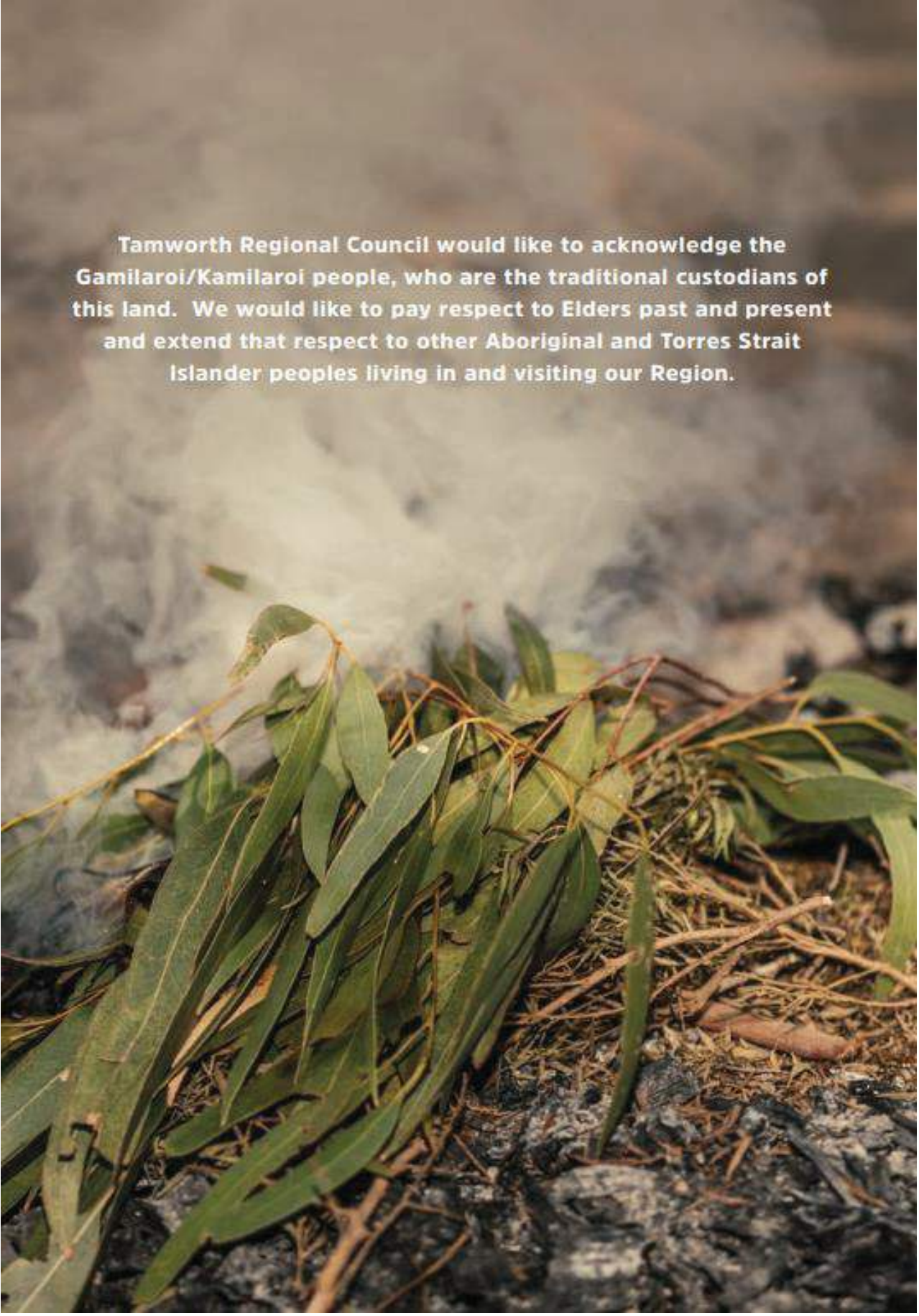




# Tamworth Regional Housing Strategy

Draft Version: 21 May 2024



**Tamworth Regional Council would like to acknowledge the Gamilaroi/Kamilaroi people, who are the traditional custodians of this land. We would like to pay respect to Elders past and present and extend that respect to other Aboriginal and Torres Strait Islander peoples living in and visiting our Region.**

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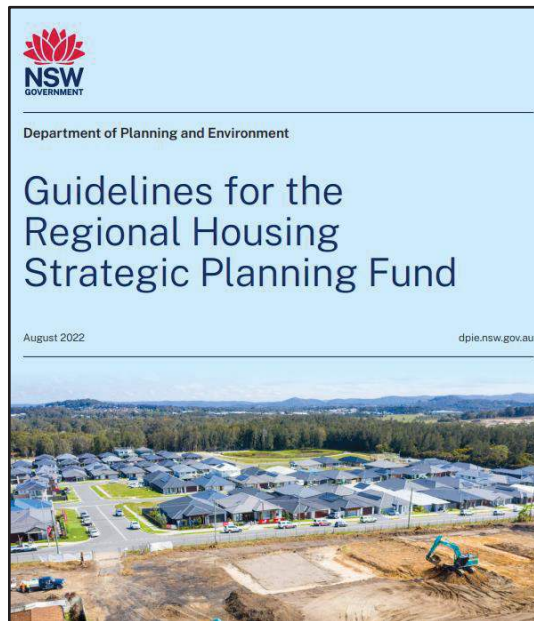
## List of Abbreviations

Abbreviation	Term
ABS	Australian Bureau of Statistics
ANEF	Australian Noise Exposure Forecast
<i>Blueprint 100: Part One</i>	<i>Tamworth Regional Blueprint 100: Part One</i>
<i>Blueprint 100: Part 2: LSPS 2020</i>	<i>Tamworth Regional Blueprint 100: Part Two: Local Strategic Planning Statement 2020 adopted 26 May 2020</i>
CBD	Central Business District
DPHI	Department of Planning, Housing and Infrastructure
EOI	Expression of Interest
<i>EP&amp;A Act 1979</i>	<i>Environmental Planning and Assessment Act 1979</i>
FPA	Flood Planning Area
FSR	Floor Space Ratio
HCA	Heritage Conservation Area
LEP	Local Environmental Plan
LGA	Local Government Area
RHS	Tamworth Regional Housing Strategy
<i>Regional Plan 2041</i>	<i>New England North West Regional Plan 2041</i>
PMF	Probable Maximum Flood
SEPP	State Environmental Planning Policy
<i>TACR 2023</i>	<i>Tamworth Activity Centre Review 2023</i>
TRC, Council	Tamworth Regional Council
<i>Tamworth Tomorrow Strategy</i>	<i>Tamworth Tomorrow – Economic Development and Investment Strategy 2022-2026</i>
TfNSW	Transport for NSW
TIA	Traffic Impact Assessment
<i>TRDCP 2010</i>	<i>Tamworth Regional Development Control Plan 2010</i>
<i>TRLEP 2010</i>	<i>Tamworth Regional Local Environmental Plan 2010</i>

## Acknowledgements

Tamworth Regional Council acknowledges the support of the NSW State Government in the formulation of the Tamworth Regional Housing Strategy (RHS).

The strategy was developed under the Regional Housing Strategic Planning Fund – a housing initiative of NSW Government with the engagement of Wakefield Planning consultancy.



Council also expresses appreciation to the many individuals and groups who participated in workshops and meetings as well as the wider community who participated in the public consultation in November-December 2023.

## Executive Summary

The Tamworth Regional Housing Strategy (RHS) presents Council’s vision for the future of land use and housing development in the Tamworth region. The RHS sets a framework for where housing can be delivered to ensure that the needs of the community can be met now and in the future.

The RHS has its basis in the Tamworth Regional Council Blueprint 100 documents, including Council’s local strategic planning statement, where housing was highlighted as key issue in the progression of the Tamworth region toward a population of 80,000 and ultimately 100,000 people. Initially adopted in 2020, *Tamworth Regional Blueprint 100: Part One (Blueprint 100: Part One)* and *Tamworth Regional Blueprint 100: Part Two: Local Strategic Planning Statement 2020 (Blueprint 100: Part 2: LSPS 2020)*, framed the means by which the community could grow and enjoy a high-quality lifestyle in the period to 2041.

However, the intervening years, marked significantly by the COVID-19 pandemic, have altered living and working patterns, highlighted new priorities, and spurred regional migration. This migration has brought opportunities but also challenges, including increased demand for housing, services, and infrastructure.

The NSW Government identified the need for housing and increased population in the Tamworth Regional Local Government Area (LGA) of 71,956 persons in 2041. Council’s *Blueprint 100: Part 2: LSPS 2020* identifies a potential increase of population to 81,000 at 2041 (based on trend data) and 100,000 between 2041 and 2061. Like many parts of regional Australia, Tamworth has experienced rising housing costs which has impacted social and economic stability.



In responding to the housing supply challenges, this RHS considers recent policy developments, including the Australian Government’s Housing Australia Future Fund and National Housing Accord, along with actions from the *NSW Housing Strategy 2041* and the *New England North West Regional 2041 (Regional Plan 2041)*. The RHS provides the framework for land use planning for new housing projects and promoting diverse housing solutions. For example, it emphasises the development of townhouses and apartments near town centres, encouraging a mix of housing types to boost supply, affordability, liveability, and community wellbeing.

### Planning Hierarchy

The RHS is set within the NSW State planning framework as shown in the following diagram. The *Regional Plan 2041* provides the strategic framework for the region. It is a 20-year land use plan which is updated every 5 years. The *Regional Plan 2041* provides projections for population growth, as does *Blueprint 100: Part 2: LSPS 2020*, which the RHS aims to deliver.



## Introduction

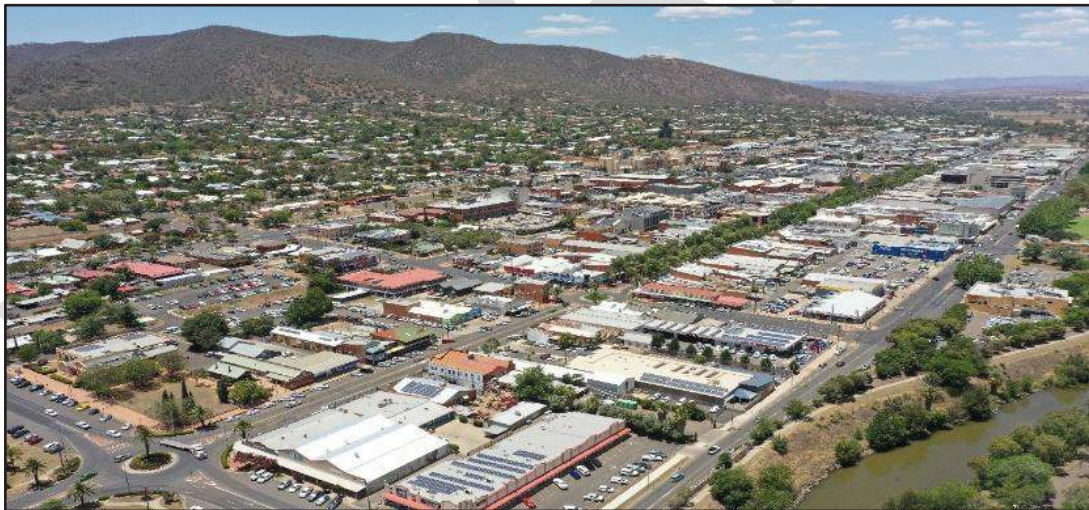
The vision for the Tamworth Regional Housing Strategy (RHS) is grounded in the land use vision of the *Blueprint 100: Part Two: Local Strategic Planning Statement 2020 (Blueprint 100: Part 2: LSPS 2020)*.

### Our Vision

***A future Tamworth Region will offer housing that meets the needs of a diverse and growing community which is well-designed to provide a wide range of lifestyle and affordability options.***

This vision supports well-managed growth that includes:

- Increased densities and affordable housing choices in new land release areas and existing areas;
- Shop top and apartment living in key precincts of Tamworth such as the Tamworth CBD;
- A wide selection of lifestyle blocks in suitable locations;
- Housing opportunities of the regions towns and rural centres are encouraged: and
- Recognition of unique localities including their heritage and neighbourhood character.



## Planning Policy Context

### NSW Housing Strategy

The overarching vision of the *NSW Housing Strategy* is that:

“NSW will have housing that supports security, comfort, independence and choice for all people at all stages of their lives”.

## NSW housing system pillars

The vision is reflected in the four pillars of supply, diversity, affordability and resilience of housing.

- **supply**—housing supply delivered in the right location at the right time
- **diversity**—housing is diverse, meeting varied and changing needs of people across their life
- **affordability**—housing that is affordable and secure
- **resilience**—housing that is enduring and resilient to natural and social change.

The objectives in each pillar are interrelated and together will contribute to improved economic, health and social wellbeing outcomes for the people of NSW.



## NSW Regional Housing Taskforce

In June 2021 the NSW Government established the Regional Housing Taskforce (the Taskforce) to respond to increasing pressures on the supply and affordability of housing in regional NSW.

The focus of the Taskforce was to:

- Identify and resolve barriers in the planning system to housing supply and affordability;
- Provide recommendations on ways to speed up the delivery of new homes in regional NSW; and
- Find ways to encourage building new houses on appropriately zoned land.

The Taskforce consulted widely with Councils (including Tamworth Regional Council), the development sector, not-for-profit housing providers and community groups. Having considered all the feedback, the Taskforce provided an independent report to the Minister for Planning, Housing and Infrastructure on 29 October 2021.

The task force made five (5) key recommendations for the NSW Government as follows:

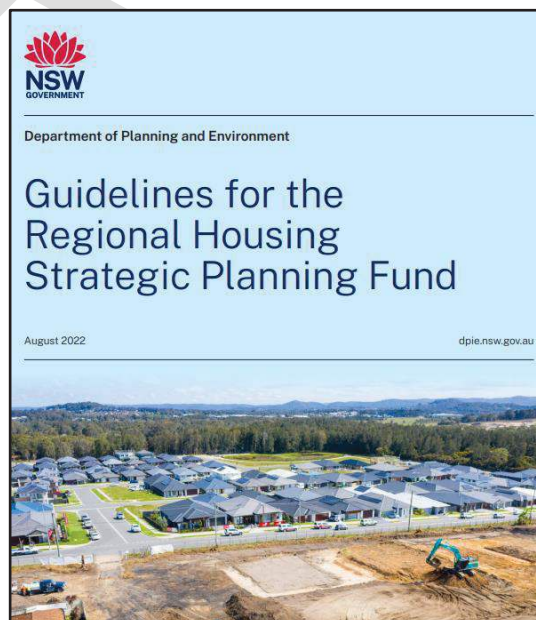
1. Support measures that bring forward a supply of 'development-ready' land;
2. Increase the availability of affordable and diverse housing across regional NSW;
3. Provide more certainty about where, when and what types of homes will be built;
4. Investigate planning levers to help deliver housing that meets short-term needs
5. Improve monitoring of housing and policy outcomes and demand indicators.

The recommendations were supported by 15 supporting targeted interventions that related to the recommendations.

The NSW Government intends to implement all task force recommendations as part of a comprehensive response with a goal to unlock 127,000 new homes in regional NSW over 10 years.

The response builds on the momentum of the *NSW Housing Strategy – Housing 2041* – that includes a range of initiatives to improve data, develop partnerships, speed up assessments, unlock land and enable infrastructure to create a strong housing pipeline across regional NSW.

The whole-of-government response includes existing and newly funded commitments announced as part of the NSW Government's \$2.8 billion 2022 Housing Package. Council has been successful in accessing some of this funding for infrastructure works on Duri Road associated with an urban release area. Council also secured funding for the formulation of this RHS under the *Regional Housing Strategic Planning Fund*.



## New England North West Regional Plan 2041 (Regional Plan 2041)

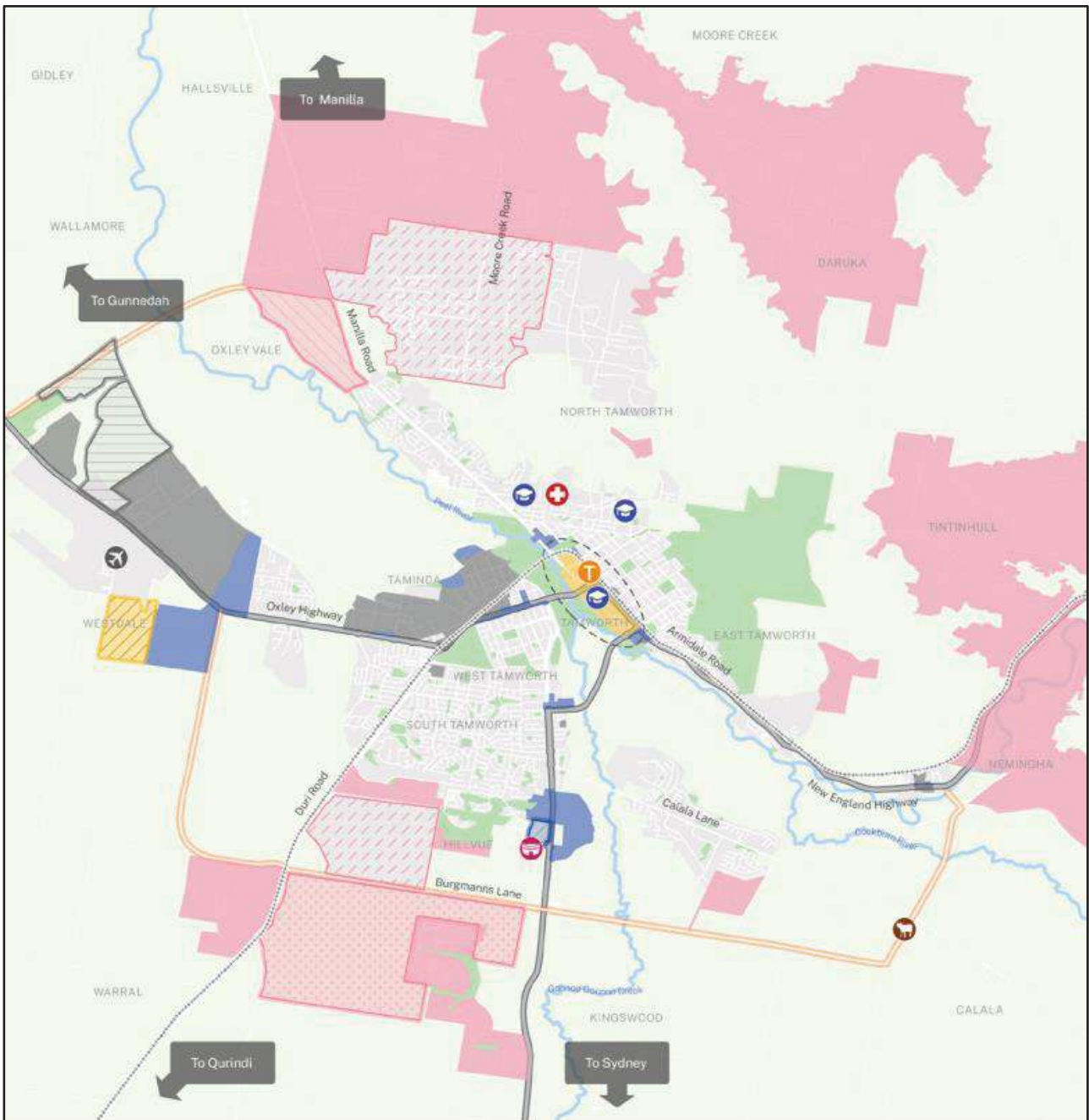
The *Regional Plan 2041* provides an overarching framework to guide subsequent and more detailed land use plans, development proposals, infrastructure funding decisions and housing strategies such as this. It contains various general statements about the future direction of residential development for the region, as well as specific information for the Tamworth Region.

Without limitation, the following key points are important to the RHS;

- Tamworth is expected to be home to 36.4% of the New England North West region's residents by 2041.
- Around 8,542 additional homes will be needed across the wider region over with greater housing diversity and affordable quality housing
- Growth is expected of older single and couple only households driving increased demand for smaller low maintenance dwellings.
- A mix of well-planned infill, greenfield and rural residential locations will be essential. When developing local housing strategies, infill housing is to be prioritised.
- Older people should have the ability to be comfortably housed as they age, in their home or move into seniors housing.
- Councils should consider providing for low-cost dwelling types in their local plans with less bedrooms and car parking on smaller lots to provide cheaper housing options.
- Tamworth Regional Council's priorities for the LGA are to deliver a variety of dwelling types and levels of affordability in Tamworth, including for temporary workers and to promote development that contributes to the unique character of Manilla, Kootingal, Barraba, Nundle and other areas.
- In preparing a land use strategy, rural residential development will be considered a component of residential supply.



A map of Tamworth City indicating future (and existing) areas for residential development is included as Figure 17 in the *Regional Plan 2041*, as shown overpage in **Figure 1**.



**Figure 17: Tamworth regional city**



- |                                 |   |                                      |   |
|---------------------------------|---|--------------------------------------|---|
| --- Tamworth CBD                | Regional sports and entertainment precinct      | Developing residential area          | Commercial/Business area                        |
| Tamworth regional airport       | Railway   | Existing large lot residential       | Future industrial/employment investigation area |
| Train station                   | Highway   | Future commercial investigation area | Industrial/Employment area                      |
| Tamworth hospital precinct      | Potential road upgrades                         | Future business investigation area   | Urban land                                      |
| Tamworth education facilities   | Future residential investigation area           | Commercial core                      | Open space                                      |
| Tamworth Agricultural Institute | Future large lot residential investigation area |                                      | Water body                                      |

*Figure 1: Extract of New England North West Regional Plan 2041*

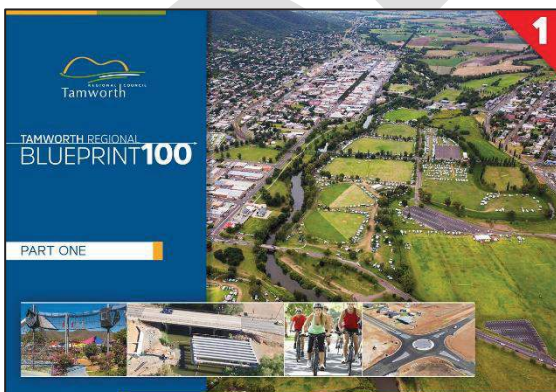
## Blueprint 100: Part One

In 2020 Tamworth Regional Council adopted Blueprint 100 which consisted of two parts. Part One is an overarching policy that ties together all of Council's strategies and policies. It provides a guide for the Tamworth Region to maintain a prosperous economy with high living standards as it grows toward a population of 100,000 persons.

*Blueprint 100: Part One* lists a number of priority themes, one of which is "Facilitate smart growth and housing choices". This includes new residential land at Hills Plain to the north of Tamworth city and Arcadia to the south as well as identifying appropriate locations for rural-residential living.

The Blueprint expresses a concern with a *business-as-usual* approach. The continued expansion into low density rural residential areas is noted as having a number of infrastructure, servicing and community drawbacks. In this housing strategy a more balanced set of growth pathways are identified.

More diverse housing choices and increased housing affordability are strongly promoted in *Blueprint 100: Part One* and these issues feature prominently in this housing strategy.



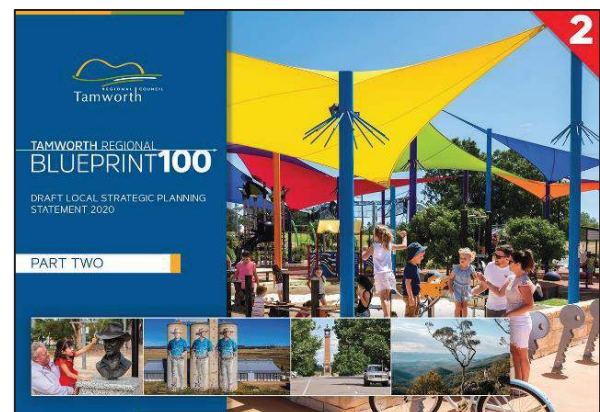
## Blueprint 100: Part Two - Council's Local Strategic Planning Statement

*Blueprint 100: Part Two: LSPS 2020* gives effect to the *Regional Plan 2041*, implementing priorities and actions at a more local level in the Tamworth region.

Among other things, the vision for land use expressed in *Blueprint 100: Part Two: LSPS 2020* indicates that "well designed living, play and work areas" are key elements of the future Tamworth area. They are reflected in the more detailed points described under "facilitate smart growth and housing choices" and also "build resilient communities".

These are explored in this strategy and relate to:

- Increased density and affordable housing
- Shop top and apartment living
- Variety of density housing
- The selection of lifestyle blocks available
- Rural centres provide lifestyle opportunities and have inclusive communities
- Manilla and Kootingal's growth is well-managed
- Options have been provided for the use of rural lands recognising land use and economic trends
- Tourism thrives in towns, villages and across the LGA
- Tamworth's role as a retirement destination.



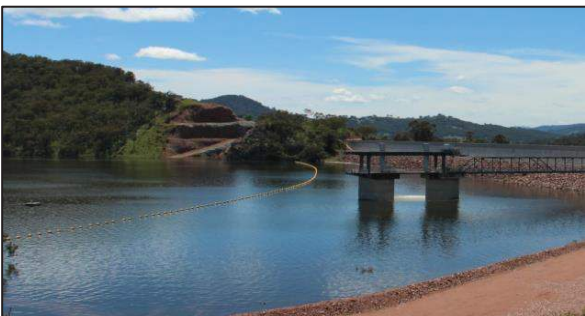
## Blueprint 100 – Our Community Plan

The document was prepared as part of the Integrated Planning and Reporting Framework. Together with associated plans (resourcing plan, delivery plan and annual plans and budgets), it provides more details of how the strategies from *Blueprint 100: Part One* and the *Blueprint 100: Part Two: LSPS 2020* will be pursued.

In lock-step with *Blueprint 100: Part One* and the *Blueprint 100: Part Two: LSPS 2020*, it lists 9 strategic focus areas as follow:

1. Water Security
2. A liveable built environment
3. Prosperity and Innovation
4. Resilient and diverse communities
5. Connect our region and its citizens
6. Working with and protecting our environment
7. Celebrate our cultures and heritage
8. A strong and vibrant identity
9. Open and collaborative leadership.

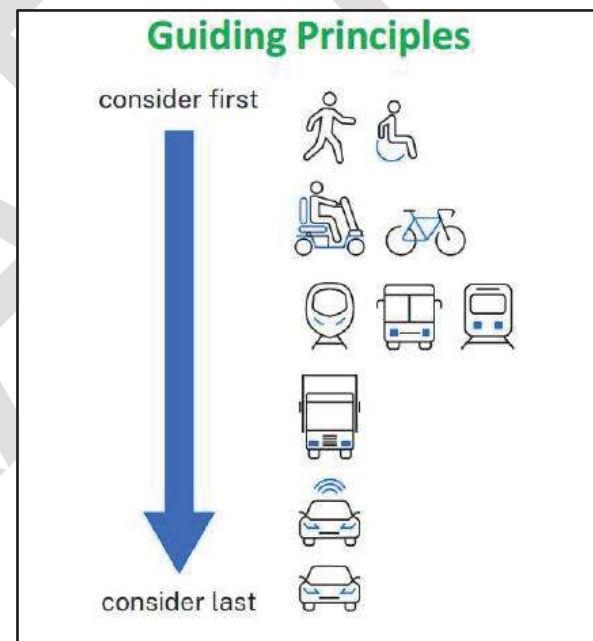
While meeting housing needs is directly addressed within the 'liveable built environment' theme, inter-linkages can be identified between housing and all the other focus areas. For example, water security into the future is essential to support a growing population (Focus area 1), resilient communities depend upon having appropriate residential accommodation (Focus area 4), and properly supporting the different sub-cultures within the region may require different housing types (Focus area 7). This strategy is built upon a recognition of these inter-relationships.



## Tamworth Integrated Transport Strategy

Transport strategies are central to considerations of housing and community. Key messages from the Transport Strategy include:

- A move to more 'active' transport – i.e., walking and cycling along with increased provision and use of public transport.
- Streets within residential areas should be considered a part of the residential 'place', and not just an access way.
- New residential subdivisions should be designed to prioritise pedestrian and active movement. Overall location relative to retail and other services is to be considered.



The strategy is supported by the Tamworth Active Transport Strategy 2021 which sits within the Council Strategic Framework for Delivery of Transport.

## State Environmental Planning Policies (SEPPs)

### SEPP (Exempt and Complying Development Codes) 2008

The Exempt and Complying SEPP aims to “provide streamlined assessment processes for development that complies with specified development”. It includes pathways for a number of residential building types including single dwellings, 1 or 2 storey dual occupancy, manor house or multi dwelling housing (terraces). Although something of a “one size fits all” approach, it does facilitate various forms of infill and greenfield development which have the potential to contribute to housing diversity and more affordable housing.

### SEPP (Housing) 2021

The principles of the Housing SEPP are:

- a) Enabling the development of diverse housing types, including purpose-built rental housing;
- b) Encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability;
- c) Ensuring new housing development provides residents with a reasonable level of amenity;
- d) Promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services;
- e) Minimising adverse climate and environmental impacts of new housing development;
- f) Reinforcing the importance of designing housing in a way that reflects and enhances its locality;
- g) Supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social

and environmental impacts from this use; and

- h) Mitigating the loss of existing affordable rental housing.

All of the above matters are of direct interest to this housing strategy. The SEPP operates through a number of provisions relating to:

- Infill affordable housing
- Boarding houses
- Supportive accommodation
- Residential flat buildings
- Retention of existing affordable housing
- Diverse Housing
- Residential apartment design

These SEPPs seek to address many of the common concerns and issues surrounding affordable and diverse housing. Notwithstanding this framework, however, housing stress is increasing, both in metropolitan and regional areas.

While SEPPs have been created at the NSW State level as enabling legislation to facilitate development their operation can have unintended effects at the local level. SEPP conditions tend to be ‘blind’ to local provisions such as those found in Precinct DCPs, and general objectives such as preserving or developing a particular neighbourhood character often based on iconic buildings.



## Tamworth Regional Local Environmental Plan 2010 (TRLEP 2010)

The *TRLEP 2010* provides the details of land use zones, permissible uses and other statutory requirements for development. In other words, it provides the rules about development across the Tamworth Regional LGA. Of specific interest to this study are the zones that permit residential accommodation and their locations as well as the associated development standards.

This relates to the types of housing development permissible in various areas of the Tamworth Regional LGA and provides the basis for examining the amount of undeveloped or underdeveloped zoned land to get a measure of the availability of housing land.

The Residential zones have been established for the main purpose of providing a variety of residential areas with supporting complementary uses.

The principal residential zones used in the Tamworth Regional LGA are:

### R1 – General Residential

The objectives of this zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

All residential accommodation types are allowed in this zone and R1 is considered to be the most important residential zone.

### R2 – Low Density Residential

The objectives of this zone are:

- To provide for the housing needs of the community within a low-density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

This zone is far more restrictive on *residential accommodation* and promotes dwelling houses on larger lots mostly of 2000m<sup>2</sup> and 4000m<sup>2</sup>.



### R5 – Large Lot Residential

The objectives of this zone are:

- To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.
- To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.
- To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To provide a mix of housing that supports and encourages neighbouring equine-related facilities and is compatible with surrounding land uses and activities.

The only residential type that is allowed is detached houses. The predominant minimum lot size is 2ha

The operation of these three zones, in particular, are reviewed in this strategy.

## RU5 – Village

The village zone is a multi-purpose zone that allows most types of development commensurate with a township environment. Most types of residential accommodation are permitted.

The settlements zoned RU5 include Attunga, Barraba, Bendemeer, Dungowan, Duri, Hanging Rock, Moonbi, Nundle, Somerton, Woolomin and Woolbrook. While these are important communities, these areas can be expected to support only a modest increase in residential accommodation. Minor variations can be considered to improve flexibility.

## Other Zones

There are a range of other zones that permit residential accommodation across the

Tamworth Regional LGA. These include; employment, mixed use, industrial, rural and conservation zones. For the most part these zones have limited potential for residential growth. The rural zones focus on detached houses and employment zones promote shop top housing for the most part.

However, there is one vital exception in the form of the E2 – Commercial Centre zone. This zone applies to the Tamworth Central Business District (CBD) which has been of significant interest for some decades and highlighted through the Blueprint 100 process.

This strategy addresses the potential to increase higher density forms of residential development such as multi-dwelling housing, residential flat buildings and shop-top housing which are already permitted with consent.



## Tamworth Regional Development Control Plan 2010 (TRDCP 2010)

The DCP contains detailed guidelines for development to complement the provisions contained in the *Tamworth Regional Local Environmental Plan 2010*.

## Local Government Snapshot

The Tamworth Regional LGA is located in the New England North-West region of New South Wales, about 410 kilometres north-west of Sydney and 580 kilometres south of Brisbane. The Tamworth Regional LGA is surrounded by the rural Shires of Gunnedah, Narrabri, Gwydir, Uralla, Walcha, Upper Hunter, and Liverpool Plains (**Figure 2**). The traditional custodians of the land are the Gamilaroi/Kamilaroi people.

The Tamworth Regional LGA has an area of 9,893 square kilometres with a current population of 65,246 people. The city of Tamworth provides for one in three of the region's homes and jobs and 43,453 people overall (67% of Tamworth Regional LGA).

Tamworth is a thriving economic and cultural hub of north-western New South Wales which supports a variety of sectors including health care, social assistance, food processing, manufacturing, construction, education, accommodation, food services and agriculture. Tamworth Regional Council's Gross Regional Product in 2022/20223 was \$4.13 billion, which represents 0.56% of the state's Gross State Product (*Source – Economy id.*).

Tamworth's efforts to diversify its economy beyond agriculture, since the Second World War, from retail and manufacturing to tourism,

have been generally successful. Together with its role as the crossroads of the Liverpool Plains, that has led to its current position, as the chosen destination of one million visitors annually. Visitors explore the natural beauty of the region, participate in one of the multiple cultural and sporting events hosted annually, do business or pursue recreation.

Tamworth Regional Airport as a result has one of the highest passenger flows of any such airport of inland Australia. The intermodal freight facility will further cement Tamworth position as a regional centre. All of these factors, in addition to a long-standing entrepreneurial and innovative spirit, have contributed to the growth of Tamworth which is predicted to achieve a population of 80,000 by 2041.

Tamworth Regional Council is committed to establishing an environment that; fosters partnerships; propagates creative thinking; facilitates a business engagement focus to enable economic activation; increase the region's competitiveness and one that is responsive to the changing needs of the region's stakeholders.

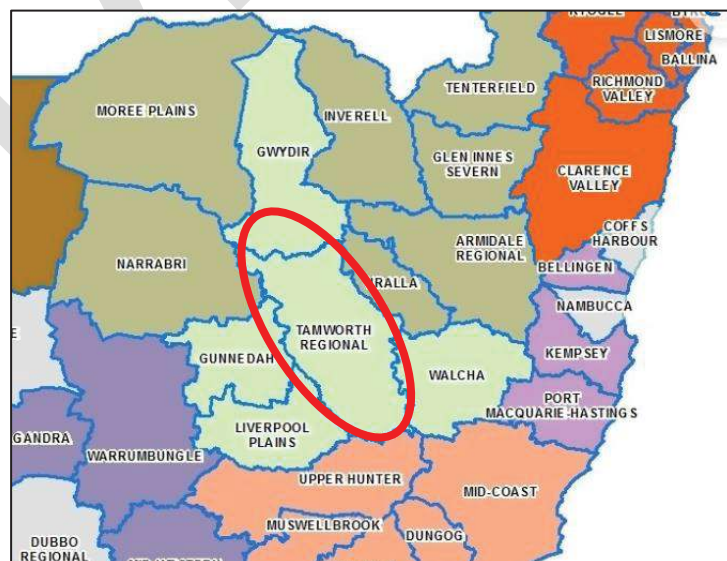


Figure 2: Local Government Areas - Northern NSW

## Housing Vision

### Our Housing Needs

Housing needs are determined by projected population growth, analysis of likely trends in demographics, including household types, household size, age cohorts and understanding housing preferences. The key drivers of population change are predominantly migration (inward arrivals versus outward departures) and natural change (births versus deaths).

### Population change

The population of the Tamworth Regional LGA as of 30 June 2023 was 65,246. The population of Tamworth was 63,677 in 2021 using Australian Bureau of Statistics (ABS) census data, increasing by 8,790 people since 2006. The population of the Tamworth Regional LGA is expected to grow from 63,677 in 2021 to 80,769 by 2041, which equates to an increase of 17,092 persons at an average annual growth rate of 1.1%. This is shown below in **Figure 3**.

In order to understand the interaction of supply and demand for housing within the Tamworth Regional LGA, it is critical to understand population projections. **Table 1**, draws upon three data sets, being ABS Census, Department of Planning Population Projections and *informed decisions* to analysis scenarios of population growth for the Tamworth Regional LGA.

Based on estimates of growth rates from the Census data (both directly and as interpreted by i.d), it is estimated that Total Tamworth Regional LGA population would grow at an annual of between 1.1% and 1.2% over the next 20 years under a “business as usual” scenario. This will result in a total population of around 80,000 people.

It is noted, *Blueprint 100: Part One* set an aspiration population of 100,000 people at 2041 which would bring forward housing requirements significantly.

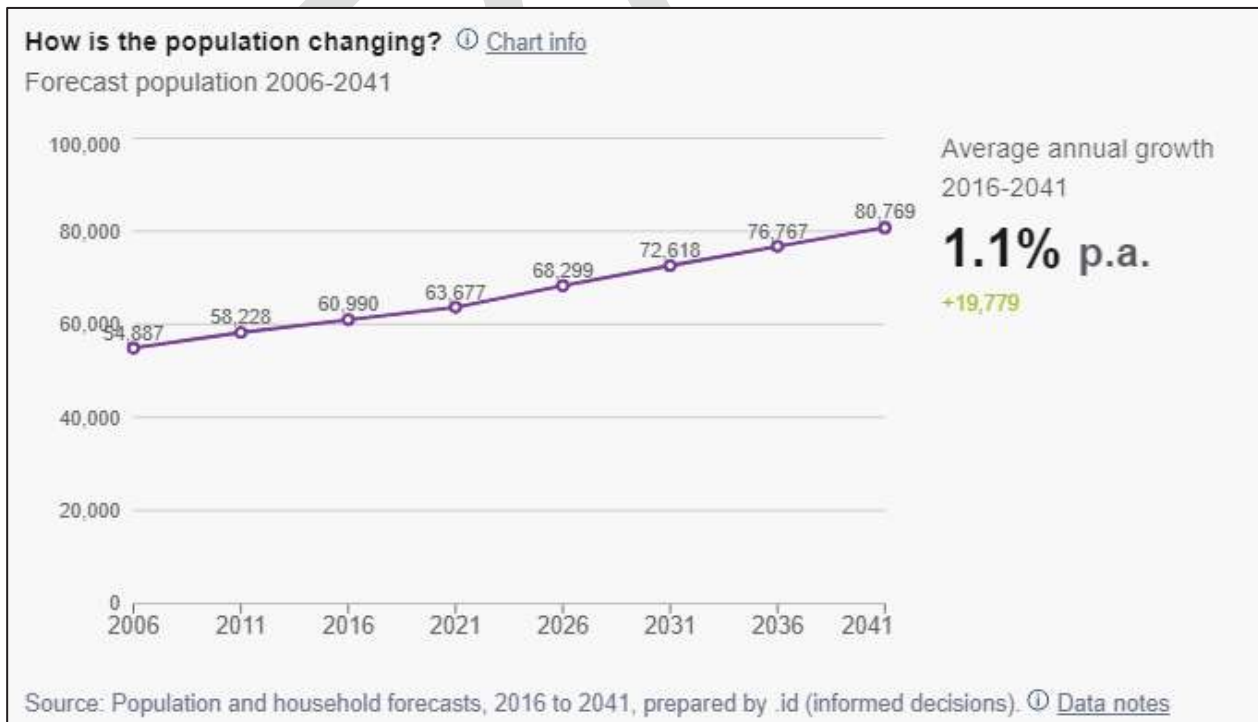


Figure 3: Forecast population 2006-2041

Data Source	2016	2021	Annualised growth	2041 projection	Annual rate used for projection
LGA – as per Census	59,663	63,070	1.12%	78,806	1.12%
LGA - Dept Planning	60,990	62,769	0.58%	71,956	0.69%
LGA - .id ERP	60,990	63,677	0.86%	80,769	1.2%

Table 1: Comparison of Projections using ABS Census, Department of Planning Data, and informed decisions data

### Migration

The vast majority of migration to the Tamworth region originates from neighbouring regions, to the north, south and west. International migration is also an important contributor to population growth as evidenced by increasing numbers of overseas arrivals, particularly in the last five to ten years as shown below in Figure 4.

Overall, 5,289 people who were living in Tamworth Regional Council in 2021 were born overseas, and 32% arrived in Australia within 5 years prior to 2021. Local historical migration patterns (inward and outward) affecting the region between 2011 and 2016 are demonstrated below in Figure 5.

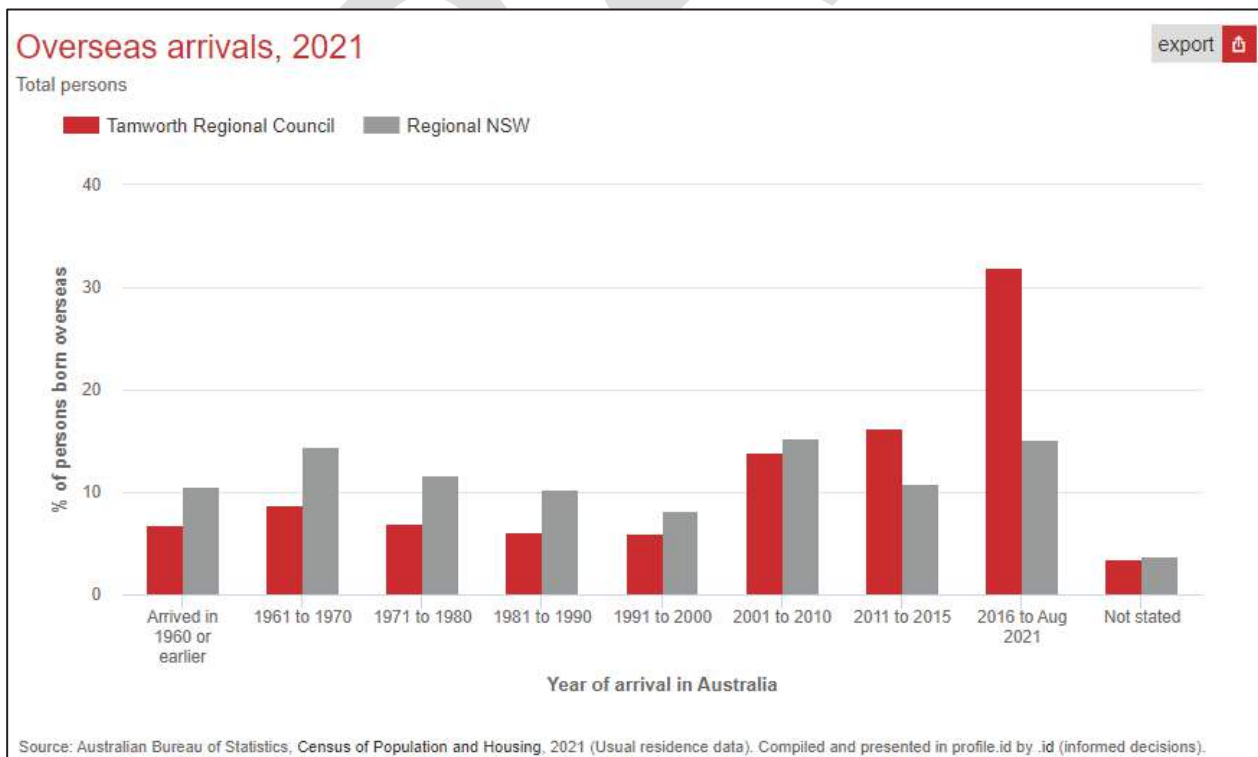
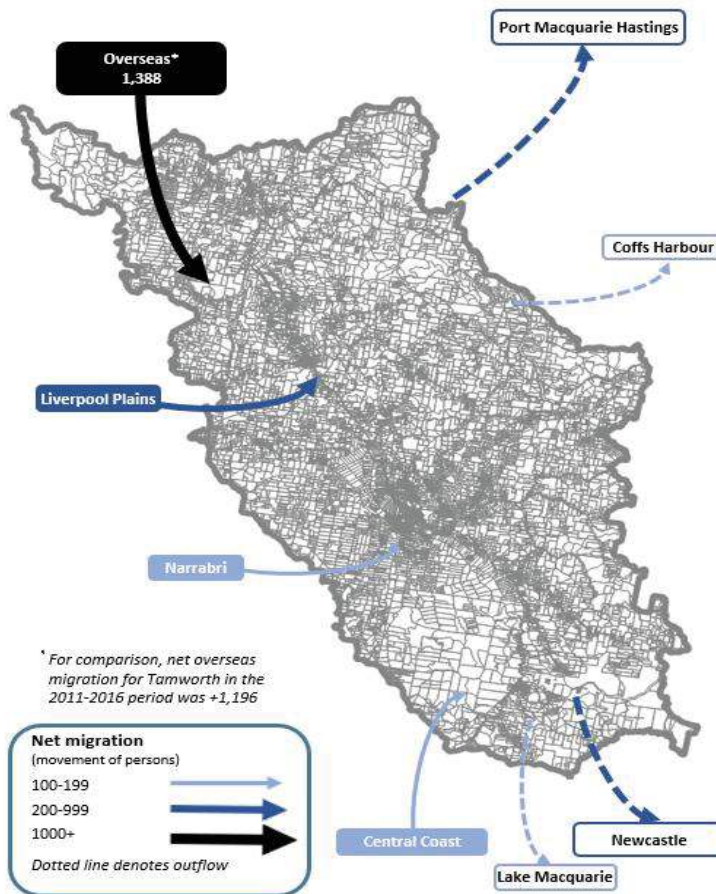


Figure 4: Overseas arrival comparison between Tamworth Regional LGA and Regional NSW

## Historical migration flows, Tamworth Regional Council, 2016-2021



Population and household forecasts, 2021 to 2041, prepared by .id (informed decisions), February 2023.

**id** informed decisions

Figure 5: Historical migration flows

### Race/Cultural Identity

According to the 2021 Census data published by the ABS, the Tamworth region records a smaller proportion of persons born overseas (8.4%) when compared to the Regional NSW (12.2%). However, between 2016 and 2021 the number of persons born overseas has increased by 1244 people or 30.8%. The largest change in persons born overseas is for those born in:

- Vietnam (+278 persons)
- India (+268 persons)
- Nepal (+175 persons)

The Tamworth region records a higher proportion of persons identifying as Aboriginal or Torres Strait Islander (12.7%) when compared to the Regional NSW (6.6%), NSW (3.3%) or Australia (2.9%).

The Tamworth region's racial profile appears to be undergoing significant change in recent years. Growth in south-east Asian immigration is evident in comparison to a reduction in British and Irish persons migrating to the region.

## Age profile

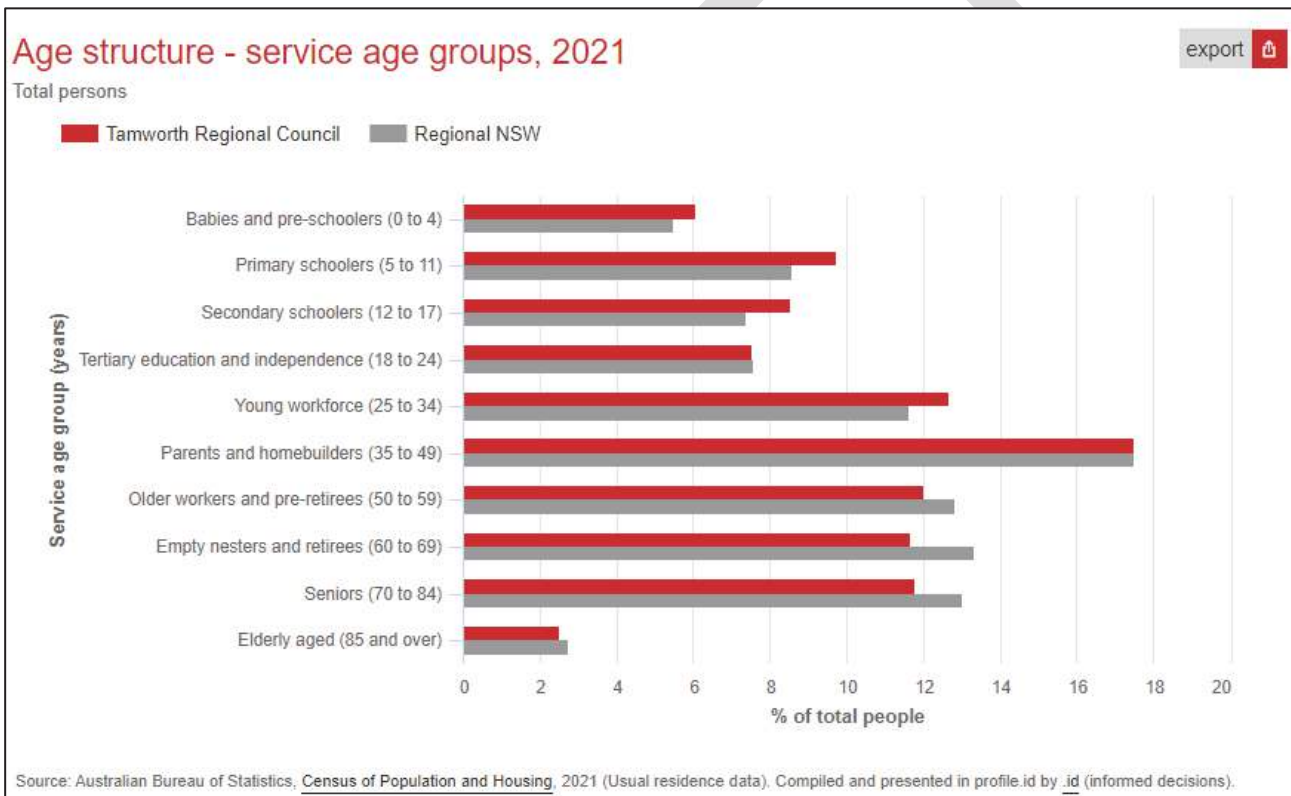
According to the ABS Census of Population and Housing 2021 the Tamworth region's age profile generally mirrors the profile of Regional NSW with some minor exceptions.

The Tamworth region has a higher proportion of pre-school and school aged children and a smaller proportion of elderly, seniors, empty nesters and older workers when compared to Regional NSW as a whole. Young workers aged 25-34 are well represented along with parents and homebuilders aged 35-49.

**Figure 6** below shows the service age groups of Tamworth Regional Council in 2021

compared to Regional NSW. The breakdown of age structure shows that there was a higher proportion of people in the younger age groups (0 to 17 years). This could reflect a higher birth rate over previous years, and/or families are moving to the area to provide a better environment to raise their children. This also correlates with Tamworth Regional LGA's larger household size and household occupancy compared to NSW.

Overall, 24.4% of the population was aged between 0 and 17, and 25.9% were aged 60 years and over, compared with 21.4% and 29.1% respectively for Regional NSW.



**Figure 6: Household size comparison between Tamworth Regional LGA and Regional NSW**

## Household size

**Table 2** shows the household composition by the number of persons usually resident for the Tamworth Regional LGA as at the 2006, 2011, 2016 and 2021 Census. **Figure 7** shows how this compares to the statistical average across Regional NSW. The breakdown of dwelling sizes has remained largely the same but data suggest a drop-off in households of between 2

persons and 5 persons. The largest increase was of 1 person households at 2.6%.

Two person households continue to remain the most popular household size in the Tamworth Regional LGA, at 34.7% of all households. This is followed by 1 person households at 28.4%. Households with 5 or more persons are comparatively rare.

No of persons	2006 (%)	2011 (%)	2016 (%)	2021 (%)
1 person	25.8	26.5	27.4	28.4
2 persons	35.6	36.5	35.4	34.7
3 persons	15.1	14.6	14.6	14.4
4 persons	13.7	13.2	13.1	13.1
5 persons	6.8	6.2	6.2	6.0
6 + persons	2.8	2.7	3.0	3.1
	100	100	100	100

Table 2: Household size 2006-2021 (ABS Census 2021)

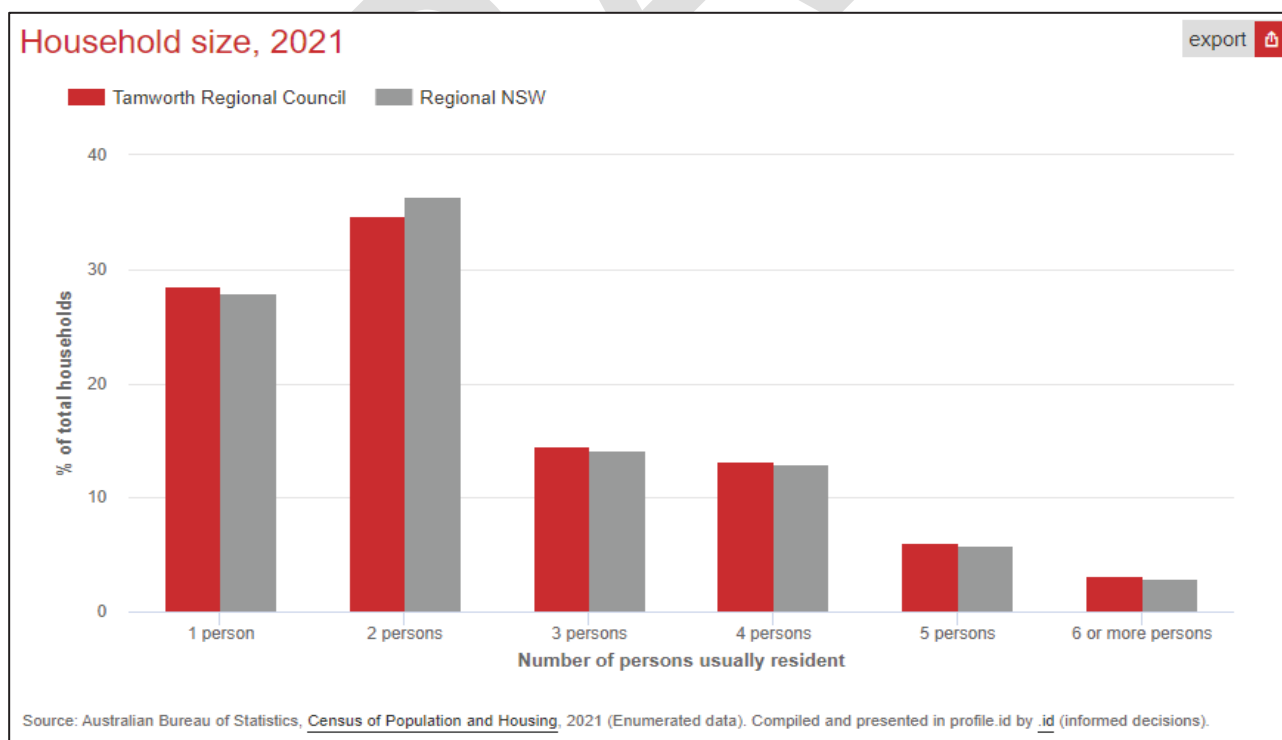


Figure 7: Household size comparison between Tamworth Regional LGA and Regional NSW

## Household occupancy

In 2021, the average household occupancy in the Tamworth Regional LGA was 2.4 people. The average household occupancy rate has remained relatively stable between 2006 to 2021. The household occupancy sits below the NSW average of 2.6 persons per dwelling, however is consistent with Regional NSW of 2.4 persons per dwelling.

## Household composition

**Figure 8** shows the distribution of different household types in the Tamworth Regional LGA. The dominant household type in 2021 were lone persons, which made up 26.5% of households within the LGA compared with

26.1% across Regional NSW. The proportion of couples without children in the Tamworth Regional LGA (26%) was lower than Regional NSW (27.7%), while couples with children are generally consistent with Regional NSW (24.7% v 24.8%). **Table 3** demonstrate that smaller household types make up a significant portion of the overall housing composition in the Tamworth Regional LGA.

Forecast household types for the period 2016-2041 reflect the ongoing trend for increases in single person households. Single person households are predicted to be the largest cohort by the year 2041. The next most significant cohort is that of couples without dependents.

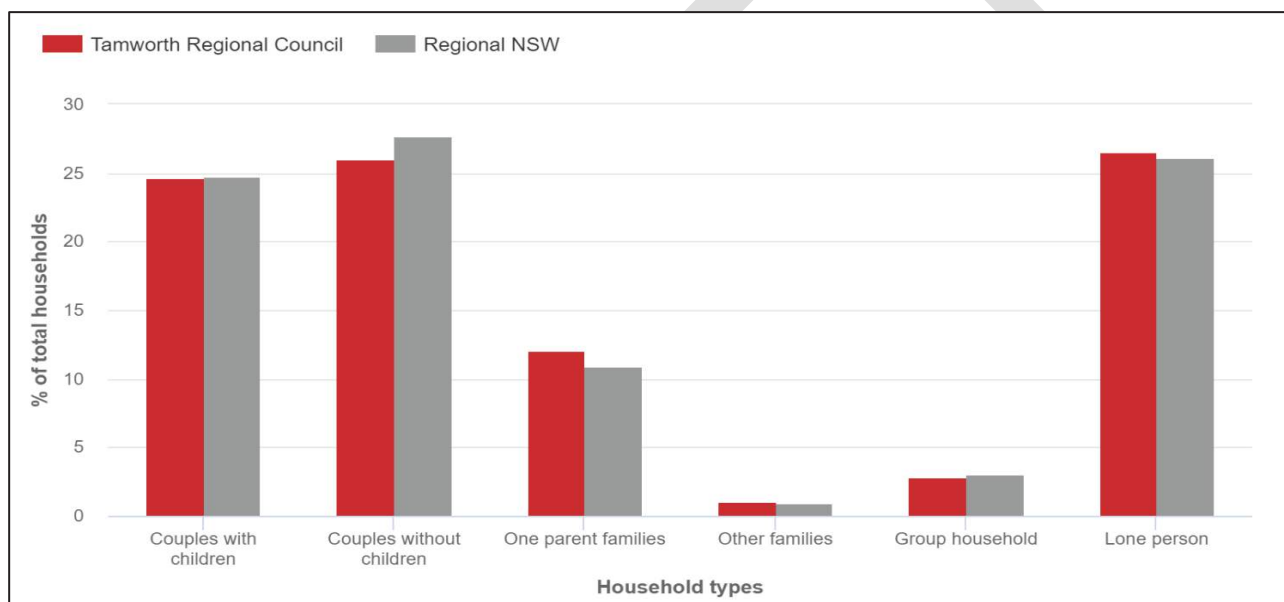


Figure 8: Household composition comparison between Tamworth Regional LGA and Regional NSW

Tamworth Regional Council Type	2016		2026		2041		Change between 2016 and 2041 Number
	Number	%	Number	%	Number	%	
Couple families with dependents	6,375	25.8	6,986	24.9	8,095	24.5	+1,720
Couples without dependents	6,968	28.2	8,020	28.6	9,468	28.7	+2,500
Group households	747	3.0	779	2.8	878	2.7	+131
Lone person households	6,929	28.0	8,151	29.0	9,807	29.7	+2,878
One parent family	3,211	13.0	3,602	12.8	4,133	12.5	+922
Other families	504	2.0	548	2.0	626	1.9	+122

Table 3: Forecast household type

## Household income

Household Income is one of the most important indicators of socio-economic status.

**Table 4** shows the weekly household income for the Tamworth Regional LGA, compared to Regional NSW and NSW. Tamworth Regional LGA's weekly medium household income is \$1,416. Analysis of household income levels in Tamworth Regional Council in 2021 compared to Regional NSW shows that there was a smaller proportion of high-income households (those earning \$3,000 per week or more) and a similar proportion of low-income households (those earning less than \$800 per week).

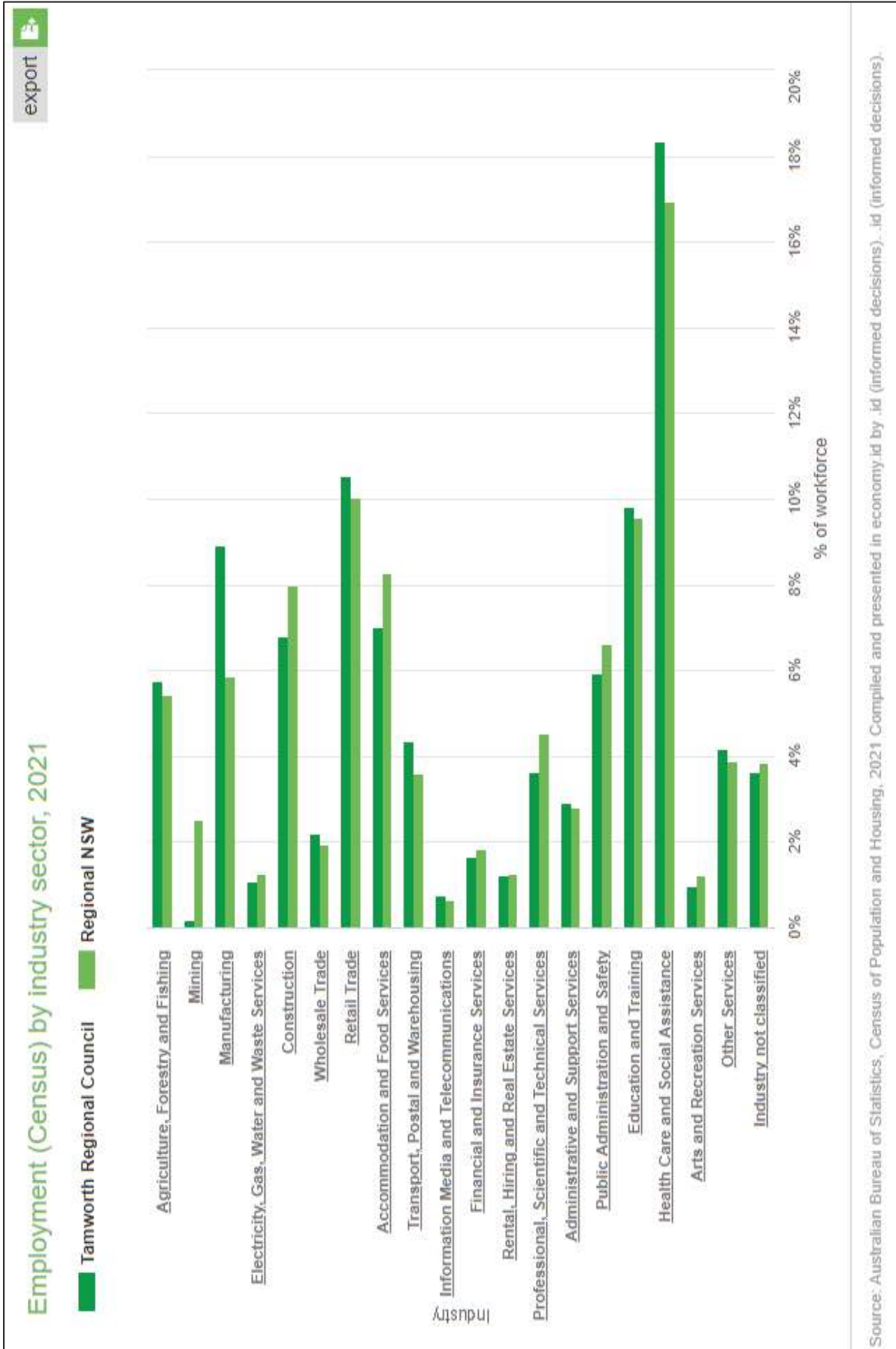
Overall, 14.6% of the households earned a high income and 25.8% were low-income households, compared with 16.7% and 26.0% respectively for Regional NSW.

## Occupation

**Figure 9** shows the occupation of employed residents in the Tamworth Regional LGA benchmarked against Regional NSW. The industries with the highest amount of employed residents were that of health care and social assistance (5,010 people or 18.3%), retail trade (2,876 people or 10.5%) and education and training (2,685 people or 9.8%).

	Median weekly household income	Median monthly mortgage repayment	Median weekly rent
<b>Tamworth Regional LGA</b>	\$1,416	\$1,517	\$300
<b>Regional NSW</b>	\$1,466	\$1,300	\$420
<b>NSW</b>	\$1,829	\$2,167	\$375

Table 4: Median household income and payments (ABS Census, 2021)



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 Compiled and presented in economy id by .id (informed decisions) .id (informed decisions).

export

Figure 9: Employment by industry comparison between Tamworth Regional LGA and Regional NSW

## Housing Tenure

Analysis of changes to housing tenure in the Tamworth Regional Council LGA in 2021 compared to Regional NSW (**Figure 10**) shows that there was a smaller proportion of households who owned their dwelling, a similar proportion purchasing their dwelling and a larger proportion who were renters.

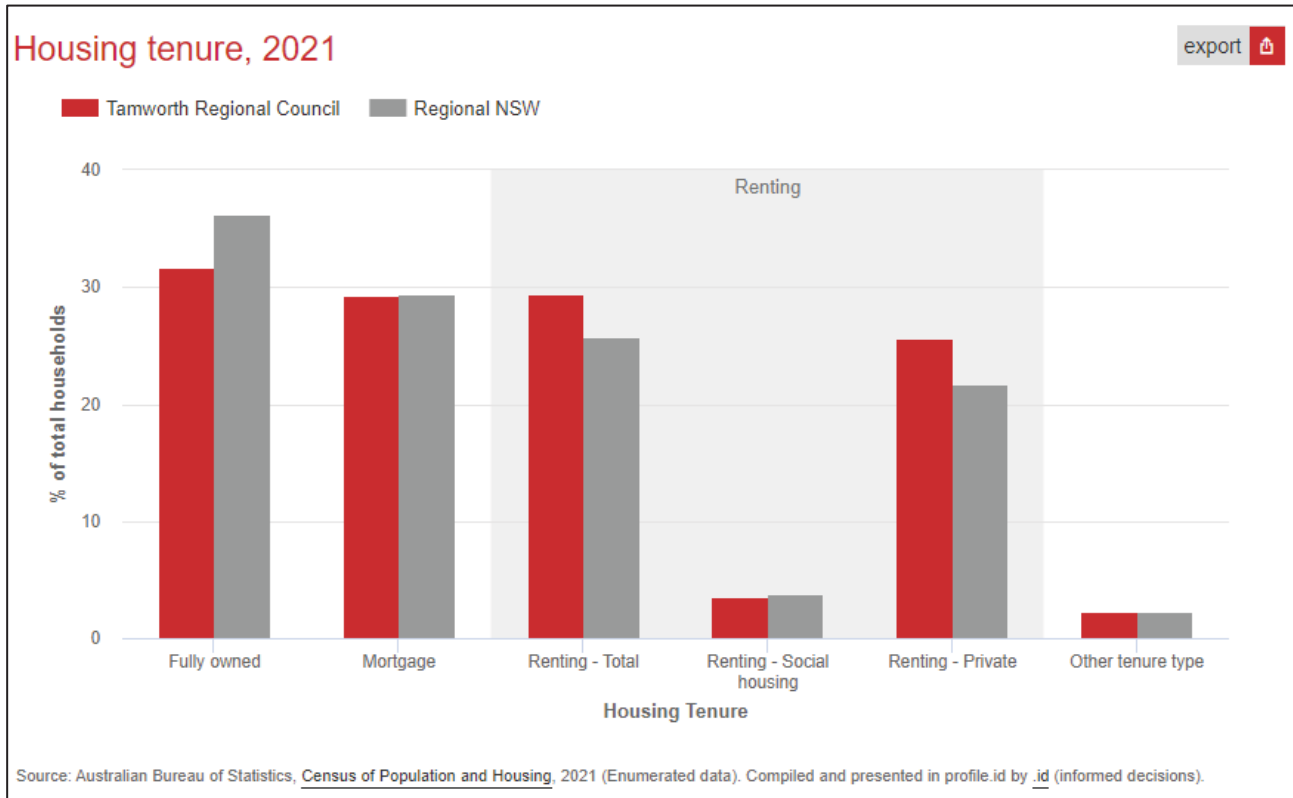


Figure 10: Housing tenure comparison between Tamworth Regional LGA and Regional NSW

## Housing needs conclusions

The Tamworth region features a demographic profile largely comparable to the rest of regional NSW and in many regards, NSW as a whole. Steady and sustained population growth is facilitated by a combination of natural increase and inward migration which has increased in recent years.

Household size and composition demonstrate an upward trend for smaller households which may also explain the increase in renters and fewer owner-occupiers. The Tamworth Region's residential development industry has traditionally been heavily reliant on the family occupied, single dwelling residential market. However, this cohort is now equally matched by lone person households and couples without children.

Recent growth in migration from south-east Asian countries consisting of predominantly small family units or individuals may explain some of the increases in rental properties and a decrease in home ownership. Moreover, new entrants are likely to rent in the short to medium term, moving on to permanent occupation once established.

In conclusion, it would appear that evidence of an ageing population and increases in single person households are likely to result in growing demand for low cost, low maintenance housing on smaller premises located close to the CBD and other precincts where services and high amenity are accessible

Item	Measurement	Census 2021	
<b>Population</b>	Number of persons in 2021	63,677	
<b>Aboriginal and/or Torres Strait Islander</b>	% of population		12.70%
<b>Settlement hierarchy</b>	Classification	Local Government Area	
<b>Median age</b>	Number of years	39	
<b>Private dwellings</b>	Number of dwellings	25,915	
<b>Housing occupancy rate</b>	persons per household	2.4	
<b>Household composition</b>	Family households	16,167	68.5%
	Lone person households	6,726	28.5%
	Group households	722	3.1%
<b>Housing structure</b>	Separate houses	20,808	89.0%
	Multi dwelling housing	2,157	9.2%
	Residential flats	419	1.8%
<b>Housing size</b>	Studio/1 bedroom	871	3.8%
	2-3 bedrooms	13,016	56.1%
	4 or more bedrooms	9,314	40.1%
<b>Tenure</b>	Owned outright	7,934	35.0%
	Owned with mortgage	7,382	32.6%
	Rented	7,336	32.4%
<b>Vacant Houses</b>	As noted by Census Officer	2,290	8.9%
<b>Household income</b>	Median weekly	\$1,416	
<b>Mortgage repayments</b>	Median monthly	\$1,517	
<b>Rental payments</b>	Median weekly	\$300	
<b>Housing stress</b>	Mortgage (as a percentage of total mortgages)		10.70%
	Rental (as a percentage of total rentals)		32.80%
<b>In full or part-time employment</b>	% of persons in labour force		89.80%
<b>Unemployed</b>	% of persons in labour force		4.50%
<b>Away from work</b>	% of persons in labour force		5.70%
<b>Population Growth Rate</b>	% p.a.		1.10%

Table 5: Summary Snapshot of the Tamworth Regional LGA

# Meeting Housing Needs

## Building Approvals

Building approvals in the Tamworth region, for all housing types, demonstrates a relatively stable and improving pattern over the last 10 years as shown below in **Figure 11**.

In total, 3,824 dwellings were issued with a form of construction approval between July 2013 and June 2023. This equates to an average of 382 building approvals per year.

## Dwelling by type

The Tamworth region features a wide variety of housing options; however, residential dwelling construction has traditionally been dominated by owner occupied detached dwellings as shown in **Figure 12**. In both the 2016 and 2021 Census years the region recorded a higher relative percentage of separate dwellings when compared to the Regional NSW average, reflecting historical preferences. This is also reflected in **Figure 13** which demonstrated a strong preference for 3 to 4 bedroom detached dwellings.

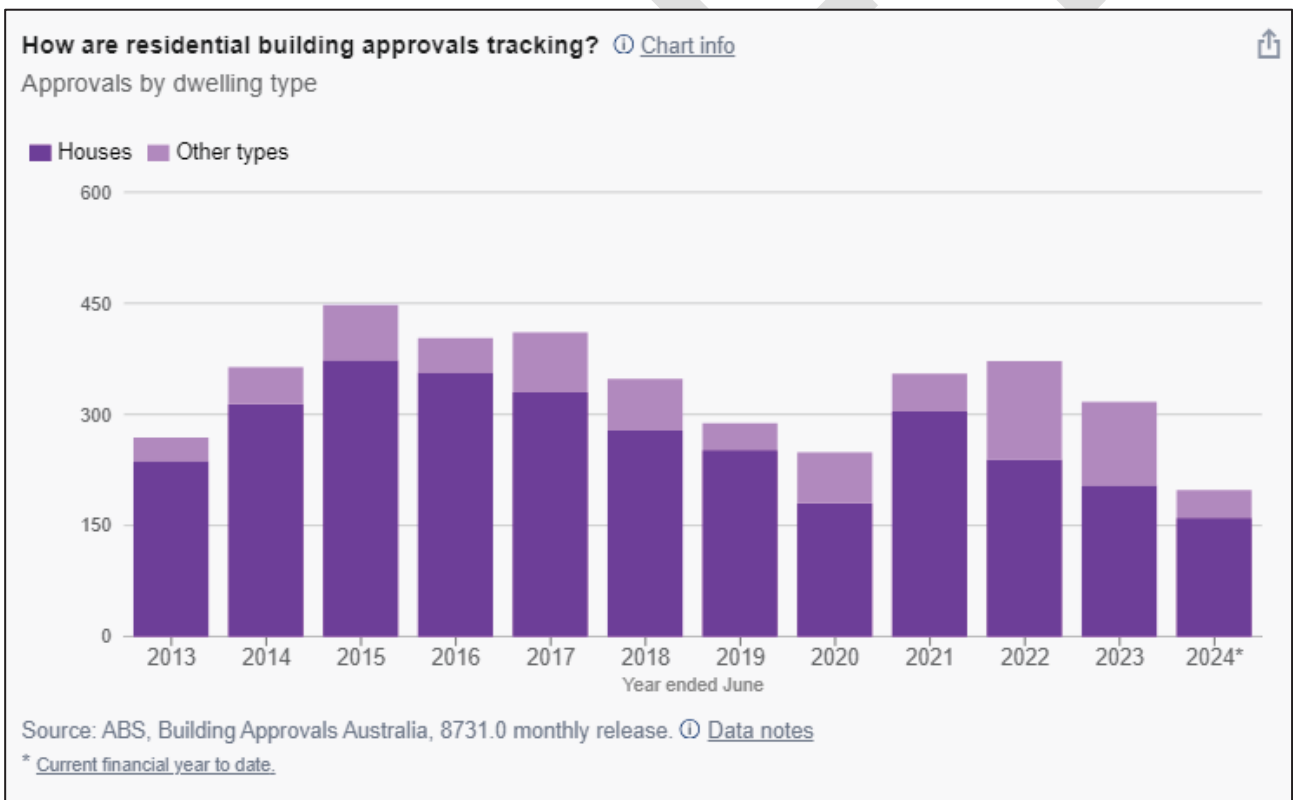


Figure 11: Residential building approvals

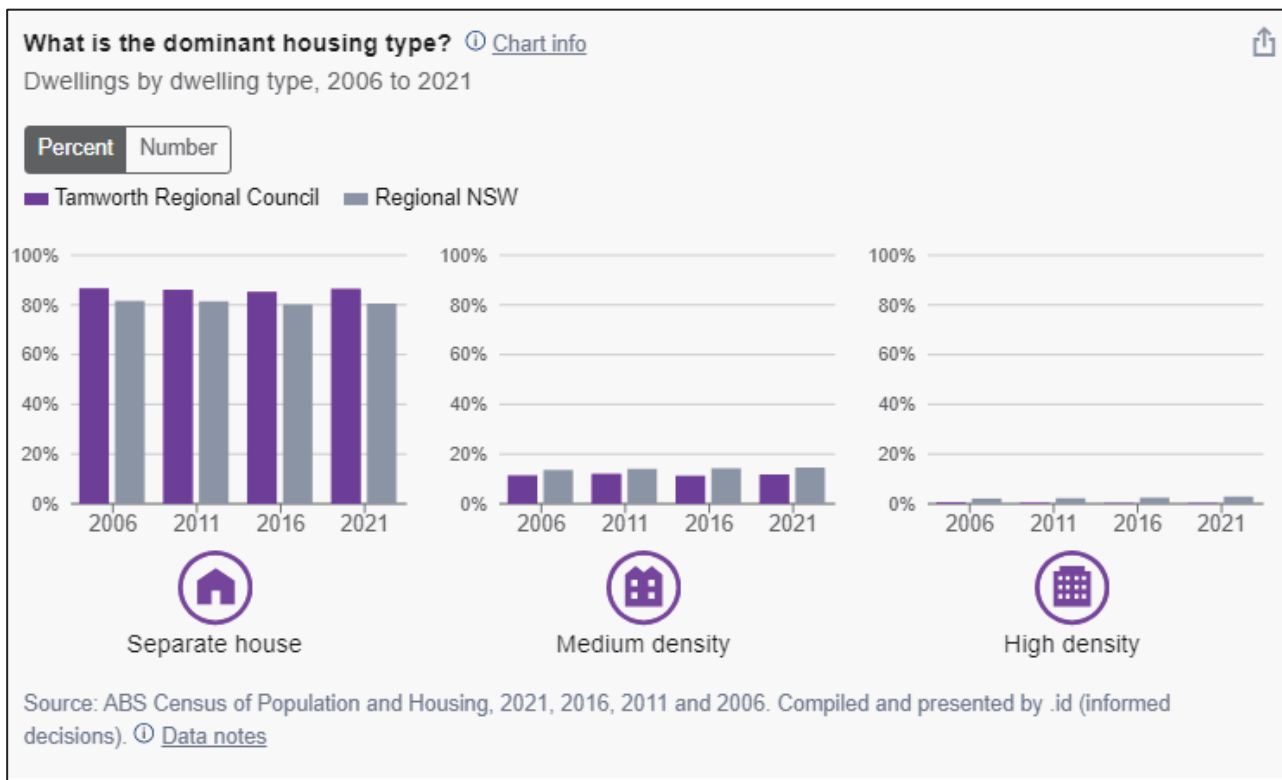


Figure 12: Dominant dwelling type comparison between Tamworth Regional LGA and Regional NSW

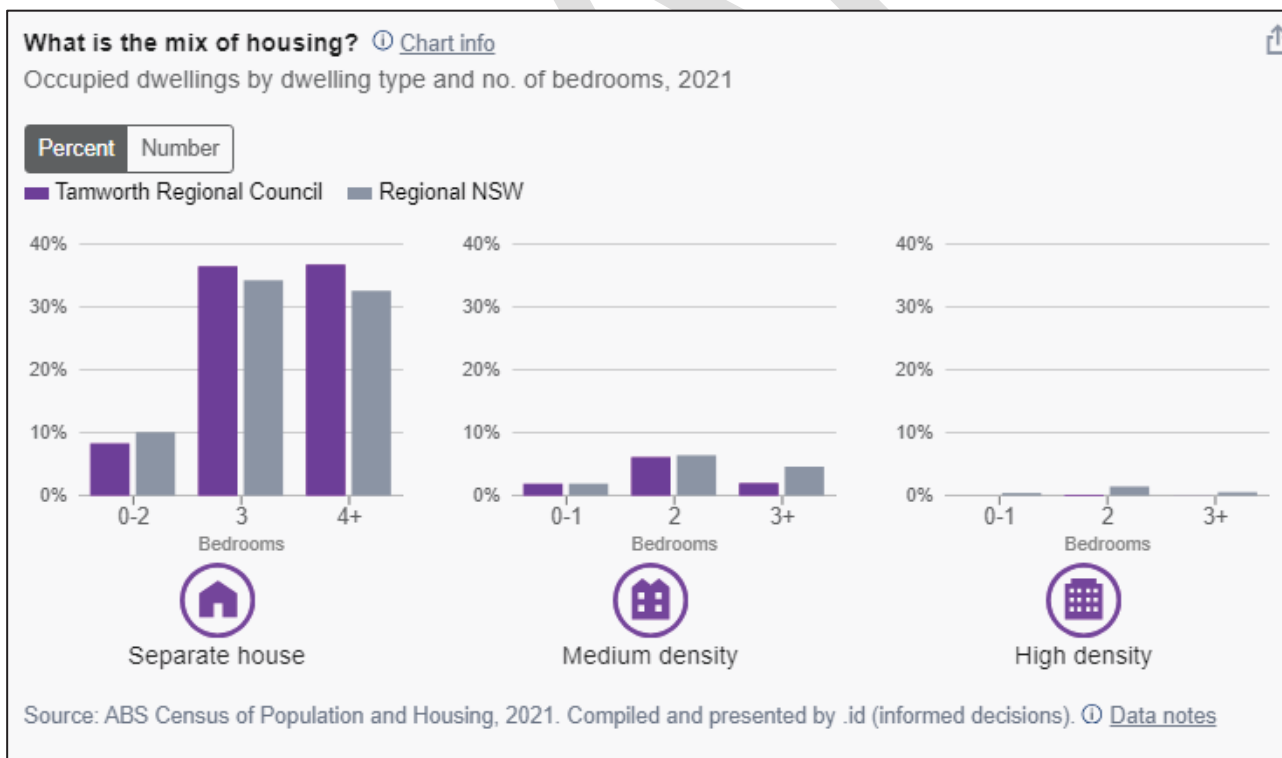


Figure 13: Mix of housing types comparison between Tamworth Regional LGA and Regional NSW

**Table 6** provides a further breakdown and comparison of dwelling structure between 2016 and 2021. Notably, the separate houses dominate the housing stock and comprises a higher proportion of overall stock compared to Regional NSW. There has been a slight increase in the number of medium density dwellings constructed during the inter-census period and interestingly the number of caravans and cabins and 'other' dwellings have decreased significantly. This type of housing stock generally provides housing for the low-income households. The reduction in the number of caravan, cabins and 'other' housing from 2016 to 2021 could likely be attributed to lockdowns associated with COVID-19 that restricted tourism and travel.

Tamworth Dwelling type	2021			2016			Change 2016 to 2021
	Number	%	Regional NSW %	Number	%	Regional NSW %	
Separate house	23,914	86.5	80.6	22,186	85.2	80.2	+1,728
Medium density	3,254	11.8	14.6	2,937	11.3	14.3	+317
High density	60	0.2	2.9	53	0.2	2.5	+7
Caravans, cabins	233	0.8	1.2	329	1.3	1.7	-96
Other	45	0.2	0.4	357	1.4	0.7	-312
Not stated	136	0.5	0.4	167	0.6	0.7	-31
<b>Total Private Dwellings</b>	<b>27,642</b>	<b>100.0</b>	<b>100.0</b>	<b>24,235</b>	<b>100.0</b>	<b>100.0</b>	<b>+1,613</b>

Table 6: Dwelling structure (Source: ABS, Census of Population and Housing 2011 and 2016.)

### New dwelling construction

Similarly, a review was undertaken of both observed take-up rates of new dwelling construction in the key growth areas. This indicates the degree to which vacant land is actually being translated into dwellings. **Table 7** below shows actual dwelling construction rates in key growth areas. This includes on new lots created from greenfield as well as on existing subdivided lots.

A total of 1104 dwellings were constructed in the main growth areas between the 2016 and 2021 censuses while a further 610 were constructed from 2021 to end 2023. This constitutes a fairly consistent 7% growth rate per annum over the survey period. While results are a little variable across areas, there is no consistent evidence of a slow-down in dwelling production through to end 2023.

Area Name	No. of new dwellings 2016-2021	% growth per annum 2016-2021	No. of new dwellings 2021-2023	% growth per annum 2021-2023
<b>Calala</b>	197	7%	121	8%
<b>Kootingal</b>	45	18%	6	3%
<b>North Tamworth/Hills Plain/Moore Creek</b>	242	8%	127	7%
<b>Hillvue</b>	287	9%	133	7%
<b>Moonbi</b>	23	2%	45	9%
<b>Westdale</b>	310	7%	178	7%
<b>West Tamworth</b>	82	2%	67	4%
<b>TOTAL HOUSES</b>	<b>1104</b>	<b>7%</b>	<b>610</b>	<b>7%</b>

Table 7: Houses Constructed in Main Growth Areas

## Housing preference

Different areas within the Tamworth region have developed different roles in fulfilling housing demand. **Table 8** is a summary of the key demographic groups and the areas of attraction within and around the city of Tamworth.

Rural areas outside of the city of Tamworth attract a significant proportion of retirees and fewer young adults and young families. However, new urban release areas such as Hills Plain offering larger lots in a semi-rural setting and located a short distance from the urban core have become very desirable for young families and couples.

## Housing supply forecasts

The projections suggest that between 3,827 and 7,374 additional dwellings will be required in the Tamworth Regional LGA from 2021 to 2041 as shown in **Table 9**. Averaged over a 20-year period, this means between 191 and 356 new dwellings will be needed each year. By comparison, average annual dwelling approvals for the 10 years between 2013 and 2023, was 382 dwellings per year.

The LGA's ability to accommodate new dwellings in the future is largely influenced by the amount of land available for residential development. It is important to note that not all vacant land has the propensity to be developed for new housing due to environmental, land use or geographical constraints.

Demographic Group	Area
Young Families	Calala (urban), Hillvue, North Tamworth, Oxley Vale, Westdale, West Tamworth
Mature Families	Moore Creek, Daruka, Tintinhull, Hallsville, Warral, Kingswood, Nemingha, Calala (rural)
Young Adults	South Tamworth, Tamworth CBD, East Tamworth, West Tamworth (central), West Tamworth (Coledale)
Empty Nesters	East Tamworth, West Tamworth (central), CBD, South Tamworth
Retirees	East Tamworth, West Tamworth (central), CBD, South Tamworth

Table 8: Demographic Groups - Tamworth

Data Source	Additional Persons	Dwellings at 2.4 persons / dwelling in 2041
Additional people in the next 20 years - ABS data	15,736	6,556
Additional people in the next 20 years - Dept Planning data	9,187	3,827
Additional people in the next 20 years - .id ERP data	17,699	7,374

Table 9: Analysis of New Dwelling Requirements for Next 20 years (2041)

### Urban residential lands

There is capacity within the existing R1 – General Residential and R2 – Low Density Residential areas to accommodate 8,806 dwellings under existing planning controls as shown in **Table 10**.

In the future, Arcadia (South Tamworth, Hillvue and Surrounds) and Stratheden (Oxley Vale) are expected to be developed, together with ongoing growth at Hills Plain and surrounds. There is considerable available

potential within existing greenfield lands. There are some 1,368 allotments with some form of approval, and a potential 6,729 lots already zoned that could be subdivided. Together, this land can cater for another 21,134 people, taking the LGAs population to around 86,380 people. This development is, however, largely standard residential lots with detached housing. The Tamworth Regional LGA has only 10% of its housing as medium density and less than 1% as high density.

Locality	Lots subject to a Subdivision Works certificate	Approved Lots	Potential Lot Yield of Vacant Land	Total Potential Lot Supply for R1 & R2 zoned land
Hills Plain	379	633	1,503	
Calala	21	453	0	
South Tamworth, Hillvue and Surrounds	139	8	2,642	
Oxley Vale	9	21	1,325	
Westdale	66	0	235	
Mount Falcon and Surrounds	0	253	498	
Kootingal	95	0	309	
Manilla	0	0	217	
<b>Totals</b>	<b>709</b>	<b>1368</b>	<b>6,729</b>	

*Table 10: Lot Yield Analysis of R1 - General Residential and R2 - Low Density Residential Area - Approved Subdivisions and Vacant Land*

### Rural residential lands

Rural residential land is principally zoned R5 – Large Lot Residential under the *TRLEP 2010* with a minimum lot size of 2ha. A significant issue relates to the theoretical supply of 2ha lots which derived from the area of lands with a lot size of 2ha taking into account fragmentation, established estates and 25% allowance for services. When calculated the theoretical supply of 2ha lots is 1,836 lots. This theoretical supply is spread across four main areas as shown below in **Table 11**.

The practical availability of 2ha lots; however, is much less (223 lots) when vegetation and existing planning controls, particularly the limits of water supply, are considered. This is shown in **Table 11** under the 'LSPS 2020 Practical Supply Analysis' column. This analysis shows that while in theory Council has an abundance of rural residential land zoned, the practical supply is much less and heavily influence by the requirement for reticulated water and environmental constraints.

Locality	Calculated Area (Gross)	Calculated Area (less 25%)	Potential Lot Yield of Vacant Land (2ha)	LSPS 2020 Practical Supply Analysis
Hallsville /Moore Creek / Daruka	1,908	1,336	668	96
Moonbi Hinterland	773	541	271	20
Tintinhull / Nemingha	1,240	868	434	97
Piallamore / Nundle Road	1,254	878	439	10
<b>Total</b>	<b>5,175</b>	<b>3,672</b>	<b>1,836</b>	<b>223</b>

*Table 11: Estimates of Potential Additional Lots R5 – Large Lot Residential Lots (2ha)*

### Summary of Supply of Urban Residential and Rural Residential Lands

In consideration of current planning provisions, the Tamworth Regional LGA has a theoretical supply (potential lot yield of vacant land) of 10,642 residential zoned lots. However, when considering the practical supply of R5 – Large Lot Residential zoned lots, the capacity of residential zoned lots is 9,029. Overall, this equates to a supply for 23 years and could cater for an additional 21,669 people in the Tamworth Regional LGA. Barriers to unlocking this land are discussed further in the Priorities of this RHS.

## Affordable housing

Affordable housing is housing available to very low to moderate income households. Housing is usually considered affordable where the cost of rent or paying a mortgage does not absorb more than 30% of the gross income of a very low to moderate income households. Very low to moderate income households are defined in legislation, with the income ranges published annually.

Affordable housing (including affordable rental housing) are used to describe housing that is owned by government or a registered community housing provider, and rented to a mix of very low to moderate income households.

## Housing stress

Housing stress is defined by the National Centre for Social and Economic Modelling (NATSEM) to occur when total payments for either mortgage repayments or rent are more than 30% of the gross (before tax) household income.

In 2021, of the 25,341 households in the Tamworth Regional LGA, there were 2,165 households (8.5%) experiencing housing stress. This is dominated by the 1,651 households in rental stress as shown below in **Figure 14**.

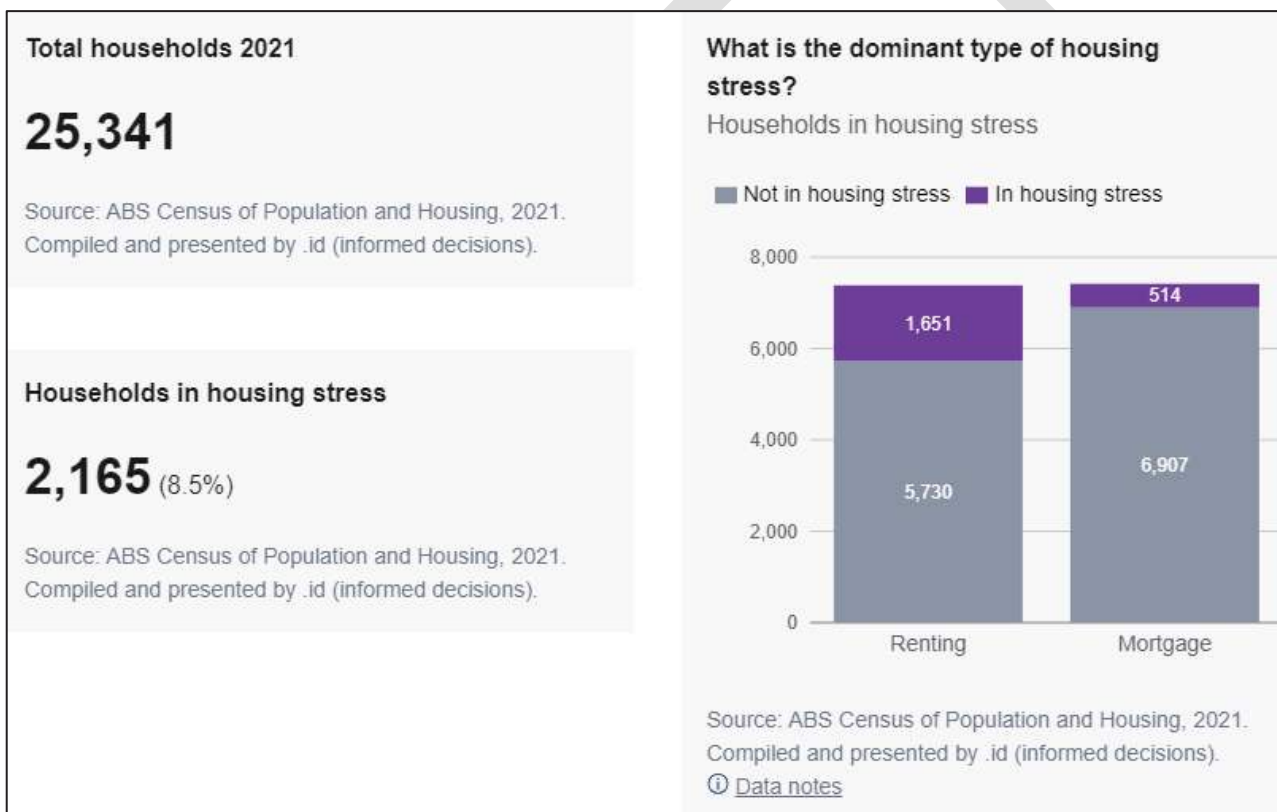


Figure 14: Dominant type of housing stress

Affordable housing needs

It is estimated that 1,150 households have an unmet need for affordable housing in the Tamworth Regional LGA. This represents 4.9% of all households compared to 5.0% for Regional NSW. This is shown

below in **Figure 15**. From a spatial point of view housing affordability varies considerably across the Tamworth Regional LGA. Essentially, the further the distance from the Tamworth CBD more affordable housing becomes. This is shown in **Figure 16**.

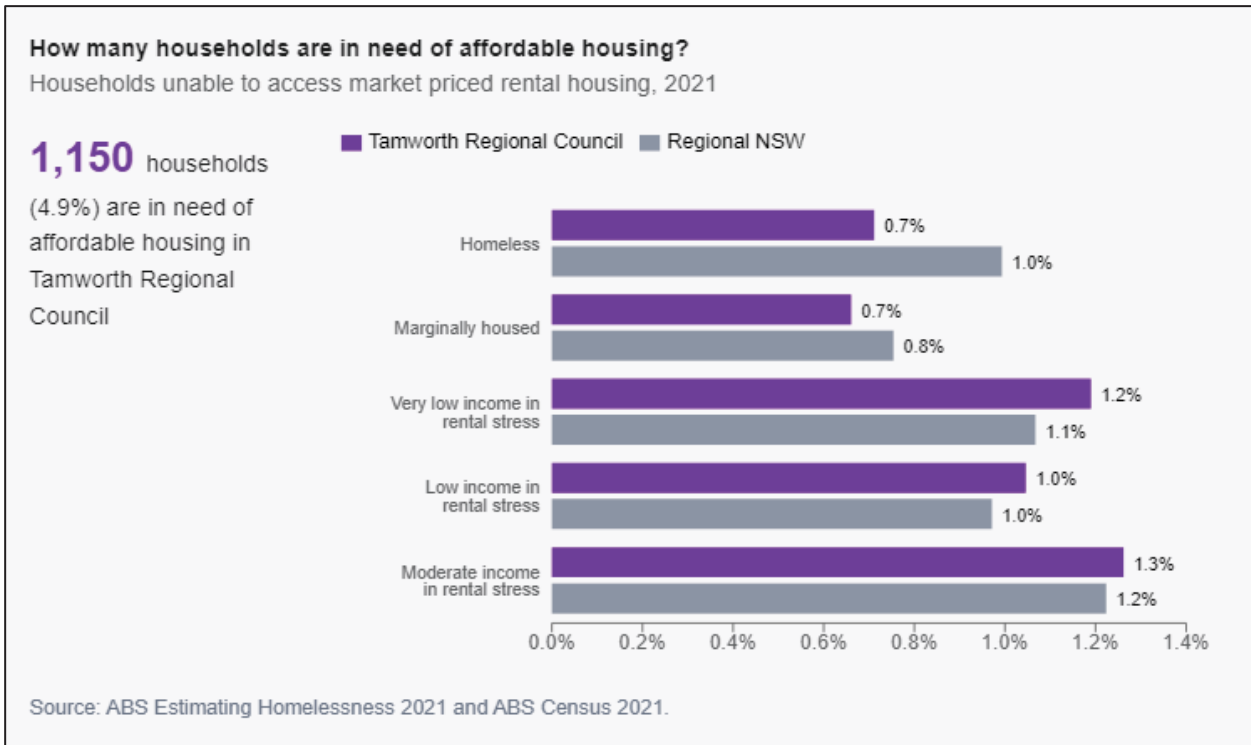


Figure 15: Households in need of affordable housing

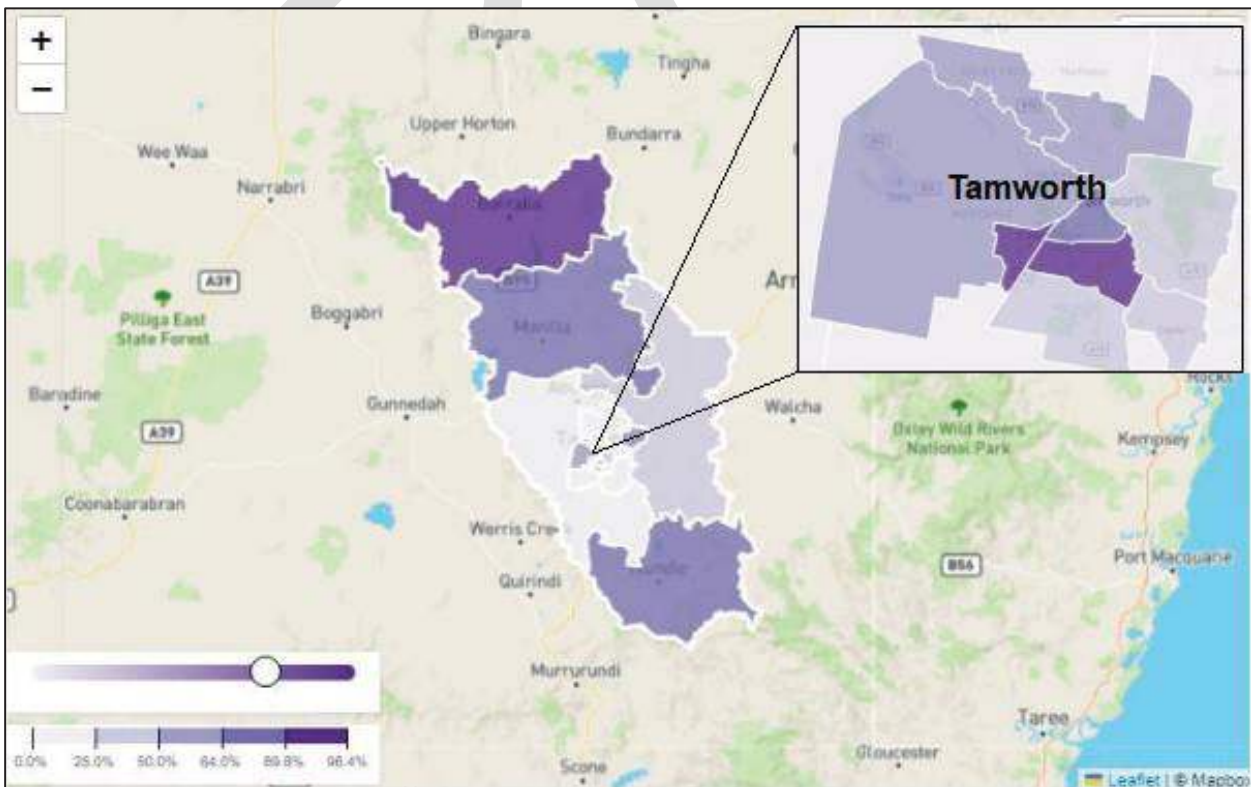


Figure 16: Housing Affordability by Area (source id profile)

The Tamworth housing affordability monitor gives a snapshot of affordability for different income levels within the Tamworth Regional LGA for buying a home and renting. This is shown in **Figure 17** and **Figure 18**.

This indicates a significant gap in affordability particularly for very low- and low-income earners. The current market conditions dictate that very low-income household cannot afford to purchase or rent an entry level or median house or unit based on current market prices. Furthermore, low-income households are

restricted to entry level units to purchase and affordable renting is restricted to units.

In part this is likely to be due to the housing mix where medium and high-density housing represents only 10% and 1% respectively of total housing stock across the LGA. In general, housing stress across the LGA is more likely to be experienced by people in rental accommodation rather than with mortgages. Altogether some 5.6% of all households in the LGA are either in rental stress, marginally housed or homeless.

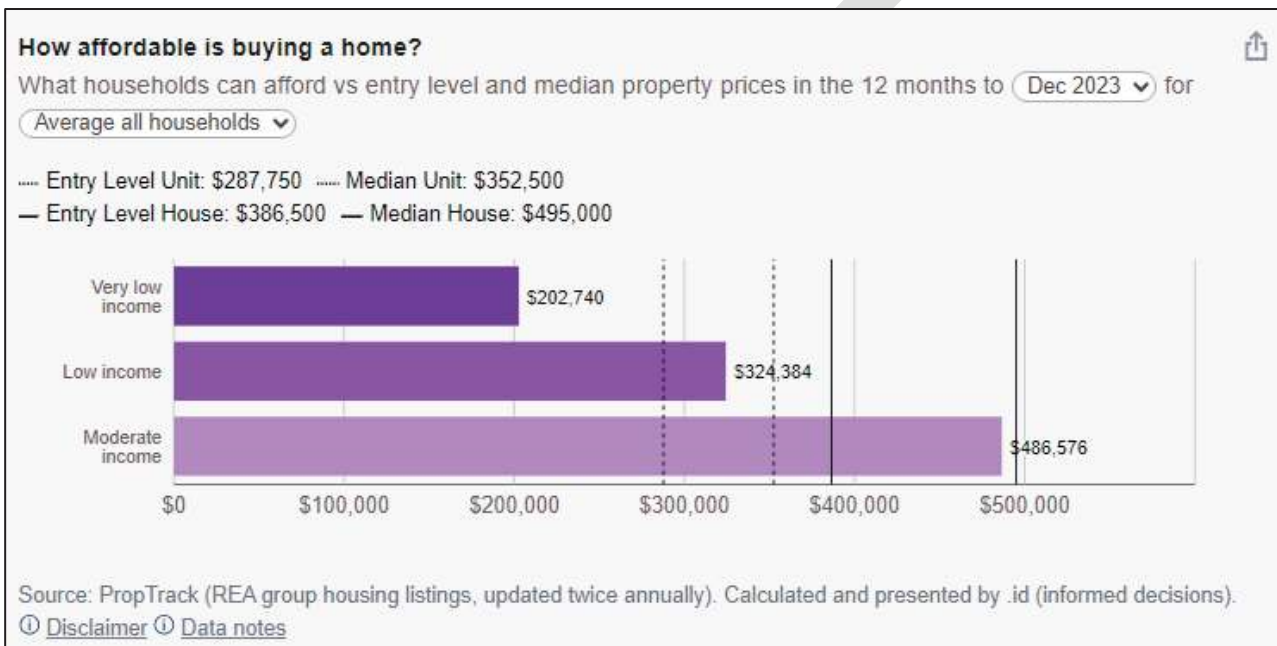


Figure 17: Housing Affordability Dec 2023

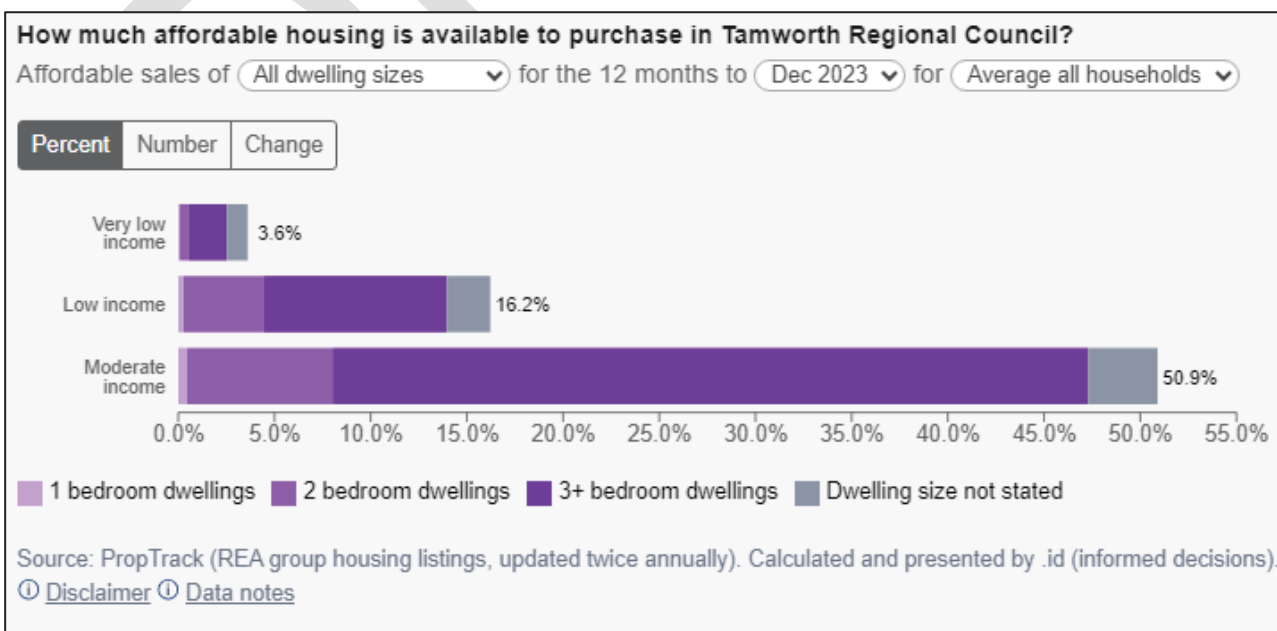


Figure 18: Rental Affordability Dec 2023

## Housing supply gaps

Key findings from the evidence base informing this housing strategy suggest Tamworth Regional LGA is currently delivering sufficient housing supply to keep up with projected demand and that there is sufficient theoretical capacity under current planning controls to accommodate demand to at least 2041. If medium density and shop top housing infill development becomes more feasible over time, a much higher number of dwellings can be accommodated within the existing zoned land supply.

Council is in the early stages of the structure planning process for lands in Kootingal and Kingswood area south of Burgmanns Lane. These lands are identified in Council's strategic planning documents as future large lot investigation areas. However, beyond this based on the existing supply and pipeline, there is little evidence to warrant the identification of any further urban investigation or release areas within the first 5 to 10 years of this strategy. However, housing supply should continue to be monitored and reviewed regularly against projected demand to

## Land use opportunities and constraints

### Land use opportunities

#### Green infrastructure

Green infrastructure is our network of green spaces and natural systems and includes parks, open space, street trees and gardens as well as bushland and waterways. Green infrastructure is essential to creating healthy and liveable environments and to adapt to and mitigate the effects of climate change.

#### Housing diversity

The provision of alternative densities and smaller minimum lot sizes in greenfield and infill locations will encourage a wider range of housing choice. Delivering the right housing choice in the most appropriate locations will be essential to ensuring urban design, precinct

determine where rezonings are warranted in response to localised or changed circumstances.

The predominant housing stock in the Tamworth Regional LGA is typically 3-4 bedrooms single detached dwellings. This lack of housing diversity coupled with smaller household size and significant increase in lone person and couple only households are likely to result in a growing unmet demand for smaller and low maintenance dwellings. The Tamworth Regional LGA has only 10% of its housing as medium density and less than 1% as high density. This strategy should provide greater emphasis on facilitating these housing types within established infill areas close to services to balance out the strong market preference for delivering larger detached dwellings in new urban release areas.

There is growing number of households in the Tamworth Regional LGA struggling with housing affordability and are living in housing stress. There is also a gap in the supply of social and affordable housing in a tight rental market.

character and infrastructure requirements are met.

#### Infill development in the right locations

There is a need to prioritise growth within established urban areas and focus on density as opposed to urban sprawl. The benefits of compact urban settlements include greater infrastructure efficiency, vibrancy, proximity to services and revitalisation of underutilised centres. There is a key opportunity to facilitate infill development and a mixture of housing types within the CBD, Westdale, North Tamworth and West Tamworth.

### Existing urban release areas

The Tamworth Regional LGA has five (5) urban release areas which are at different stages of residential development and include:

- Hills Plain (Moore Creek)
- Redbank (Calala)
- The Outlook (Calala)
- Carinya School (Calala); and
- Arcadia (Hillvue)

There is future capacity for approximately 3,410 additional lots within these existing urban release areas based on recent development trends and current zoning in each area. It is noted, Redbank is fully developed while Hills Plain, The Outlook and Arcadia will be the primary drivers for new dwellings in the urban release areas. The Carinya School urban release area only has limited capacity if ever acted upon.

### Residential investigation areas

The *Regional Plan 2041* and *Blueprint 100: Part 2: LSPS 2020* identify investigation areas for future residential land release. These areas will be subject to structure plans and will require detailed investigation to consider their suitability for residential development and potential yield prior to rezoning. Future residential investigation areas are located at Oxley Vale (Stratheden), Westdale, Kingswood area south of Burgmanns Lane and lands in Kootingal and surrounds. These areas have the theoretical capacity to accommodate new housing to meet expected population growth beyond 2041.

### **Constraints**

There are a range of environmental constraints which can place limitations on future development. Land use patterns, topography, landscape and a diversity of lot sizes offer a variety of residential environments within the Tamworth Regional LGA. New housing types and design will be largely influenced by existing environmental constraints and land uses. The key environmental and land use constraints include:

- Natural hazards (flooding and bushfire);
- Landscape and environmental significance;
- Biodiversity;
- Topography;
- Land use incompatibility;
- Natural and cultural heritage;
- Future Infrastructure; and
- Agricultural and rural lands.

It is Council's view that almost all of the identified constraints are manageable. Some of the constraints are being "managed" by largely avoiding residential development in those locations, and instead finding suitable locations for housing elsewhere. That is indeed the case for agricultural and rural lands, flood prone land, industrial land, and land with biodiversity or other special environmental value. Water security is an issue that has been raised by many people during the consultation process for this strategy. It is also an issue that has been identified in Council's strategic planning documents including *Blueprint 100: Part One* and *Blueprint 100: Part 2: LSPS 2020*.

## Engagement

Today's Tamworth region is not just made up of the city and towns with history and character but most importantly is made up with the people who live in them now. By understanding the thoughts and views of communities across the LGA we can better work with our communities to ensure that future planning considers the things that our communities find important.



### Community Survey

A community survey was conducted through Council's "Have Your Say" web page between 14 November 2023 and 12 December 2023. 351 people responded with useful insights into their circumstances and useful advice on the current and future housing needs for the community.

An analysis of the Community survey results is included as Appendix 1.

### Survey of Real Estate Agents

Real estate agents are at the pointy end of the housing market. Their insights offer an "on the ground" perspective that can help explain many of the trends that we see.

Real estate agents from Tamworth and the District were contacted directly by phone, and an interview was conducted to seek their response to a number of questions.

The findings of the community survey and real estate agent consultation served to reinforce the sentiments expressed in the other workshops, forums and meetings.

### Insights from the Community

- The broadest agreement is the need to address housing affordability.
- There is a broad consensus on the need for further development in the Tamworth Region.
- The density and character of neighbourhoods are considered central considerations by over 50% of respondents.
- The issue of water security was frequently raised.
- Social and community housing should be distributed across the city and region.

### Insights from Real Estate Agents

- People are looking for affordable housing options in the Tamworth Region.
- The rural centres (Manilla, Nundle and Barraba) have continual interest.
- There is demand for quality inner city living, but car parking issues need to be addressed.
- Price issues tend to drive people's preparedness to be flexible with the type of housing they will purchase.
- Demand for conventional residential lots continues to be in the Tamworth City area, while rural towns and villages all have many vacant lots.
- Social housing needs to be carefully considered.
- Different housing types (e.g., medium density, shop-top housing) are something to consider in the Tamworth City area.
- Minimum lot sizes should be reduced in Tamworth.
- Council needs to facilitate more supply of rural residential land.
- A more streamlined approvals processes is required for housing development – faster turnaround of DAs.

### Moving Forward

This housing strategy should be considered a "living document". It will need to be continually monitored and reviewed to ensure that the housing needs of the community are met. Fundamental to this process will be ongoing feedback from the community in relation to what is working and what needs to be updated.

Council is excited to work with residents to ensure the Tamworth region remains a great place to live.



**Have Your Say on future housing needs in the region**

## Priority 1: Provide for sustainable growth that is supported by infrastructure

### Priority 1.1: Water security for continued growth

Water security is an issue that has been raised by many people during the consultation process for the RHS. It is also an issue that has been identified in Council's strategic planning documents including *Blueprint 100: Part One* and *Blueprint 100: Part 2: LSPS 2020*.

Australia is the world's driest inhabited continent, and also has the most variable climatic conditions which lead to extended periods of drought. In a good rainfall year, our water reservoirs and groundwater storages are replenished and there is usually plenty of water for all. However, during times of drought, severe deficits occur both in terms of water quantity and also water quality. This causes major issues especially for human wellbeing when water supplies fall below necessary levels.

Water security is also an issue of international concern, and has been defined by United Nations – Water in the following manner:

*The capacity of a population to safeguard sustainable access to adequate quantities of acceptable quality water for sustaining livelihoods, human well-being, and socio-economic development, for ensuring protection against water-borne pollution and water-related disasters, and for preserving ecosystems in a climate of peace and political stability.*

As the population of the Tamworth Regional LGA grows through time, it will place increasing demands on limited water sources. At the same time, warming of the climate may lead to more evaporation of water from catchments, and consequently less flow into the water supply reservoirs. To sustain an increasing population, it will be essential to achieve a number of outcomes to increase the supply of, and reduce the demand on, water resources.



The *Namoi Regional Water Strategy 2023* provides a number of suggestions for increasing water supply. These include:

- Changes in dam reserves – which could be progressed in the short term while longer term initiatives are being investigated;
- Pipelines west of Tamworth (linked to dams from the Namoi Valley) or east of Tamworth (linked to the Manning catchment);
- Water treatment facilities; and
- Off-river storages.

To support continued housing growth, Council can continue to investigate alternate water supply options from the greater Tamworth area and advocate to both the State and Federal Governments for water security is the region.

At the same time as exploring options to *increase* supply, it is essential to look at options for *reducing demand*. Options to reduce demand include the following:

- Reducing leakage;
- Use of smart metering together;
- Reuse of grey water;
- Water use efficiency (including at the utility level and end user level); and
- Promoting locally available resources not currently being used, such as rainwater harvesting.



## Priority 1.2: Reduce barriers to unlock housing supply

A significant amount of undeveloped, residential zoned land is located around the city of Tamworth. The majority of this land is located at Hills Plain, Stratheden and Arcadia with smaller pockets of undeveloped land scattered around the city.

In addition to zoned but undeveloped land, the *Regional Plan 2041* identifies other areas for investigation for housing development; in particular, the Kingswood Area south of Burgmanns Lane as shown in **Figure 19** below.

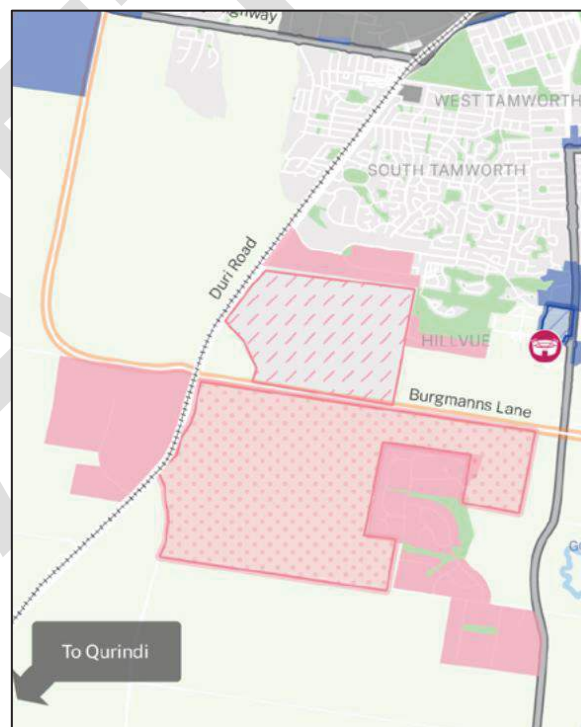
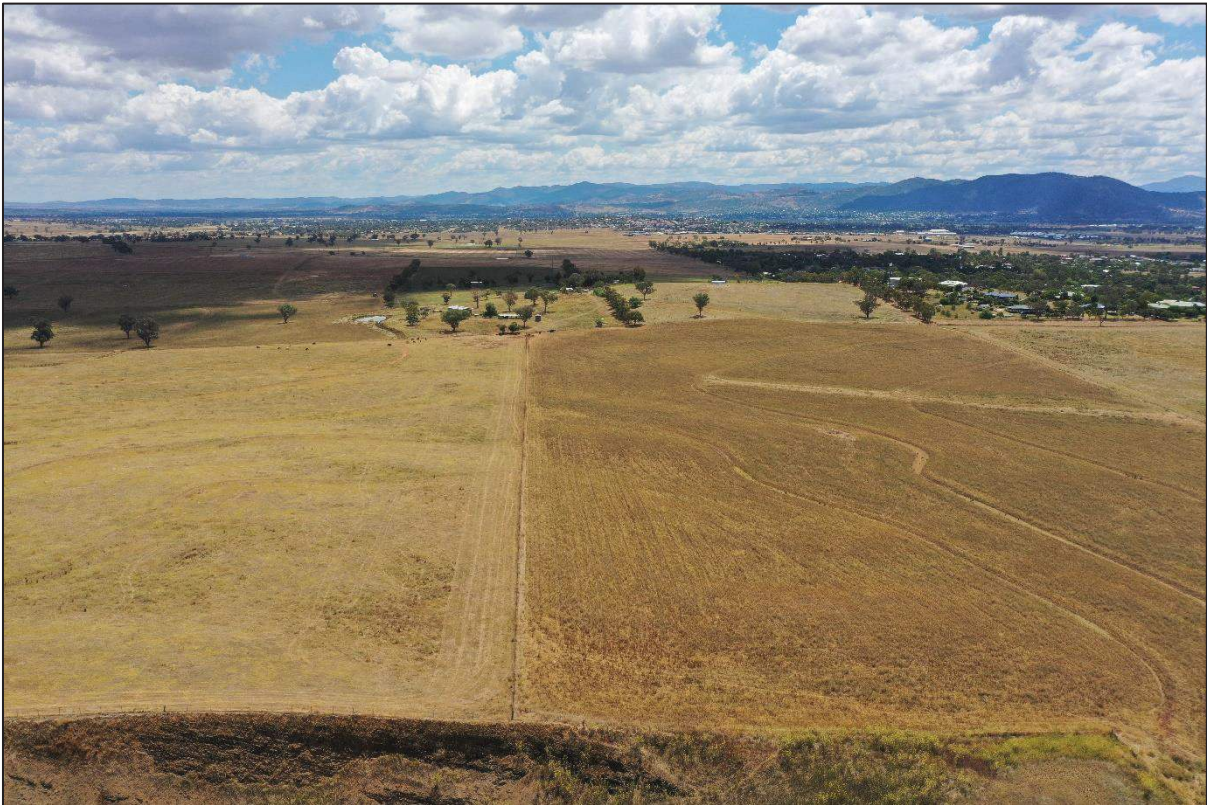


Figure 19: Kingswood Area south of Burgmanns Lane identified within the *Regional Plan 2041*

The barriers to both developing existing land and/or investigating new housing areas include fragmented land ownership, the need for costly studies over large areas, or challenges in funding the extension and augmentation of essential infrastructure. In some circumstances, further strategic planning work may be required in relation to structure plans for a neighbourhood or a Planning Proposal to amend the *TRLEP 2010*.



Council can take the lead in reducing these barriers at a neighbourhood or catchment level to avoid a piecemeal approach to housing development. This includes seeking grant funding for infrastructure or environmental studies, preparing structure plans and initiating re-zonings. The structure plan process has previously been successfully completed for the Arcadia estate (**Figure 20**).

Council should be proactive and flexible in looking at other areas that may not be specifically identified within a strategy. Locations with few constraints that can capitalise on existing infrastructure should be considered for housing. This includes:

- Investigating land zoned R2 Low Density Residential, which may be suitable for up-zoning to R1 General Residential or reduction in minimum lot size to increase dwelling density and yield; or
- Identifying surplus government land located, in or adjacent, to urban areas, which may no longer be needed for

public purposes and could be developed for housing. Such land may need to re-classified or re-zone.



*Figure 20: Extract of Structure Plan for Arcadia estate*

### Priority 1.3: Rural residential development in the Tamworth Hinterlands

Rural residential land is principally zoned R5 Large Lot Residential under the *TRLEP 2010* with a minimum subdivision lot size of 2ha. This land is generally located in the Tamworth hinterlands, notably Hallsville/Moore Creek, Moonbi Hinterland, Tintinhull and Piallamoore / Nundle Road (**Figure 21**).

Despite the large availability of zoned land, there remains very little subdivision development in the Tamworth hinterlands.

Although a number of site-specific physical constraints prevent subdivision (bush fire, biodiversity, slope, access), the primary obstacle to rural residential subdivision appears to be Tamworth Regional Council's requirement for reticulated town water to be provided to a subdivision. This requirement applies to all subdivisions with limited exemptions. This blanket style requirement for reticulated town water is in response to

concerns with availability of bore water arising from a number of community water schemes and concerns of septic tank contamination of bore water.

Unfortunately, the extension of reticulated town water is not being undertaken by developers as it is cost-prohibitive. This has subsequently stifled new rural residential subdivisions in the R5 Large lot Residential zone.

It is considered that Council's historic blanket approach to provision of reticulated town water to R5 zoned subdivisions is not appropriate and a more-balanced approach should be adopted, whereby reticulated water:

- **Is** required for lots **less than 5ha**
- **Is not** required for lots **5ha or above**, subject to evidence of a sustainable and potable, alternate water supply.

This balanced approach is not new for the region. Tamworth Regional Council already supports 5ha subdivisions without reticulated town water in other rural areas.

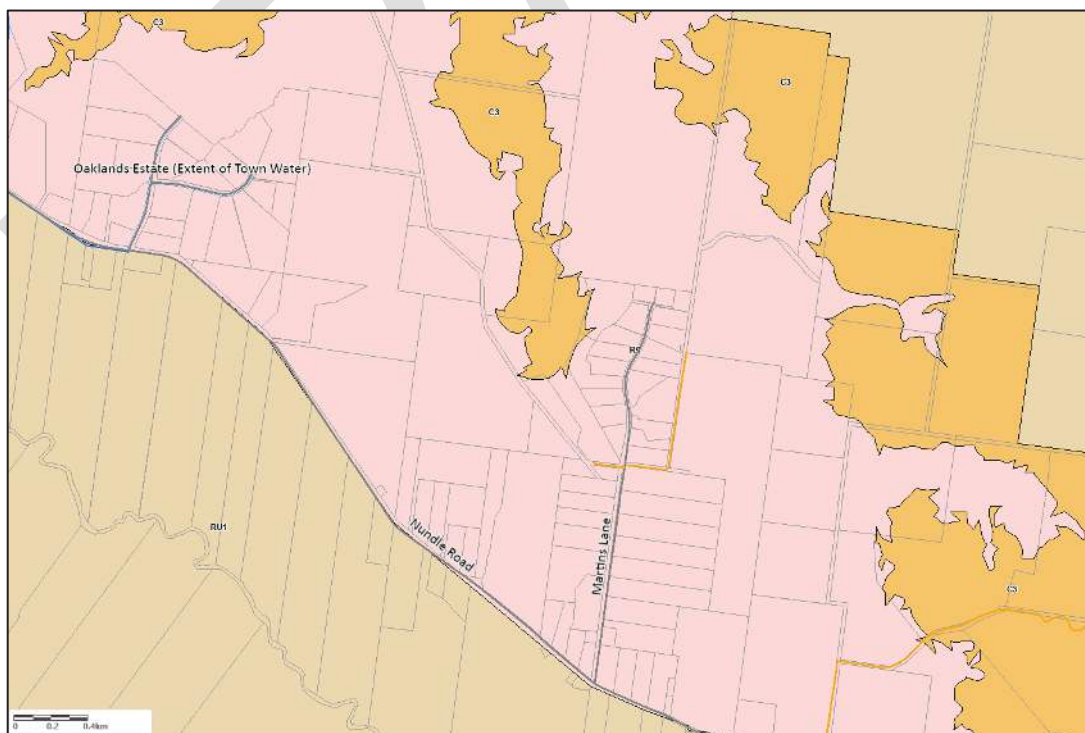


Figure 21: R5 Large Residential zoned land around Piallamoore that may be suitable for 5ha subdivision as water does not extend past Oaklands Estate

The proposed approach to the R5 Large Lot Residential zone is consistent with Council's standard practice elsewhere.

Furthermore, the 5ha lot size has the following advantages:

- *Blueprint 100: Part 2: LSPS 2020* identifies a demand for, but shortfall in 5ha lots over a 22-year period;
- A 5ha lot is sufficient size to provide opportunities in relation to hobby farming and equine activities;
- A 5ha lot is considered of sufficient size to respond to potential constraints such as biodiversity and bush fire;
- A 5ha lot size effectively reduces the number of potential bores and septic systems by at least 50% compared to a traditional 2ha subdivision; and

- Where a 2ha minimum lot size under the *TRLEP 2010* continues to apply, a 5ha lot has potential for further subdivision in the future should Council's reticulated water supply be extended.

Where 5ha subdivisions are taken up without any connection to the Council's town water, there would be less demand on Council's reticulated supply which in turn may boost the City's long-term water security.

Actions	Links to Priority
1.1 Council continues to work with, and advocate to, the NSW and Commonwealth governments for water security for Tamworth.	1.1
1.2 Identify opportunities for Council to lead actions to unlock potential land supply through: <ul style="list-style-type: none"> <li>• Applying for grants for items such as infrastructure or environmental assessments;</li> <li>• Preparing Structure Plans in conjunction with landholders; and</li> <li>• Council initiated re-zonings.</li> </ul>	1.2
1.3 Review areas zoned R2 Low Density Residential to identify land suitable for up-zoning to R1 General Residential or reduction in minimum lot size.	1.2
1.4 Work with other agencies to identify surplus Council and state government land that may be suitable, in consideration of market implications, for re-classification and/or re-zoning for housing development.	1.2
1.5 Remove the requirement to provide reticulated town water to rural residential lots 5 hectares or more in area, where a sustainable and potable alternate water supply is available.	1.1, 1.3

## Priority 2: Increasing diversity and choice in housing

### Priority 2.1: Promote infill development within existing urban areas

Infill housing is crucial to accommodating the housing needs of the ageing population, young workers, smaller families and lower income groups. It has a number of significant benefits including use of existing infrastructure, increase to the viability of public transport, protection of agricultural land from urban sprawl and economic benefits to local shopping centres with a larger base of customers.

Generally, in-fill housing is described as dual occupancies (e.g., two dwellings on one property), semi-detached dwellings (duplex), multi-dwelling housing (3 or more single storey units) or residential flat buildings (multi-storey unit developments). Where subdivision is proposed, infill housing is also known as integrated housing.

Over recent years, the Tamworth region has experienced growth in-fill housing and further growth is essential to address housing shortages, in particular, affordable accommodation options.



#### Minimum Lot Size Provisions for Infill Housing

It is often desirable for in-fill housing, such as a duplex, to be able to be subdivided to allow the individual sale of units.

In this regard, the *TRDCP 2010* stipulates a density of 300m<sup>2</sup> per dwelling/unit for infill development such as dual occupancies and multi-dwelling housing. Clause 4.1A of the *TRLEP 2010* allows the creation of torrens title lots down to 450m<sup>2</sup> where the subdivision and medium density development form part of a

single development application (integrated housing development). Otherwise, the prescribed minimum lot size applies to any new torrens title lot created.



To subdivide a duplex or multi-dwelling housing development onto the recommended area of 300m<sup>2</sup>, the subdivision must be undertaken as Strata or Community Title.

Compared to a Torrens Title subdivision, Strata or Community Title subdivisions have by-laws and fees associated with a corporation. For smaller integrated housing projects, or projects where there is no common property, such red-tape and costs are unnecessary.

Amending the *TRLEP 2010* to permit Torrens Title subdivision down to 300m<sup>2</sup> for approved medium and high-density development would add greater flexibility for developers and help promote infill development in existing urban areas. Such provisions would best suit infill development with independent access and services for dwellings/units. Where an infill development relies on shared driveways or utilities, a Strata Title or Community Title subdivision would remain more suitable.

The creation of vacant lots would remain subject to traditional minimum lot size provision.



### Review Car-parking Standards for Infill Housing

The provision of multiple car parking spaces can often represent a significant disincentive for in-fill housing development. The requirement to provide both resident and visitor parking spaces can be costly to construct and reduces the amount of developable land for floor space.

Within the Tamworth Regional LGA, the number of car parking spaces required for housing development is specified within the *TRDCP 2010*, with the parking requirements for residential development the same across the city of Tamworth.

It is recommended that Council adopt a place-based approach to car parking requirements. Specifically, precincts should be identified that are in close proximity to commercial centres, transport links, health services, education and public amenities. Such precincts provide opportunities to reduce on-site parking requirements as residents can take advantage of walking, cycling and public transport instead of private vehicle usage.

Two initial precincts recommended for investigation for reduction in residential, parking requirements are West Tamworth, either side of Bridge Street, and North Tamworth around the Tamworth Base Hospital and associated health area.

The West Tamworth precinct recommended for investigation is bound by Gipps Street, Ebsworth Street, the railway line and Mahony Avenue. Bridge Street runs centrally through the precinct. It affords an excellent opportunity for reduced on-site parking requirements as a large range of services and amenities are within walking distance.

The North Tamworth area to be investigated comprises an existing cluster of health, aged care, research, tourism and education facilities. The area is generally bordered by the Base Hospital, Tribe Street, Peel Street and Darling Street.

Additional areas around the city of Tamworth may also be suitable for reduced parking for residential development and ongoing review of the *TRDCP 2010* is recommended.



## Priority 2.2: Encourage a diverse range of housing

Housing diversity means a range of housing types, sizes, styles and price points. Diverse housing choice is important to address cost-of-living pressures and assist people transitioning through life stages.

In Tamworth, the current housing supply is dominated by traditional housing with 86.5% of housing being provided by separate dwelling houses.

Given the shortfall in housing needs for the community, there is scope for alternate forms of housing and accommodation to fill this gap. This is in addition to other traditional infill housing supported under Priority 2.1.

### Manufactured Homes, Caravans and Other Alternate Housing Options

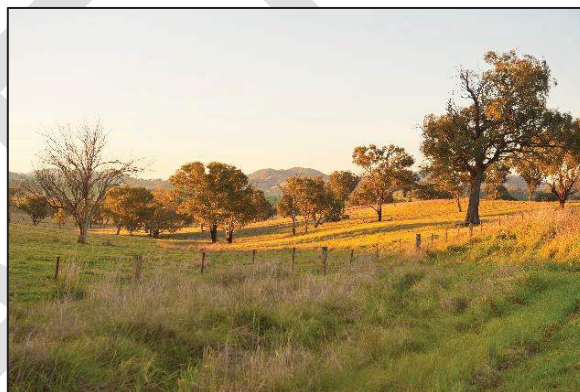
In recent years, there has been increase in alternate housing such as manufactured homes, caravans, “tiny homes” and modular homes which provide a cost-effective form of housing, particularly for young and ageing family members. Unfortunately, these forms of housing are subject to a complex legal and State planning framework. Both Council and property owners experience frustration determining minimum building standards, approval requirements and utility connections.



In 2023, the NSW Government commenced a phased review of regulations governing this overall type of housing. The outcome of this review remains uncertain, but is of critical importance. Council will continue to advocate to the NSW Government for timely completion of these reforms.

### Secondary Dwellings in Rural Areas

Another alternate form of housing that should be encouraged are secondary dwellings in rural areas. A secondary dwelling, commonly known as a granny flat, is currently prohibited in rural areas. This limits the opportunities for rural property owners to retire on their property.

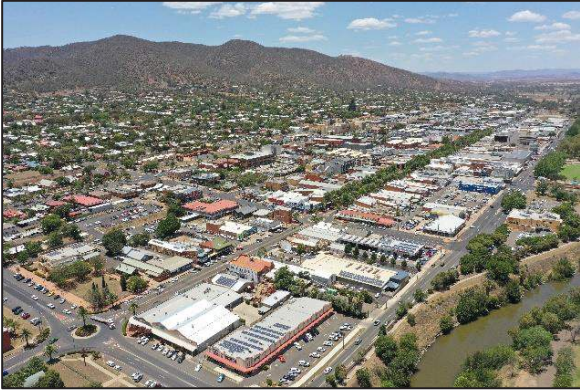


With the Tamworth region projected to see an increase in older age groups, it is important that older people have the ability to be comfortably housed and retain the option to remain on their property. Permitting secondary dwellings in the RU1 Primary Production and RU4 Primary Production Small Lots zones would enable ageing in place and succession planning on rural properties.

Increased opportunities to retire on farm, may also reduce the competition for aged and affordable accommodation within rural communities and the Tamworth City.

## Shop-top Housing

*Blueprint 100: Part 2: LSPS 2020* encourages shop-top housing in Peel Street and Bridge Street and apartment living in Kable Avenue.



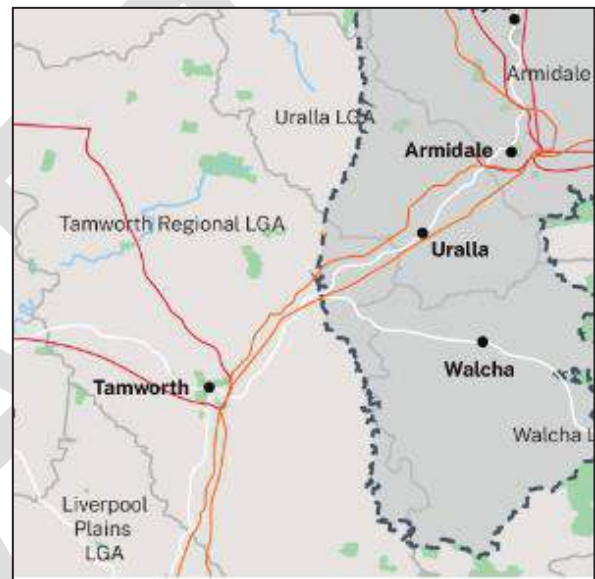
These areas are currently subject to floor space ratio (FSR) controls under the *TRLEP 2010*. It is recommended that a review of the FSR controls be undertaken to ensure that they are fit-for-purpose and do not unnecessarily restrict the ability to provide shop-top housing.

As part of this review, it is also recommended that Council investigate the floor space ratio limits applied to other local centres (generally zoned E1 Local Centre) around the city. Facilitating small-scale shop-top housing in these locations will provide another accommodation option for residents.



## Priority 2.3: Provide sufficient temporary workers accommodation

The Tamworth Regional LGA is partly located within the New England Renewable Energy Zone (**Figure 22**) and is expecting large demand for workers accommodation in relation to renewable energy projects. In addition, the Tamworth regional LGA experiences large influxes of workers associated with agriculture (Namoi Jobs Precinct), meat processing, manufacturing (i.e., livestock industries) and construction.



*Figure 22: New England Renewable Zone in relation to Tamworth Regional LGA*

In October 2021, the Regional Housing Taskforce highlighted the need for a standardised planning approach for seasonal and temporary workers' accommodation. In response, the NSW Government prepared a draft Temporary and Seasonal Workers' Accommodation Toolkit, which was on exhibition from 16 August to 27 September, 2023. The feedback from submissions is currently under consideration by DPHI with the final package still to be finalised. In addition to the state-wide package under development by DPHI, Council must also collaborate with DPHI to identify local solutions for temporary workers accommodation with an emphasis on renewable energy, intensive agriculture and agricultural production areas.

Action	Links to Priority
2.1 Amend integrated housing provisions in the <i>TRLEP 2010</i> to enable Torrens Title subdivision of smaller lots for medium-density and high-density development in the R1 General Residential zone.	2.1
2.2 Consider a reduction in parking standards for medium and high-density development within Tamworth in areas with high accessibility to key services and public transport.	2.1
2.3 Advocate to the NSW Government for reforms to diverse housing choices including, but not limited to, manufactured homes, “tiny homes”, moveable dwellings, modular buildings and caravans.	2.1, 2.2
2.4 Review floor space ratio provisions in employment zones to ensure that they are “fit-for-purpose” and do not restrict the provision of shop-top housing.	2.1, 2.2
2.5 Permit secondary dwellings in zones RU1 Primary Production and RU4 Primary Production Small Lots to enable additional rural housing and ageing in place.	2.2
2.6 Collaborate with the Department of Planning, Housing and Infrastructure to enable temporary workers accommodation in suitable locations across the LGA, with emphasis on renewable energy, intensive agriculture and agricultural production areas.	2.3

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## Priority 3: Improve housing affordability and reduce housing costs

### Priority 3.1 Support social and affordable rental housing

Social housing is government subsidised, long term, rental housing for vulnerable people or people on very low incomes with a housing need. Social housing includes public, community and Aboriginal housing.

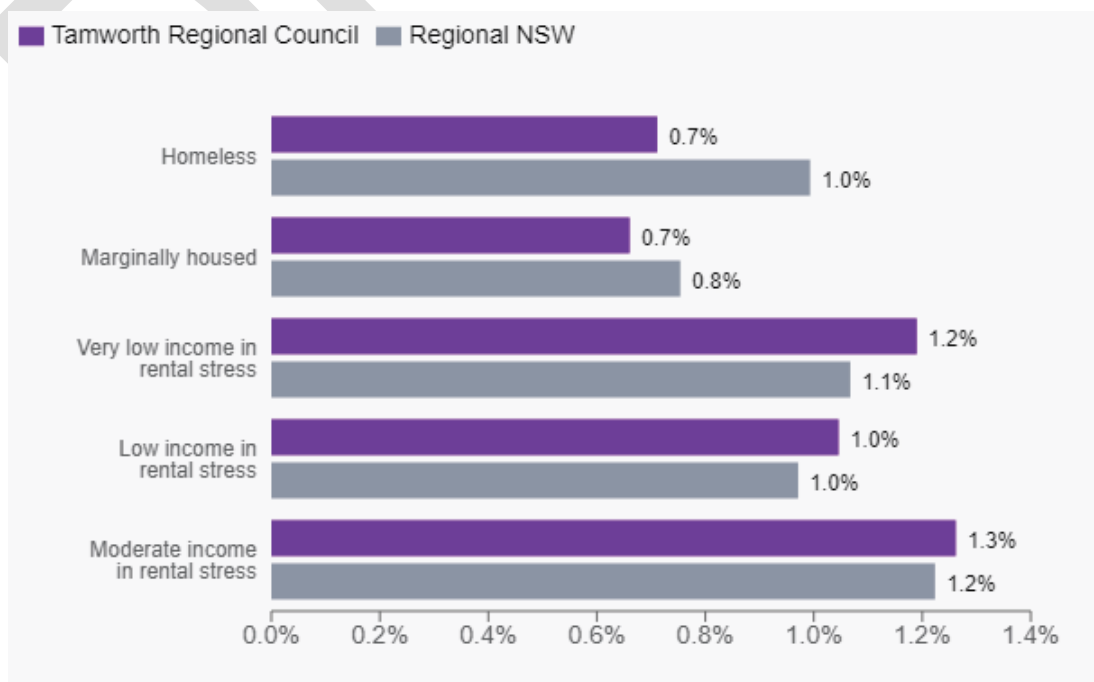
Affordable rental housing is provided for very low to moderate income households, whereby the amount of rent is reduced so that these households can meet other basic living costs. Providing affordable rental housing is a distinct issue, separate from house prices and building costs. Many developers are not incentivised to build affordable rental housing as they do not provide a very high return on investment, especially in regional areas. With the State Government focused on the delivery of social housing, there is a significant gap in the delivery of affordable housing in the Tamworth region.

The provision of social and affordable rental housing is of critical importance with 1,150 (4.9%) households at the 2021 census in need of affordable housing, of which 168 persons (0.7%) were identified as homeless as shown in ABS data below.



Council should work with other agencies and community housing providers to address the demand for social and affordable rental housing. This includes, but is not limited to:

- Identifying land across Tamworth and other communities that is suitable for social and affordable rental housing;
- Streamlining approvals for affordable rental and social housing, particularly accessible accommodation;
- Working with Aboriginal housing providers to ensure the housing needs of the Aboriginal community are addressed; and
- Undertaking community engagement to reduce the stigma associated with social housing.



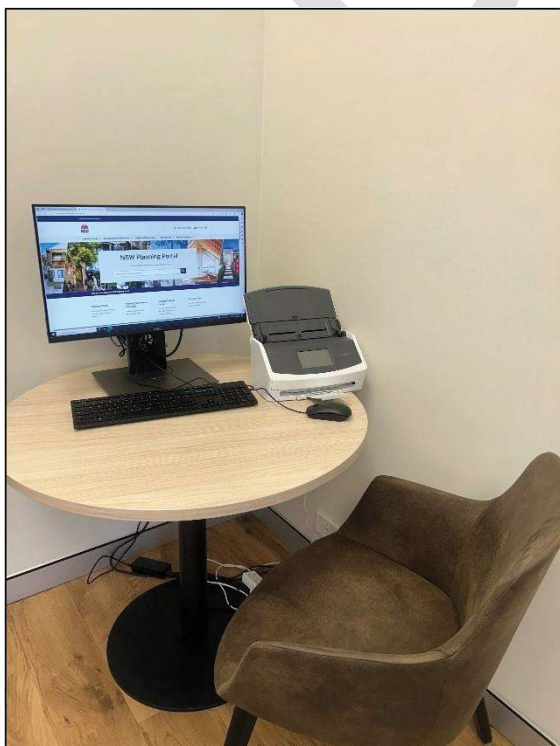
### Priority 3.2: Reduce costs associated with the planning system

The NSW planning framework can influence the cost of housing through delays in assessment times and new reforms that increase building costs.

Council is committed to reducing the ‘red tape’ associated with the development, whilst still ensuring appropriate outcomes are achieved for the community.

One of the biggest changes to the planning system in recent years is the introduction of the NSW Planning Portal. Council staff have undergone training in the use of the system; however, challenges still exist for both Council and the community to effectively incorporate the NSW Planning Portal into the day-to-day assessment process.

Although the NSW Planning Portal is developed by the State Government, Council still has an advocacy role on behalf of the local community to seek continued improvements to the system that will streamline the assessment process and deliver faster determination times.

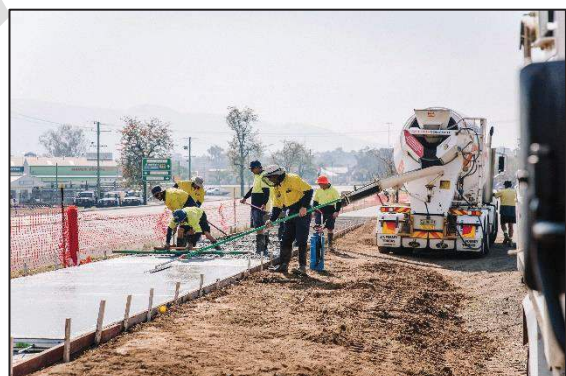


At the local level, Council reduces assessment times through the implementation of a ‘fast track’ assessment process for low-impact developments identified within the *TRDCP 2010*. Council should consider a review this process with the aim of broadening the types, and locations, of development where a “fast-track” assessment of a Development Application could apply.

Council will also be pro-active in identifying other enhancements to the NSW Planning System that may improve assessment times and reduce costs. This can include seeking further expansion of fast-track assessments (e.g., exempt and complying development) or reviewing proposed reforms to identify and reduce potential costs for the community.

### Priority 3.3 Review Council policies for opportunities to reduce or defer costs

Council has developed a number of engineering standards that guide the design and construction of infrastructure for housing development and subdivisions. The costs associated with the construction of infrastructure can vary significantly depending on the standard of construction.



Council can review its engineering guides and development control plan to identify any opportunities to reduce infrastructure costs. Examples include relaxing instances when footpaths are to be constructed, allow overhead electricity instead of underground, or by removing the requirement to connect certain services, e.g., town water for rural residential blocks – (refer Action 1.5).

Infrastructure such as road upgrades, parks and playgrounds are also funded through Council contributions levied on new development and subdivisions.

These contributions will always play an important role in the growth of the Tamworth region and it is not recommended that Council stop levying contributions. Rather, Council must review its policies to ensure contributions remain fair and equitable.

The review of policies also provides Council an opportunity for creative thinking in relation infrastructure and contributions. This includes the role of large-scale renewable energy projects, voluntary planning agreements, payment timing, deferred payment agreements and cost-sharing.



Ultimately, it is critical that any decision in relation to infrastructure requirements or contributions does not come at the expense of poor urban design outcomes or shifting the cost of infrastructure onto the ratepayers.

Action	Links to Priority
3.1 Engage with the NSW Department of Communities and Justice, Local Aboriginal Land Councils, Landcom, NSW Department of Planning, Housing and Infrastructure, and consider opportunities for Council to partner with community housing providers to facilitate the supply of affordable and low-cost housing.	3.1
3.2 Work with Aboriginal Housing Providers to ensure housing needs of the Aboriginal community are addressed.	3.1
3.3 Advocate to the NSW Government for continued improvements to the NSW Planning System that streamline assessments and reduce cost of housing, including reforms to the NSW Planning Portal and complying development approval pathways.	3.2
3.4 Broaden the types and location of development where a “fast-track” assessment of a Development Application would apply.	3.2
3.5 Review engineering standards and infrastructure requirements for housing development and subdivisions to potentially improve affordability.	3.3
3.6 Review contributions plans to ensure levies are fair and equitable.	3.3
3.7 Investigate opportunities to incentivise housing development through discounts or delayed payments associated with infrastructure costs and/or contributions.	3.3

## Priority 4: Facilitate Liveable Communities

### Priority 4.1 Urban design enhances liveability

The term 'liveability' is used to describe the quality and satisfaction of living in an area. Aspects that influence liveability include safety, attractiveness, the environment and sustainability. These contribute to a 'sense of place' as well as a person's overall health and wellbeing.

With the projected growth of the Tamworth region and an increase in infill development, ensuring the 'liveability' of communities is essential. A theme that was reflected throughout the community engagement process.

For new developments, liveability could be enhanced through local provisions in a development control plan. Such provisions may include:

- Increased landscaping in developments and new streets;
- Consideration of 'safer-by-design' principles (e.g., lighting, passive surveillance);
- Installation of public art (where practical) into new subdivisions or development; and
- Creation of shared spaces for recreation and local events.



Public land also provides an opportunity to enhance liveability. Roads, footpaths, parks and unused public land could be enhanced through measures such as plantings, street furniture and public art. Larger spaces could be used to bring the community together through temporary events or breakout spaces for workers.

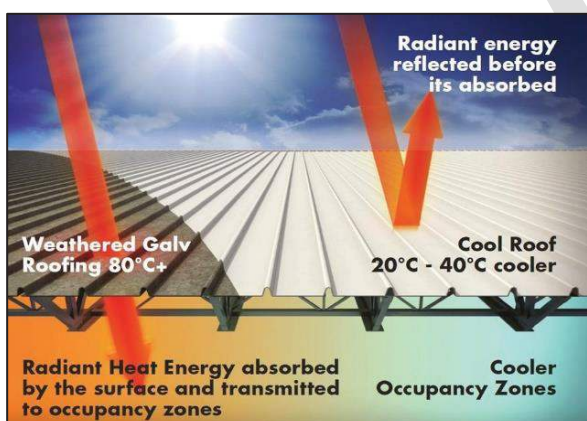
Where practical, local achievements in urban design and sustainability should be showcased throughout the community and local development industry.



## Priority 4.2: Sustainable buildings and places

Sustainable buildings and places can directly support housing affordability through the reduction of costs associated with water and energy bills. In addition, sustainable development creates a more resilient community in the face of an uncertain climate.

The conversion of green space to built surfaces is a primary driver of increasing heat in cities. In 2022, Council completed an investigation of urban heat within two precincts of Tamworth city. This strategy identified a number of cooling mechanisms (e.g., building materials, greener areas) to mitigate urban heat islands around Bridge Street and the Tamworth CBD. Adoption and expansion of these mechanisms across the broader city and region could also reduce summer heat in residential areas and reduce the use of air conditioning units.



Similarly, greater use of on-site water capture or installation of secondary water supplies for non-potable uses (garden, toilet), can reduce the amount of town water usage for a household. Reduction in town water usage for households would also contribute to water security for the region.

## Priority 4.3: Connected communities

The ability for residents to access and move through their neighbourhood is important, particularly for higher density neighbourhoods.



The built environment can be designed to enable people to come together and use facilities within their local area through the provision of pathways, end of trip facilities for cyclists, and public transport facilities such as bus shelters.

Access and movement through a neighbourhood has a number of positive outcomes including:

- More active and vibrant communities;
- Greater passive surveillance;
- Walking and cycling can improve physical health and wellbeing;
- Increased independence for older people; and
- Promotion of sustainability by reducing traffic and pollution.



Action		Links to Priority
4.1	Investigate DCP standards that contribute to liveable communities such as tree planting, green streets, shared spaces and safer-by-design principles.	4.1
4.2	Explore opportunities to increase public art through the development assessment framework.	4.1
4.3	Review the Tamworth Urban Heat Island Report for cooling recommendations that would benefit urban areas across the Tamworth region.	4.1, 4.2
4.4	Investigate controls for on-site water capture and re-use for all single dwellings and small-scale medium density developments (single storey, no more than four dwellings) and the installation of secondary water supplies for non-potable uses (garden, toilet, etc).	4.1, 4.2
4.5	Review opportunities to provide active transport facilities such as pathways and end of trip facilities for cyclists in centres and employment hubs.	4.3
4.6	Work with the local development industry to trial and showcase locally relevant sustainable home design responses.	4.1, 4.2, 4.3

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## Priority 5: Promote rural communities

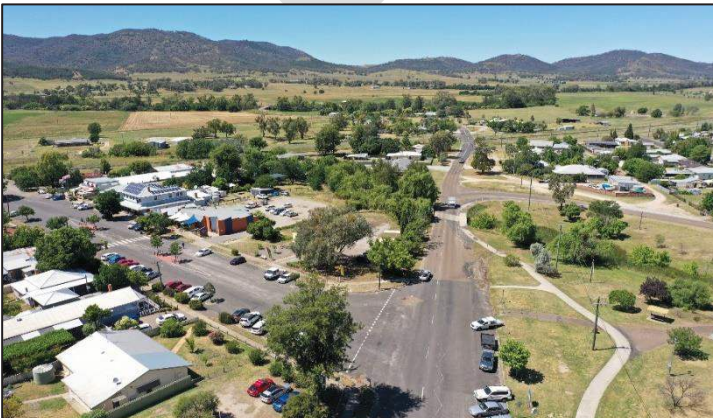
The Tamworth region includes a number of significant rural communities, including Barraba, Kootingal, Manilla, and Nundle. Nemingha, being central between Tamworth City and Kootingal is also a centre of interest.

These communities are important centres for surrounding rural populations providing shops, services and amenities. With changing trends in renewable energy and agricultural production, these communities can take advantage of potential demand for housing and jobs in the region. With good access to the city of Tamworth, rural communities have capacity to provide affordable housing and lifestyle living. Rural centres should also cater for ageing-in-place where people can live in their residence of choice as they grow older with access to support services.

Reviewing planning controls to promote lifestyle living and in-fill housing development for rural communities will promote diverse and affordable housing which are key priorities of this housing strategy.

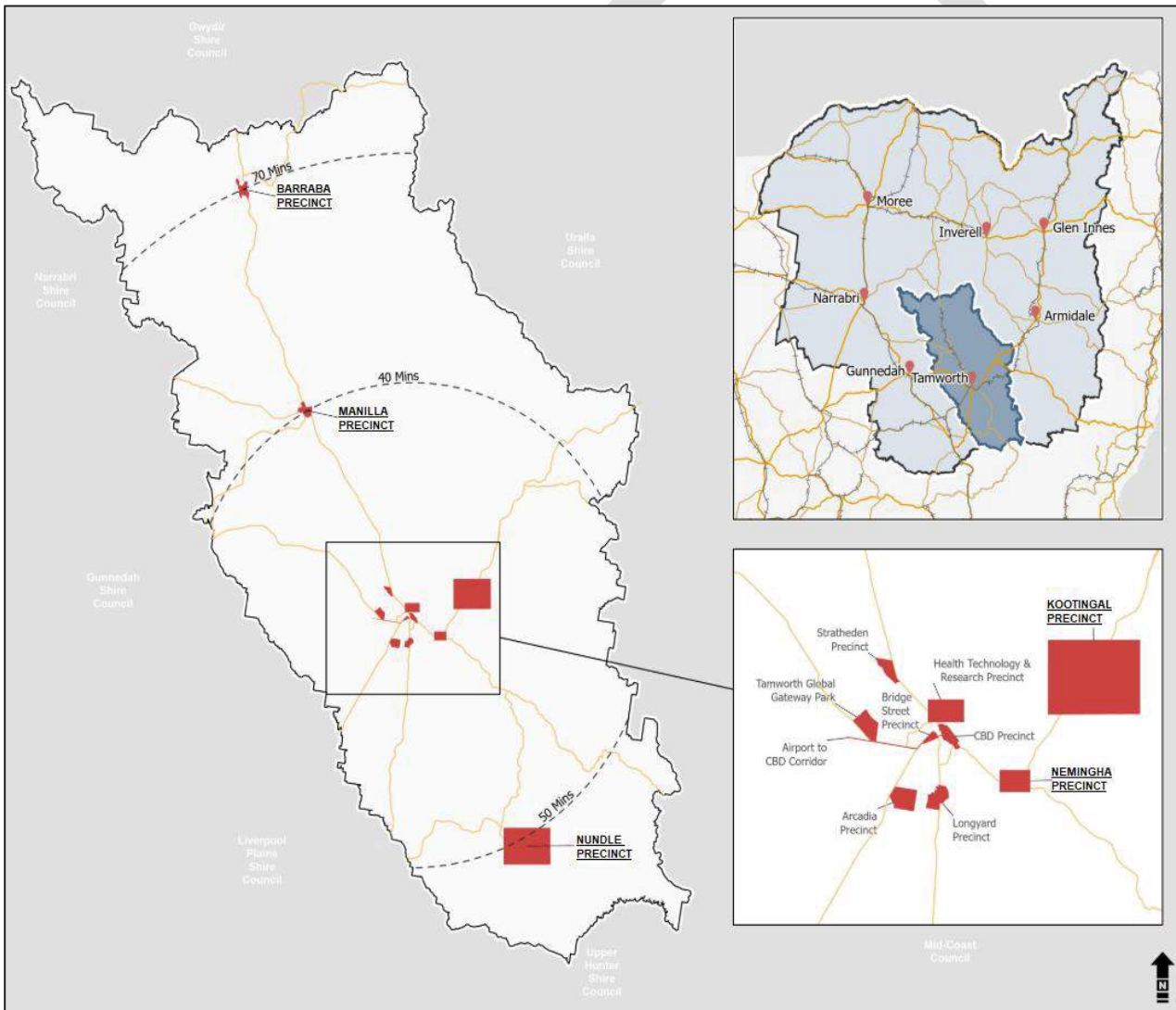
It is also important to distinguish that the characteristics and needs of rural communities differ significantly from the city of Tamworth. Where practical, housing actions for rural communities must be supported by broader precinct planning to identify other commercial, infrastructure and community opportunities that will support housing growth. In this regard, precinct planning has been undertaken and included within the RHS for the communities of Barraba, Kootingal, Manilla, Nemingha and Nundle.

Many other rural villages are located across the Tamworth region, notable among which are; Attunga, Bendemeer, Dungowan, Duri, Hanging Rock, Moonbi, Somerton, Woolbrook and Woolomin. These villages have existing zoned land and experience limited growth. As such, precinct planning has not been undertaken for these villages; however, their role in the community is significant. The Actions within this housing strategy will broadly apply and benefit these villages.



The Actions to Promote Rural Communities are in addition to the Actions already identified under the other priorities of this housing strategy. There are number of actions including, (but not limited to), infrastructure investigation, partnership with other agencies and developer incentives, that will benefit the entire LGA including rural communities.

ACTIONS	
5.1	Review minimum lot sizes provisions applicable to the RU5 Village zone.
5.2	Permit “multi-dwelling housing” and “residential flat buildings” in the RU5 Village zone and adopt car parking standards appropriate to this zone.
5.3	Investigate LEP and/or DCP provisions to promote lifestyle living around rural townships.
5.4	Identify primary production zoned land that is not required for primary production purposes, and is well located to town centres, for future investigation for residential development.
5.5	Review and implement Precinct Plans for the communities of Barraba, Kootingal, Manilla, Nemingha and Nundle.



## Barraba

Barraba has a proud agricultural and resource development history and continues to be an important part of the wider Tamworth regional community. With a town population of 1,035 (2021 Census), Barraba has a strong rural character and is an important services centre for localities in the north of the Tamworth region.

Barraba has a number of strengths that translate to good opportunities to support housing growth for the future. This includes:

- Available land near town for rural lifestyle blocks, 'boutique' farming and green energy such as solar farms;
- Vacant land suitable for potential new housing;
- Big Sky/Dark Night (low light spill) – Eco-tourism and astronomy tourism;
- Water and sewer infrastructure to support medium density development in the RU5 Village zone;
- Affordable housing with below average rent and mortgage repayments being increasingly attractive for people working from home; and
- Heritage and historical buildings and sites.

Precinct planning has been completed for Barraba that identifies these planning opportunities to promote the community, which in turn will support housing development.



1,035



60



656

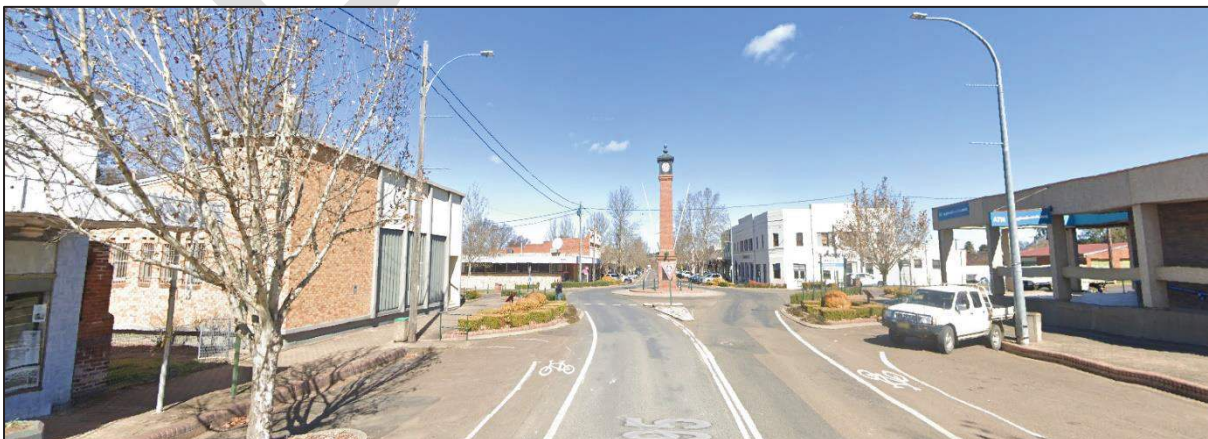


\$190

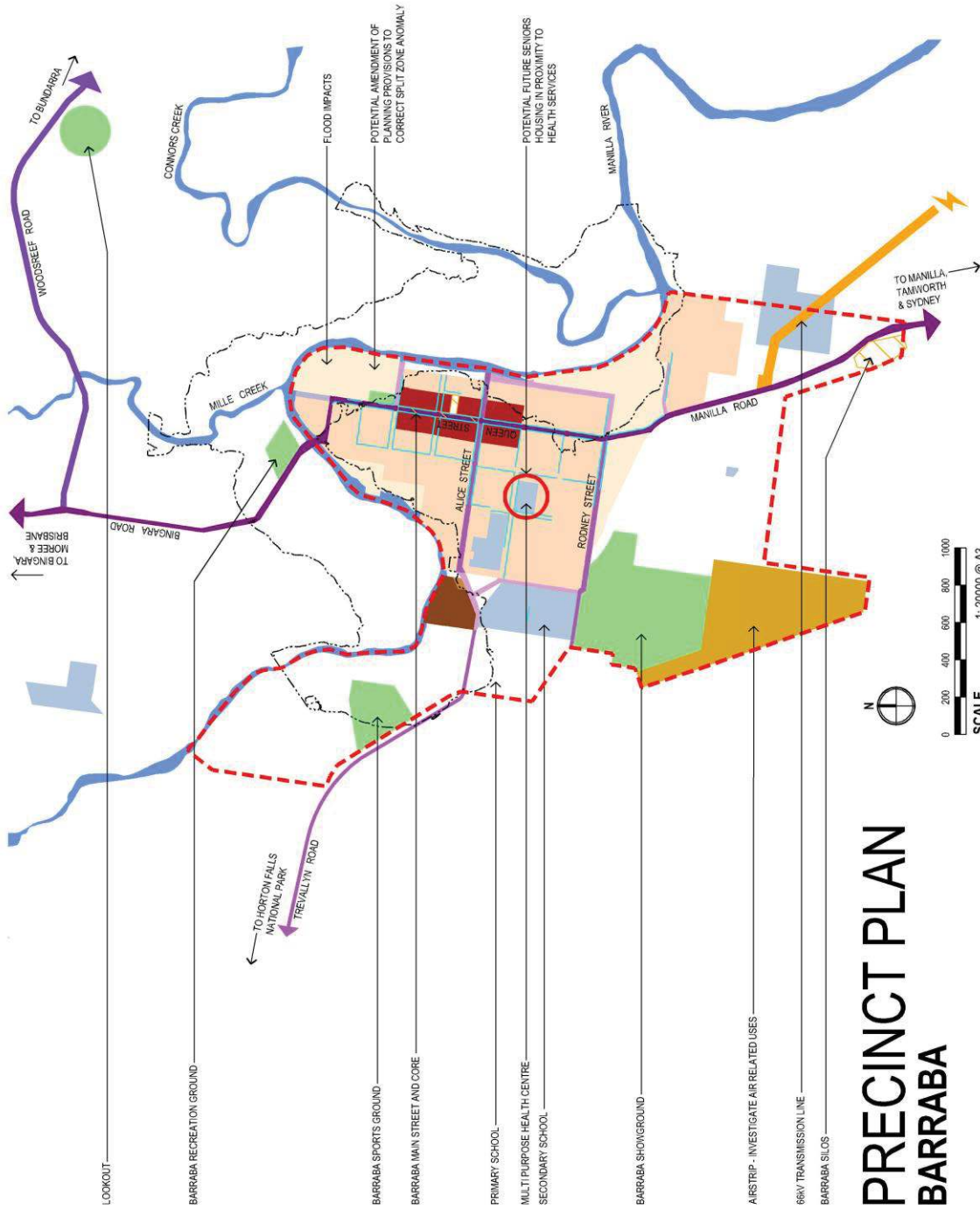


\$659

2021 Census QuickStats: Barraba (Urban Centres and Localities), ABS

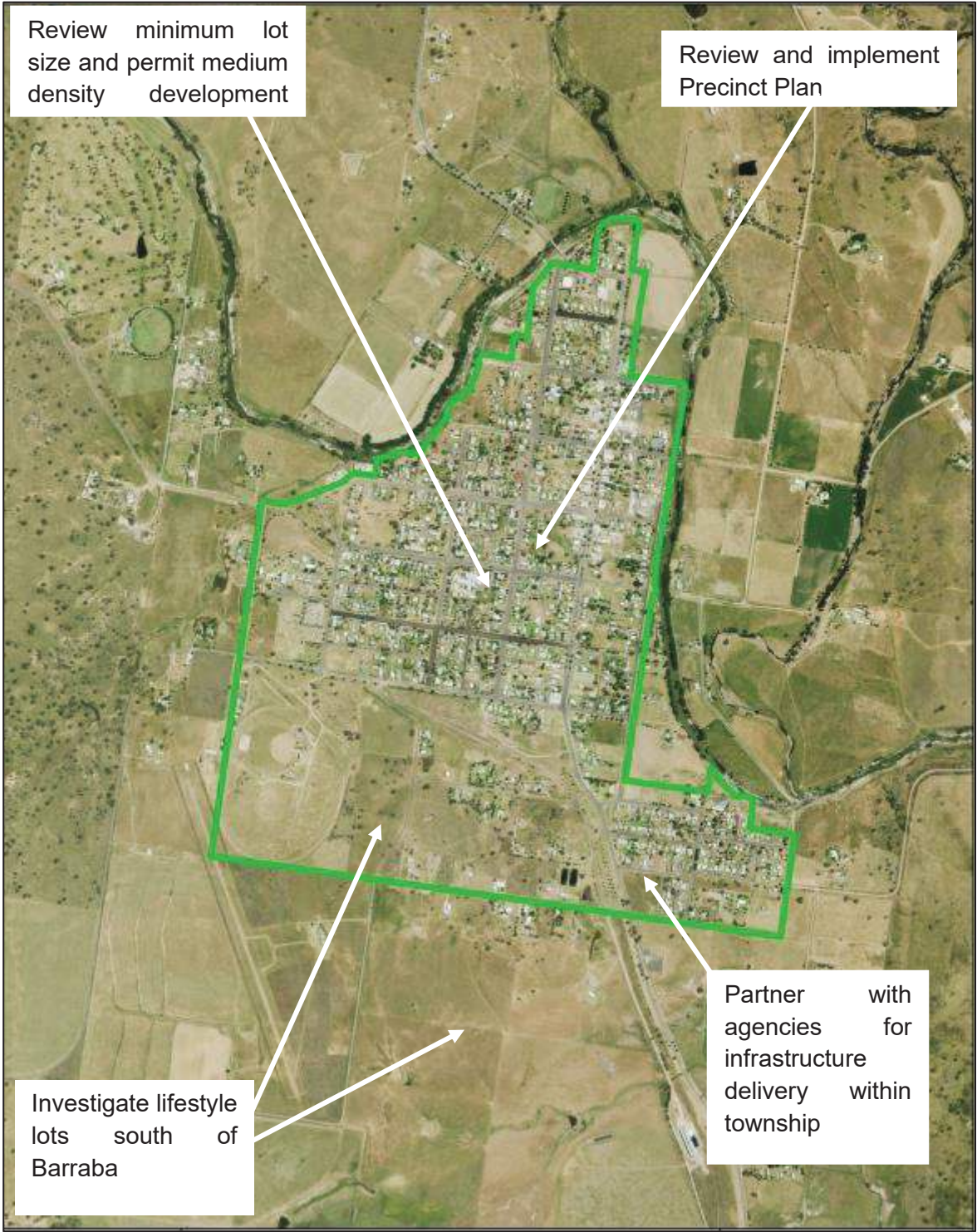


- LEGEND**
- PRECINCT EXTENT / BOUNDARY
  - STREETS
  - ARTERIAL STATE
  - ARTERIAL REGIONAL
  - PRIMARY COLLECTOR
  - LOCAL ACCESS
  - EXISTING CYCLEWAYS / FOOTPATHS
  - POTENTIAL FUTURE LANDUSE
  - RESIDENTIAL
  - LARGE LOT RESIDENTIAL
  - COMMERCIAL
  - INFRASTRUCTURE
  - INDUSTRIAL
  - RURAL
  - SHARED PUBLIC SPACE
  - RECREATION / SPORT
  - AREA OF INTEREST
  - FEATURES
  - FLOODING
  - ENERGY CORRIDOR
  - CREEK / GULLY
  - REVIEW FLOOD PLANNING PROVISIONS
  - REVIEW OF COMMUNITY LAND CLASSIFICATION IN BARRABA



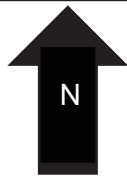
# PRECINCT PLAN BARRABA

- LOOKOUT
- BARRABA RECREATION GROUND
- BARRABA SPORTS GROUND
- BARRABA MAIN STREET AND CORE
- PRIMARY SCHOOL
- MULTI PURPOSE HEALTH CENTRE
- SECONDARY SCHOOL
- BARRABA SHOWGROUND
- ARSTRIP - INVESTIGATE AIR RELATED USES
- 66KV TRANSMISSION LINE
- BARRABA SILOS



## Barraba

# Tamworth Regional Housing Strategy Actions



## Kootingal

Being conveniently located on the New England Highway approximately 20km north-east of Tamworth, Kootingal has maintained solid population growth with 2,313 people in the locality and 1,862 people living in the township itself (2021 Census). Due to its proximity, Kootingal benefits from the employment, educational and community opportunities in Tamworth City.

Kootingal has a number of strengths that translate to good opportunities for the future:

- R1 General Residential zoning within the township that supports medium-density development
- Available land near town for rural lifestyle blocks, 'boutique' farming, farm stay, eco-tourism and green energy (e.g., solar farms);
- Ready access to Tamworth;
- Affordable housing with below average rent and mortgage repayments; and
- Main North Railway Line.

Kootingal has developed over many years maintaining a distinctive character and resilient community and continues to provide goods and services to the growing population. It is anticipated that by providing additional opportunities for residential development and encouraging more commercial and community focused entrants into Kootingal, service levels will be increased to support housing growth.



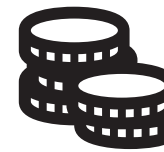
1,862



39



785



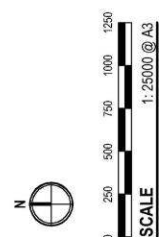
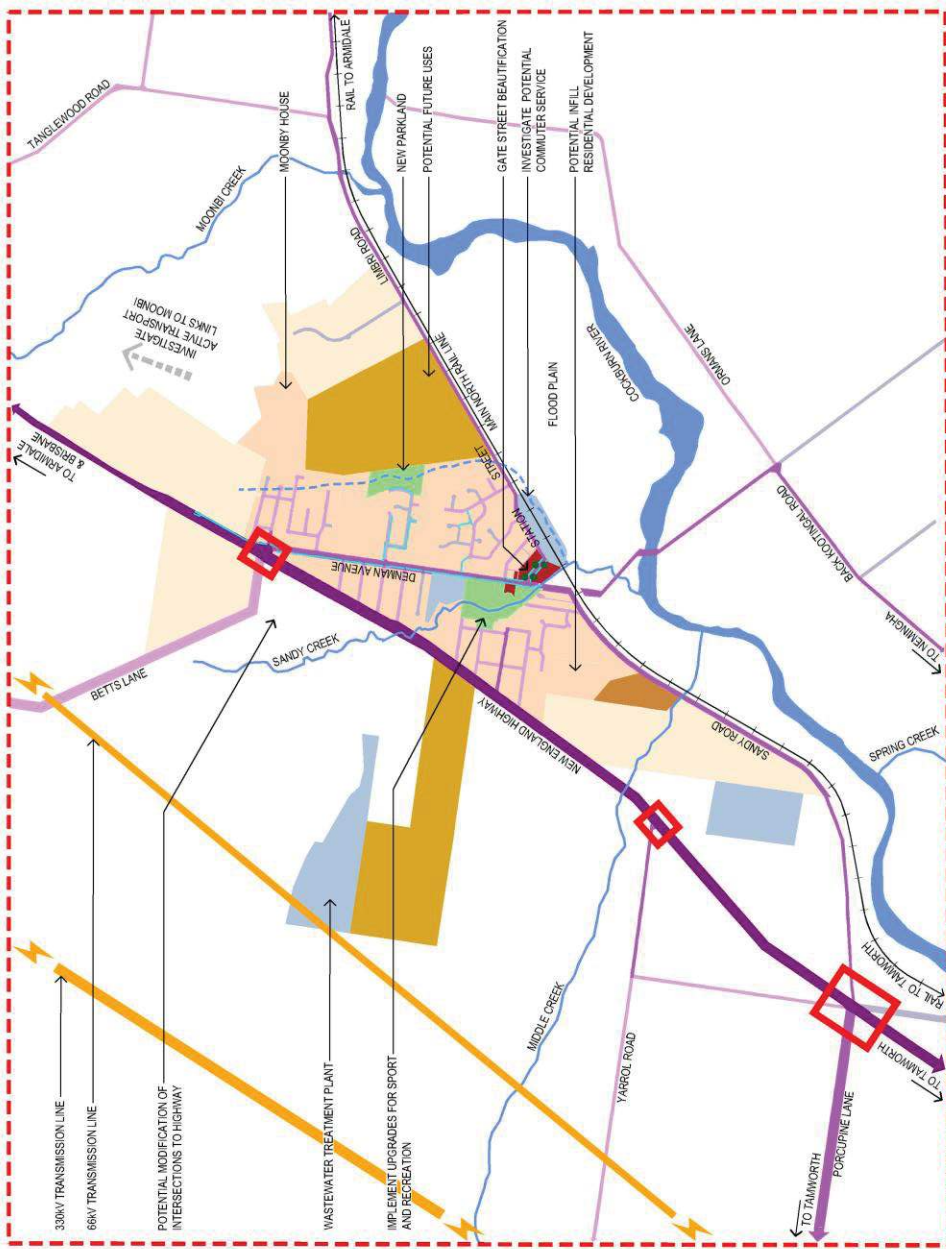
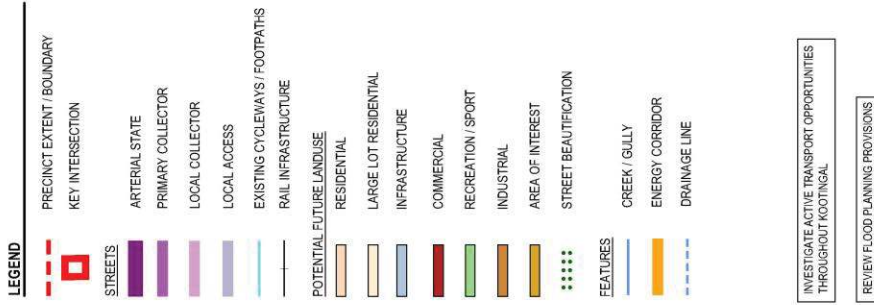
\$310



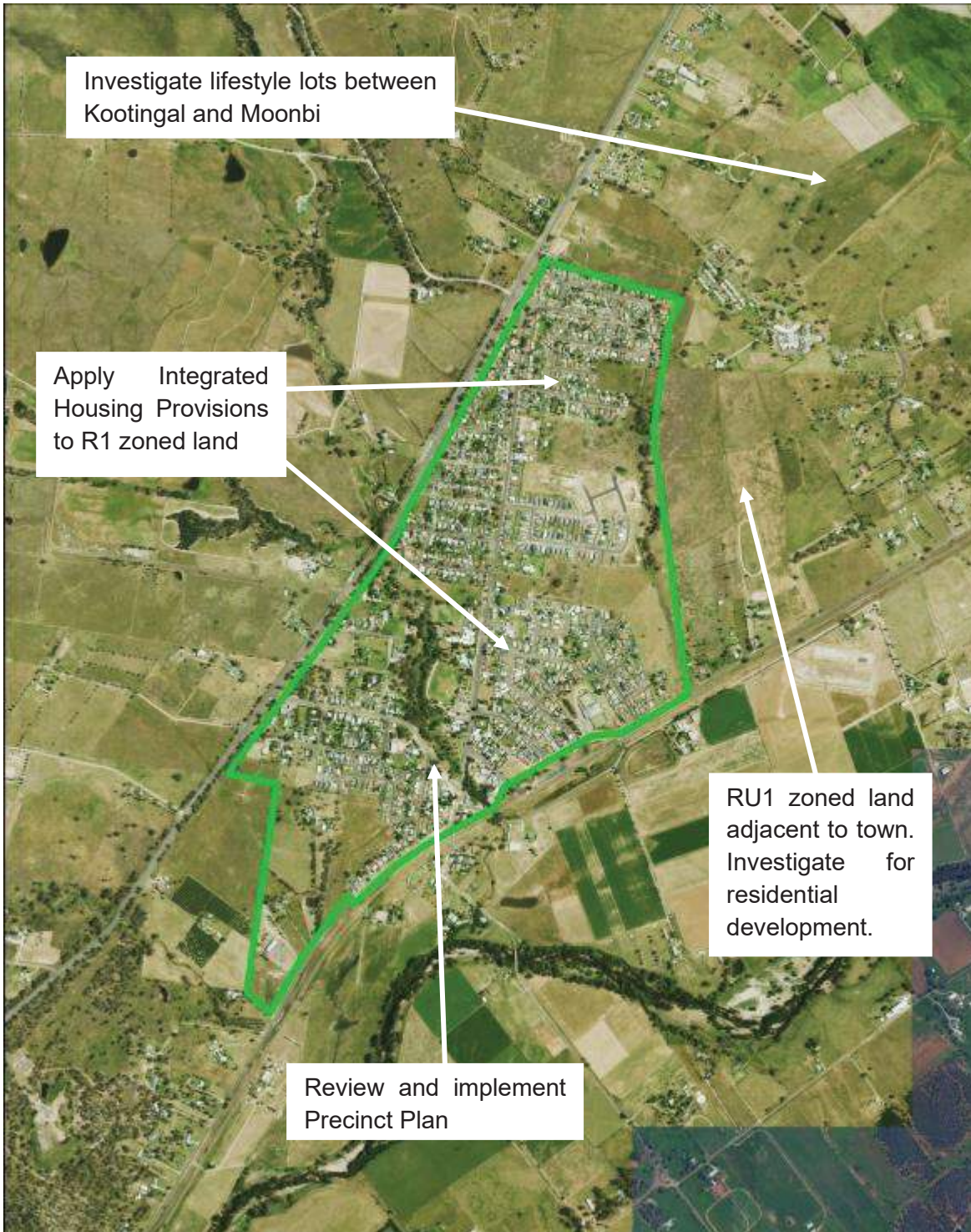
\$1300

2021 Census QuickStats: Kootingal (Urban Centres and Localities), ABS



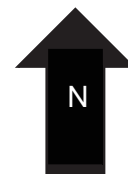


# PRECINCT PLAN KOOTINGAL



**Kootingal**

**Tamworth Regional Housing Strategy Actions**



## Manilla

Manilla has maintained a solid population since its settlement fluctuating with the fortunes of primary production. Approximately 2,386 people live in the Manilla locality (2021 Census) with about 2,014 in the town itself. Being located about 35 minutes away by car, Manilla benefits from the employment, educational and community opportunities in Tamworth City.

Manilla is identified in Council’s Blueprint 100 documents as one of the main towns in the Tamworth Region where slow growth can be expected. The town is primarily zoned R1 General Residential in recognition of this potential.

Opportunities within Manilla to support housing growth include:

- Available land near town for rural lifestyle blocks, ‘boutique’ farming, farm stay, eco-tourism and green energy (e.g., solar farms);
- Good water supply from Namoi and Manilla Rivers and the recent investment in water treatment facilities;
- Ongoing investment in the poultry industry offers opportunities for Manilla and the wider region;
- Access to Tamworth to the south and mines to the west (via Rangari Road) will strengthen employment opportunities; and
- Affordable housing with below-average rent and mortgage repayments.

Manilla has developed over many years and remains an important service centre located centrally in the North West of NSW. It is anticipated that by providing additional opportunities for rural lifestyle development and encouraging more commercial and community focused entrants into Manilla, service levels will be increased to support housing growth.



Population

2,014



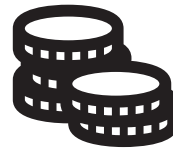
Median Age

48



All Private Dwellings

1,009



Median Weekly Rent

\$260



Median Monthly Mortgage

\$1,083

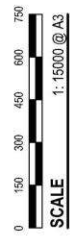
2021 Census QuickStats: Manilla (Urban Centres and Localities), ABS

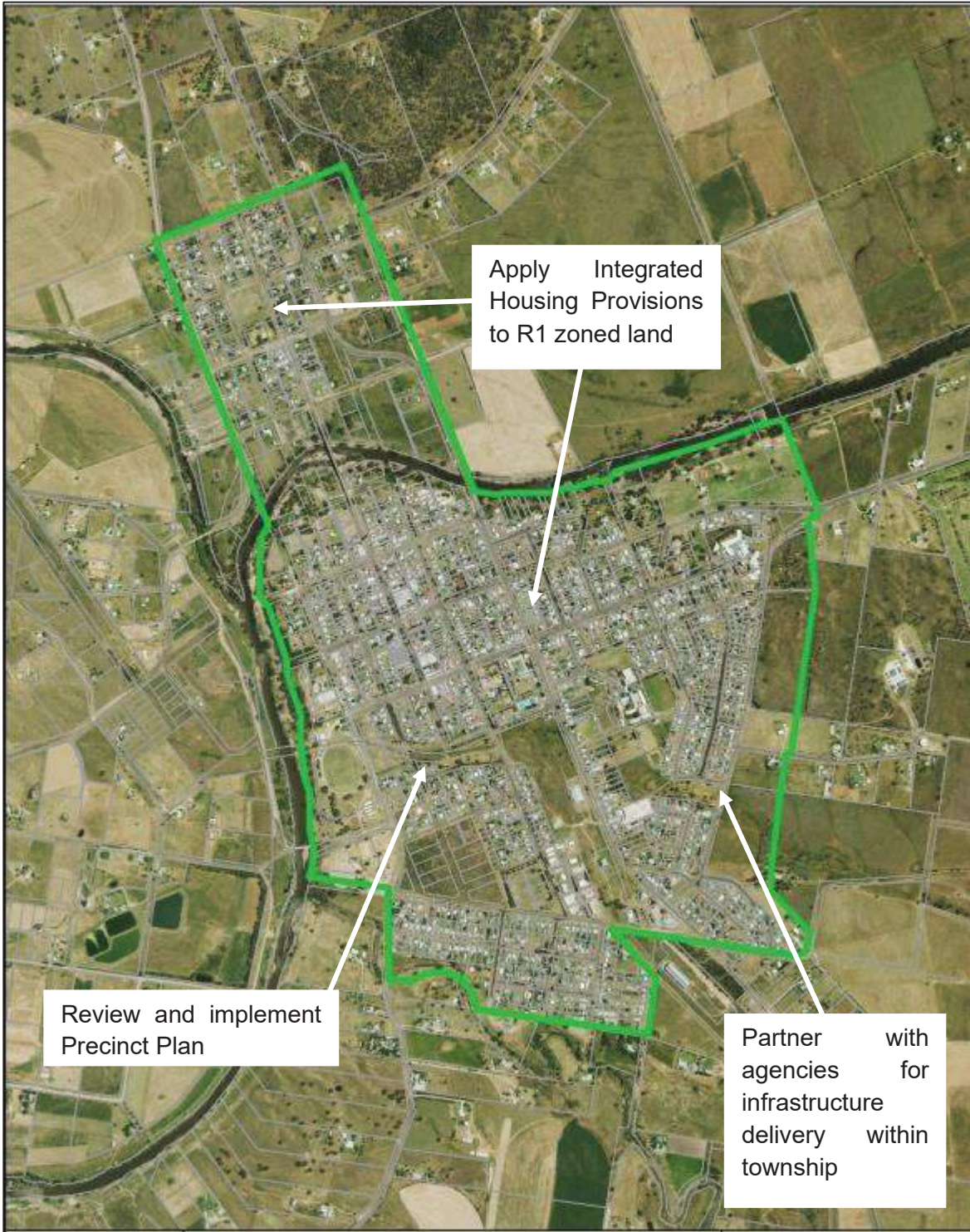


- LEGEND**
- PRECINCT EXTENT / BOUNDARY
  - KEY INTERSECTION
  - STREETS
  - ARTERIAL STATE
  - ARTERIAL REGIONAL
  - PRIMARY COLLECTOR
  - LOCAL COLLECTOR
  - LOCAL ACCESS
  - EXISTING CYCLEWAYS / FOOTPATHS
  - POTENTIAL FUTURE LANDUSE
  - COMMERCIAL
  - SHARED PUBLIC SPACE
  - INFRASTRUCTURE
  - RECREATION / SPORT
  - AREA OF INTEREST
  - MANILLA LOW LEVEL BRIDGE AND ROAD UP-GRADE
  - FEATURES
  - FLOODING
  - ENERGY CORRIDOR
  - CREEK / GULLY
  - REVIEW FLOOD PLANNING PROVISIONS
  - INVESTIGATE LIFESTYLE OPPORTUNITIES



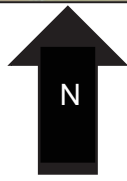
# PRECINCT PLAN MANILLA





# Manilla

## Tamworth Regional Housing Strategy Actions



## Nemingha

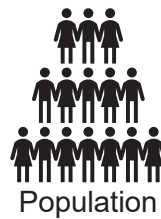
Nemingha is a small centre located on the New England Highway approximately 5km east of the Tamworth CBD. It services a location population of 705 people (2021 Census), with 202 people located within the urban centre.

Nemingha is serviced by a reliable reticulated water supply, being connected to the Tamworth reticulated water network. The town is also fully serviced by reticulated sewer. There are local employment opportunities in a range of businesses from vehicle parts fabrication to rural supplies and hotel/motel operations. Nemingha benefits from being less than 10 minutes to the regional city of Tamworth, which provides access to a wide range of employment opportunities, education, health care and social and sporting activities.

Improved community-focused services in Nemingha would provide local residents and the residents of surrounding localities with additional conveniences, without the need to travel to Tamworth for everyday essentials and medical services.

Key recommendations for Nemingha as a result of precinct planning and the RHS are:

- Investigate urban residential and lifestyle opportunities on the urban limits;
- Investigate potential re-zoning of existing land commercial and industrial land uses to reflect their current use;
- Potential improvements to pedestrian connectivity, safety and amenity; and
- Adopt Integrated Housing provisions to encourage greater medium density development on the R1 General Residential zone.



Population

202



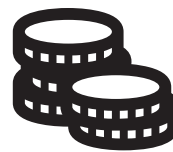
Median Age

50



All Private Dwellings

105



Median Weekly Rent

\$300



Median Monthly Mortgage

\$1,300

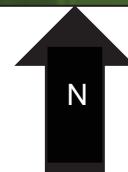
2021 Census QuickStats: Nemingha (Urban Centres and Localities), ABS





**Nemingha**

**Tamworth Regional Housing Strategy Actions**



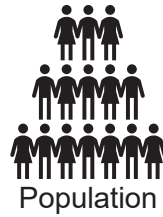
## Nundle

Nundle is a vibrant small town nestled at the foot of the picturesque Great Dividing Range at the head of the Peel River. With a local population of 482 people, 314 within the town, Nundle is a unique community with a strong, independent identity.

The tourism industry has developed strongly in recent years due to a well organised events-focused approach and the revitalisation/re-use of historical buildings driven by new and existing residents.

Nundle is zoned RU5 Village and vacant lots suitable for urban residential development are readily available in Nundle. Larger lot residential development opportunities are accessible to the east and south of the town. There is potential to extend the R5 Large Lot Residential zone should future investigations reveal sufficient demand. Rural zoning and minimum lot size provisions are also identified for potential future review as part of a rural lands review.

It is anticipated that by further encouraging tourism and economic development opportunities, Nundle will continue to establish itself as a short-stay destination and a permanent settlement option for people looking for a total lifestyle change or improved work/life balance.



314

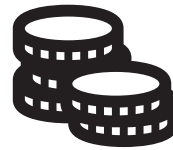


56



157

All Private Dwellings



\$200

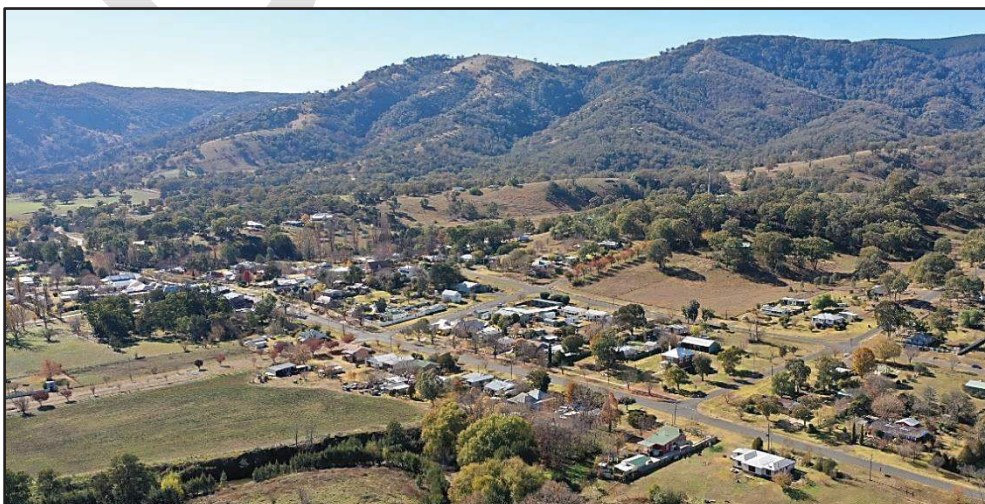
Median Weekly Rent



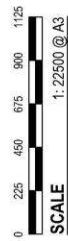
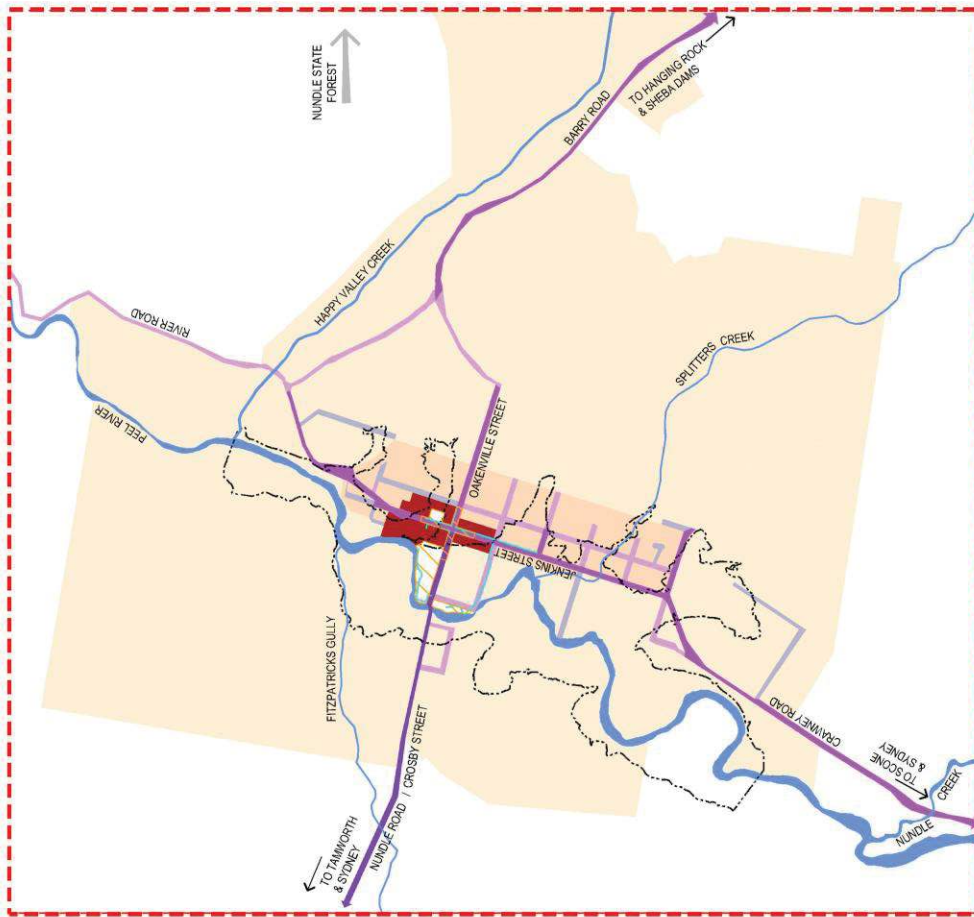
\$1,000

Median Monthly Mortgage

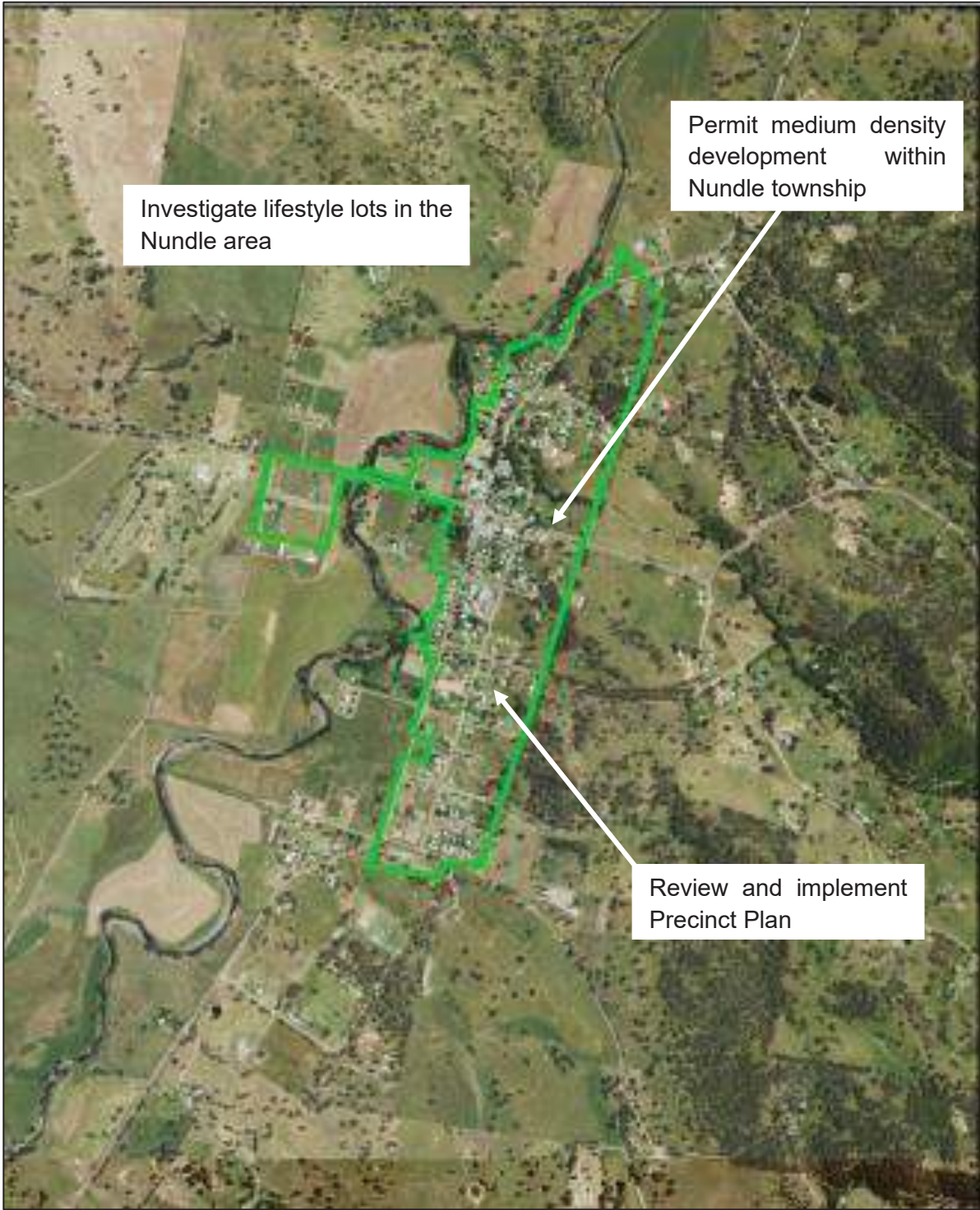
2021 Census QuickStats: Nundle (Urban Centres and Localities), ABS



- LEGEND**
- PRECINCT EXTENT / BOUNDARY
  - STREETS
    - ARTERIAL REGIONAL
    - PRIMARY COLLECTOR
    - LOCAL COLLECTOR
    - LOCAL ACCESS
    - EXISTING CYCLEWAYS / FOOTPATHS
  - POTENTIAL FUTURE LANDUSE
    - RESIDENTIAL
    - LARGE LOT RESIDENTIAL
    - SHARED PUBLIC SPACE
    - COMMERCIAL
  - FEATURES
    - FLOODING
    - CREEK / GULLY
  - REVIEW FLOOD PLANNING PROVISIONS
  - REVIEW ZONE PROVISIONS REGARDING ECO TOURISM
  - REVIEW LOT SIZE PROVISIONS FOR SURROUNDING RURAL LANDS

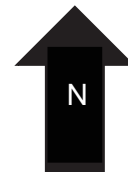


# PRECINCT PLAN NUNDLE



**Nundle**

**Tamworth Regional Housing  
Strategy Actions**



## Delivery and Implementation

The priorities and objectives for housing will be implemented through:

**Planning** - Council will work with the NSW Government towards planning controls that can deliver well located, diverse housing options of quality design.

**Educate/Promote** – Council will provide information, customer service, community consultation and stakeholder engagement to raise awareness and encourage an ongoing exchange of ideas and involvement in local housing issues.

**Leadership** - Council will lead by example by supporting innovative and collaborative approaches to the delivery of diverse housing supply in the right locations.

**Policy development** - Council will address housing issues by developing policies, strategies and action plans that draw on evidence-based research and analysis, best practice and innovative approaches.

**Collaborate** - Council will work with neighbouring Councils, developers, investors, government departments, agencies, peak bodies, business and community organisations through formal and informal partnerships.

**Advocate** – Council will advocate for the community needs and interests to the Australian and NSW Government and the private sector.

## Monitoring and Reviews

To ensure the stated priorities, objectives and actions of this strategy are being delivered, ongoing monitoring of its implementation and a review process are required. The monitoring of this strategy will involve:

- An annual review of housing demand, delivery and supply against the actions to ensure this strategy and planning controls are responding to the priorities in a timely manner;
- A review every five years is proposed to re-examine the evidence-base, demographic changes, housing needs and housing stock against the broader intent of *Blueprint 100: Part 2: LSPS 2020*; and
- A 10-year review of this strategy will ensure that the 20-year vision, the evidenced-based assessments and planning contexts align with the actions, community views and actions of the *Regional Plan 2041*.

## Tamworth Regional Housing Strategy – Actions Table

Tamworth Regional Council recognises that the responsibility for taking action to address housing issues rests with a wide range of stakeholders including; Government Agencies, the development industry, finance sector, not-for-profit organisations and the wider community. The following table identifies those sections of Council with particular responsibilities.

Timeframe for action	Short term	Medium term	Long term
	0 – 5 years	5 – 10 years	10+ years

### Priority 1: Provide for sustainable growth that is supported by infrastructure

Actions	Links to Priority	Responsibility	Timeframe
1.1 Council continues to work with, and advocate to, the NSW and Commonwealth governments for water security for Tamworth.	1.1	OGM Councilors	Short term Ongoing
1.2 Identify opportunities for Council to lead actions to unlock potential land supply through: <ul style="list-style-type: none"> <li>Applying for grants for items such as infrastructure or environmental assessments;</li> <li>Preparing Structure Plans in conjunction with landholders; and</li> <li>Council initiated re-zonings.</li> </ul>	1.2	OGM All Directorates Future Communities Division	Short and medium term Ongoing
1.3 Review areas zoned R2 Low Density Residential to identify land suitable for up-zoning to R1 General Residential or reduction in minimum lot size.	1.2	Future Communities Division	Medium term
1.4 Work with other agencies to identify surplus Council and state government land that may be suitable, in consideration of market implications, for re-classification and/or re-zoning for housing development.	1.2	OGM All Directorates Future Communities Division	Medium term
1.5 Remove the requirement to provide reticulated town water to rural residential lots 5 hectares or more in area, where a sustainable and potable alternate water supply is available.	1.1, 1.3	Development Division	Short term

## Priority 2: Increasing diversity and choice in housing

Action	Links to Priority	Responsibility	Timeframe
2.1 Amend integrated housing provisions in the <i>TRLEP 2010</i> to enable Torrens Title subdivision of smaller lots for medium-density and high-density development in the R1 General Residential zone.	2.1	Future Communities Division	Short term
2.2 Consider a reduction in parking standards for medium and high-density development within Tamworth in areas with high accessibility to key services and public transport.	2.1	Development Division	Short term
2.3 Advocate to the NSW Government for reforms to diverse housing choices including, but not limited to, manufactured homes, “tiny homes”, moveable dwellings, modular buildings and caravans.	2.1, 2.2	OGM Liveable Communities Directorate	Short term ongoing
2.4 Review floor space ratio provisions in employment zones to ensure that they are “fit-for-purpose” and do not restrict the provision of shop-top housing.	2.1, 2.2	Future Communities Development Division	Short/medium term
2.5 Permit secondary dwellings in zones RU1 Primary Production and RU4 Primary Production Small Lots to enable additional rural housing and ageing in place.	2.2	Future Communities Division	Short/medium term
2.6 Collaborate with the Department of Planning, Housing and Infrastructure to enable temporary workers accommodation in suitable locations across the LGA, with emphasis on renewable energy, intensive agriculture and agricultural production areas.	2.3	OGM Liveable Communities Directorate	Short/medium term

### Priority 3: Improve housing affordability and reduce housing costs

Action	Links to Priority	Responsibility	Timeframe
3.1 Engage with the NSW Department of Communities and Justice, Local Aboriginal Land Councils, Landcom, NSW Department of Planning, Housing and Infrastructure, and consider opportunities for Council to partner with community housing providers to facilitate the supply of affordable and low-cost housing.	3.1	OGM	Short term Ongoing
3.2 Work with Aboriginal Housing Providers to ensure housing needs of the Aboriginal community are addressed.	3.1	OGM	Short term Ongoing
3.3 Advocate to the NSW Government for continued improvements to the NSW Planning System that streamline assessments and reduce cost of housing, including reforms to the NSW Planning Portal and complying development approval pathways.	3.2	OGM Councilors Development Division	Short term Ongoing
3.4 Broaden the types and location of development where a “fast-track” assessment of a Development Application would apply.	3.2	Development Division	Short/medium term
3.5 Review engineering standards and infrastructure requirements for housing development and subdivisions to potentially improve affordability.	3.3	Development Engineering Division	Medium term
3.6 Review contributions plans to ensure levies are fair and equitable.	3.3	Future Communities Division	Short term
3.7 Investigate opportunities to incentivise housing development through discounts or delayed payments associated with infrastructure costs and/or contributions.	3.3	Development Future Communities Division	Medium term

## Priority 4: Facilitating liveability

Action	Links to Priority	Responsibility	Timeframe
4.1 Investigate DCP standards that contribute to liveable communities such as; green streets, tree planting, shared spaces, and safer by design principles.	4.1	Development Division	Medium term
4.2 Explore opportunities to increase public art through the development assessment framework.	4.1	Development Division Creative Communities & Experiences Division	Short term
4.3 Review the Tamworth Urban Heat Island Report for cooling recommendations that would benefit urban areas across the wider Tamworth region.	4.1, 4.2	Future Communities Division	Medium term
4.4 Investigate controls for on-site water capture and re-use for all single dwellings and small-scale medium density developments (single storey, no more than four dwellings) and the installation of secondary water supplies for non-potable uses (garden, toilet, etc).	4.1, 4.2	Development Division Development Engineering Division	Medium term
4.5 Review opportunities to provide active transport facilities such as pathways and end or trip facilities for cyclists in centres and employment hubs.	4.3	Regional Services Directorate	Short/Medium term
4.6 Work with the local development industry to trial and showcase locally relevant sustainable home design responses.	4.1, 4.2, 4.3	Development Division Development Engineering Division	Medium/long term

## Priority 5: Promote rural communities

ACTIONS	Responsibility	Timeframe
5.1 Review minimum lot sizes provisions applicable to the RU5 Village zone.	Future Communities Division	Short/medium term
5.2 Permit “multi-dwelling housing” and “residential flat buildings” in the RU5 Village zone and adopt car parking standards appropriate to this zone.	Future Communities Division Development Division	Short/medium term
5.3 Investigate LEP and/or DCP provisions to promote lifestyle living around rural townships.	Future Communities Division Development Division	Short/medium term
5.4 Identify primary production zoned land that is not required for primary production purposes, and is well located to town centres, for future investigation for residential development.	Future Communities Division	Medium term
5.5 Review and implement Precinct Plans for the communities of Barraba, Kootingal, Manilla, Nemingha and Nundle.	Future Communities Division (Strategic Planning and Place Management Teams)	Medium term

## **APPENDIX 1**

### **Tamworth Regional Housing Strategy**

#### **Community Survey Statistics and Analysis**

##### **Analysis of Responses**

**Also see Community Survey Report further below**

##### **1. Do you live in the Tamworth Area?**

The overwhelming majority of respondents currently reside in the Tamworth region, with only 2 declaring to have previously lived in the region. Of these, 222 reside in Tamworth City (including Tamworth, North Tamworth, East Tamworth, Calala, South Tamworth, Hillvue, West Tamworth, Coledale, Westdale, Oxley Vale), 65 in rural or semi-rural areas within 10km of the city, 51 in one of the other towns and villages within the Council area, and 14 on other rural land within the Council area, giving a broadly, but not exclusively, urban and suburban perspective to the results.

##### **2. In which suburb, village or locality do you live?**

Responses revealed a varied makeup of suburbs and localities represented in the survey. Many respondents, 89, reside in North, East, South or West Tamworth or the CBD, with significant segments in Hillvue (43) and Calala (34), while a disproportionately large number of respondents are resident in Manilla (26), compared, for example, with Kootingal (11).

##### **3. What sort of dwelling do you live in?**

A clear majority of respondents listed their dwelling as a single house on its own block of land (307), with 22 listing a house with two dwellings on a block of land, 11 in a unit in a multi-unit development, and the remainder evenly split between other options.

##### **4. What type of tenure do you have?**

On the matter of tenure, most respondents own with mortgage (167), slightly less than a third own outright (107), and a little over a fifth are renting (64), with the next largest segment cohabiting with family (5), and occupying social housing/emergency accommodation (3).

##### **5. Which of the following do you think are important issues for the Tamworth Regional Council to consider when it comes to housing?**

The question of priorities for Tamworth Regional Council to consider as regards housing yielded interesting responses, with many respondents listing multiple factors and offering alternative ideas in the 'Other' section.

Of the listed categories, the affordability of housing was considered a priority by almost 70% of respondents (241), while a majority of 59% considered, or also considered, the density of neighbourhoods to be a central concern (207), followed by 54% the character of neighbourhoods (191). Of the concerns selected by fewer than 50% of respondents, notable segments are recorded for Homelessness at 48% (167), the design of new housing at 38% (133) and seniors housing at 35% (124). Leaving aside 'None of the above', the availability of temporary worker's accommodation, on the other hand, emerges as the category of least concern among respondents, attracting 17% of respondents (61).

Of the user-proposed answers to the question, a wide variety of different issues were selected. Those listed multiple times by different respondents include greater public services (10), encouraging a greater distribution of new housing around Tamworth generally and/or encouraging new building on rural land (5), and Security/Crime (3).

## 6. In what neighbourhood-type do you live in?

**Would you like to provide any comments about where you live and/or your choice above?**

**What are the three main things that you like about the neighbourhood where you live?**

38% of respondents reside in an area built in the second half of the 20th century (134), followed by 25% in a post 2000 subdivision (88), 15% in an older area, 12% on a rural residential lot, and 9% on a rural property, while 2 responded 'None of the above'.

User comments generally revolved around three major themes. Firstly, that the cost of housing in Tamworth, especially rentals, is increasingly prohibitive. Secondly, that crime is a major concern for residents. Thirdly, a significant number of respondents located beyond the urban area emphasised the quiet, country lifestyle as the primary reason for either choosing the area, or else being the greatest feature of living in that area. Residents similarly expressed a desire to see the character of East Tamworth preserved, while concerned that the expansion of housing had outstripped, or is about to outstrip, the capacity of local infrastructure.

Similarly, in response to the question of the three main things liked about the area, the most commonly valued qualities were 'Quiet', 'Open space', 'Safe' and 'Community', as well as 'Convenience'. Residents of Manilla in particular valued the strength and manageable size of the local community. Aesthetics featured frequently, especially in praise for the architecture and urban design of East Tamworth.

## 7. Does your current residence suit your needs?

**If not, what limitations have you encountered? (i.e. affordability, availability, school zoning etc).**

The vast majority of respondents (83%) were satisfied that their current residence suits their needs. Of the 17% who responded in the negative, by far the most commonly cited limitation was 'affordability' and connected issues, such as the need for a larger home in light of an expanding family. The quality of infrastructure and school zoning also feature multiple times.

## 8. Do you think more dwellings should be constructed within Tamworth City, or elsewhere in the Council area so that more people can live here?

67% of respondents answered positively that more dwellings should be constructed within Tamworth City or elsewhere in the Council area (241). The comments of those who answered 'No' (56) almost unanimously expressed concern at the ability of existing infrastructure to cope, and the current situation of congested living in the city.

**If yes, where do you think these new dwellings should be built?**

Of those who answered 'Yes', responses were fairly evenly split between the listed options, with many respondents choosing multiple options (**Note: The multiple options are reflected in the % calculations, which will not total 100%**).

42% agreed with 'Allowing for the development of more rural residential type of developments close to Tamworth' (149), 42% with 'Subdivide new areas of land on the outskirts of Tamworth' (148), 39% with 'On vacant allotments in the existing areas' (136), 36% with 'Redevelopment in or near the Tamworth CBD area' (126), 34% with 'By conversion of brownfield sites' (118), 29% with 'In areas of town with old houses following demolition of an existing old house' (102)

and 29% with 'As additional dwellings on existing larger blocks through the construction of duplexes and/or secondary dwellings' (101).

User comments again identified concern at infrastructure to support such new dwellings, and at the loss of either attractive or productive land in the process.

**9. What sort of dwellings do you think would be best to build?**

Similarly, responses were divided on the kind of dwellings that would be best to build. Of the 349 respondents to this question, the only answer to garner a majority was 'Single dwelling on its own', while 47% answered 'Adding a second smaller dwelling' or 'Apartment buildings' (164 each), 38% 'Large lot residential development' (134) or 'Medium density style developments' (131), 33% 'Rural residential' (116) and 21% 'Hobby Farms' (74). Among the comments provided to this question, recurring themes were concerns that new dwellings would be too small, lack diversity in appeal to different potential buyers/tenants, or again outstrip infrastructure capacity. One respondent pointed out the absence of retirement village style development in the listed categories, given the ageing population.

**10. What do you see as the main benefits of the development types you identified?**

The principal benefits of the development types identified by respondents generally fall into the following categories - suitability of development to the context of Tamworth, discouraging overpopulation, tackling the affordability crisis, encouraging more 'family-friendly' neighbourhoods in the city, sustainability and accessibility.

**11. What do you see as the three most threatening things about future development?**

In identifying three threats, water security was listed first by a significant number of respondents and is evidently a major concern across the Tamworth Region.

Recurring themes for the most threatening things about future development frequently highlighted overpopulation, inadequate infrastructure, development which negatively impacts quality of life, unplanned and uncontrolled urban sprawl, and the loss of green areas.

**12. How comfortable would you be with having more community / social housing in your neighbourhood?**

On the possible construction of more community/social housing in the neighbourhood, enthusiasm fluctuated wildly even with the same locality. While there was far from unanimous consensus, generally speaking this enthusiasm was weakest in East Tamworth, moderate to strong in South Tamworth, Oxley Vale, Kootingal and Manilla, and quite evenly split in Calala and Hillvue.

**If you are not extremely comfortable about these types of housing, what measures (if any) could be taken to make you more comfortable?**

In terms of alleviating resident concerns at the construction of such housing, respondents expressed a common wish that security issues be taken into consideration by the Council, with many urging that such housing not be densely concentrated and that it be distributed across a far larger area. Otherwise, many respondents requested that such areas be well-lit, with ample coverage of security cameras along with a more robust police presence.

### 13. What is your age?

The respondents to the survey exhibited a largely typical spread across adult age groups:

- Under 18: 0
- 18-24: 5% (16)
- 25-34: 18% (62)
- 35-44: 24% (83)
- 45-54: 20% (69)
- 55-64: 19% (67)
- 65 and over: 15% (54)

### 14. Gender - Are you?

Unlike with the age groups, the gender split was skewed towards Male - 63% of respondents, compared to 30% female and 7% declaring no gender.

### 15. What best describes your household type?

Many respondents, 43%, listed their household type as 'Family with children' (151), while a further 31% listing 'Couple without children' (108), 15% 'Single person' (51) and 3% 'Share house' (11). Of those who responded 'Other', the most common type was a variant of 'Single parent', at 3% (11).

### 16. What best describes your main activity?

The majority of respondents, 57%, described their main activity as 'Employee' (201), with the next most common being the 17% who marked 'Business owner/operators' (58), 15% 'Retired' (54), 5% 'Not in paid workforce or study', and 1% 'Student'. Of the 17 respondents who described their main activity under 'Other', a plurality listed 'Carer'. A caveat to bear in mind with this data is that since 95% of all respondents were aged 25 and over, the total of students listed is almost certainly unrepresentative of the true demographics of Tamworth.

# My TRC Online Community

Report Type: Project

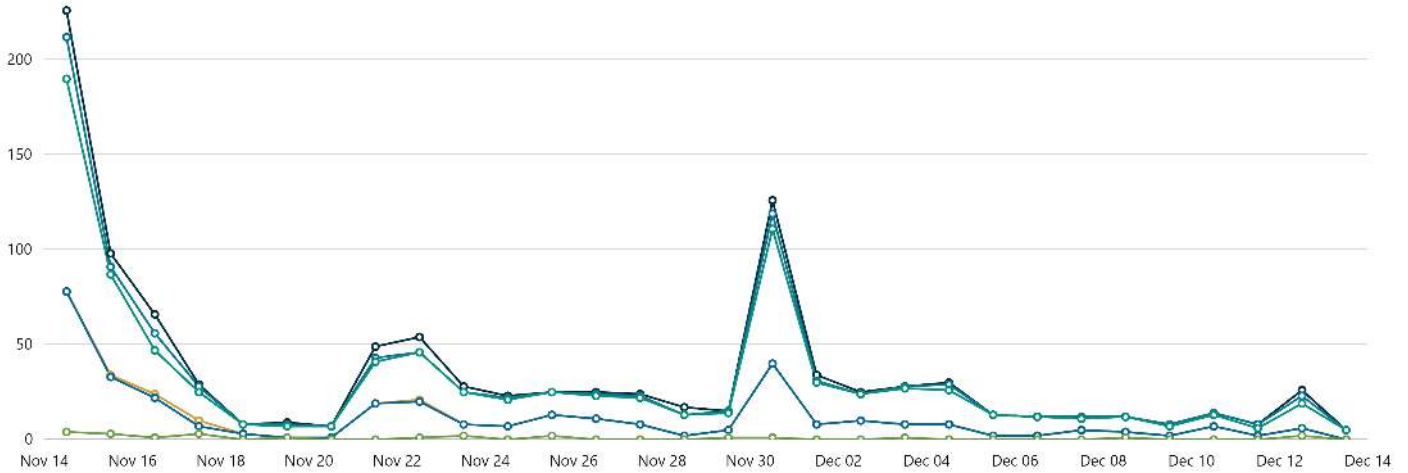
Project Name: Have Your Say on future housing needs in the region

Date Range: 14-11-2023 - 13-12-2023

Exported: 13-12-2023 13:16:00

## Performance Summary

Information regarding key visitation and utilisation metrics for your Site or projects.



**1,056**  
Views

**984**  
Visits

**862**  
Visitors

**349**  
Contributions

**332**  
Contributors

**23**  
Followers

**Views** - The number of times a Visitor views any page on a Site.

**Visits** - The number of end-user sessions associated with a single Visitor.

**Visitors** - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.

**Contributions** - The total number of responses or feedback collected through the participation tools.

**Contributors** - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.

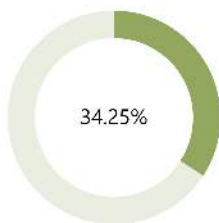
**Followers** - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.

**Note: Two surveys were completed outside the exhibition period. The total contributions received was 351.**

## Conversions

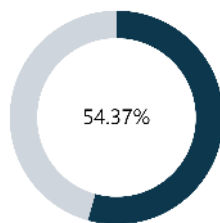
Information regarding how well your engagement websites converted Visitors to perform defined key actions.

### Feedback



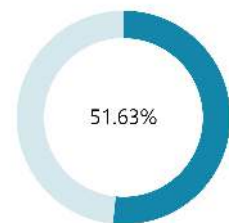
Percentage of visits where at least **1 contribution** was made.

### Attention



Percentage of visits that lasted at least **1 active minute**.


### Actions




Percentage of visits where at least **2 actions** were performed.

## Participation

Information regarding how people have participated in your projects and activities.

<b>Contributions by Activity</b> Contributions by Activity is a breakdown of contributions across each tool			
Activity	Contributions		%
 Form	349	<div style="width: 100%; height: 10px; background-color: #004a7c;"></div>	100%

<b>Top Activities</b> Top Activities is the top 5 tools that received the highest contributions			
Activity	Page Name	Contributions	Contributors
 Form	Have Your Say on future housing needs in the region	349	332

## Projects

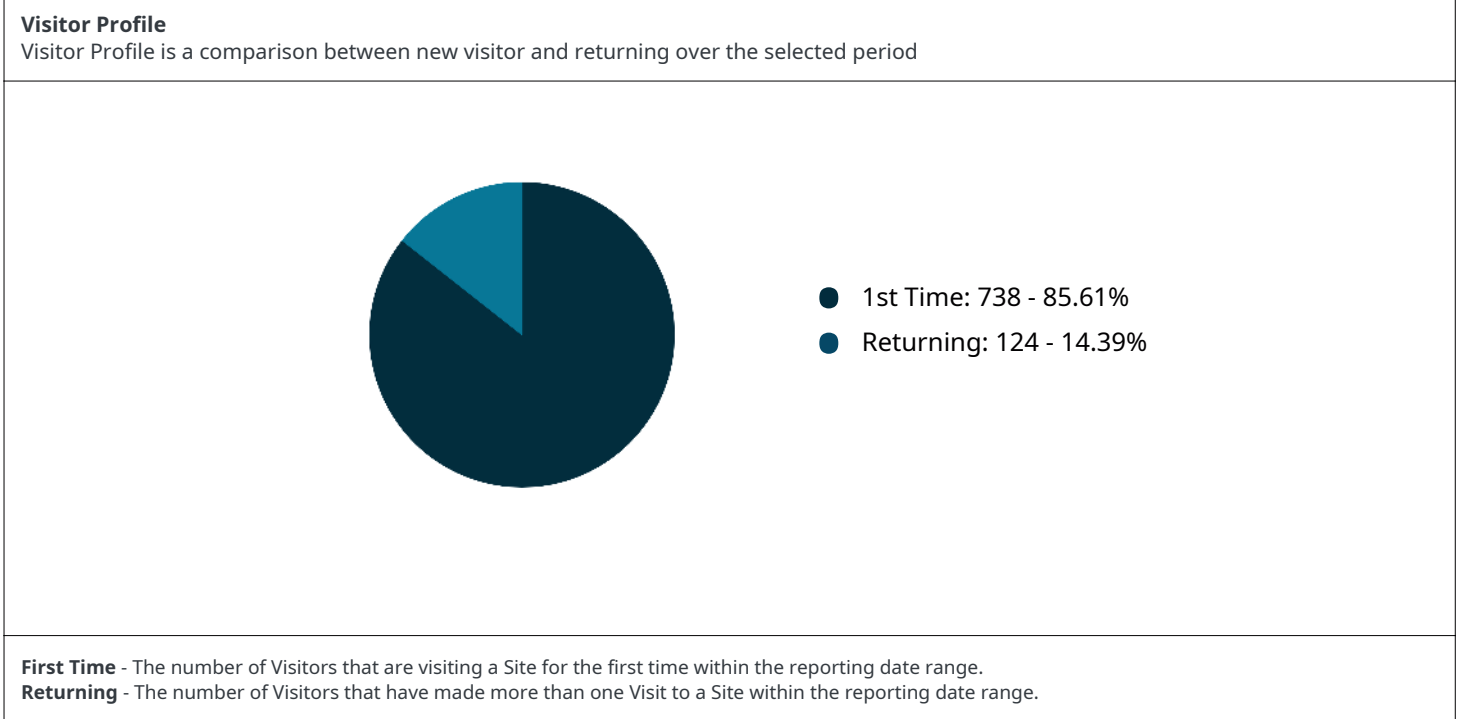
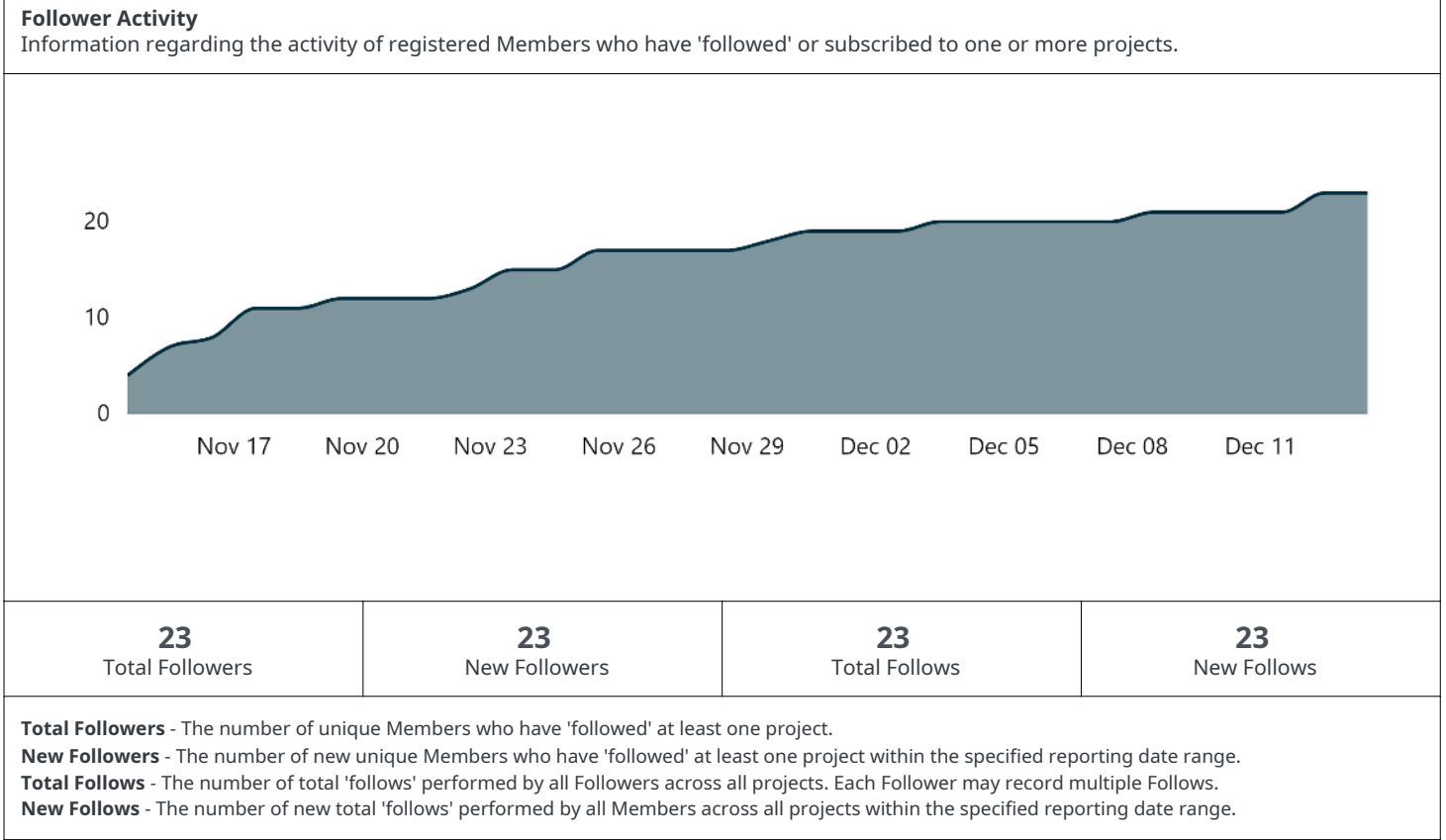
The current number and status of your Site's projects (e.g. engagement websites)

<b>Engagement Time</b>	
<b>3</b> Days	<b>15</b> Hours
	<b>57</b> Minutes
<b>Nov 14th</b> <b>2023</b> Peak Visitation Date	<b>Tuesday</b> Peak Visitation Day

<b>Top Visited Pages</b> Summary information for the top five most visited Pages.			
Page Name	Visitation %	Visits	Visitors
Have Your Say on future housing needs in the region	100%	979	858

## People

Information regarding who has participated in your projects and activities.

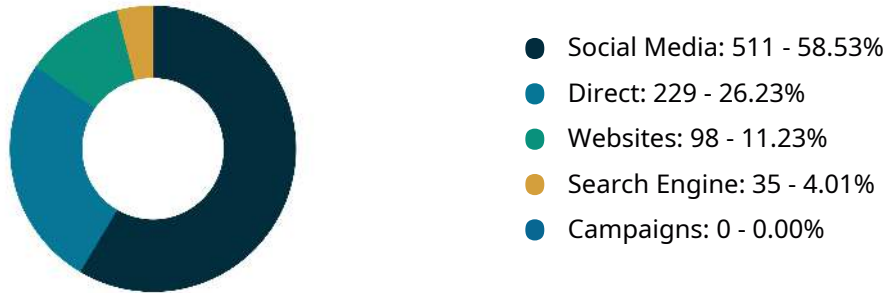


## Acquisition

Information regarding the method by which Visitors arrived to your Site or projects.

### Referral Types

Referral traffic is the segment of traffic that arrives on your website through another source, like through a link on another domain.



**Direct** - Visitors who have arrived at a Site by entering the exact web address or URL of the page.

**Search Engine** - Visitors who have arrived at a Site via a search engine. Such as Google, Yahoo, etc.

**Websites** - Visitors who have arrived at the Site after clicking a link located on an external website.

**Social Media** - Visitors who have arrived at a Site by clicking a link from a known social media site such as Facebook, X, LinkedIn, etc.

**Campaigns** - Visitors who have arrived through a campaign (using a UTM). See your email campaign report for more details on campaigns sent from this platform.

## Downloads




Information regarding your downloads, the total set of unique documents downloaded, total downloads of all files, and your top downloads.

 <b>1</b> Total Documents	 <b>1</b> Total Downloads
--	---

Top Downloads		
Top file downloads in your selection, ordered by the number of downloads.		
File Title	File Type	Downloads
Houses.jpg	JPG	1

## Email Campaigns

Information regarding your email campaigns, your total campaigns, the total number of recipients, and your top campaigns by click-through rate (clicks as a percentage of total recipients).

 <b>1</b> Email Campaigns Sent	 <b>672</b> Total Recipients	 <b>18.01%</b> Click-through Rate
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Top Campaigns			
Top email campaigns that have activity in your selection, ordered by click-through rate (clicks as a percentage of total recipients).			
Campaign Name	Recipients	Clicks	Click-through Rate
Have Your Say on future housing needs in the region	672	121	18.01%