

ORDINARY MEETING OF COUNCIL TO BE
HELD TUESDAY 23 SEPTEMBER 2014

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REVIEW OF PUBLIC SUBMISSIONS GRIFFITH
LOCAL ENVIRONMENTAL PLAN 2014

ATTACHMENTS

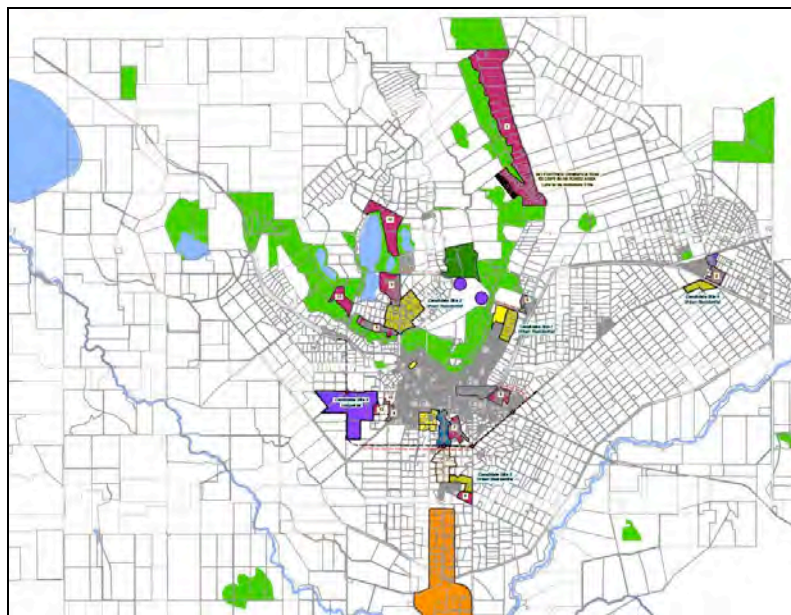
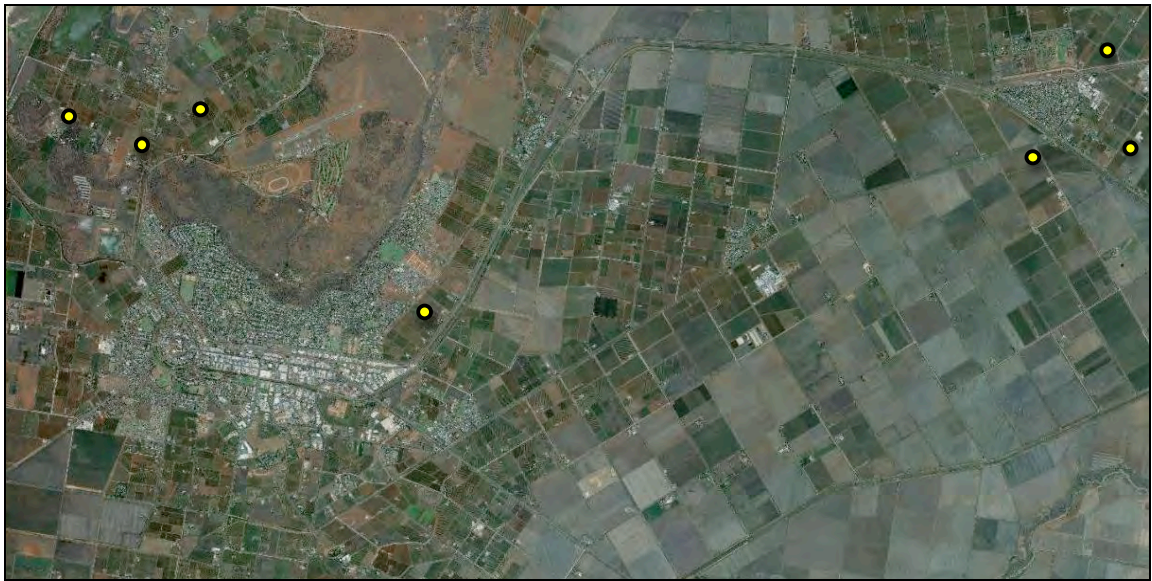
- (a) Review of Public Submissions and Lands Supply - Draft LEP2013



Planning Report

Review of Public Submissions and Lands Supply – Draft LEP2013

Griffith City Council



Prepared for Griffith City Council

June 2014

14002: Document History

Revision	Revision Date	Authorised		
		Name/Position	Signature	Notes
Draft	27/04/2014	Garry Salvestro Director		
Final Draft	09/07/2014	Garry Salvestro Director		For Council review
Final – Rev1	15/08/2014	Garry Salvestro Director		
Final – Rev2	02/09/2014	Garry Salvestro Director		Stats update



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1 INTRODUCTION

Griffith City Council has commissioned an independent review of several submissions as a result of its finalisation of the draft LEP 2014. As part of undertaking the review, Council also requests further advice in relation to the demand and supply of land suitable for rural residential and industrial subdivision.

The findings of this review are provided below.

1.1 Summary of Report Aims

This report aims to provide the following:

- a. Recommendations for each public submission
- b. General recommendations on the supply and demand of rural residential and industrial lands.

1.2 General Planning Principles

Various publications, particularly from NSW Planning, promote best practice planning principles in dealing with land use supply and location. In relation to both rural residential and industrial land, the guiding principles focus on:

- o "proven need" – considering the existing land stock and likely legitimate demand
- o "right location" – considering the environment, rural industries, local communities and future residents
- o "layout that suits the landscape" – development design that responds to the site and surroundings

For Griffith LGA specifically, Council has adopted the following specific general planning principles to guide land use decision-making:

- o Discourage further fragmentation
- o Discourage unnecessary service augmentation
- o Discourage potential land use conflict
- o Avoid land within floodway areas indicated in the GCC Flood Management Study
- o Avoid bushfire prone land
- o Avoid land with high scenic value
- o Avoid land with high biodiversity significance
- o Avoid land with high agricultural capability and suitability
- o Complement applicable 117 Directions
- o Avoid physical impediments posed by irrigation channels
- o Avoid high water table in certain known localities
- o Avoid areas of known high salinity
- o Avoid main roads and associated traffic impacts
- o Avoid railway and associated (noise and traffic) impacts
- o Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)

The above general planning principles are used in the analysis of the subject submissions.

1.3 Land Economics

The questions asked of this review also involve the principles of land economics.

Land economics is dedicated to the study of land use, natural resources, public utilities, housing and urban land issues. In the analysis and

determination of spatial land use allocation, the awareness of land economic implications is essential to ensure strategically responsible decision-making.

Local authorities, related agencies and the wider community all have a role in shaping landuse policies that balance individual needs against the needs of the overall community.

Land use allocation plays a critical role in how land is treated and what impact it has on future development scenarios. Taking into account regional characteristics, land use strategies will vary according to various influencing factors and/or strategic intent aimed at achieving a desired outcome for a local area. It also considers the protection of viable agricultural land and it's protection from unjustified development resulting in fragmented farming operations and loss of viable agricultural land.

In Griffith, the need to provide an appropriate release of serviced land to meet the requirements of the City must be kept in check to avoid negatively effecting land values in the area. Council's current strategic review process, including extensive data capture and analysis, is a step in the right direction to respecting land economics and sound landuse planning principles.

2 ASSESSMENT OF SUBMISSIONS

A total of seven submissions were re-assessed as part of this review.

2.1 Submission No.7 - Nardo

This submission is in relation to Lots 726 & 727 DP46245 Boorga Road/Mallinson Road Lake Wyangan and was prepared by Planning Matters on behalf of the landowners. The document is a copy of a previous submission and ultimately seeks development for either residential or rural residential development in the short term.

Council has requested:

1. Whether the land should be brought forward based on demand or any other general planning principles, and
2. An analysis of the appropriateness of these lands for rural residential development as opposed to village residential development.

2.1.1 Background

The land has been the subject of discussion between the current landholder and Council since prior to the drafting of the original 2030 Strategy document in 2000. Previous strategy (2000 version) identified the land as General Expansion (Rural Residential) 2006-2010. As a result of the recent Beyond 2030 Land Use Strategy document the land has been targeted as a residential candidate site to accommodate future growth of Lake Wyangan Village (stage 2 – 2023-2033 & beyond).

The current zoning under LEP2014 is RU4-Primary Production Small Lots with a minimum lot size of 5.0 hectares.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.1.2 Submission Summary

The detailed submission prepared by Planning Matters suggests that R5-Large Lot Residential (approximately 2000m² lot areas) should be supported for various reasons. A draft Concept Plan subdivision layout is included in the submission and is intended to be indicative only.

The submission notes the following:

- Demand for this type of rural-residential development
- Located in close proximity to city and within Lake Wyangan catchment (growth corridor)
- Access to main distributor road - Boorga Road
- Opportunity to realign Mallinson Road
- Location of existing shared pedestrian/cycle way along frontage and opportunity for relocation within subdivision
- Proximity to essential services
- Potential impacts/interface issues with existing rural activities (eg frost fan)
- Proximity to existing abattoir
- Requirements of Lake Wyangan Drainage Catchment re water/sewer (new technologies available)

2.1.3 Meeting Notes

A meeting was held with landowner representatives to discuss the submission in more detail. A copy of the meeting notes is included in the attachments to this report.

It was noted that there is general frustration with the planning process, particularly as they have been discussing various options with Council since 1999. Current farming activities are being hindered by interface issues with the encroachment of urban type activities, in particular the location of the shared pedestrian/cycle way.

The currently adopted strategy provides no certainty on the future development of this site; however, it was acknowledged that the longer-term inclusion of the land, as part of the village residential expansion, was positive.

Discussion relating to recent failing of a major rural residential development highlighted a potential oversupply of zoned rural residential land that may require some readjustment by Council.

2.1.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council. In addition, current statistical data on population and development has been noted, as made available by Council.

Council's original review of submissions, together with an independent review, noted the following in relation to this land:

- *Inconsistent with GS2030, which identifies the site for future rural residential development (2006-2010)*
 - *Consistent with adjacent submissions*
 - *Need to consider demand for rural residential vs. residential*
 - *Impacts of buffer, especially frost fan, requires further consideration*
 - *Impact of development within Lake Wyangan Catchment*
- The subject property falls within the area proposed to provide room for village expansion in a southern direction towards Griffith. The proposed*

southern expansion of the village area is based on available infrastructure and a more desired urban form created by working towards a linkage between Lake Wyangan and Griffith."

Council's final strategic assessment of this submission, as provided with the draft LEP Planning Proposal, concluded that:

"the land be subject to further investigation and if that investigation shows strong demand for development in this specific precinct the following be done:

- *A review of the Land Use Strategy to reflect the outcome of the study if needed; and*
- *Amendment of the LEP to reflect the outcome of the review if needed"*

Noting the above and using Council's agreed assessment criteria, the following comments are provided:

Table 1: Submission No.7 - Nardo

Planning Principle	Supported	Comment
<i>Discourage further fragmentation</i>	Partially	Short-term development has potential to create an isolated development particularly if demand takeup is not realized. Longer term integration with village expansion would support this principle
<i>Discourage unnecessary service augmentation</i>	Partially	Service augmentation would be required and potentially out of sequence with normal service delivery. Viability of Mallinson Road realignment would require necessary assessment of local developer contributions once nexus proven.
<i>Discourage potential land use conflict</i>	No	Short-term would raise issues of current rural activities being potentially impeded. Consider impact of "frost fan". Residential development would, however, alleviate current issues with pedestrian/cycleway conflicts between users and farm activities.
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	Yes	No identified flooding issues.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.
<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high biodiversity significance</i>	Yes	No identified biodiversity issues.
<i>Avoid land with high agricultural capability and suitability</i>	No	The land is historically supportive of intensive agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use

		within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	No	Existing network of irrigation channels whilst legitimate farming activities operate in the local area.
<i>Avoid high water table in certain know localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of know high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	Partially	Boorga Rd is main access link road between LW & city centre, and is a B-Double route. However, impacts manageable with applicable subdivision design mitigation.
<i>Avoid railway and associated (noise and traffic) impacts</i>	Yes	Not located near a railway corridor.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	Partially	Within OLS mapping boundary, minimal impact. Further development would require assessment against ANEF requirements.

2.1.5 Conclusions & Recommendation

In this locality, the adopted Beyond 2030 Strategic Plan provides a strong focus on developing a village residential node to ensure the sustainable development of land, considering the potential interface issues between existing rural and future residential uses. This position is supported and the village expansion scenario should be maintained, particularly as this would satisfy the general planning principles, as listed in the table above.

Current statistical data on growth and development take-up of residential land (including rural residential) indicates a continuing slowing of activity. There are no indications of strong demand for rural residential at this stage to warrant changing the adopted strategy and the land should not be brought forward for development, at this stage.

Council will be continually monitoring population and economic development data to assess the performance of this latest strategy. The development of this land should be reviewed within the next 5 years against the rollout of the urban residential expansion strategy and essential infrastructure provision.

Recommendation:

1. At this stage, the subject land to remain RU4 with currently adopted min lot size.
2. This position be reviewed within the next 5 years against the rollout of the urban residential expansion strategy and provision of essential infrastructure.

2.2 Submission No.8 - Catanzariti

The subject submission was prepared by the landowners and is in relation to Lot 2 DP1019423 McCarthy Road, Lake Wyangan. The submission seeks rezoning of the land to allow 4000m² large lot residential development.

Council has requested:

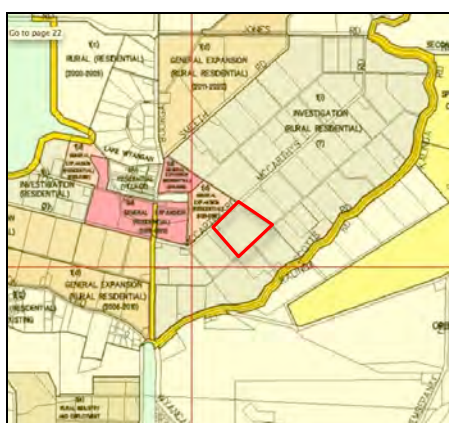
1. Whether the land should be brought forward based on demand or any other general planning principles, and
2. An analysis of the appropriateness of these lands for rural residential development as opposed to village residential development.

2.2.1 Background

The landholders have previously requested rezoning of this land during an earlier draft LEP exhibition.

Previous strategy (2000 version) identified the land as an investigation area for rural residential. Under the recent Beyond 2030 Land Use Strategy document, the land has been targeted as a residential candidate site to accommodate future growth of Lake Wyangan Village (stage 2 – 2023+).

The current zoning under LEP2014 is RU4-Primary Production Small Lots with a minimum lot size of 5.0 hectares.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.2.2 Submission Summary

The landholders indicate that the farm is directly opposite land recently zoned residential with a DA approval. The current farm is no longer viable.

All services will be available to the site to facilitate subdivision development

and, overall, the rezoning would complement the surrounding areas.

2.2.3 Meeting Notes

A meeting was held with a representative landowner to discuss the submission in more detail. A copy of the meeting notes is included in the attachments to this report.

The landholders also own other land surrounding Lake Wyangan Village, which has currently been zoned RU5 Village. The merit of a more strategic focus on the village centre and urban expansion was acknowledged, with a strong view that the village centre also requires masterplanning to coordinate quality development, subdivision layout and infrastructure delivery.

Discussion relating to the recent failing of several rural residential developments highlighted a potential oversupply of zoned rural residential land that may require some readjustment by Council. Local rural economic issues also noted, as well as other strategic landuse issues.

2.2.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council. In addition, current statistical data on population and development has been noted, as made available by Council.

Council's original review of submissions, together with an independent review, noted the following in relation to this land:

- *Inconsistent with GS2030, which identifies the site for future rural residential development (2006-2010)*
 - *Consistent with adjacent submissions*
 - *Need to consider demand for rural residential vs. residential*
 - *Impacts of buffer, especially frost fan, requires further consideration*
 - *Impact of development within Lake Wyangan Catchment*
- The subject property falls within the area proposed to provide room for village expansion in a southern direction towards Griffith. The proposed southern expansion of the village area is based on available infrastructure and a more desired urban form created by working towards a linkage between Lake Wyangan and Griffith."*

Council's final strategic assessment of this submission, as provided with the draft LEP Planning Proposal, concluded:

"That Lot 2 DP 1019423 remains zoned RU4 Primary Production Small Lots."

Noting the above and using Council's agreed assessment criteria, the following comments are provided:

Table 2: Submission No.8 - Catanzariti

Planning Principle	Supported	Comment
<i>Discourage further fragmentation</i>	Partially	Short-term development has potential to create an isolated development particularly if demand takeup is not realized. Note that there is subdivision development commencing across the road, however, no significant

		establishment of residential housing. Longer term integration with village expansion would support this principle
<i>Discourage unnecessary service augmentation</i>	Partially	Service augmentation would be required and potentially out of sequence with normal service delivery, unless services are passed on by the development to the north.
<i>Discourage potential land use conflict</i>	No	Short-term would raise issues of current rural activities being potentially impeded. Consider impact of "frost fan".
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	Yes	No identified flooding issues.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.
<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high biodiversity significance</i>	Yes	No identified biodiversity issues.
<i>Avoid land with high agricultural capability and suitability</i>	No	The land is historically supportive of intensive agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	No	Existing network of irrigation channels whilst legitimate farming activities operate in the local area.
<i>Avoid high water table in certain known localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of known high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	Yes	The land does not front a main road.
<i>Avoid railway and associated (noise and traffic) impacts</i>	Yes	Not located near a railway corridor.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	Partially	Within OLS mapping boundary, minimal impact. Further development would require assessment against ANEF requirements.

2.2.5 Conclusions & Recommendation

The adopted Beyond 2030 Strategic Plan provides a strong focus on developing a village residential node, centred on Lake Wyangan Village, to ensure the sustainable development of land, considering the potential interface issues between existing rural and future residential uses. This position is supported and the village expansion scenario should be maintained, particularly as this would satisfy the general planning principles, as listed in the table above.

Current statistical data on growth and development take-up of residential land (including rural residential) indicates a continuing slowing of activity.

There are no indications of strong demand for rural residential at this stage to warrant changing the adopted strategy and the land should not be brought forward for development, at this stage.

Council will be continually monitoring population and economic development data to assess the performance of this latest strategy. The development of this land should be reviewed within the next 5 years against the rollout of the urban residential expansion strategy and essential infrastructure provision.

Recommendation:

1. At this stage, the subject land to remain RU4 with currently adopted min lot size.
2. A further reviewed be undertaken when land opposite has been development in accordance with the urban residential expansion strategy and provision of essential infrastructure.

2.3 Submission No.23 – Mallinson Road

Mackenzie & Vardanega Lawyers lodged this submission on behalf of landholders along the northern side of Mallinson Road Lake Wyangan, including Nardo/Ballestrin, Zirilli/Agresta, Casella, Pasin, Agresta, Rinaldo, Mancini, Bonaccorsi, D'Aquino and Mancini. The submission seeks rezoning of the land to R5 large lot residential with 4000m² min lot size.

Note that owners of Nardo/Ballestrin land on corner of Boorga Road/Mallinson Road have lodged a separate submission which is also the subject of this review (see submission no.7).

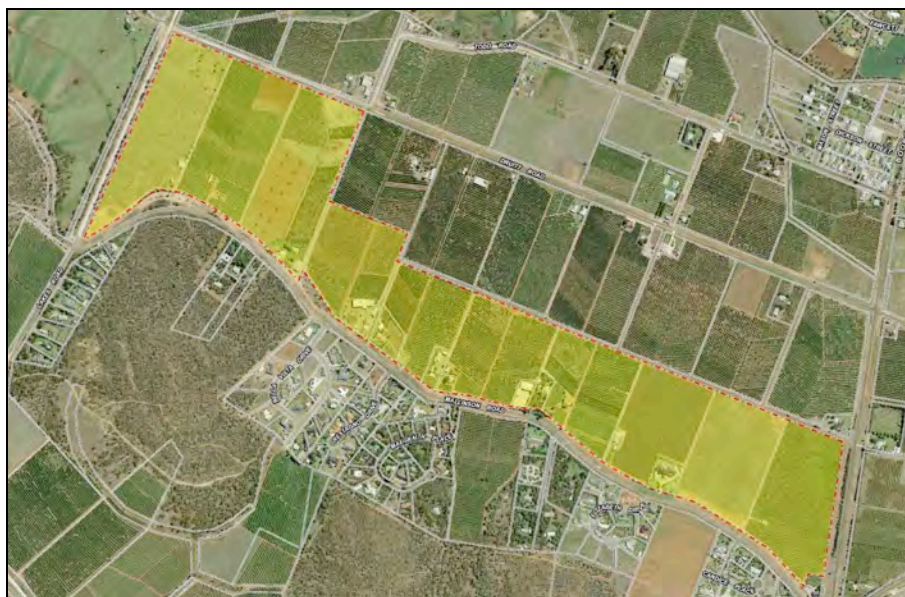
Council has requested:

1. Whether the land should be included as a candidate site for rural residential development based on demand or any other general planning principles, and
2. Suitability to be determined using the same 15 point criteria used in the strategy for approved candidate areas.

2.3.1 Background

The landholders have continued citrus farming on the subject land in anticipation of future rural residential development based on the previously adopted landuse strategy. The subject holdings total approximately 90 hectares in area, involving the following land parcels:

- Lot 727 DP46245 – Nardo/Ballestrin
- Lot 115 DP751743 – Zirilli/Agresta
- Lot 116 DP751743 – Casella
- Lot 679 DP39618 – Pasin
- Lot 2 DP817588 – Agresta
- Lot 2 DP1154593 – Rinaldo
- Lot 120 DP751743 – Mancini
- Lot 134 DP751743 – Bonaccorsi
- Lot 135 DP751743 – D'Aquino
- Lot 136 DP751743 – Mancini

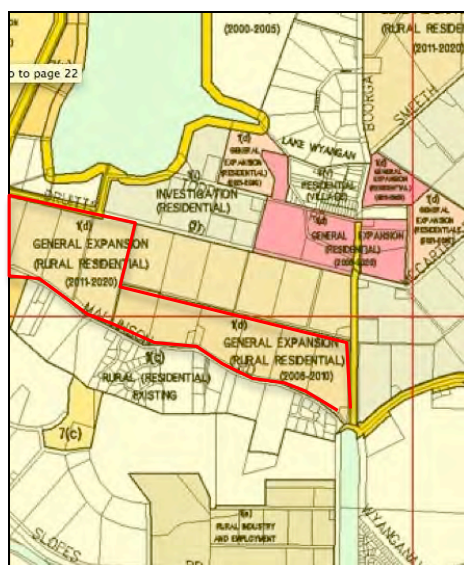


DP751743 lots are original crown portions, whilst other DP's are the result of earlier concessional lot subdivisions excising the original farm dwelling or an additional rural dwelling site. The land is already subject to some

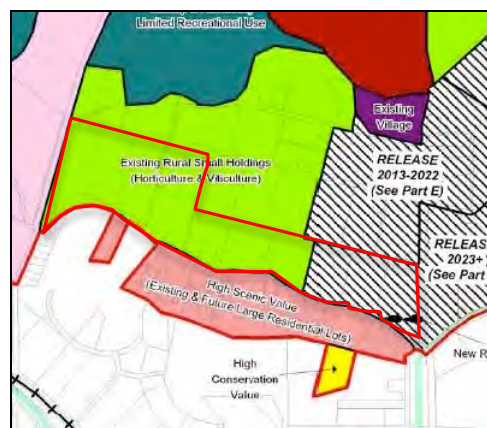
fragmentation in relation to legitimate rural landuse activity.

Previous strategy (2000 version) identified all the properties as General Expansion (Rural Residential)(2011-2020). Under the recent Beyond 2030 Land Use Strategy document, three of the properties (Lots 727, 115 & 116) are included in the future urban residential expansion of Lake Wyangan Village 2023+ release, whilst the properties further west have not been identified for any future rural residential intensification. The preferred strategy identifies that land in its existing state, that is, as existing rural small holdings (horticulture & viticulture).

The current zoning under LEP2014 is RU4-Primary Production Small Lots with a minimum lot size of 5.0 hectares. This would be considered an interim zoning pending further development based on demand.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.3.2 Submission Summary

The submission points out that the current zoning is contrary to the previous Growth Strategy (2000 version) where subdivision of the northern side of Mallinson Road would follow once the southern available R5 land was exhausted.

The land is highly valued with significant housing currently established in the R5 area (southern side).

Oversupply of rural residential land noted, however, Mallinson Road area is considered very popular and desirable in relation to its elevated setting. Essential infrastructure exists on the southern side.

2.3.3 Meeting Notes

A meeting was held with the landholders' solicitor and four representatives from the landholder group. A copy of the meeting notes is included in the attachments to this report.

General concern expressed over the current zoning and revised strategy that is a significant departure to the original expectations for future development of their land. The RU4/5ha minimum lot size is not an efficient use of their land resources, uneconomic to develop. Acknowledgment of lots to be included in village/urban residential expansion in medium to long term.

Noted the merits of the location and existing investment in infrastructure to develop southern side of Mallinson Road, with view to support future subdivision development on Northern side.

Discussion relating to the recent failing of several rural residential developments highlighted a potential oversupply of zoned rural residential land that may require some readjustment by Council. General discussion also on the current structure of NSW statutory planning, focus on sustainable development, use of minimum lot size provisions for strategic purposes, necessity for LGA's to review strategies at regular intervals (5-10 years depending on growth), rural economic issues affecting regional centres, restructuring of rural enterprises, orderly/economic development and demand/supply analysis.

2.3.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council. In addition, current statistical data on population and development has been noted, as made available by Council.

There was no submission made or considered during the Growth Strategy preparation stage relating to this land. The subject submission was made during the draft LEP preparation and subsequently forms part of the supporting planning proposal for the new LEP2014.

Council's final strategic assessment of this submission, as provided with the draft LEP Planning Proposal, concluded:

"That the area remain zoned RU4 Primary Production Small Lots and be subject to further investigation and if that investigation proof strong demand for development in this specific precinct the following be done:

- A review of the Land Use Strategy to reflect the outcome of the study if needed; and*
- Amendment of the LEP to reflect the outcome of the review if needed."*

In reaching this decision, Council noted the following:

- These large "General Expansion" areas were set aside in 2002 as part of the GCC Growth Strategy 2030 during a time when Griffith was expanding quickly and there were hopes that by 2013 the population of Griffith would be closer to 40,000.*
- The growth of Griffith has substantially slowed since 2002 and this is evident in the large over supply of rural residential zoned lands which have not been developed.*
- The GCC Growth Strategy 2030 has been replaced by the Griffith Land Use Strategy Beyond 2030 which is the supporting strategic planning document for the draft Griffith LEP 2013.*
- As indicated under submission 10 (strategic response) the rural residential analyses done as part of the Griffith Land Use Strategy Beyond 2030 indicated that a total over supply of rural residential land already exists. This only includes land already zoned Rural Residential and exclude the 1(d) General Expansion land.*
- Land previously zoned Rural Residential have been rolled over to the new draft Griffith LEP 2013 into the replacement zone R5 Large Lot Residential carrying forward the previous over supply.*

- Although the subject properties have been earmarked for 1(d) General Expansion Rural Residential and was proposed to be released 2011-2020 in terms of the 2030 Growth Strategy (subject to demand), the more recent analyses indicated strongly that an over supply already exists.

- The 2030 Growth Strategy was the strategic planning support document for the Griffith LEP 2002 and if the objectives in particular d (iii) is considered it is clear that sufficient demand is a main aspect to be considered by council before allowing subdivision in any of the current 1(d) General Expansion areas.

Noting the above and using Council's agreed assessment criteria, the following comments are provided:

Table 3: Submission No.23 – Mallinson Road

Planning Principle	Supported	Comment
<i>Discourage further fragmentation</i>	Partially	Introduction of R5 zoning at this stage would potentially lead to piecemeal development based on declining demand, leading to further fragmentation. Threat to current legitimate farming activities must be recognized. Without an integrated masterplan and staged release plan the current submission would not support this principle. Longer term integration with village expansion would support this principle for 3 of the properties. The currently adopted strategy provides the most sustainable outcome, based on current data.
<i>Discourage unnecessary service augmentation</i>	Partially	Service augmentation would be required and partially available from development of land on southern side of Mallinson Road. Potentially out of sequence with normal service delivery, unless services are passed on an integrated land release plan. Intersection realignment requires consideration and establishment of nexus in relation to developable land and subsequent contributions.
<i>Discourage potential land use conflict</i>	No	Short-term would raise issues of current rural activities being potentially impeded. Consider impact of "frost fan". Fragmented development as a result of slowing demand would exacerbate urban/rural landuse incompatibilities.
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	Yes	No identified flooding issues.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.

<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high biodiversity significance</i>	Yes	No identified biodiversity issues.
<i>Avoid land with high agricultural capability and suitability</i>	No	The land is historically supportive of intensive agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	No	Existing network of irrigation channels whilst legitimate farming activities operate in the local area.
<i>Avoid high water table in certain know localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of know high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	Yes	The land would have main access to Mallinson Road.
<i>Avoid railway and associated (noise and traffic) impacts</i>	Yes	Not located near a railway corridor.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	Partially	Within OLS mapping boundary, minimal impact. Further development would require assessment against ANEF requirements.

2.3.5 Conclusions & Recommendation

The adopted Beyond 2030 Strategic Plan provides a strong focus on developing a village residential node, centred on Lake Wyangan Village, to ensure the sustainable development of land, considering the potential interface issues between existing rural and future residential uses. This position is supported and the village expansion scenario should be maintained, particularly as this would satisfy the general planning principles, as listed in the table above.

Current statistical data on growth and development take-up of residential land (including rural residential) indicates a continuing slowing of activity. There are no indications of strong demand for rural residential at this stage to warrant changing the adopted strategy and the land should not be brought forward for development, at this stage.

Council will be continually monitoring population and economic development data to assess the performance of this latest strategy.

Council's strategic assessment, as noted above, is supported.

Recommendation:

1. At this stage, the subject land to remain RU4 with currently adopted min lot size.
2. Review this position in next 5 years in relation to rollout of urban residential expansion strategy and essential infrastructure provision

2.4 Submission No.32 – Beelbanger Road

This submission was prepared by Planning Matters on behalf of landholders along the along the western side of Beelbanger Road between Clifton Boulevard and Calabria Road. The submission seeks a reduction in the minimum lots size proposal for this area from 3 hectares to 1 hectare or less.

Council has requested advice on:

1. Whether the minimum lot size should be decreased to 1 hectare based on demand or any other general planning principles, or
2. If there is scope and demand to zone these properties for rural residential purposes (R5).

2.4.1 Background

The subject holdings total approximately 80 hectares in area, involving the following land parcels:

- Lot 2 DP870431
- Lot 899 DP751709
- Lot 900 DP751709
- Lot 901 DP751709
- Lot 1106 DP751709
- Lot 2 DP1128694
- Lot 5 DP1128516
- Lot 1402 DP751709
- Lot 2 DP802981

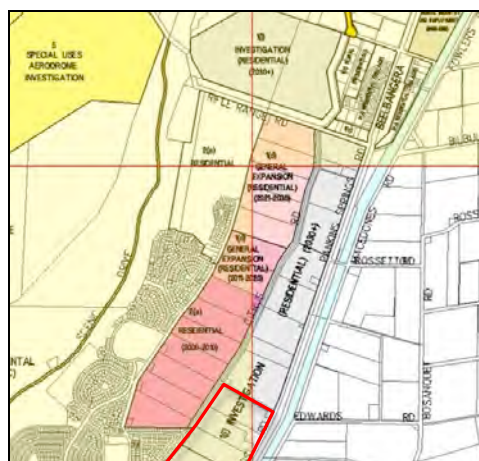


DP751709 lots are original crown portions, whilst other DP's are the result of earlier concessional lot subdivisions excising the original farm dwelling or an additional rural dwelling site. The land is already subject to some fragmentation in relation to legitimate rural landuse activity. Lot 1402 is a former winery site now used for light industrial/rural industrial purposes.

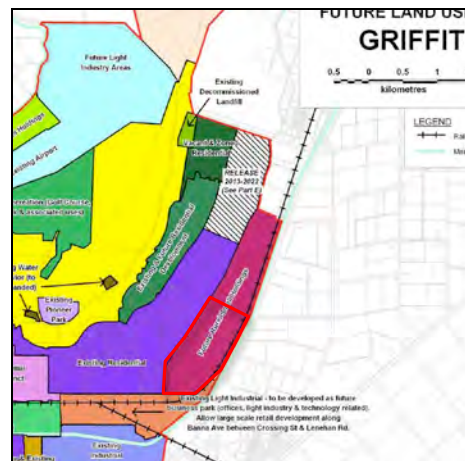
Previous strategy (2000 version) identified all the properties as Investigation area (Residential) (2030+). Under the recent Beyond 2030 Land Use Strategy document, all of the properties are identified for Future Rural Small Holdings.

The current zoning under LEP2014 is RU4-Primary Production Small Lots with a minimum lot size of 3.0 hectares. Note possible use of averaging

clause in new LEP to allow flexibility in the preparation of more site responsive subdivision layout.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.4.2 Submission Summary

The submission considers that the subject land should be considered for smaller sized residential allotments (1 ha or less) due to its proximity to the city's newly developing residential estates and advances in sewer reticulation technology.

Some of the landholders have ceased making further improvements to their horticultural properties in anticipation of rezoning for more intensive residential or rural residential use as a result of the previous landuse strategy adopted directions. Some of the properties have been cleared due to being unviable to continue production due to watering and other inherent costs.

Council needs to reconsider landuses on the eastern fringe as there is not enough demand for large rural residential lots (ie 3 ha size), and the establishment of this form of subdivision is inefficient, with potential access & infrastructure issues. Consideration for concessions on smaller lots where adequate measures are made for the disposal of sewage is noted.

2.4.3 Meeting Notes

A meeting was held with the landholders' planning consultant and two representatives from the landholder group. A copy of the meeting notes is included in the attachments to this report.

Landholders have invested considerably in developing various masterplanning models to ensure a cost-efficient subdivision of this area, including infrastructure modeling. Based on those investigations a lot size of between 6000-8000m2 lots are preferred to ensure a cost-effective/efficient development.

Concerns noted that land-farming infrastructure has been downgraded over previous years since the 2000 version of the Strategic Plan in anticipation of future residential development. Also noted issues with current real estate market, oversupply of residential lots and rural residential, inappropriate locations, valuation/rates issues, etc..

Noted the current flooding concerns for this area and that a revised flooding strategy is being developed.

Discussed planning regulation setup, state model instrument, use of min lot sizes to control development, how Council must demonstrate responsible management of land resources to meet supply/demand pressures and to regularly review its strategies based on current data.

2.4.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council. In addition, current statistical data on population and development has been noted, as made available by Council.

Council's original review of submissions, together with an independent review, noted the following in relation to this land:

"• Inconsistent with GS2030, which identifies the site for future residential (2030+)

- Residential more appropriate considering adjacent land uses*
- Issue of flood affectation & predominant <0.5% gradient require further consideration.*

Current oversupply of Rural Residential land does not justify support for the submission further more the subject property forms part of an area currently utilized as primary production. CS&D would like to emphasize the fact that rural residential development should be contained within reasonable precincts related to availability of services and consideration of adjacent land uses. Support for such development would open up another Rural Residential precinct isolated from other existing Rural Residential precincts stretching services unnecessary."

Council's final strategic assessment of this submission, as provided with the draft LEP Planning Proposal, concluded:

"That the proposed minimum lot size of Land west of Beelbangera Road between Clifton Blvd & Calabria Rd be retained.."

In reaching this decision, Council noted the following:

"• The existing zoning under the GLEP 2002 is 1 (i) Investigation which permits a minimum lot size of 20 ha.

- The zoning under the draft Griffith LEP 2013 is RU4 Primary Production Small Lots. Within this zone minimum lot sizes vary from 1ha to 20ha and areas which have been allocated a minimum lot size of 1ha are those lands previously zone 1(h) Rural Small Holdings which permitted the subdivision of lots for dwellings using lot averaging to 1 ha or in some cases 4000 sq. m.*

- Other than the lands previously zoned 1(h) Rural Small Holdings, the subject lands are proposed to have the smallest minimum lot size in the RU 4 zone.*

- The strategic response offered under Submission10 indicated why the release of more land for "Rural Residential" is problematic and not recommended. Therefore the request for subdivision of the subject land to less than 3 ha is not supported.*

- The most recent Flood Study information indicates that the area is flood affected and an increase in density smaller than 3ha is not recommended.*

- The proposed Lot Averaging clause (refer to General Amendment No.1) would permit smaller lots to be subdivided on the lands within this area which are not considered flood prone while retaining the remainder of the lands for small scale farming practices or hobby farms etc. The average lot size in this area is approximately 12 ha with 220 metre of frontage on Citrus Road. Under a potential scenario the landowner could subdivide 3 lots with an area of 4,000 sq. m. with development consent and subject to the "Flood Planning Area" clause, a land capability assessment and other*

factors; and retain a 10.8ha parcel at the rear of the site on the lands which are considered flood liable.”

Noting the above and using Council’s agreed assessment criteria, the following comments are provided:

Table 4: Submission No.32 – Beelbangera Road

<i>Planning Principle</i>	<i>Supported</i>	<i>Comment</i>
<i>Discourage further fragmentation</i>	Partially	Introduction of a lower minimum lot size at this stage would potentially lead to piecemeal development based on declining demand, leading to further fragmentation. Threat to current legitimate farming activities must be recognized. The land is legitimately available and used in most instances for legitimate horticultural activities (notwithstanding the decisions made by the landholders and state of the current rural economy). Without an integrated masterplan and staged release plan the current submission would not support this principle. Longer term integration with city expansion would support this principle. The currently adopted strategy provides the most sustainable outcome, based on current data.
<i>Discourage unnecessary service augmentation</i>	Partially	Service augmentation would be required, would need to ascertain viability of other options as noted. Potentially out of sequence with normal service delivery, unless services are passed on an integrated land release plan.
<i>Discourage potential land use conflict</i>	No	Short-term would raise issues of current rural activities being potentially impeded. Fragmented development as a result of slowing demand would exacerbate urban/rural landuse incompatibilities.
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	No	Current flooding data indicates potential flooding issues across this land. Further detailed information required before any revised strategic direction is considered.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.
<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high biodiversity significance</i>	Yes	No identified biodiversity issues.

<i>Avoid land with high agricultural capability and suitability</i>	No	The land is historically supportive of intensive agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	No	Existing network of irrigation channels whilst legitimate farming activities operate in the local area.
<i>Avoid high water table in certain know localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of know high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	Partially	Beelbangera Road is a classified road. The land would require alternative access which is available.
<i>Avoid railway and associated (noise and traffic) impacts</i>	Partially	A railway corridor exists on the eastern side of Beelbangera Road. Adequate buffer distances are achievable, subject to masterplanning design.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	Partially	Within OLS mapping boundary, minimal impact. Further development would require assessment against ANEF requirements.

2.4.5 Conclusions & Recommendation

The adopted Beyond 2030 Strategic Plan contains a significant amount of data that has guided the settlement themes captured in the support maps, including recommended residential candidate areas and other residential and rural residential areas. Oversupply of zoned rural residential land continues to be an issue and cannot be ignored.

The current position Council has put forward in its strategic assessment, noted above, is supported and the current minimum lot size maintained until more relevant data is available to support an alternative view.

Current statistical data on growth and development take-up of residential land (including rural residential) indicates a continuing slowing of activity. There are no indications of strong demand for rural residential at this stage to warrant changing the adopted strategy. Council will be continually monitoring population and economic development data to assess the performance of this latest strategy.

Recommendation:

1. At this stage, the subject land to retain the RU4 with currently adopted minimum lot size of 3 hectares, and
2. Review this position in next 5 years in relation to rollout of urban residential expansion strategy and essential infrastructure provision, especially in relation to the flooding strategy.

2.5 Submission No.40 - JoeKy

The subject submission was prepared by the landowners and is in relation to Lot 510 DP751728, Farm 1527, Cemetery Road, Yenda. The submission seeks rezoning of the land to IN1, IN2 or IN3 to allow greater flexibility in future land use options.

Council has requested:

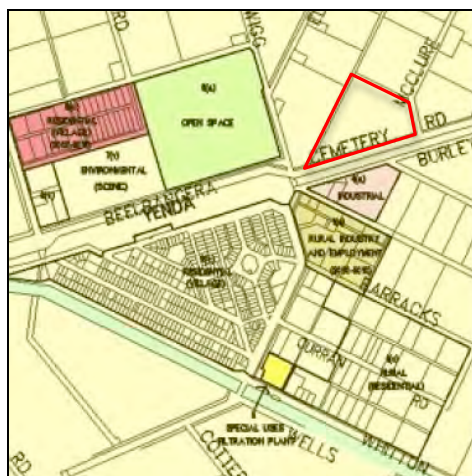
1. Whether the property should be zoned IN1 (General Industrial), IN2 (Light Industrial) or IN3 (Heavy Industrial).

2.5.1 Background

The current property operates as an established vineyard with rural dwelling.

Previous strategy (2000 version) identified the land as continuing rural zone activities. Under the recent Beyond 2030 Land Use Strategy document, the land has continues to be targeted for ongoing rural zone activities.

The current zoning under LEP2014 is RU1-Primary Production with a minimum lot size of 20.0 hectares.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.5.2 Submission Summary

The landholders indicate that due to the farm being located close to the Yenda township, consideration should be given to rezone the land to IN1, IN2 or IN3 to allow greater flexibility in future land use options.

2.5.3 Meeting Notes

A meeting was held with a representative landowner to discuss the submission in more detail. A copy of the meeting notes is included in the attachments to this report.

The landholders consider the land has opportunity for future industrial uses, in particular targeting truck depots and rail freight/warehousing activities, logistics type activity. Growth of Casella Wines, proximity to main roads and railway are all major influences on potential support industries in the general area of Yenda.

Discussion on current zoning of land and permitted uses. Not aware of current zoning of land, viewed online mapping and landuse guide. Acknowledged that all uses suggested are permissible under the current zoning. Noted infrastructure opportunities, proximity to road/rail and other potential attributes and limitations of site.

2.5.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council, including the Industrial Lands analysis. In addition, current statistical data on population and development has been noted, as made available by Council.

There was no submission made or considered during the Growth Strategy preparation stage relating to this land. The subject submission was made during the draft LEP preparation and subsequently forms part of the supporting planning proposal for the new LEP2014.

Council's final strategic assessment of this submission, as provided with the draft LEP Planning Proposal, concluded:

"That for Lot 510, DP 751728 remain zoned RU1 Primary Production."

In reaching this decision, Council noted the following:

"Council staff performed a detailed analysis of all Industrial Land in the Griffith LGA as part of the Griffith Land Use Strategy 2030 and Beyond. The analyses indicated that sufficient land is available for General Industrial development. Additional land was identified as needed to accommodate heavy/hazardous industrial development to the west of Griffith and major wineries have also been allocated an Industrial zoning allowing further expansion."

"These areas would develop as Industrial precincts and ad hoc zonings of land for Industrial development are not recommended."

Noting the above and using Council's agreed assessment criteria, the following comments are provided:

Table 5: Submission No.40 - Joeky

Planning Principle	Supported	Comment
<i>Discourage further fragmentation</i>	No	Development for IN1 – IN3 landuses would be adhoc and not consistent with the outcomes of the industrial lands analysis. Other suggested landuses are permissible in the zone and would be considered on their merits.
<i>Discourage unnecessary service augmentation</i>	No	Service augmentation would be required and potentially out of sequence with normal service delivery.
<i>Discourage potential land use conflict</i>	No	Short-term would potentially raise issues of compatibility with adjoining rural and rural dwelling landuses.
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	No	Identified as potentially flood liable.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.
<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high biodiversity significance</i>	Yes	No identified biodiversity issues.
<i>Avoid land with high agricultural capability and suitability</i>	No	The land is historically supportive of intensive agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	No	Existing network of irrigation channels whilst legitimate farming activities operate in the local area.
<i>Avoid high water table in certain know localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of know high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	Yes	The land does not front a main road.
<i>Avoid railway and associated (noise and traffic) impacts</i>	N/A	N/A for nominated landuse.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	N/A	N/A for nominated landuse.

2.5.5 Conclusions & Recommendation

The adopted Beyond 2030 Strategic Plan includes an analysis of Industrial Lands needs for the city based on existing and projected data. There is no immediate need to provide for additional IN1, IN2 or IN3 land in and around Yenda. Casella Wines has a dominate effect on landuse change and industrial precinct growth in this local area.

The discussions with the landholder revealed that the targeted landuses for the site could be accommodated under the current RU1 zoning, so there would be no need to change the current zoning of the land.

Strategically, industrial land is generally oversupplied in regional centres, as is the case for Griffith. Any larger scale industrial proposals are generally accommodated on appropriately located land and any necessary statutory changes initiated as part of the development process. The strategic model encompassed in the Beyond 2030 Growth Strategy provides sufficient guidance to enable the local plan to react to industrial proposals as they eventuate.

Council's strategic response to this submission is supported.

Recommendation:

1. At this stage, the subject land to remain RU1 with currently adopted min lot size.

2.6 Submission No.42 - Rossetto

The subject submission was prepared by the landowners and is in relation to Lot 464 DP751728, Farm 797, Cremasco Road, Yenda. The submission seeks rezoning of the land from RU1 Primary Production to RU4 Primary Production Small Lots.

Council has requested:

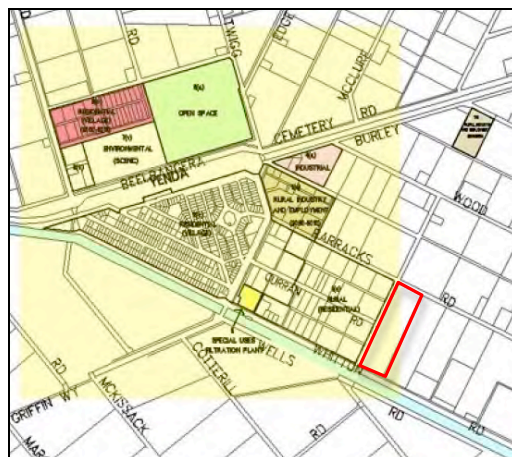
1. Whether the property should be zoned RU4 Primary Production Small Lots based on demand or any other general planning principles.

2.6.1 Background

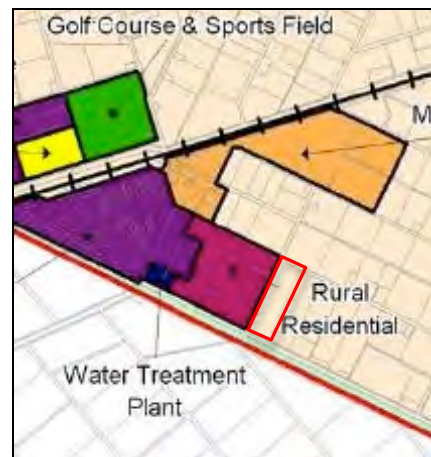
The current property operates as an established vineyard with rural dwelling.

Previous strategy (2000 version) identified the land as continuing rural zone activities. Under the recent Beyond 2030 Land Use Strategy document, the land has continues to be targeted for ongoing rural zone activities.

The current zoning under LEP2014 is RU1-Primary Production with a minimum lot size of 20.0 hectares.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.6.2 Submission Summary

The landholders indicate that rezoning to RU4 will allow greater flexibility in considering future options for the land. Noted viability and difficulties with current real estate market are not strategic landuse criteria for influencing property zoning considerations.

2.6.3 Meeting Notes

A meeting was held with a representative landowner to discuss the submission in more detail. A copy of the meeting notes is included in the attachments to this report.

The landholders consider the land has opportunity to provide a transition to normal rural farming activities, whilst providing a hobby farm environment opposite the existing R5 (4000m2 min lot size) area. The site is surrounded by existing urban infrastructure including water (raw & filtered), electricity, telstra services, sealed road to part of existing lot frontage.

Noted that the land was affected by minor flooding during the 2012 event.

2.6.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council. In addition, current statistical data on population and development has been noted, as made available by Council.

There was no submission made or considered during the Growth Strategy preparation stage relating to this land. The subject submission was made during the draft LEP preparation and subsequently forms part of the supporting planning proposal for the new LEP2014.

Council's final strategic assessment of this submission, as provided with the draft LEP Planning Proposal, concluded:

"That Lot 464 DP 751728 remain zoned RU1 Primary Production."

In reaching this decision, Council noted the following:

"The subject property is situated in an area which is predominantly zoned RU1" Primary Production". Creating one isolated block of land with a RU4 "Primary Production Small Lots" zoning will set a precedent not based on sound planning principles. The RU4 Primary Production Small Lots zoning has been used to transition lands previously zoned for rural industry and employment, mixed use, small holdings, investigation or expansion only and has not been used to re-zone lands previously zoned 1(b) Agricultural Protection which is the zoning of the subject lands under the GLEP 2002.

Noting the above and using Council's agreed assessment criteria, the following comments are provided:

Table 6: Submission No.42 - Rossetto

Planning Principle	Supported	Comment
<i>Discourage further fragmentation</i>	Partially	Subdivision of the land would potentially create fragmentation. However, the location opposite existing R5 land could be viewed as a transition to RU1 land further

		east, particularly as the land has access to essential infrastructure.
<i>Discourage unnecessary service augmentation</i>	Yes	Essential services exist to the site.
<i>Discourage potential land use conflict</i>	Partially	Short-term would potentially raise issues of compatibility with adjoining rural and rural dwelling landuses, depending on land take up. Also note proximity to industrial zoned land.
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	No	Identified as potentially flood liable. Would need to verify appropriate floor levels for site.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.
<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high biodiversity significance</i>	Yes	No identified biodiversity issues.
<i>Avoid land with high agricultural capability and suitability</i>	Partially	The land is historically supportive of intensive agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	Partially	Existing network of irrigation channels whilst legitimate farming activities operate in the local area. Would still be utilised with hobby farming activities in the future.
<i>Avoid high water table in certain known localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of known high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	Partially	The land has frontage to Whitton Road, however all access can be from Cremasco Road.
<i>Avoid railway and associated (noise and traffic) impacts</i>	Yes	Not located near a rail corridor.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	Yes	Not located within vicinity of an airport.

2.6.5 Conclusions & Recommendation

Current statistical data on growth and development take-up of residential land (including rural residential) indicates a continuing slowing of activity. Whilst there are no indications of strong demand for rural residential at this stage, there is some merit in considering, from a strategic landuse

viewpoint, to provide for a parcel of RU4 land in this location to act as a transition (buffer) between R5 land and RU1 land.

An analysis of landuse trends in the local area indicate growth in industrial lands activities to the north. Whilst zoning has been applied to accommodate industrial growth, with general rural surrounding this land, there is also merit in retaining the current RU1 zoning over the subject land at this stage to ensure interface issues are not exacerbated prematurely in this local area. Further zoning consideration in the future in relation to this land, and land between Barracks Road and Wood Road, would be justified once land take-up rates have increased relative to population growth.

Recommendation:

1. At this stage, the subject land to remain RU1 with currently adopted min lot size.

2.7 Submission - Lot 230 DP751728, Yenda

In relation to this land, Council has requested:

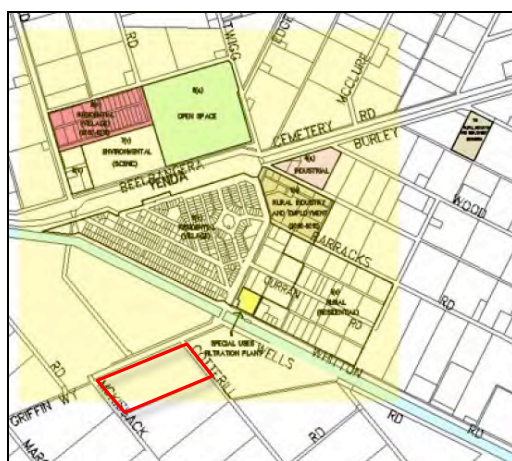
1. Whether the land should be brought forward based on demand or any other general planning principles, and
2. An analysis of the appropriateness of these lands for rural residential development as opposed to village residential development.

2.7.1 Background

The land has traditionally been used for irrigated crop production and is surrounded by similar rural activities. The land adjoining to the east has been zoned RU5 Village and, subject to appropriate infrastructure provision, targeted for future village residential subdivision development.

Previous strategy (2000 version) identified the land as continuing rural zone activities. Under the recent Beyond 2030 Land Use Strategy document, the land has continued to be targeted for ongoing rural zone activities.

The current zoning under LEP2014 is RU1-Primary Production with a minimum lot size of 20.0 hectares.



Growth Strategy – 2000 version



Growth Strategy – 2013 version

2.7.2 Submission Summary

To rezone the land for residential or rural residential purposes.

2.7.3 Meeting Notes

No meeting was held as no contact details were provided for this submission.

2.7.4 Assessment Criteria

A review has been undertaken of data and reports prepared for the Beyond 2030 Strategy document and draft LEP Planning Proposal, as supplied by Council. In addition, current statistical data on population and development has been noted, as made available by Council.

Council's original review of submissions, together with an independent review, noted the following in relation to this land:

- *Separated from Yenda by channel*
- *Not considered orderly development due to separation from remainder of Yenda Township Leading to sprawl of such land uses and encroachment into agricultural land.*
- *Predominantly <0.5% gradient, which sees issues with infrastructure/servicing."*

The final draft LEP Planning Proposal did not include this site for any residential or rural residential landuse. The land was zoned RU1 Primary Production.

Noting the above and using Council's agreed assessment criteria, the following comments are provided:

Table 7: Submission - Lot 230 DP751728, Yenda

Planning Principle	Supported	Comment
<i>Discourage further fragmentation</i>	Partially	Development of his land should not occur until a masterplan and infrastructure plan has been established for this and adjoining land. Potentially ad hoc development and isolated in relation to Yenda village because of main canal barrier. Noted strategic view of providing land not affected by flooding issues.
<i>Discourage unnecessary service augmentation</i>	Partially	Service augmentation would be required and potentially out of sequence with normal service delivery, unless an infrastructure plan is adopted.
<i>Discourage potential land use conflict</i>	No	Short-term would raise issues of current rural activities being potentially impeded.
<i>Avoid land within floodway areas indicated in the GCC Flood Management Study</i>	Yes	No identified flooding issues.
<i>Avoid bushfire prone land</i>	Yes	No identified bushfire issues.
<i>Avoid land with high scenic value</i>	Yes	No identified high scenic value issues.
<i>Avoid land with high</i>	Yes	No identified biodiversity

<i>biodiversity significance</i>		issues.
<i>Avoid land with high agricultural capability and suitability</i>	No	The land is historically supportive of irrigated cropping agricultural activities including access to water supply. Currently the land is suitable for continued agricultural use within a supportive local environment.
<i>Compliment applicable 117 Directions</i>	Partially	As identified in strategy document
<i>Avoid physical impediments posed by irrigation channels</i>	No	Existing network of irrigation channels whilst legitimate farming activities operate in the local area.
<i>Avoid high water table in certain know localities</i>	Yes	No known water table issues based on strategic mapping.
<i>Avoid areas of know high salinity</i>	Yes	No known high salinity issues based on strategic mapping.
<i>Avoid main roads and associated traffic impacts</i>	No	The land does front a main road. Alternative access required.
<i>Avoid railway and associated (noise and traffic) impacts</i>	Yes	Not located near a railway corridor.
<i>Avoid Airport related constraints – Noise contours (ANEF) & Obstacle Limitation Surfaces (OLS)</i>	Yes	Not located in vicinity of an airport.

2.7.5 Conclusions & Recommendation

The adopted Beyond 2030 Strategic Plan provides a strong focus on developing a village residential nodes, to ensure the sustainable development of land, considering the potential interface issues between existing rural and future residential uses. This position is supported. The logical impetus for this submission is assumed to be access to flood free land for village urban settlement.

Current statistical data on growth and development take-up of residential land (including rural residential) indicates a continuing slowing of activity. There are no indications of strong demand for rural residential at this stage to warrant changing the adopted strategy and the land should not be brought forward for development, at this stage (ie 1st phase release).

Council will be continually monitoring population and economic development data to assess the performance of this latest strategy.

Recommendation:

1. At this stage, the subject land to remain RU1 with currently adopted min lot size.

3 LAND SUPPLY & DEMAND

The following section provides a review of:

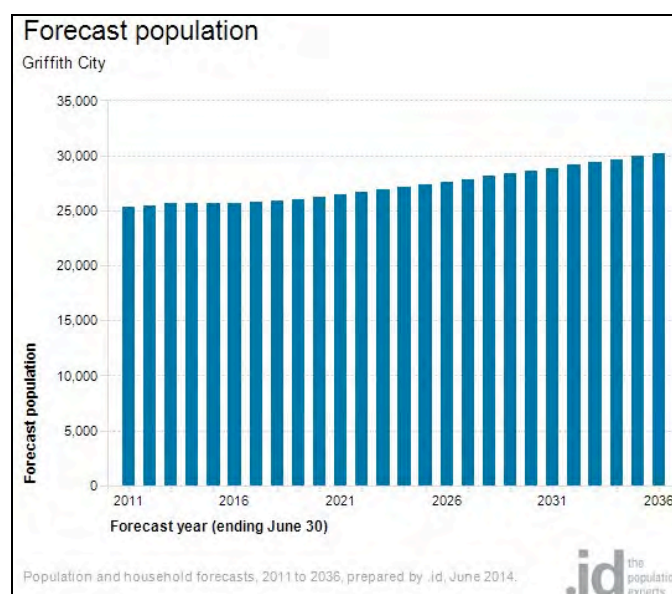
1. The existing supply of rural residential lands and demand for increased rural residential lands, including, but not limited to:
 - An analysis of potential locations for increased rural residential lands should adequate demand exist; and
 - An analysis of the appropriateness of existing underutilized rural residential lands (lands which have not been subdivided or fully utilised for rural residential housing).
2. Existing rural residential lot sizes and demand/appropriateness of alternative lot sizes.
3. Current staging strategies for residential development as proposed in the Growth Strategy Beyond 2030.

3.1 Revised Population and Development Data

The Beyond 2013 Growth Strategy document contains a comprehensive analysis of population and development statistics that have been relied upon in formulating the adopted landuse strategies, based on 2006 Census data, Council development statistics and independent analysis. For strategic planning purposes a targeted estimated population of approximately 36648 (2006 ABS census count + 12847) was adopted, which incorporated allowing for 4758 additional households @ 2.7 persons per household (equivalent to an average 1.5% population growth rate per annum).

Recent inter-censal data for 2013 indicates that Griffith LGA population growth has slowed. 2003-2013 data indicates an average 0.46%pa growth rate over that 10-year period. New dwelling approvals have also declined since 2010 (143 to 69 in 2012) and current dwelling approvals from 2013 till present are relatively low.

However, recent population forecasting for Griffith indicates a steady growth of between 0.25 – 0.91% through to 2036 (See updated charts and tables below).

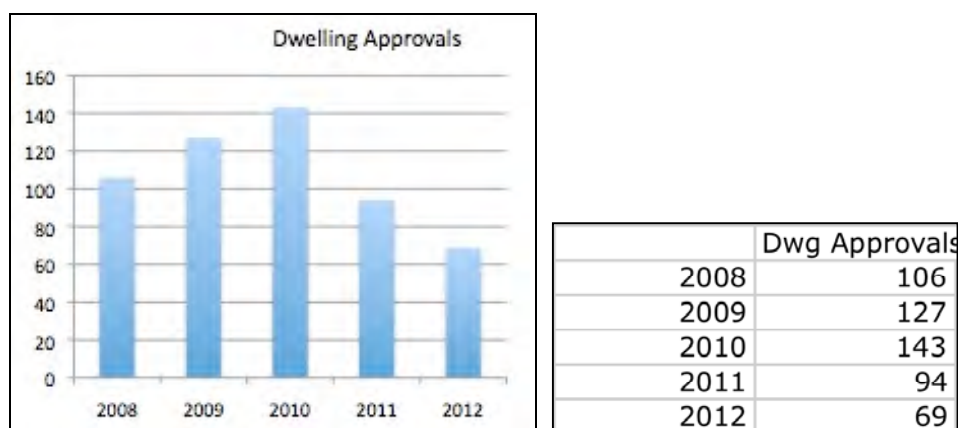


Griffith LGA ERP & Projections 2011-2036 - Chart (Source: GCC & ID 2014)

Forecast population, households and dwellings						
Griffith City		Forecast year				
Summary	2011	2016	2021	2026	2031	2036
Population	25,362	25,682	26,426	27,596	28,873	30,160
Change in population (5yrs)	--	320	744	1,170	1,277	1,287
Average annual change	--	0.25	0.57	0.87	0.91	0.88
Households	9,311	9,543	9,872	10,317	10,790	11,262
Average household size	2.69	2.65	2.64	2.64	2.64	2.64
Population in non private dwellings	346	346	376	406	436	466
Dwellings	10,050	10,289	10,633	11,097	11,589	12,079
Dwelling occupancy rate	92.65	92.75	92.84	92.97	93.11	93.24

Population and household forecasts, 2011 to 2036, prepared by [id](#) The population experts, June 2014.

Griffith LGA ERP & Projections 2011-2036 - Table (Source: GCC & ID 2014)



Griffith LGA Dwelling Approvals 2008-2012 (Source: ABS)

These building figures may be a temporary reaction to community insecurity and uncertainty with regard to future of water allocations and potential negative effects of volatile markets for the wine, rice and citrus industry, as discussed in the Growth Strategy document. A sluggish real estate market, potentially fueled by an oversupply of developable land, together with the failure of some significant subdivisions to attract interest, can also contribute to declining confidence in the local economy. Current national real estate statistics categorise Griffith as a "slow" market, showing around 1% growth (5 year growth) and low rental demand.

However, all regional centres experience fluctuations in population and development growth where both external impacts and local development activity (or lack of) require necessary adjustments to predictions and strategies to keep the local land economy in check.

The latest ABS statistics, NSW Planning projections and projections from ID Forecasting indicate that the conclusions reached in the latest Growth Strategy may require some minor reassessment and reconsideration, particularly in relation to expected land take-up over the nominated strategic planning period. Note that the current Beyond 2013 Growth Strategy document is also attempting to redress the overly high predictions on growth for the Griffith region that was based on high growth rates at the time of publication (1998-2000), which were then between 2.0 – 2.4% pa.

Based on the above discussion, it is suggested that a more reliable (and potentially more realistic) population growth rate prediction should rest in the 0.5 – 1.0%pa range for strategic land use planning purposes.

3.2 Rural Residential Land

Rural residential lots are an integral part of the contemporary urban framework of most rural regional centres including Griffith. They are a premium real estate product and provide an alternative lifestyle choice as well as being a legitimate strategic planning land use.

They are, however, an inefficient form of landuse activity and must form part of a strategic mix of a local area's residential settlement strategy to ensure economic, efficient and sustainable landuse development.

A strategic mix of landuse choices must take into account household affordability to both purchase construct and maintain a rural residential property (see stats below on servicing costs and impacts of this type of residential living environment). Whilst it may be a desire, most households will make a final decision on affordability, which has traditionally focused on a typical urban residential lot size (500-1000m²). Local landuse policy must avoid the scenario where rural residential lots are competing for, and dominating, demand for general residential housing sites.

3.2.1 Common Terms and Definitions

There are many terms used to describe Rural Residential development, all of which are applicable as they clearly define the sorts of activities that are labeled as rural residential living. Statutory terms include 'Small Holdings', 'Large Lot Residential', 'Concessional Lots' and 'Primary Production Small Lots', as well as other general terms such as 'Hobby Farms' and 'Rural Retreats'.

The following table extract was sourced from an earlier document prepared by NSW Planning, which sets out guidelines on rural settlement and classifies various rural residential types. The classifications are still relevant today to help define various rural settlement options.

Table 8: Rural Residential Terms (Source: NSW Planning)

Type	Approx range of lot sizes	Activity emphasis	Land characteristics	Utility services normally provided
Rural Residential Estates	2000m ² – 2ha	Accommodation, enjoyment of rural environment	range of environs normally close to urban areas – for employment, recreation and community facilities	sealed roads, reticulated water, electricity, telephone, improved drainage, sometimes reticulated sewerage
Hobby Farms	2 ha – 40 ha	accommodation enjoyment of rural environment part-time agricultural pursuits	small subdivision and estates; mix of cleared areas and remnant vegetation often good soils and dam for water supply	sealed or gravel roads, electricity, telephone, sometimes reticulated water available
Rural Retreats	4000 m ² – 40 ha	accommodation seeking solitude enjoyment of natural/rural environment some agricultural pursuits	generally isolated from other residences range of topography greater emphasis on natural environment	usually gravel roads, telephone, electricity (optional), tank, creek or dam water

Cluster Farming and Multiple Occupancy	Generally over 40 ha with small residential envelopes	cooperative land use and development, agriculture and/or care of natural environment	varies according to theme of development and group needs involves agricultural land and/or natural vegetation	electricity (optional), usually gravel roads, telephone, can be self-contained for utility services
Dispersed Households including Concessional Allotments	Generally large properties over 40 ha	accommodation and lifestyle, part to full-time farming	varies according to use, from prime agricultural land to "bush blocks" can be any distance from urban centres	wide range from fully reticulated services to fully self reliant dependent on location

For Griffith, most of the above rural residential settlement types are relevant to providing a mix of living environments. Existing and proposed developments make use of the term "rural residential" loosely, however, the particular site characteristics/constraints and access to essential services ultimately define the appropriate type of achievable rural living character.

For the purposes of this review, the rural residential land bank is restricted to the R5 zoned land. However, the other existing RU2 & RU4 land, as well as small RU1 concessional lots must be factored into the smallholdings land bank strategies to complete the overall suite of available options for rural lifestyle residential living.

Ultimately, rural residential is a premium product and its position in the residential lifestyle choice mix should be defined and strategically maintained to ensure a balanced residential land portfolio.

3.2.2 Servicing Costs

Studies in both Australia and overseas have highlighted the inherent cost of servicing varying rural settlement patterns including rural residential and hobby farms. Ad hoc settlement patterns can increase costs dramatically.

Developer costs vary depending on site location and acquisition arrangements (geared or not geared). In general, rural residential requires less hard infrastructure (eg no kerb & gutter, options for access arrangements, some reticulation services alternatively provided onsite, etc) and so can be an incentive for maximizing profit when compared with managed higher density residential estates. However, some environmental constraints can involve costly solutions to ensure sustainable development.

In terms of private cost, building in a dispersed pattern can increase costs to both the developer and the individual by 113% (capital) over similar planned concentrated development. The costs of commuting (ongoing, private) may be up to 1660% higher, depending on the degree of dispersal, location, number of people and method of commuting. On average, the cost is 550% more than in a concentrated residential environment.

In terms of public cost, scattered housing is up to 395% (capital) and 236% (ongoing) more costly to the community as a whole. Whilst the average costs to the individual in a dispersed development are some 85% more than a concentrated estate, the community bears a far larger 236% cost increase. ¹(SOURCE: R.J. SMITH & P.B. REYNDERS, Cost of Servicing Urban Sprawl)

The current dispersed, and somewhat ad hoc, establishment of rural residential development in Griffith would attract these inherent cost burdens across both private and public sectors.

3.2.3 Energy Utilisation Implications

Inappropriate management of rural residential land development can result in significant energy consumption and utilisation issues, resulting in a net increase in CO₂ (equivalent) emissions, and subsequent impact on global warming levels. This may take several forms:

- Increase in transmission losses in grid supplied electricity. Losses may be as high as 6% per 100 metres of power cable, and may be exacerbated by the need to use higher voltage supplies (3.3 or 6.6 KV) and transformer sub-stations to meet transmission distances to poorly located rural residential land. These losses can be directly translated to an increase in required energy load to effect supply, and a consequent increase in CO₂e emissions (based on conversion of 1 kW/hr = 0.962 tonnes CO₂e).
- Inability to connect to Natural Gas supplies. As use of Natural Gas as an alternate energy source to electricity has an immediate 75% reduction in Greenhouse Gas emissions per unit of energy consumed, rural residential development in areas where access is at an excessive cost to the retailer effectively prohibits this reduction occurring. This prevents the market transformation necessary to allow meeting of Government emission reduction targets.
- Water and Sewerage energy consumption. In supplying water and sewerage services to rural residential developments, an energy penalty is incurred if excess pumping distances are required. Currently, 24.8% of the cost per kilolitre of these services is electricity consumption at pump stations and treatment works. Inappropriate location may mean the installation of additional pump stations to maintain mains pressure supply, rather than using gravity-fed systems.

There are many acceptable alternative solutions to the above that can be investigated by both the local authority and land developer, depending on individual circumstances. For example:

- Solar, Wind or mini-hydro power to supplement or replace grid supplies.
- Use of composting toilets and water reclamation systems
- Rainwater tank supplies
- Reduction in mains pressure water from 6 Bar to 4 Bar
- Development of biodigester systems for production of Compressed Organic Gas from green and organic waste, and use of the gas as an alternative to Natural gas supplies.

²(SOURCE: S.E.D.A)

3.2.4 Supply

The supply of existing zoned land stock should relate to the strategic planning timeframe of the currently adopted strategy, be it 5, 10, 20 or longer years. This forms part of the developable "land bank" that assists in keeping check of the economic performance of the local area. Fundamentally, housing supply should not be dominated by rural residential development.

For a sub-regional centre experiencing growth, most best practice planning

guidelines suggest a serviceable land bank of not more than 10 years supply of zoned rural residential land (based on “legitimate” demand), which is reviewed at least every 5 years. This is essential to align with development time frames, investor expectations on returns and sustained land values, which all ultimately contribute to a balanced local economy based on secure real estate equity levels.

In addition, a surplus land supply factor would appropriately be incorporated into a strategic model to cater for promoting regional attractiveness for both investment and land availability purposes. This strategic model is appropriate for a sub-regional centre targeting sustained growth and servicing lifestyle choice. It is also appropriate to ensure that development incentives are factored into the supply chain to counteract situations of landholder reluctance to subdivide for various reasons. The surplus factor is suggested to be at least 20-30% over current “legitimate” demand data.

Calculating the existing zoned stock of rural residential lots would be based on the following key data:

1. *Vacancy rate*
2. *Existing zoned stock ready for sale or occupation*
3. *Potential additional zoned stock from unsubdivided appropriately zoned land*
4. *Alternative land sources of similar size and character including concessional lots and other historic smallholdings in other rural zone settings.*

An ongoing “land monitor” greatly assists in keeping check on takeup rates of developable /zoned land. A typical “land monitor” would include the following items:

- *Total potential lots zoned*
- *Lots created per annum*
- *Lots not created*
- *Lots built per annum*
- *Lots vacant*

The current supply of rural residential zoned land in Griffith is provided in the table below, as extracted from the Beyond 2030 Growth Strategy.

Table 9: Extract from Growth Strategy – Land Zoned Rural Residential

LAND ZONED RURAL RESIDENTIAL GLEP 2002				
Map Indication No.	Area Description	Total Area	Total area developed	Area available
1	Portion of McPherson Range North of Griffith Includes larger farming lots	320Ha	275Ha	45Ha (Only for lots of min. 5Ha)
2	Land situated East of Yenda	46.3 Ha	9.6 Ha	36.7 Ha
3	Pelican Shores & Fawcett Drive	110.3 Ha	58 Ha	52.3 Ha
4	Mallinson Road Lake Wyangan	63 Ha	45 Ha	18 Ha

5	Beelbangera	16.5 Ha	2.7 Ha	13.8 Ha
6	Yoogali	59 Ha	33 Ha	26 Ha
7	Watkins Avenue	64 Ha	28.7 Ha	35.3 Ha
8	Walla Avenue	15 Ha	4Ha	11Ha
9	Hanwood	29 Ha	1.2Ha	27.8Ha
Additional Land Already Approved by Council for Rural Residential				
10	Northern Foreshore of Lake Wyangan	181 Ha	0Ha	181Ha
11	Lakes Road 2 Annex (Bets Development)	70.4 Ha	0Ha	70.4Ha
12	Snaidero Road	15.3 Ha	2.6Ha	12.7Ha
13	Spencer Road	8.4 Ha	2.8Ha	5.6Ha
TOTAL of areas 2 to 13		578Ha	187.6Ha	390.4Ha x 80% = 312.32Ha

In the current strategy, rural residential land represents around 16.5% of the zoned residential land supply available for development. The zoned developable area also represents a land bank of over 35 years supply, which is more than triple the amount recommended by best practice guidelines and basic land economics principles.

Considering other similar regional centres, this is on the high side and pushes the envelope of what could be considered a sustainable land settlement strategy.

In reviewing rural residential land supply for the Griffith LGA, the following alternative data sets are put forward based on revised statistics and data provided by Council and other best practice models:

- Between 0.5 and 1.0% per annum population growth rate for the Growth Strategy period;
- Residential land settlement to be geared to accommodate a population of between 28800 – 32600 by 2038;
- Between 1350 – 2870 new dwelling sites are required to accommodate this population growth, of which 200 – 430 (15%) are targeted for rural residential type lots;
- The urban lot/rural residential lot size split of 750m²/3000m² is considered consistent with known planning guidelines;
- For rural residential landuse, the required “un-constrained and serviceable” land to meet estimated additional settlement needs would be up to **155 hectares** (this includes the 20% contingency for essential service requirements).
- For a balanced land budget, only 50 hectares (representing 10 years supply) of zoned land should be made available for “legitimate” development, reviewed every 5 years.

Comparing the current zoned land available for rural residential development (312 hectares) and the recommended area (155 hectares) based on best practice models, it is clear that there is a significant

oversupply of rural residential zoned land identified in the current city plan.

3.2.5 Demand

There are various models that can be used calculate demand for rural residential lots. As there are many factors that can affect demand, at best they provide a general understanding of the number of lots to meet future demand.

For land use purposes, and respecting the aims and objectives of the E P & A Act 1979 under which Council discharges its planning powers, demand must be measured in terms of "legitimate" demand, although the presence of "speculative" and "institutional" demand must also be recognised.

"Legitimate" demand is where a lot is purchased for cash and then the purchaser builds a house upon it to live in based on immediate need and affordability.

The following is a general guide based on the assumption that rural residential lots, of varying lot size, will take up between 12-15% of the overall dwelling allocation in the local area. This would represent the "legitimate" demand for this type of residential landuse and aims for a balanced, sustainable, residential settlement strategy for the Griffith Area.

Table 10: Legitimate Demand Estimate – Version 1

1.	Estimation of average population increase per annum	200
2.	Estimated future average household size based on historic trends	2.7
3.	Estimated number of occupied rural dwellings required	11
4.	Upwards adjustment (say 10%) to allow for unoccupied dwellings	12.2
5.	Upwards adjustment (say 20%) for unoccupied lots	14.7
8.	Real estate sale performance and views of agents, adjustment (say 10%)	16.1
9	Monitoring of land stock and take up rates via a land monitor (not available, estimate only)	17.7
10.	Adjusted Demand Rate per Annum (with rounding upwards)	18

An alternative and more simplistic, model for calculating demand is by averaging the rate of dwelling unit approvals on rural residential lots over the preceding 5 years plus 30% allowance for changes in demand.

Approved new dwelling units data from Council, as provided in the Growth Strategy document, does not provide a separate figure for rural residential lots. Only lots on larger traditional rural farms are provided. Therefore, only an estimation based on current 6:1 ratio is used.

Table 11: Legitimate Demand Estimate – Version 2

1.	5 year dwelling unit approvals – ABS average pa all residential	108
2.	Including 30% allowance for changes in demand pa	140
3.	Rural Residential Component – average pa	20

Both models produce similar results and are a reasonable test of demand based on currently available data.

For strategic planning purposes, it is suggested that current "legitimate" demand, on average, equates to approximately 20 vacant lots per year.

3.2.6 *Balancing Supply and Demand*

Ultimately, analytical assessment of demand vs real world activity in land development is measured in sustained positive land valuation and sales performance figures.

From discussions with selected real estate agents it has been suggested there is a strong demand for residential and rural residential land, however, lack of choice and unrealistic pricing is frustrating land sales. On the other hand, there appears to also be a significant amount of land zoned for development but an inherent reluctance by developers to undertake subdivision due to either lack of viable returns or a variety of factors including taxation, phasing and other particular issues. Some reasons put forward include high servicing costs and authority fees.

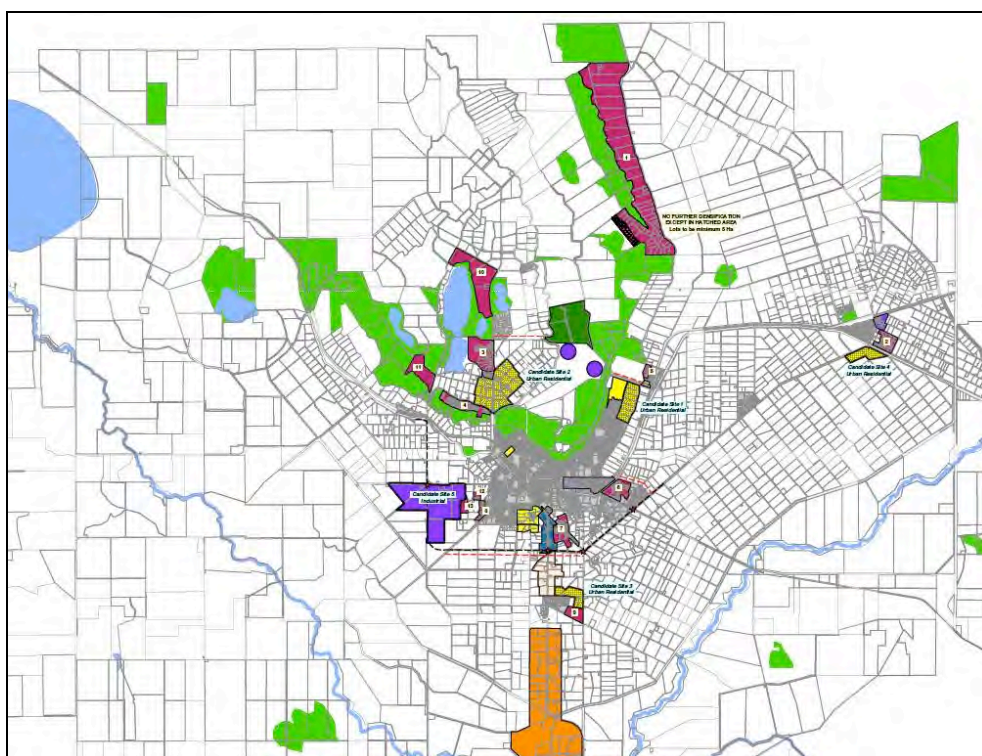
Real estate agent views, as noted, focused more on quality of product, appropriate location and perceptions of needs, which must be taken with a certain amount of caution. However, the views are to be respected and provide an insight into the opportunities and pressures that exist in the local land market.

The Griffith rural residential land supply, as currently zoned, is owned primarily by traditional farming families where the incentive to develop is influenced by other rural industry, taxation and intergenerational factors. Land that has been targeted for development by genuine land developers (individuals or development companies) have experienced mixed levels of success with several large ventures failing for various reasons. Current vacant land prices, for both residential and rural residential, do not reflect a strong market demand, with indications that prices have either retracted or have been static over recent years.

Based on the available information reviewed, it is evident that demand is not taking up current supply of zoned land and this is having a negative effect on land values and general real estate property values overall.

3.2.7 *Appropriateness of existing zoned land*

An analysis of each rural residential zoned land has been conducted as part of this review. Map Area References are as shown in Map 44 Land Use Strategy contained in the Growth Strategy document. Comments and conclusions are contained in the table below.



Map 44 – Land Use Strategy – GSBeyond2030

Table 12: Analysis of Existing Rural Residential Zones

Map Area Ref	Area Description	Comment on appropriateness & recommendations
1	Portion of McPherson Range North of Griffith, includes larger farming lots	<p>The RU2 zoning is appropriate, however, the minimum lot size should be increased to 20ha as a strategic move to limit further creation of lots that would not sustain extensive viable primary production, as described in the zone objectives. Current zoning/lot size (in particular Z1-4ha) suggests hobby-farming activities at best. The land needs to be factored in as available options for alternative residential lifestyle living with potential impact on demand for existing & future residential/rural residential lots.</p> <p>Continue monitoring of land development and takeup.</p>
2	Land situated east of Yenda	<p>Zoned R5/W-4000m2 or 3000m2 with sewer. Subject to flooding policy review.</p> <p>This land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup.</p>
3	Pelican Shores & Fawcett Drive	<p>Zoned R5/AA-5ha or 3000m2 with sewer.</p> <p>This land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development</p>

Map Area Ref	Area Description	Comment on appropriateness & recommendations
		and takeup.
4	Mallinson Road Lake Wyangan	<p>Zoned R5/Y-1ha or 3000m2 with sewer. Also some E4/ Y-1ha or 3000m2 with sewer.</p> <p>This land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup.</p>
5	Beelbangera	<p>Zoned R5/W-4000m2 or 3000m2 with sewer.</p> <p>This land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup.</p>
6	Yoogali	<p>Zoned R5/W-4000m2 or 3000m2 with sewer.</p> <p>Note also pockets of existing underdeveloped RU5/AA-5ha or 700m2 with sewer, and RU4/Y-1ha & AA-5ha land (Oakes Rd) that need to be factored in as available options for alternative residential lifestyle living with potential impact on demand for existing & future residential/rural residential lots.</p> <p>Area 6 land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup. Consideration to allowing 2000m2 min lot size for more efficient use of infrastructure whilst maintaining rural residential density & character, and promoting affordability & sustainability of land resources, containment of urban sprawl etc.</p> <p>Monitor Oakes Rd area for orderly & efficient development and land takeup. Consider RU5 Village masterplan to ensure preferred residential character is identified and strategically introduced.</p>
7	Watkins Avenue	<p>Zoned R5/W-4000m2 or 3000m2 with sewer.</p> <p>Note also pockets of existing underdeveloped RU4/Y-1ha & AA-5ha land that need to be factored in as available options for alternative residential lifestyle living with potential impact on demand for existing & future residential/rural residential lots.</p> <p>Area 7 land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup. Consideration to allowing 2000m2 min lot size for more efficient use of infrastructure whilst maintaining rural residential density & character, and promoting affordability & sustainability of land resources, containment of urban sprawl etc.</p> <p>Monitor RU4 land for orderly & efficient development and land takeup.</p>
8	Walla Avenue	<p>Zoned R5/W-4000m2 or 3000m2 with sewer.</p> <p>Note also pockets of existing underdeveloped RU4/Y-1ha & AA-5ha land that need to be factored in as available options for alternative residential lifestyle living with potential impact on demand for existing &</p>

Map Area Ref	Area Description	Comment on appropriateness & recommendations
		<p>future residential/rural residential lots.</p> <p>Area 8 land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup. Consideration to allowing 2000m2 min lot size for more efficient use of infrastructure whilst maintaining rural residential density & character, and promoting affordability & sustainability of land resources, containment of urban sprawl etc.</p> <p>Monitor RU4 land for orderly & efficient development and land takeup.</p>
9	Hanwood	<p>Zoned R5/W-4000m2 or 3000m2 with sewer.</p> <p>This land is appropriately zoned to form part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup.</p> <p>However, the proximity of residential and rural residential zones to noxious industry may raise future issues with complaints re odour etc. Suggest community discussion to ascertain strategy is robust enough to avoid these issues.</p>
10	Northern Foreshore of Lake Wyangan	<p>Zoned R5/AA-5ha or 3000m2 with sewer.</p> <p>There has been no subdivision development in this area. It is understood that a development application for this site has lapsed and the original land developers have sold the land with the new owner undertaking ongoing rural primary production activities.</p> <p>The current strategy has appropriately not included this land as a future land resource for rural residential settlement in the foreseeable future as there are no indicators suggesting otherwise.</p> <p>Strong consideration to be given to rezoning this land RU1 or E2/AE-200ha. This will assist in balancing the supply/demand ratio and help correct current market conditions.</p>
11	Lakes Road 2 Annex (Betts Development)	<p>Zoned E4/ W-4000m2 or 3000m2 with sewer.</p> <p>There has been no subdivision development in this area. Development application status and immediate intentions need to be clarified. If opportunity exists, consider redefining boundary of realistic expectations of subdivision development and range of lots sizes to meet current rate of land take-up citywide.</p> <p>Current strategy identifies the land as high scenic value/low density residential development. Strong consideration to be given to rationalizing the extent of this zoning to assist balancing the supply/demand ratio and help correct current market conditions.</p>
12	Snaidero Road	<p>Zoned RU4/AA-5ha. This land is subject to a current DA. Development application status and immediate intentions need to be clarified. If opportunity exists, consider redefining boundary of realistic expectations</p>

Map Area Ref	Area Description	Comment on appropriateness & recommendations
		<p>of subdivision development and range of lots sizes to meet current rate of land take-up citywide.</p> <p>Current strategy and zoning appropriate, forms part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup.</p>
13	Spencer Road	<p>Zoned RU4/AA-5ha. This land is subject to a current DA. Development application status and immediate intensions need to be clarified. If opportunity exists, consider redefining boundary of realistic expectations of subdivision development and range of lots sizes to meet current rate of land take-up citywide.</p> <p>Current strategy and zoning appropriate, forms part of the rural residential land supply under the current strategy. Continue monitoring of land development and takeup.</p> <p>Note proximity to future industrial areas and potential interface conflicts/issues.</p>

3.2.8 Rural residential lot size mix

Rural residential is a lifestyle choice and households are generally geared to ensure affordability in securing a desired site, constructing a new dwelling and outbuildings, and then maintaining the property. Varying factors such as external land activity choices including landscaping, recreational and hobby farm pursuits, have an influence on appropriate lot size choice. Essentially a range of lot sizes targeting expected activity provides the most secure model for efficient, sustainable land supply management.

The astute land developer will undertake their own research to understand the customers that their subdivision development is to be marketed to. Council's have a duty to provide the opportunities via appropriate land policy, including lot size, for the developer to explore viable options.

Under the current NSW planning system, the zoning and minimum lot size provisions provide a somewhat prescriptive means to guide landuse lifestyle choice, however, the system does also enable flexibility by incorporating some creative means of working with the guidelines with respect to the results of their market research.

With the current Griffith LEP, rural residential policy is focused around an optimum lot size of 3000m² where sewer reticulation is available. Without this infrastructure, a minimum of 4000m² is required. Other lot sizes within the LEP include 1, 3, 4, 5 & 10 hectares with the higher lot sizes either targeted for hobby farm activities or used as strategic tools for limiting subdivision activity in areas on hold until demand and infrastructure provision warrants higher density development.

A 3000m² minimum lot size for rural residential is an appropriate size, however, there are some areas where a 2000m² minimum may be warranted to enable more efficient use of land resources and infrastructure, as well as maintaining a rural character and setting.

The inclusion of a lot averaging provision in the current LEP (clause 4.1B) also provides an appropriate level of flexibility to enable a variety of lots

sizes throughout the rural residential zones. Council would be encouraged to promote best practice in subdivision design by way of DCP guidelines to ensure land developers undertake their own research and innovative design to provide an appropriate number, size and setting of lots for the local real estate market.

3.3 Staging Strategies

A general review of the current staging strategies for residential development, as proposed in the Growth Strategy Beyond 2030, has been undertaken following the analysis conducted in previous sections.

The strategies proposed, in theory, are appropriate; particularly as they relate to critical infrastructure rollout and land take up in relation to expected population growth, as discussed in the strategy document. The staging also has respect to revised strategies that aim for more consolidated land development, creation of urban character and sustainable use of resources.

As a result of the review of supply/demand and current statistical information on population change and building activity, however, the timing of the strategies may need review, as the take-up of land may take longer to occur than originally expected. From this independent review, the take up of residential and rural residential land may be extended an additional 3 – 5 years depending on locality.

Staging strategies will require review every five years once more updated data is available to ensure they remain relevant.

3.4 Industrial Land

A review of industrial land supply and demand was also undertaken as part of this project. Council undertook a comprehensive industrial lands analysis as part of the Growth Strategy Beyond 2030 study,

Griffith seems to have an abundant of industrial zoned land that is generally underutilized. Industrial land take up is driven by economic factors beyond the scope of guidance expected from strategic land use documents. For industry, land use policy must provide the opportunities for land acquisition that relates to fostering economic performance and profitability. Transport, communication, key infrastructure and access to other support industries are critical to a robust local economy.

Significantly large industrial developments will generally undertake scoping studies to identify the most appropriate parcel of land that fits all key development criteria. Any zoning issues would be negotiated with the local authority and changes made where appropriate.

It is considered the industrial lands analysis undertaken by Council adequately addresses the issues of industrial land supply and demand. Council is encouraged to pursue economic development incentives to ensure the local area's economy remains robust and attractive for expansion and innovation. The inherent benefits of job growth will then lead to supporting other local activities and residential expansion.

4 SUMMARY OF CONCLUSIONS & RECOMMENDATIONS

The adopted Beyond 2030 Strategic Plan provides a strong focus on developing urban residential nodes to ensure sustainable growth throughout the city. The data provided by Council supports this strategy and is reliant on ongoing growth in demand for serviced land, underpinned by continued rural economic growth in the region.

This review has identified that there is currently an imbalance between supply and demand of residential and rural residential land, with a significant oversupply potentially impacting on land values and incentives for further subdivision of land. Declining population growth and a slow down in dwelling unit building activity (since 2010) are both significant contributors to shrinking demand.

It is considered that the current forecasting is still over estimating growth and that expectations be focused on an average 0.5% per annum growth rate in lieu of the predictions included in the latest strategy document.

A summary of conclusions and recommendations is provided below.

4.1 Public Submissions Reviewed

In relation to the submissions review, the following recommendations are made:

Table 13: Summary of Assessment Recommendations

Submission	Recommendation
Submission No.7 - Nardo	<ol style="list-style-type: none"> At this stage, the subject land to remain RU4 with currently adopted min lot size. This position be reviewed within the next 5 years against the rollout of the urban residential expansion strategy and provision of essential infrastructure.
Submission No.8 - Catanzariti	<ol style="list-style-type: none"> At this stage, the subject land to remain RU4 with currently adopted min lot size. A further reviewed be undertaken when land opposite has been development in accordance with the urban residential expansion strategy and provision of essential infrastructure.
Submission No.23 – Mallinson Road	<ol style="list-style-type: none"> At this stage, the subject land to remain RU4 with currently adopted min lot size. Review this position in next 5 years in relation to rollout of urban residential expansion strategy and essential infrastructure provision
Submission No.32 – Beelbangera Road	<ol style="list-style-type: none"> At this stage, the subject land to retain the RU4 with currently adopted minimum lot size of 3 hectares, and Review this position in next 5 years in relation to rollout of urban residential expansion strategy and essential infrastructure provision, especially in relation to the flooding strategy.
Submission No.40 - Joekey	<ol style="list-style-type: none"> At this stage, the subject land to remain RU1 with currently adopted min lot size.
Submission No.42 - Rossetto	<ol style="list-style-type: none"> At this stage, the subject land to remain RU1 with currently adopted min lot size.

Submission	Recommendation
Submission - Lot 230 DP751728, Yenda	1. At this stage, the subject land to remain RU1 with currently adopted min lot size.

4.2 Supply & Demand of Rural Residential & Industrial Lands

4.2.1 Rural Residential Land

This review supports the conclusions contained in the Growth Strategy Beyond 2030, being that there is an oversupply of rural residential zoned land, which is having a negative impact on this sector of the local real estate market. This is evident in the poor performance of sales enquiries and general land value return on rural residential lots.

Rural residential has to be targeted at the premium end of the residential real estate market, and land values, settlement character and quality of the built environment should reflect this status.

As mentioned above, forecasting should be based on a relative conservative growth rates with interim reviews (every 5 years for a regional centre like Griffith) to ensure that strategies are adjusted in response to various local, regional and wider influences.

The dispersed settlement of existing rural residential subdivisions, particularly those partially or fully established is now a result of historic decisions. Future strategies should now concentrate on ensuring rural residential estates are complimentary to the main urban settlement areas including villages.

In respect of the review of all rural residential zoned land, detailed analysis and conclusions are included in Table 13 above. The following general recommendations are made:

Table 14: Summary of Existing Rural Residential Zone Recommendations

Map Area Ref:	Recommendation
1 – McPhersons Range	1. RU2 zoning is appropriate, however, minimum lot size should be increased to 20ha to limit further creation of lots that would not sustain extensive viable primary production,
2, 3, 4 & 5	1. These areas are appropriately zoned.
6, 7, 8 & 9	1. These areas are appropriately zoned 2. Consideration for allowing 2000m ² lots in certain areas for more sustainable development.
10 – Northern Foreshore – LW	1. Rezone this land to RU1 or E2/AE-200ha to balance demand/supply.
11 – Lakes Road	1. Further investigate the development history of this land and rezone where appropriate to RU1 to balance demand/supply.
12, 13	1. These areas are appropriately zoned.
General Recommendations	1. Council to establish & maintain a land monitoring register that is reviewed regularly. 2. Council to review the residential & rural residential staging timing as a response to the current statistical data from ABS. 3. A review of current strategies to be undertaken every 5 years to ensure relevance to the current market and local economic conditions.

4.2.2 Industrial Land

There is sufficient zoned industrial land under the recently adopted LEP2014 to cater to known and projected industrial land development.

The current industrial land review conclusions are supported.

ATTACHMENT 1: MEETING NOTES



Project: 14002 – Griffith City Council – Draft Griffith Local Environmental Plan 2013 - Independent Review of Public Submissions

MEETING NOTES

Date: 30/5/14
8.30am – 9.45am

Subject: **Nardo/Raccanello - Submission No.7**
Boorga Road, Lake Wyangan
Meeting and consultation with the subject landholders/authors of the identified public submissions.

Attendees: Louis & Maria Raccanello
(Contact: Maria Raccanello 0428694523 or Louis Raccanello 0427010243)

Details:

- Strategic discussions, zoning decisions, meetings with Council since 1999
- Landholders are weighing up options for subdivision development
- General frustration with landuse planning system since consideration of first strategy review in 2000
- Conceptual subdivision plan included in submission, not a true indication of maximum development potential and/or integration with adjoining land, put into the submission as requested by Council. Encouraged by Council to resubmit previous submission for consideration
- Noted that latest strategy includes the land within urban residential expansion of Lake Wyangan village area 2023+ release.
- New sewer main along Boorga Road to service village area.
- Current infrastructure rollout suggests future residential expansion, interim interface conflicts, esp re bikeway and farming operations, noted concerns over spraydrift, users of bikeway (young families, children etc)
- Current takeup rates for rural residential land and land values indicate reaction to oversupply of zoned rural res land, ie significant oversupply, lower realized sales value of developed land, some developments failing. Also reaction to local rural economy restructuring pressures.
- Existing dwelling located on separate small holding parcel (former concessional lot), may be disposed of separately and not form part of overall subdivision design.
- LEP2014 zoning RU4 with min lot size of 5ha. This does not represent an efficient future subdivision arrangement to realize the orderly and efficient development of future urban residential land without the inclusion of a masterplan/staging plan. At best a strategic hold on subdivision development until next zoning review.
- The 500 lot subdivision north of Lake Wyangan will not be realised as new owner has no intention of developing, bought it as a rural farming enterprise.
- Impact of "fans" in local area for controlling frost

Comments:

1. Noted all above
2. Relevance of current strategy for village expansion, timing of land release
3. Infrastructure expansion as part of urban village expansion, where relevant
4. Interface issues with encroaching urbanism to be noted in interim.
5. Consider in relation to overall strategic landuse expansion of urban areas and if rural residential is still relevant and viable under current and foreseeable future.



Project: 14002 – Griffith City Council – Draft Griffith Local Environmental Plan 2013 - Independent Review of Public Submissions

MEETING NOTES

Date: 30/5/14
11.00am – 12.00pm

Subject: **Catanzariti – Submission No.8**
Antonio & Maria Catanzariti, Farm 1868, McCarthy Road, Lake Wyangan (Contact: Tony Catanzariti 0428 665 985)
Meeting and consultation with the subject landholders/authors of the identified public submissions.

Attendees: Tony Catanzariti

Details:

- Landholder has several parcels of land within current LEP RU5 Village zoning and considering future development options.
- This land zoned RU4, min lot size 5ha, and included within future urban residential expansion of Lake Wyangan village area 2023+ release.
- Previous strategy indicates land for rural farming uses only
- Landholder acknowledges merit of strategic view of landuse expansion
- Noted concern over land supply issues and failings of several rural residential developments.
- Discussed local rural economic issues, also noted.
- Discussed overall city structure plan and importance of physical constraints, natural eco systems, infrastructure imitations.\, “big picture” thinking required and commitment to implementing in a responsible manner.
- Plan for aging population, resourcing newly developing areas for young families.
- Current land used for citrus farming with existing dwelling
- Opposite new land development for residential purposes.

Comments:

1. Noted all above
2. Urban expansion of Lake Wyangan requires village centre masterplan
3. Village development strategy has merit and makes sense when considering future residential land resources for the city.
4. Timing of development, phasing of infrastructure critical to viability.

GS



Project: 14002 – Griffith City Council – Draft Griffith Local Environmental Plan 2013 - Independent Review of Public Submissions

MEETING NOTES

Date: 4/6/14
10.00am – 11.00am

Subject: **Mallinson Road (M&V Solicitors) – Submission No.23**
Mackenzie & Vardanega Lawyers for Nardo&Ballestrin / Zirilli&Agresta / Casella / Pasin / Agresta / Rinaldo / Mancini / Bonaccorsi / D'Aquino / Mancini, Mallinson Road, Griffith. (Contact: Simon Mackenzie 69668222)
Meeting and consultation with the subject landholders/authors of the identified public submissions.

Attendees: Simon Mackenzie, Messers Mancini, Zirilli, Agresta, Casella

Details:

- Land has been developed as result of strategy plan agreed to in 2000. Initial take up and development encouraged by Council, issues dealt with.
- Landholders concerned over current zoning and revised strategy, not an efficient use of land resources, uneconomic to develop
- Noted existing R5 subdivisions on southern side of Mallinson Rd. Few vacant lots left.
- Land included as general and future rural residential expansion in previous adopted strategy.
- Current strategy has part of the land included in future urban residential expansion of Lake Wyangan Village 2023+ release, with land further west to remain as existing small holdings for horticultural/viticultural use.
- Noted current slow down in land sales and issues with some rural residential developments.
- Noted merits of locations and existing investment in infrastructure to support future subdivision development.
- Landholders need certainty on future subdivision to protect their investment.

Comments:

1. Noted all above
2. Balance interests of landholder expectations and rollout of urban residential expansion strategy and essential infrastructure provision.
3. Supply/demand ratio to be kept in balance, note development and take up of R5 land.
4. Need to ensure economic/efficient use of land parcels essential to realise adopted strategy – min lot size not reflection of best use of land (strategic measure).
5. Interim need to manage interface conflicts between current rural activities and expanding urban/residential settlement.

GS



Project: 14002 – Griffith City Council – Draft Griffith Local Environmental Plan 2013 - Independent Review of Public Submissions

MEETING NOTES

Date: 4/6/14
11.00am – 12.00pm

Subject: **Beelbanger Road (Planning Matters) – Submission No.32**
Planning Matters for landowners between Clifton Boulevard & Calabria Road, Griffith.
(Contact: Martin Ruggeri 69622696)
Meeting and consultation with the subject landholders/authors of the identified public submissions.

Attendees: Martin Ruggeri, Roy Calabria, Charlie Guglielmino

Details:

- Previous strategy indicated land for future investigation for residential 2030+. Current strategy suggests future rural small holdings. Current zoning is RU4 with min lot size of 3ha.
- Landholders have invested considerably in developing various masterplanning models to ensure a cost-efficient subdivision of this area, including infrastructure modeling.
- Landholders suggest that 6000-8000m2 lots are preferred to ensure a cost-effective/efficient development.
- Noted that land-farming infrastructure has been downgraded over previous years since 2000 strategy released in anticipation of future residential development.
- Noted issues with current real estate market, oversupply of residential lots, valuation/rates issues, etc..
- Noted current flooding concerns for this area and that a revised flooding strategy is being developed.
- Discussed planning regulation setup, state model instrument, use of min lot sizes to control development, how Council must demonstrate responsible management of land resources to meet supply/demand pressures.

Comments:

1. Noted all above
2. Additional work needed to ensure infrastructure (esp drainage) is designed to meet carrying capacity and physical limitations of local area.
3. Landholder interests/expectations to be balanced against city needs and responsible land management.
4. Urban residential expansion strategy to ensure orderly/efficient use of resources, esp essential infrastructure provision, note difference between density suggested in current LEP and that being pushed by the landholders.
5. Interim need to manage interface conflicts between current rural activities and expanding urban/residential settlement.

GS



Project: 14002 – Griffith City Council – Draft Griffith Local Environmental Plan 2013 - Independent Review of Public Submissions

MEETING NOTES

Date: 30/5/14
10.00am – 11.00am

Subject: **Joeky – Submission No.40**
J & H Joeky, Farm 1527, Cemetery Road, Yenda (Contact: Joe 0429487489)
Meeting and consultation with the subject landholders/authors of the identified public submissions.

Attendees: Joe Joeky

Details:

- Current zoning RU1, min lot size 20ha. Current strategy indicates land for continuing rural landuses.
- Landholder considers land has opportunity for future industrial uses, in particular targeting truck depots and rail freight/warehousing activities, logistics type activity
- Growth of Casella Wines, proximity to main roads and railway are all major influences on potential support industries in the general area of Yenda.
- Not aware of current zoning of land, viewed online mapping and landuse guide
- Noted that all uses suggested are permissible on the subject site, subject to normal DA process. LEP2014 permits targeted landuses in RU1 zone
- Noted infrastructure opportunities and limitations of site.

Comments:

1. Noted all above
2. Expansion of Casella Wines has provided catalyst for other potential entrepreneurial ventures in the local area.
3. Current zoning provides reasonable flexibility to accommodate related industries, subject to appropriate investigations as necessary.
4. Note previous and current strategies that indicate land for continued rural use
5. Best to monitor in short term, including take up of existing land in and around Yenda for industrial and rural-industrial uses.

GS



Project: 14002 – Griffith City Council – Draft Griffith Local Environmental Plan 2013 - Independent Review of Public Submissions

MEETING NOTES

Date: 4/6/14
9.00am – 10.00am

Subject: **Rossetto – Submission No.42**
Eric Rossetto, Farm 797 Cremasco Road, Yenda (Contact: Eric 69641203)
Meeting and consultation with the subject landholders/authors of the identified public submissions.

Attendees: Eric Rossetto

Details:

- Existing farm unviable under current rural economic conditions, 30 acres
- Current zoning RU1, min lot size 20ha. Current & previous strategies indicate land for continuing rural landuses.
- Land is immediately opposite an R5 zoned area with min lot size of 4000m2.
- Noted existing provision of infrastructure services to support additional rural dwellings if RU4 recommended.
- Water (raw & filtered), Electricity, Telstra services, sealed road to part of existing lot frontage, all available

Comments:

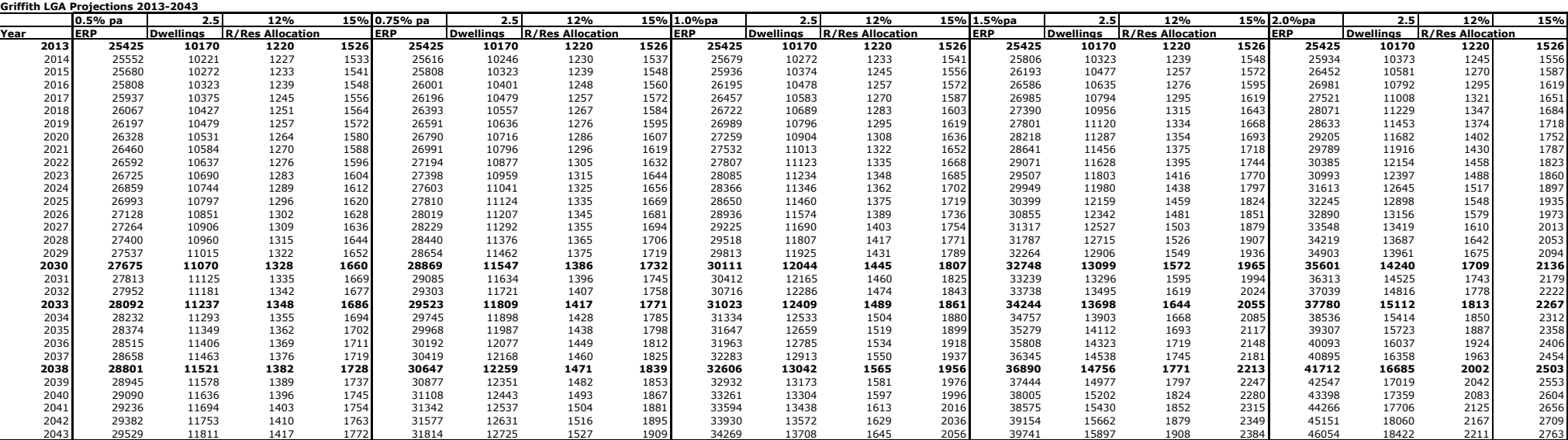
1. Noted all above
2. Inclusion of RU4 zoning would provide an interface barrier between RU1 landuses. There is no RU4 land surrounding Yenda village.
3. However, note proximity of Industrial zoning and consideration also needed for land between Barracks Road and Wood Road. Potential interface issues.
4. Considering oversupply of current small lot rural land, at this stage preferred strategy would be to leave as RU1 until land market has readjusted and demand increases.

GS

ATTACHMENT 2: POPULATION & DWELLING PROJECTIONS

A – SP Model:

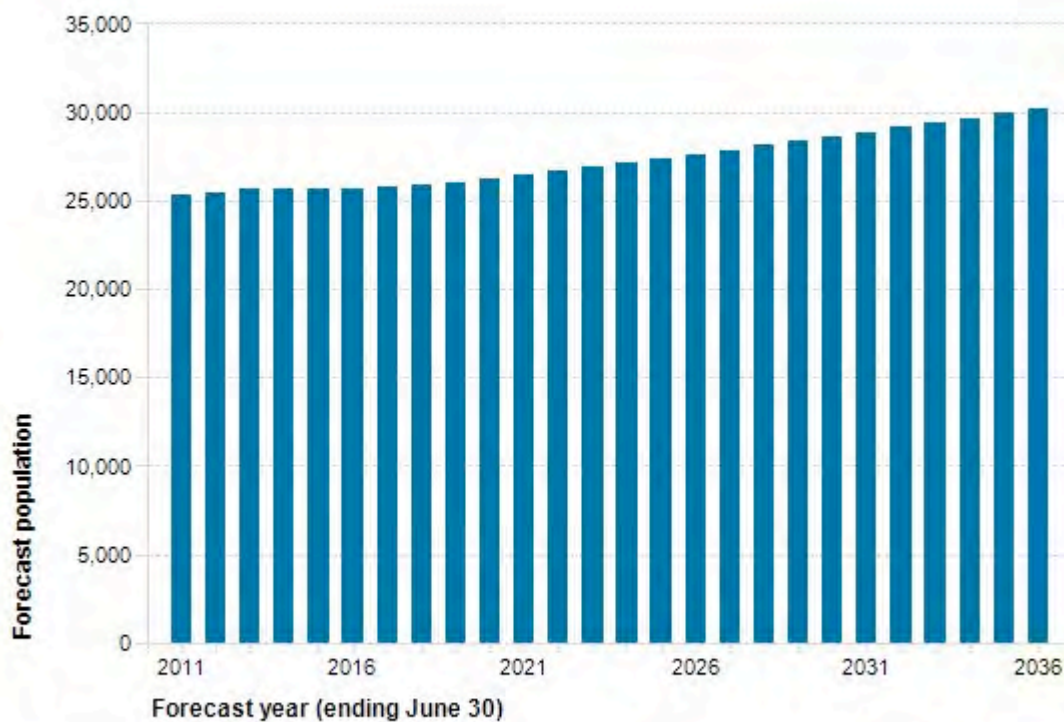
B – GCC/Forecast ID 2014





Forecast population

Griffith City



Population and household forecasts, 2011 to 2036, prepared by .id, June 2014.

.id the population experts

Forecast population, households and dwellings

export



reset



Griffith City

Forecast year

Summary	2011	2016	2021	2026	2031	2036
Population	25,362	25,682	26,426	27,596	28,873	30,160
Change in population (5yrs)	--	320	744	1,170	1,277	1,287
Average annual change	--	0.25	0.57	0.87	0.91	0.88
Households	9,311	9,543	9,872	10,317	10,790	11,262
Average household size	2.69	2.65	2.64	2.64	2.64	2.64
Population in non private dwellings	346	346	376	406	436	466
Dwellings	10,050	10,289	10,633	11,097	11,589	12,079
Dwelling occupancy rate	92.65	92.75	92.84	92.97	93.11	93.24

Population and household forecasts, 2011 to 2036, prepared by .id The population experts, June 2014.

Forecast age structure - 5 year age groups

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Griffith City - Total persons		2011		2021		2036		Change between 2011 and 2036
Age group (years)		Number	%	Number	%	Number	%	Number
0 to 4		1,871	7.4	2,061	7.8	2,342	7.8	+471
5 to 9		1,934	7.6	1,966	7.4	2,275	7.5	+341
10 to 14		1,880	7.4	1,780	6.7	2,108	7.0	+228
15 to 19		1,741	6.9	1,694	6.4	1,909	6.3	+168
20 to 24		1,707	6.7	1,705	6.5	1,863	6.2	+156
25 to 29		1,733	6.8	1,796	6.8	1,976	6.6	+243
30 to 34		1,582	6.2	1,755	6.6	1,989	6.6	+407
35 to 39		1,608	6.3	1,655	6.3	1,924	6.4	+316
40 to 44		1,732	6.8	1,515	5.7	1,805	6.0	+73
45 to 49		1,727	6.8	1,572	5.9	1,761	5.8	+34
50 to 54		1,645	6.5	1,620	6.1	1,663	5.5	+18
55 to 59		1,450	5.7	1,554	5.9	1,541	5.1	+91
60 to 64		1,189	4.7	1,398	5.3	1,436	4.8	+247
65 to 69		918	3.6	1,208	4.6	1,361	4.5	+443
70 to 74		871	3.4	1,025	3.9	1,275	4.2	+404
75 to 79		715	2.8	821	3.1	1,140	3.8	+425
80 to 84		571	2.3	684	2.6	942	3.1	+371
85 and over		487	1.9	616	2.3	849	2.8	+362
Total persons		25,361	100.0	26,425	100.0	30,158	100.0	+4,797

Forecast household types

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Griffith City		2011		2021		2036		Change between 2011 and 2036
Type		Number	%	Number	%	Number	%	Number
Couple families with dependents		3,252	34.9	3,267	33.1	3,675	32.6	+423
Couples without dependents		2,463	26.5	2,760	28.0	3,185	28.3	+722
Group households		251	2.7	254	2.6	280	2.5	+29
Lone person households		2,259	24.3	2,473	25.0	2,854	25.3	+595
One parent family		914	9.8	945	9.6	1,071	9.5	+157
Other families		171	1.8	174	1.8	195	1.7	+24

Population and household forecasts, 2011 to 2036, prepared by [Jid](#) The population experts, June 2014.

Components of population change

[export](#)


Griffith City		Forecast period				
Component		2012 to 2016	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036
Births		1,987	2,017	2,088	2,168	2,259
Deaths		958	999	1,042	1,088	1,127
Natural increase/decrease		1,029	1,018	1,045	1,080	1,133
Net migration		-709	-304	96	167	123
Change in persons in non-private dwellings		0	30	30	30	30
Total population change		320	744	1,171	1,277	1,285

Population and household forecasts, 2011 to 2036, prepared by [Jid](#) The population experts, June 2014.