



Griffith Residential Land and Future of Housing Forum

Tuesday, 3 July 2018





Griffith Land Use Strategy Beyond 2030

- Griffith City Council has planned for growth which is outlined in the Griffith Landuse Strategy Beyond 2030.
- The Land Use Strategy was adopted by Council 27 November 2013 following extensive community consultation.
- The Strategy provides direction for land use and spatial development for Griffith with a forward vision of approximately 30 years.
- The Strategy focusses on optimising land use and urban design to accommodate future economic trends and our community's evolving needs and aspirations.
- This strategy also provides the framework for Council's Local Environmental Plan (LEP) 2014.



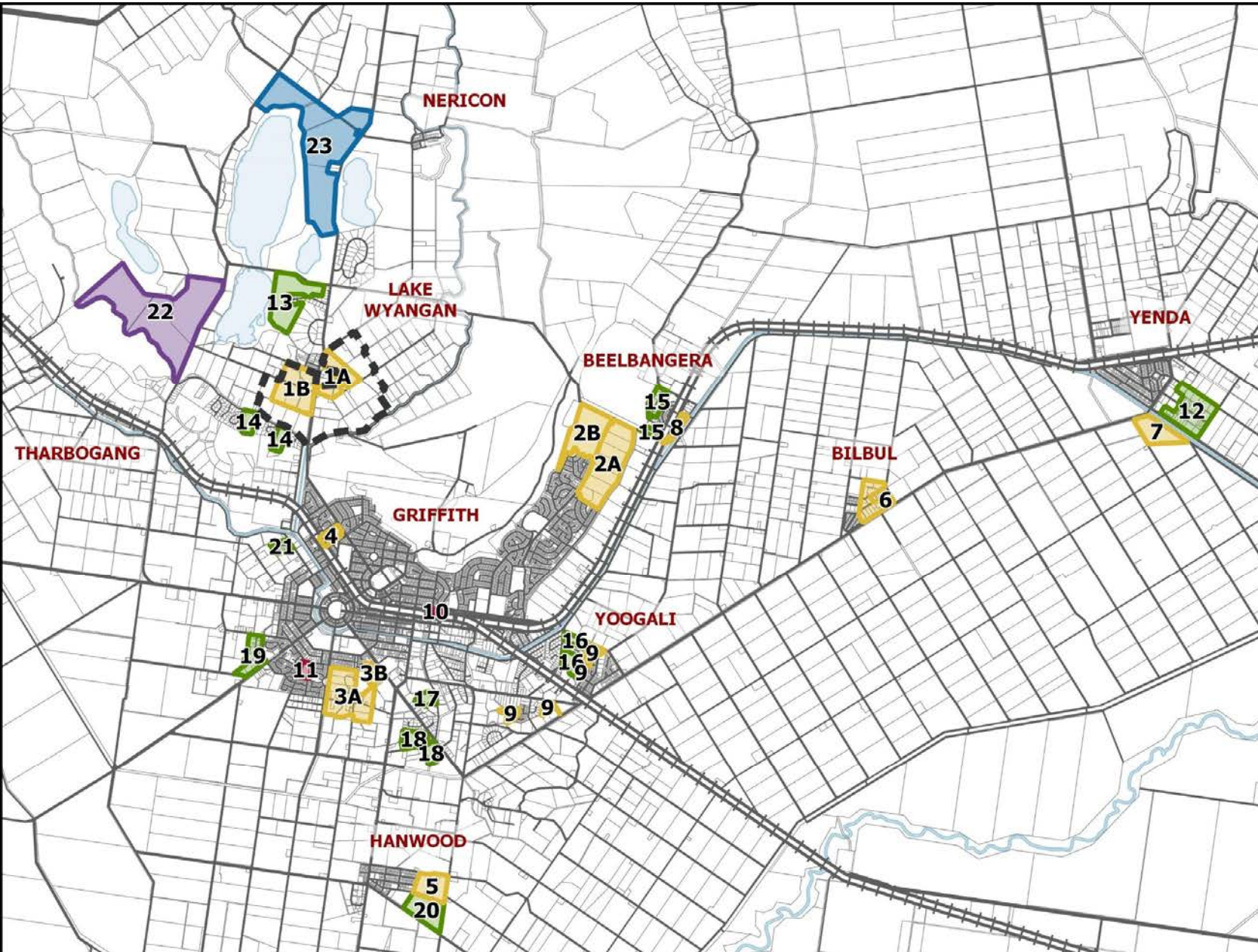
Population forecast

- The Griffith City Estimated Resident Population for 2017 is 26,648, with a population density of 0.16 persons per hectare.
- The Griffith City population is forecast to grow to 30,507 by 2036.
- The Griffith Land Use Strategy bases future demand to accommodate a total population ranging between 32,452 and 38,026 by 2033 or a total population ranging between 33,350 and 40,687 by 2038.
- Forecasted population growth is 0.8% annually.



DEVELOPMENT LAND AVAILABILITY 2018

SITE OVERVIEW MAP



Development Land Availability Key

- R1 General Residential (Low Density)
- R1 General Residential (High Density)
- R5 Large Lot Residential
- E4 Environmental Living
- Life Style Blocks
- Proposed Expansion Area

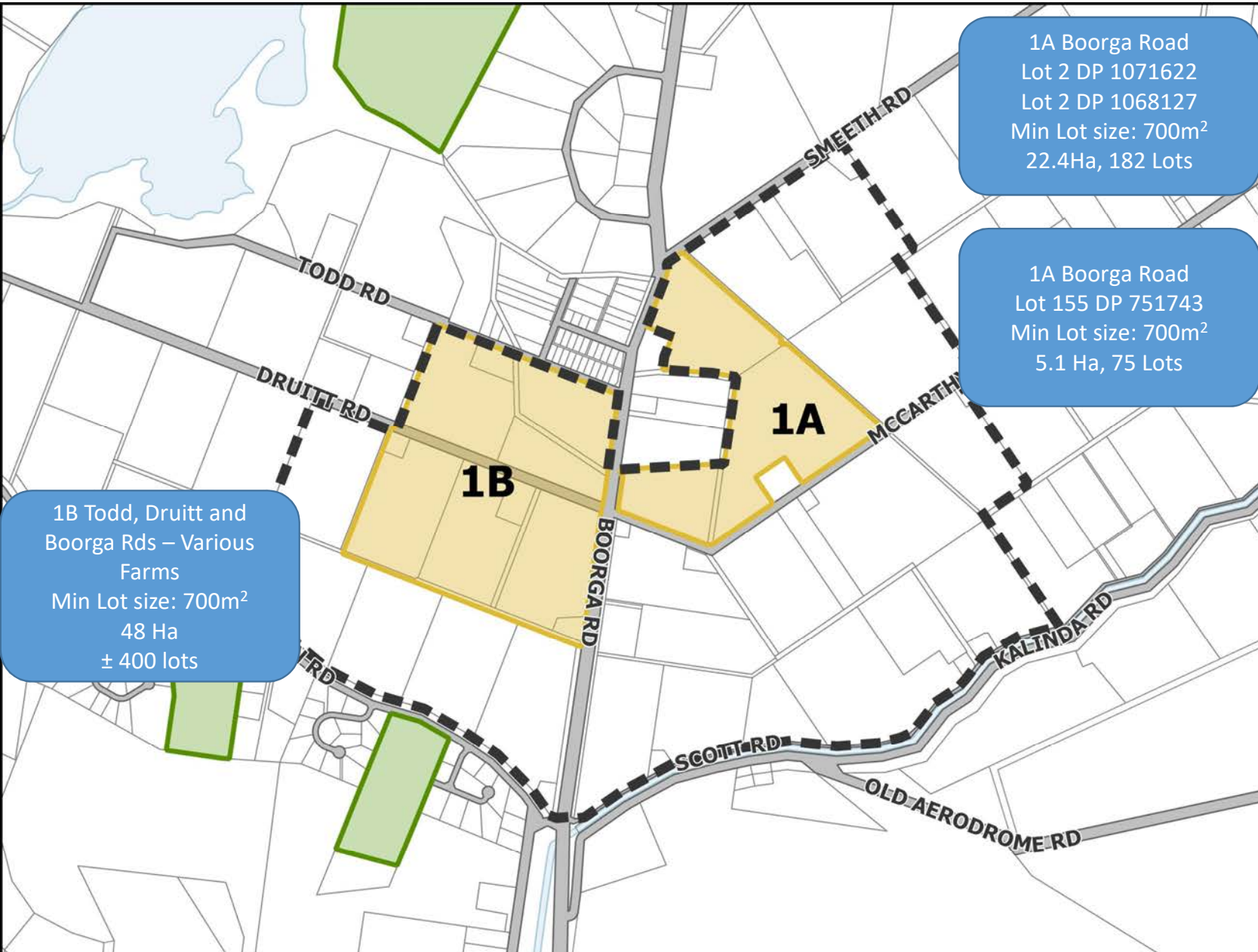
DEVELOPMENT LAND AVAILABILITY 2018

MAP 1

LAKE WYANGAN 1A, 1B

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



DEVELOPMENT LAND AVAILABILITY 2018

MAP 2

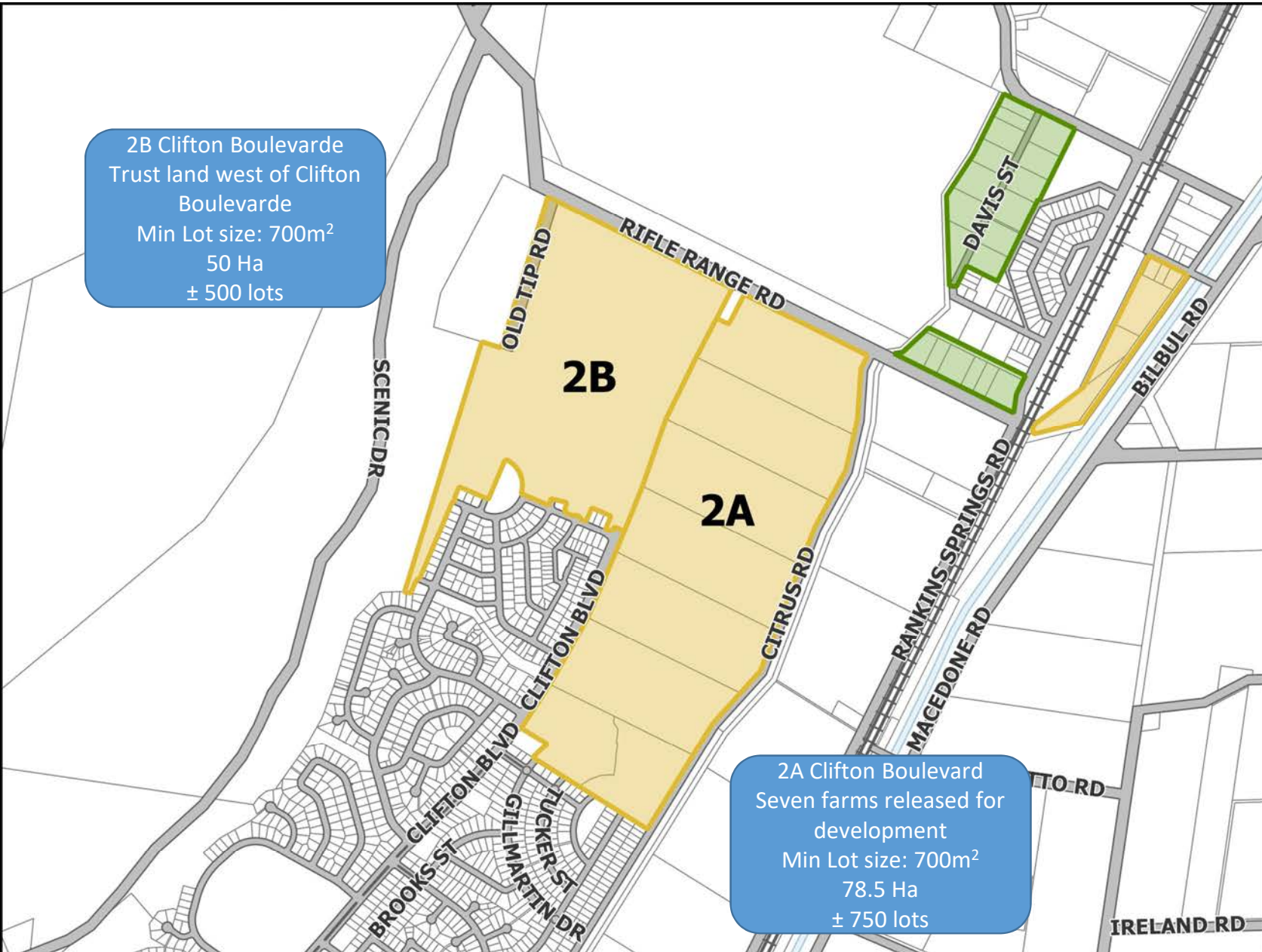
COLLINA 2A, 2B (GRIFFITH)

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area

2B Clifton Boulevard
Trust land west of Clifton
Boulevard
Min Lot size: 700m²
50 Ha
± 500 lots

2A Clifton Boulevard
Seven farms released for
development
Min Lot size: 700m²
78.5 Ha
± 750 lots






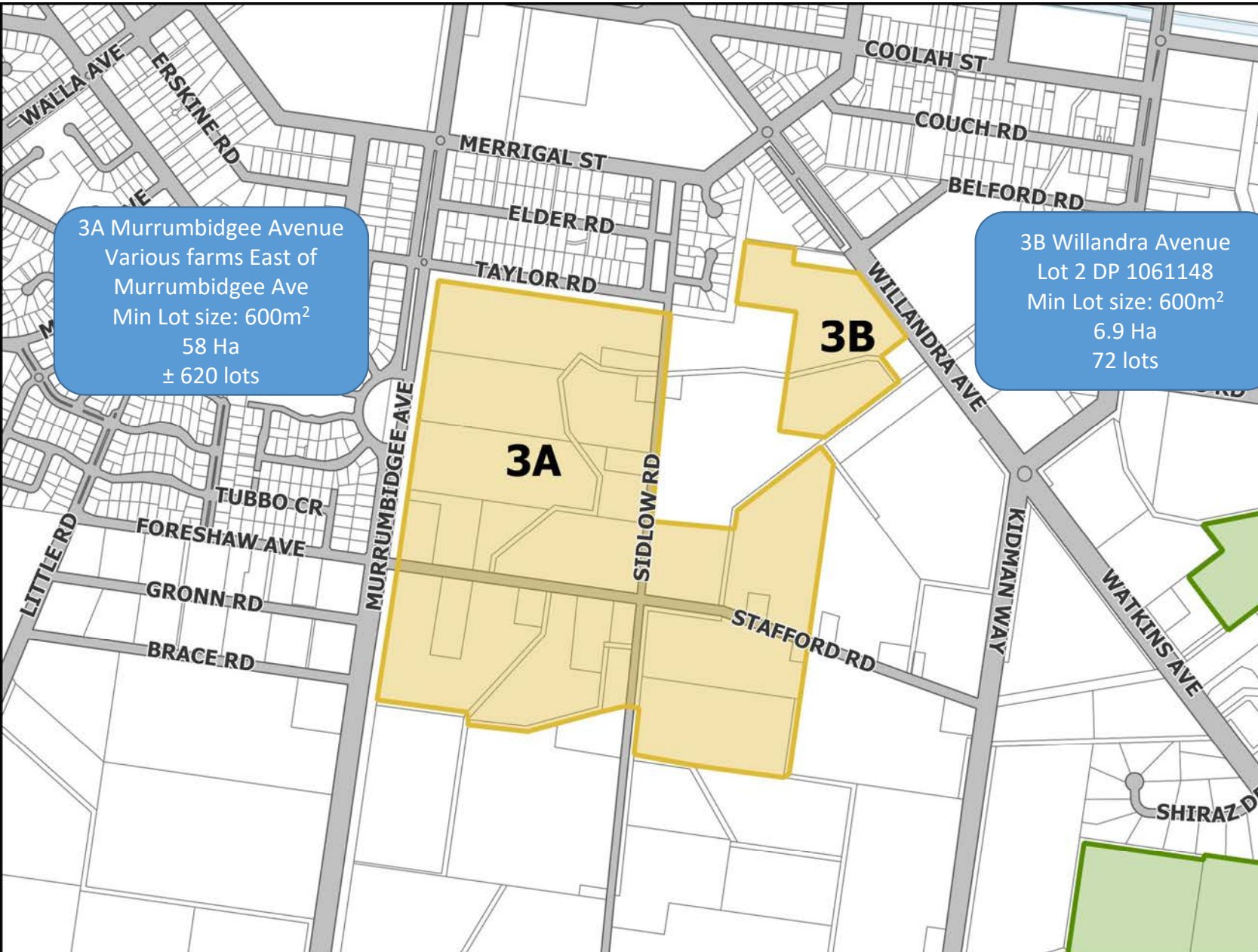
DEVELOPMENT LAND AVAILABILITY 2018

MAP 3

SOUTH GRIFFITH 3A, 3B (GRIFFITH)

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



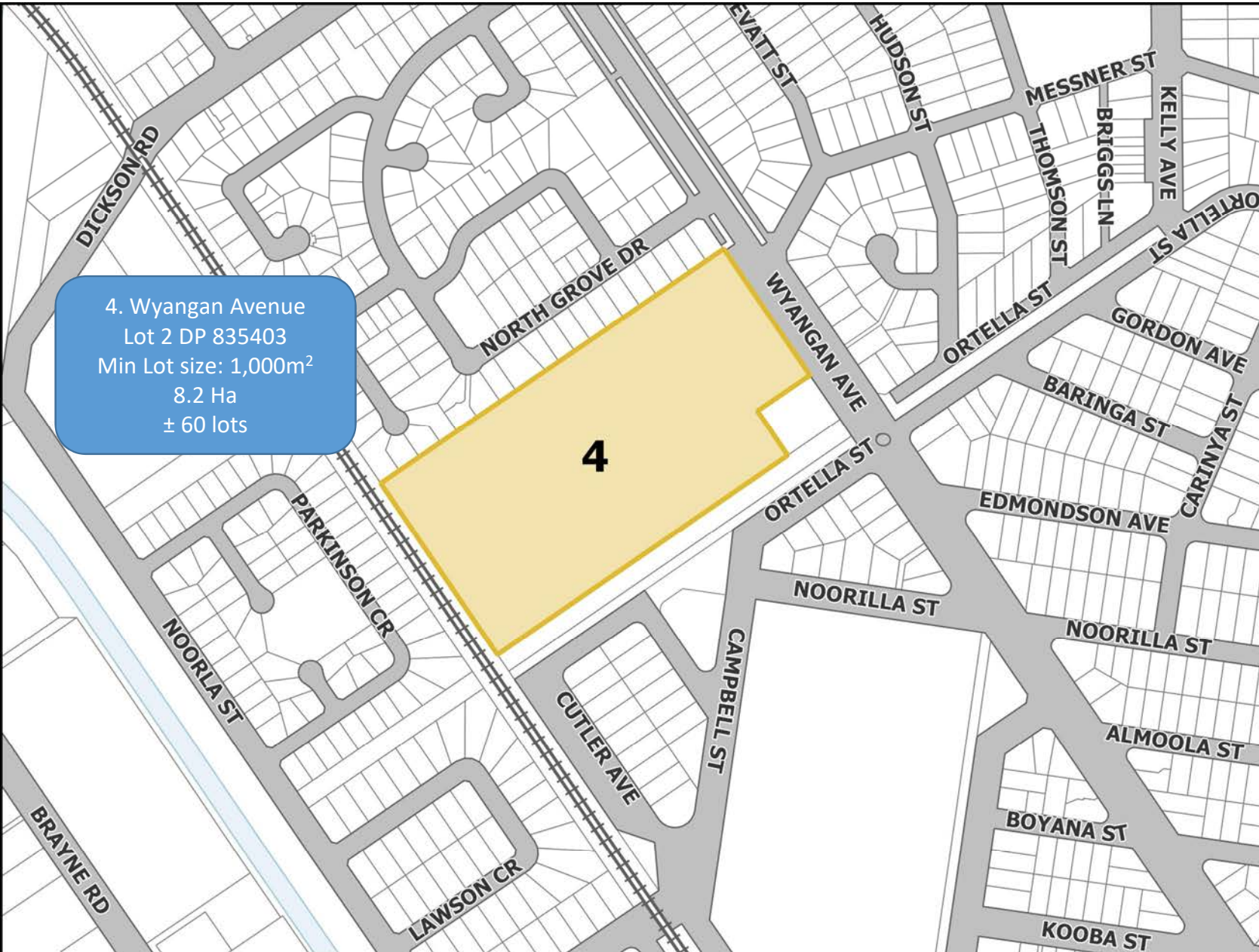
DEVELOPMENT LAND AVAILABILITY 2018

MAP 4

GRIFFITH NORTH (GRIFFITH)

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



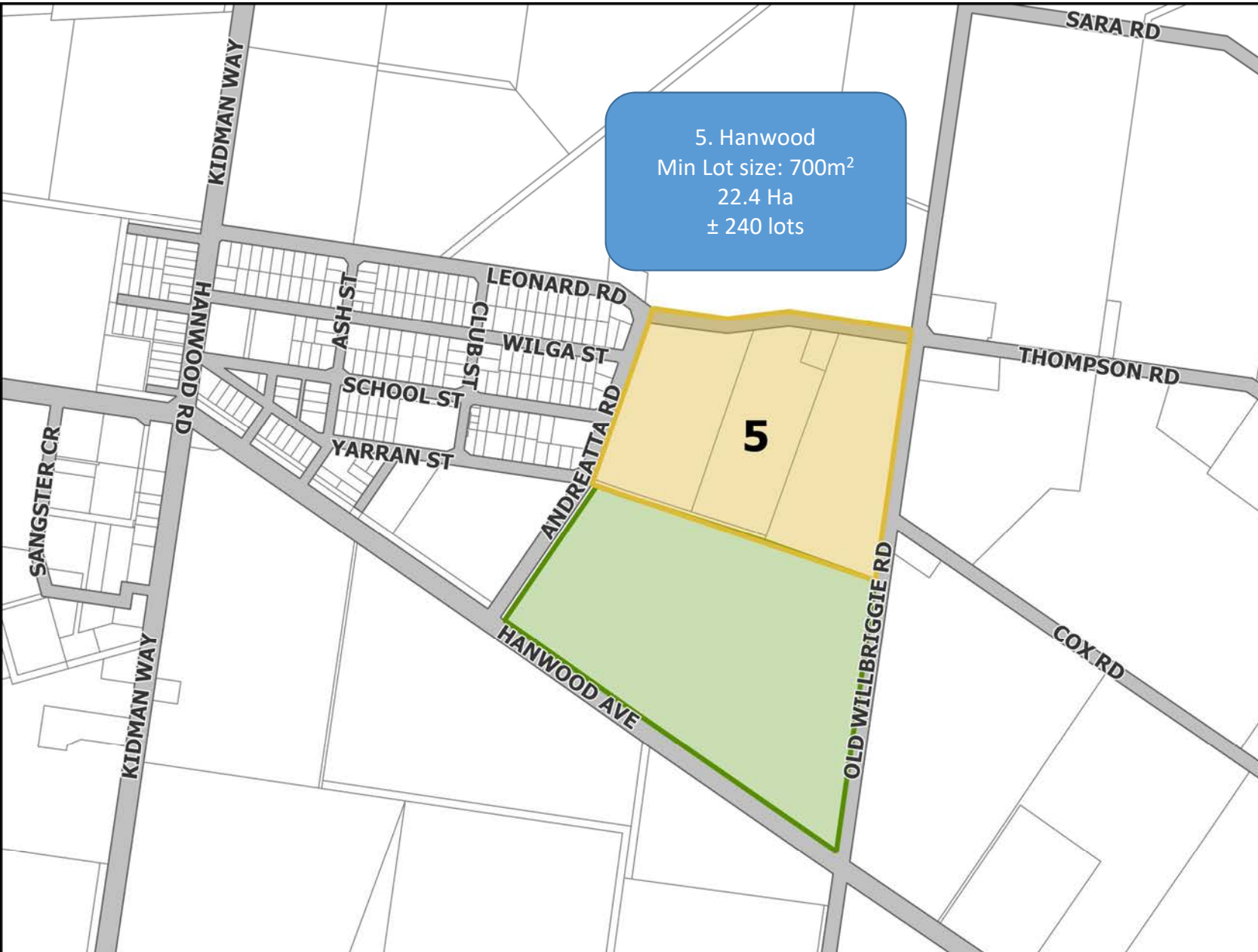
DEVELOPMENT LAND AVAILABILITY 2018

MAP 5

(VILLAGES) HANWOOD

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



5. Hanwood
Min Lot size: 700m²
22.4 Ha
± 240 lots

DEVELOPMENT LAND AVAILABILITY 2018

MAP 6

(VILLAGES) BILBUL

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area

6. Bilbul
Min Lot size: 700m²
10.1 Ha
± 100 lots






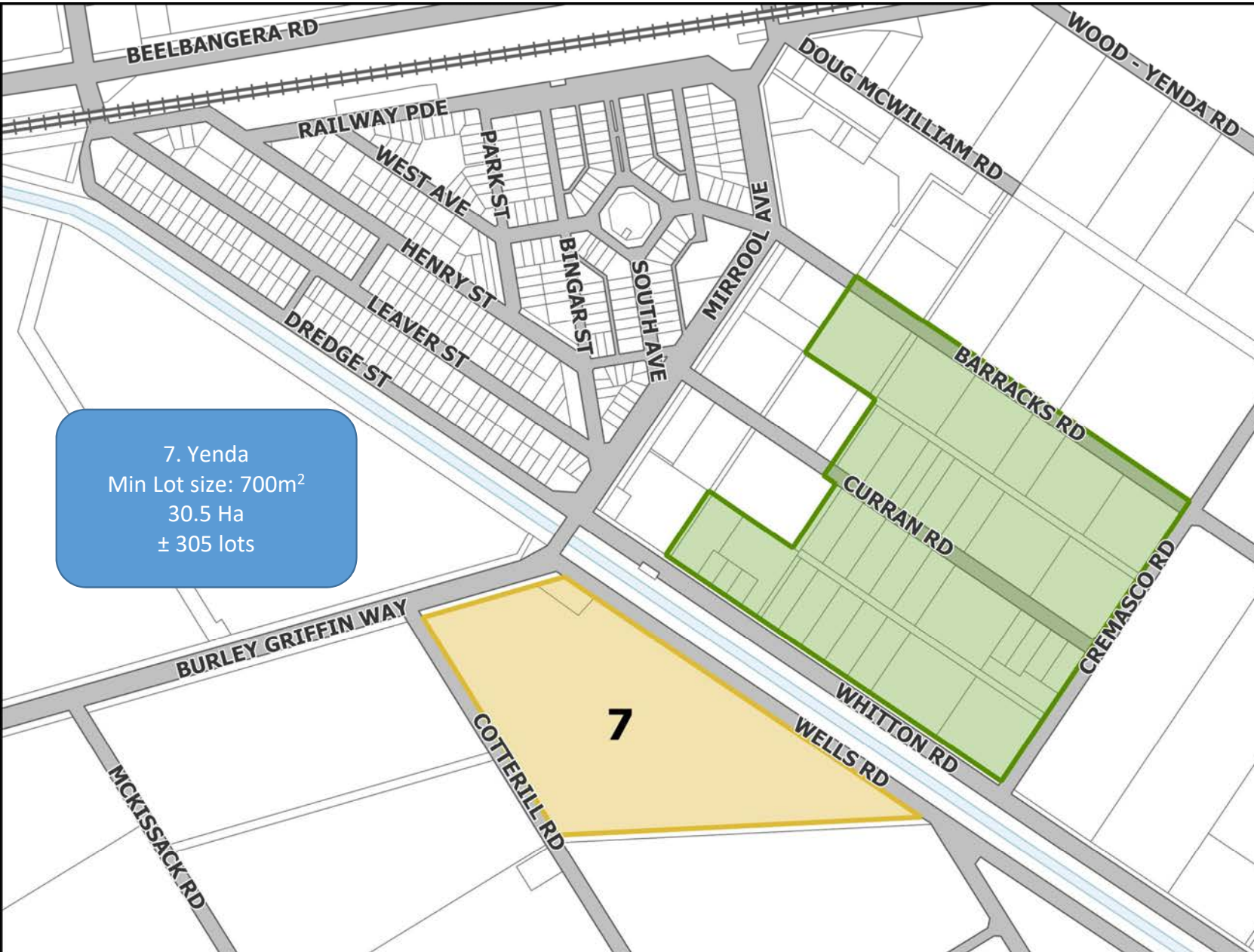
DEVELOPMENT LAND AVAILABILITY 2018

MAP 7

(VILLAGES) YENDA

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



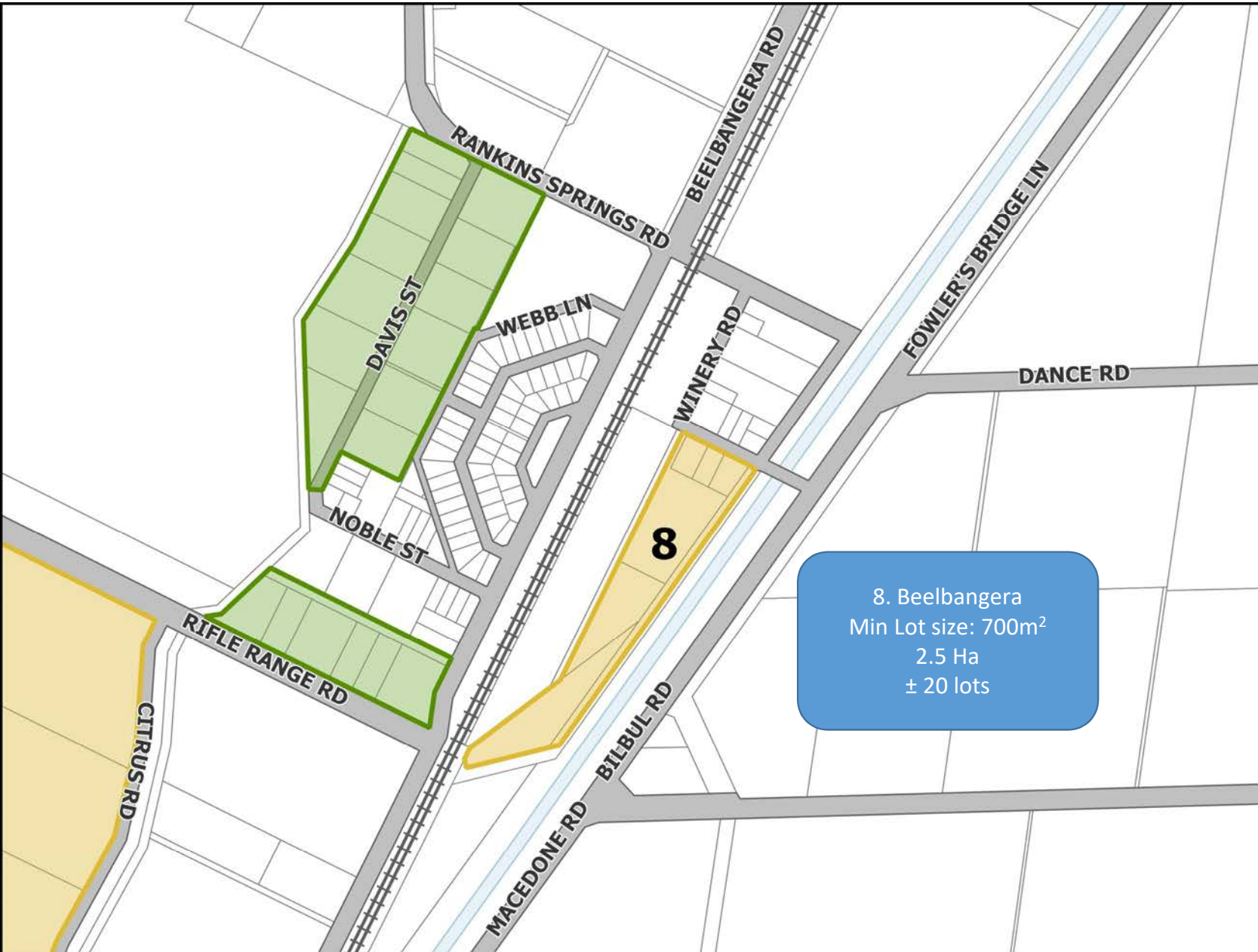
DEVELOPMENT LAND AVAILABILITY 2018

MAP 8

(VILLAGES) BEELBANGERA

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



8. Beelbangera
Min Lot size: 700m²
2.5 Ha
± 20 lots

DEVELOPMENT LAND AVAILABILITY 2018

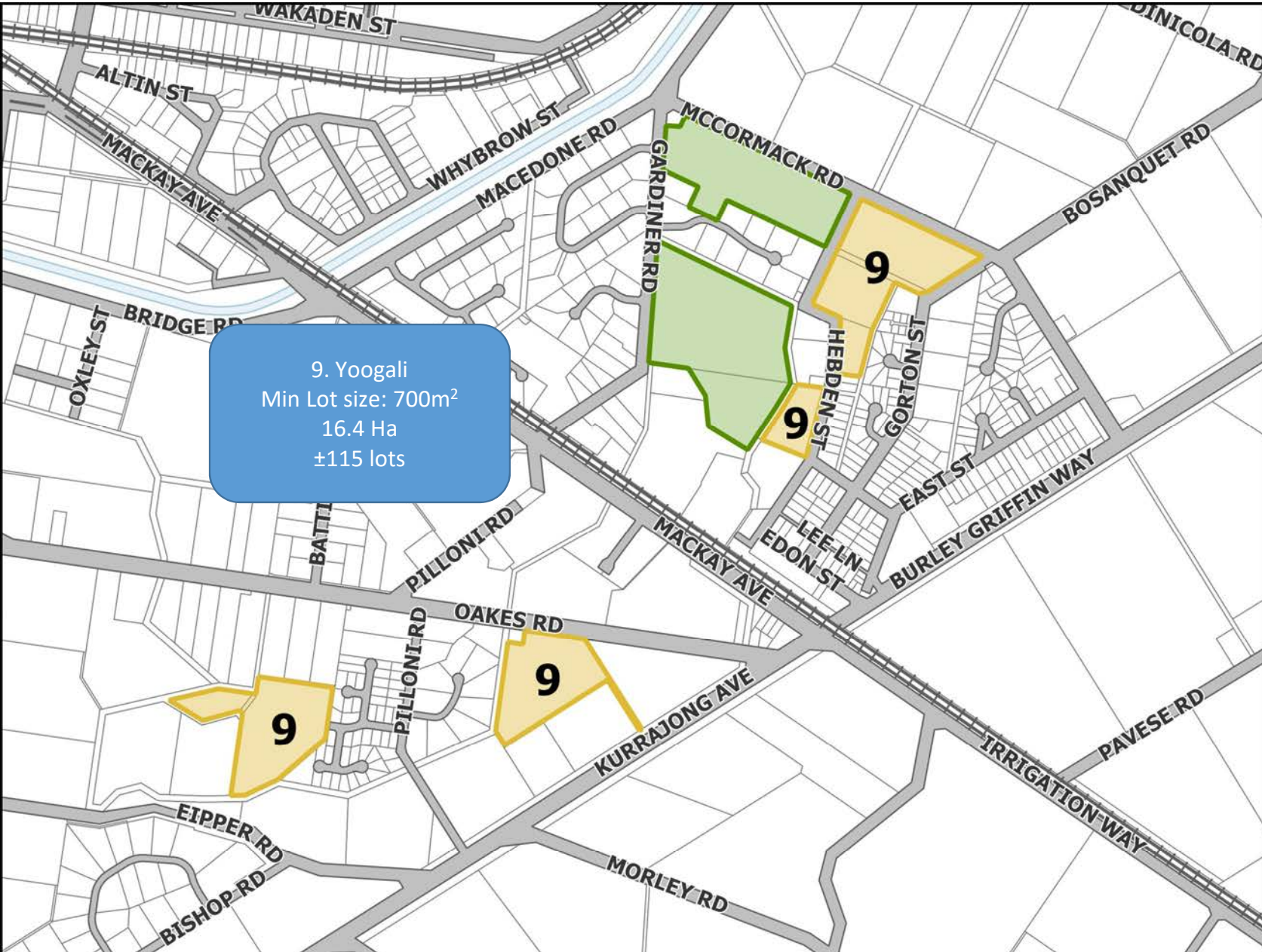
MAP 9

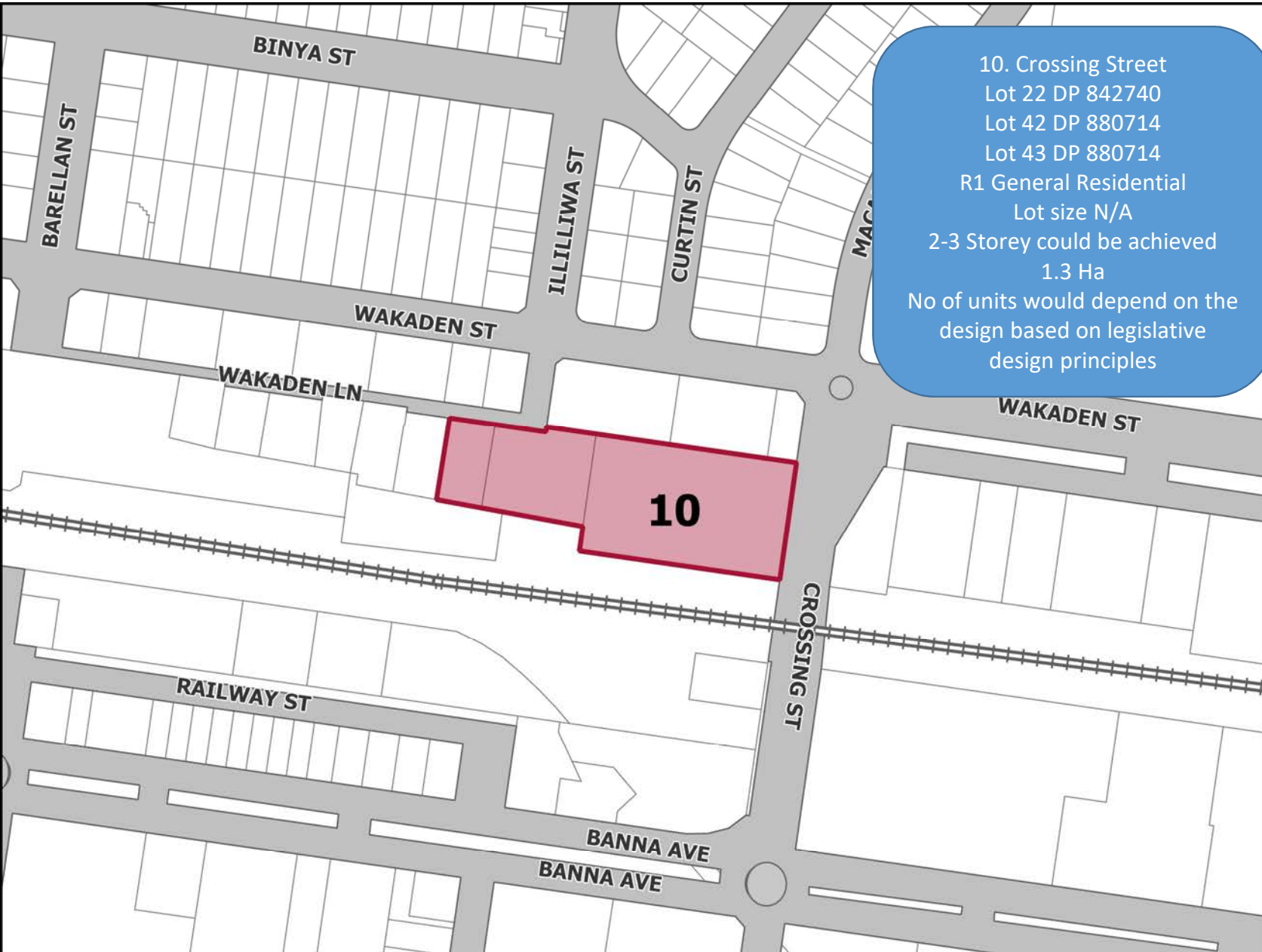
(VILLAGES) YOOGALI

9. Yoogali
Min Lot size: 700m²
16.4 Ha
±115 lots

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area





10. Crossing Street
 Lot 22 DP 842740
 Lot 42 DP 880714
 Lot 43 DP 880714
 R1 General Residential
 Lot size N/A
 2-3 Storey could be achieved
 1.3 Ha
 No of units would depend on the design based on legislative design principles

DEVELOPMENT LAND AVAILABILITY 2018

MAP 10

CROSSING STREET (GRIFFITH)

Development Land Availability Key

- R1 General Residential (Low Density)
- R1 General Residential (High Density)
- R5 Large Lot Residential
- E4 Environmental Living
- Life Style Blocks
- Proposed Expansion Area

DEVELOPMENT LAND AVAILABILITY 2018

MAP 11

WATSON RD (GRIFFITH)

Development Land Availability Key

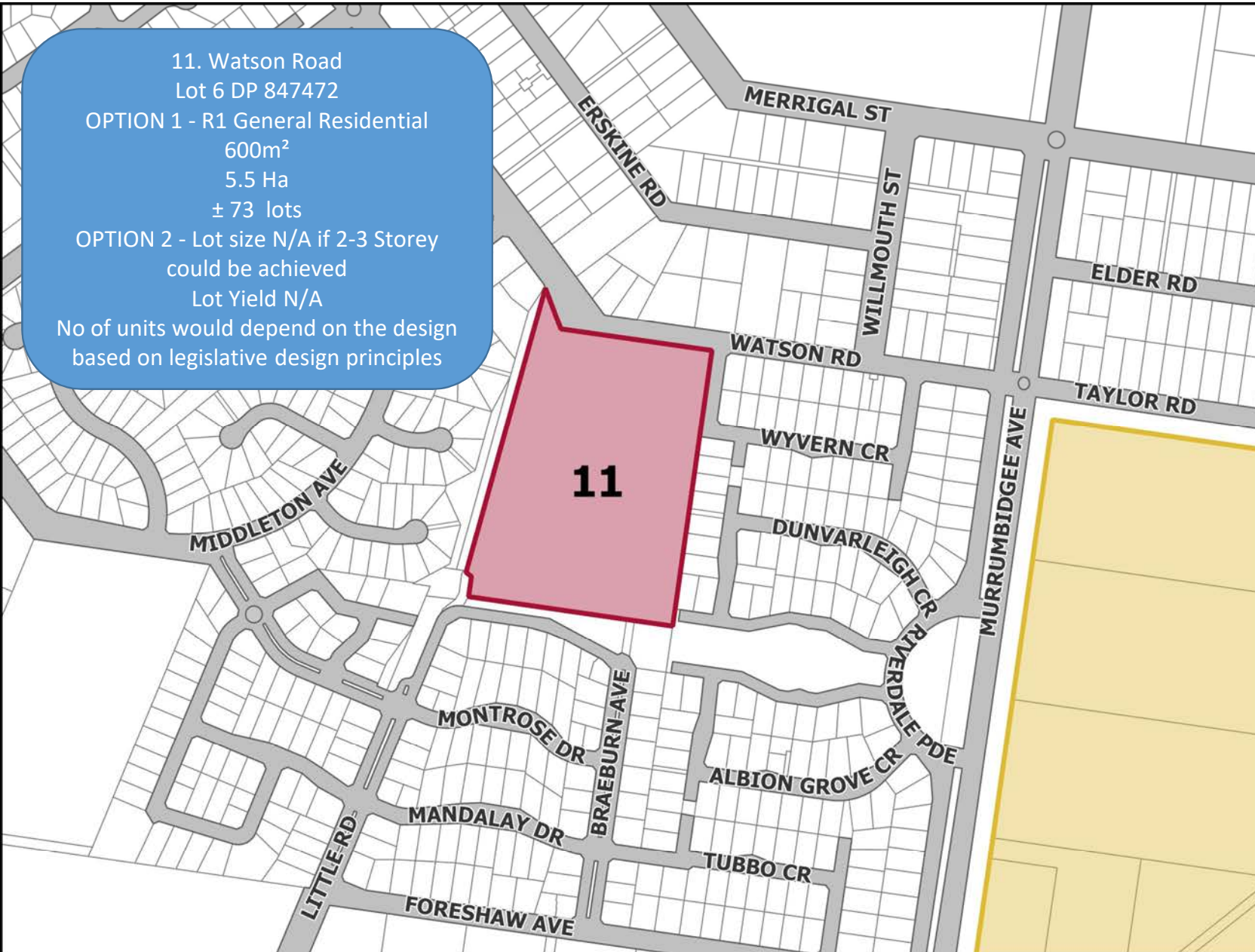
-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area

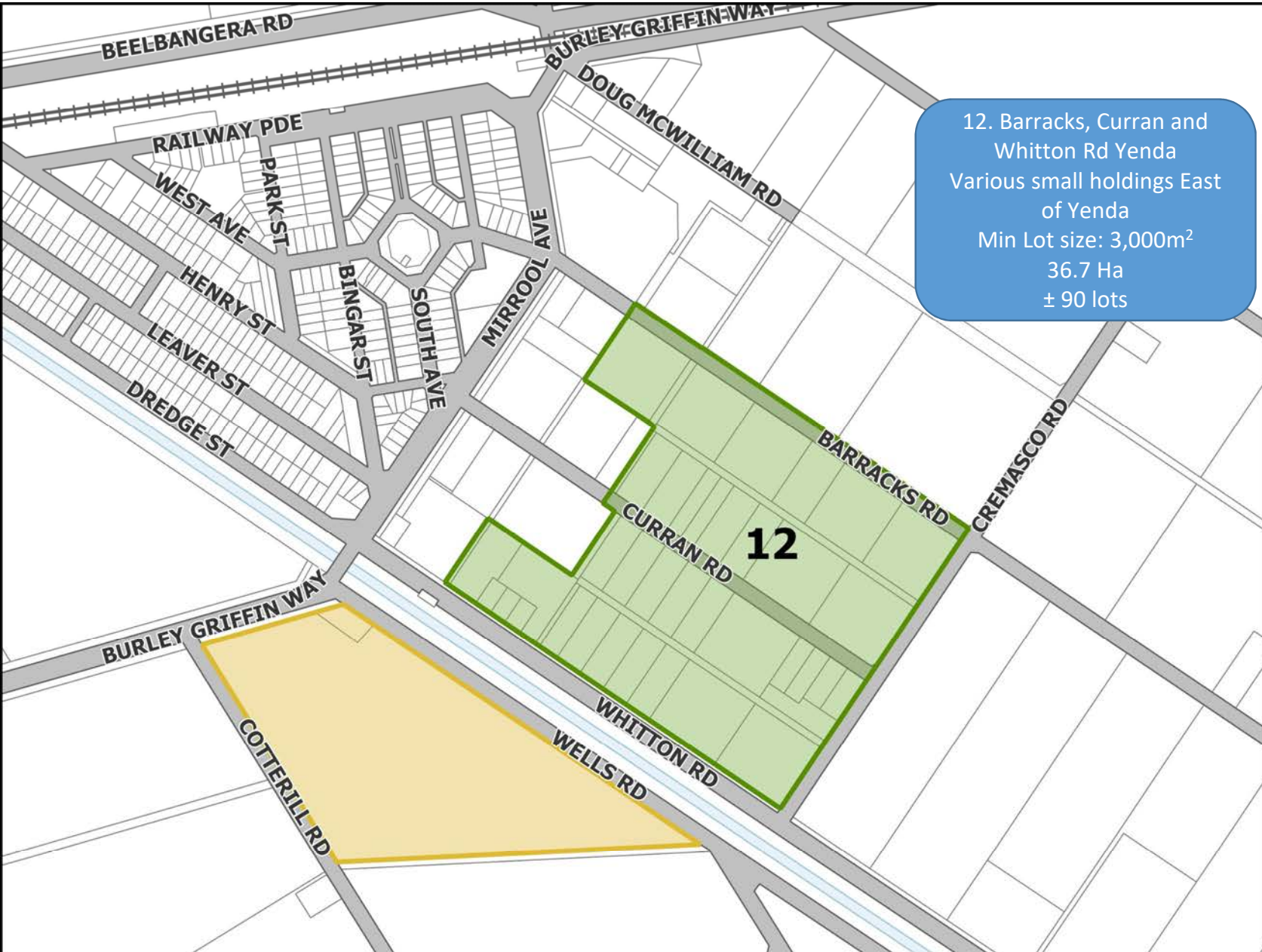
11. Watson Road
Lot 6 DP 847472

OPTION 1 - R1 General Residential
600m²
5.5 Ha
± 73 lots

OPTION 2 - Lot size N/A if 2-3 Storey
could be achieved
Lot Yield N/A

No of units would depend on the design
based on legislative design principles





12. Barracks, Curran and
Whitton Rd Yenda
Various small holdings East
of Yenda
Min Lot size: 3,000m²
36.7 Ha
± 90 lots

DEVELOPMENT LAND AVAILABILITY 2018

MAP 12

BARRACKS RD, CURRAN RD, WHITTON RD (YENDA)

Development Land Availability Key

- R1 General Residential (Low Density)
- R1 General Residential (High Density)
- R5 Large Lot Residential
- E4 Environmental Living
- Life Style Blocks
- Proposed Expansion Area

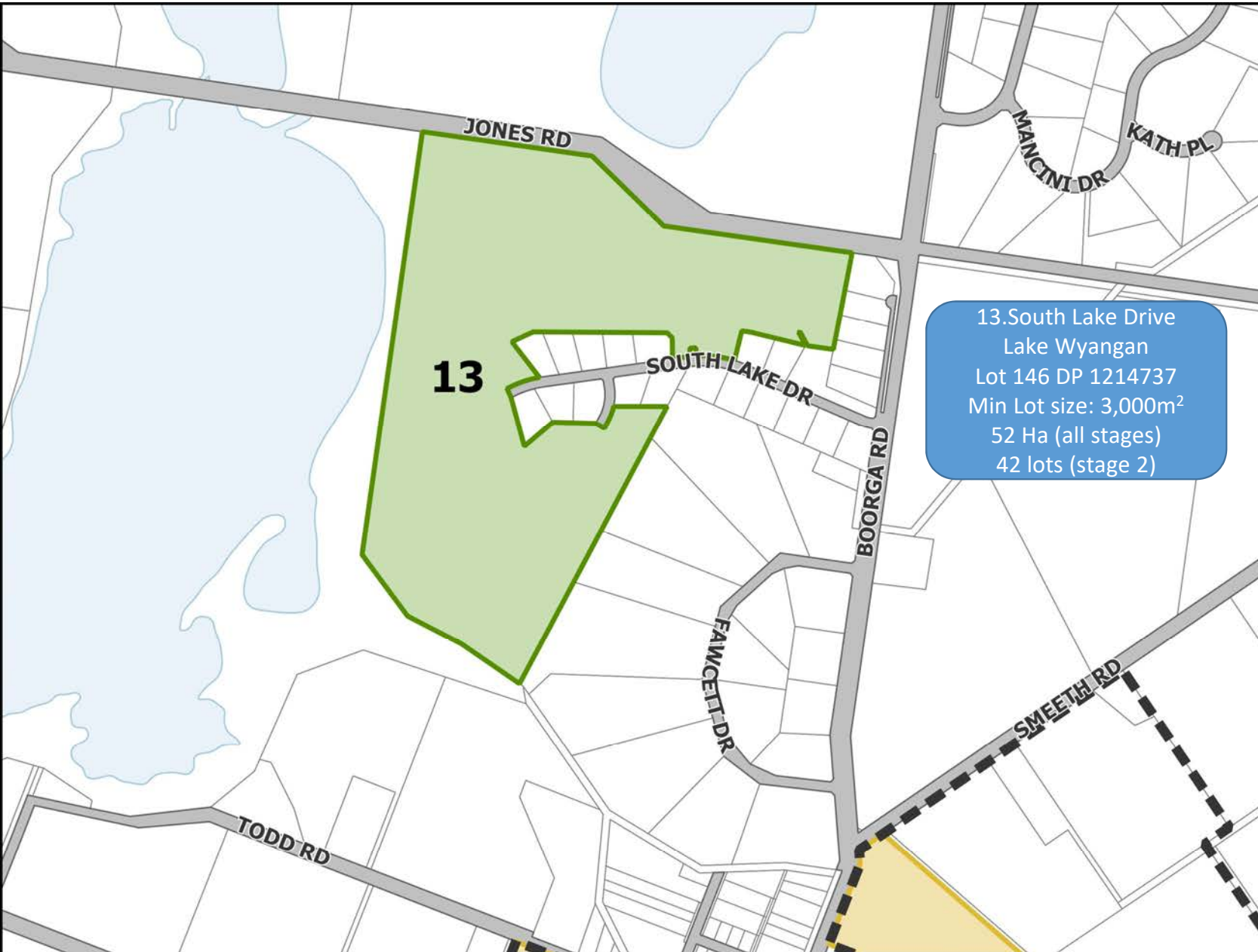
**DEVELOPMENT LAND
AVAILABILITY 2018**

MAP 13

**SOUTH LAKE
DRIVE
(LAKE
WYANGAN)**

Development Land
Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area






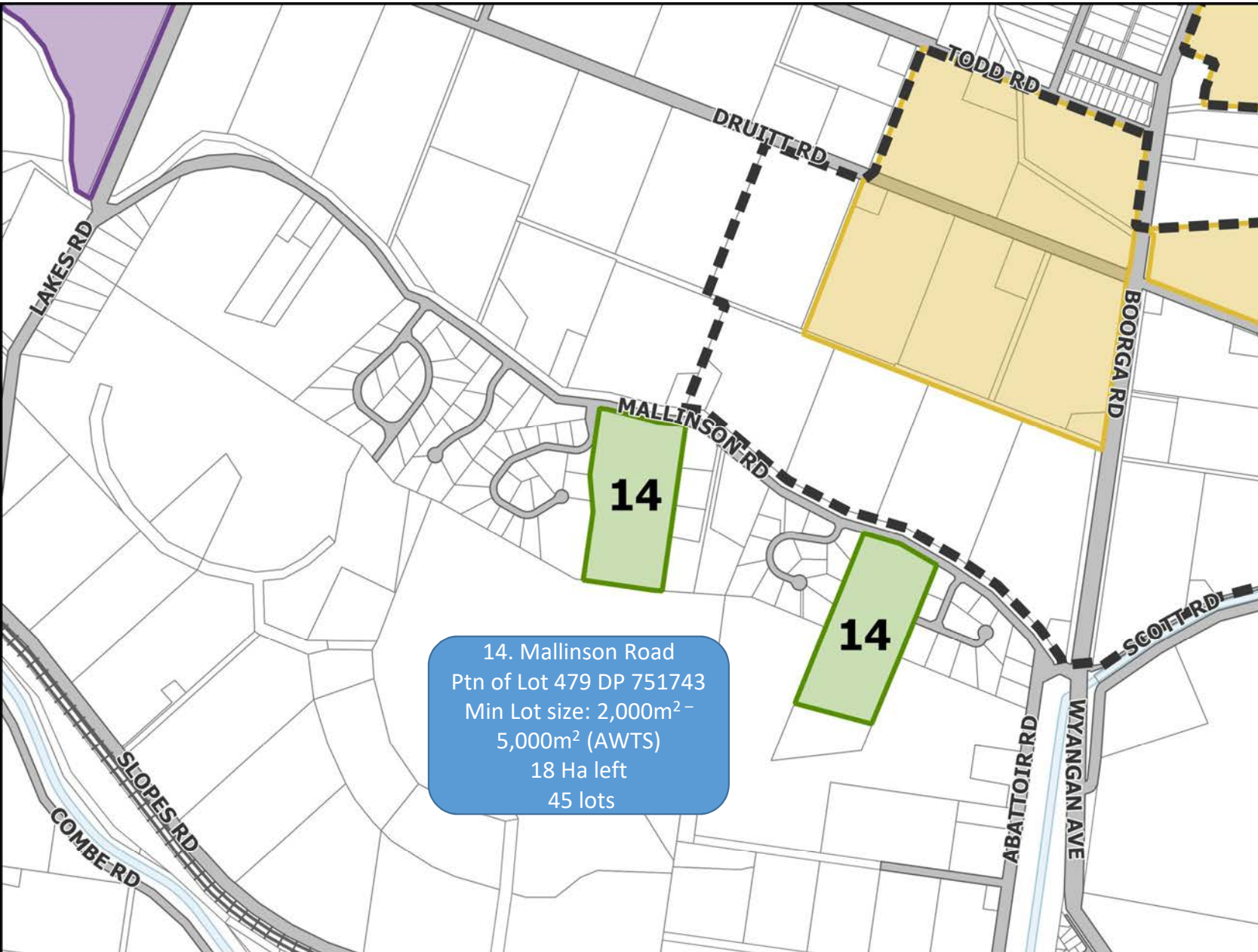
DEVELOPMENT LAND AVAILABILITY 2018

MAP 14

MALLINSON RD (LAKE WYANGAN)

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



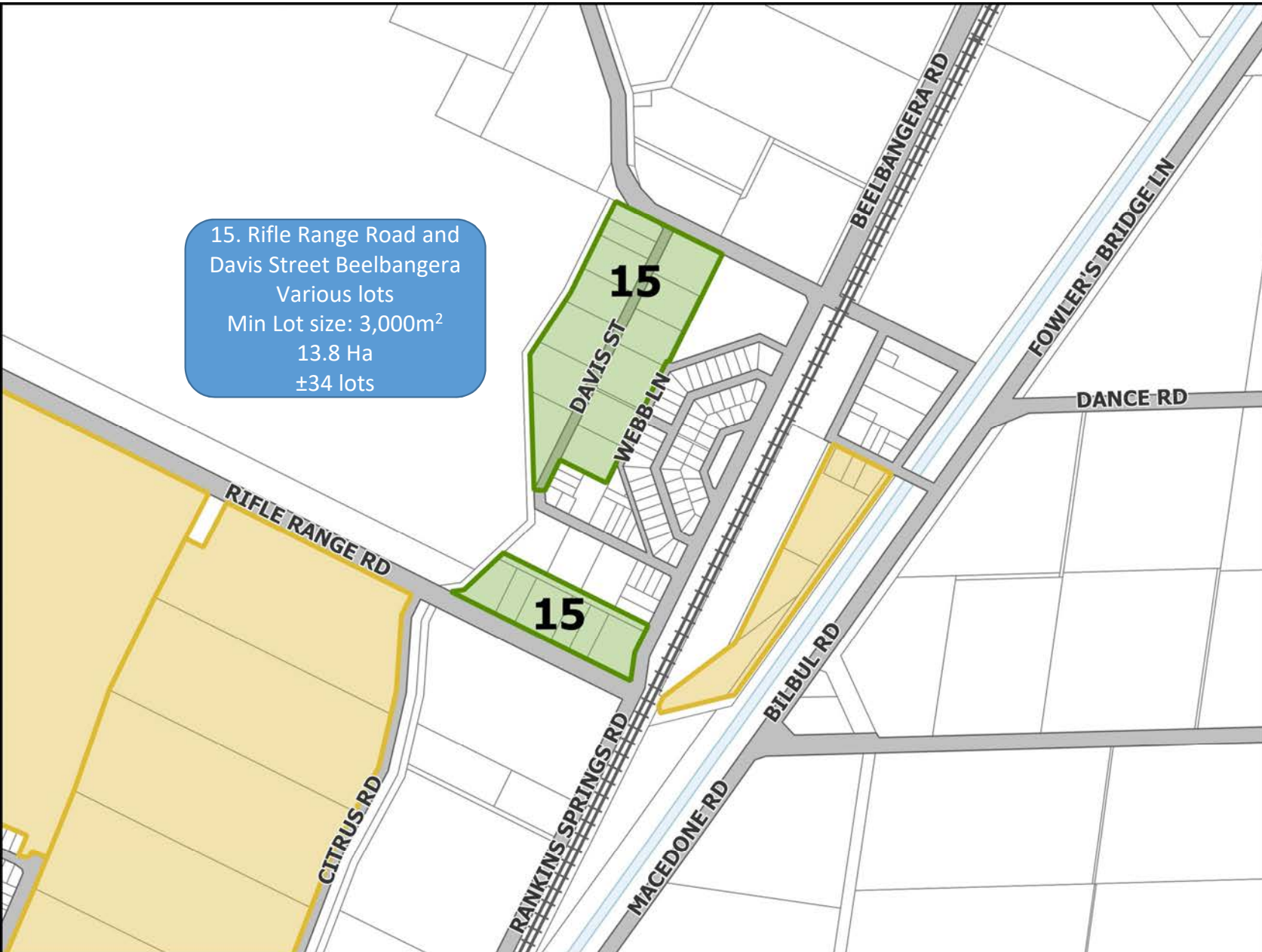
14. Mallinson Road
Ptn of Lot 479 DP 751743
Min Lot size: 2,000m² -
5,000m² (AWTS)
18 Ha left
45 lots

DEVELOPMENT LAND AVAILABILITY 2018




MAP 15

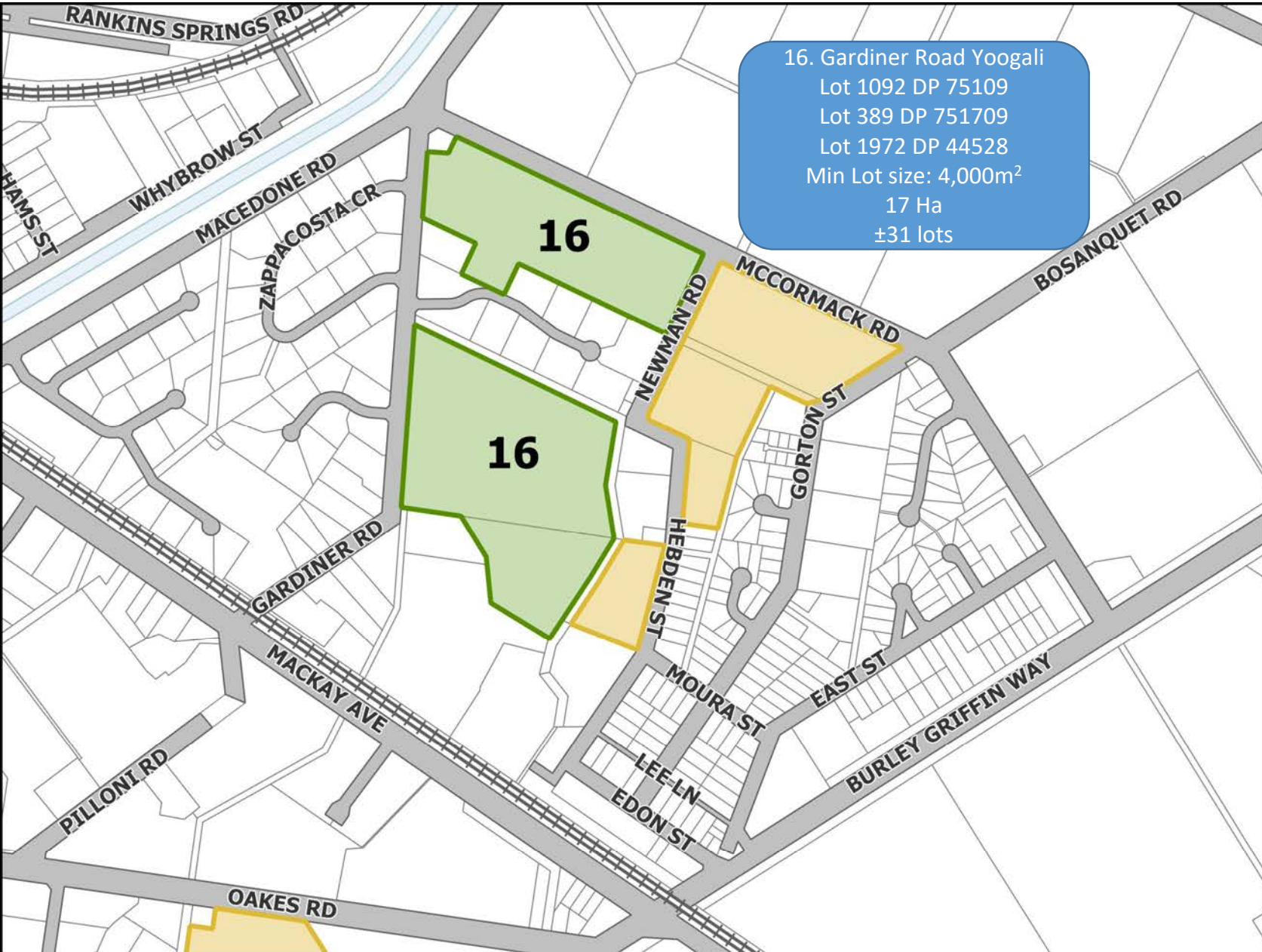
RIFLE RANGE RD, DAVIS ST (BEELBANGERA)

15. Rifle Range Road and
Davis Street Beelbanga
Various lots
Min Lot size: 3,000m²
13.8 Ha
±34 lots



Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



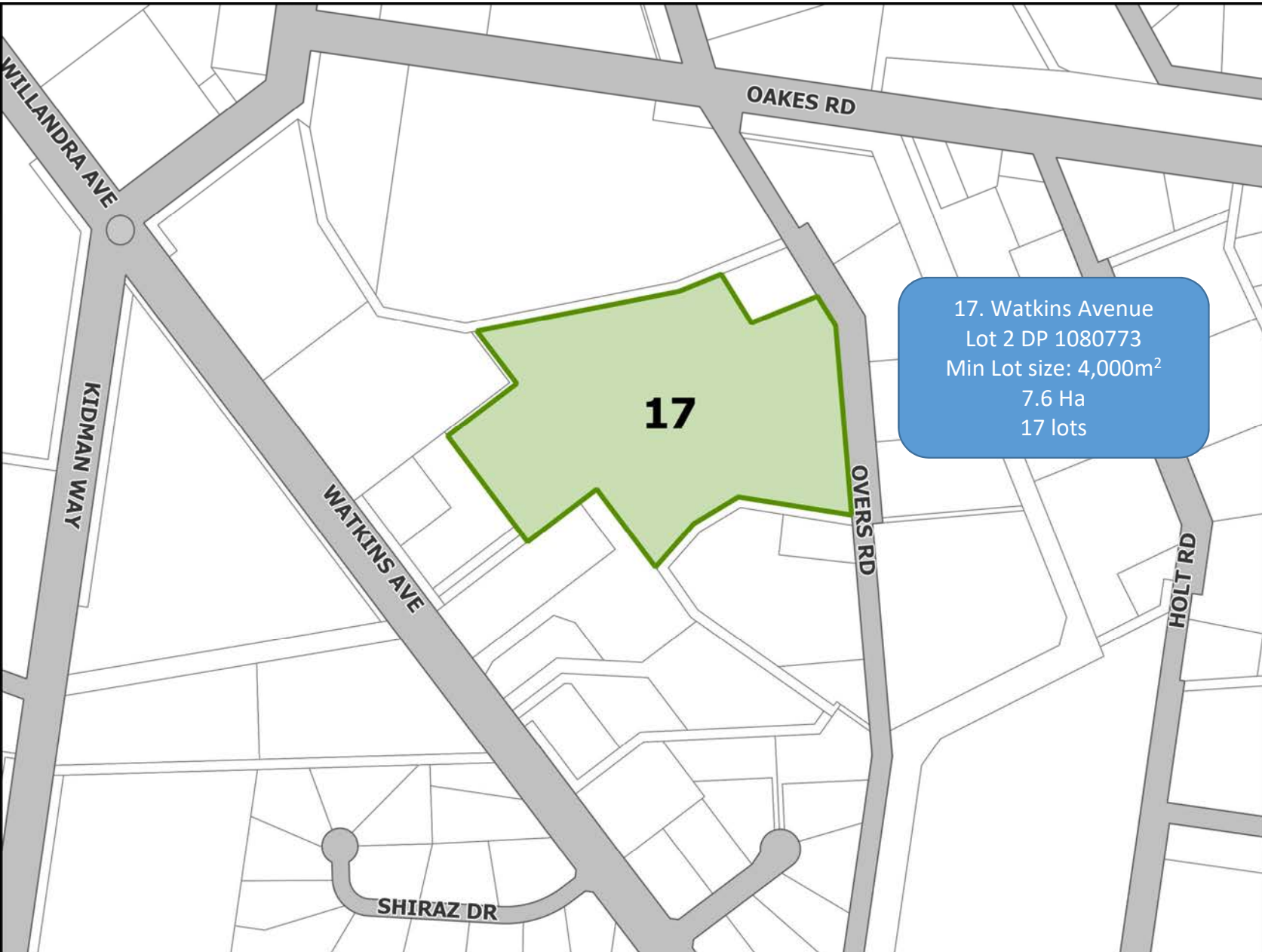
**DEVELOPMENT LAND
 AVAILABILITY 2018**

MAP 16

**GARDINER RD
 (YOOGALI)**

Development Land
 Availability Key

- R1 General Residential (Low Density)
- R1 General Residential (High Density)
- R5 Large Lot Residential
- E4 Environmental Living
- Life Style Blocks
- Proposed Expansion Area



DEVELOPMENT LAND AVAILABILITY 2018

MAP 17

WATKINS AVE (GRIFFITH)

17. Watkins Avenue
Lot 2 DP 1080773
Min Lot size: 4,000m²
7.6 Ha
17 lots

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area

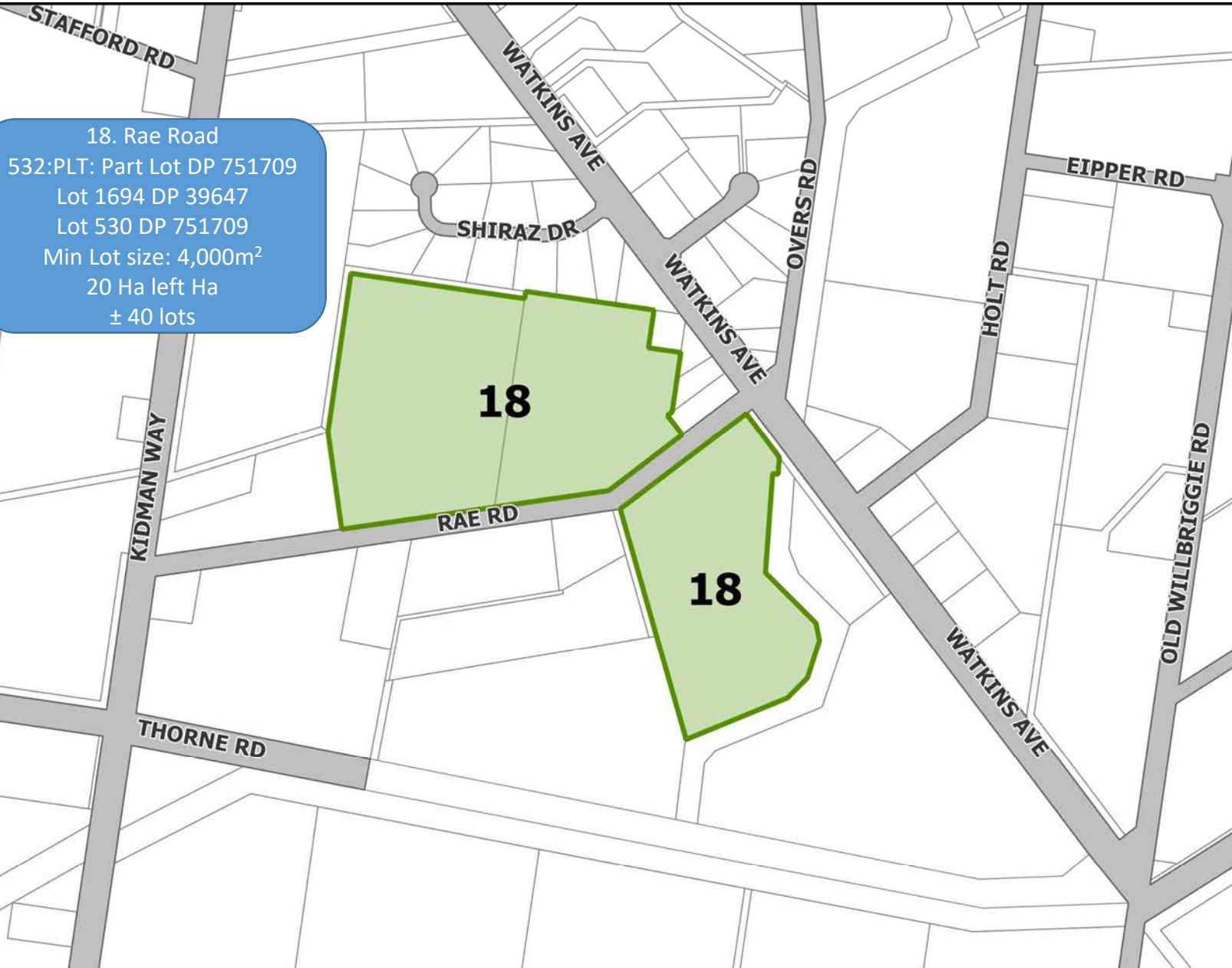
DEVELOPMENT LAND AVAILABILITY 2018

MAP 18

RAE RD (GRIFFITH)

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



18. Rae Road
532:PLT: Part Lot DP 751709
Lot 1694 DP 39647
Lot 530 DP 751709
Min Lot size: 4,000m²
20 Ha left Ha
± 40 lots

DEVELOPMENT LAND AVAILABILITY 2018

MAP 19

WALLA AVE, COLLINS RD (GRIFFITH)

19. Walla Ave, Collins Rd
Various lots
Min Lot size: 3,000m²
11 Ha left Ha
± 27 lots

19

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area




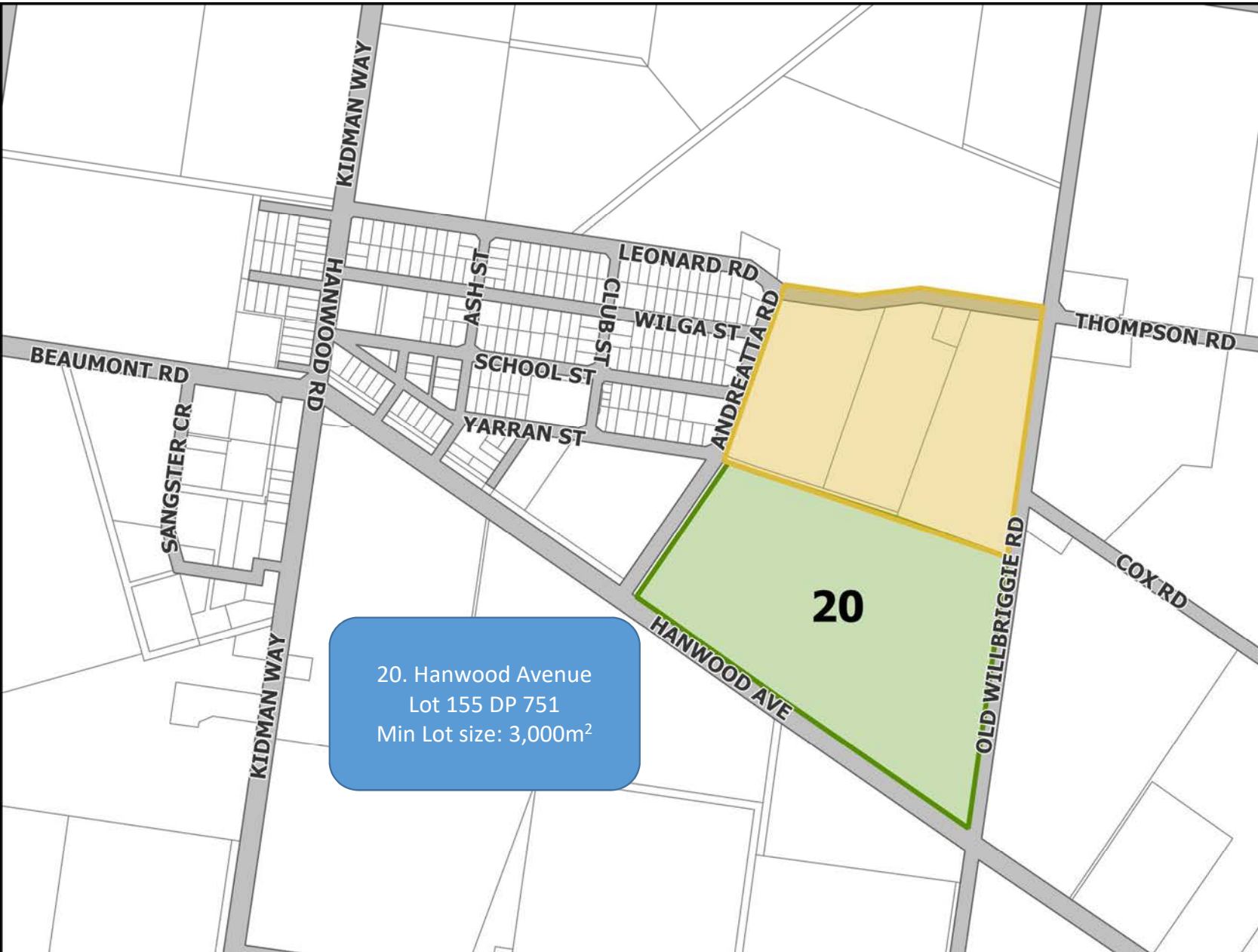
DEVELOPMENT LAND AVAILABILITY 2018

MAP 20

HANWOOD AVE (HANWOOD)

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



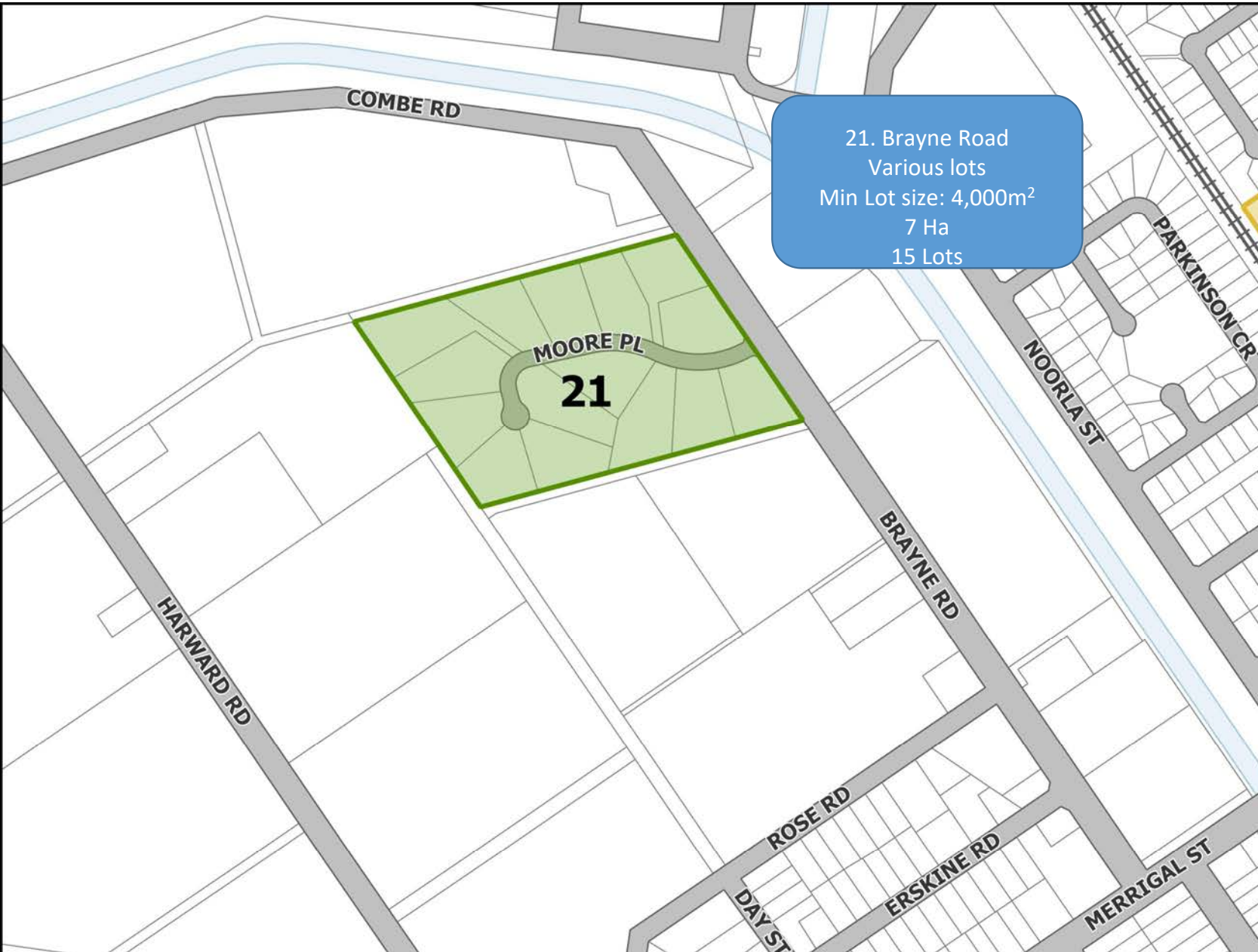
DEVELOPMENT LAND AVAILABILITY 2018

MAP 21

BRAYNE RD (GRIFFITH)

Development Land Availability Key

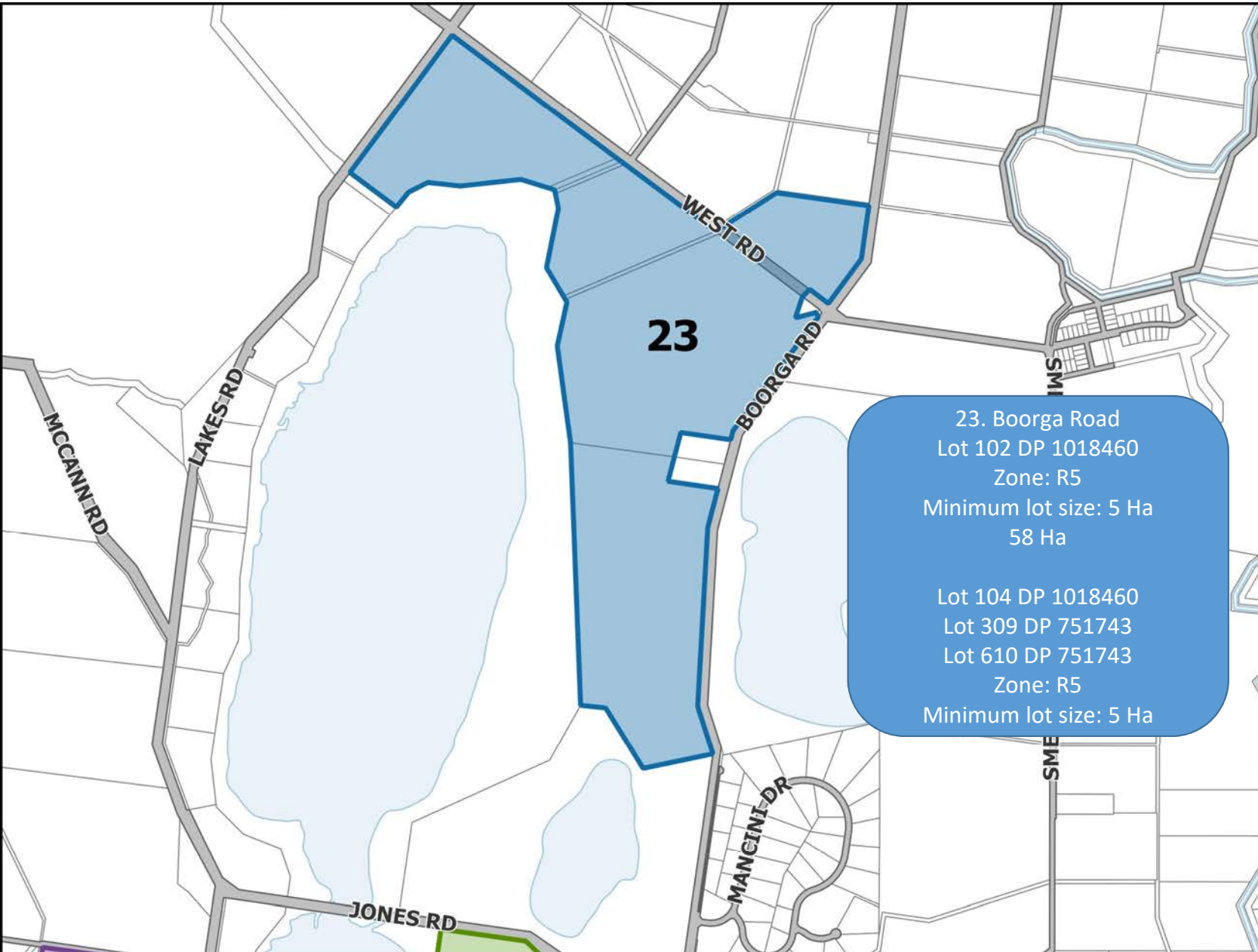
-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



DEVELOPMENT LAND AVAILABILITY 2018

MAP 23

BOORGA RD (LAKE WYANGAN)



23. Boorga Road
Lot 102 DP 1018460
Zone: R5
Minimum lot size: 5 Ha
58 Ha

Lot 104 DP 1018460
Lot 309 DP 751743
Lot 610 DP 751743
Zone: R5
Minimum lot size: 5 Ha

Development Land Availability Key

-  R1 General Residential (Low Density)
-  R1 General Residential (High Density)
-  R5 Large Lot Residential
-  E4 Environmental Living
-  Life Style Blocks
-  Proposed Expansion Area



Summary - Available

Available

Lake Wyangan	RU5 Village	267
Collina	R1 General Residential	750
Griffith South	R1 General Residential	72
Crossing Street	R1 General Residential	Units
Watson Road	R1 General Residential	73 or units
South Lake Road, Malinson Road, Rifle Range Road, Gardiner Road, Watkins Ave, Rae Rd, Walla Ave, Hanwood Ave, Brayne Rd	Large Lot Residential	251
Boorga Road	Lifestyle	34
Total		1,447



Summary - Future

Future

Lake Wyangan	RU5 Village	400
Collina	R1 General Residential	500
Griffith South	R1 General Residential	620
Griffith North	R1 General Residential	60
Hanwood	RU5 Village	240
Bilbul	RU5 Village	100
Yenda	RU5 Village	305
Beelbanger	RU5 Village	20
Yoogali	RU5 Village	115
Barrack, Curran and Whitton Rd Yenda	Large Lot Residential	90
Total		2,450



Next Steps

- Review Land Use Strategy
- Grant for Affordable Housing
- Discussion