



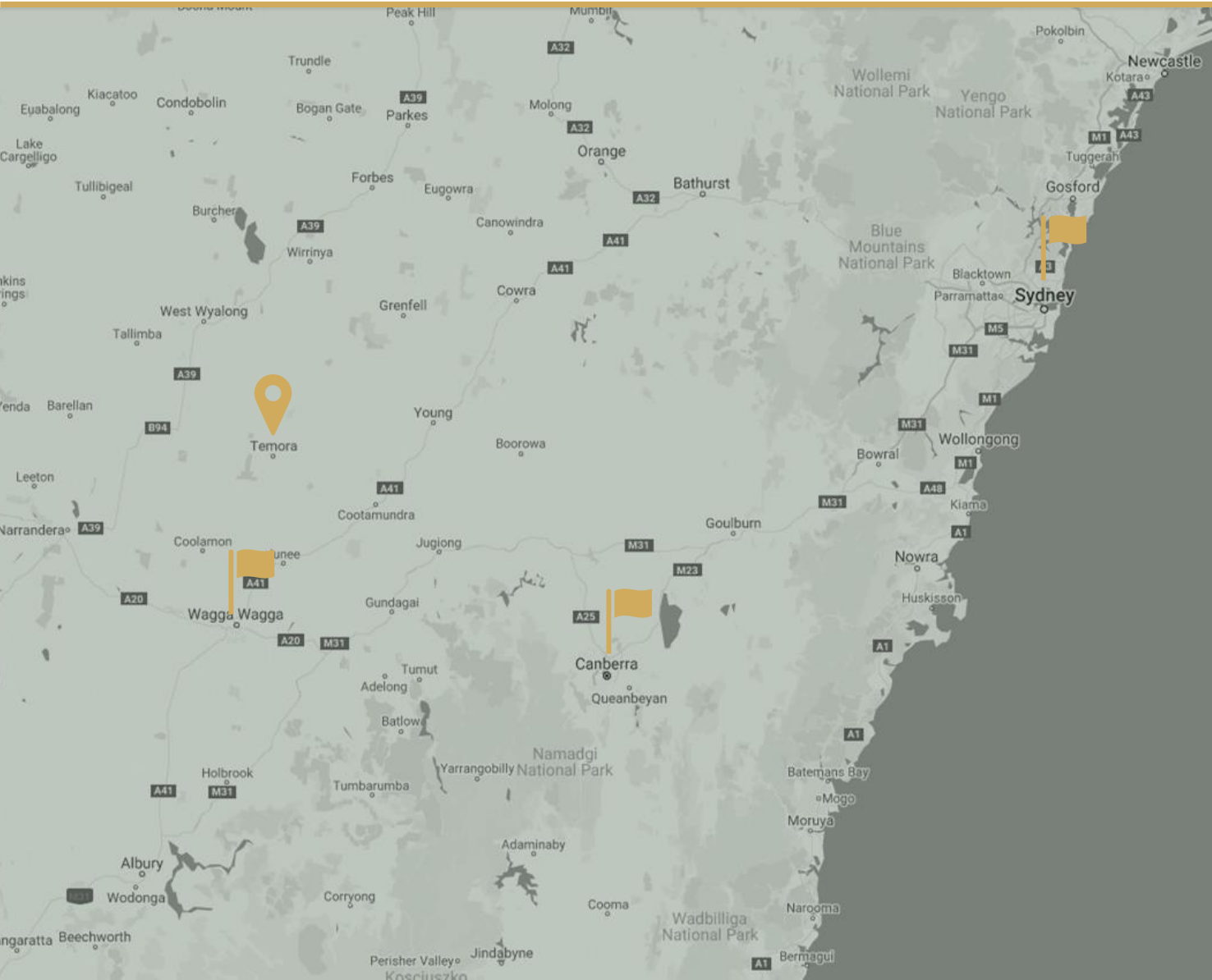
TEMORA

The Friendly Shire

Housing Strategy

May 2021

Location

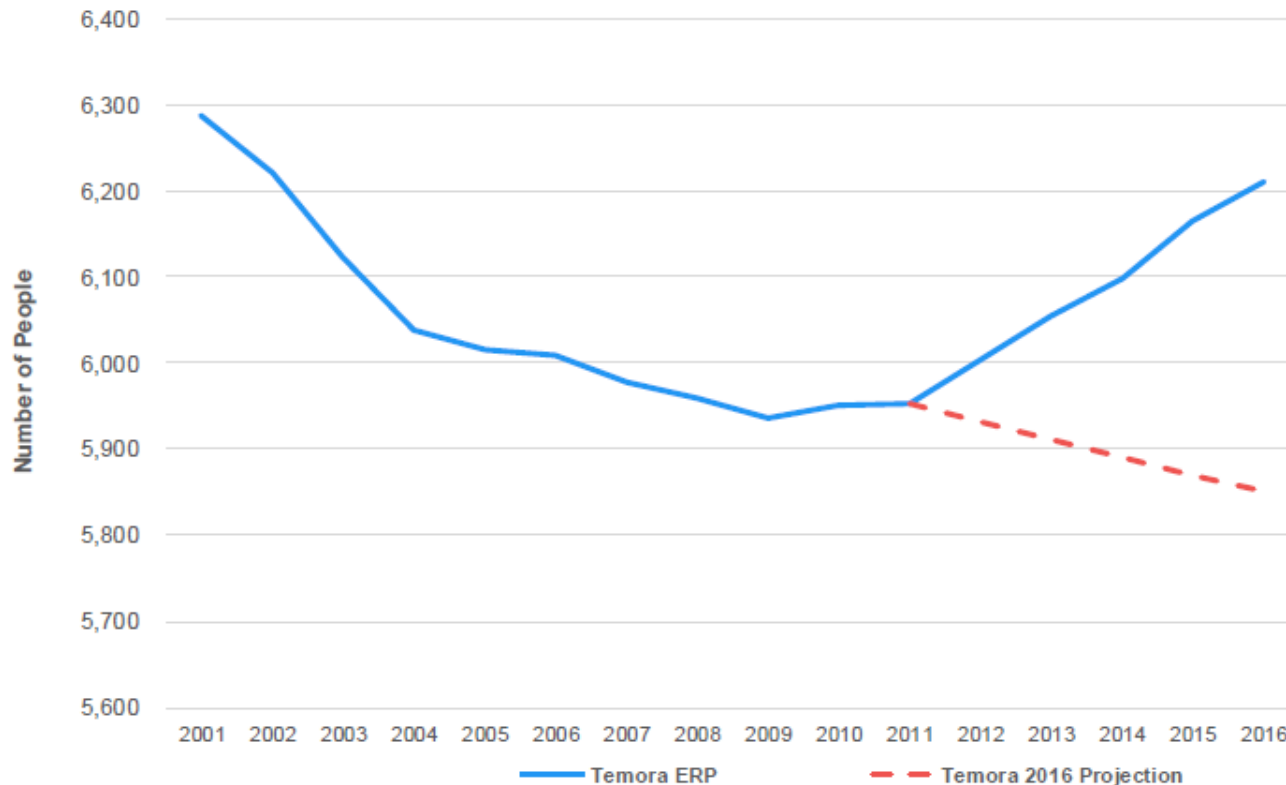


- Sydney 432km
- Canberra 216km
- Wagga 85km

Demographics



Comparison between the Temora 2016 population projection and the 2016 ERP.



ERP = 6,300

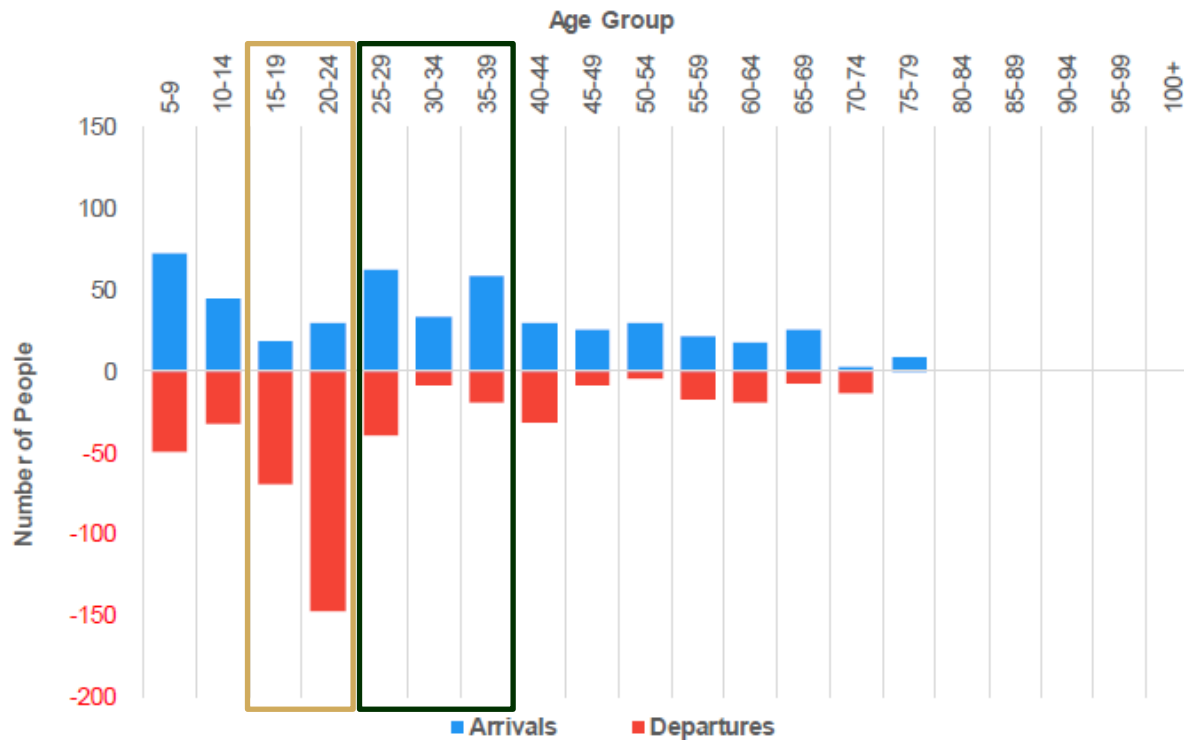
POPULATION TRENDS

- Av. population growth = 0.5% to 1.5% pa
- Ageing population = 38% over 55

Net Migration



Number of people arriving and departing from Temora by age between 2011 and 2016.



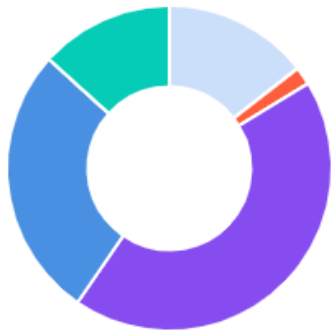
POPULATION TRENDS

- Net migration = 25 people p.a.
- Comparatively small but growing workforce
- Post-school exodus
- Growth in young families

Household Stats

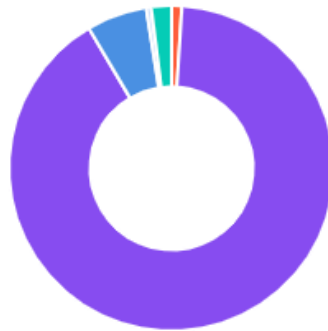


Household Composition



- Established Families
- Couples
- Single Parent Families
- Single
- Group Household

Dwelling Types



- Houses
- Apartments
- Semi-Detached
- Not Stated
- Other

Occupancy Types



- Owned w/ Mortgage
- Owned Outright
- Rented Privately



Families = 84%



Houses 90%



Owned outright
= 47%

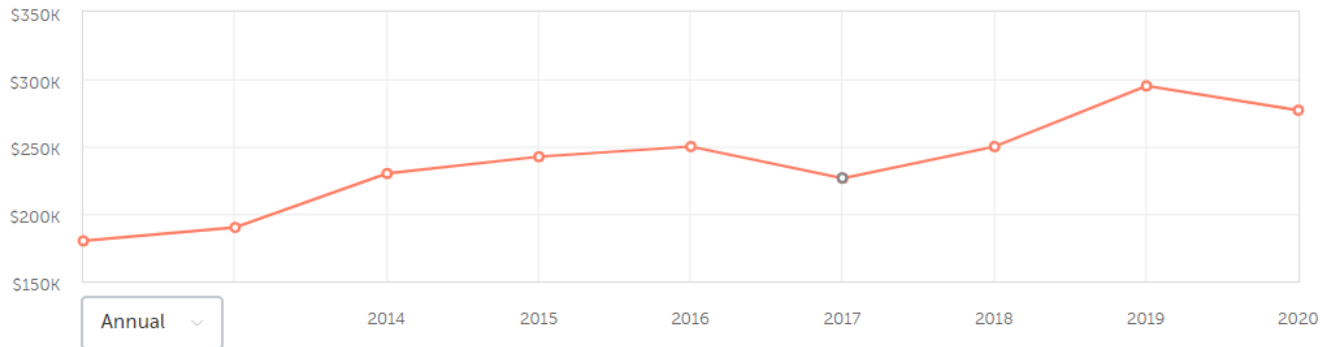


Owned with
mortgage = 30%

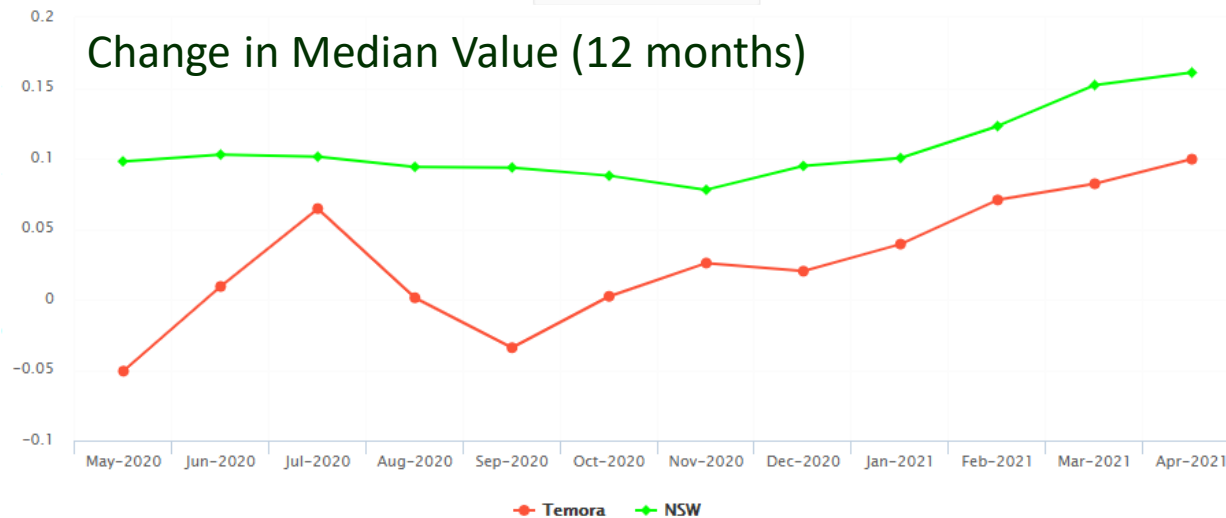
Housing Snapshot



Median Property Price (Annual)



Change in Median Value (12 months)



BUY
\$293,000



RENT
\$280pw

19.61%
Rental
Population



0.29%
Vacancy Rate



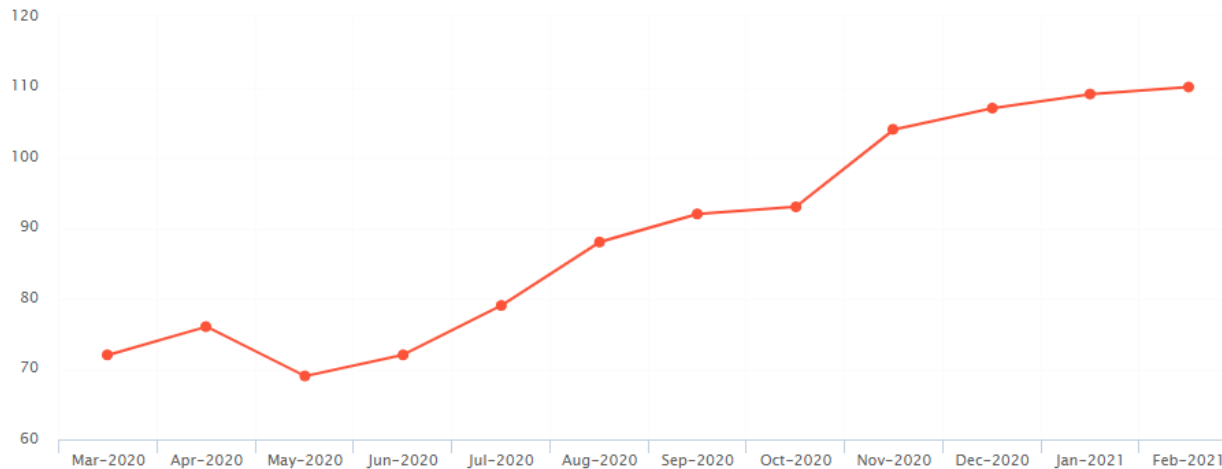
+63%
Median
Property
Price (10 yrs)



Housing Snapshot



Properties Sold (12 months)



110 houses
sold past 12
months

Median sale
price of
\$244K, up
9.9% annually.

Average days
on market
reduced by
21% since
March 2020.

Temora's Economic Boom



Government investment:

- Inland Rail
- Snowy 2.0
- TransGrid

Private Investment:

- Free-range egg farm
- Ag dealerships
- Aged care
- Aviation
- Solar farm
- Tourism
- Retail

Council Investment & Programs:

- Community

Challenges



SUPPLY

- Lack of housing stock (own & rent)
- Undeveloped residential land
- Lack of developer capability / capacity
- Increasing house prices
- Ageing in place
- Over 30 building firms in Temora

DEMAND

- Public & private sector investment at record levels
- 5 year outlook:
 - 450+ permanent jobs
 - 600+ temporary jobs
- Temporary workers forced to commute
- Up to 2 year wait for builders
- COVID inspired relocators
- Increased traineeships & apprenticeships

Solutions



FUTURE EMPLOYMENT STUDY

- External study
- Pipeline of known investment
- Direct & indirect jobs
- 5 year outlook
- Shared with service providers



Councillors & staff tour the \$40M free range egg farm (35 new jobs)

Solutions



BOOM TIME FORUMS

- 100+ attendees
- Presentations from developers
- 2+ years in advance
- Stimulate local investment



Solutions



AIRPARKESTATE EXPANSION

- Council as developer
- 40 lot subdivision
- Former saleyards site
- House & hangar

Private land that
will be activated by
the development

Proposed Airpark Estate
Stage 5: 40 lots



Solutions



APOLLO PLACE AFFORDABLE HOMES

- Former Dept Housing land
- Community Housing Provider partnership
- 21 x 2/3 br homes
- National Housing Finance and Investment Corporation



Solutions

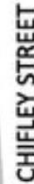


TEMPORARY HOUSING REGISTER

- Maintained by VIC
- Shared with developers & labour hire firms
- Increased economic benefit



Temporary workers at the Sebastopol Solar Farm (300 temp jobs)



- Council owned infrastructure
- Repay as lots are sold / 10 yrs
- Funding deed, registrations of interest & caveat
- 3 x developers interested

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Solutions



LEP REVIEW

- Consult landowners of undeveloped land
- Halved minimum lot size of large lot residential
- Review every 2-3 years



Solutions



PROACTIVE PLANNING

- Incentivising industry to relocate from B2 zone to free up flexible zones
- Pre-lodgement meetings
- Estate agent relationships
- Identifying redevelopment opportunities



Redevelopment opportunity: Greenstone Lodge aged care facility