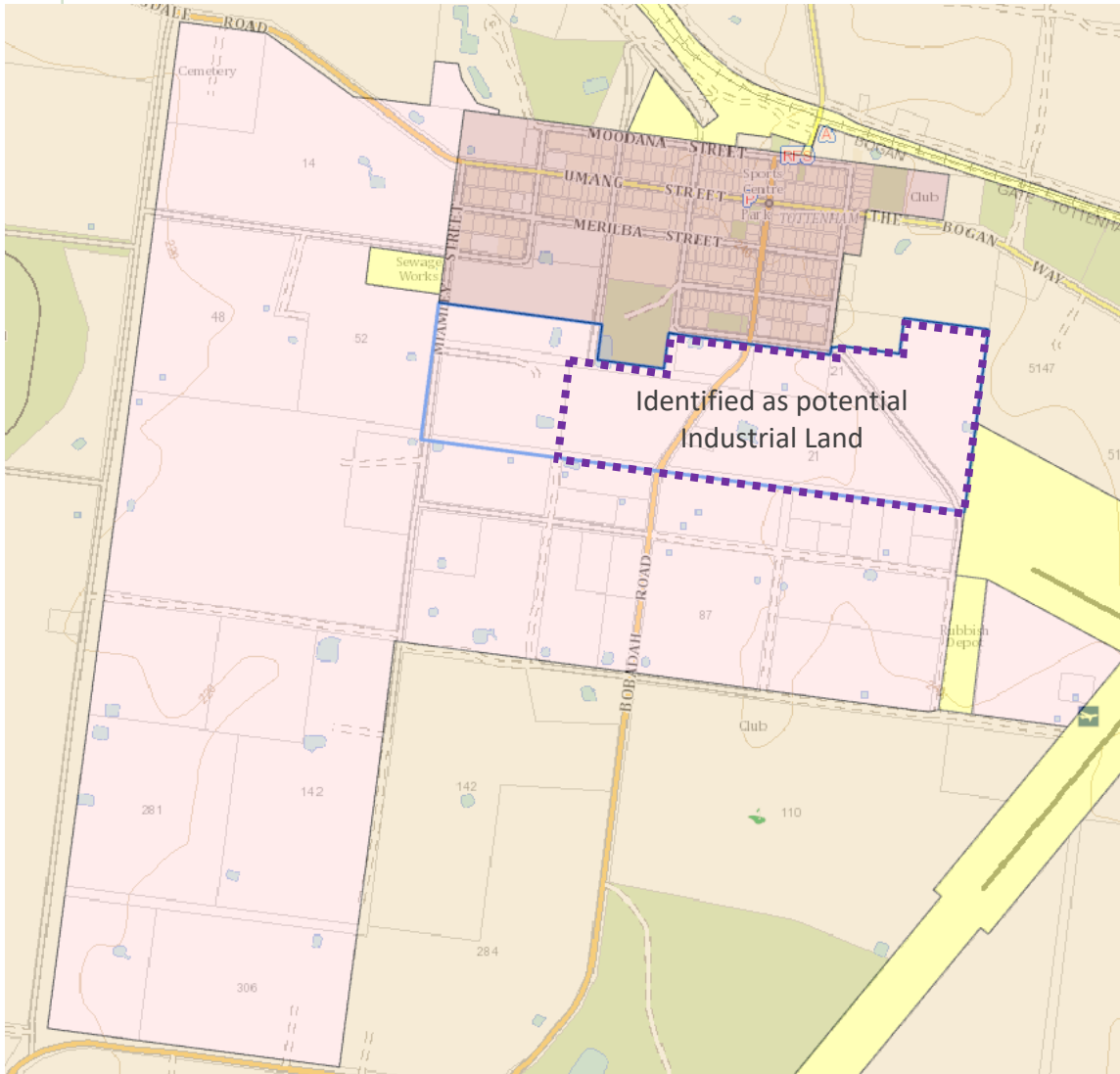
Land Use zones

The RU5 Village zone applies to the built up area of the town and the R5 Large Lot Residential zone extends to the south of the village.

The minimum lot size for the subdivision of land for the erection of a dwelling is 600sqm, although, consistent with the other villages, the historic subdivision pattern resulted in lot sizes over 1000sqm. The village is surveyed on a grid with laneways dissecting mid-blocks. This provides an opportunity for a rear access and with an amendment to MLS, additional detached dwellings either dual occupancy or secondary dwellings.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village, R5 Large Lot Residential
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 600 sqm, Part of R5 2ha, Part R5 400ha (provisions apply Area B 8,000sqm when connected to reticulated water/sewer)
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, Services and Comms
Servicing	Village - Reticulated water and sewer

Tottenham – Planning Controls



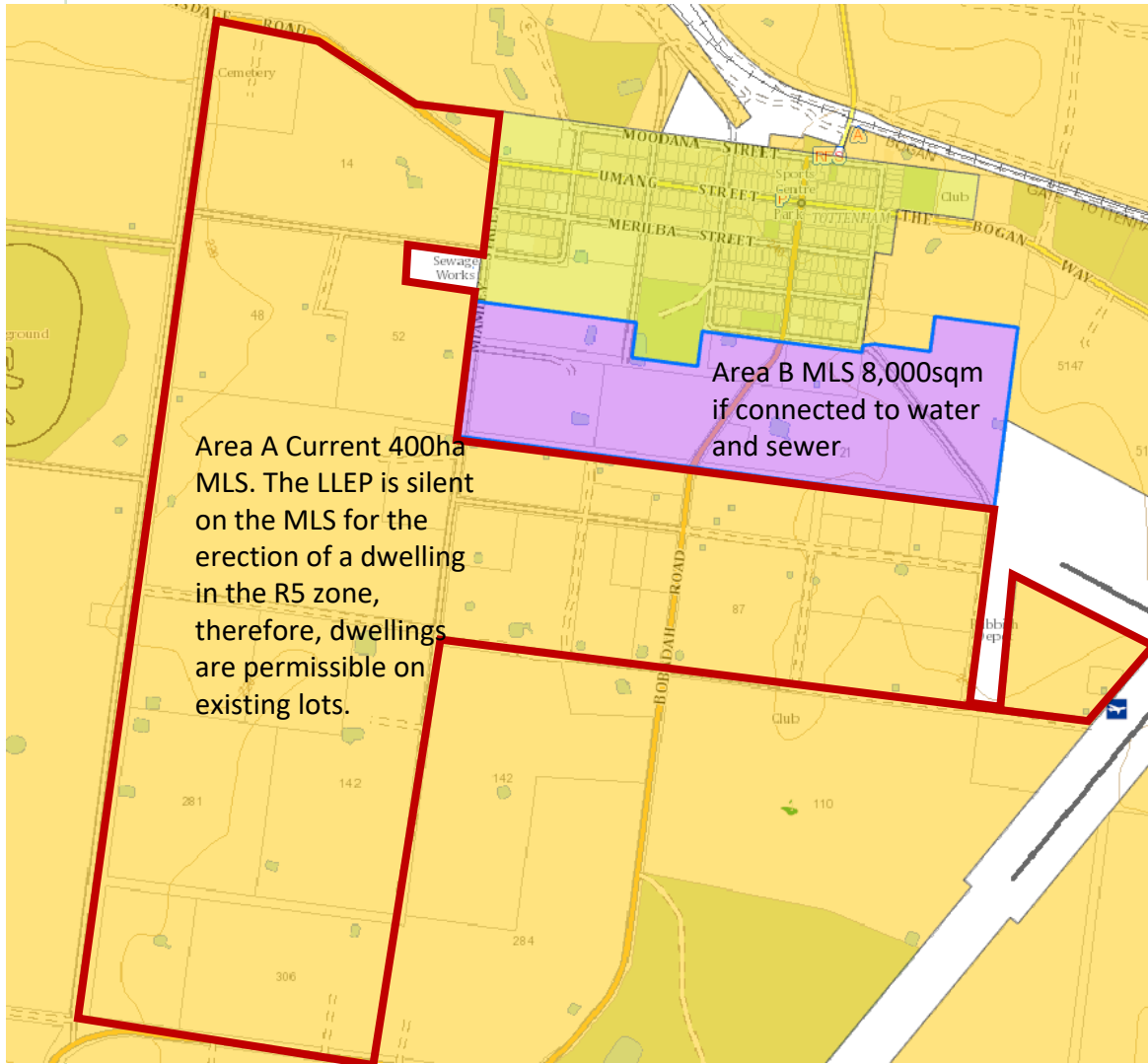
Existing Controls – Zone

The RU5 Village zone applies to the built-up area of the town, and the R5 Large Lot Residential zone extends to the south of the village.

There is some potential for infill development in the RU5 zoned land, particularly for dual occupancy and secondary dwellings.

The R5 zone is extensive and part of the land has been identified in the Rural and Industrial Lands Strategy as potential industrial.

Tottenham – Planning Controls



Minimum Lot Size

The minimum lot size for the subdivision of land for the erection of a dwelling is 600sqm, although, consistent with the other villages, the historic subdivision pattern resulted in lot sizes over 1000sqm.

The village is surveyed on a grid with laneways dissecting mid-blocks. This provides an opportunity for a rear access and with an amendment to MLS, additional detached dwellings either dual occupancy or secondary dwellings.

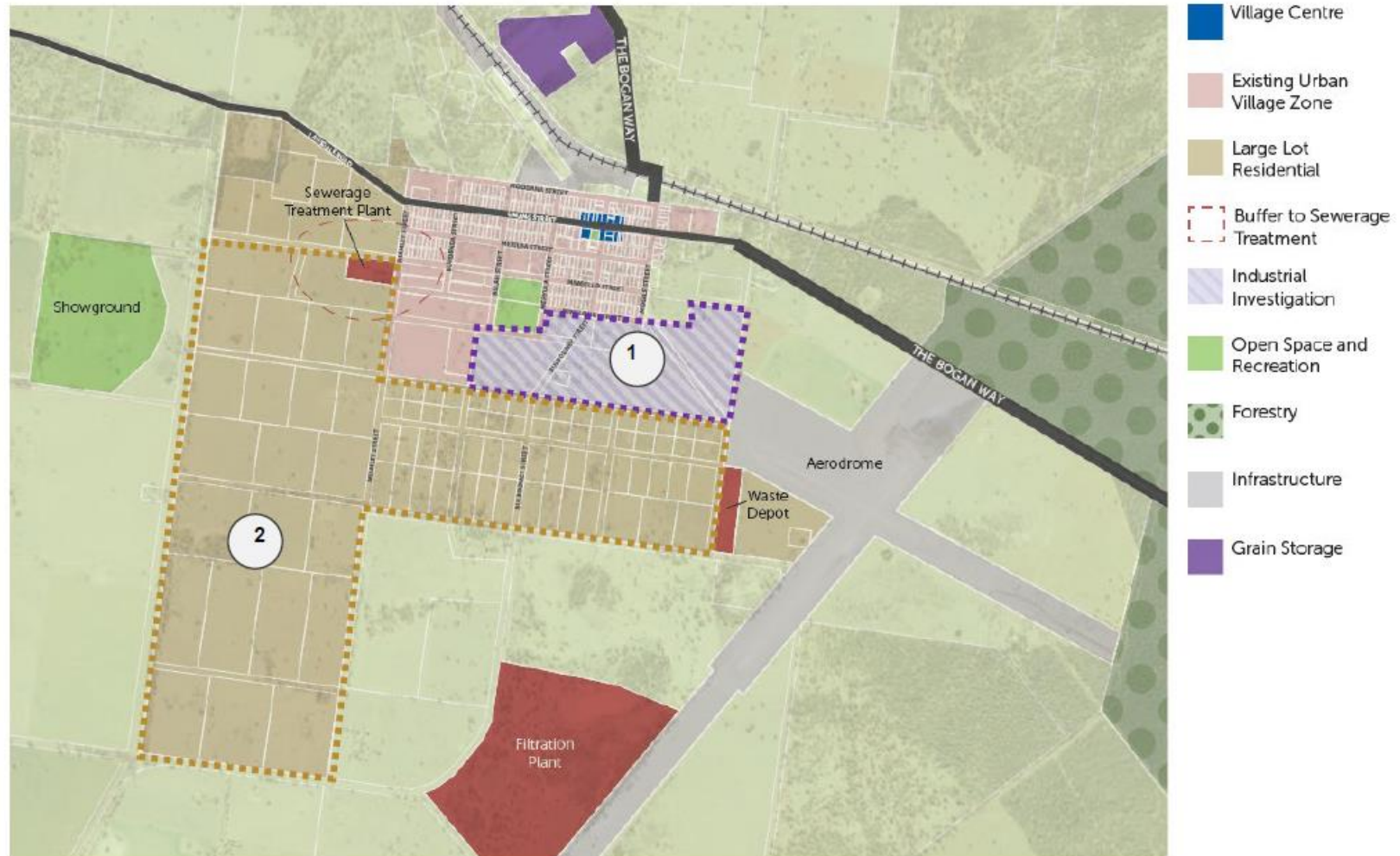
Part of the land identified as Area B (east of Bobadah Road) has been identified in the Rural and Industrial Lands Strategy as potential industrial. The strategy also considers the use of the RU6 Transition zone to replace part of the R5 zone to allow for greater flexibility of land uses without the full extent permissible under the RU5 zone.

There are approximately 25 dwellings scattered throughout the R5 zoned area. The land is surveyed into existing titles with areas ranging from 8000sqm on Hutchinson Lane, to 12 ha on the western side of Miamley Street (Area A).

Dwellings are permissible on existing vacant lots in the R5 zone but should be contingent on satisfactory servicing and local road access.

There may also be an opportunity to consider a smaller MLS.

Tottenham



- 1** – Expansion of the Village/Industrial zone to accommodate new and expanding rural and industrial development
- 2** - Consider retaining Minimum Lot Size but rezoning to RU6 Transition to provide greater flexibility in land use, for example, rural industry, tourist and visitor accommodation

Aerial photography watermark: © State of New South Wales (Spatial Services, a business unit of the Department of Customer Service NSW).
For current information go to spatial.nsw.gov.au

Tottenham – Opportunities

Observations

Tottenham has a very high proportion of the village population aged over 65. As this is an upward trend across the board, this is only likely to increase. Planning controls in the village and immediate area need to ensure that they can accommodate and encourage housing that will be suited to an aging demographic. This should include ensuring that development such as secondary dwellings and dual occupancy are permitted.

The Lachlan Local Environmental Plan (LLEP) allows for secondary dwellings and dual occupancy development in the village zone, however, development is limited by the current MLS. The historic subdivision pattern in the village has resulted in 1000sqm lots. The MLS for subdivision for the erection of a dwelling is 600sqm. If this were reduced to 500sqm, it would provide an opportunity for individual land owners to realise the development potential of underutilised land. Alternatively, the lot size could be retained and the LLEP could include a provision that allows a dual occupancy to be constructed and subdivided off as a separate title.

While the R5 zone extends to the south of the village, there is an area that adjoins the RU5 zone south of Minalong Street and the oval that has a MLS of 2ha and can be subdivided to 8,000sqm if connected to reticulated water and sewer. Much of this land has been included in the Rural and Industrial Land Strategy (RILS) for industrial development.

The existing R5 zone south of the village currently accommodates a mix of dwellings and a couple of rural industries that benefit from the additional land area. Despite this, rural industry is prohibited in the R5 zone. To address this, the RILS proposes an alternative zone that could accommodate the rural industry and tourism uses rather than a strict residential zone, for example RU6 Transition.

There is an opportunity to amend the LLEP as it relates to Area A via either an amendment to the MLS or a local provision, to more accurately clarify the circumstances under which dwellings are permissible in the R5 zone.

Opportunities

Review Planning Controls in relation to the MLS for a dwelling in the R5 zoned land south of the village.

Review RU5 and R5 land Use Tables to reflect a full range of residential accommodation options

Consider the RU6 (or other alternative zone)

Include provisions in the LEP that enable Torrens title subdivision of dual occupancy

Undertake a House Keeping Amendment to the LEP to initiate amendments subject to DPE

Albert Snapshot

Overview

The Albert Rabbit Trap Hotel and the Big Rabbit Trap draw tourists to the village which also features a parks, vehicle services, amenities and plenty of camping spots in the western themed caravan park.

Who lives here?

Albert is included in the ABS Census Data as a locality extending from the Bogan River in the east to the Bulbodney State Forest in the west. The locality accommodates 77 people and 31 dwellings, half of which are within the village itself on Comeback and Federation Streets.



Land Use zones

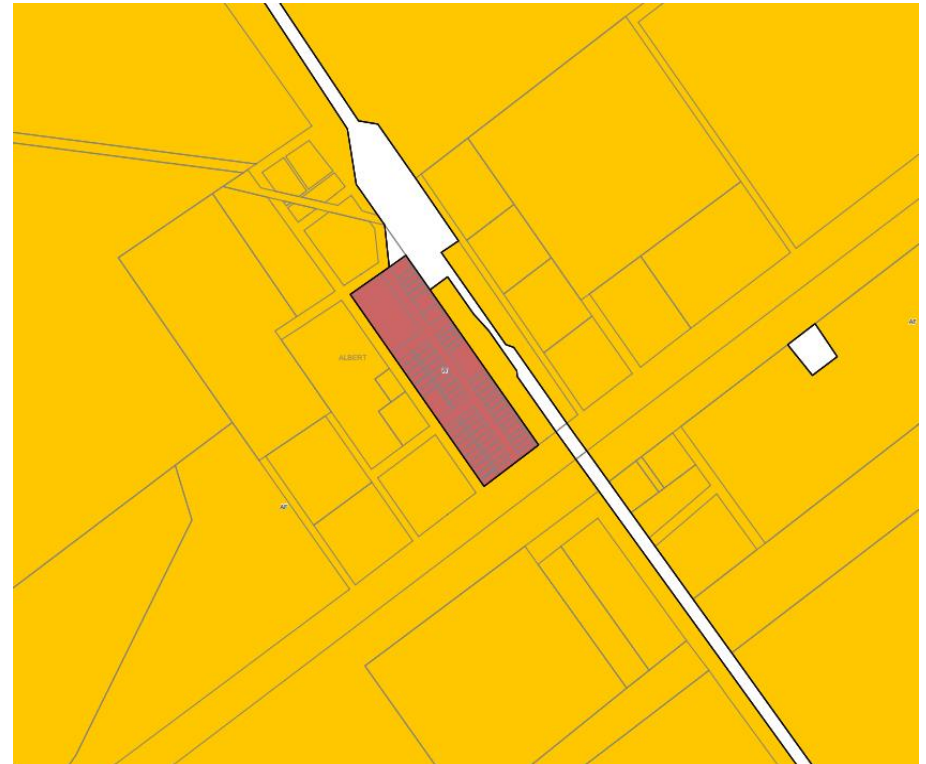
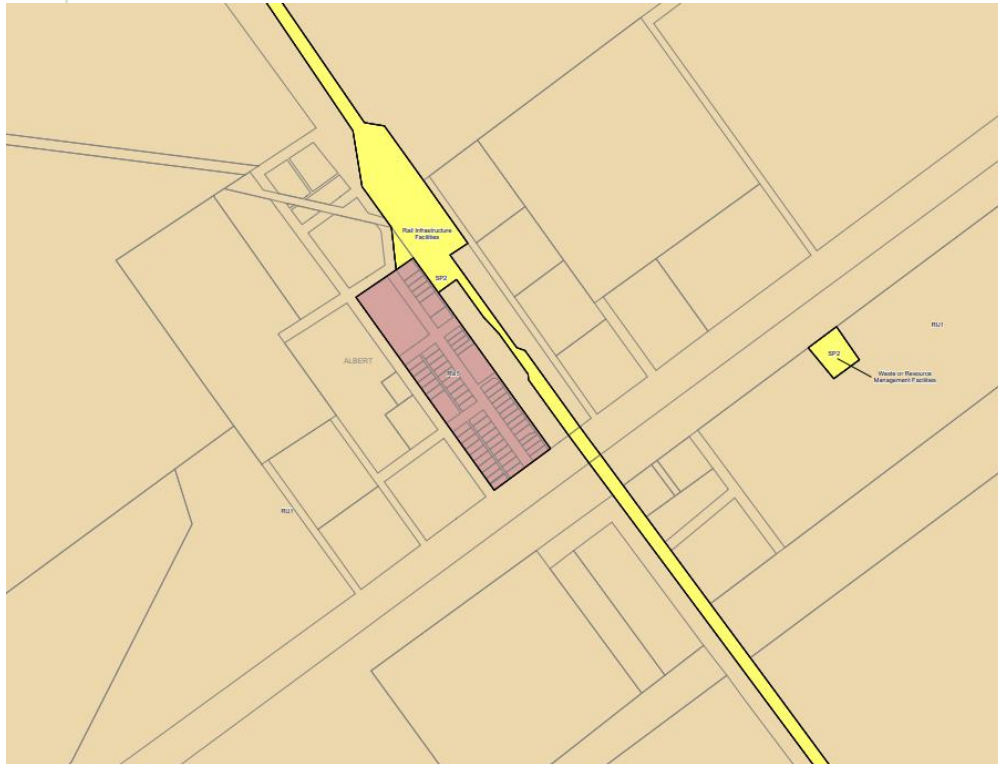
The RU5 Village zone applies to the village area extending northwest of Dandaloo Road to Jonathan Street and between Comeback and Federation Streets. There is capacity within the existing planning controls for additional dwellings on existing titles.

The minimum lot size for the subdivision of land for the erection of a dwelling is 4000sqm. As the vacant land titles are generally around 1000sqm, typically four lots would need to be consolidated to accommodate a dwelling with sufficient area for a dwelling.

No change to the planning controls is proposed.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 4000sqm
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, groundwater
Servicing	On site

Albert – Planning Controls



Zone

- E1 National Parks and Nature Reserves
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU3 Forestry
- RUS Village
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastre

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Minimum Lot Size (sq m)

- M 600
- W 4000
- Z 2 ha
- AE 400 ha
- A Area A
- B Area B

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Burcher Snapshot

Overview

Burcher is located 60km south of Condobolin between West Wylong and Condobolin. The village is well serviced with facilities, including a post office and town hall. There is also a hotel, tennis courts and golf course. It has a strong community core and social network. The village is on the southern edge of Euglo South State Forest and close to the LGA boundary with Bland Shire.

The Lake Cowal open cut gold mine is 20km south-east of Burcher (in Bland LGA) and provide an economic benefit to the village with a number of residents working at the site.

Who lives here?

Burcher ABS Census Data as a locality extending northwest from Fitzgerald Road to Clargo Road in the north and including Eugle South and Nerang Cowal State Forests. The locality accommodates 82 people and 50 dwellings, half of which are within the village itself on Bena and Curran Streets.



Land Use zones

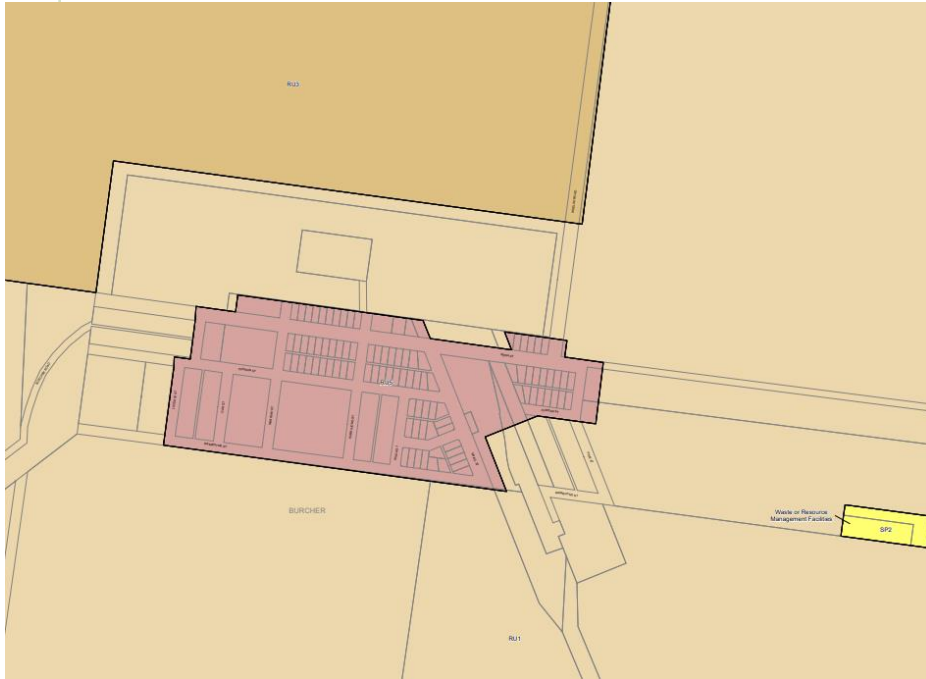
The RU5 Village zone applies to the village area extending northwest of Dandaloo Road to Jonathan Street and between Comeback and Federation Streets. There is capacity within the existing planning controls for additional dwellings on existing titles.

The minimum lot size for the subdivision of land for the erection of a dwelling is 4000sqm. As the vacant land titles are generally around 1000sqm, typically four lots would need to be consolidated to accommodate a dwelling with sufficient area for a dwelling.

No change to the planning controls is proposed.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 4000sqm
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, groundwater
Servicing	On site

Burcher— Planning Controls



Zone

- E1 National Parks and Nature Reserves
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Minimum Lot Size (sq m)

- M 600
- W 4000
- Z 2 ha
- AF 400 ha
- Area A
- Area B

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Derriwong Snapshot

Overview

Derriwong is 18km east of Condobolin on Henry Parkes Way. The village is on the main railway line to Parkes and dominated by the silo.

Who lives here?

Similar to the other small settlements Derriwong is included in the ABS census data as a locality extending beyond the village boundary. The locality accommodates 38 people and 16 dwellings only half of which are within or immediately adjacent to the village itself on the southern side of the main rail and road corridor.



Land Use zones

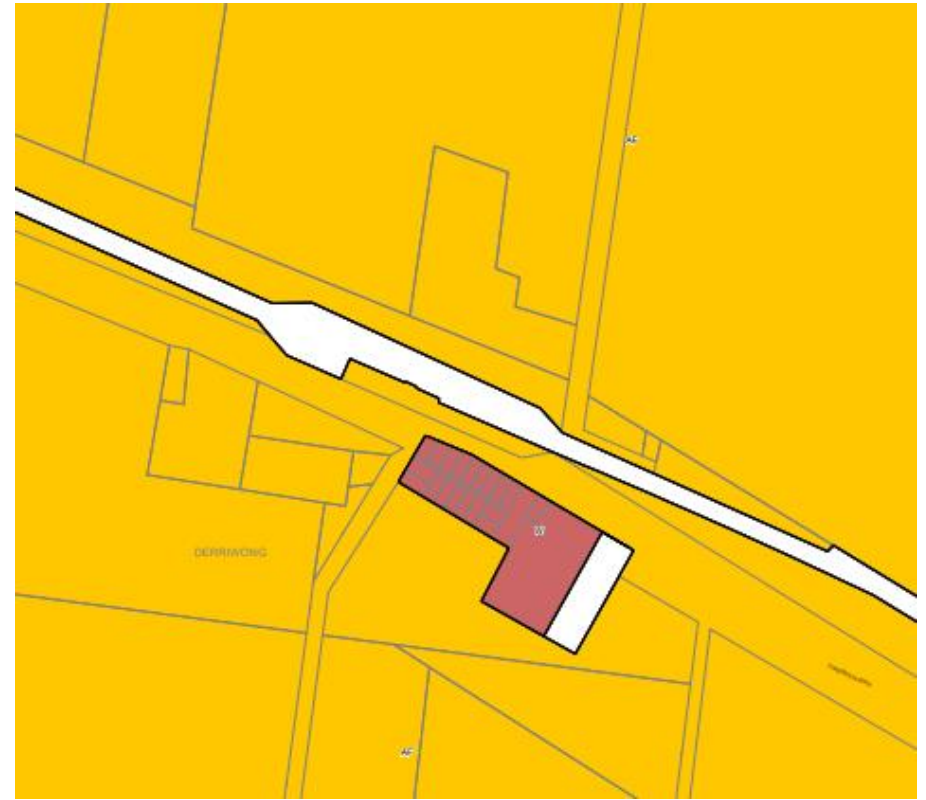
The RU5 Village zone applies to the village area. There is limited capacity within the existing planning controls for additional dwellings on existing titles.

The minimum lot size for the subdivision of land for the erection of a dwelling is 4000sqm. As the vacant land titles are generally around 1000sqm, typically four lots would need to be consolidated to accommodate a dwelling with sufficient area for a dwelling.

With no infrastructure and support services, growth will be limited. No change to the planning controls is proposed.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 4000sqm
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, groundwater
Servicing	On site

Derriwong – Planning Controls



Zone

- E1 National Parks and Nature Reserves
- R5 Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU3 Forestry
- RUS Village
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Minimum Lot Size (sq m)

- M 600
- W 4000
- Z 2 ha
- AF 400 ha
- Area A
- Area B

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Fifield Snapshot

Overview

Fifield is a mining town. The area was known for its deep lead alluvial platinum mining. With the discovery of gold and nickel, cobalt and scandium, together with platinum there is a focus on the establishment of the Clean TeQ mine.

Who lives here?

Fifield is included in the ABS Census Data as a locality extending from the intersection of the Wilga Ridge and Fifield Roads in the south, north beyond Melrose Plains Road. The locality accommodates 128 people and 48 dwellings, the majority of which are within the village itself.



Land Use zones

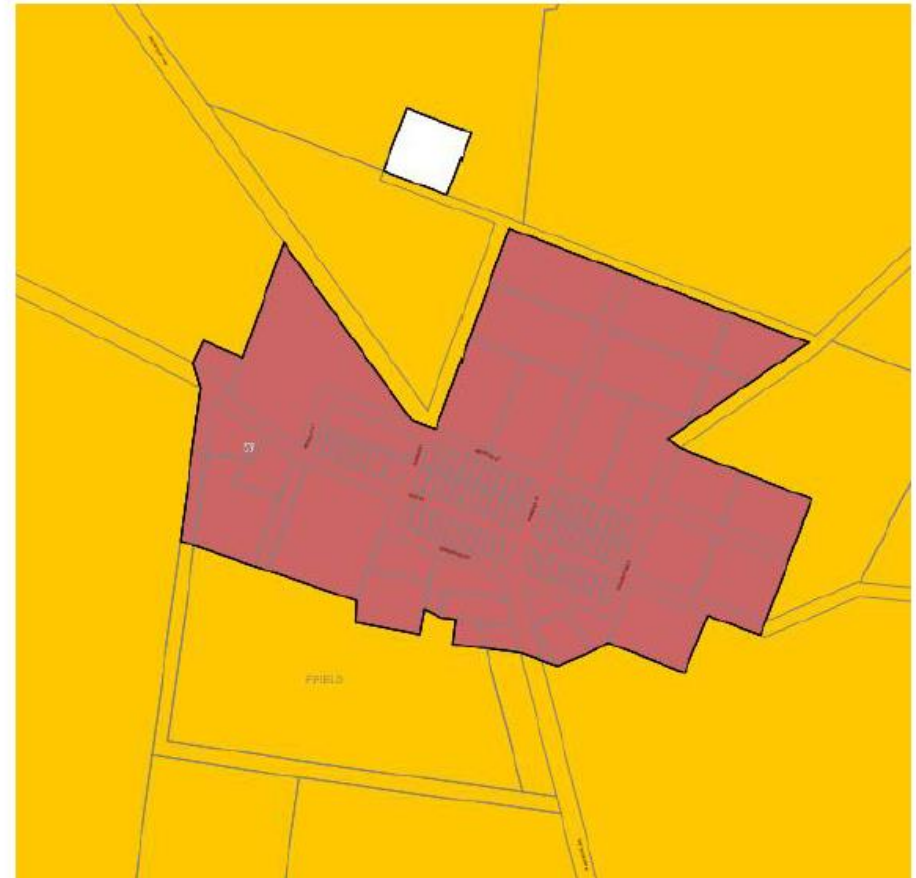
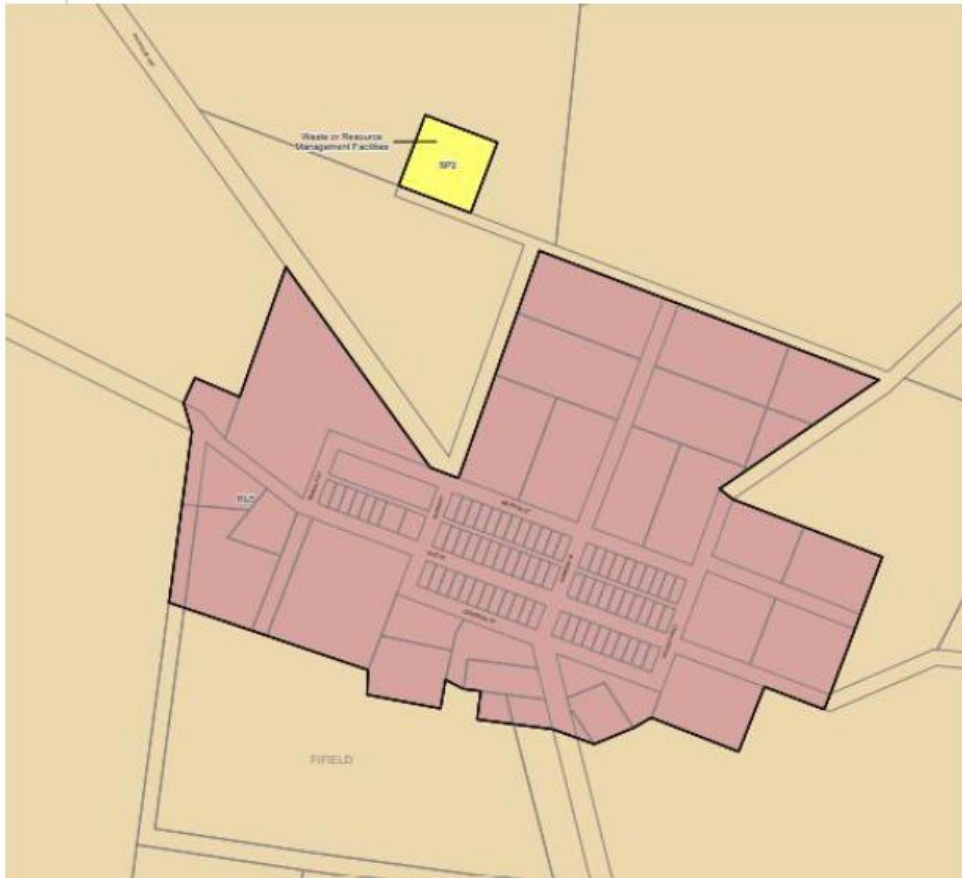
The RU5 Village zone applies to the village area with a significant area to the north available for development. dwellings on existing titles.

The minimum lot size for the subdivision of land for the erection of a dwelling is 4000sqm. The village has capacity for additional residential development and could be considered for temporary workforce accommodation given the anticipated demand for accommodation driven by the proposed TeQ mining project.

No change to the planning controls is proposed.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 4000sqm
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, groundwater, heritage
Servicing	On site

Fifield – Planning Controls



Zone

- E1 National Parks and Nature Reserves
- RS Large Lot Residential
- RE1 Public Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Minimum Lot Size (sq m)

- M 600
- W 4000
- Z 2 ha
- AF 400 ha
- Area A
- Area B

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Murrin Bridge Snapshot

Overview

Murrin Bridge is an Aboriginal community located 12 km from Lake Cargelligo, on the northern side of the Lachlan River.

Who lives here?

Murrin Bridge has approximately 57 residents occupying 26 dwellings.



Land Use zones

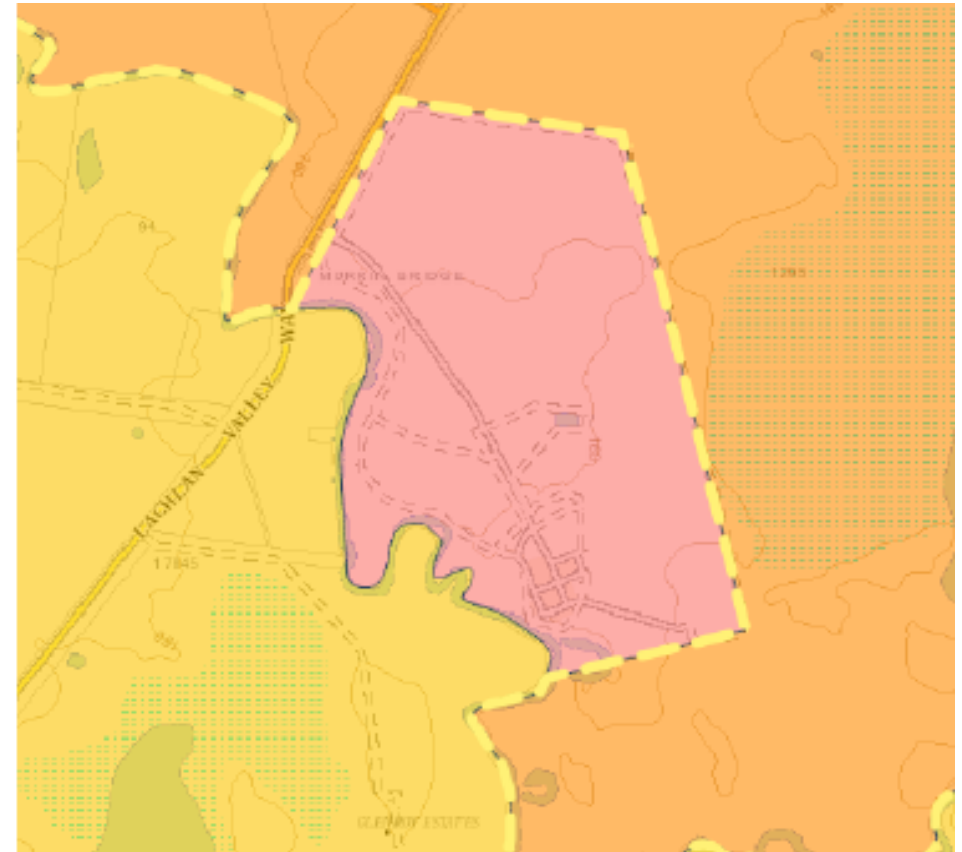
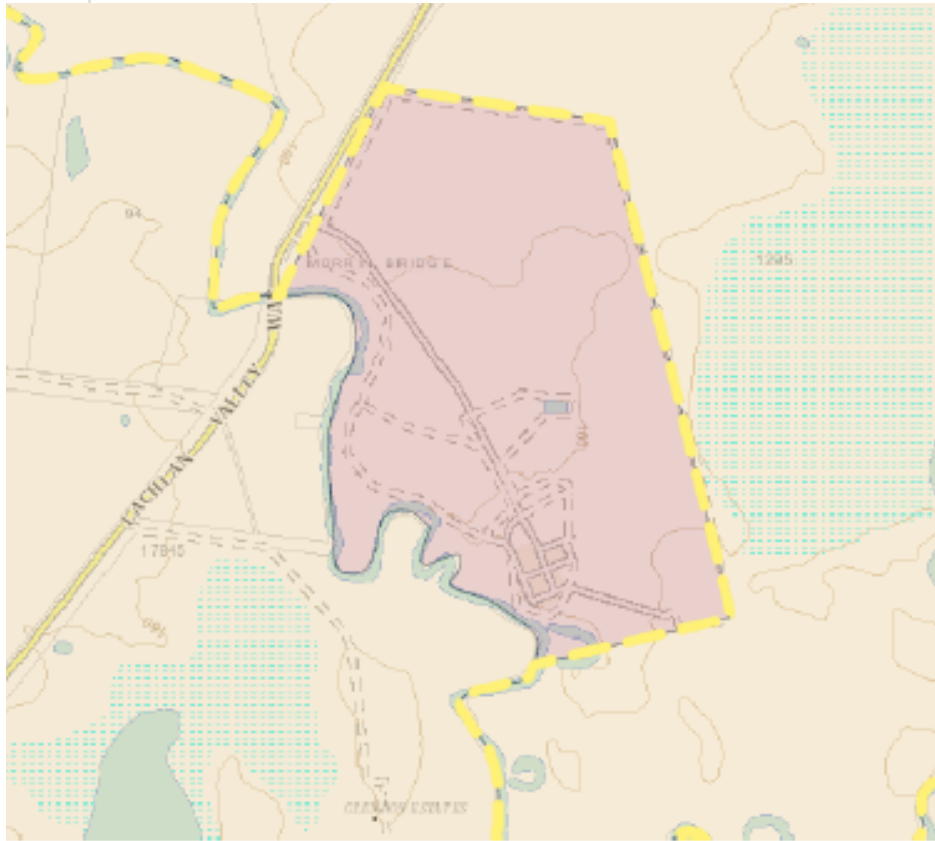
The RU5 Village zone applies to the village area with a significant area to the north available for development. dwellings on existing titles.

The minimum lot size for the subdivision of land for the erection of a dwelling is 4000sqm. The village has capacity for additional residential development and could be considered for temporary workforce accommodation given the anticipated demand for accommodation driven by the proposed TeQ mining project.

No change to the planning controls is proposed.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 4000sqm
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, groundwater, heritage
Servicing	On site

Murrin Bridge – Planning Controls



Zone

- E1 National Parks and Nature Reserves
- R5 Large Lot Residential
- R6 Public Recreation
- RU1 Primary Production
- RU3 Forestry
- RU5 Village
- SP2 Infrastructure
- W1 Natural Waterways
- W2 Recreational Waterways

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Minimum Lot Size (sq m)

- M 600
- W 4000
- Z 2 ha
- AF 400 ha
- Area A
- Area B

Cadastre

- Cadastre 17/06/11 © Land and Property Information (LPI)

Tullibigeal Snapshot

Overview

Tullibigeal is a rural village situated between Lake Cargelligo and Condobolin. The village began as a Cobb and Co stagecoach change station. It has a typical village subdivision layout, intersected by an active railway line used predominately for freight.

Tullibigeal has a strong primary production output including a well-established cattle industry with a prominent feedlot as well as sheep and prime cropping production.

The village is well serviced with local facilities including, co-op, hotel and town hall. It has a strong community core with sporting and horse racing clubs being focal social points.

Who lives here?

Tullibigeal (locality, which extends beyond the village boundaries) has a population of approximately 263 people in 139 dwellings. The average household size is 2.4 persons per dwelling. In 2021, approximately 20% of the population was over the age of 65 compared with 29% for the LGA. The median age of the population is 37 compared to 41 for the LGA.

Workforce participation, that is the number of people in full time employment is higher (65.1%) than the average for the LGA (55.5%) and NSW (55.9%)



Land Use zones

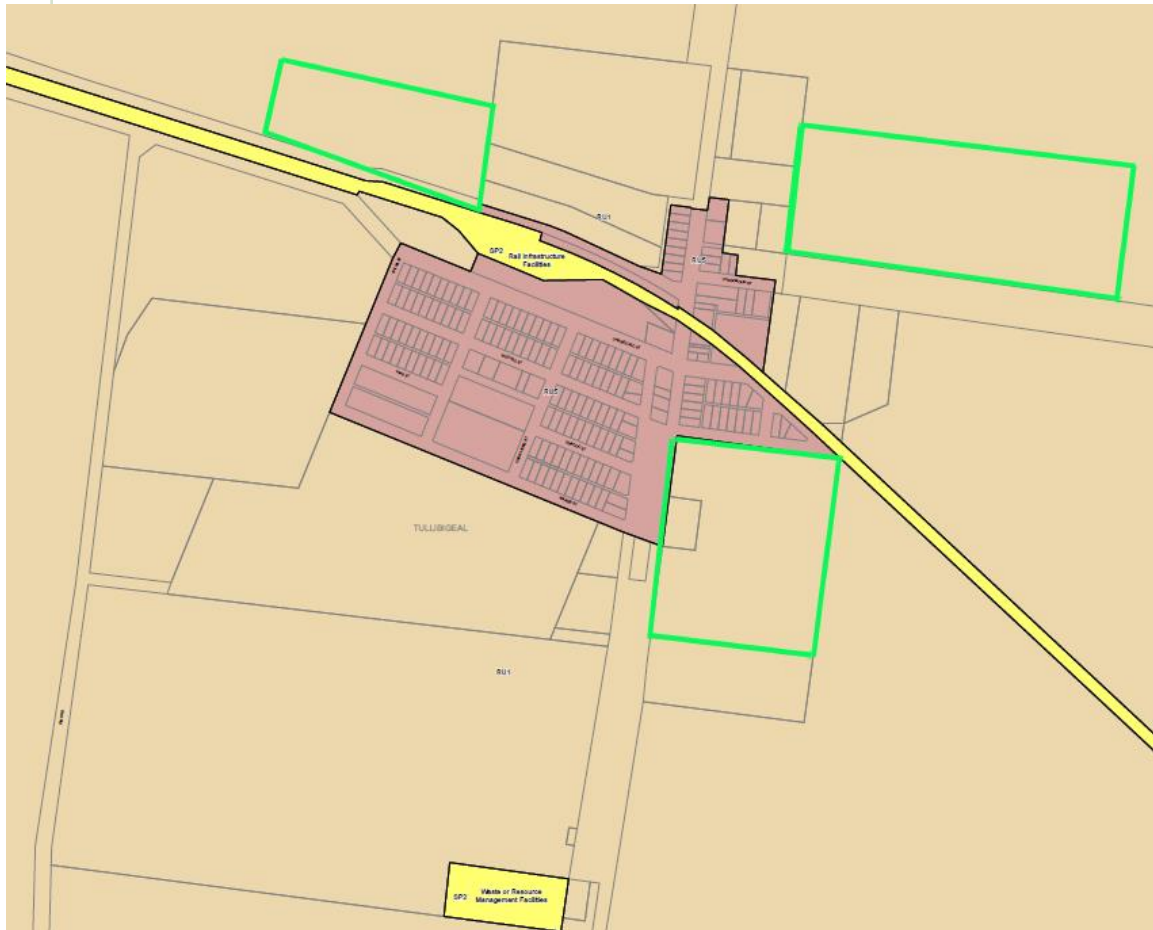
The RU5 Village zone applies to the built up area of village. There is some capacity within the existing planning controls for additional dwellings on existing titles.

The minimum lot size for the subdivision of land for the erection of a dwelling is 4000sqm.

There may be an opportunity to consider an R5 zone on land adjacent to the village. Any changes should be undertaken in consultation with affected landowners and the community.

Planning Controls	
Key residential typologies	Detached dwellings on single lots
Land use zone	RU5 Village
Permitted residential typologies	Dwellings, Dual occupancy, multi dwelling housing, secondary dwellings
Minimum lot size (MLS)	RU5 4000sqm
Setbacks	6m
Height of buildings	8.5m
Key Constraints	Bushfire, groundwater
Servicing	On site

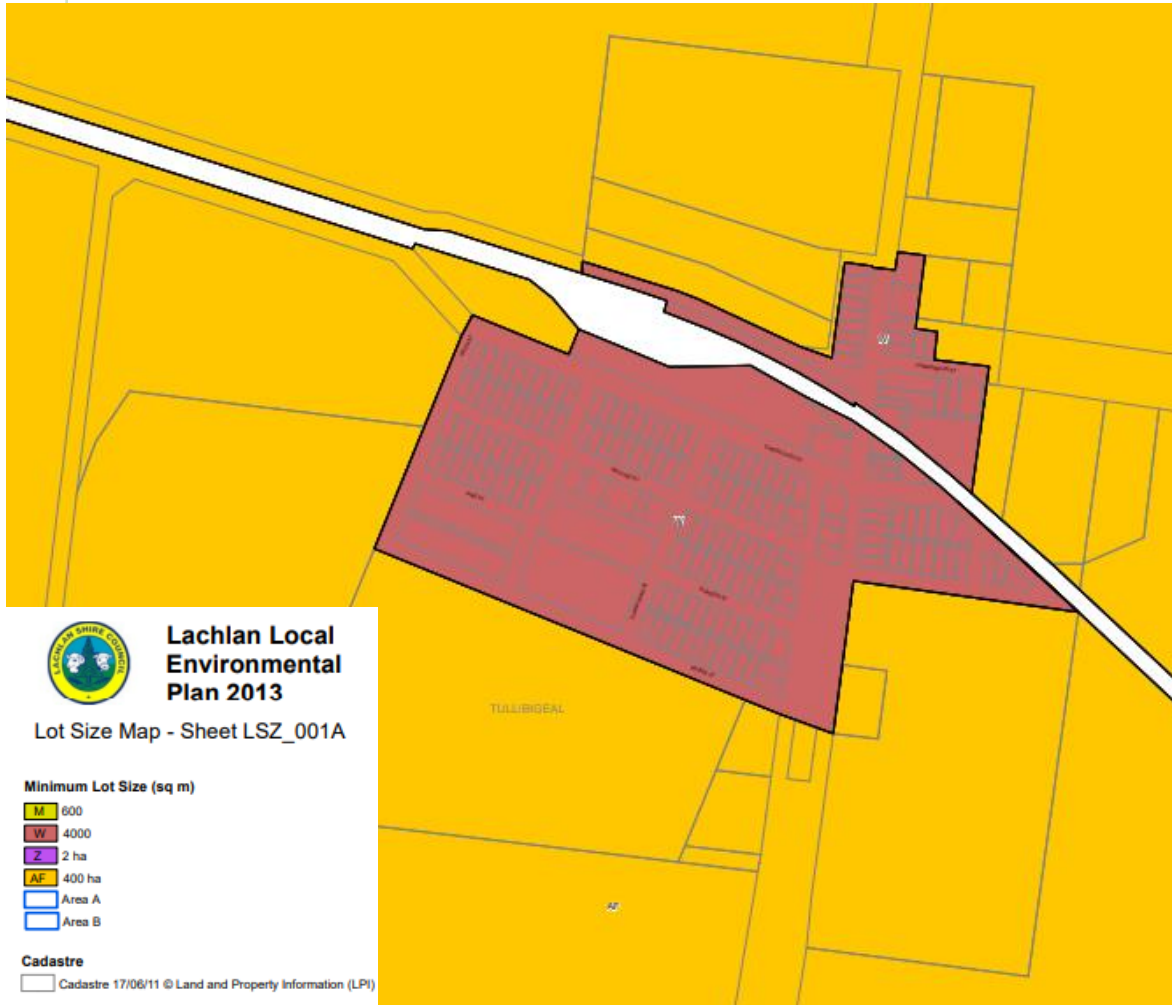
Tullibigeal– Planning Controls



Zone

RU5 Village zone applies.
There may be an opportunity to consider additional R5 zone or local provision that allows dwellings on existing titles.

Tullibigeal– Planning Controls



Minimum Lot Size

MLS 4000sqm for subdivision.
No minimum lot size for the erection of a dwelling.

4. Evidence

This section analyses demographic data and information to identify changes and trends within the population, and to understand the housing needs in the LGA.

4.1 Population and housing

On the evening of the ABS' 2021 census, 6094¹⁰ people lived in the Lachlan LGA, in 3003 dwellings. DPIE projects a population of 5,491 people living in Lachlan by 2031 and falling to 4,769 by 2041.

In 2021, 21% of the Lachlan LGA population were 65 years and older. Household composition is weighted to families representing 68%, however, single or lone person households make up 30.9% (up from 29.3% in 2016) which is slightly higher than the NSW average of 25%. However, average household size remains at 2.4.

The predominant housing type is detached dwellings, with 94.3% of all dwellings being detached. Of a total 2,176 dwellings in the LGA, the percentage of houses owned outright is higher than the NSW average at 41% (versus 31.5% for NSW). Those owned with a mortgage 23.5% and rented 27.4% being less than for NSW.

Unoccupied dwellings are those properties vacant on census night. Unoccupied dwellings made up 15.7% of total dwellings in 2016 increasing to 18% in 2021. The number of vacant dwellings is significant when compared with NSW which has a rate of unoccupied dwelling of 9%. The highest number of unoccupied dwellings is in smaller localities and rural areas.

Table 1 Occupied Dwellings

Villages and towns	Occupied	Unoccupied	Dwellings 2021
Condobolin	950 (80%)	244 (20%)	1194
Lake Cargelligo	426 (86%)	66 (14%)	492
Tottenham	116 (87%)	18 (13%)	134
Smaller Localities/Rural Area	699 (78%)	163 (23%)	1183
Total	2191(82%)	491 (18%)	2682

Settlements

In 2021 Condobolin had the highest concentration of resident population at 2,579 people. This was followed by Lake Cargelligo with 1,169 people and Tottenham with 263 in the urban area. The smaller localities and rural areas account for the balance as shown in the **Table 2**.

¹⁰ Note estimated population was 6,041 in 2021, ABS population 6,094.

Table 2 ABS Population and dwellings 2011 – 2021*

Villages and towns	2011	2016	2021	Dwellings 2021
Condobolin	2755	2864	2579	1331
Lake Cargelligo	1154	1262	1169	571
Tottenham	299	334	263	161
Sub total	4208	4460	4011	
Smaller localities /Rural areas	2268	1734	2083	
Lachlan LGA Total	6476	6194	6094	

*Note: ABS Data does not provide accurate population number for smaller villages. Refer to Settlement Snapshots in Part 3 for estimates based on ABS Collection Districts.

Age distribution

The age distribution of the LGA varies between the settlements and the rural area and has changed over time.

The population age distribution shows a trend to an ageing profile, although this varies significantly between Tottenham, where the median age of residents is 58, compared to Lake Cargelligo with a median age of just 39.

Table 3 Age distribution 2001 to 2021

ABS Census	2001	2006	2011	2016	2021
Lachlan LGA					
Males	51%	50%	50%	50%	50%
Females	49%	50%	50%	50%	50%
Median Age	-	40	40	40	41
Condobolin					
Males	49%	48%	49%	48%	50%
Females	51%	52%	51%	52%	50%
Median Age		39	39	37	39
Lake Cargelligo					
Males	50%	50%	49%	49%	49%
Females	50%	50%	51%	51%	51%
Median Age		38	38	37	39
Tottenham					

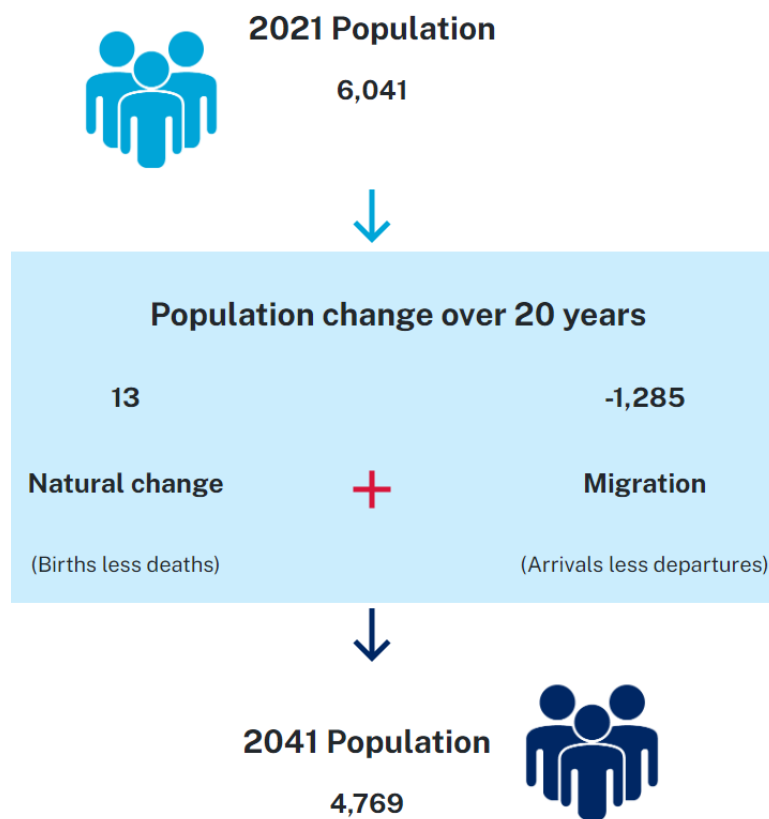
Males	49%	43%	50%	50%	49%
Females	51%	57%	50%	50%	51%
Median Age	-	44	57	55	58

Source: ABS 2001, 2006, 2011, 2016, 2021 Census data

Projected population

The DPE publish population projections for all LGAs in NSW. These population projections anticipate that the population of Lachlan Shire will settle at 4,769 by 2041 declining at a rate of -1.18 between 2021 and 2041¹¹. The projections are based on historic population changes and include migration demand. The projections don't consider the population demand drivers of employment generating development projects.

Drivers of change



Dwelling approval data

In the period 2012 to 2023 there have been approvals for 110 new dwellings¹². The majority of approvals were via the traditional development application. It is of note that, of the five dwellings approved to June 2022, only one has been Complying Development.

¹¹ <https://pp.planningportal.nsw.gov.au/populations>

¹² Data provided by Council to end August 2023 and includes replacement dwellings.

The majority of approvals were for single detached dwellings. Only two applications have been for dual occupancy development and one multi dwelling housing. Diversity in housing typology remains a challenge. One new dwelling has been approved in Tottenham which was in 2013.

Dwelling approvals area summarised below.

Year	Condobolin	Lake Cargelligo	Village/Rural	Total
2012	1	3	5	9
2013	1	3	5	9
2014	9	2	3	14
2015	2	1	3	6
2016	1	2	3	6
2017	6	0	1	7
2018	3	2	5	10
2019	4	3	1	8
2020	2	2	2	6
2021	8	4	2	14
2022	4	4	4	12
Total	41	26	34	101
2023 (to August)	3	3	3	9

Source: Lachlan Shire Council 2023.

Based on an occupation rate of 2.4, if the dwelling approvals were followed through to completion, new dwellings from 2012 to August 2023 will accommodate 242 people. There has been a decline in the ERP over the same period. The inconsistency between the change in population and increase in number of dwellings could be attributed to either or a combination of the following:

- » Change in household composition
- » New dwellings replacing older housing stock

Over the same period there was a slight decrease in the number of occupied dwellings from 2,037 in 2016 to 2,191 in 2021 as recorded in the 2021 ABS Census Data.

The number of dwellings in 2021 was 2,682 compared with 2,613 in 2016. Despite the marginal fall in ERP, dwelling supply continues to grow. This is also at odds with the DPE population projections which forecasts a decline in the number of dwellings between the two census periods.

Council has also reported the demolition of 15 dwellings between 2019-2023¹³.

¹³ Totals from DA, CDC & Emergency Order since 2019 is 15 ('19 – 3, '20 – 5, '21 – 1, '22- 3 & '23 – 3)

Housing Market

The region has experienced a fall in the number of properties on the rental market from 672 (30.5%) in 2016 to 601 (27.4%) coinciding with a similar increase in the number of houses owned outright or with a mortgage in the same period.

Rental prices have increased by 8% from \$150 in 2016 to \$180 in 2021 which is aligned with household income \$1,034 in 2016 to \$1,218 in 2021 also approximately 8%.

As of October 2022 there were only two properties available for rent in Condobolin and no availability in Lake Cargelligo. The extreme shortage of rental accommodation will continue to impact the ability of the region to attract and retain a permanent workforce including key workers such as teachers, police and health care workers. This is discussed further in section 4.6.

Social housing

Social housing is comprised of public and community housing.

The Socio-Economic Indexes for Areas (SEIFA) measure to rank Local Government Areas in Australia according to socio-economic advantage and disadvantage¹⁴. The higher the rank, generally the lower the socio-economic disadvantage which is determined by factors such as domestic violence incidence, income, non-domestic crime and education levels and teenage mothers. Lachlan is ranked at 924 which indicates there is some disadvantage in the community. The smaller villages generally have a lower household income than the larger towns and general rural area.

Disability indicators are described as the proportion of the population requiring assistance with core activities. Lachlan has 667 people or 5.5% of the population as at 2016 requiring assistance. By comparison, NSW has an average of 5.4%.

High social disadvantage in regional NSW can have several implications for housing:

1. Limited Access to Affordable Housing: Individuals and families facing social disadvantage may struggle to access affordable housing options. High demand for affordable housing, coupled with limited supply, can lead to higher competition and increased housing costs.
2. Homelessness: Social disadvantage can increase the risk of homelessness. People who lack stable employment, suffer from substance abuse issues, or have mental health challenges may find it difficult to maintain stable housing arrangements.
3. Poor Housing Quality: People experiencing social disadvantage may live in housing with substandard conditions. This includes homes with structural issues, mold, inadequate heating or cooling, and other health hazards.
4. Limited Housing Choices: People may be forced to accept housing that is far from employment opportunities, education, healthcare, and other essential services.
5. Increased Vulnerability to Housing Crisis: Any unexpected event such as job loss, illness, or family emergencies can lead to housing crises for those already facing social disadvantage, making it harder to recover and find stable housing again.
6. Health Impacts: Poor housing conditions can have adverse effects on physical and mental health, exacerbating health disparities among socially disadvantaged populations.

¹⁴ 2033.0.55.001 - Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia, 2016.

7. Social Isolation: Limited access to suitable housing can contribute to social isolation. This can make it difficult for individuals and families to connect with their communities and access support networks.

8. Limited Economic Mobility: Housing instability and poor living conditions can hinder economic mobility, as people may struggle to save money, invest in education, or secure stable employment.

Efforts to address these implications often involve a combination of housing policies, social support services, and economic development initiatives aimed at reducing social disadvantage in regional areas of NSW. These measures may include subsidized housing, mental health services, job training programs, and initiatives to increase the supply of affordable housing.

Housing stress

A measure of housing stress is the percentage of households who spend more than 30% of their household income on rent or mortgage payments. The following table shows Lachlan mortgage and rent data compared to NSW. Lachlan had smaller proportions of households in mortgage and rental stress with an average of 17.6% and 9.1% of mortgage and rent respectively compared with 35.5% and 17.3% for NSW.

The statistics indicate that housing is more affordable in the LGA than in NSW as a whole, however, Council should be looking to improve access to affordable housing across the board.

Table 4 Household income: rent and mortgage

2021 ABS Census Data	Lachlan	NSW
Median weekly rent	\$180	\$340
Renting households with rent repayments less than 30% of household income	65.7%	56.1%
Renting households where rent repayments are greater than or equal to 30% of household income	17.6%	35.5%
Median monthly mortgage repayments	\$878	\$2,167
Home-owning households where mortgage repayments are less than 30% of household income	72%	71.9%
Home-owning households with mortgage repayments greater than or equal to 30% of household income	9.1%	17.3%

Source: Quickstats, 2021 Census data

4.2 Stakeholder Engagement

Initial, targeted stakeholder engagement was undertaken in Lake Cargelligo and Condobolin in May 2023 to inform the evidence base for the Draft Strategy. The approach to the stakeholder engagement was an open discussion in a one-on-one format. This included engagement with local builders, real estate agents, industry and Council.

The key insights from the consultation included:

- » Identifying the need for more diversity in housing

- » Shortage of housing for key workers
- » Limited supply of quality rental accommodation
- » Lack of short term and emergency accommodation
- » Limited choice of housing for older people
- » Cost of development
- » Challenges in securing finance for multi-dwelling housing

Diversity

The majority of housing is single detached dwellings. New dwellings are predominately built under contract for individuals rather than being speculative.

Diversity, even dual occupancy and multi-dwelling housing (three or more dwellings on a single block) is difficult to achieve, in part due to access to funding from banks who require up to 60% of the value of the build.

There is also a lack of local builders and trades operating in the LGA. This is likely to be significant issue in the delivery of housing to the market.

Despite the challenges, all agreed that there is demand for different housing typologies in the LGA, particularly affordable medium density units. This demand is not likely to be reflected in the demographics or development application data, as there is little available for sale to meet this demand.

Workforce accommodation

There was strong demand for all rental housing with some businesses taking rental properties months ahead of when they are needed simply to secure them for the anticipated workforce. There were numerous instances mentioned where essential workers such as migrant workers in manufacturing as well as mining industry employees were unable to find suitable rental or permanent accommodation in either Lake Cargelligo or Condobolin, with this being cited as an economic risk.

The vacant housing on rural properties were mentioned as the location for Temporary Accommodation (TA) for people who could not find housing in Condobolin and Lake Cargelligo, however there were limited options.

Tourist accommodation, including Council's three (3) caravan parks and pubs are being used for workers. This was seen as reasonable for short stays by employers but increasingly unsuitable for longer periods of 2-3 months. It also has the potential to impact the tourist industry especially with the new Visitor Information Centre opening in Condobolin and the key focus on this area in Council's Community Strategic Plan and Destination Management Plan.

Suitability of housing

There was a clear sense of frustration about the inadequacy and high cost of rental accommodation and housing for sale in Condobolin as well as the lack of better quality rental stock coming onto the market. There was demand for smaller dwelling typologies to cater for individuals and couples in this category.

The lack of housing choice for older people was raised by many participants, particularly where some people are living in large homes that are no longer suitable and require significant maintenance.

Availability of land

A shortage of suitable land that has been subdivided and where services are ready for development was raised as an issue. There was a suggestion that Council could facilitate the release of more residential land in Lake Cargelligo and Condobolin, although it is unclear how this would be financed.

4.3 Housing demand

Pipeline development

There are a number of development projects in the pipeline that have a significant housing requirement both during initial construction phases and during operation. They will have an impact on demand for housing both in Lachlan and the wider region. The following table provides a snapshot of the pipeline development.

Development	Stage	Timeframe	Employment Demand	Multiplier- job creation across support businesses
Condobolin Solar Farm	DA Approved, Pre Construction.	Anticipate commencement QTR 2023	25 construction, 2 ongoing	Employment
<i>Comment: Likely that construction duration 12 months, will need to accommodate temporary workforce.</i>				
<i>Ongoing jobs new to region</i>				
Expansion of Mineral Hill Mine - Kingston Resources	Pre DA	Anticipate commencement during 2024	60 currently, 120 ongoing	Employment
<i>Comment: Existing workforce of 60 accommodated currently within Condobolin and are predominately made up of existing residents. Additional workforce of 60 expected and need to be accommodated within Condobolin.</i>				
<i>“There will also be an increased need to house external contractor staff. Currently finding suitable rental houses in Condobolin is a challenge and is likely to get worse. As I understand it whilst it would appear there are a number of vacant houses in Condobolin most of these are not suitable for rental and in many cases are likely to be in a knock down rebuild condition. With the increased demand rental prices have increased and will continue to increase placing additional financial strain on the lower income earners of the Condobolin community.”</i>				
<i>Ongoing jobs new to region</i>				
Sunrise Energy Metals Project - Fifield	Post Department Approval, Pre works.	Anticipate operation prior to 2030	1900 during construction (in an on-site camp), 350 ongoing	Employment Support services

Development	Stage	Timeframe	Employment Demand	Multiplier- job creation across support businesses
-------------	-------	-----------	-------------------	--

Comment: On-site camp will accommodate the crew during 2 year construction phase. During operation workforce of 350 will be accommodated off site. This likely to be shared between Lachlan and Parkes Shires & a lesser extent Forbes Shire. Housing for minimum 200 workers needs to be made available in Condobolin.

Ongoing jobs new to region

Renewable Energy Project Lake Cargelligo - Graphite Energy¹⁵	Approved	Construction commencing late 2023.	Up to 100 jobs during construction and 30 once operational	Employment Support services
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APA Gas Pipeline Compressor Station¹⁶	Under Construction	Completion by end 2023	70 Currently	Employment
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Comment: Workforce of 70 is accommodated in on-site camp as there was minimal rental and short-term accommodation available in Condobolin.

Example showing lack of current residential accommodation.

Manufacturing Industries in Condobolin and Lake Cargelligo	Ongoing	Ongoing	50+ per year Split 20 lake Cargelligo 30 Condobolin	Employment, support services
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Comment: Existing manufacturing industries are experiencing 20-40% yearly growth. Lands identified in Industrial and Rural Land Use Strategy to accommodate expansion of existing and development of new businesses.

Ongoing jobs new to region

Rail Warehouse and Logistics Facility in Condobolin	Completed Business Case	Commencement prior to 2030	Unknown	Employment & New businesses opportunities
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Comment: Development of this facility will allow for a grain loading, cotton gin and oil seed crushing facility to be established. Manufacturing and other industries will also establish on the site for easy access to rail. Existing industries will also benefit across the region.

Ongoing jobs new to region

Based on the employment demand illustrated above, there is an ongoing need to accommodate a workforce of an additional **510** people within Lachlan Shire by 2030. This figure excludes over 1,900

¹⁵ <https://www.graphiteenergy.com/news>

¹⁶ <https://www.apa.com.au/our-services/gas-transmission/west-coast-grid/goldfields-gas-pipeline/>

temporary construction jobs at Fifield and 170 across other major projects. Based on the areas of demand, full time positions will be predominately in Condobolin, with some demand for employees in support industries and expansion of existing businesses, including the Graphite Energy project to be in Lake Cargelligo.

The number of new dwellings required based on pipeline development projections will be subject to a multiplier factored in to account for typical relationship and family status. Industry averages applied resulting in a dwelling demand range as follows:

Condobolin

Ongoing employment – known pipeline projects (excludes growth of existing and support industries and businesses) – 500 workers

Housing demand – applying a multiplier of 1.4¹⁷ – 700 people and typical occupancy ratio of 2.1 – 333 dwellings. However, this assumes growth consistent with the existing demographic and population profile. Housing demand in the region is largely driven by employment, including temporary workers and the potential for an increase in drive in, drive out workers. This may change the demand profile and reduce occupancy ratio, in turn pushing up the demand for dwellings. A small drop in occupancy ratio to 1.9% would see the demand for dwelling increase to 368.

Lake Cargelligo

Ongoing employment – known pipeline (excludes growth of existing and support industries and businesses) – 50 workers

Housing demand - applying a multiplier of 1.4¹⁸ – 70 people and typical occupancy ratio of 2.1 – 33 dwellings

4.4 Housing Supply

Condobolin, Lake Cargelligo and Tottenham have a limited supply of urban zoned land available for immediate development. Cost, location and ownership factors continue to influence supply of that land to the market.

A common misconception is that if land is zoned, vacant and undeveloped, then it is available for immediate development. In practice, this may not be the case. In fact, there is often a 'disconnect' between the amount of zoned land and actual delivery of housing lots.

Land that is rezoned for residential development may not necessarily be delivered to the market. This could be due to a variety of reasons, including planning constraints (e.g. statutory requirements, difficulties with infrastructure provision, fragmentation of ownership, etc.), capacity constraints (e.g. biodiversity, bushfire, flooding, slope and landslip, etc.), up-front cost of development (e.g. finance and holding costs, upfront development contributions) and commercial pressures. Each has the potential to severely impede the supply response to demand pressures.

In terms of infill, the market does not act in the same manner in regional areas as is the case in the metropolitan centres where greenfield land resources are scarcer, highly constrained and costly to deliver. Infill development is driven by land value, access to transport and community infrastructure and the ability for significant uplift. Therefore, while there remains capacity in the planning controls to

¹⁷ For every new job created it is assumed that it will bring an additional 0.4 people (partner, children)

¹⁸ Ibid.

accommodate a significant amount of higher density infill development, making assumptions as to the take up of this is difficult.

The adequacy of land release is therefore crucial for the supply of housing. From first principles, the supply of housing directly impacts the price of housing. A constrained supply of land will drive up landowner expectations making site assembly a high risk and high resource activity for developers.

Ensuring that the supply of land is adequate to meet demand, particularly in circumstances where growth is slow involves:

- The strategic identification of opportunity areas based on high level constraints analysis;
- The identification of residential land development opportunities in circumstances where the land owner is a willing participant;
- Ensuring that the site is in sync with the existing urban development footprint, that is, not 'leapfrogging' land which drives up costs;
- Providing a planning framework that will ensure that land is developed in a coordinated and orderly manner, that is via a concept plan or structure plan; and
- Determining the impact of growth on local infrastructure and providing a mechanism to deliver it.
- Land development in smaller regional communities is a 'slow burn'. Developers are typically local builders or families invested in the community and need to be prepared to carry the cost of development over an extended period.

The availability of ready to develop residential lots is limited, relying on infill development, being land that is already zoned village but not developed to its full serviced potential. The areas of zoned land in Condobolin, Lake Cargelligo and Tottenham as well as the smaller villages is shown in the Settlement Snapshots in Section 3.

Figure 4 Infill Development



Figure 5 Subdivision Work, Scott Street Condobolin



Source: LSC, Drone 2023

Figure 6 Subdivision Work, Scott Street Condobolin



Source: LSC, Drone 2023

Vacant Land

There are sites across the towns and villages that are either zoned for urban development or have been identified as suitable for rezoning. These areas include surplus Crown Land and land held by the Local Aboriginal Land Council (in Lake Cargelligo). Although not all will be suitable for development there is an opportunity for Council with the assistance from the NSW State Government and the Lands Council to consider how best to realise the development of these sites.

Capacity of the land use controls

Assumptions have been made as to the opportunities for development, including infill development on vacant land in Condobolin, Lake Cargelligo and Tottenham.

As outlined in the Settlement Snapshots and Section 2.2, the urban areas rely on two zones in the LLEP being the RU5 Village zone and R5 Large Lot Residential zone. The balance of rural land is zoned RU1 Primary Production.

Minimum Lot Size

The zones have an accompanying minimum lot size (MLS) for subdivision. In the RU5 zone, this is typically 600sqm. The MLS in the R5 zone varies depending on the availability of reticulated water and sewer. However, the majority of land in these zones has already been subdivided. There is no minimum lot size for the erection of a dwelling or dual occupancy in either the RU5 or R5 zones. Therefore, there is some capacity within the existing framework for infill development. However, the inability to subdivide a dual occupancy to create two titles is limited to strata subdivision and community title subdivision.

The LLEP would benefit from improved clarity in terms of the lot size requirements for the erection of dwellings. Further, as noted in the Settlement Snapshots, there is an opportunity to consider a smaller MLS for the RU5 zone that could facilitate infill development. Typically, the historic subdivision pattern has resulted in lots with a MLS of 1000sqm. If the MLS were to be reduced from 600sqm to 500sqm, a significant number of existing, serviced but underutilised residential lots could be subdivided in two. This would also allow for the subdivision of existing lots that have access to a rear lane, for example Loughnan and Walker Streets in Lake Cargelligo.

As noted above, the R5 zone supports a range of MLS. However, it is noted that the transition of the former planning instrument to the Standard Instrument LEP resulted in errors in the carrying over of the MLS. As a result some R5 zones have a MLS of 400ha. This has been raised by Council staff with DPE and can be rectified via an amendment to the LLEP. This approach is supported by DPE.

Part of the R5 zoned land on the western side of Condobolin is significantly constrained by flooding. This should also be more appropriately zoned to reflect the current land use and any misconception as to the potential for future subdivision.

Dual Occupancy

Provisions specific to the development of dual occupancy and multi dwelling housing in the RU5 and R5 zoned land may also assist in facilitating or encouraging infill development. Tottenham, in particular, has a resident population that is older than the LGA median age. If residents are looking to age in their existing communities, providing housing that is better suited to the needs of an aging population will be increasingly important. Dual occupancy, secondary dwellings (also known as Granny Flats) and multi dwelling housing (three or more dwellings on a single parcel of land) should be encouraged.

Appendix A includes examples of local provisions that could be considered to increase this form of housing. **Appendix B** has been provided as an example of a simple information handout providing information about these forms of development.

Development controls for dual occupancy could be accommodated as a modification to the existing Development Control Plan (DCP). **Appendix C** provides development controls that could be modified to suit and incorporated into the existing DCP.

Housing supply gaps

The current housing stock is typically 3-4 bedroom single detached dwellings. This lack of diversity of housing typologies has already led to issues including:

- » Limited choice and housing affordability;
- » Suitability of housing for older people to downsize;
- » Limited availability of smaller houses for essential workers looking to relocate eg teachers and health care professionals; and
- » Difficulties for first home buyers looking to enter the market at a lower entry point.

Providing a better understanding within both the industry and wider community in terms of the different residential accommodation options that could be considered under the current planning framework may provide a first step in realising greater diversity in housing.

Building typologies

Single detached dwellings dominate the market, contributing 94% of all dwellings. A range of housing types and sizes help ensure people can more readily meet their housing needs throughout their lifecycle, remaining in the area where they have existing networks. This mix contributes to the social vibrancy and character of towns and villages.

To continue to meet the needs of the existing and future community, Council will need to encourage the development of a greater range of housing types in different built forms, such as what is proposed at the former Condobolin Bowling Club site.

As discussed above, there is an opportunity in the village zones to deliver dual occupancy, secondary dwellings and townhouses and single dwellings. There was strong support during the early stakeholder consultation for dual occupancy and secondary dwellings as a form of residential accommodation particularly to accommodate key workers, and workforce demand driven from major projects and expansion in manufacturing.

Temporary workers accommodation

The proposed changes to the Standard Instrument LEP will provide a standard definition for temporary workers' accommodation and guidance as to the suitability of the land use in certain zones. The package also includes guidance as to the location of rural workers accommodation and construction accommodation.

The LLEP currently permits rural workers' accommodation in the RU1 Primary Production zone.

Council will need to consider whether to permit temporary workers accommodation in the RU1 Primary Production zone or limit it to the RU5 Village zone. There may be an opportunity for Council to consider selecting rural sites, for example RU1 zoned land on the edge of existing village or R5 zoned land for this form of development. This would ensure that the workforce, which for temporary workers accommodation could be permanent eg supporting a mining project for the life of the mine, can contribute to the local economy rather than fly/drive in fly/drive out of a camp.

4.5 Key Findings

The population of Lachlan is forecast to experience an annual decline of -1.18% to 4,769 to 2041 representing a loss of 1,272 people over the period. However, the economic activity suggests the opportunity for continued growth, particularly in manufacturing within the existing businesses and growth of mining. The challenge of population forecasting is noted and it is important that Council can respond to fluctuations. Flexibility in planning policy and land available for delivery to the market and the identification of additional land for future rezoning are critical.

The net increase in population is not a sole function of dwelling demand with a change in household composition; an increase in lone person households, smaller family sizes and an older population generally will drive continued demand for housing.

The rate of population change will be dependent upon a range of factors that influence growth. These include the continued development of mining, renewable energy and supporting industries as well as continued strength in agriculture. Proximity to Parkes and Forbes coupled with improvements in transport and communications may result in additional migration into the Shire from 'tree changers'. Changes in the way we do business, acceptance of the mobile workplace and continued pressure in terms of housing affordability in the metropolitan areas may also influence migration into the region.

The impact of the COVID 19 Global Pandemic is yet to be realised. Changes to the way people work may provide opportunities for further growth in the regions.

This Strategy needs to respond to community expectations and requirements for the provision of residential housing stock and infrastructure, considering changing demographics such as:

- » An increase in lone person households and declining household sizes;
- » High dwelling demand in Condobolin and Lake Cargelligo;
- » An aging population in all areas across the LGA;
- » A median age of population (58) in Tottenham, compared with the LGA (41);
- » An expected change in household types presenting a mismatch with existing supply;
- » Continued growth of mining and manufacturing to 2041.

Assuming the benchmark of 30% of income is allocated to accommodation, based on the median house price and rental data housing is unaffordable for a significant portion of the population.

Without intervention the proportion of people experiencing housing stress for rentals will continue to increase.

There has been a consistent positive trend in dwelling approvals over the past decade despite the DPE projections and ABS figures showing a downward trend in population growth across the LGA. Demand for housing for both a temporary workforce and permanent workforce will continue to be strong.

In addition to major projects, demand for accommodation for health services, education and police and other key workers remains strong with rental and sales data across Lake Cargelligo and Condobolin indicating a shortage in suitable dwellings, especially for rent.

Existing zoned residential land accounts for a potential supply of infill development, however, a range of factors such as physical constraints, up-front costs and ownership patterns, are converging to inhibit new growth in some areas.

There are opportunities for council to facilitate more infill development by encouraging dual occupancy, multi dwelling housing and secondary dwellings and reviewing the MLS for subdivision and dual occupancy.

Without undermining the existing zoned land and recognising that 'back zoning' land is impractical, it is desirable that the LHS include areas that represent an opportunity for future serviced residential land supply that can be delivered by a willing developer. This is also important to ensure that the potential industrial and employment investigation areas are not likely to impact on or undermine the long-term expansion of Condobolin.

5. Priorities

This section brings together the research and assessment undertaken during the study to provide a set of guiding objectives to inform planning decisions around the delivery of housing in the Lachlan Shire over the next 20 years and beyond.

5.1 Local Housing Strategy Objectives

The objectives of the Lachlan Shire Local Housing Strategy have been formed by the comprehensive analysis of the review of the strategic policy context, demographic analysis, community and stakeholder engagement and analysis of the character, opportunities and challenges for the Shire.

Lachlan Shire Local Housing Strategy Objectives

- ensure the **timely delivery** of suitable urban zoned land to meet the current and future needs of the LGA to 2041
- provide a **diversity of choice** in residential land and dwelling types in a range of appropriate locations responsive to the demographic needs of the Lachlan LGA
- retain the **flexibility** in the village zoning
- ensure **growth** occurs in a contiguous and logical manner concentrating on the central areas of settlements for medium density and on the fringe of settlements (within the investigation areas) for larger residential lots
- future development should strengthen the **efficient** use of existing infrastructure, services and transport networks and not seek to create unrequired demand for significant new infrastructure
- require future development, particularly at the residential/agricultural and residential/industrial interfaces to demonstrate that **conflict between land uses can be avoided**
- provide for development that will **complement and reinforce** existing and future settlement structure, character and uses and allow for the creation of legible and integrated growth
- **encourage large lot residential development** where opportunity areas are identified on the Structure Plan Map
- residential development should avoid areas of environmental significance, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change
- **establish clear and logical physical boundaries** for the containment of urban development of Condobolin and Lake Cargelligo, allowing transitional land uses and subdivision patterns which protect the highly productive agricultural landscape and transition to industrial and employment land and areas of significant biodiversity
- Recognise the **opportunity for large lot** residential development in Tottenham, Condobolin, Lake Cargelligo and Tullibigeal.
- Work with the State Government to **unlock under utilised or surplus Crown** Land in Lake Cargelligo
- Work with Local Aboriginal Land Council and the NSW Government to unlock the potential of Aboriginal and Crown Land for development where appropriate.

5.2 Land Use Planning Approach

This Strategy adopts an approach to land use planning (below) that is designed to support the delivery of housing and facilitate a broader range of housing typologies to address the current and future housing needs across the LGA.

It predominantly:

- » Considers opportunities for land use planning controls that will facilitate diversity of housing without impacting local character and amenity;
- » Concentrates development within the existing zoned land that can be readily serviced;
- » Encourages some local infill through reviewing planning controls;
- » Includes opportunities for large lot residential development adjacent to existing development areas; and
- » Addresses housing affordability through the provision of greater diversity of housing choice.

5.3 Key Recommendations

The flexibility of the RU5 Village zone should be maintained. Broad planning controls will continue to provide a range of development opportunities, however, Council could improve the understanding of the community about the range of residential development opportunities within the existing towns and villages. This is particularly the case when it comes to in-fill dual occupancy and subdivision as well as secondary dwellings.

The inclusion of a provision in the LLEP that supports the Torrens Title subdivision of dual occupancy development on resulting lots that are smaller than the MLS of 600 sqm should encourage this form of development. An amended provision could be accompanied by key development standards in the DCP. Example LEP provisions and an example of the type of development standards that could be considered in a DCP have been provided in **Appendix A** and **Appendix C**.

Providing the land use structure for Condobolin; town centre, industrial area, residential areas could be readily achieved through the Development Control Plan (DCP) while maintaining the flexibility of the RU5 Village zone.

Analysis of the demographics and housing suggests there is a need for a diversity of housing choices. Providing an environment that supports multi-dwelling housing and working with local builders to realise these higher densities will be key to delivering outcomes on the ground.

Tottenham, has a very high proportion of the population over 65 and educating existing resident land owners on the options for secondary dwellings (granny flats) and dual occupancy might encourage this form of in-fill development, even on a small scale. There may be an opportunity to investigate whether there are prefabricated dwellings produced in Dubbo, that may be suitable for infill development in Tottenham.

Subdivision MLS & Village Zones

The MLS for subdivision for the erection of a dwelling in the RU5 Village zone in Condobolin, Lake Cargelligo and Tottenham is 600sqm. Despite this, the historic subdivision pattern has resulted in a typical lot size of 1000sqm. Reducing the MLS for subdivision for the erection of a dwelling in these towns from 600sqm to 500sqm will provide an opportunity for the subdivision of larger lots into two.

Development controls, including street frontage and battle-axe handle widths will ensure that the resulting lots do not impact the existing amenity.

Further, these lots can already accommodate a second dwelling in the form of a dual occupancy and in some cases multi dwelling housing. Allowing the subdivision to a smaller size provides the land owner the opportunity to create a lot and a third party to deliver the dwelling.

The Lake Cargelligo Structure Plan as presented in the RILS identifies land on McInnes Street for rezoning as an extension of the RU5 Village zone subject to a detailed Structure Plan.

There is also an opportunity to consider a similar extension of the RU5 zone on the southeastern side of the town on part of the former golf course land, subject to further consideration of constraints, including odour from the Waste Treatment Ponds to the south. .

Land owned by the Land Council south of McInnes Street (east of Bokhara Street) is zoned RU5 Village. Collaboration between the Land Council, NSW Government and Council could raise interest in the opportunities for residential development on this site.

Actions:

- » Review LEP provisions relating to dual occupancy development.
- » Consider an amendment to the MLS for subdivision in the RU5 Village zone in serviced areas to encourage subdivision of larger lots.
- » Work with land owners to understand existing opportunities for development in the RU5 zone, including the Local Land Council in Lake Cargelligo.
- » Engage with land owners, including the Crown to realise the rezoning opportunity of land in Lake Cargelligo as identified on the Structure Plan.
- » Council to prepare a Planning Proposal to rezone land in McInnes Street for an extension of the RU5 Village zone in Lake Cargelligo.

R5 Large Lot Residential Zones

The R5 Large Lot Residential zone varies between the towns and villages. It is noted that the R5 zone has, in some instances, been applied without a specific MLS, instead relying on the rural MLS of 400ha. This has had limited implications, partially due to the fact that the zone was applied to land that was already subdivided into smaller lots and in part because there are no provisions that restrict the size of the lot for the erection of a dwelling.

In reviewing an amendment to the LLEP 1991, it appears that, in some instances, the intention was to provide a MLS for the erection of a dwelling, however, the in text local provisions of the LLEP 1991 were not translated to the Lot Size Map or as local provisions in the Standard Instrument LEP in 2013.

Condobolin

The Structure Plan for Condobolin illustrates the area west of Henry Parkes Way as requiring an amendment to the MLS to reflect the intention and objectives of the R5 zone.

The R5 zoned land within the Sewerage treatment Plant buffer and to the west, constrained by flooding and unsuitable for development. This area should be rezoned to RU1 Primary Production with a corresponding MLS of 400ha.

The Rural and Industrial Lands Strategy identified land suitable for the expansion of the industrial area in Condobolin includes at Boona Road and Jones Lane. The R5 zoned land in between, north of Maitland Street represents an opportunity for serviced residential development in the medium to

long term. Council needs to be cautious about both subdivision for large lots in this area if that would result in the sterilisation of future urban capable land. It is recommended that this area be retained in the R5 zone and only subdivided if serviced with reticulated water and sewer. Consideration of a reduction in the MLS in these circumstances is warranted.

Two R5 Investigation Areas have been identified in Condobolin. Land north of the Maitland Street R5 zoned land and an extension of the R5 zone on Henry Parkes Way.

Lake Cargelligo

Investigation Areas have been identified in Lake Cargelligo north of the town the require consideration. While not all of the land highlighted would be required, there is an opportunity to work with individual land owners to gauge interest in the rezoning process.

Figure 7 Lake Cargelligo



Tottenham

A small area of the R5 zoned land south of the town has been identified in the Rural and Industrial Lands Strategy for future industrial development.

The balance of the R5 zoned land is impacted by multiple MLS controls ranging from 8,000sqm to 400ha. The LLEP is silent on the MLS for the erection of a dwelling in the R5 zone, therefore, dwellings are permissible on existing lots. Consideration of a MLS for the R5 zoned land on the Western side of Miamley Street would provide for additional dwellings without altering the zone.

Tullibigeal

Despite being similar in size to Tottenham, Tullibigeal only supports a RU5 Village zone and no R5 Large Lot Residential zoned land. Three areas have been identified as potential R5 Investigation Areas. There is some potential for growth in Tullibigeal and this could be accommodated on R5 Large Lot Residential zoned land.

Actions

- » Review the R5 zones including the accompanying MLS to ensure that they can achieve the objectives of the zone.
- » Rezone R5 land in Condobolin adjacent to the Sewerage Treatment Plant and flood constrained land to ensure that development does not occur on constrained land.
- » Consider a reduction in the MLS for subdivision of R5 zoned land in Condobolin north of Maitland Street subject to connection to reticulated water and sewer.
- » Work with local land owners in Lake Cargelligo and Condobolin to refine land identified as Investigation Areas ahead of a rezoning process.
- » Consider the application of a MLS on R5 zoned land in Tottenham (currently 400ha).

Workers Accommodation

Workers' accommodation takes three forms; rural workers' dwellings, temporary workers' accommodation and construction accommodation.

The LLEP currently allows rural workers' accommodation on land zoned RU1 Primary Production. Careful consideration should be given to the permissibility of temporary workers' accommodation, as proposed by the proposed policy recently exhibited by DPE. The accompanying Guideline includes the RU5 and RU1 zones as being suitable for temporary workers accommodation.

While construction workforce accommodation is short term (the APA pipeline is an example of this form of development), temporary workers' accommodation is more permanent. Existing development of this type includes mining camps where it is the length of stay, rather than the accommodation units themselves, that is temporary.

Council need to consider whether the preference would be that this form of development is either within or adjacent to existing urban areas, can be connected to reticulated water and sewer and allows the residents to access local services and amenities, integrating into the community.

If this development is remote from towns and villages, consideration needs to be given to other criteria that might be applied, for example, located within a certain distance from the industry or project site.

Actions

- » Update the LLEP in line with the self-repealing SEPP
- » Amend the LLEP to include a local provision to allow temporary workers' accommodation in the RU1 zone in certain circumstances.
- » Consider circumstances where temporary workers' accommodation should be considered within proximity to existing urban settlements.

Housing Affordability

Housing is usually considered affordable if it costs less than 30% of a household's gross income. Generally, the data published by the ABS would indicate that housing in the LGA is affordable, but that it is in short supply. The provision of affordable housing is also an initiative of organisations like the not-for-profit sector, who manage housing like a private rental property manager.

What this means for Lachlan Shire LGA

It is acknowledged that there is a lower rate of return on housing investment for regional areas compared to metropolitan areas; with asset growth not as strong compared to larger centres such as Sydney but rental return is strong. New investment in regional housing has regional and local economic and social benefits, and there is a clear call for the NSW Government to incentivise new investment in regional areas. NSW's regions are feeling the impact of Covid-19 with increased demand for housing from people from the eastern seaboard, which in turn is squeezing housing supply and increasing prices beyond previous levels.

While there are initiatives being investigated for rural areas via the Housing SEPP and Regional Housing Taskforce, Council can play a role to influence the delivery of affordable housing options by working with the NSW government, housing providers and the development industry to promote a desired housing vision; and influencing outcomes through its planning controls and policy framework.

Council's role in delivering housing can be through investigating sites (such as Crown Land) that may be better utilised for housing. The Department of regional NSW are currently working on Housing Delivery Plans. Connecting with Regional NSW to understand the key opportunities that are coming out of the Delivery Plans and the appetite of local housing providers to become involved in delivery in the LGA.

Council currently own some housing stock, however, this is typically allocated to attract staff. Although not delivering additional housing, Council is actively involved in the subdivision of land, facilitating redevelopment of the former Bowling Club site in Condobolin and working through a Planning Proposal to rezone land at Lake Cargelligo.

Actions

- » Work with housing providers to identify opportunities for redevelopment and/or renewal of existing housing assets.
- » Educate the community and development industry as to the opportunities to deliver smaller lot housing under the planning framework, for example dual occupancy and secondary dwellings.
- » Work closely with NSW Health, Police and Education to understand the housing needs and enhance the availability of key worker accommodation in order to attract and retain a skilled workforce.
- » Connect with the Department of Regional NSW to understand the implementation of the Housing Delivery Plans and whether that framework can assist in developing new housing in collaboration with industry and housing providers.
- » Investigate key owned sites, such as the former Condobolin Bowling Club site, and consider developing dual occupancies and multi dwelling housing instead of single dwellings.
- » Identify surplus public land and whether there is an opportunity for the redevelopment of these sites.

Education Encouraging Housing Diversity and Choice

Council has a role to encourage a range of housing choices for all residents as they move through different life changes and their housing needs change. Housing diversity is a key action of the Central West and Orana Regional Plan.

While a full range of residential accommodation is permissible in the RU5 zone in the LLEP, there is an opportunity to improve the transparency of the instrument by explicitly including these uses rather than simply not listing them as prohibited. Improving access to and understanding of the planning policy will assist in unlocking the myths in the planning system.

There are opportunities to include additional provisions in the LLEP without impacting the existing zone objectives. The inclusion of specific controls for subdivision of dual occupancies would complement the existing dual occupancy and secondary dwelling uses currently permissible.

Local builders indicated that delivering multi dwelling housing is challenging in the Shire in terms of both financing but also understanding the planning controls. Identifying opportunity sites for multi dwelling housing may instil confidence in this form of housing.

Refer to **Appendix A** for examples of local provisions.

Mechanisms for Housing Diversity



Local strategies
Local strategies help councils and communities understand housing needs and how best to meet demand for new homes.



Precinct planning
Precinct planning supports urban renewal and expansion, economic clusters, coordinated infrastructure delivery and local character.



Planning standards
Flexible planning standards in local plans can support more housing close to services, a variety of housing types, building forms and lot sizes.



Bonus provisions
Density or height bonus schemes can provide additional development capacity in exchange for a public benefit, such as affordable housing.



Development incentives
Contribution or application fee concessions and servicing discounts can encourage housing that targets specific needs, such as affordable or special needs housing.



Education and promotion
Consumer and industry education and collaboration on local housing needs and innovative housing responses will promote awareness and can deliver greater housing choice.

Source: NENW Regional Plan

Figure 8 Examples of Dual Occupancy Development





Figure 9 Examples of Multi-dwelling Housing Development



Actions:

- » Consider amendments to the DCP to include planning controls to encourage new housing to consider adopting adaptable or universal housing standards, thus enabling residents to age in place.
- » Review the structure of the land use tables to clearly identify the types of accommodation that area permissible in the R5, RU5 and RU1 zones.
- » Continue to educate and promote the option for housing diversity available through the planning framework.

6. Delivery

The following section provides a discussion as to the mechanisms available to deliver the LHS.

Local Environmental Plan

Local Environmental Plans guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used. LEPs are the main planning tool to shape the future of communities and ensure local development is carried out appropriately.

There are a number of local provisions that can be applied through the LEP to achieve the intended outcomes of the LHS. These include specifying minimum lot sizes for particular zones and in certain areas, land use tables that provide a clear indication of the permissible and prohibited land uses, essential services and other local provisions.

Planning Proposals

The key actions for land use zoning as identified in the LHS will require changes to be made to the LLEP. The mechanism for amending the LEP is through a Planning Proposal. A Planning Proposal is the document that explains the intended effect of a Local Environmental Plan and sets out the justification for making the plan.

A Planning Proposal is prepared by either a proponent or Council to affect changes in the control in a Local Environmental Plan. The LLEP can only be amended by a Planning Proposal.

The Department of Planning and Environment have prepared guidelines under section 3.33 of the EP&A Act to assist in the preparation of Planning Proposals.

The LHS will require changes to the LLEP in order that it be implemented to the extent that land is rezoned to accommodate additional residential growth in the short to medium term. Land identified under the LHS for future urban purposes will need to go through this process.

Planning Proposals will likely take two forms:

- Council led proposals – a Planning Proposal to review the land use tables, extent of the R5 and RU5 zones and include additional local provisions to allow subdivision of dual occupancy development in all zones where it is a permissible use.
- Proponent-led proposals - the Planning Proposal will be put forward by a landowner or proponent and may require additional technical investigations at a site-specific level to support the anticipated outcome. While the Planning Proposal will be initiated by the landowner, where the proposal is consistent with the LHS and supported by Council, Council will commit to working with the landowners to facilitate the rezoning through the process.

Alternatively, there may be circumstances where Council takes the lead on the Planning Proposal and a landowner, or group of landowners, contribute to the funding for individual technical studies that may be required under a Gateway Determination once the proposal has the support of DPE.

Further details as to the requirements for Planning Proposals will need to be discussed with DPE and relevant State agencies.

Process for Rezoning

A Planning Proposal could be prepared on a site-by-site basis, or a number of landowners may get together to prepare a proposal for a consolidated site. The process itself is outlined in the *Guide to Preparing Planning Proposals* published by the NSW Government. There are six key stages related to the making of an LEP as illustrated below.

LEP Making Process Overview



Source: DPE Local Environmental Plans Making Guideline, August 2023.

Development Control Plan

In addition to an amendment to the LLEP, Council can consider a range of other mechanisms to enhance, encourage and promote the objectives of the LHS and the delivery of a range of housing, including amendments to Lachlan DCP. This is particularly the case if Council want to give effect to the Village Structure Plans or provide additional guidance to applicants seeking approvals for higher density housing.

Adaptable Housing Policy

One of the key findings in terms of existing housing is the lack of diversity in terms of typology. Coupled with an ageing population and change to household structure, 3-4 bedroom single detached dwellings are unlikely to be the most suitable option. In response to the changing demographic and principle of ageing in place, Council could consider the introduction of adaptable residential accommodation guidelines in the DCP or local policy.

Adaptable accommodation is a dwelling that can respond effectively to these needs without requiring costly and energy intensive alterations. Council could work with local developers and builders to address elements like bathroom size, corridor width and the general accessibility of the products currently being delivered. Development controls such as minimum targets for adaptable housing in multi-dwelling housing development could be introduced or in the first instance recommended rather than be made mandatory, as it does impact initial costs but may save money in the future as retrofitting is more expensive.

Affordable Housing

Affordable Housing Policies are a mechanism for the delivery of smaller lot housing in particular areas or circumstances.

Council has a limited role in the direct provision of affordable housing. However, Council can provide a planning and policy framework that can influence the overall supply of housing, which can place downward pressure on housing prices and improve affordability.

Council should ensure that its planning controls support the supply of smaller forms of medium density dwellings (such as secondary dwellings and small apartments) in appropriate locations; investigate the removal of barriers to the provision of housing; and incentivise affordable housing. For example, Council might consider the deferral of local contributions, reduction in parking, setbacks or private open space.

Council should monitor long term rental vacancies and housing affordability, and intermittently review its recommendations in relation to housing affordability within the LGA.

Monitoring and Review

Council will continue to monitor the release of land and dwelling approvals to track the actual delivery of housing against the projected demand.

The following monitoring and review schedule will be adopted:

- » annual review against the anticipated demand with particular focus on number and location of higher density housing and the implementation of outcomes identified above
- » five yearly reviews of the evidence base, demographic profiles and housing stock against the broader aims of the Central West and Orana Regional Plan
- » a ten year review to ensure that the vision, evidence base and strategic planning context are aligned with the goals of the community, Regional Plan and implementation outcomes.

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7. Actions

The **Area of consideration** corresponds to the relevant priority area and is accompanied by an **Action** or series of Actions.

Implementation Outcomes provide a simple measure of the success in delivery of the Action.

Timeframe is Short term 1-5 years, Medium 5 -10 years, Long 10 years plus. Timeframes may vary as priorities change in response to growth.

Responsibility, predominately Council but some Actions require collaboration.

CWORP Part 3 People, centres, housing and communities - Objective 13 Provide well located housing options to meet demand

Area of Consideration	Actions	Implementation Outcome	Timeframe	Responsibility
A Subdivision, Minimum Lot Size and Village zones	A-1 Consider an amendment to the MLS for subdivision in the RU5 Village zone in serviced areas to encourage subdivision of larger lots.	LLEP Amendment Published	Short	Council/DPE
	A-2 Consider reviewing LLEP provisions relating to dual occupancy development including the minimum lot size for a dual occupancy and subdivision of attached and detached dual occupancy development.	LLEP Amendment Published	Short	Council/DPE
	A-3 Work with land owners to clearly explain existing opportunities for development on vacant land in the RU5 zone, including the Local Aboriginal Land Council in Lake Cargelligo.	Council identifies willing land owners and key development sites.	Short/Medium	Council/Land owners
	A-5 Prepare a Planning Proposal to rezone land in McInnes Street for an	Land rezoned	Short	Council/DPE

Area of Consideration	Actions	Implementation Outcome	Timeframe	Responsibility
	extension of the RU5 Village zone in Lake Cargelligo.			
B R5 Large Lot Residential Zones	<p>B-1 Review the R5 zones and accompanying MLS in Lake Cargelligo, Condobolin and Tottenham to ensure that they can achieve the objectives of the zone and achieve the intended outcomes.</p> <p>(i) Consider a reduction in the MLS for subdivision of R5 zoned land in Condobolin north of Maitland Street subject to connection to reticulated water and sewer.</p> <p>(ii) Rezone R5 land in Condobolin adjacent to the Sewerage Treatment Plant and flood constrained land to ensure that development does not occur on constrained land.</p>	<p>Relevant MLS amended</p> <p>Land rezoned</p>	Short	Council/Land owners/DPE
	B-2 Work with local land owners in Lake Cargelligo and Condobolin and Tullibigeal to refine land identified as Investigation Areas ahead of a rezoning process.	R5 Investigation complete	Medium/Long	Council/Land owners/DPE
C Workers' Accommodation	<p>C-1 Update the LLEP in line with the self repealing SEPP to include the relevant controls for temporary workers' accommodation.</p> <p>(i) Amend the LLEP to allow temporary workers'</p>	LLEP Amendment published	Short	DPE/Council

Area of Consideration	Actions	Implementation Outcome	Timeframe	Responsibility
	<p>accommodation in the RU1 zone in certain circumstances.</p> <p>(ii) Consider circumstances where temporary workers' accommodation should be considered within proximity to existing urban settlements.</p>			
D Housing Affordability	D-1 Educate the community and development industry as to the opportunities to deliver smaller lot housing under the planning framework, for example dual occupancy and secondary dwellings.	Information package provided on website	Short	Council
	D-2 Work closely with NSW Health, Police and Education to understand the housing needs and enhance the availability of key worker accommodation in order to attract and retain a skilled workforce.	Council has established regular lines of communication with key stakeholders	Short	Council/Government Agencies
	D-3 Work with housing providers to identify opportunities for redevelopment and/or renewal of existing housing assets.	Contact made with Community Housing Providers	Medium	Council/Community Housing Providers
	D-4 Connect with the Department of Regional NSW to understand the implementation of the Housing Delivery Plans and whether that framework can assist in developing new housing in	Key Housing Delivery Actions for the LGA are understood and incorporated into council planning framework or processes	Medium	Dept regional NSW/Council/Industry

Area of Consideration	Actions	Implementation Outcome	Timeframe	Responsibility
	collaboration with industry and housing providers.			
	D-5 Investigate surplus public land and other key sites, such as the form Condobolin Bowling Club site, and consider developing multi dwelling housing instead of single dwellings and residential flat buildings as per current situation.	Sites identified	Medium	Council
Education Encouraging Housing Diversity and Choice	E-1 Review land use tables in the existing RU1, RU5 and R5 zones to ensure that they clearly spell out those types of residential accommodation that are permissible in the zone.	Review completed	Short	Council/DPE
	E-2 Consider amendments to the DCP to include planning controls to encourage new housing to consider adopting adaptable or universal housing standards, thus enabling residents to age in place.	DCP Amendment and commenced	Medium	Council
	E-3 Continue to educate and promote the option for housing diversity available through the planning framework.	Information available on website	Short	Council

Appendix

- A. Example Local Provisions
- B. Fact Sheets
- C. Example Development Standards
- D. ABS QuickStats Data

A. Example Local Provisions

Example Local Provisions

The current LLEP does not address the circumstances under which dual occupancy and multi-dwelling housing may be development in the LGA. The following provisions are example that has been endorsed by Parliamentary Counsel for inclusion in planning instruments.

The inclusion of a local provision of this nature should be drafted to suit the specific circumstances of the LGA.

Additional Location Provisions

4.1AB Minimum lot sizes for dual occupancies, manor houses and multi dwelling housing

- (1) The objective of this clause is to achieve planned residential density in certain zones.
- (2) This clause applies to the following land—
 - (a) land within Zone RU5 Village zone,
 - (b) land within Zone R5 Large Lot Residential zone,
- (3) Despite any other provision of this plan, development consent may be granted to development on land to which this clause applies—
 - (a) for the purposes of a dual occupancy (attached), if the area of the lot is equal to or greater than 700 square metres, or
 - (b) for the purpose of a dual occupancy (detached), if the area of the lot is equal to or greater than 900 square metres, or
 - (c) for the purposes of multi dwelling housing, if the area of the lot is equal to or greater than 1,200 square metres, or
 - (d) for the purposes of a manor house, if the area of the lot is equal to or greater than 1,200 square metres.

4.1AC Exceptions to minimum lot sizes for certain residential development

- (1) This clause applies to the following land—
 - (a) land within Zone RU5 Village zone,
 - (b) land within Zone R5 Large Lot Residential zone,
- (2) Despite any other provision of this Plan, development consent may be granted to the subdivision of land to which this clause applies if—
 - (a) multi dwelling housing or a dual occupancy is lawfully erected on the land, and
 - (b) the area of each resulting lot will not be less than—
 - (i) 350 square metres for a dual occupancy (attached) or multi dwelling housing, or
 - (ii) 450 square metres for a dual occupancy (detached), and
 - (c) only one dwelling will be located on each lot resulting from the subdivision.
- (3) Development consent may be granted to a single development application for development to which this clause applies that is both of the following—
 - (a) the subdivision of land into 2 or more lots,

(b) the erection of a dual occupancy (attached), dual occupancy (detached) or multi dwelling housing on each lot resulting from the subdivision, if the size of each lot is equal to or greater than—

- (i) 350 square metres for a dual occupancy (attached) or multi dwelling housing, or
- (ii) 450 square metres for a dual occupancy (detached).

Alternative Clause including dwellings

4.2A Erection of dwelling houses and dual occupancies on land in certain zones

(1) The objectives of this clause are as follows—

- (a) to minimise unplanned rural residential development,
- (b) to enable the replacement of lawfully erected dwelling houses in rural and conservation zones,
- (c) to control rural residential density affected by historical subdivision patterns in Zone R5 Large Lot Residential.

(2) This clause applies to land in the following zones—

- (a) Zone RU1 Primary Production,
- (b) Zone RU5 Village,
- (c) Zone R5 Large Lot Residential,

(3) Development consent must not be granted for the erection of a dwelling house or dual occupancy on land in a zone to which this clause applies, and on which no dwelling house or dual occupancy has been erected, unless the land—

- (a) is a lot that is at least the minimum lot size shown on the Lot Size Map in relation to that land, or
- (b) is a lot or holding that existed before this Plan commenced and on which the erection of a dwelling house or dual occupancy was permissible immediately before that commencement, or
- (c) is a lot resulting from a subdivision for which development consent (or equivalent) was granted before this Plan commenced and on which the erection of a dwelling house or dual occupancy would have been permissible if the plan of subdivision had been registered before that commencement.
- (d) would have been a lot or a holding referred to in paragraphs (a)–(c) had it not been affected by—
 - (i) a minor realignment of its boundaries that did not create an additional lot, or
 - (ii) a subdivision creating or widening a public road or public reserve or for another public purpose, or
- (e) is, in the case of land within 500 metres of land within Zone RU5 Village, a lot that has an area of at least [INSERT AREA], that has a sealed road frontage and that is connected to the sealed road network, or
- (f) is a holding within Zone R5 Large Lot Residential that has an area of at least [INSERT AREA], that has all weather access, including all weather vehicular access, to which adequate services provided by public utility undertakings are available and that is suitable for the on-site disposal of domestic wastewater.

B. Fact Sheets

Fact Sheet - Dual Occupancy

What is a dual occupancy?

A dual occupancy is two dwellings on one lot of land. They can either be detached or attached.

Is approval from council required ?

Development Consent and a Construction Certificate are required from Council.

Is a dual occupancy permitted in your zone?

Dual occupancies are permitted in the following zones under Lachlan Local Environmental Plan 2013 (LLEP):

Zone	Dual occupancy (Detached)	Dual occupancy (Attached)
RU1 Primary Production	No	Yes
RU5 Village	Yes	Yes
R5 Large Lot Residential	Yes	Yes

To confirm the zoning of any land, please refer to <https://www.planningportal.nsw.gov.au/> and click on the Find a Property link on the top left hand side of the page.

What are the lot requirements?

The minimum lot size for dual occupancy development varies depending on the zone of the land.

- » Within the RU1 Primary Production zone, dual occupancies are permitted only where the site complies with clause 4.2A of the LLEP
- » Generally within the RU% Village zone in Lake Cargelligo, Condobolin and Tottenham, the minimum lot size is 600m².
- » In other RU5 Village zones as per the MLS for the erection of a dwelling in that zone.
- » In the R5 Large Lot residential zone, as per the MLS for the erection of a dwelling in that zone.

What if my land is identified as bushfire prone?

As secondary dwellings increase the density on land, **NSW Rural Fire Service (RFS)** may not support the development on land with high bushfire attack levels as

this exposes additional people to unacceptable levels of risks.

Council may consult with RFS during the assessment.

What if my land is identified as flood prone?

The floor will need to meet the floor height planning level for your property.

How do I design a dual occupancy development ?

It is recommended you engage a suitably qualified building designer.

Developments must be designed in accordance with the controls provided in the Lachlan Development Control Plan (DCP).

You are advised to discuss your proposal with your neighbours and consider their concerns to avoid delay in the processing of the application.

Can I subdivide my dual occupancy

Torrens Title subdivision of land to create two separate lots is allowed within RU5 Village zone when:

- » it is for the erection of a detached dual occupancy, and
- » the resulting lot size is at least 400m².

If the application does not meet the above requirements, or for attached dual occupancy, strata subdivision of the dwellings may be applied for.

Please note: subdivision of the land may not be effected until the dual occupancy is constructed.

Lodgement of a development application

Submission of a development application must be made via the NSW ePlanning portal..

Building certification

Once the application has been determined and approved, you will need to submit a Construction Certificate for approval prior to commencing building work on site.

Need help?

If you have any questions, please contact Council on XXXXX or email council@lachlan.nsw.gov.au.

Disclaimer

This fact sheet provides a summary of key elements of dual occupancy. Any person using this document must do so on the basis that, not every scenario and issue can be addressed, and discussion with Council should be undertaken. This document is subject to change without notice.

Fact Sheet - Secondary Dwellings

What is a secondary dwelling?

A secondary dwelling or granny flat is self-contained accommodation within, attached or separate from the principal dwelling.

A secondary dwelling must be:

- » established in conjunction with a principal dwelling;
- » on the same lot of land (not being a lot in a strata plan or community title scheme) as the principal dwelling; and
- » have a maximum floor area of 60m² or 50 per cent of the principal dwelling (whichever is greater).

Is a secondary dwelling permitted in your zone?

Dual occupancies are permitted in the following zones under Lachlan Local Environmental Plan 2013 (LLEP):

RU1 Primary Production

RU5 Village zone

R5 Large Lot Residential zone

To confirm the zoning of any land, please refer to <https://www.planningportal.nsw.gov.au/> and click on the Find a Property link on the top left hand side of the page.

Is approval from council required ?

You need to obtain approval before building a secondary dwelling through one of the following approval processes.

1. Complying Development

A secondary dwelling can sometimes be approved under a complying development certificate, which is a fast track application that combines approval for use of the land and the building construction.

Council certifiers can certify secondary dwellings as complying development provided they meet the specific development standards in State Environmental Planning Policy (Housing) 2021.

Further information on secondary dwellings under complying development is found on NSW Planning Portal.

2. Development Application

If requirements under complying development cannot be satisfied a development application must be lodged with Council.

Applications submitted as a development application must comply with the requirements of the LLEP and any applicable controls in the Development Control Plan.

An approved construction certificate is also required prior to starting any construction.

What if my land is identified as bushfire prone?

As secondary dwellings increase the density on land, **NSW Rural Fire Service** (RFS) may not support the development on land with high bushfire attack levels as this exposes additional people to unacceptable levels of risks.

What if my land is identified as flood prone?

The floor will need to meet the floor height planning level for your property.

Lodgement of a development application

Submission of a development application must be made via the NSW ePlanning portal..

Building certification

Once the application has been determined and approved, you will need to submit a Construction Certificate for approval prior to commencing building work on site.

Need help?

If you have any questions, please contact Council on XXXXX or email council@lachlan.nsw.gov.au.

Disclaimer

This fact sheet provides a summary of key elements of dual occupancy. Any person using this document must do so on the basis that, not every scenario and issue can be addressed, and discussion with Council should be undertaken. This document is subject to change without notice.

C. Example Development Standards

Example Development standards

Dual occupancy

Dual occupancy or “duplex” is the term used for two dwellings on a single block of land. Dual occupancies can either be attached, ie share a common wall, or detached.

Once constructed, dual occupancies can be subdivided giving each dwelling its own title.

A dual occupancy can be approved under two different pathways, either a Development Application lodged with Council; or as Complying Development under the Exempt and Complying Development Codes State Environmental Planning Policy, Low Rise Housing Diversity Code.

- » Properties located in RU5 and R5 zoned areas are approved to have dual occupancies built on their land.
- » Under the Low Rise Housing Diversity Code that applies to properties zoned RU5, blocks must be either 400m² or the minimum lot size required by council, whichever is larger.
- » Blocks also need to be a minimum of 12 metres wide and buildings must have a minimum side setback of 0.9 metres.
- » The code also requires each dwelling to be at least 5 metres wide, face a public road, and cannot be located behind a separate dwelling (except on corner lots).
- » Off-street parking must also be provided for at least one car per dwelling.

The Department of Planning have published a Low Rise Housing Diversity Design Guide for complying development (August 2022)¹. The design guide include development standards for dual occupancy development undertaken as complying development without the need of a Development Application.

Alternatively, a development application can be submitted for a dual occupancy. The Lachlan Development Control Plan does not include provisions to guide the development of dual occupancy development. The following table provides an example of the minimum requirements that could be applied to this form of development.

Including requirements for development wither in an amendment to the DCP or simply as a council policy, provides both the building designer, applicant, neighbours and Council with a minimum standard and starting point for a development proposal.

Multi-dwelling housing

Multi-dwelling housing is defined as three or more dwellings on a single lot of land (excluding a residential flat building). This form of development is permissible in the RU5 Village zone. As with dual occupancy, there are certain circumstances in which multi-dwelling housing may be complying development. However typically in Lachlan, it would be subject to a Development Application.

The following table provides an example of basis development standards that could be either incorporated into the Development Control Plan or policy or distributed as a guide to assist developers in understanding the minimum design criteria for dual occupancy and multi-dwelling housing development.

¹ <https://www.planning.nsw.gov.au/sites/default/files/2023-03/low-rise-housing-diversity-design-guide-for-complying-development.pdf>

Multi Dwelling Housing and Dual Occupancy Development Standards

Minimum lot size	<p><u>Dual Occupancy</u> – 600m²</p> <p><u>Multi Dwelling Housing</u> – 1200m²</p>
Minimum lot width	<p><u>Dual Occupancy</u> – 18.0 metres</p> <p><u>Multi Dwelling Housing</u> – 25.0 metres</p>
Site coverage max	<p><u>Dual occupancy</u> – 40%</p> <p><u>Multi Dwelling Housing</u> - 50%</p>
Building height	As per LLEP
Front setback minimum	<p><u>Dual Occupancy</u> – 6.0 metres</p> <p><u>Multi Dwelling Housing</u> 4.5 metres where principle private open space is not located within the front setback. 6.0 metres where principle private open space is located within the front setback</p>
Articulation zone	1.5 metres
Corner lot - Secondary Setback (minimum)	4.5 metres.
Garage setback to front or secondary boundary (minimum)	<p><u>Front Boundary</u> 5.5 metres</p> <p><u>Secondary Boundary</u> Where direct garage access from secondary frontage is proposed – 5.5 metres. Where no direct garage access proposed from secondary frontage – the setback is to be consistent with the minimum secondary setbacks for corner lots set out above in this table.</p>
Side setback minimum	<p><u>Dual Occupancies</u> Up to 2 Storeys – 3.0 metres Subsequent stories – an additional 0.5 metres per storey</p> <p><u>Multi Dwelling Housing</u> Ground floor – 3.0 metres Subsequent stories – an additional 0.5 metres per storey</p>
Rear setback minimum	<u>Dual Occupancy</u> –

Multi Dwelling Housing and Dual Occupancy Development Standards	
	<p>4.0 metres</p> <p><u>Multi Dwelling Housing</u></p> <p>Ground Floor - 3.0 metres</p> <p>Subsequent stories – an additional 0.5m per storey</p>
Garage setback to public or private rear lane	0 metres
Principal private open space – On ground Minimum area	24m ² – North facing, directly accessible from living areas. Must have a minimum width of 4 metres to be counted as principal private open space. 50% of PPOS to be permeable and landscaped.
Principal private open space – Balcony Minimum area	<p><u>Dual Occupancy</u></p> <p>Must be north facing</p> <p>12m² minimum area</p> <p>2m² minimum dimension</p> <p><u>Multi Dwelling Housing</u></p> <p>1 bedroom – 8m²</p> <p>2 bedrooms – 10m²</p> <p>3+bedrooms - 12m² minimum area</p> <p>2.0 metre minimum dimension for all</p> <p>(The minimum balcony PPOS requirements only apply where ground level PPOS cannot be provided – otherwise no restriction)</p>
Solar access to principal private open space as measured between 9am and 3pm on 21 June	<p>Minimum 3 hrs to 50% of POS.</p> <p>At least 80% of dwellings shall have living room windows and PPOS which receive a minimum of 3 hours direct sunlight into primary window surfaces.</p> <p>Minimum 3 hrs to adjoining living room windows and PPOS on neighbour's land.</p>
Communal Landscaped Area (minimum)	<p>20% (60% of communal open space to be landscaped as permeable surface, grasses, trees, etc).</p> <p>Deep soil zones required alongside and rear boundaries.</p>
Car Parking – minimum number of spaces	<p>1 bed- 1 space</p> <p>2 bed - 2 spaces</p> <p>3 bed - 2 spaces</p>
Visitor parking - minimum number of spaces	<p>3-5 dwellings – 1 space</p> <p>6-10 dwellings – 2 spaces</p> <p>11-15 dwellings – 3 spaces</p> <p>For every 5 units thereafter – 1 additional space</p> <p>Council may accept off site visitor parking spaces where kerbside parking is provided to the site and where the development has at least 3 street frontages.</p>

D. ABS QuickStats Data

Lachlan

2021 Census All persons QuickStats

Geography type [Local Government Areas](#)

Area code LGA14600



People **6,094**

Male	50.0%
Female	50.0%
Median age	41



Families **1,502**

Average number of children per family	
for families with children	2
for all households (a)	0.7



All private dwellings **3,003**

Average number of people per household	2.4
Median weekly household income	\$1,218
Median monthly mortgage repayments	\$878
Median weekly rent (b)	\$180
Average number of motor vehicles per dwelling	2

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



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Other 2021 Census products available for this area:

- [Aboriginal and/or Torres Strait Islander people QuickStats](#)
- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Condobolin

2021 Census All persons QuickStats

Geography type [Urban Centres and Localities](#)

Area code UCL115041



People

2,579

Male	49.4%
Female	50.6%
Median age	39



Families

611

Average number of children per family	
for families with children	1.9
for all households (a)	0.6



All private dwellings

1,331

Average number of people per household	2.3
Median weekly household income	\$1,204
Median monthly mortgage repayments	\$867
Median weekly rent (b)	\$200
Average number of motor vehicles per dwelling	1.7

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



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Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Lake Cargelligo

2021 Census All persons QuickStats

Geography type [Urban Centres and Localities](#)

Area code UCL115095



People	1,169
Male	48.8%
Female	51.2%
Median age	39



Families	275
Average number of children per family	
for families with children	2
for all households (a)	0.7



All private dwellings	571
Average number of people per household	2.3
Median weekly household income	\$1,106
Median monthly mortgage repayments	\$867
Median weekly rent (b)	\$170
Average number of motor vehicles per dwelling	1.7

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(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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2021 ▾

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Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Tottenham (L)

2021 Census All persons QuickStats

Geography type [Urban Centres and Localities](#)

Area code UCL122137



People	263
Male	49.4%
Female	50.6%
Median age	58



Families	52
Average number of children per family	
for families with children	1.7
for all households (a)	0.3



All private dwellings	161
Average number of people per household	1.8
Median weekly household income	\$770
Median monthly mortgage repayments	\$715
Median weekly rent (b)	\$120
Average number of motor vehicles per dwelling	1.7

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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2021 ▾

Enter a location, postcode or geography



Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Albert

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)

Area code SAL10024



People	77
Male	48.1%
Female	51.9%
Median age	50



Families	21
Average number of children per family	
for families with children	1.6
for all households (a)	0.7



All private dwellings	31
Average number of people per household	2.6
Median weekly household income	\$1,187
Median monthly mortgage repayments	\$463
Median weekly rent (b)	\$0
Average number of motor vehicles per dwelling	2.6

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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2021 ▾

Enter a location, postcode or geography



Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Burcher

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)

Area code SAL10689



People	82
Male	50.0%
Female	50.0%
Median age	46



Families	22
Average number of children per family	
for families with children	1.7
for all households (a)	0.6



All private dwellings	50
Average number of people per household	2.4
Median weekly household income	\$1,312
Median monthly mortgage repayments	\$964
Median weekly rent (b)	\$110
Average number of motor vehicles per dwelling	2.3

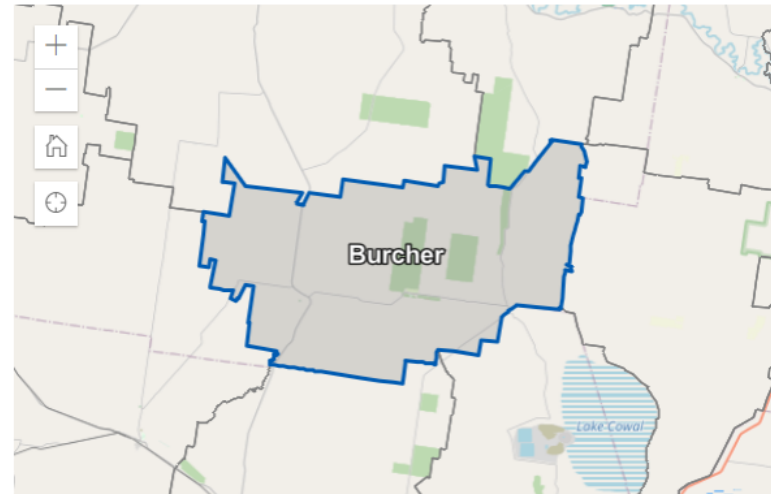
(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



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Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Fifield

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)

Area code SAL11517



People	128
Male	54.8%
Female	45.2%
Median age	42



Families	40
Average number of children per family	
for families with children	1.8
for all households (a)	0.9



All private dwellings	48
Average number of people per household	3
Median weekly household income	\$1,541
Median monthly mortgage repayments	\$618
Median weekly rent (b)	\$100
Average number of motor vehicles per dwelling	3.4

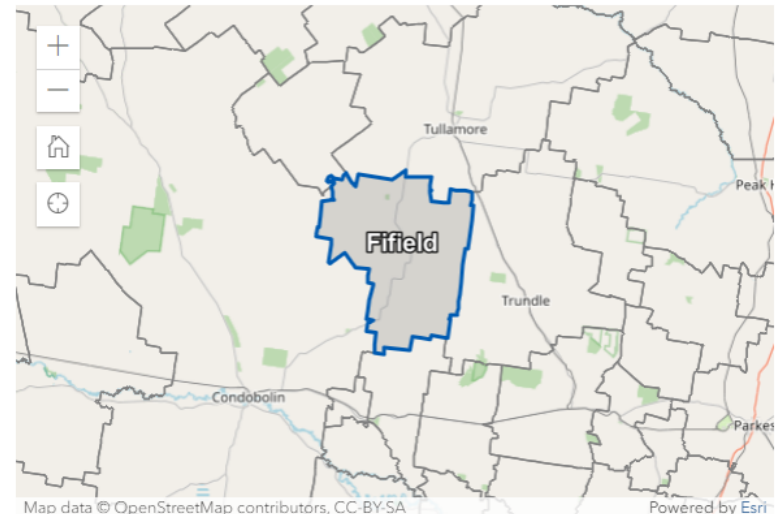
(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

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2021 ▾

Enter a location, postcode or geography



Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Derriwong

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)

Area code SAL11245



People	38
Male	53.8%
Female	46.2%
Median age	46



Families	11
Average number of children per family	
for families with children	2
for all households (a)	0.8



All private dwellings	16
Average number of people per household	2.3
Median weekly household income	\$899
Median monthly mortgage repayments	\$1,079
Median weekly rent (b)	\$183
Average number of motor vehicles per dwelling	2.1

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



Map data © OpenStreetMap contributors, CC-BY-SA

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Other 2021 Census products available for this area:

- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Murrin Bridge

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)

Area code SAL12868



People	57
Male	50.0%
Female	50.0%
Median age	40



Families	19
Average number of children per family	
for families with children	1.9
for all households (a)	0.8



All private dwellings	26
Average number of people per household	2.3
Median weekly household income	\$662
Median monthly mortgage repayments	\$0
Median weekly rent (b)	\$150
Average number of motor vehicles per dwelling	0.4

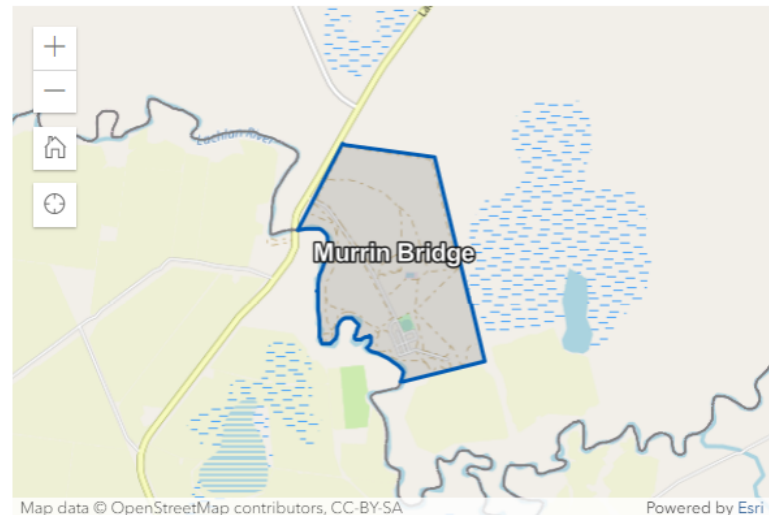
(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.

(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



Other 2021 Census products available for this area:

- [Community Profiles](#)




To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

Tullibigeal

2021 Census All persons QuickStats

Geography type [Suburbs and Localities](#)

Area code SAL13975

	People	263
	Male	50.2%
	Female	49.8%
	Median age	37
	Families	63
	Average number of children per family	
	for families with children	2
	for all households (a)	0.8
	All private dwellings	139
	Average number of people per household	2.4
	Median weekly household income	\$1,262
	Median monthly mortgage repayments	\$400
	Median weekly rent (b)	\$100
	Average number of motor vehicles per dwelling	2.3

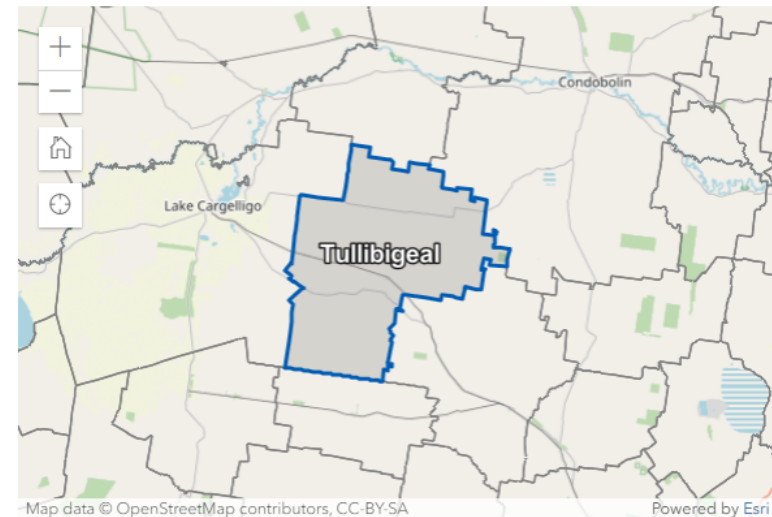
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(b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



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- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).



