

# Leeton Shire Council Housing Strategy

2021 - 2041



LEETON  
SHIRE COUNCIL

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Leeton Visitors Information Centre.

# 1 Summary





# 1.1 Executive Summary


Leeton was the birthplace of the Murrumbidgee Irrigation Area (MIA). The Shire is home to approximately 11,500 people, including the main township of Leeton with Yanco and Wamoon nearby as well as the villages of Murrami and Whitton.


Leeton Shire has a thriving economy, which is driven by agriculture. Commodity processing and the technical, logistical, and supporting industries that either service or are reliant upon a variety of farming crops and commodities. In addition to these business's an array of other services and manufacturing are now also part of our business community. Due to the opportunities available in the area there has been an ever-increasing demand for housing. The Leeton Shire Housing Strategy looks to support the supply and diversity of the housing needs of its residents so that the housing needs of the community are met now, and into the future.


The housing strategy has identified a number of key issues and challenges for Leeton Shire in providing and improving housing moving forward.


 The population is forecast to increase by approximately 1,300 people by 2041. The main increases included 30-44 years (working age) and + 60 years (retirement age). This will drive increased demand for all types of residential housing as well as retirement accommodation.

 The bulk of subdivision developments are either general residential (Zone R1) and low density residential (Zone R2). There are a number of privately held opportunities for medium density redevelopment in the central/CBD area of Leeton.

 The Leeton Local Environmental Plan (LEP) has updated residential zoning regulations to allow for secondary residence and semi-detached construction.

 Leeton welcomes residents from multicultural and refugee communities. This in turn requires both receipt and longer-term housing needs as people move to our area.

 The land banks and subdivision opportunities surrounding Leeton are predominately privately owned. This creates additional complexity with regards to the timing of supply, the lot size and density proposed as well as ensuring master planning for adjoining sites is agreed.

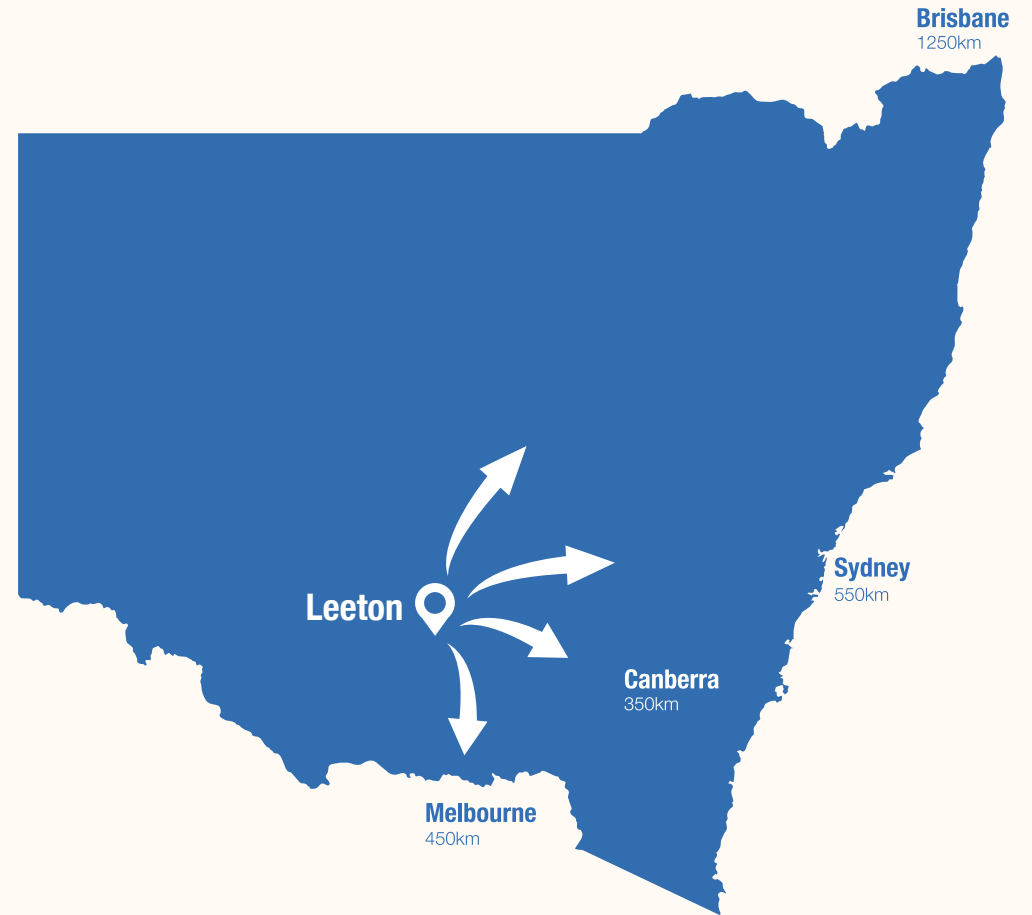
 Installation of the sewerage system at Wamoon and business developments close to Whitton will provide opportunities for residential developments in those villages.

## 1.2 Introduction

Leeton Shire is located in the Riverina region of south-western New South Wales. Leeton is about 450 kilometers north of Melbourne, 350 kilometers west of Canberra, and 550 kilometers south-west of Sydney.

Leeton was the first town built as part of the Murrumbidgee Irrigation Area (MIA) and was designed with assistance of architect Walter Burley Griffin. Many of Leeton's buildings were constructed or renovated during the two world wars, which has left the town with a wealth of Art Deco features.

The MIA is often referred to as the "food bowl of Australia". Leeton Shire therefore has a bustling economy with several large food processors, as well as the supporting industries that cater to the wide range of agricultural commodities produced in the area. This activity has also given rise to other businesses that have established themselves in the area.



## 1.3 Strategic Context

This strategy addresses a number of state, regional and local strategic priorities to strength our community and economy.

For many, housing is the most significant private investment most households will ever make. For many of our most vulnerable residents, social and community housing plays a critical role in offering the stability required to support a wide range of positive social outcomes.

As a result, an effective housing strategy for Leeton Shire is a key element in realising our social and economic aspirations for our community. Effective housing policies will afford our current and future residents the best of our social and economic opportunities amid our remarkable environmental and cultural setting.

This strategy draws together many significant directors for social and economic advancement. Some of the most important of these include:

- the **Riverina Murray Regional Plan** includes directions to:
  - o promote greater housing choice.
  - o promote the growth of regional cities and townships.
  - o deliver health-built environments and improved urban design.
  - o provide access to quality services that a relevant to community needs.
- the **Western Riverina Regional Economic Development Strategy** looks to grow the region's population and labor pool to support the expansion of its "engines of growth" industries.
- the **Leeton Local Strategic Planning Statement** seeks to ensure that our community has access to a diverse range of housing options through building industry capacity to meet demands.
- the **Leeton Community Strategic Plan** includes directions to identify land suitable for more housing and meet the housing needs for the elderly, migrants, and low-income workers in the community.



Karri Road, Leeton.

# SNAP SHOT



ESTIMATED RESIDENTIAL  
POPULATION  
2019



POPULATION GROWTH  
RATE BETWEEN  
2016-2019



POPULATION  
GROWTH RATE  
2016-2041



VALUE ADDED  
(\$M)  
2019



GROSS REGIONAL PRODUCT  
SHARE WESTERN RIVERINA  
2019



UNEMPLOYMENT  
RATE  
2016

	ESTIMATED RESIDENTIAL POPULATION 2019	POPULATION GROWTH RATE BETWEEN 2016-2019	POPULATION GROWTH RATE 2016-2041	VALUE ADDED (\$M) 2019	GROSS REGIONAL PRODUCT SHARE WESTERN RIVERINA 2019	UNEMPLOYMENT RATE 2016
LEETON	11,445	0.3%	11.5%	\$777.0	21.8%	5.2%
CARATHOOL	2,799	0.2%	-9.8%	\$228.4	6.3%	3.2%
GRIFFITH	27,029	2.6%	7.2%	\$1,947.3	54.4%	4.8%
MURRUMBIDGEE	3,917	-0.3%	-3.9%	\$279.2	7.8%	4.5%
NARRANDERRA	5,899	-0.8%	-16.9%	\$332.1	9.6%	6.1%



## STATE

Premier's & State  
Priorities

A 20 Year Economic Vision  
for Regional NSW



## REGIONAL

Riverina Murray Regional  
Plan 2036

Western Riverina Economic  
Development Strategy



## LOCAL

Leeton Shire Local Strategic  
Planning Statement 2020

Leeton On The Go,  
Community Strategic Plan



# Community Strategic Plan (CSP) – Leeton on the Go – towards 2030

The Leeton Shire Council Housing Strategy is a key delivery item that aligns to a number of themes identified in the CSP.

## **CSP Theme 1 – A healthy and caring community**

- 3c – Advance the wellbeing of Leeton Shire's elderly residents and residents living with a disability.
- 3d – Foster a cohesive community that welcomes new residents and values cultural diversity.
- 5a – Support the community to access a range of quality and affordable housing options.
- 5b – Expand the range of residential opportunities across the Shire.
- 5c – Safeguard housing standards to promote healthy living and a healthy environment.

## **CSP Theme 4 – A thriving economy and good jobs**

- 12a – Seek, promote, and facilitate business opportunities.

## **CSP Theme 5 – A quality-built environment**

- 15a – Supply treated water to urban areas.
- 15b – Supply sewerage treatment services to urban centres.
- 17d – Deliver development planning services that signal Leeton is 'open for business'.
- 17e – Provide drainage networks in urban areas.





Kurrajong Avenue.

## 1.4 What is the role of Council?

Housing is one of the most broad and complex issues confronting towns and cities across Australia. Leeton's population is expected to increase by 11.5% or 1300 residents by 2041.

While the bulk of this change will be due to births and deaths of the local population, an increasing number are attracted to migrate to the area, both domestically and internationally. Concerted efforts have been made to welcome migrants and refugees to our area. This creates increased demand - not only for all types of housing, but also puts pressure on the existing transport, environmental and other services provided to the community.

Council has a role to play in facilitating the preparation of planning schemes that supply new housing across a broad range, that enable and better match the wants and needs of the community. Council must set a strategic direction for housing policy to better inform land use zoning and other planning controls.

The demand and supply of appropriate local housing is both a result of, and an enabler for growth in our area, but it is also dependent upon other policy areas of government at all levels including the environment, economy, infrastructure, social services, and health.

Leeton Shire Council has at times had assorted residential allotments available. Like many medium to small local government areas Council has not undertaken a residential subdivision development.

Balloons over Leeton SunRice Festival.



Sunrise, Fivebough Wetlands.

# 2 Leeton Shire Council Housing



## 2.1 Our Council

For more than a century, Leeton has been known as the heart of Australia's food bowl. It is a title we are proud of and one we strive to continue to work hard to maintain.

We are also proud that our Shire is much more than that. It is a hub for innovative growers and manufacturers, an incubator for small business, a provider of quality education, and a new home for migrants and refugees.

Leeton is also renowned for quality education facilities which include six primary schools, and three high schools that attract students from across the state. There is also the Leeton campus of TAFE NSW and the Open Universities Learning Center at the town library that provide a number of training options for the community, while remaining in the local area. The district also boasts the Yanco Agricultural Institute which has been at the forefront of development and research for the irrigation farmers of the MIA.

Leeton is fortunate to have a number of high-quality sporting fields and facilities that cater to a range of activities for all ages. Councils' facilities include the newly redeveloped Leeton Aquatic Centre and the Whitton Swimming Pool. Throughout the shire there is a range of sporting fields which cater for numerous codes of football, cricket, tennis, netball as well as the Leeton Indoor Stadium that accommodates basketball, netball, volleyball, badminton, indoor soccer and is available for private functions.

Leeton is affluent in Arts and Culture, with the soon to be updated Roxy Community Theatre, the Major Dooley Library, Henry Lawson Cottage and the new Leeton Museum and Gallery.

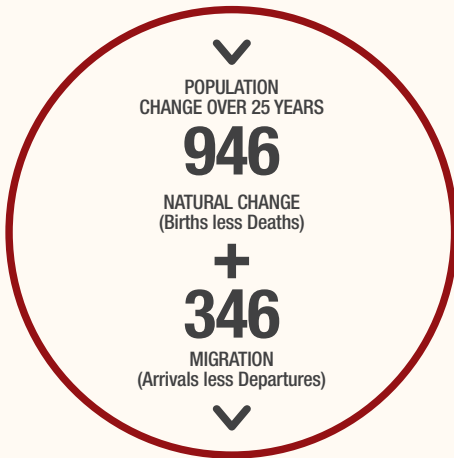
All these elements combine to create strong demand for housing of all types within the Shire.

Local Produce, Orange Orchard.



## 2.2 Our Community

### OUR POPULATION



### OUR PEOPLE

<b>11,445</b> POPULATION IN 2019	<b>12,717</b> POPULATION IN 2041	<b>38.3</b> MEDIAN AGE	<b>61.1%</b> WORKING AGE POPULATION (15-64YRS)
<b>5.7%</b> ABORIGINAL + TORRES STRAIT ISLANDERS	<b>8.1%</b> BORN OVERSEAS	<b>21.2%</b> POPULATION YOUNGER THAN 15	<b>17.8%</b> POPULATION OLDER THAN 65

### LEETON IS MORE AFFORDABLE

THAN GRIFFITH +  
REGIONAL NSW

**\$1,190**  
MEDIAN WEEKLY  
HOUSEHOLD INCOME

**\$195**  
MEDIAN  
WEEKLY RENT

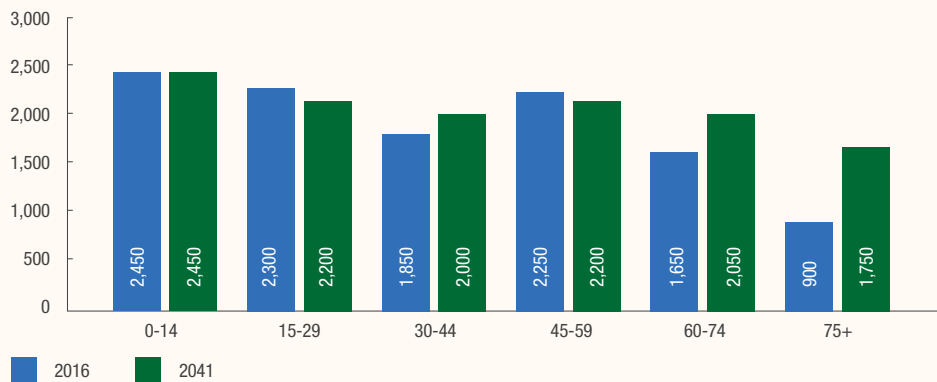
**\$1,300**  
MEDIAN MONTHLY  
MORTGAGE



### EMPLOYMENT + AFFORDABILITY

<b>94.4%</b> RESIDENTS ARE EMPLOYED, HIGHER THAN NSW	<b>4,687</b> JOBS	<b>87.1%</b> WORK IN LEETON
<b>11.5%</b> WORK ELSEWHERE IN RIVERINA	<b>78%</b> TRAVEL TO WORK BY CAR	<b>3.6KM</b> MEDIAN COMMUTING DISTANCE TO WORK

### Population by Age



### Households by Type



\* Information is rounded to the nearest 50, which can introduce discrepancies in totals and differences.





Leeton Farmers Market.

The total number of households is projected to increase by 18% by 2041.

Much of this growth is driven by either lone people or couples without children which increase by a combined 600 households. Family households also increase by 150 by 2041.

While there is some movement between the age groups, the overall population is forecast to remain consistent across the groups to the age of 59. The growth of the population is forecast to be in the 60+ age groups.

The conclusion for an approach to housing in Leeton Shire that can be drawn from the data include:

- The increase in couple or lone person households, combined with the growth of the 60+ years population indicates that there will be increasing demand for flexibility in housing with people either downsizing from the family home to smaller more manageable properties that are closer to services. There will be calls to construct secondary dwellings for people to join aging family members, or people simply remaining in the family home until they need some form of retirement or cared for accommodation.
- Based on the forecast increase in an aging population, Leeton is likely to require additional retirement/care accommodation.
- Leeton Shire Council and the surrounding region have an increasing number of medium to large scale businesses that will require a significant increase in the workforce to achieve their business goals. Leeton will need to continue to focus of land and housing availability across the spectrum of type and price range to attract working age people to the area, in contrast to the forecast population movements above.



Silo's, Yanco.



## 2.3 Our Housing Profile



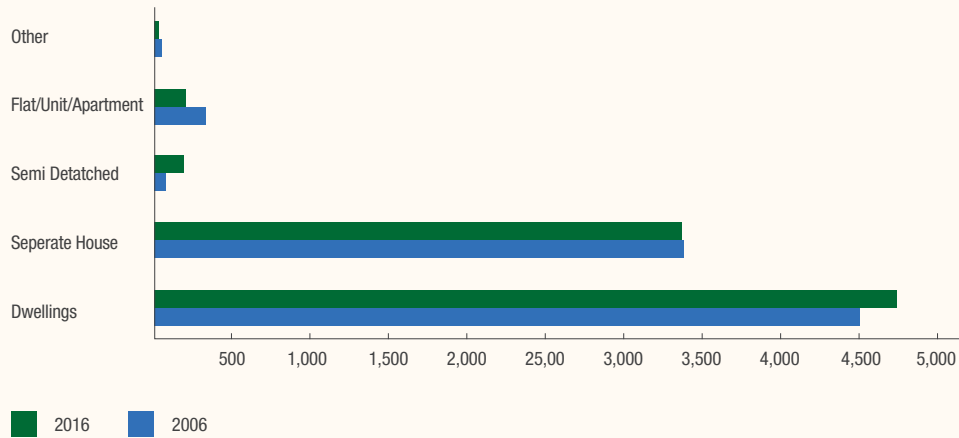
### Leetron's Changing Private Dwelling Profile

ALL PRIVATE DWELLINGS	OCCUPIED SEPARATE HOUSE	OCCUPIED SEMI-DETACHED HOUSE	OCCUPIED FLAT, UNIT OR APARTMENT	OCCUPIED OTHER DWELLINGS
— IN 2006 —				
<b>4,510</b>	<b>3,385</b>	<b>83</b>	<b>334</b>	<b>53</b>
— IN 2016 —				
<b>4,747</b> (+237, +5.3%)	<b>3,380</b> (-5, -0.1%)	<b>197</b> (+114, +137%)	<b>214</b> (-120, -36%)	<b>35</b> (-18, -34%)



Isabella Place, Leeton.

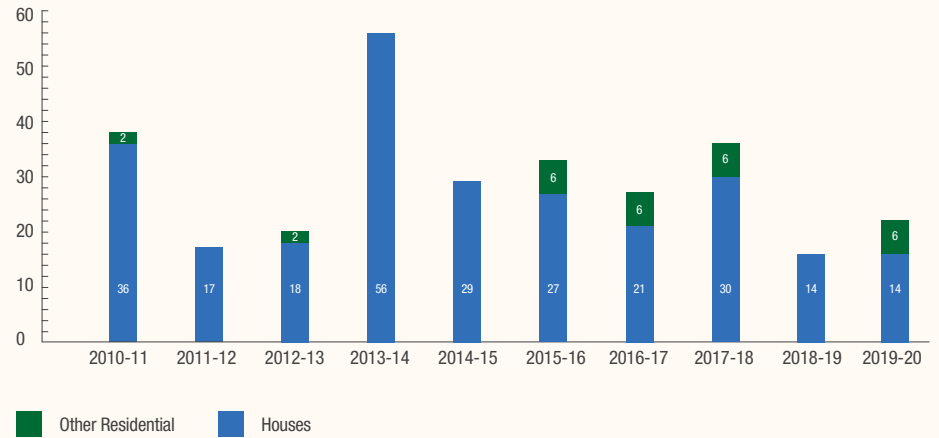
### Leeton Shire Council Dwellings



Over the decade between 2006 and 2016, the total number of private dwellings in Leeton Shire increased by approximately 240 dwellings (+5.3%) to 4,747 in total. Of these nearly 90% were occupied in 2016.

Of the housing categories detailed, there was significant increase in semi-detached premises. While several developments have taken place around Leeton to provide higher density rental accommodation, it is also an indicator of the move towards secondary or multiple dwellings. Such accommodation is also relevant for people working in the region but are not permanent residents of Leeton Shire. The increase over this period in this category means that it will need to be a continued focus for Councils planning and zoning moving forward.

### Leeton Shire Council Building Approvals (no.) for New Dwellings



Residential development in Leeton has been variable in both value and the number of developments per year. The key drivers of this activity are a combination of land estate releases and economic conditions with extended periods of drought, which affected in the Riverina.

## 2.4 Housing – Purchase

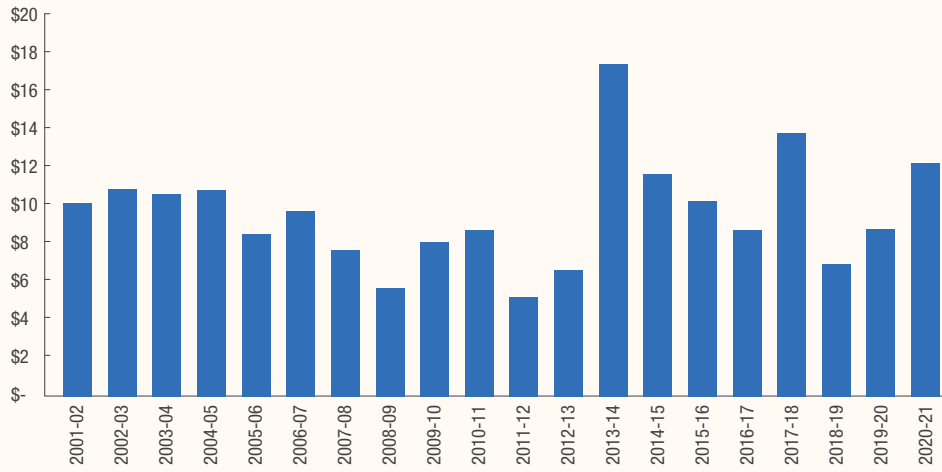
The Median house price in Leeton has increased by 48% in the past 3 years, driven by an increase in demand due to population growth.

Yanco and Whitton see relatively small volumes of sales annually and this reflected in the volatility of median house prices from year to year. The increase over time in median housing prices has an impact on housing and rental affordability.

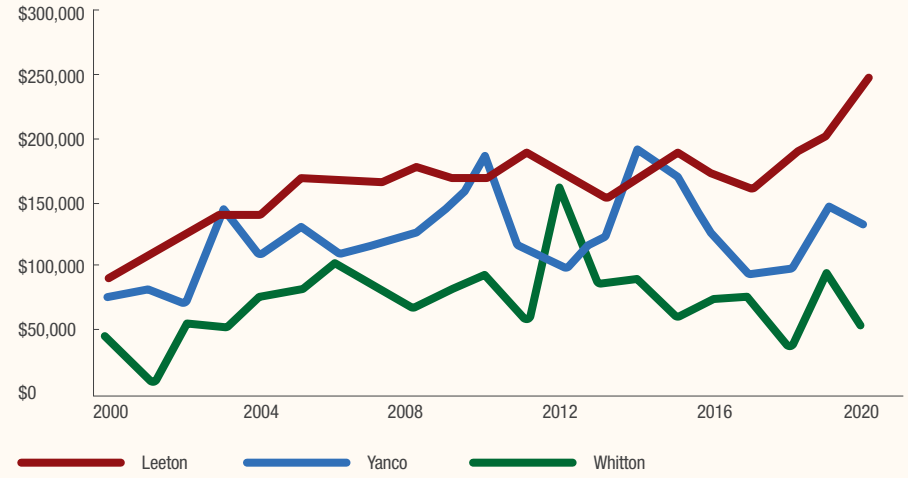
Housing affordability is how much a household pays for housing as a proportion of their gross income. Housing is classed as affordable when very low-, low- and moderate-income households pay less than 30 % of their household income on housing costs and still have sufficient income to pay for other basic everyday needs.



Residential Building Approvals \$m



Leeton Local Government Area (LGA) Median House Prices, 2000-2020



## 2.5 Housing – Rental

As the median house prices increase so too do rental prices. As a result, very low, low and medium income households are often forced to compete for private rental housing with working, middle income, or high-income households.

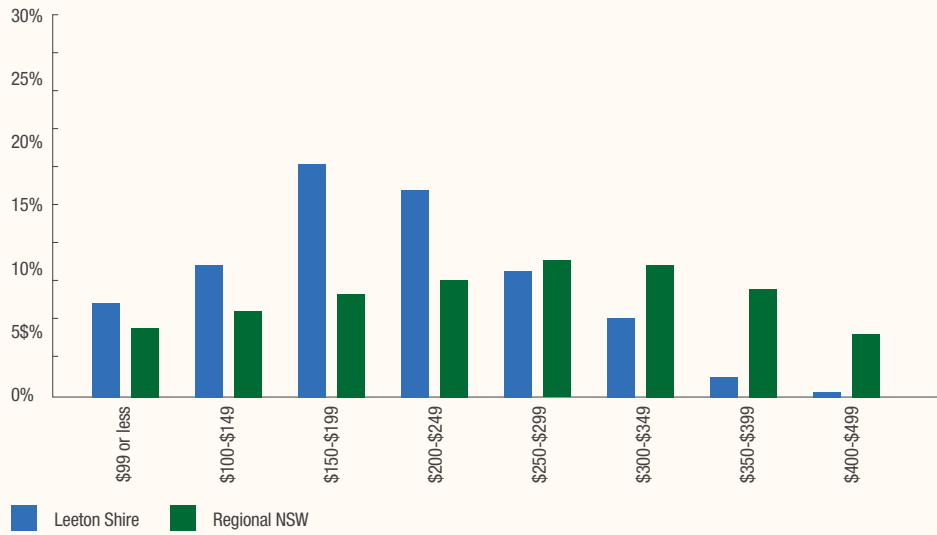
The median weekly rent for the Leeton LGA in June 2021 was \$300 compared with \$248 in September 2017. (Source – NSW Housing Rent & Sales report) with the median rental yield being 6.1%pa.

Leeton Shire Council has adopted a Development Infrastructure Deferred Payment Policy which will enable developers the ability to apply to defer some costs associated with the development of new housing estates. This policy will see an increase in the development of available land for building.

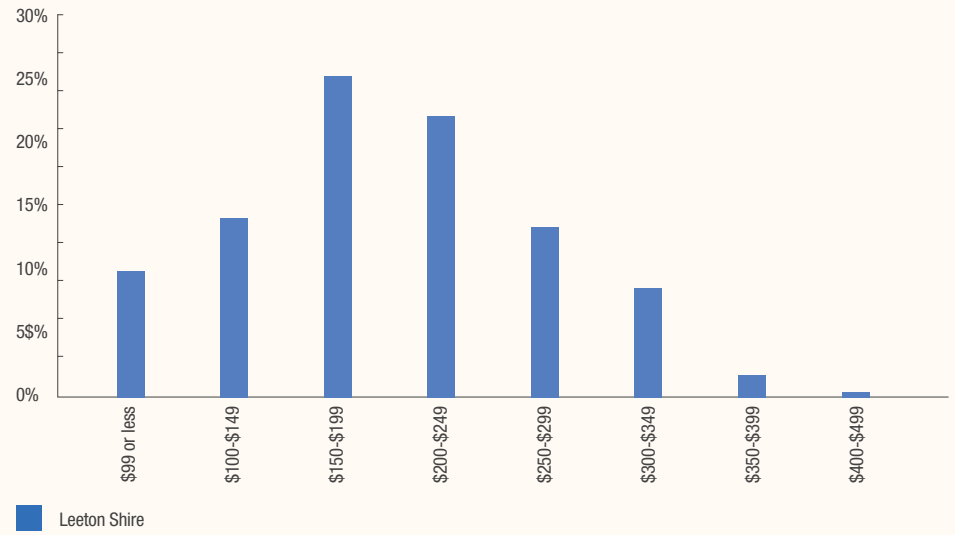


Wind Messenger, Leeton.

Leeton Shire, Regional NSW, by Weekly Rent 2016



Leeton Shire Weekly Rent 2016



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id (informed decisions). ON BOTH GRAPHS

## 2.6 Community Affordable Housing

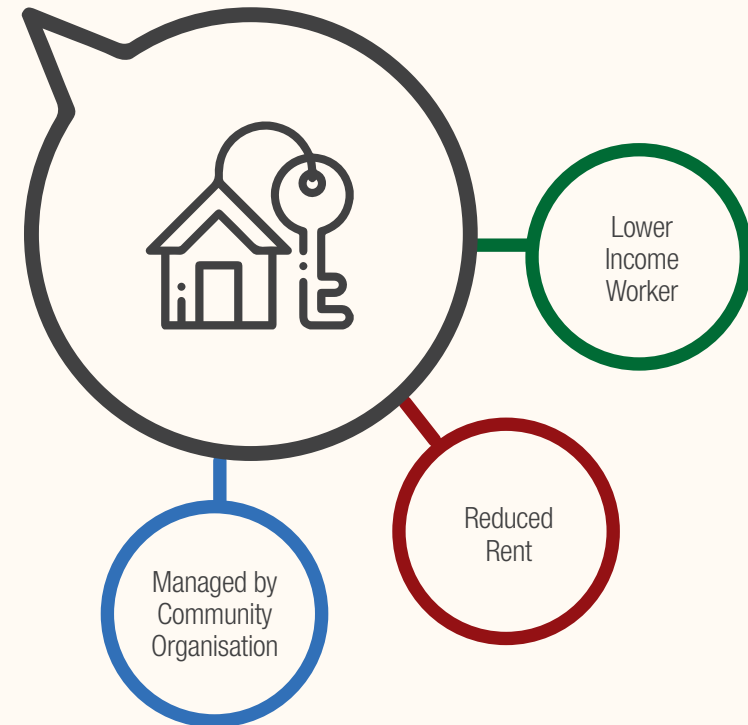
Affordable housing refers to housing that has been developed to cater to low to moderate income households.

The common benchmark for affordable housing is when a household pays less than 30 % of their household income on housing costs, with sufficient funds to pay for basic everyday needs including food, medical, transportation and education.

Affordable housing is not social housing. Affordable housing caters for people on a very low income, being those earning less than 50% of the NSW median income, depending on where they live. They include workers in a range of lower paid occupations and can include teachers, nurses, apprentices as well as people earning the minimum wage or who are on an aged or disability pension or other government benefit. These properties are usually managed by not-for-profit community organisations with rents charged at a portion below the current market.

Low-cost accommodation for seasonal workers – Leeton LGA experiences seasonal population growth from itinerant workers across a range of industries including fruit picking, manufacturing, and processing. The current LEP allows for rural workers dwelling in rural zones and boarding houses in most residential zones. Leeton Shire Council is continuing consultation with stakeholders to establish affordable housing/accommodation options.

Several sites within Leeton LGA have been identified as suitable for affordable housing development. Leeton Shire Council is currently looking at funding options including partnering with community housing providers to provide suitable options for lower income groups.





## 2.7 Social Housing

Social Housing for the vulnerable and lower income earners is supplied in various forms across Leeton Shire Council, from medium density apartment complexes to detached housing.

The wait list for social housing in our area is between 2 to 5 years. The long waitlist can lead to an increase in homelessness and those seeking crisis accommodation. The homelessness rate in Leeton is relatively low with less than 0.3% of residents classed as homeless at any one time.

There are currently 5 social housing providers in the Leeton local government area being Argyle Housing, Aboriginal Housing Office, Leeton and District Aboriginal Land Council, NSW Land and Housing Corporation and Southwest Community Housing.

Argyle Housing are the managing body of Eventide Homes (owned by Leeton Shire Council) who provide 14 1-bedroom units for the aged located in Yanco. Over the past 2 years council has assisted with approximately \$100,000 in upgrades to these units.

The Aboriginal Housing Office have 9 properties and Leeton and District Aboriginal Land Council 15 within the Leeton town area. These two housing providers ensure that Aboriginal and Torres Strait Islander people have access to some affordable and quality housing.

NSW Land and Housing Corporation own 31 properties and Southwest Community Housing 6. They offer a range of housing from 1-2 bedroom units to 3-4 bed houses to cater to the different needs of the community.



# 3 Leeton Shire Housing Analysis

Palm Avenue, Leeton.



# 3.1 Leeton – Urban Zoning

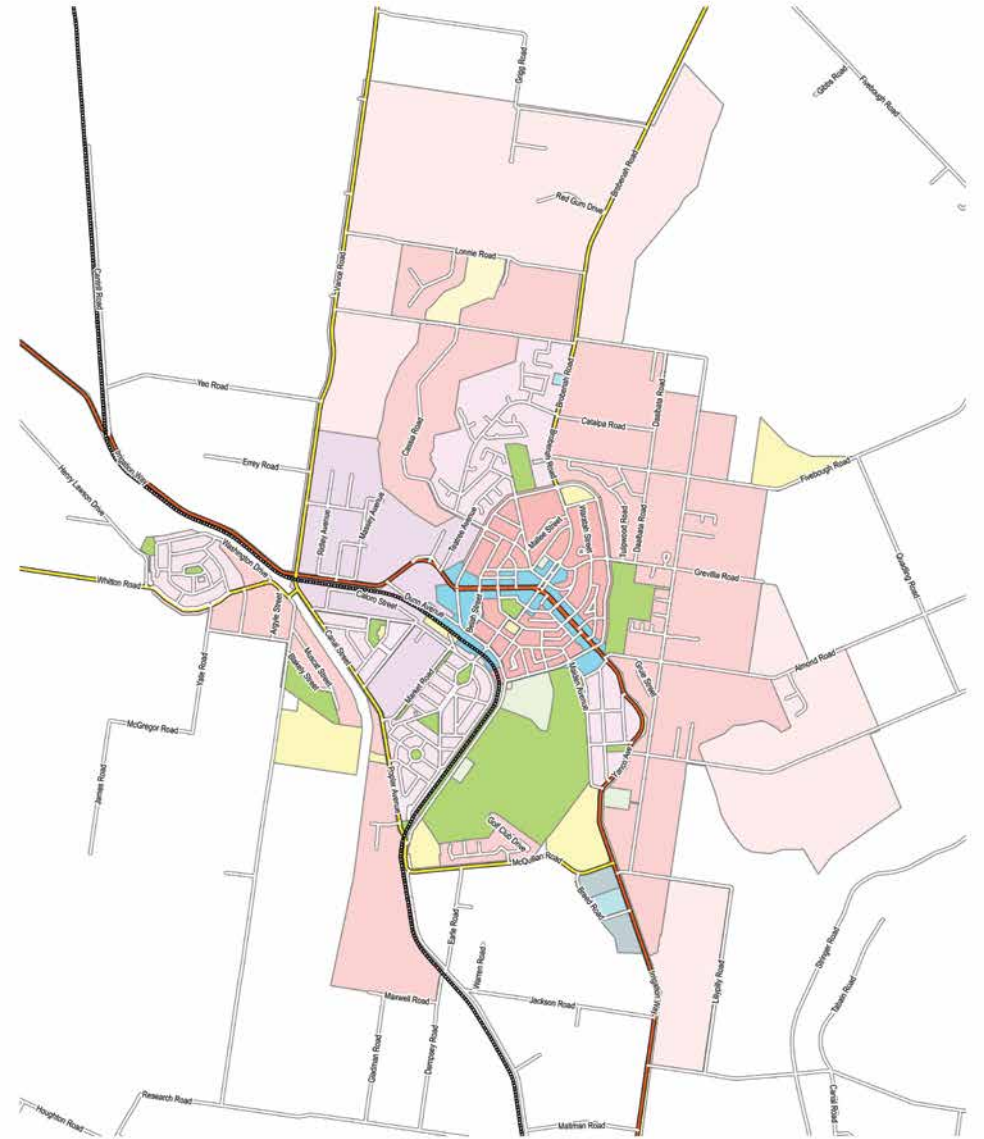
The town of Leeton is the largest urban centre of the Leeton Shire. The town itself was designed by Walter Burley Griffin at the same time as he designed Canberra and reflects the same design principles, it is essentially circular in design with four street precincts radiating from the town centre.

Leeton’s main shopping precinct is the CBD with two shopping complexes adjoining one end. The main street is a mixture of business activity, vehicles, parking, pedestrian areas, and a tree lined centre garden. There are three other employment districts within Leeton being Vance Industrial Estate, Brady Way and Wamoon Avenue. Employment is also found outside of these areas at isolated areas such as local farms, primary and secondary schools, TAFE, Leeton and District Hospital, aged care facilities and childcare centres.

The increase in local employment opportunities across the agricultural and manufacturing industries along with potential inland rail developments has seen an increase in demand for all types of housing in the Leeton area.

### Map Legend

- Neighbourhood Centre
- Local Centre
- Commercial Core
- Business Development
- General Industrial
- Light Industrial
- General Residential
- Low Density Residential
- Medium Density Residential
- Large Lot Residential
- Public Recreation
- Private Recreation
- Special Activities
- Infrastructure
- Railway Network
- RTA State Road
- Main Road Network
- Local Road Network



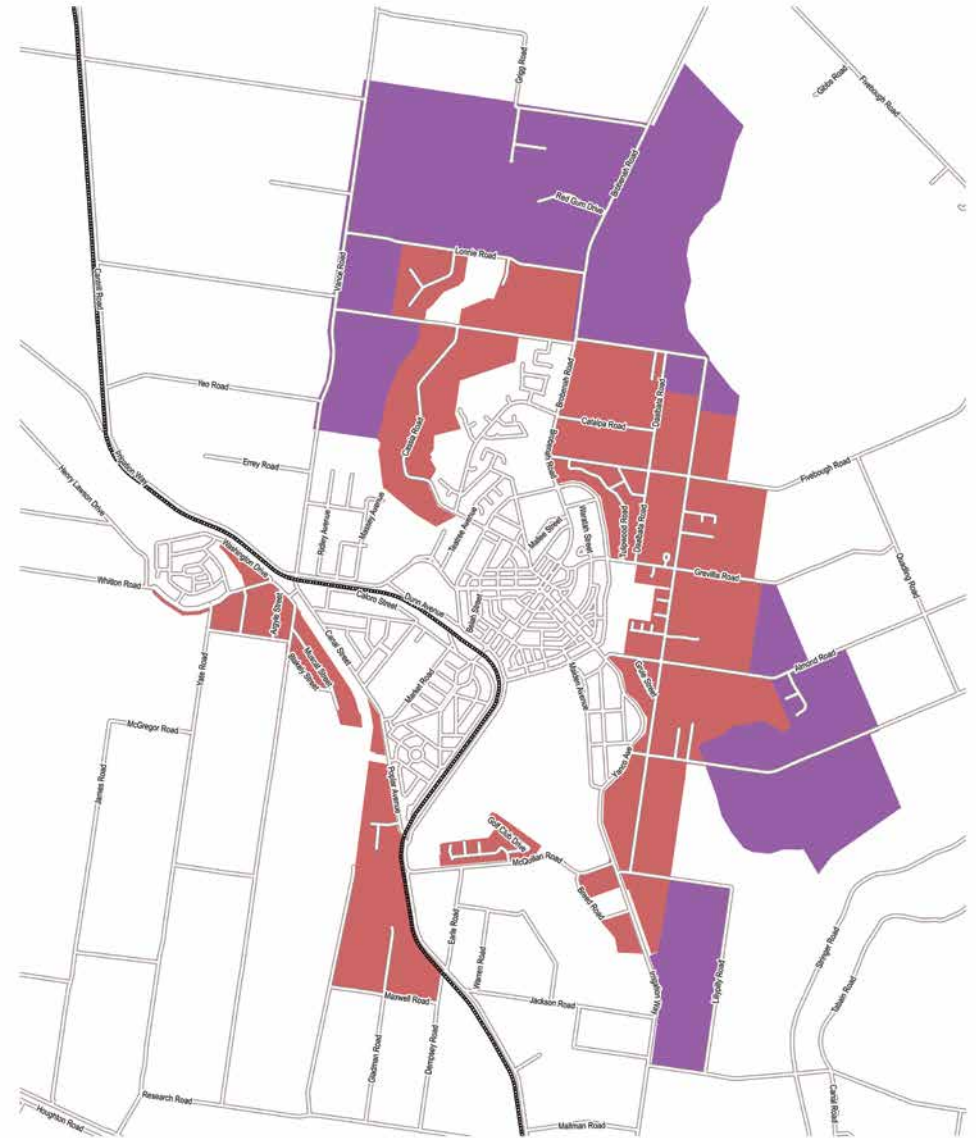
## 3.2 Leeton – Urban Fringe Zoning

The Urban fringes of Leeton are zoned R2, Rural Residential Use – minimum lots size of 4000sqm and R5 Rural Residential Use – 4ha minimum lot sizes. No reticulated sewerage services are provided to R5 zoned lots with some sewerage service to R2 lots. Where urban services have been provided to minimum lot sizes that have been included in approval and planning.



### Map Legend

- Rural Residential Use  
4000sqm Lot Size Area
- Rural Residential Use  
4Ha Lot Size Area



# 3.3 Leeton – Sewerage Network

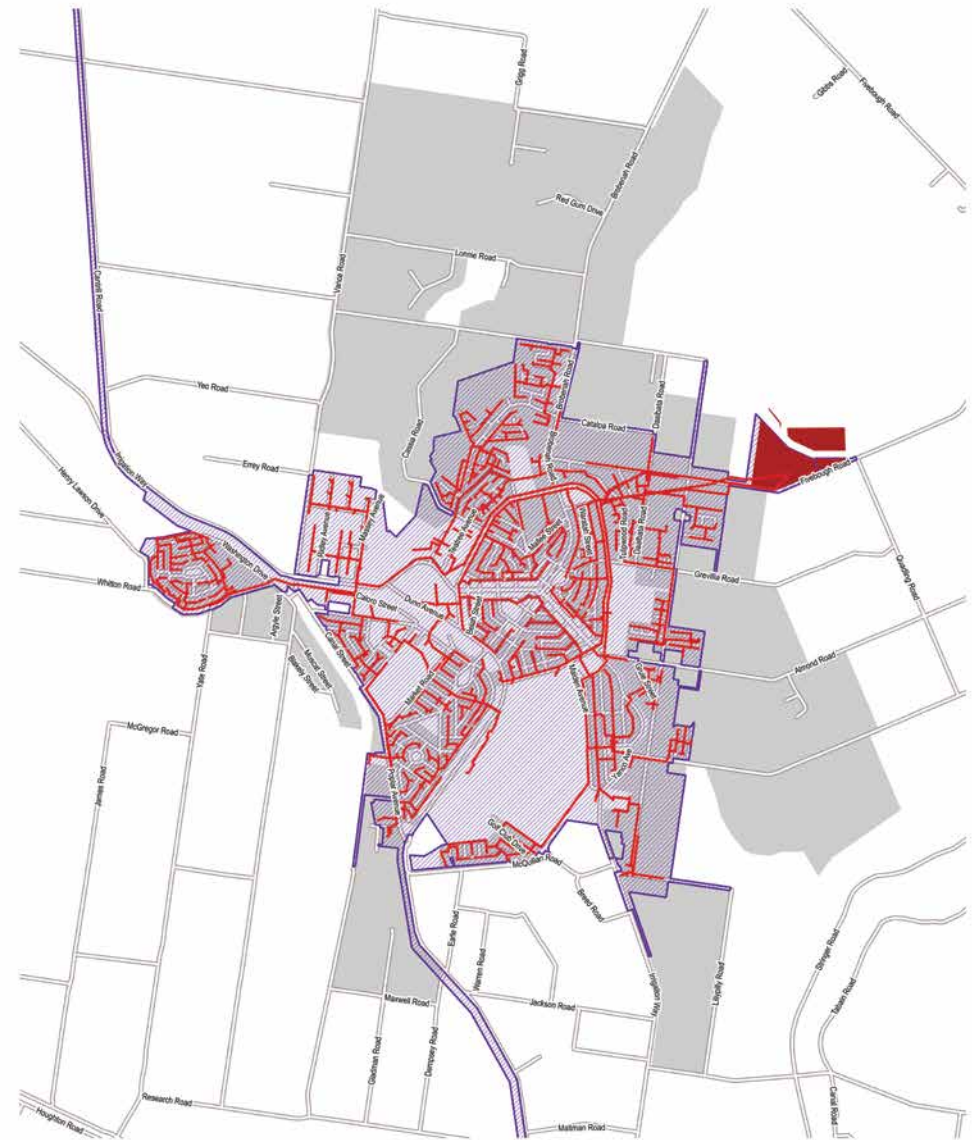
Leeton sewerage system comprises a network of reticulation pipes, carrier mains, pressure mains, pumping stations and a treatment plant on the north-eastern side of town. The system serves residential, commercial and two major industries in town. The collected sewage is pumped directly from two major pump stations directly to the Leeton Sewerage Treatment Plant (STP), located on Fivebough Road.

Leeton Sewerage Treatment Plant, now powered by solar, is currently based on a conventional biological trickling filter combined with an extended aeration tank with a total biological capacity of 27,000 EP (equivalent persons). The treated effluent is discharged into the Fivebough Wetland, under licence from the NSW Environment Protection Authority (EPA). There is adequate capacity in the Leeton sewerage system to meet the future projected housing needs.

Leeton’s housing is heavily dependent upon septic systems outside the immediate town area. As at 2021, the known approved subdivisions at Karri Road, Almond Road and Vance Estate Stage 3 will be able to connect to the existing sewerage network. The challenge moving forward will be to encourage further subdivision developments in areas that can easily connect to the existing sewerage network.

### Map Legend

- Existing Housing Supply Land
- Leeton Sewage Treatment Plant
- Reticulated Sewer Supply Catchment
- Reticulated Sewer Main Network
- Road Network



## 3.4 Leeton – Reticulated and Stormwater

The Leeton Water Supply System supplies Leeton township, Yanco and Wamoon. The supply of water is from the Murrumbidgee Irrigation system which is fed from the Murrumbidgee River via the Main Canal from Berembed Weir, upstream from Narrandera. Water for Leeton is drawn from the canal system and stored in an in-ground open earth reservoir, with a capacity of 240 megalitres.

Raw water is pumped from the in-ground open earth reservoir to the Leeton Water Treatment Plant in Acacia Avenue/Racecourse Road.

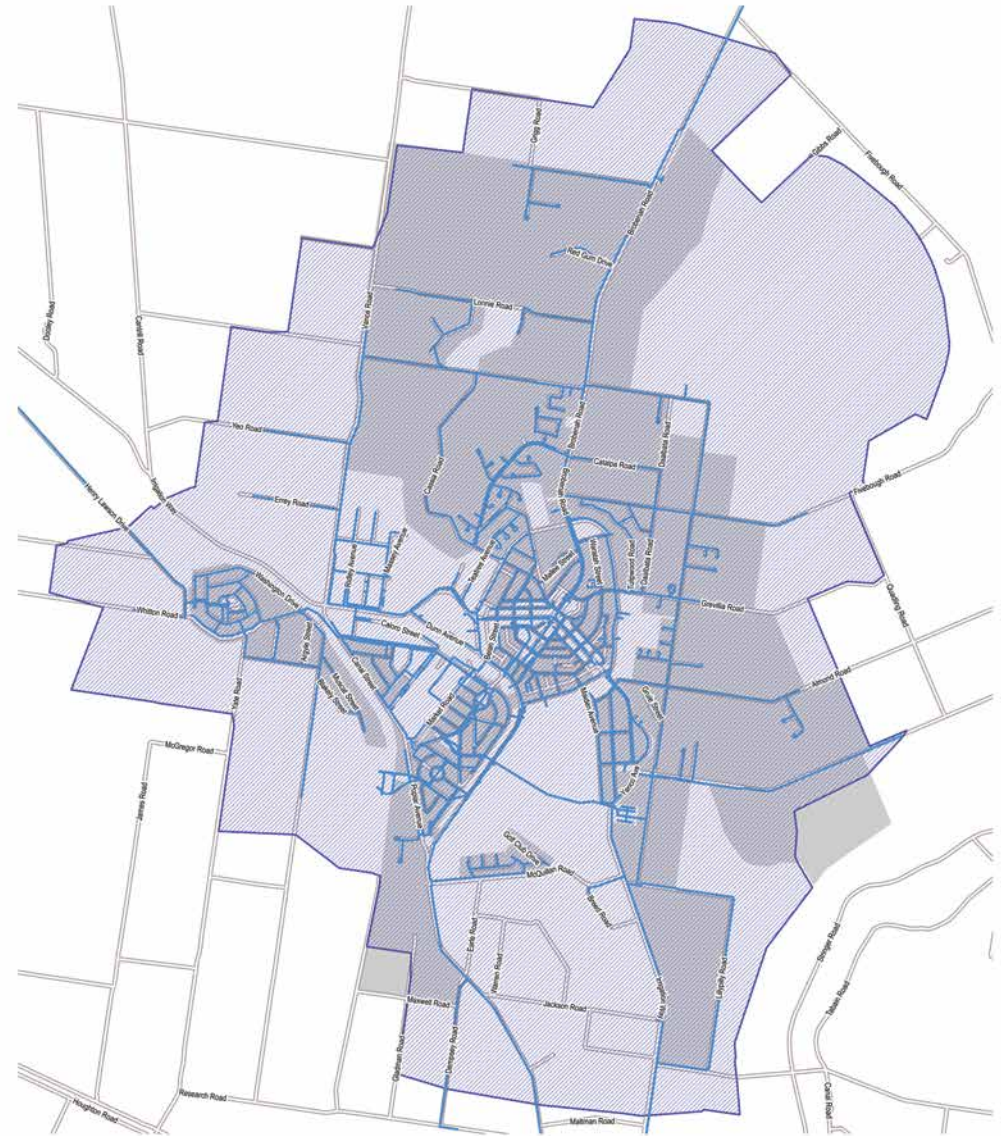
The treatment process in Leeton Water Treatment Plant consists of coagulation – flocculation, sedimentation, filtration, fluoridation, and chlorination. The drinking water from the water treatment plant is pumped into the reticulation system as well as to four reservoirs (Chelmsford Place, Mountford Park, Central Park, and Wattle Hill), which is then reticulated to the properties in Leeton Township, Yanco, and Wamoon.

The supply of town water is readily available to areas currently identified for development surrounding Leeton.

In 2018 a Strategic Stormwater Management Plan was presented to Council as some parts of Leeton had been subject to stormwater issues after severe storm events. The stormwater Management Plan identified issues within the Leeton area and recommended areas of improvement. Leeton Shire has implemented updated stormwater infrastructure to reduce the risk of flooding in the future. All new housing estates are subject to a Stormwater Management Plan.

### Map Legend

- Existing Housing Supply Land
- Reticulated Water Supply Catchment
- Reticulated Water Main Network
- Road Network



## 3.5 Leeton – Other Considerations

### Native Vegetation

Native Vegetation and biodiversity in and around Leeton is mainly concentrated around the Fivebough Wetlands area. Future housing Developments will include open space areas to increase biodiversity and urban amenities.

### Crown Land

The majority of Crown Land in the Leeton area are under the management of Leeton Shire Council. All Crown Land under the control of the Shire are subject to a management plan to deliver community benefits including community facilities and open spaces.

### Bushfire Prone Land

NSW Rural Fire Service Bushfire Hazard Mapping shows minimal hazard areas to the southeast of the town with no significant constraints to housing development.

### Water Resources



The Fivebough Wetlands is a constraint to any housing development to the northeast of Leeton. Any housing development close to the groundwater system surrounding the north, south and west of the township will need to be supported by water and sewerage infrastructure to minimise any impact to the ground water supply.

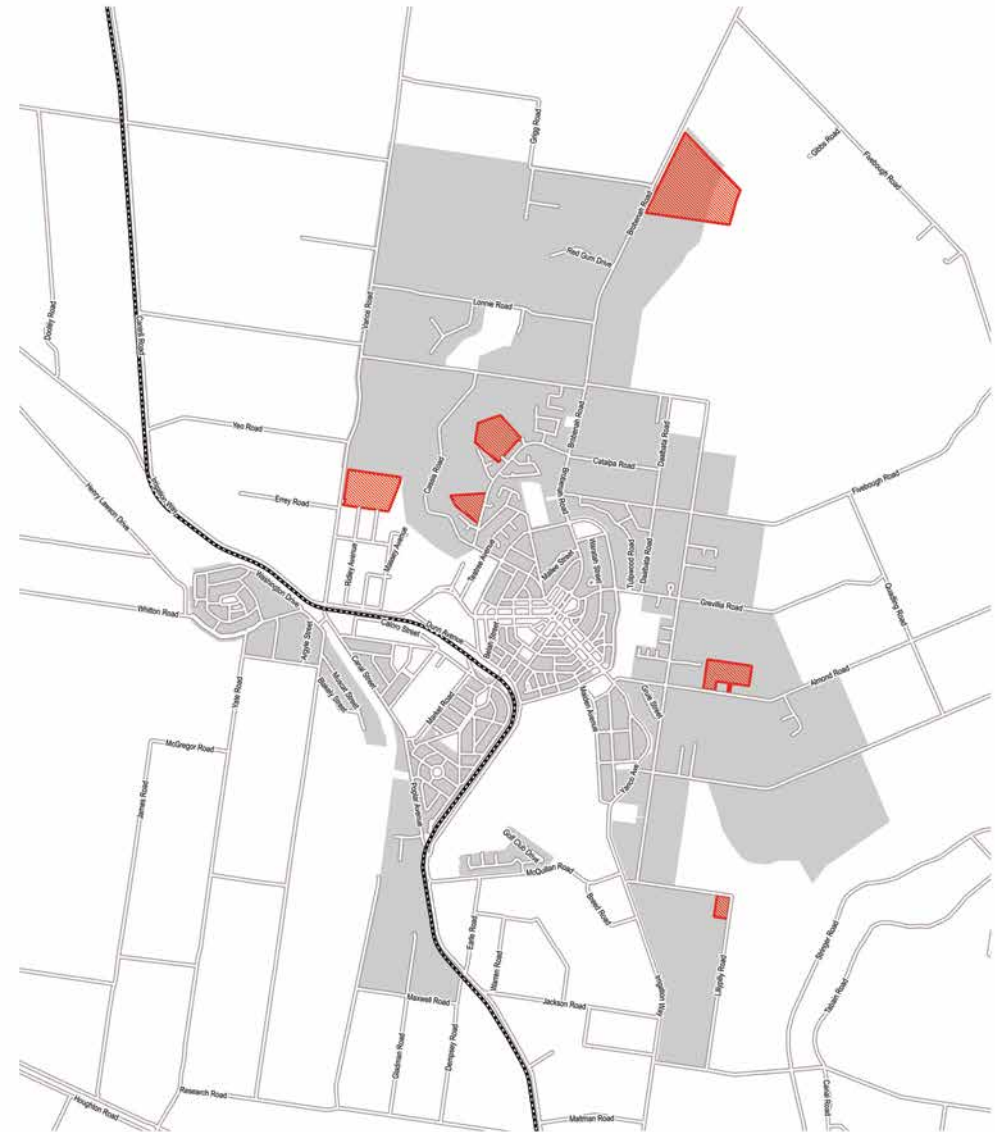
Fivebough Wetlands.

# 3.6 Leeton – Proposed Subdivisions

Current approved subdivisions listed included both residential and industrial zoned land. Proposed subdivisions will see additional rural residential and residential land become available for development. Council has adopted a Residential Deferred Developer Contribution policy to assist developers with initial costs associated with land development to encourage the release of more residential land.

### Map Legend

-  Proposed Subdivisions (Approved)
-  Existing Housing Supply Land





# 3.7 Yanco – Urban Zoning

Yanco is located on the Irrigation Way 6km south of Leeton. It is home to Yanco Agricultural High School which is a co-educational boarding school along with a Public Primary School. Yanco has a resident population of 980 people living in approximately 300 single story dwellings in the urban area zoned low density residential. A small mix of commercial and community facilities are available in the local centre.



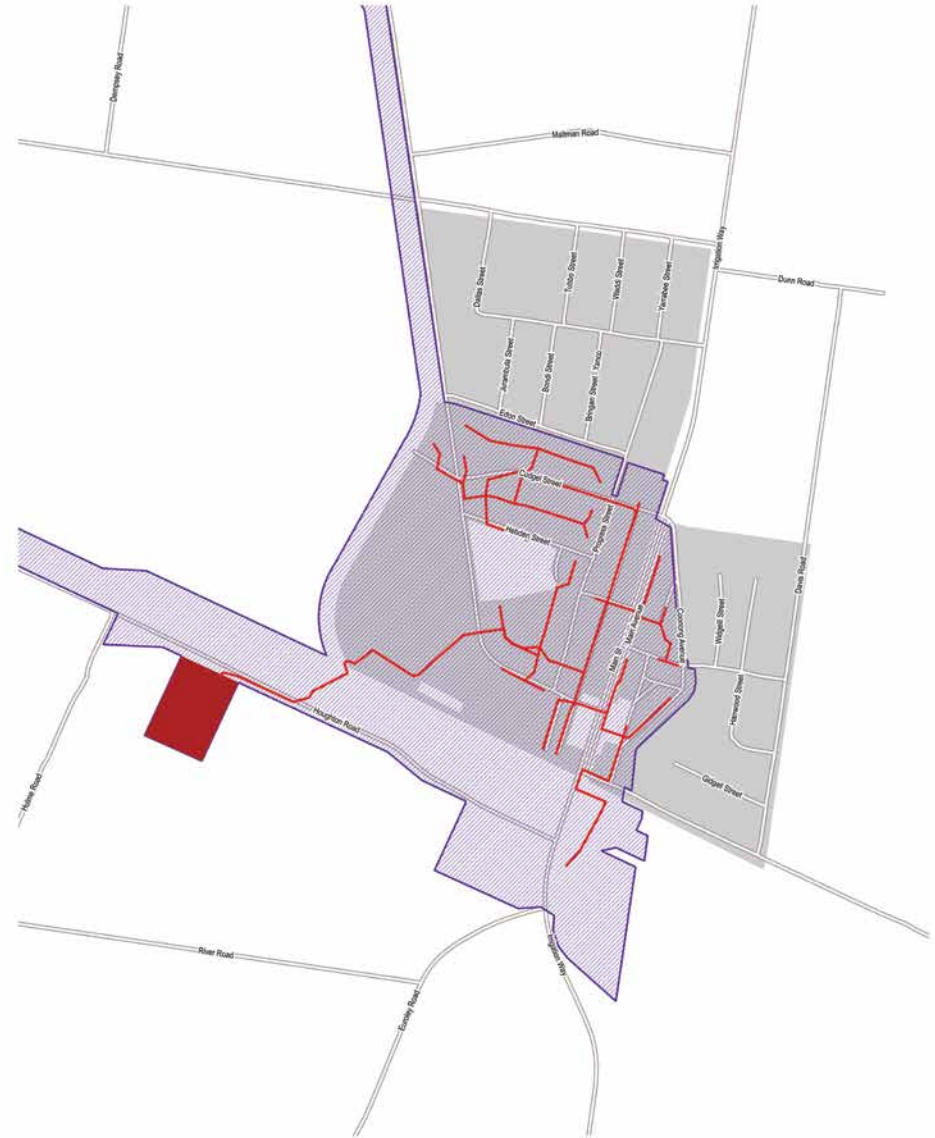
- Map Legend**
- Local Centre
  - Low Density Residential
  - Public Recreation
  - Infrastructure
  - NSW TrainLink Train
  - RTA State Road
  - Main Road Network
  - Local Road Network



# 3.8 Yanco – Sewerage Network

The Yanco sewerage system consists of a conventional gravity sewer collection system, pressure mains and four pump stations.

Yanco Sewerage Treatment Plant is based on Pasveer Channel type of aeration treatment system, located in Houghton Road, and has a capacity of 1000 EP (equivalent persons). The volume of sewage treated is approximately 60 megalitres per year. Treated effluent is used for on-site watering of the surrounds, with minimal discharge into the Murrumbidgee Irrigation Drainage System in River Road, under license from the NSW Environment Protection Authority (EPA).



### Map Legend

- Existing Housing Supply Land
- Yanco Sewerage Treatment Plant
- Reticulated Sewer Supply Catchment
- Reticulated Sewer Main Network
- Road Network

## 3.9 Yanco – Other Considerations

### **Reticulated Water**

The Leeton Water Supply System supplies Yanco with its reticulated water. The supply of water is from the Murrumbidgee Irrigation System, which is then treated at the Leeton Treatment Plant and then reticulated to properties in Yanco.

### **Urban Stormwater**

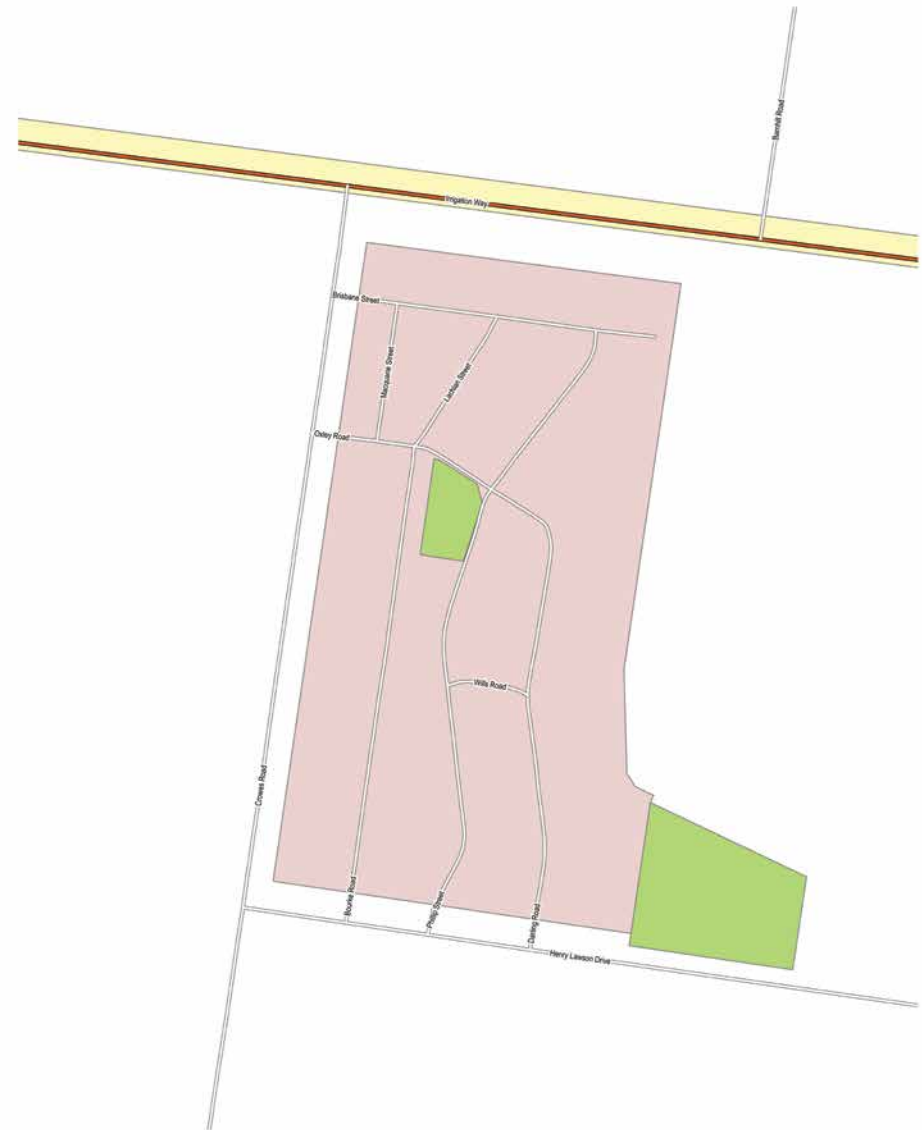
Yanco's Urban Stormwater System is limited with a mixture of open drainage channels and stormwater pipe network. Stormwater is currently directed to McCaughey Park Pond which is a tranquil aquatic reserve.



McCaughey Park Pond.

# 3.10 Wamoon – Urban Zoning

Wamoon is a small village located adjacent to Irrigation Way approximately 10 kms west of Leeton and has a population of 200. The residents live in approximately 64 single story dwellings in the urban area zoned RU5 village.



- Map Legend**
- Public Recreation
  - Village
  - Infrastructure
  - RTA State Road
  - Local Road Network

## 3.11 Wamoon – Reticulated Water and Sewerage

### Reticulated Water

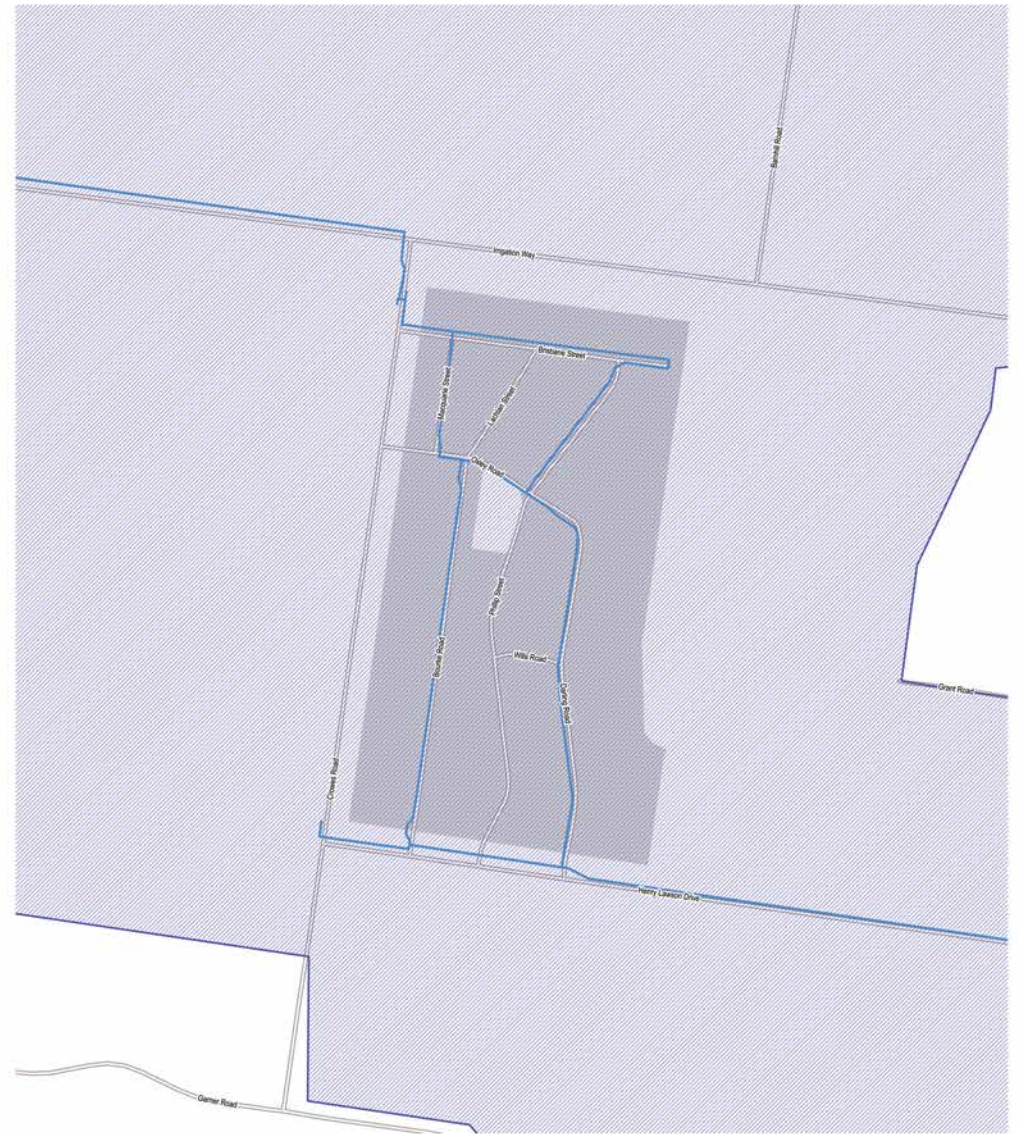
The Leeton Water Supply System supplies Wamoon with its reticulated water. The supply of water is from the Murrumbidgee Irrigation System, which is then treated at the Leeton treatment plant and then reticulated to properties in Wamoon.

### Sewerage

The village of Wamoon is reliant upon septic systems for sewage. Works on a sewerage system for Wamoon are scheduled for 2022.

### Map Legend

- Existing Housing Supply Land
- Reticulated Water Supply Catchment
- Reticulated Water Main Network
- Road Network



# 3.12 Whitton – Urban Zoning

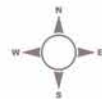
Whitton is located on the Irrigation Way 20km west of Leeton and has a population of 496. The residents live in approximately 220 single story dwellings in the urban area zoned RU5 village. A small mix of community and commercial facilities are available.

Whitton is in close proximity to Wumbagal and the WR Connect Freight Facility. The continued development of WR Connect is expected to increase the interest of residential development in Whitton. Leeton Shire Council has a number of vacant blocks of land that are currently available for sale as well as a potential subdivision at the Southern end of Conapaira Street.



### Map Legend

- General Industrial
- Public Recreation
- Private Recreation
- Village
- Infrastructure
- RTA State Road
- Main Road Network
- Local Road Network



# 3.13 Whitton – Water & Sewerage

## Sewer Network

Whitton sewerage system consists of a conventional gravity collection system, rising mains and pump stations to serve the village area, with a treatment plant located south of the village in the Whitton Common.

Whitton Sewerage Treatment Plant is based on an oxidation pond treatment system with treated effluent discharging into an evaporation area, with no discharge off-site. The plant has a designed capacity of 500 EP (equivalent persons).

## Reticulated Water

Water for Whitton is supplied from an extension of the Gogeldrie Branch Canal with an offtake into an in-ground storage facility, having a total capacity of approximately 20 megalitres.

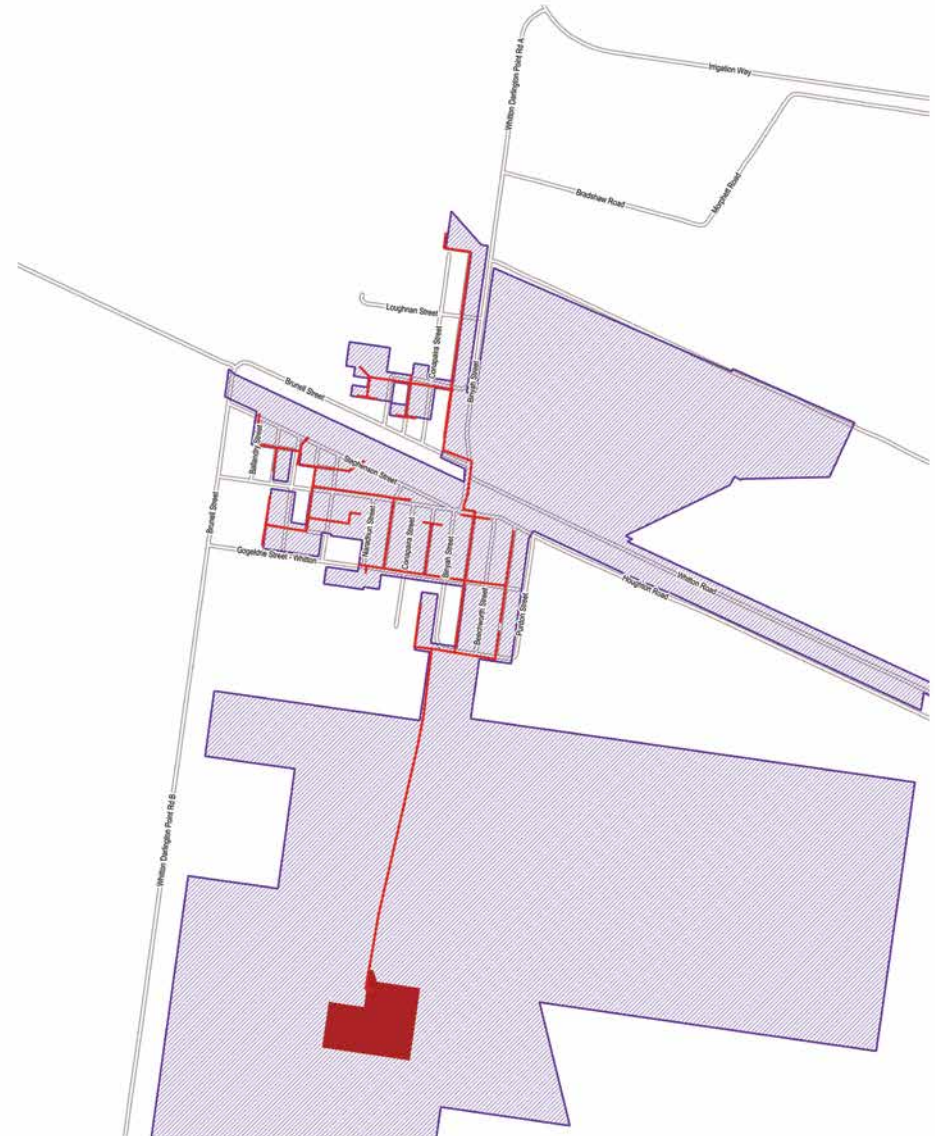
Raw water is gravitated to an earthen ground storage tank from an irrigation supply channel and from there it is pumped to the treatment plant. The treatment process consists of coagulation – flocculation, sedimentation, filtration, and chlorination. Drinking water is then pumped through a rising main into the reticulated system.

## Urban Stormwater

The township of Whitton has a minimal stormwater drainage system. A stormwater study has been completed with recommendations currently being considered.

### Map Legend

- Existing Housing Supply Land
- Whitton Sewage Treatment Plant
- Reticulated Sewer Supply Catchment
- Reticulated Sewer Main Network
- Road Network



## 3.14 Murrami – Urban Zoning

Murrami is located 32km northwest of Leeton and has a population of 235. The residents live in approximately 100 single story dwellings in the urban area zoned RU5 village and surrounding farmland. The Griffith-Junee railway line passes through Murrami.

A Water Treatment Plant and reticulation system supplies potable drinking water to the Murrami village and has recently been extended to provide water to the Murrami School. Murrami is supplied through an open channel system from the Main Canal. The water is pumped into a lagoon sedimentation system and stored in a 12 megalitre in-ground storage reservoir. The treatment process consists of coagulation – flocculation, lagoon sedimentation, glass filtration and chlorination. Drinking water is pumped from the storage dam to two reservoirs which feed the village by a gravity system.



- Map Legend**
- Public Recreation
  - Village
  - Infrastructure
  - Railway Network
  - Main Road Network
  - Local Road Network





Flowering Jacarandas, near Library

# 4 Leeton Shire Council Housing Strategy Actions



## 4.1 Housing Supply Opportunities and Actions

Item	Opportunities / Actions	Timeline
1	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>Leeton Shire Council is well known for welcoming and attracting migrants and refugees. This creates demand for suitable short term receive accommodation and longer-term solutions.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>Council provides support to the multicultural and refugee community via a Multicultural Support Coordinator who assists these communities with accommodation placements, employment direction and assistance, where possible.</li> <li>Council will continue to assist, facilitate, and advocate for receive accommodation with social housing providers and community groups.</li> <li>Council has inspected and will continue to lobby to increase the utilisation of the accommodation available at the Yanco Agricultural Institute as receive and short-term migrant accommodation.</li> </ul>	Ongoing
2	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>The shire population will increase by approximately 1,300 people by 2041. The increasing age brackets include 30-44 years (working age) and +60 years (retirement age).</li> <li>Due to market conditions and demand for general residential (R1) and low density residential (R2) there is a general lack of medium density development (R3) in Leeton township.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>As at 2021 Leeton is experiencing a shortage of available housing with low market offerings across all levels of the market.</li> <li>Council approved the Deferred Developer Contribution Policy for public consultation in September 2021 to provide flexibility for estate developers and encourage further development.</li> <li>Land banks surrounding Leeton township are privately owned, with several proposed estates currently proceeding to development.</li> <li>Several privately held redevelopment opportunities have been identified within the central area of Leeton. Council will continue to assist, facilitate, and advocate for medium density redevelopment within the central and CBD areas of Leeton.</li> <li>Due to the expected increase in the retirement age population by 2041, a retirement living, and aged care housing study is required to facilitate options.</li> </ul>	<ul style="list-style-type: none"> <li>Developer Contribution Policy – Immediate</li> <li>Retirement and aged care housing – Short term (0-2 years).</li> <li>LEP review – Short term (0-2 years)</li> </ul>

Item	Opportunities / Actions	Timeline
3	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• There is a forecast increase in the following household types by 2041. <ul style="list-style-type: none"> <li>o An increase in the number of couple or lone person households.</li> <li>o Increasing levels of semidetached housing.</li> </ul> </li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• The increase in lone person or couple households will potentially drive demand for downsizing and medium density housing alternatives.</li> <li>• Leeton Local Environmental Plan (LEP) zones – Residential R1, R2, R3, and R5 have been updated to allow for secondary residence and semidetached construction.</li> </ul>	Complete
4	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Historically building approvals vary in line with the release of new land releases.</li> <li>• Ensuring a constant supply of available land should provide increased consistency of development.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• The land banks surrounding Leeton township are privately owned.</li> <li>• Council will continue to encourage development of all land types to be brought to market.</li> </ul>	Ongoing
5	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Leeton housing prices have increased by 48% over the last three years. Smaller sales volumes have been experienced in the villages.</li> <li>• Housing in Leeton Shire remains relatively affordable compared to many other locations in New South Wales.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• Council to develop a marketing plan to encourage investment in the Leeton Shire residential market.</li> </ul>	Short term (0-2 years)
6	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Leeton rental prices have continued to increase over the last three years.</li> <li>• The median rental yield was 6.1% (June 2021).</li> <li>• A key driver of increasing rental prices has been the low levels of available rental premises.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• Council to develop a marketing plan to encourage investment in the Leeton Shire rental market.</li> </ul>	Short term (0-2 years)

Item	Opportunities / Actions	Timeline
7	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Driven by increasing housing prices and low supply, housing affordability is becoming an issue in Leeton Shire.</li> <li>• The increasing population also creates additional demand for social housing solutions.</li> <li>• There are a number of unutilised government housing sites in Leeton Shire that have fallen into disrepair and are currently uninhabitable.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• Council to develop a proposal to re-purpose the Brobenah Road Dog Park, considering options as either affordable housing or medium density dwellings.</li> <li>• Council to identify unutilised housing sites in the area and undertake a feasibility study to restore and/or replace these dwellings to address affordable and social housing requirements.</li> </ul>	Short term (0-2 years)
8	<p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Infrastructure requirements in known and probable subdivision locations need to be assessed.</li> <li>• Council to optimise residential opportunities in villages as well as Leeton township.</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• Council to ensure that cojoined areas of development include an agreed master plan for development to ensure affective planning design and infrastructure requirements.</li> <li>• Council is scheduled to deliver a sewerage system for Wamoon in 2022. This will improve service delivery to Wamoon and provide incremental development opportunities.</li> <li>• Leeton Shire Council has a number of land allotments available for immediate sale throughout the shire. Council to develop a proposal for the marketing and developing these properties.</li> <li>• Leeton Shire has available land for subdivision development in Conapaira Street Whitton. Council to undertake a feasibility study for the partial development of lots immediately facing Conapaira Street, including a masterplan for the remainder of the available land.</li> <li>• Leeton Shire to develop a master plan for the Lake Paddock precinct and undertake a feasibility study of infrastructure requirements for the area.</li> </ul>	Short term (0-2 years)



Leeton's longest lunch.

## 4.2 Review and Monitoring of Progress

The progress of the Leeton Shire Council Housing Strategy will require on-going review and regular feedback from the community and key stakeholders.

Progress will be measured against actions resourced and tracked through Council's integrated planning and reporting framework. The strategies and actions will be incorporated onto the Council's Delivery Program and Operation Plan (DPOP) which is reported on quarterly.

Leeton Shire Council will review the trends of the housing needs of the community on an annual basis to ensure that the strategy reflects the current and future needs of the shire.

Cotton Fields, Whitton Malt House.





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