

Ordinary Council Meeting

Under Separate Cover Annexures
Tuesday, 15 April 2025



Table of Contents

17.1	Parkes Shire Housing Strategy (2021-2041) - 2025 Update	
	Annexure 1 Parkes Housing Strategy - 2025 Update.....	4



Parkes Shire
Housing Strategy 2021-2041
2025 Update

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Funded by:



parkes.nsw.gov.au



Executive Summary

Parkes Shire is a vibrant community of over 14,600 people spread across several towns and rural areas. The Parkes Shire economy is growing with major developments at Parkes in national transport, logistics and industrial developments at the Parkes Special Activation Precinct. As this new economic activity continues to emerge, so too will Parkes develop its role as a regional centre, with all of the spin-off benefits and challenges for the rest of the Shire.

To support emerging growth opportunities, the Parkes Shire must have adequate supply and diversity of housing across the shire. This will not only drive economic growth, but also ensure our housing meets people's needs into the future.

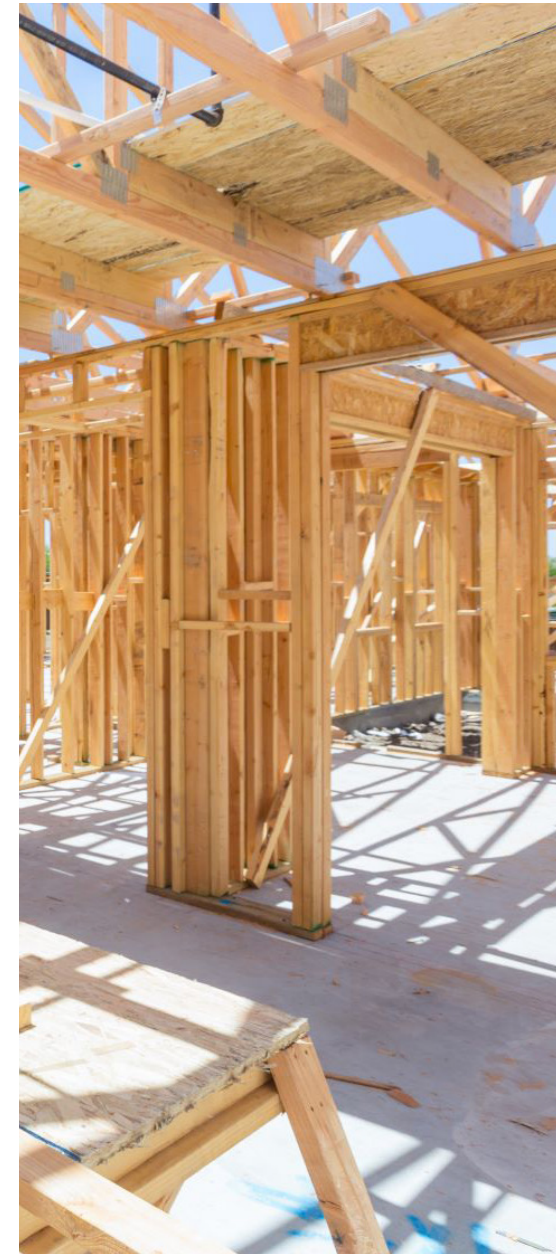
The Parkes Shire Housing Strategy looks to address the issues of housing supply and demand, as well as the housing needs of residents into the future. Strategies are also required to safeguard against housing unaffordability, which is becoming a significant issue for regional centres that are subject to rapid migration of workers or permanent residents seeking a 'tree change'.

The Parkes Shire Housing Strategy provides a long-term approach to the design and delivery of quality housing in and around our town centres and neighbourhoods.

In 2025 the Parkes Shire Housing Strategy was updated to:

- remove flood affected areas that were previously identified suitable for urban expansion in Parkes;
- identify "Harrowvale", as a suitable area for urban expansion;
- provide an alternate development pathway for the west-Parkes urban area.

2 | Parkes Shire Housing Strategy - 2025 Update



Parkes Shire Housing Strategy



Table of Contents

1.	INTRODUCTION	4	10.	RESIDENTIAL CONSTRAINTS ANALYSIS	42
2.	HOUSING STRATEGY VISION	5	10.8	Alectown	43
3.	HOUSING STRATEGY OBJECTIVES	6	10.9	Bogan Gate	44
4.	STRATEGIC DIRECTIONS	7	10.10	Cookamidgera	45
5.	APPROACH AND STRUCTURE	8	10.11	Parkes	46
6.	BACKGROUND INFORMATION	9	10.12	Peak Hill	53
6.1	Parkes Shire Settlements	10	10.13	Trundle	54
6.2	Parkes Shire Community Profiles	11	10.14	Tullamore	55
6.3	Parkes Shire Housing Profile	12			
7.	URBAN FORM ANALYSIS	13	11.	HOUSING NEEDS ANALYSIS	56
8.	HOUSING SUPPLY ANALYSIS	21	11.1	Response to Preliminary Engagement Findings	57
8.1	Alectown	22	11.2	Response to Demographic Trends	57
8.2	Bogan Gate	23	12.	PARKES STRATEGIC HOUSING FRAMEWORK	60
8.3	Cookamidgera	24	12.1	Alectown	61
8.4	Parkes Urban Area	25	12.2	Bogan Gate	62
8.5	Parkes Urban Fringe Area	26	12.3	Cookamidgera	63
8.6	Peak Hill	27	12.4	Parkes	64
8.7	Trundle	28	12.5	Peak Hill	71
8.8	Tullamore	29	12.6	Trundle	72
			12.7	Tullamore	73
9.	TRANSPORT AND INFRASTRUCTURE ANALYSIS	30	13.	MONITORING OF HOUSING PERFORMANCE AND PROGRESS	74
9.1	Alectown	31	13.1	Monitoring and Reporting	74
9.2	Bogan Gate	32	13.2	Funding and Investment	75
9.3	Cookamidgera	33	13.3	Governance and Partnerships	75
9.4	Parkes	34	14.	STRATEGY CONCLUSION	76
9.5	Peak Hill	39	14.1	Strategy Conclusion	76
9.6	Trundle	40			
9.7	Tullamore	41			



01

PARKES SHIRE HOUSING STRATEGY

Introduction

The Parkes Shire Housing Strategy sets a 20 year vision for housing in the Parkes Shire, in line with the NSW Government's Local Housing Strategy Guideline and the Parkes Local Strategic Planning Statement (LSPS) 2041.

The strategy responds to the evidence base and key trends shaping future housing demand and supply in the Parkes Shire.

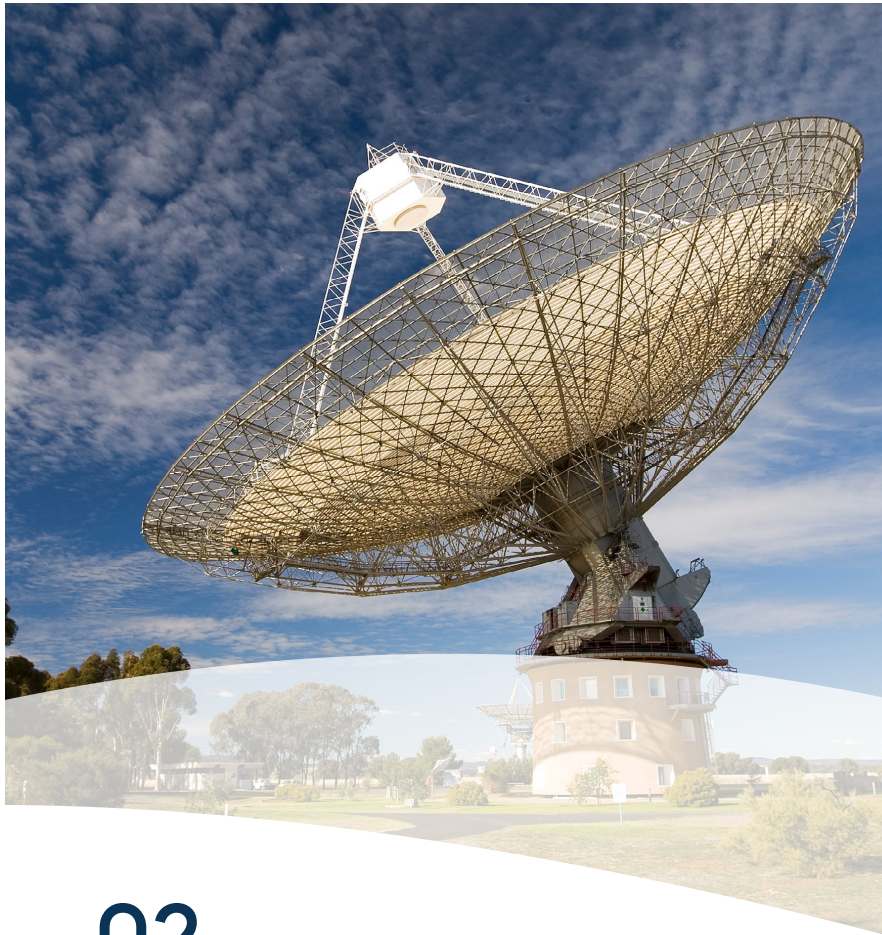
The Parkes Shire Housing Issues Paper and Housing Preference Surveys undertaken in March 2021 provide important insights into the local conditions in the Shire as well as the future challenges for housing into the future. A key finding of these preliminary investigations is that all settlements in the Parkes Shire have adequate land capacity to support additional freestanding housing in a low growth scenario, consistent with demand over the life of the Parkes LSPS 2041.

The key focus of the Parkes Shire Housing Strategy is on managing sustainable growth within the residential expansion areas identified in the Parkes LSPS 2041. New housing will be provided through existing undeveloped residential zoned land as well as the residential expansion areas identified in this strategy.

Also important are housing strategies that respond to changes in our communities, so the types of housing being built can better fit our household sizes and preferences. Local markets continue to roll-out standard dwellings and a small (limited) supply of medium density style housing models. What is missing are the low-rise compact homes, like courtyard houses, dual occupancies and multi-dwelling developments that are becoming more attractive to an aging demographic, smaller family households and people choosing to live alone.

The diversification of the types of housing available in the Parkes Shire is being advocated in this strategy, to give people more choice, provide an interesting and vibrant built environment, ensure housing supply caters for the needs of changing demographics into the future and ensure we have affordable housing solutions.

With rapid changes in communications and distributed energy technologies, we also need to think about how our houses can be used to improve performance in the environment, in our work, income generation, general health and wellbeing and leisure time.



02

PARKES SHIRE HOUSING STRATEGY

Vision



The vision mapped out in the Parkes Shire Community Strategic Plan remains relevant for the Parkes Shire Housing Strategy - that the Parkes Shire will be:

“A progressive and smart regional centre, embracing a national logistics hub, with vibrant communities, diverse opportunities, learning and healthy lifestyles”

The large and small communities of Parkes Shire mean we have a diverse range of settings for housing, including town centre, neighbourhood-style, rural and natural settings.

The Parkes Shire Housing Strategy aims to support the vision and values of the community, providing goals and actions for housing that will contribute to fulfilling these aspirations.

The vision for the Parkes Shire Housing Strategy is:

“The Parkes Shire Housing Strategy supports a housing market that enables a sustainable supply of housing that meets the diverse and changing needs of the Parkes Shire community.”

