



MOREE GROWTH AND INFRASTRUCTURE PLAN: SOUTHWEST MOREE AND PALLAMALLAWA - FREQUENTLY ASKED QUESTIONS

Why is this Plan being prepared?

The population of the Moree township and surrounding areas is expected to grow over the next 20 years with the arrival of the Inland Rail and the Moree Special Activation Precinct (SAP) near the Moree Airport. The SAP is forecast to generate 4000 additional jobs by 2060. Workers in these jobs will need housing in both the short term and the long term with access to shops and services in nearby areas as well as in easy travel distance. The projected housing demand over the next 20 years is around 2000 new dwellings. From 2011 to 2021 there were only 132 new houses added to supply. The challenge then is to create the right conditions for landowners, government, and developers to provide a lot more housing to serve the growth in the number of workers and their families, visitors and tourists.

The Moree Plains Shire Council is progressing with plans to provide more housing in the right locations and to deliver the required infrastructure through the development of the Moree Growth and Infrastructure Plan for five (5) investigation areas and the Moree Town Centre. The MG&IP for 5 investigation areas is currently on exhibition, while the MG&IP for Moree Town Centre is in development.

Where does the draft Plan say the housing could be delivered?

Council adopted a Local Housing Strategy in 2022 to plan for growth over the next 20 years (LHS 2041). The Strategy identified 5 investigation areas in Southwest Moree and Pallamallawa that could be suitable for urban release for delivery of additional housing. These are Airport West, Livingstone Farm and Outer Southwest Moree investigation areas in Southwest Moree and Mosquito Creek and River Road investigation areas in Pallamallawa. The Strategy also identified areas suitable for housing in existing urban areas, including infill development of vacant blocks, rebuilding on sites with burnt out houses, land subdivision or medium-density housing. These areas should continue to be explored for delivery of more housing such as new detached dwellings, dual occupancies, townhouses and duplexes, especially if they involve serviced land (water supply, electricity and sewer) or adjoin serviced land.

The draft Moree Growth and Infrastructure Plan for Southwest Moree and Pallamallawa (draft MG&I Plan or draft Plan) analyses the 5 investigation areas in more detail to see if they are suitable for housing development.

The draft MG&I Plan focuses though on getting the right conditions for larger scale subdivision and development across the 5 investigation areas. The draft Plan does not mandate delivery of housing in the areas as that is entirely at the discretion of the landowners. If landowners do not want to develop their land for housing, then that is their choice. The draft MG&I Plan, however, represents an opportunity for development of land that is, at the moment, largely vacant rural lands close to urban areas.

Provision has been made for the creation of new neighbourhood centres with shops and services as well as parks to support the new residential areas. The locations being considered for new housing are outside flood zones and bushfire zones. Further analysis of overland drainage paths and orientation of lots will occur when the detailed design of the subdivisions occurs to minimise risk and enhance sustainable design.

What type of housing is being considered?

It is expected that the housing under the plan will be private homes. It is not intended that the housing will include social housing provided by the State Government. Some subsidised housing for schoolteachers, nurses, police and other essential workers could be included as part of Council's broader housing strategy.

The draft MG&I Plan presents a series of concept plans, including infrastructure plan, with subdivisions to create lots with a variety of sizes ranging from small lots of 450sqm near neighbourhood centres and parks, up to 4000sqm lots located further away from existing residential areas. Early community feedback has indicated that a range of lot sizes is desirable. A mixture of housing types from single dwellings to duplexes to terrace housing could be developed depending on the lot sizes. Prefabricated housing also might be suitable in some areas. Lot sizes are also affected by the cost of servicing with water, sewer and electricity. Landscaped swales and detention basins provide edges to the subdivided areas to add to open space as well as deal with drainage. Larger lots are able to rely on septic sewer systems to reduce cost. In the large lot areas where septic tanks could be used, the swales and basins can minimise any potential of septic tank leachate affecting the housing areas or watercourses.

Are these areas feasible for development now?

The draft MG&I Plan found that development in the investigation areas needs to be staged starting with land closest to already serviced areas. Infrastructure costs are very high, and this affects the development feasibility of the housing. As new population moves into Moree and Pallamallawa (especially with the SAP), the demand for housing will increase and will lead to raising land prices. This will improve the feasibility of new housing supply to meet demand. Prefabricated housing can also reduce construction costs. Council is considering a range of incentives for new development including rate relief, waiving of fees and charges, expediting approvals and providing upfront infrastructure to assist with the feasibility. Its program to remove burnt out houses will assist in freeing up sites for infill housing and renewal of some areas.

What happens next?

Council will consider community feedback on the draft MG&I Plan and will decide whether to make changes to the draft Plan or adopt the Plan as exhibited as a blueprint for the next steps. Some of the areas will need rezoning to enable the concept plans to be achieved. Rezoning of private land will only occur after consulting with the property owners and might occur only when it is needed to enable development. In this way, Council rates would only be reviewed after rezoning happens.

Council will continue to seek funding for delivery of the Plan, especially infrastructure, using the Plan as a framework to leverage the funding. Further work needs to be done regarding the identification and protection of culturally significant Indigenous sites in some Investigation Areas. We have already heard from residents that Council needs to improve the timing of its approvals processes so that new housing is not delayed.

We are also working with other government agencies as well as the Local Aboriginal Land Council to ensure our MG&I Plan is aligned with their thinking for housing and growth in Moree. Council is also undertaking more work on the Moree Town Centre to see what can be done to encourage more economic development and housing in the Centre.

If there is Council support for the introduction of incentives to promote new housing, then they can be put in place to support the MG&I Plan for Southwest Moree, Pallamallawa and the Moree Town Centre.

How can you provide input?

We are interested to know what you think about the draft Plan so we can refine it as we keep working on its delivery.

You are invited to provide feedback on the draft Plan to Council by Monday 19 February via:

- Completing the quick survey accessible via the QR code below.
- Attending the drop-in sessions listed below.
- Emailing council@mpsc.nsw.gov.au, or
- Sending a letter to PO Box 420, Moree NSW 2400.

Drop-in sessions are planned for the following times and locations:

1. Thursday 8 February – 12pm – 3pm - Coles forecourt, 85 Balo Street, Moree, NSW, 2400
2. Thursday 8 February – 5pm – 7pm – Pally Pub, 59 Bingera Street, Pallamallawa, NSW, 2399



[Follow QR code for Have Your Say Survey]