

# Land Monitor Report 2021-22



# Land Monitor Report



**Committee 4 Wagga, RDA Riverina and HIA Wagga are proud to again be collaborating to publish the Land Monitor Report. This is a vital study into land availability in and around our city, giving an accurate snapshot of where Wagga needs to be in terms of supply and demand for housing.**

In recent years it has become apparent that the gap between social housing and affordable housing availability in our city has closed dramatically. Increasing house prices and cost of living are being driven by record high inflation and rising interest rates (to curb the effects of inflation), as well as the high demand for skilled and unskilled workers in every industry. In short, what we are left with is a housing crisis. With vacancy rates in most real estate offices below 1%, there has never been a more urgent time for reviewing this Land Monitor Report.

As we will see in this report, there is land available in the next 5 years with large subdivisions opening up in the north, south and Lake Albert areas. However, 5

years can be seen to be too long to wait, with the immediate crisis already having an impact on the city. Hopefully, the Land Monitor Report can be used to identify growth areas requiring accelerated planning and approval processes, streamlined civil and utility infrastructure and ultimately, shovel ready subdivisions to handle the increasing demand from a growing population.

If you have come across this report in soft or hard copy, please share it with your network. The more accurate information we can get out into the world - when it comes to land, housing, skills and population - the better.

**Adam Drummond, Chair,  
Committee 4 Wagga**

The Wagga Wagga Land Monitor Report was originally developed by the Housing Industry Association Wagga Branch. It provides an overview of the vacant land supply in Wagga Wagga.

The statistical information in this report relates to historical take-up rates, current production and consumption, together with future supply of vacant residential and rural residential land. It is hoped this information will enable stakeholders to make better informed decisions relating to market demand and future economic growth. This data has been provided to help ensure that there is a sufficient supply and choice of vacant land in the future.

# Definitions

## Vacant Land

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A single lot that is vacant and is suitable for residential development. This report focuses on the availability and demand for residential land. Lots produced for the purpose of public reserves, road reserves, boundary adjustments and commercial development have been excluded.

## Lots Produced

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Lots created for residential use within a plan registered with the New South Wales Land Titles Office (LTO). Lots are considered produced at the date of registration of the plan. Sites for the construction of residential units are included once a Construction Certificate (CC) or Complying Development Certificate (CDC) has been issued.

## Lots Consumed

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A vacant lot on which construction of a dwelling or residential unit has commenced in the relevant financial year.

## Dwelling

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A single residential dwelling situated on a site generally smaller than 2000m<sup>2</sup>. Land suitable for dwellings is usually zoned as General Residential (R1) or Village (RU5)

## Rural Residential

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A single residential dwelling situated on a site area generally larger than 2000m<sup>2</sup>. Land suitable for rural residential dwellings is usually zoned as Large Lot Residential or R5 but can include others such as Environmental Living (E4), Rural Landscape (RU2) and Primary Production Small Lots (RU4).

## Average

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The average is obtained by dividing the sum of a set of values by the number of values in the set.

## Units

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Multi-residential buildings or land suitable for or consumed by the construction of Community Title and/or Strata Title units, duplexes, multiple dwellings on one title and flat developments. For the purposes of 'lots produced', potential numbers are reported using lots zoned as medium or high density residential (R3 and R4). For 'lots consumed', actual numbers of lots where multiple dwellings have been built are reported regardless of zoning. **Note:** dwellings built in an R3 zoned area are not necessarily units or multi-residential dwellings.

## Median

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The median is the middle point of a number set, in which half the numbers are above the median and half are below. Median is sometimes used instead of the average because it is more resilient to outliers (unusually high or low values that may drag the average up or down).

## Population

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The population statistics quoted in this report relate to the whole Local Government Area of Wagga Wagga. There are two types of population statistics quoted in this report, Estimated Resident Population and Population Projections. Estimated Resident Population (ERP) is the official measure of the Australian population and is obtained from the Australian Bureau of Statistics. Population Projections are estimates of the future population. Different organisations used different methods and assumptions to calculate population projections and as such population projections can differ between organisations.

## Englobo

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An undeveloped residential lot, group of lots or parcel of land that is zoned to allow for, and capable of significant subdivision into smaller parcels under existing land use provisions.

# Overview

## Accuracy and Data Interpretation

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As with any statistical calculation, a margin of error will result. In this report such errors are minor and typical due to a small percentage of lots which may not comply with the above definitions or a delay in information becoming publicly available. This report should not be used as an indication of a change in market value or the performance of our economy. Property market growth or decline is the result of various factors not limited to the strength of the economy, decreasing

household sizes resulting in more houses being required for the same population, housing affordability as result of various factors such as interest rates and rising construction costs, temporary housing demand as result of major building projects, government decisions and grants that affect homebuilders, a shortage of supply of land, the availability of large englobo parcels that attract larger property developers to the market.

## Data Sources

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The information in this report has been researched, collated and produced by Regional Development Australia (RDA) Riverina with the assistance of the Wagga Branch of the HIA, who have continually provided important industry information for councils, developers and interested commercial parties, and by property valuer Bob Connolly, who has extensive experience practising in the Riverina and South-West Slopes regions of New South Wales. Now in its 9th year of production, it is a significant document for strategic planning in the city of Wagga Wagga. In formulating this report our research included physically identifying vacant blocks, reviewing aerial imagery, property and sales databases, and collating the data to produce independent information

that is supported by lot addresses and title information. Questions can be emailed to Melanie Renkin at RDA Riverina on [research@rdariverina.org.au](mailto:research@rdariverina.org.au). Additional data is sourced from NSW Department of Planning (population Projections), The Australia Bureau of Statistics (Regional Population, Building Approvals and the 2016 & 2021 Census) and .id (informed decisions) Wagga Wagga City Council. Data from these sources is presented as the total for the Local Government Area of Wagga Wagga (C), while data collected specifically for the LMR cover the Wagga Wagga central business district and surrounding suburbs. There will be small discrepancies when comparing these two sets of figures.



# Overview

## Methodology

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At the end of each financial year new lots produced are added to the database. Lots consumed are determined through digital or in-person inspections. This database is used to calculate and produce the information contained in this report. Occasionally, lots produced or consumed in a particular financial year are identified after the publication of the years report, this may result in small corrections to figures in subsequent reports. Supply and demand for units or multi-residential buildings is determined using the number of lots produced that are zoned as medium or high density residential (R3 or R4) as a marker of supply and the number of lots consumed by the construction of multi-residential buildings, regardless of zoning, as a measurement of lots consumed. Please note this is only a marker of supply and demand, not a direct measurement, as multi-residential buildings can be built on general residential zoned land and single dwellings can be built on medium density zoned land.

## Disclaimer

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# Financial Year 2021-2022 Snapshot



**171** lots were produced during the 2022 financial year, down 53.3% from the 2021 financial year



**298** lots were consumed during the 2022 financial year, down 24.4% from the 2021 financial year



**551** lots remain vacant as of 30 June 2022, down 18.0% from the 2021 financial year



**246** of the vacant lots (44.6%) have been vacant for four or more years as of 30 June 2022, down 2.4% from 30 June 2021



Approximately **1093** potential future residential lots are available for subdivision by the end of 2025 with a further 9891 potential lots being at least three years away



Based on population projections, an estimated **1190** to **1714** new dwellings may be required to meet potential population growth by 2026



## Total Vacant Lots

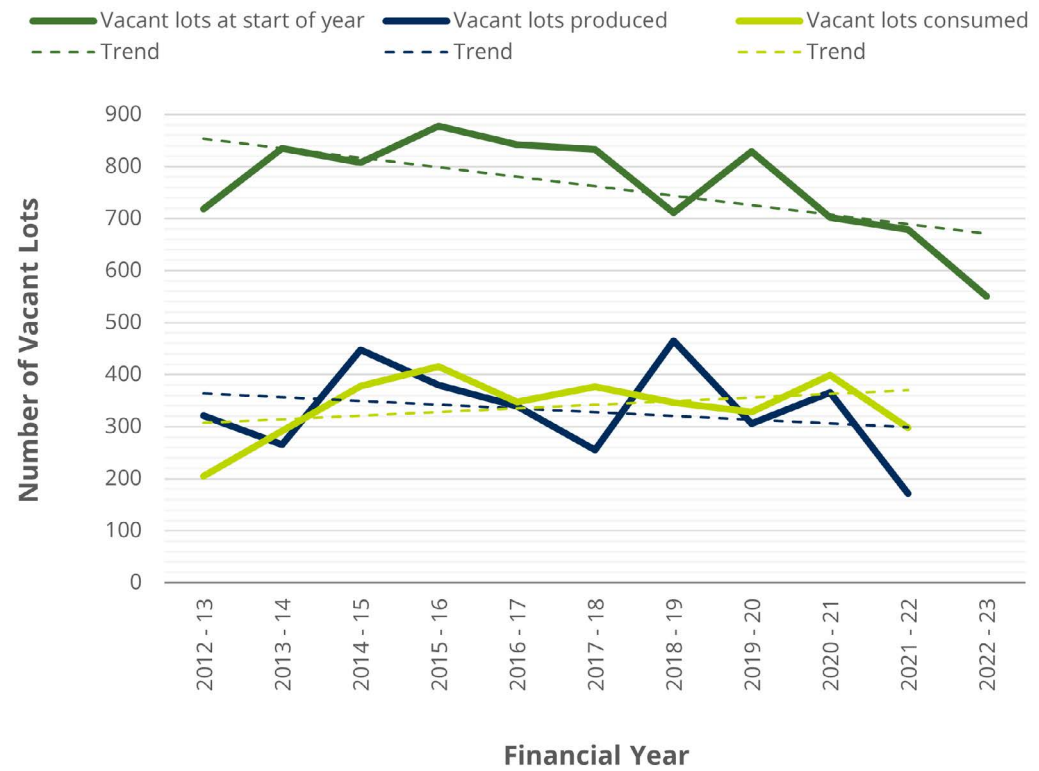
At the end of the 2021 financial year there were a total of 679 vacant lots in Wagga Wagga. During the 2022 financial year 171 lots were produced and 298 were consumed. As of 30 June 2022, there were a total of 551 vacant lots.

From the 2013 financial year to the 2022 financial year, there were an average of 786 ( $\pm 74$ ) vacant lots at the start of each financial year, however, this figure has been trending down over time.

Over the same period of time there was an average of 332 ( $\pm 90$ ) vacant lots produced. This figure fluctuates from year to year though there does appear to be a slow decreasing trend.

The average number of vacant lots consumed between 2013 and 2022 was 338 ( $\pm 62$ ) lots. Despite the drop in lots consumed this financial year, this figure is increasing over time.

Figure 1: Vacant Lots by Financial Year



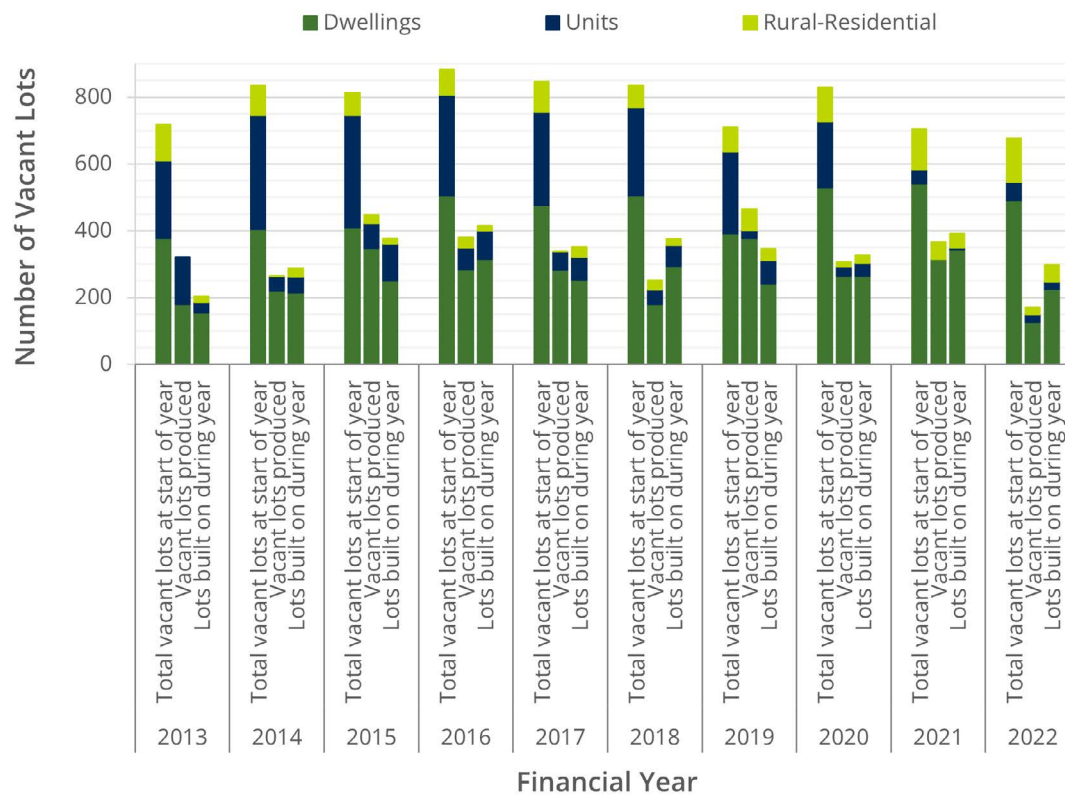


## Dwellings, Units and Rural Residential

At the beginning of the 2022 financial year there were 677 existing vacant lots. 72.5% of these lots were for dwellings, 8.1% were for units or medium density residential dwellings and 19.4% were rural residential lots. During the 2022 financial year 171 additional lots were produced. 73.7% of these were suitable for dwellings, 13.5% were for suitable units or medium density residential development and 12.9% were suitable for rural residential dwellings.

298 lots were consumed during the 2022 financial year. 76.5% of these lots were zoned General Residential or Village, 17.1% were rural residential and 6.4% were medium density residential. Of the residential buildings built, 75.5% of these were single dwellings, 7.4% were units (multiple dwellings built on a single lot regardless of zoning) and 17.1% were rural residential lots. 4.8% of units were built in medium density residential zones while 95.2% were built in general residential zones. 21 lots were consumed by multi-residential dwellings with a total of 44 dwellings built.

Figure 2: Vacant Lots by Type – Dwellings, Units and Rural Residential







## Vacant Lots by Suburb

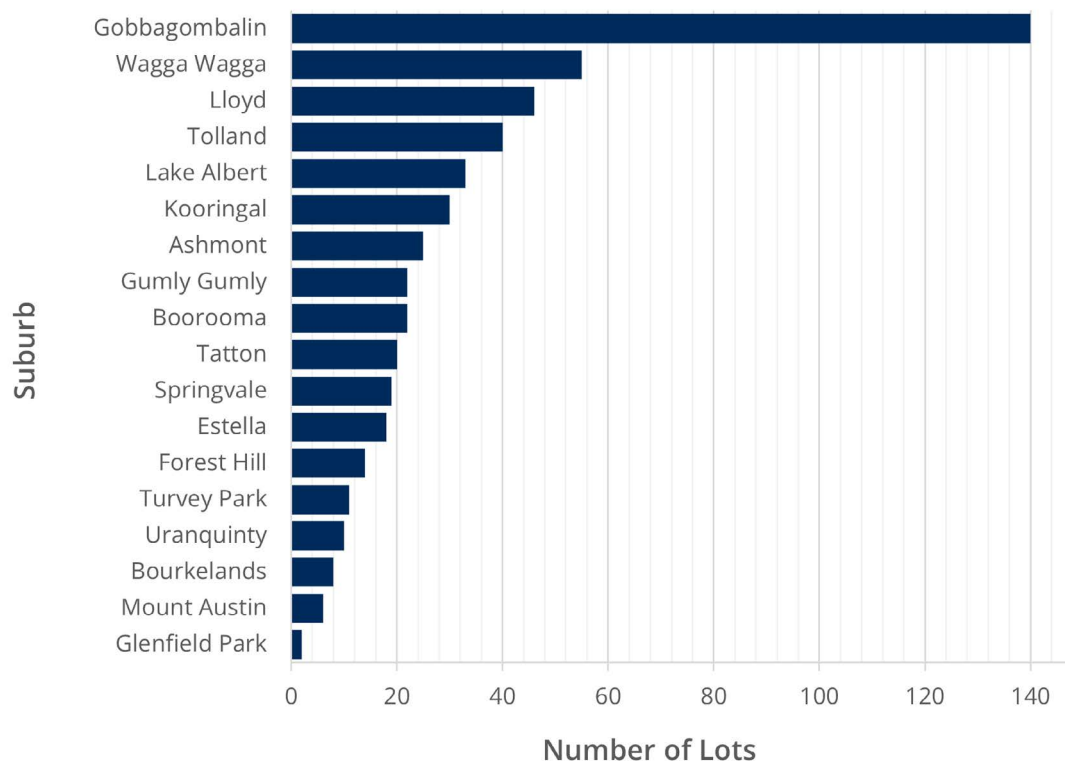
As of June 30, 2022, there were 551 vacant lots in Wagga Wagga. 32.7% of these lots were in the northern suburbs of Gobbagombalin (25.4%), Boorooma (4.0%) and Estella (3.3%).

22.9% of vacant lots were in suburbs located on the southern side of Wagga Wagga including Lloyd (8.3%), Lake Albert (6.0%), Springvale (3.4%), Tatton (3.6%) and Bourkelands (1.5%)

30.7% were in the older established suburbs of Wagga Wagga (10.0%), Tolland (7.3%), Koorinal (5.4%), Ashmont (4.5%), Turvey Park (2.0%), Mount Austin (1.1%) and Glenfield Park (0.4%).

The remaining 13.8% of lots were in Gumly Gumly (4.0%), Forest Hill (2.5%), Uranquinty (1.8%) and surrounding suburbs and villages (combined total of 5.4%)

Figure 3: Total Vacant Lots by Suburb as of 30 June 2022



Other includes Gelston Park, Gregadoo, Moorong, East Wagga Wagga, Ladysmith, Mangoplah, North Wagga Wagga, Oura and Tarcutta



## Lots Produced by Suburb

There were 171 lots produced in the 2022 Financial Year. 70.8% of lots produced in the 2021 financial year were in Gobbagombalin, 13.5% were in Wagga Wagga (Central), 4.7% were in Springvale, 4.7% were in Boorooma, 4.7% were in Lake Albert, 0.6% were in Koorinal and 1.2% were in other surrounding suburbs. 2022 saw a 53.3% decrease from 2021 in the number of lots produced.

Table 1: Vacant Lots Produced by Suburb and Financial Year

Suburb	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Ashmont</b>	1	2	2	1	2	0	5	0	0	0
<b>Boorooma</b>	58	40	164	71	30	69	50	58	2	8
<b>Bourkelands</b>	3	103	40	31	0	3	0	0	0	0
<b>Estella</b>	0	44	22	35	0	0	0	36	5	0
<b>Forest Hill</b>	30	0	68	26	31	31	0	0	0	0
<b>Glenfield Park</b>	0	0	0	0	0	0	0	0	0	0
<b>Gobbagombalin</b>	0	55	37	144	146	93	166	115	189	121
<b>Gumly Gumly</b>	0	0	0	21	0	19	0	0	36	0
<b>Koorinal</b>	0	0	0	0	6	0	1	1	3	1
<b>Lake Albert</b>	0	0	3	3	0	0	64	13	3	8
<b>Lloyd</b>	91	0	88	0	86	0	117	39	96	0
<b>Mount Austin</b>	0	1	0	2	0	0	0	0	0	0
<b>Springvale</b>	0	2	21	8	0	9	0	12	12	8
<b>Tatton</b>	32	0	0	0	6	0	0	2	0	0
<b>Tolland</b>	0	0	0	0	0	0	1	0	0	0
<b>Turvey Park</b>	0	2	0	35	0	0	39	8	0	0
<b>Uranquinty</b>	0	13	1	1	1	0	0	10	0	0
<b>Wagga Wagga</b>	107	2	5	11	38	31	2	0	20	23
<b>Other*</b>	0	0	5	0	2	0	0	12	0	2
<b>Total</b>	322	264	456	389	348	255	445	306	366	171

\* Other: Cartwrights Hill, Gelston Park, Gregadoo, Rowan, Moorong, East Wagga Wagga, Ladysmith, Mangoplah, North Wagga Wagga, Oura and Tarcutta.



## Lots Consumed by Suburb

298 lots were consumed in the 2022 financial year. 41.6% of lots consumed were in Gobbagombalin, 18.1% were in Lloyd, 11.4% were in Wagga Wagga (Central), 6.0% were in Gumly Gumly, 5.4% were in Lake Albert, 4.0% were in Boorooma, 3.0% were in Springvale, 2.3% were in Estella, 1.0% were in Tolland, 0.7% were in Ashmont, 0.7% were in Bourkelands, 0.7% were in Koorungal, 0.7% were in Mount Austin, 0.3% were in Forest Hill, 0.3% were in Turvey Park, 0.3% were in Uranquinty and 3.4% were in other surrounding suburbs.

Table 2: Vacant Lots Consumed by Suburb and Financial Year

Suburb	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Ashmont</b>	0	2	0	1	2	0	0	1	4	2
<b>Boorooma</b>	38	57	77	84	76	64	58	52	27	12
<b>Bourkelands</b>	33	36	54	44	25	18	14	3	5	2
<b>Estella</b>	40	25	18	37	14	7	8	12	24	7
<b>Forest Hill</b>	12	15	32	55	31	35	20	16	7	1
<b>Glenfield Park</b>	23	0	6	0	0	0	0	0	0	0
<b>Gobbagombalin</b>	0	21	62	90	97	121	113	120	167	124
<b>Gumly Gumly</b>	2	7	2	3	11	12	6	6	5	18
<b>Koorungal</b>	2	4	0	4	1	3	13	6	8	2
<b>Lake Albert</b>	13	14	9	11	3	2	20	14	22	16
<b>Lloyd</b>	12	36	33	55	27	73	43	50	90	54
<b>Mount Austin</b>	0	0	2	0	2	0	0	0	0	2
<b>Springvale</b>	8	5	4	12	12	3	9	8	10	9
<b>Tatton</b>	11	43	22	10	9	11	1	10	4	0
<b>Tolland</b>	0	2	0	1	2	0	1	1	1	3
<b>Turvey Park</b>	0	0	0	0	13	8	18	23	8	1
<b>Uranquinty</b>	5	3	6	6	3	0	1	3	6	1
<b>Wagga Wagga</b>	1	14	46	3	16	16	21	0	4	34
<b>Other</b>	5	8	6	0	3	3	1	3	7	10
<b>Total</b>	205	292	379	416	347	376	347	328	399	298

\* Other: Cartwrights Hill, Gelston Park, Gregadoo, Rowan, Moorong, East Wagga Wagga, Ladysmith, Mangoplah, North Wagga Wagga, Oura and Tarcutta





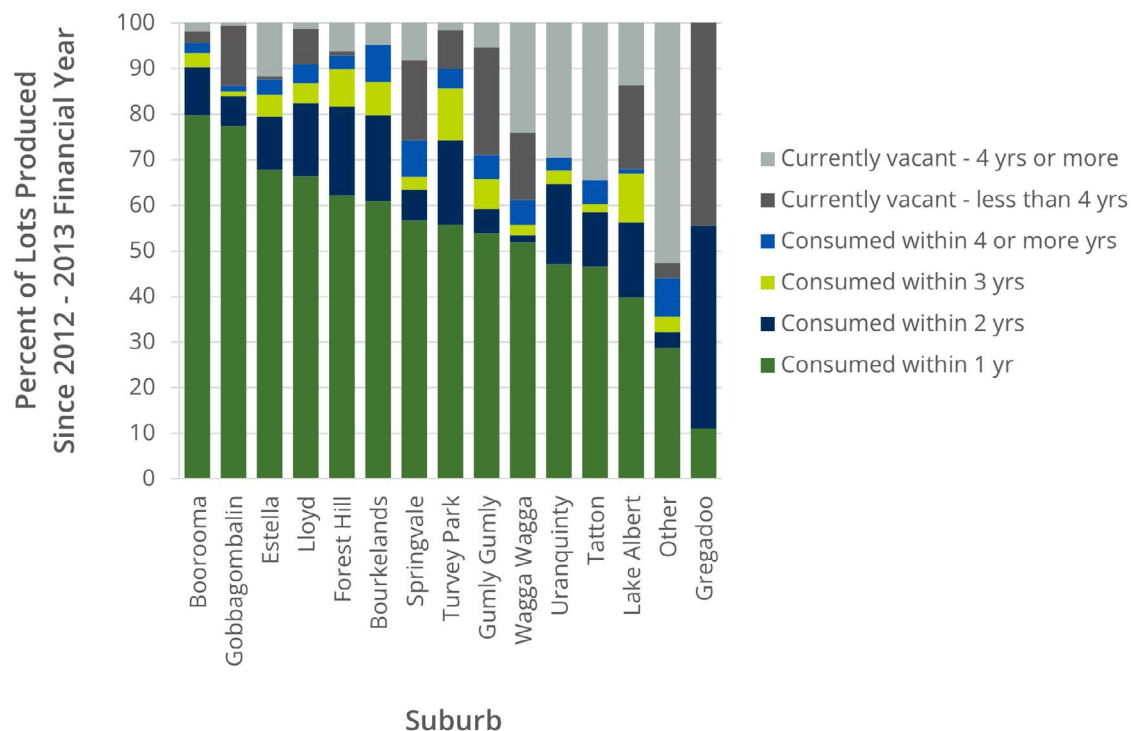
## Time from Production to Construction

Time to build measures the number of years between a lot's production and consumption (measured from the financial year of registration to the financial year of the start of construction). This data has been collated for lots registered from 2013 onwards only.

In the northern suburbs of Boorooma, Gobbagombalin and Estella over 70% of lots are consumed within one year of being produced. Over 50% of vacant lots produced in all suburbs (excluding individual suburbs grouped into 'other') are now being consumed within 2 years of being produced.

88.6% of all lots produced since 2013 have been consumed. Of these, the average time to build and the median time to build are both 1 year. Of the 11.4% of lots that remain vacant, 79.5% were produced within the last 4 years.

Figure 4: Time to Build on Vacant Lots by Suburb



Other suburbs include Ashmont, Gelston Park, Koorinal, North Wagga Wagga, Mount Auston and Moorong which all had fewer than 10 lots



## Long-term Vacant Lots

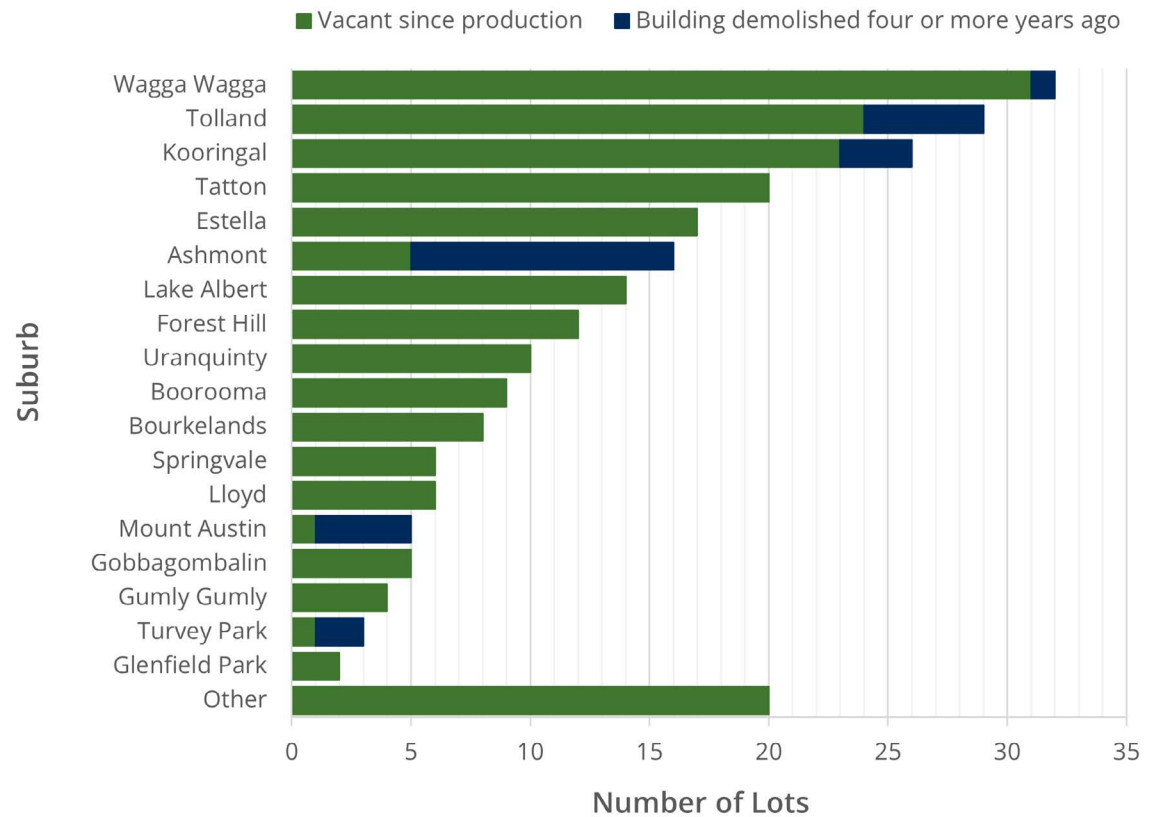
Long-term vacant lots are defined as lots that have been vacant for four or more years. For this report, that includes lots produced in the 2018 financial year and earlier. As of June 30, 2022, there are 246 long-term vacant lots in Wagga Wagga and surrounding suburbs.

89.4% of the long-term vacant lots in Wagga Wagga and surrounding suburbs have been vacant since production while the remaining 10.6% have become vacant due to demolition of an existing building and have remained as such for four or more years.

Wagga Wagga, Tolland, Koorungal, Ashmont and Mount Austin all have lots that remain vacant following demolition of an existing building four or more years ago.

The top five suburbs with long-term vacant lots are Wagga Wagga (13.4%), Tolland (11.8%), Koorungal (11.0%), Tatton (8.1%) and Estella (6.9%).

Figure 5: Long Term Vacant Lots - Lots Vacant for Four Years or More



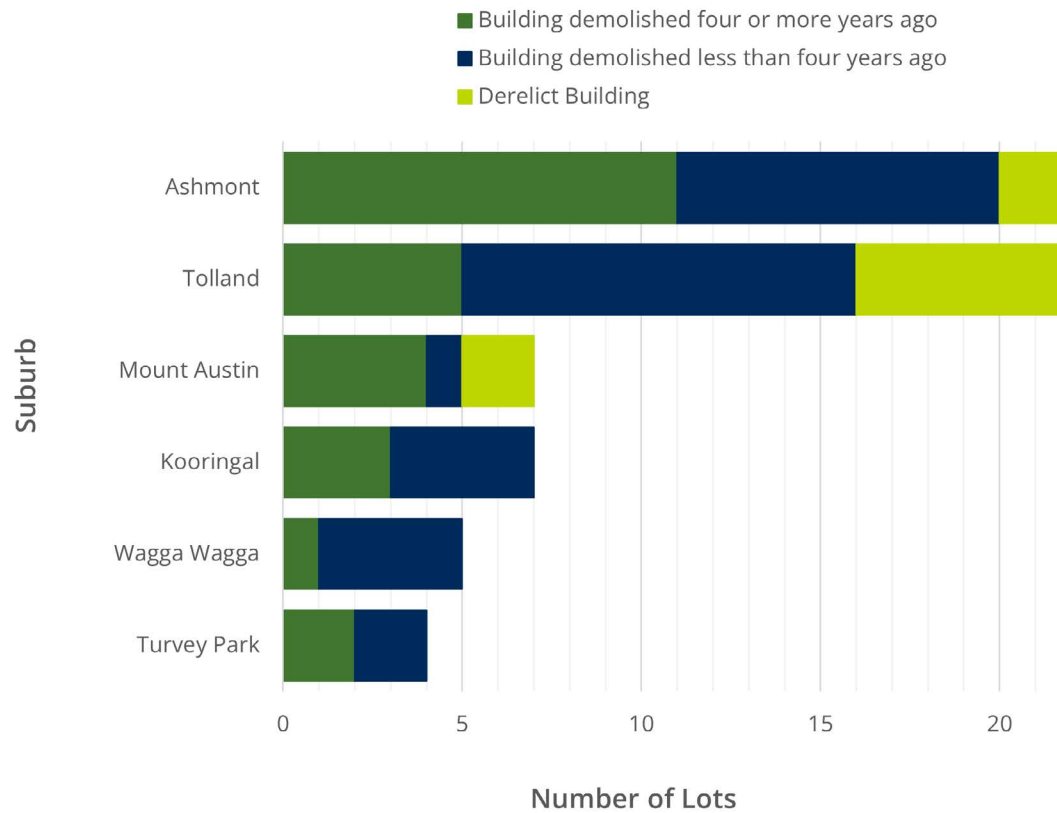


## Lots Vacant Due to Demolition

A total of 57 vacant lots were identified as having previously had a building on site. 45.6% of these buildings were demolished four or more years ago while 54.4% had buildings that have been demolished within the last four years.

In addition, there were 19 lots identified within Ashmont, Tolland and Mount Austin that had a derelict building on site. These are buildings that have been boarded up.

**Figure 6: Derelict Buildings and Lots Vacant Following Building Demolition by Suburb**





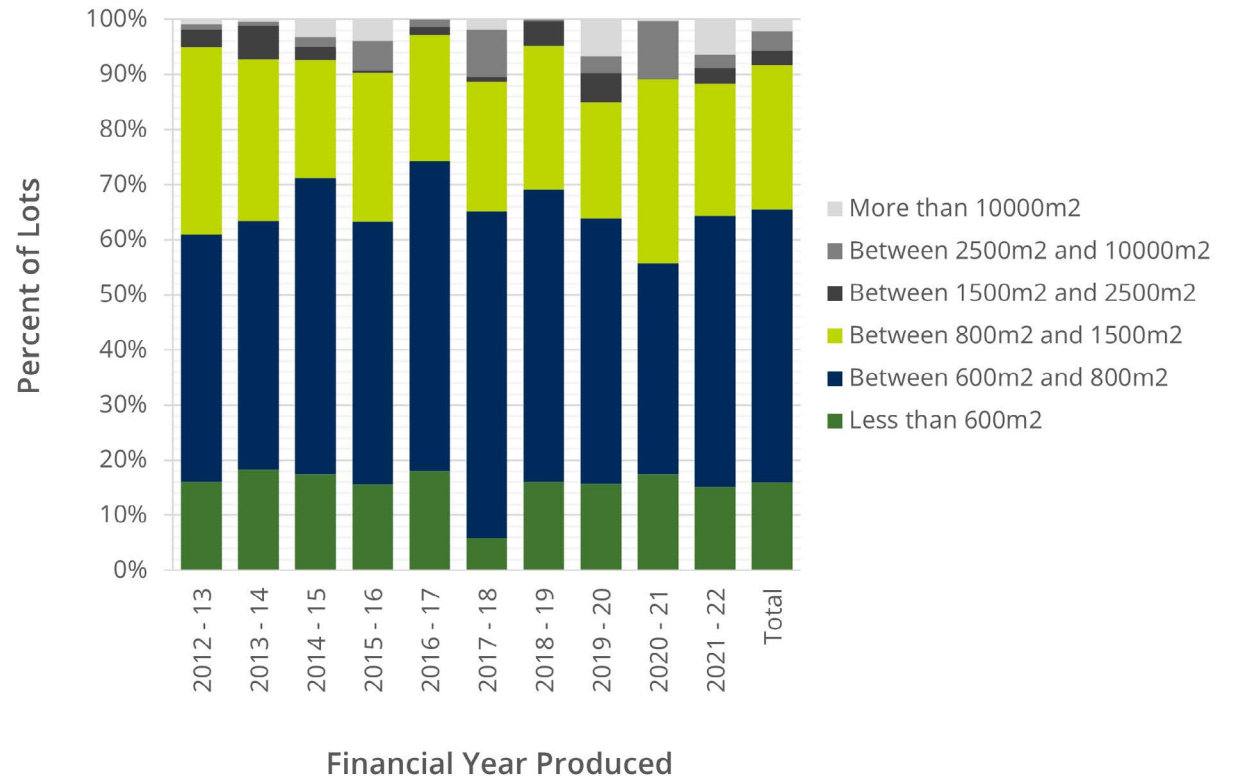


## Size of Lots Produced by Financial Year

171 lots were produced in the 2022 financial year. 15.2% of lots produced were less than 600m<sup>2</sup>, 49.1% were between 600m<sup>2</sup> and 800m<sup>2</sup>, 24.0% were between 800m<sup>2</sup> and 1500m<sup>2</sup>, 2.9% were between 1500m<sup>2</sup> and 2500m<sup>2</sup>, 2.3% were between 2500m<sup>2</sup> and 10000m<sup>2</sup> and the remaining 6.4% were more than 10000m<sup>2</sup>.

Of all the lots produced since the 2013 financial year, 15.9% have been less than 600m<sup>2</sup>, 49.5% have been between 600m<sup>2</sup> and 800m<sup>2</sup>, 26.1% have been between 800m<sup>2</sup> and 1500m<sup>2</sup>, 2.7% have been between 1500m<sup>2</sup> and 2500m<sup>2</sup>, 3.5% have been between 2500m<sup>2</sup> and 10000m<sup>2</sup> and the remaining 2.2% have been more than 10000m<sup>2</sup>.

Figure 7: Size of Lots by Financial Year Produced



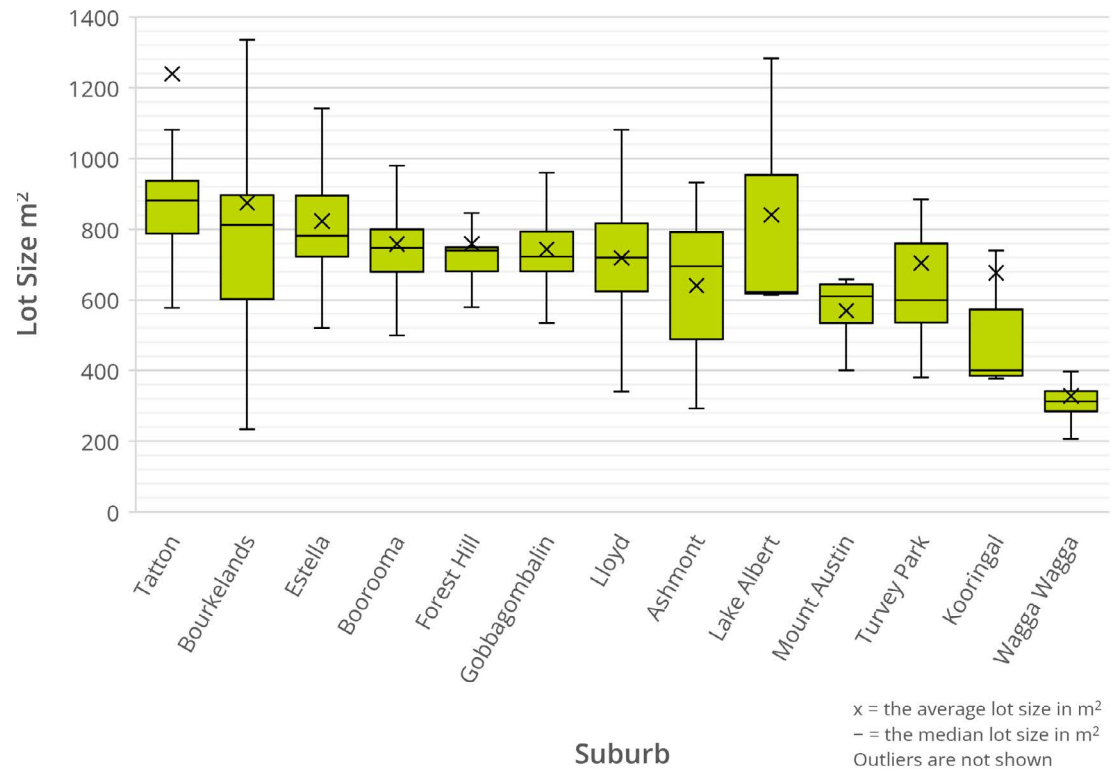


## Size of Lots Produced by Suburb

Tatton has the highest median lot size for all general residential lots produced since the 2013 financial year at 880.6m<sup>2</sup>. This is followed by Bourkelands at 811.5m<sup>2</sup> and Estella at 780.3m<sup>2</sup>. Wagga Wagga, Kooringal and Turvey Park had the smallest median land sizes at 312.3m<sup>2</sup>, 401.0m<sup>2</sup> and 599.3m<sup>2</sup> respectively.

Bourkelands, Lloyd, Lake Albert and Ashmont have the largest range of lot sizes produced, while Wagga Wagga, Forest Hill and Mount Austin have the smallest.

Figure 8: Size of Lots by Suburb





## Future Residential Development

There are a total of 11031 potential future lots in and around Wagga Wagga. 1179 (10.7%) of these are scheduled for release by the end of 2025 with the remaining 9852 (89.3%) at least three years away.

Of the 1179 potential developments with a scheduled release date before the end of 2025, 29.7% are in the northern suburbs of Gobbagombalin, Estella and Boorooma. 37.5% are in Lloyd, Tatton and Turvey Park, 14.9% are in Gumly Gumly and Lake Albert. The remaining 16.5% are in Forest Hill.

112 (9.5%) are likely to be released by the end of 2022, a further 638 (54.1%) could be released by the end of 2023, 387 (32.8%) by the end of 2024 and 42 (3.6%) by the end of 2025.

Table 3: Potential Future Development by the End of 2025

Row Labels	Late 2022	Early 2023	Late 2023	Early 2024	Late 2024	Early 2025	Late 2025	Total
<b>Boorooma</b>			13					13
<b>Estella</b>			83		35			118
<b>Forest Hill</b>		107			88			195
<b>Gobbagombalin</b>	46	53	110	10				219
<b>Gumly Gumly</b>			21		19		15	55
<b>Lake Albert</b>			57		37		27	121
<b>Lloyd</b>	35		122	54	96			307
<b>Springvale</b>			16					16
<b>Tatton</b>	31	6						37
<b>Turvey Park</b>			50		48			98

\* This table does not include all land currently zoned residential. It identifies land that is capable of being serviced and developed in or post the time frame indicated.





## Future Residential Development

There are an additional 9852 potential lots that appear to be at least three years away from release, plus, potential medium density residential developments with approximately 599 dwellings in total.

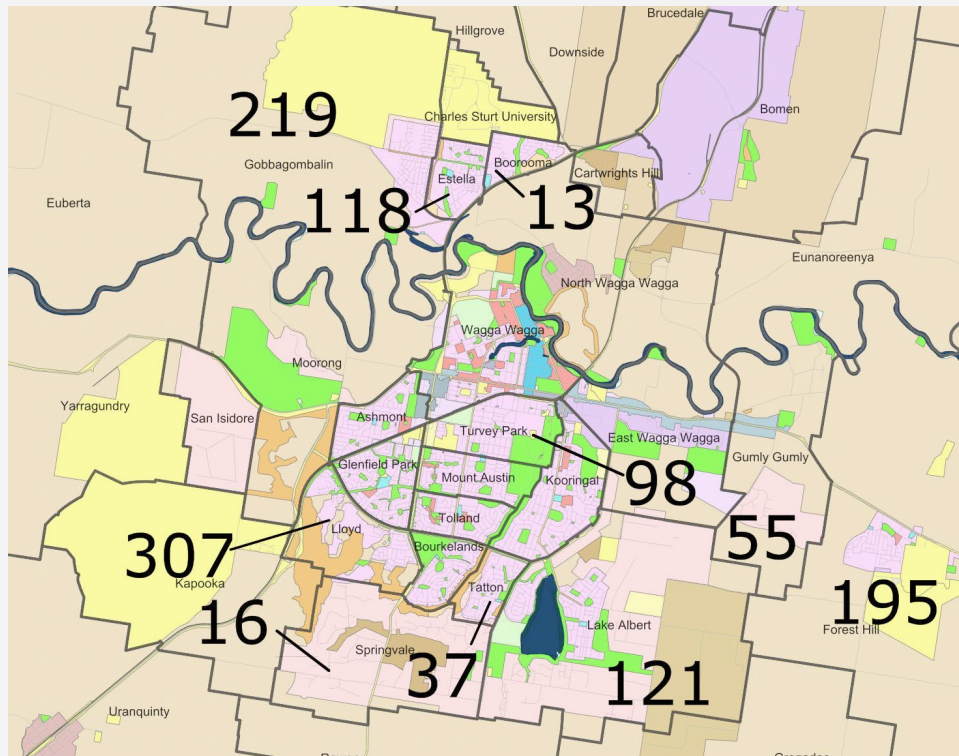
Population projections estimate that the number of new dwellings required by 2026 to meet projected population growth ranges from a low of 1190 to a high of 1714 dwellings.



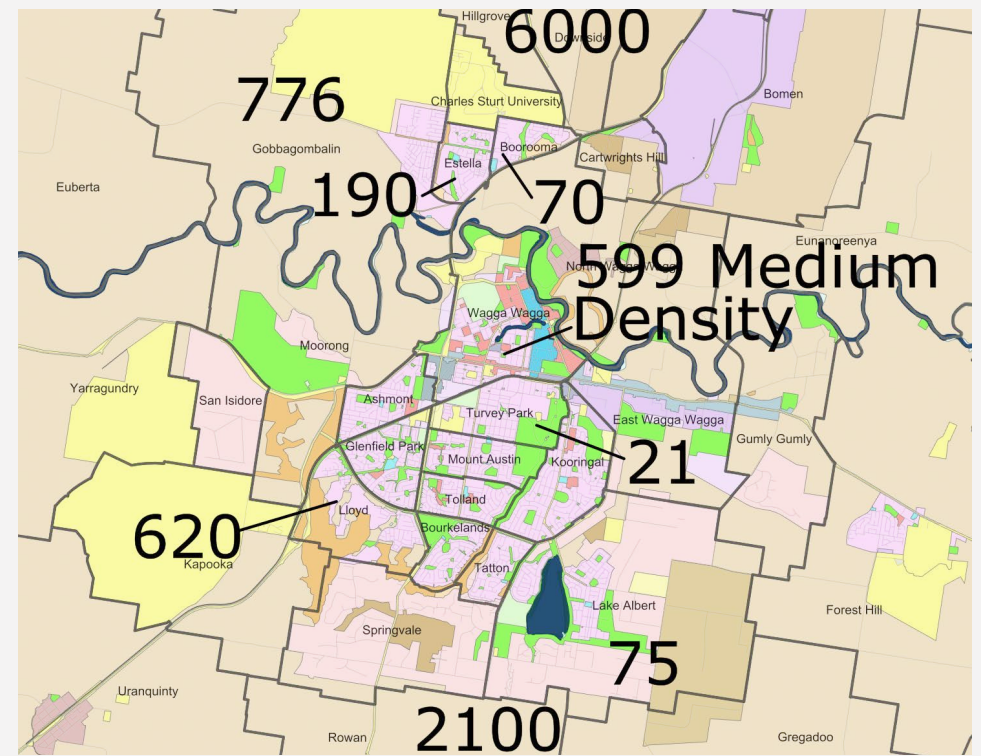
**Table 4:** Other Potential Developments (More than three years away)

Suburb	Three Years and Beyond	Medium Density
<b>Boorooma</b>	70	
<b>Estella</b>	190	
<b>Gobbagombalin</b>	776	
<b>Lake Albert</b>	75	
<b>Lloyd</b>	620	
<b>Northern Growth Area</b>	6000	
<b>Rowan</b>	2100	
<b>Turvey Park</b>	21	
<b>Wagga Wagga</b>		599

**Figure 9: Map of Potential Future Developments with a Release Date Before December 2025**



**Figure 10: Map of Potential Future Developments at Least three Years Away and Medium Density Developments**



This information was supplied by active land developers and represents the majority of potential greenfield residential subdivisions. This chart does not include all land currently zoned residential. It identifies land that is capable of being serviced and developed in or post the time frame indicated. Map created using © OpenStreetMap contributors and NSW Crown Copyright – Department of Planning and Environment.



## Number of Approvals

Building approval data is sourced from the Australian Bureau of Statistics, Building Approvals, Australia. The residential building approvals are compiled by the Australian Bureau of Statistics from permits issued by local government authorities and other principal certifying authorities. Alterations or additions to existing dwellings are not included. A 'Residential Dwelling' is a stand-alone residential structure, separated on all sides from other dwellings by at least half a metre. 'Other Residential' is a building other than a house primarily used for long-term residential purposes. It contains more than one dwelling unit within the same structure.

Figure 11: Residential Building Approvals

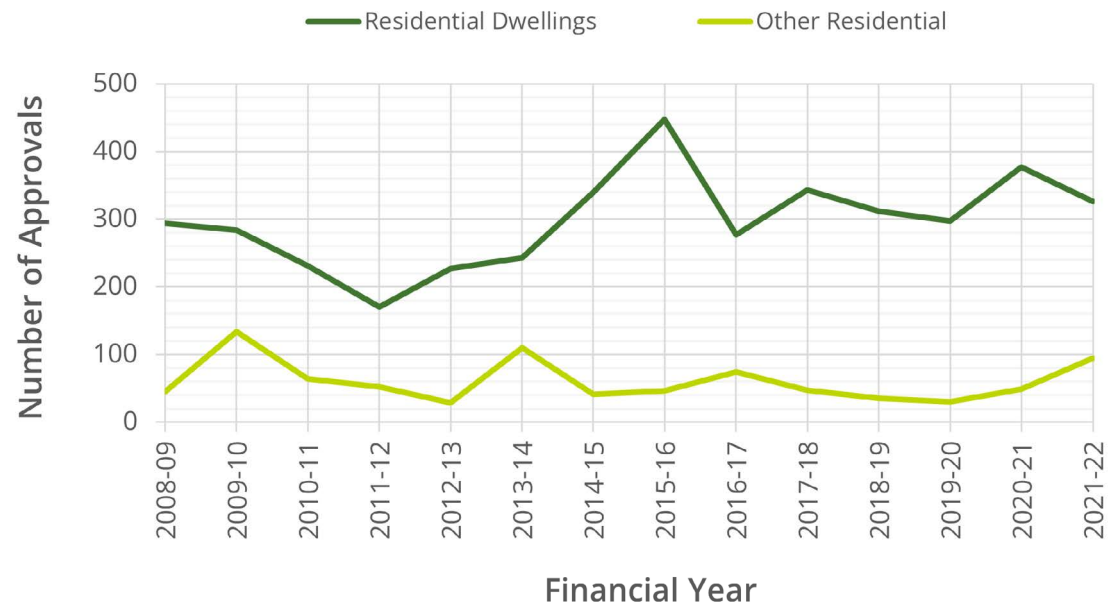


Table 5: Number of Residential Building Approvals

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Residential Dwellings</b>	227	243	340	448	277	343	312	297	377	326
<b>Other Residential</b>	29	110	41	46	74	47	35	30	49	95





## Value of Approvals

Value of building approval data is sourced from the Australian Bureau of Statistics, Building Approvals, Australia. The value of approval data includes all approved residential building valued at \$10,000 or more and all approved non-residential building valued at \$50,000 or more. Value of building work excludes the value of land, and also excludes landscaping, but includes site preparation costs. Both new dwellings and alterations and additions to existing dwellings are included in the residential approvals.

Figure 12: Value of Building Approvals



Table 6: Value of Building Approvals

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
<b>Residential</b>	\$82m	\$116m	\$115m	\$143m	\$115m	\$131m	\$130m	\$118m	\$172m	\$182m
<b>Non-Residential</b>	\$54m	\$221m	\$114m	\$60m	\$39m	\$75m	\$169m	\$57m	\$102m	\$144m

Table 7: Future Housing Requirements

Source	Year	2016	2021	2026	2031	2036	2041
forecast.id <sup>a</sup>	<b>Population</b>	64086	69523	73809	77439	80984	
	<b>Population Growth Rate</b> - (percent change/5 years)	3.7%	8.5%	6.2%	4.9%	4.6%	
	<b>New Dwellings Required / 5 years</b> - (2.5 people/dwelling)	922	2175	1714	1452	1418	
NSW Planning <sup>b</sup> Common Planning Assumptions	<b>Population</b> - (Projected Population Totals)	63906	65835	67487	69500	71416	73267
	<b>Population Growth Rate</b> - (percent change/5 years)	3.3%	3%	2.5%	3%	2.8%	2.6%
	<b>New Dwellings Required / 5 years</b> - (Change in Implied Dwelling Demand)		1268	1190	1469	1349	1123
Wagga 100000 This is a guide only not a true population projection	<b>Population</b>	63906	72109	80312	88516	96719	
	<b>Population Growth</b> - Assume a constant increase of approximately 1640 people per year		12.8%	11.4%	10.2%	9.3%	
	<b>New Dwellings Required / 5 years</b> - (2.5 people/dwelling)		3281	3281	3281	3281	
Estimated Resident Population 2022 <sup>c</sup> The ERP is the current estimate of the true population	<b>Population</b>	63906	67860				
	<b>Population Growth Rate</b> - (percent change/5 years)	3.4%	6.2%				
	<b>New Dwellings Required / 5 years</b> - (2.5 people/dwelling)	850	1582				
Dwellings <sup>d</sup> ABS (2016 and 2021)	<b>Total Private Dwellings</b>	24929	26775 (↑1846)				
	<b>Lots Produced / 5 years (supply)</b>	Data Not Available	1731				
LMR Count of New Dwellings Built <sup>e</sup>	<b>Lots Consumed / 5 years (demand)</b>	Data Not Available	1799				

<sup>a</sup> .id, Wagga Wagga City Council Population Forecast, forecast.id.com.au/wagga-wagga

<sup>b</sup> Population Projections, LGA (ASGS 2020) 2022 CPA Population and Dwelling projections, NSW Department of Planning and Environment

<sup>c</sup> Australian Bureau of Statistics (2021) 'Population estimates by LGA and Electoral Division (ASGS2021), 2001 to 2021', Regional Population.

<sup>d</sup> Australian Bureau of Statistics (2021) 'Wagga Wagga 2021 Census Community Profile', 2021 Census.

<sup>e</sup> This data refers to Wagga Wagga and surrounding suburbs rather than the Wagga Wagga Local Government Area.







R I V E R I N A N S W



An Australian Government Initiative



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