



Factsheet:

Local Housing Strategy

Elton Consulting Australia has been appointed by Gunnedah Shire Council to prepare a new Gunnedah Shire Local Housing Strategy. The overall objective of the Strategy is to provide Council with clear recommendations for residential growth required to meet the future needs of residents over the next ten years, and beyond. Council is looking for opportunities to strengthen investment in a range of housing typologies including affordable housing across the local government area (LGA) particularly Gunnedah township.

The Strategy will be driven by the following outcomes:

- Ensuring suitable land supply in appropriate locations
- Improving housing affordability
- Increasing the diversity of housing choice
- Facilitating livable communities





OUR PROCESS

The key tasks of the project are to:

- Conduct an **Information review and audit** including detailed land use analysis, development activity analysis and demographic analysis
- Prepare a **Key Issues Paper**, which will be the basis for community consultation
- Undertake **Stakeholder engagement** with residents, housing providers, Council and other relevant groups. Workshops with Council and the community are part of the engagement tasks. A range of consultation methods are planned so that everyone can have their say. An engagement outcomes report will be produced.
- Prepare a **Draft Local Housing Strategy**, which will identify and analyse the main attributes of current and future housing demand and supply, such as the projected dwelling demand, local household characteristics and population sub groups, as well as current housing stock, opportunities for housing capacity and diversity in the current policy framework and wider trends affecting the LGA.
- Report the Draft Local Housing Strategy to Council for consideration and comment and place Draft Strategy on Public Exhibition.
- Collate submissions after the Public Exhibition period, make adjustments and **refine the document** for presentation to Council for adoption.

TIMING

- The project has commenced, and is currently at the background information review and audit phase.
- A workshop with Council staff and briefing session is planned for during April 2021
- Stakeholder engagement will commence April 2021
- It is expected that the Draft Local Housing Strategy will be prepared by the end of June 2021
- Public exhibition of the draft is expected over June – July 2021 with endorsement by Council early August 2021.



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Open New Horizons

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