



Central West & Orana Housing

Fact Sheet #2

May 2016

The NSW Government has released the draft Central West and Orana Regional Plan (draft Plan) to guide sustainable growth in the region over the next 20 years.

It outlines a vision to grow and diversify the economy by supporting jobs growth, sustainably managing its agricultural, mining and natural resources and strengthening the region's cities, centres, towns and villages.

You can have a say on the draft Plan which is now on exhibition.

What does the draft Plan say about housing?

- The draft plan identifies a number of key housing issues facing the region, including the provision of a more diverse range of housing options for seniors, the management of rural residential development, the provision of accommodation for seasonal and itinerant workers, and the provision of affordable housing.
- The draft Plan identifies that an additional 13,600 homes will be needed to accommodate projected population growth and change in the region.
- It further recognises that the region has sufficient zoned land to accommodate projected residential growth over the next 20 years.
- The majority of housing supply is likely to be delivered in land release areas and primarily concentrated around the regional cities and regional centres. The draft Plan recognises the ongoing and important role that towns and villages will continue to play in providing housing choice. Even in areas with stable or no population growth there will still be demand for new dwellings, with smaller households seeking a greater variety of housing types.

What does the draft Plan propose for housing for seniors?

- By 2036, more than 25 per cent of the region's population will be aged over 65 years (up from 18 per cent in 2016).
- As people age, their housing requirements may change. Housing for seniors ranges from independent smaller homes that are specifically built to meet the needs of people as they age, to communal independent living arrangements, residential aged care facilities, and high-care hospital and palliative care facilities.
- The regional cities of Bathurst, Orange and Dubbo have potential to accommodate increased housing choice for seniors. The draft Plan identifies the potential for seniors housing to be integrated into medium and high density housing, located in close proximity to existing infrastructure and services (including health services).
- Providing greater housing choice across the Region is important to allow for ageing in place.
- The draft Plan proposes that the NSW Government work with councils to provide a range of low-care and independent seniors' accommodation options across the region. The NSW Government is also proposing to examine the operation of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 in regional areas as part of its continuing aim to improve the operation of the planning system.



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What does the draft Plan propose for rural residential lifestyle development?

- The draft Plan identifies that the encroachment of rural residential development onto productive agricultural land and identified mineral and energy resources can affect the viability and future growth of these industries and can lead to land use conflicts.
- Demand for this type of development is driven by the desire for a rural lifestyle in close proximity to larger settlements such as the regional cities of Orange and Bathurst, and in some cases, closer to Sydney.
- The draft Plan proposes to develop and implement principles to assess locations for future rural residential development, which will minimise the potential for land use conflicts with productive, zoned agricultural land and mineral and energy resources.

What does the draft Plan propose for accommodation for seasonal and itinerant workers?

- Seasonal and itinerant workers across the region support agribusiness industries, including wine, orchard fruit (including citrus and nuts) and broad acre cropping (including wheat and cotton), particularly during harvest periods, as well as mining.
- The region does not currently have an adequate range of accommodation options to appropriately accommodate the future needs of seasonal and itinerant workers. This undersupply of suitable accommodation results in increased rental housing pressures and health and safety concerns from overcrowding and makeshift housing in sheds, containers and rural buildings.
- The draft Plan proposes to develop and implement guidelines to help councils plan and manage seasonal and itinerant worker accommodation in the region.

What does the draft Plan propose for accommodation for affordable housing?

- The draft Plan identifies that more needs to be done to meet the housing needs of people on very low, low and moderate incomes.
- The draft Plan proposes that councils can help to improve affordable housing through their planning strategies and local environmental plans, by:
 - providing model controls that require affordable housing is included in developments, reducing contributions;
 - providing other incentives to boost construction of affordable housing; and
 - promoting new caravan parks and manufactured home estates in existing settlements.
- The NSW Government is also working on a whole-of-government strategy for affordable housing. This strategy will assess the need for social, public and affordable housing across NSW, provide greater planning certainty and facilitate complementary activities, such as partnering with affordable housing providers.



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How will the final Plan be implemented?

A Coordination and Monitoring Committee will be established to oversee the implementation of the final Central West and Orana Regional Plan, comprising State agencies and councils.

Further information

- To find out more about what is in the draft Plan and to make a comment visit:
www.planning.nsw.gov.au/centralwestandorana