



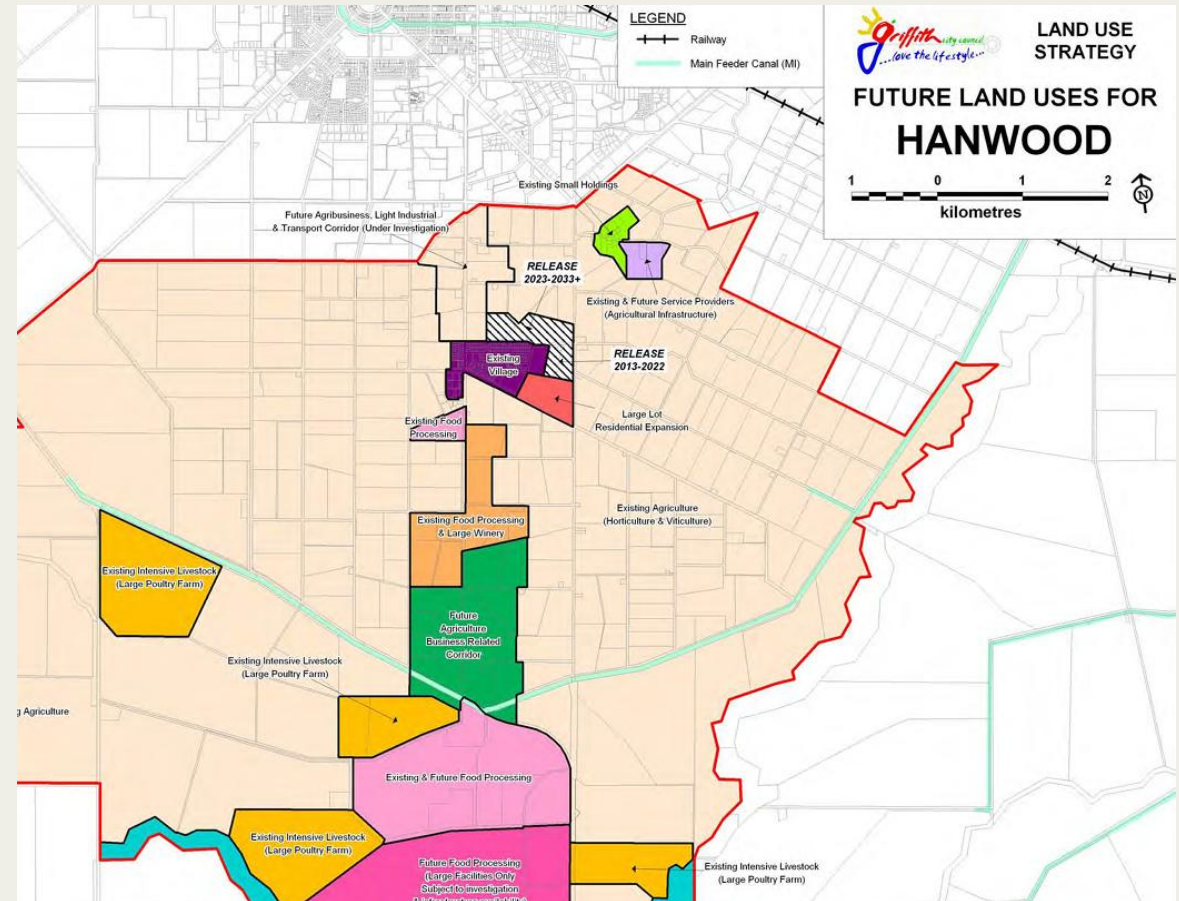
A vision for Hanwood

Hanwood is growing. The questions is, how, and when?

Why this started

2022

- We began the process of acquiring land and planning for the northern expansion of Hanwood.
- This was in line with the delivery time of Griffiths Land Use Strategy 2012.



Why?

- Hanwood could be become the best part of Griffith.
- Griffith is not a struggling town. It has diverse industries, strong exports and economic resilience.
- Our modelling shows housing delivery has fallen behind that strength.

That mismatch is the real issue.

- Businesses struggle to attract staff, and essential workers couldn't find homes
- Without housing, regional towns stall.

Tonight we want to address practicality. We help fix Griffiths problem by delivering real housing

What we proposed

On 2 July 2025, we lodged a Planning Proposal for land north of Leonard Road.



Our aim

To deliver a coordinated, Master Planned extension of Hanwood distinguished by:

- Housing diversity
- Integrated flood management
- Walkable design
- Green space and community heart
- Sustainable infrastructure

Not just lots, a proper Village extension.

The 'Full' Site

The original site included:

- Land on Leonard Road
- And 11300 Kidman Way – 'Lot 150'

Why did we include Lot 150?

- It sits at the natural low point
- It enables integrated wetlands
- It provides proper transition from the town
- It supports additional housing supply

When planned together, everything works together



Council Review

On 26 August 2025, Council issued a Preliminary Review

We responded to Council by:

- Removing 'additional permitted uses'
- Including an 'Urban Release Area overlay'
- Providing updated flood modelling
- Providing an updated infrastructure report
- Providing updated traffic modelling
- Revising the Concept Plan



Attachment 1 – Council’s Preliminary Review of PP-2025-1251 – Leonard Road – Hanwood.

General Comments and Requirements

- Owners Consent must be provided from the actual owners of the land.
- The Planning Proposal document does not have page numbers for ease of reference.
- The Planning Proposal is not considered Standard. Council considers the Planning Proposal as submitted to be a Complex Planning Proposal as per the Categories in the LEP Plan Making Guidelines. Section 4 of the Planning Proposal should be amended to reflect the proposal as Complex.

Request to Rezone 11300 Kidman Way (Lot 150 DP751709)

- The Planning Proposal requests the rezoning of the above noted lot from RU6 – Transition to RU5 – Village. This site was not included in the Stage 2 Release Area identified in the Griffith Land Use Strategy – Beyond 2030 (LUS). The land was identified in the LUS as “Future Agribusiness, Light Industrial & Transport Corridor”. The land was then rezoned in the Griffith Local Environmental Plan in 2014 as RU6 – Transition permitting a range of rural industrial and transport related industries. The site has not been identified in any subsequent strategic documents for residential development including the 2019 Griffith Housing Strategy, the Draft 2025 Griffith Housing Strategy or the Griffith LSPS.
- Council requests the removal of Lot 150 DP 751709 from the Planning Proposal. Otherwise, provide the necessary strategic justification for the inclusion of this land in accordance with Ministerial Direction 9.1 and 9.2. Please note that, contrary to the assertions in the Planning Proposal, the Griffith LUS, LSPS, 2019 Housing Strategy or the Draft 2025 Housing Strategy does not provide the necessary strategic justification for rezoning Lot 150 DP751709. The LUS and Draft 2025 Housing Strategic provides some of the necessary strategic justification to bring forward the rezoning of the lands identified as the Stage 2 release area in the LUS.

The Planning Proposal should ensure that it properly refers to the rezoning of Lot 150 DP751709 as inconsistent with Ministerial Direction 9.1 and the Planning Proposal, including the Need and Demand Assessment prepared by Remplan should focus on justifying this inconsistency and the merit in bringing this land forward for development as compared to other land strategically identified in the LUS and LSPS.

Additional Permitted Use

The Planning Proposal requests the additional permitted use (APU) of Residential Flat Buildings (RFBs) be permitted on the subject lands. Council does not support the proposed APU of an RFB in a rural village setting or context. The location of RFB’s in a village setting does not align with the LUS, Griffith Housing Strategy 2019, Griffith Housing Strategy 2025, LSPS or accord to the RU5 – zone objectives as an apartment building could not be considered a land use which would be associated with a rural village. There is sufficient land zoned R1 and R3 in Griffith available for Residential Flat Buildings.

Should the Proponent be adamant that the Hanwood Village can support RFB’s and to support their argument for the inclusion of the additional permitted use (APU), an economic feasibility assessment must be provided which provides evidence that the construction and ongoing occupation of apartment buildings in Hanwood based on market rental and sales

Council resolution

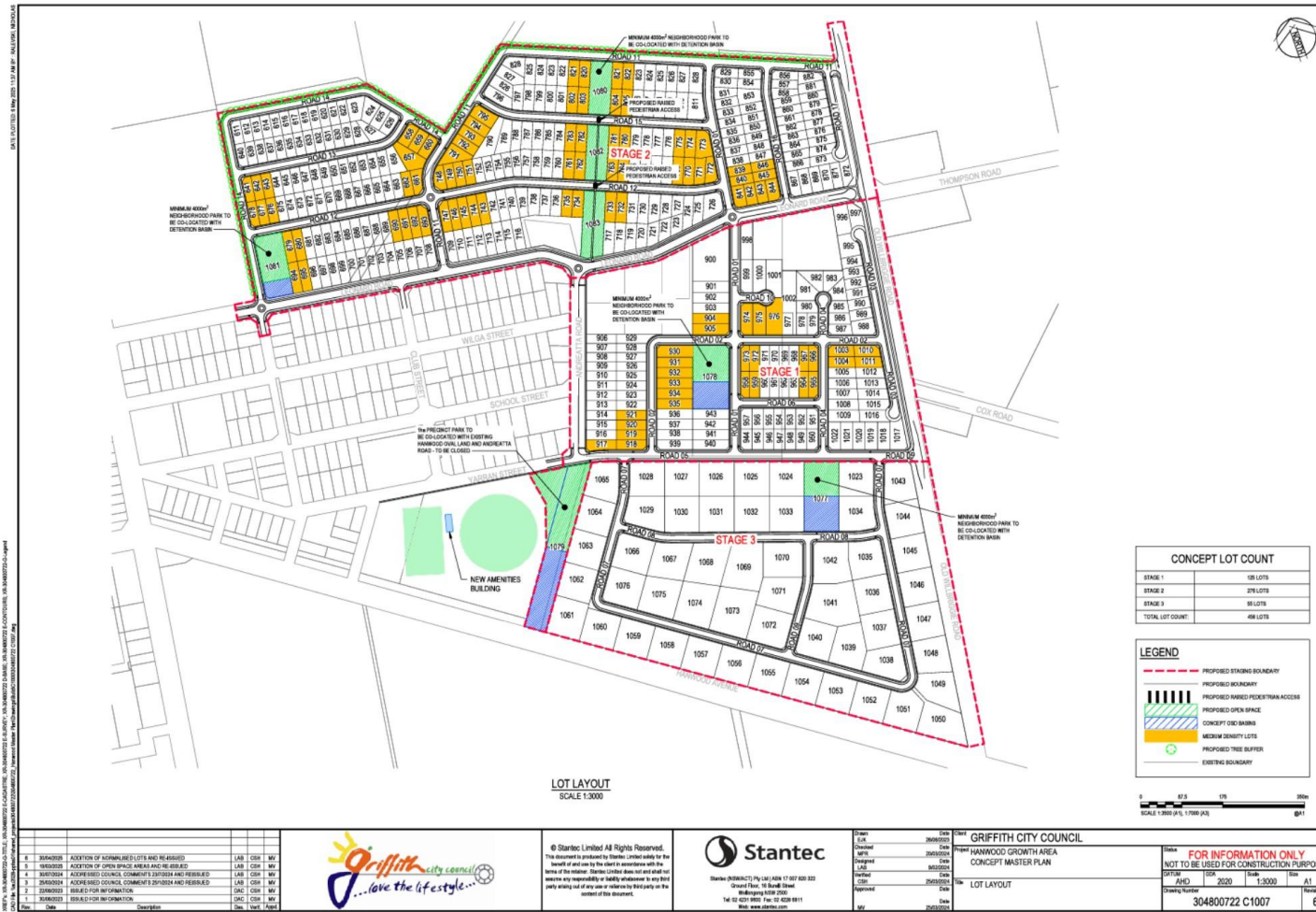
On 27 January 2026, Council resolved to support the majority of the site to proceed to the NSW Government for Gateway assessment. This included all land other than 1300 Kidman Way ('Lot 150').



Lot 150 was excluded because of its zoning (RU6 Transition) and flooding/ stormwater engineering concerns.

At the same meeting – Council also endorsed a staged master plan approach.

Griffith City Council Staged Masterplan



What does “Staged” mean?

Like many council led master plans across NSW, it sets strategic intent, but does not resolve:

- Flood infrastructure
- Servicing timing
- Delivery sequencing
- Funding certainty

It outlines direction.

It does not guarantee delivery timing without all the technical studies, it could still fail.

Our Approach

A Planning Proposal takes a different approach. What we resolved:

- Flooding
- Infrastructure
- Access
- Servicing

So that housing and amenity can be delivered in a **structured** and **timely** way.

Our position is simple.

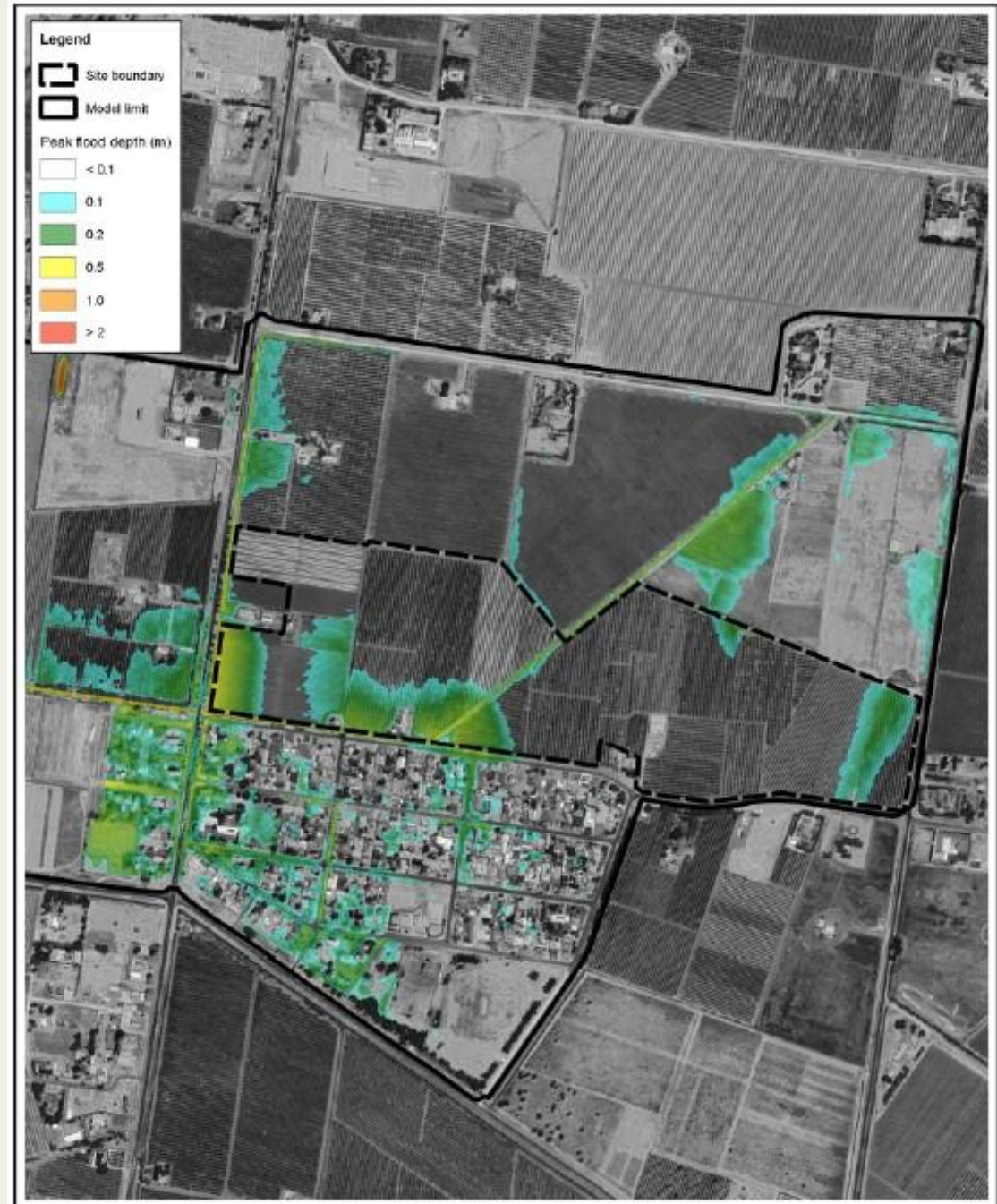
Let's resolve it properly now.

Rather than push key infrastructure decisions years down the track.

Civil And Flood Engineering Perspective



Modelled 1% AEP Peak Flood



Council Masterplan



CONCEPT LOT COUNT

STAGE 1	125 LOTS
STAGE 2	275 LOTS
STAGE 3	35 LOTS
TOTAL LOT COUNT	435 LOTS

LEGEND

- PROPOSED BOUNDARY
- PROPOSED BOUNDARY
- PROPOSED ROAD PROVISION ACCESS
- PROPOSED OPEN SPACE
- CONCEPT CIRCULARS
- UNDERGROUND LOTS
- PROPOSED TREE BUFFER
- EXISTING BOUNDARY



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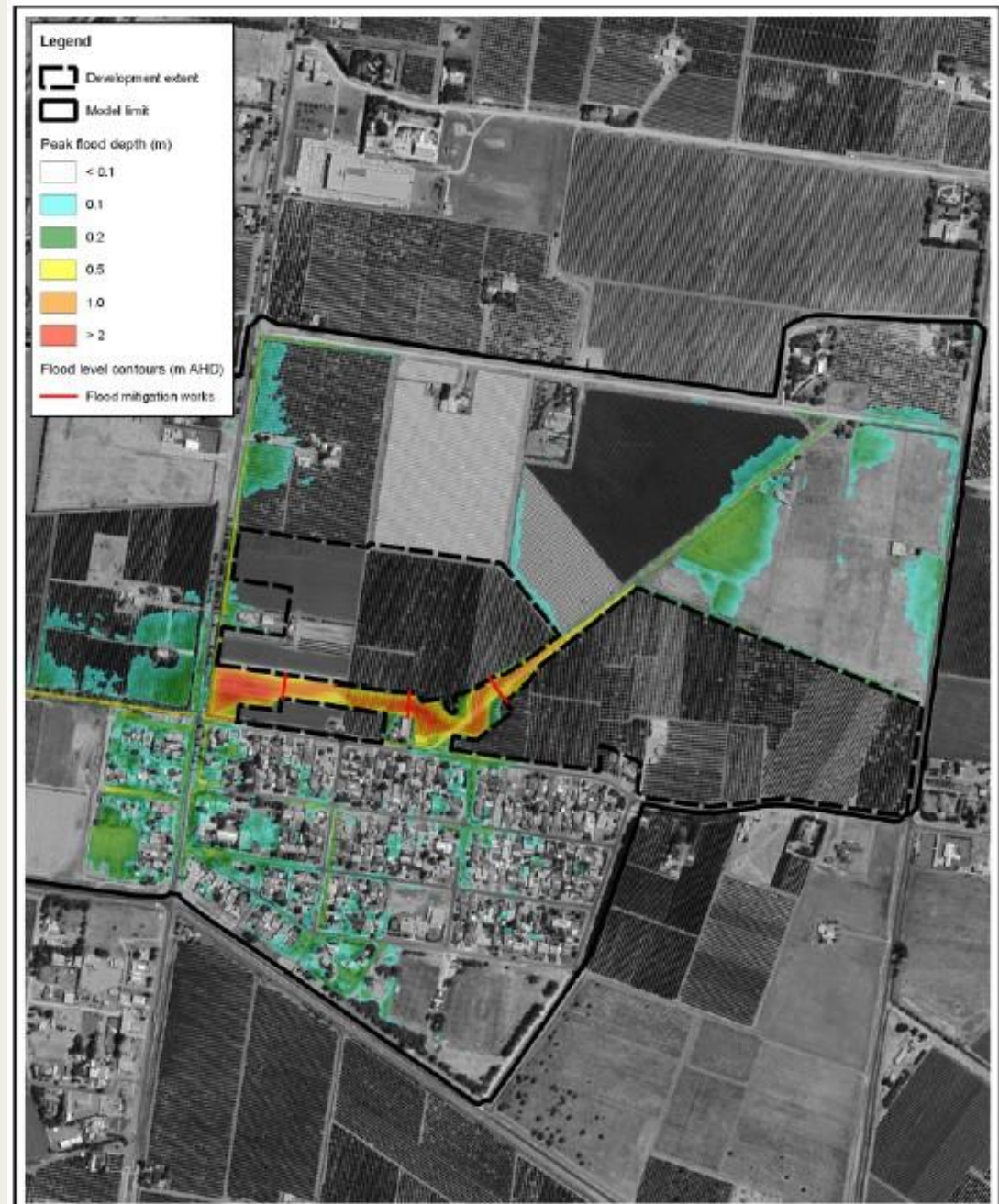
GRIFFITH CITY COUNCIL
HAWKEID GROWTH AREA
CONCEPT MASTER PLAN
LOT LAYOUT

DATE	2020	SCALE	A1
FOR INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION PURPOSES			
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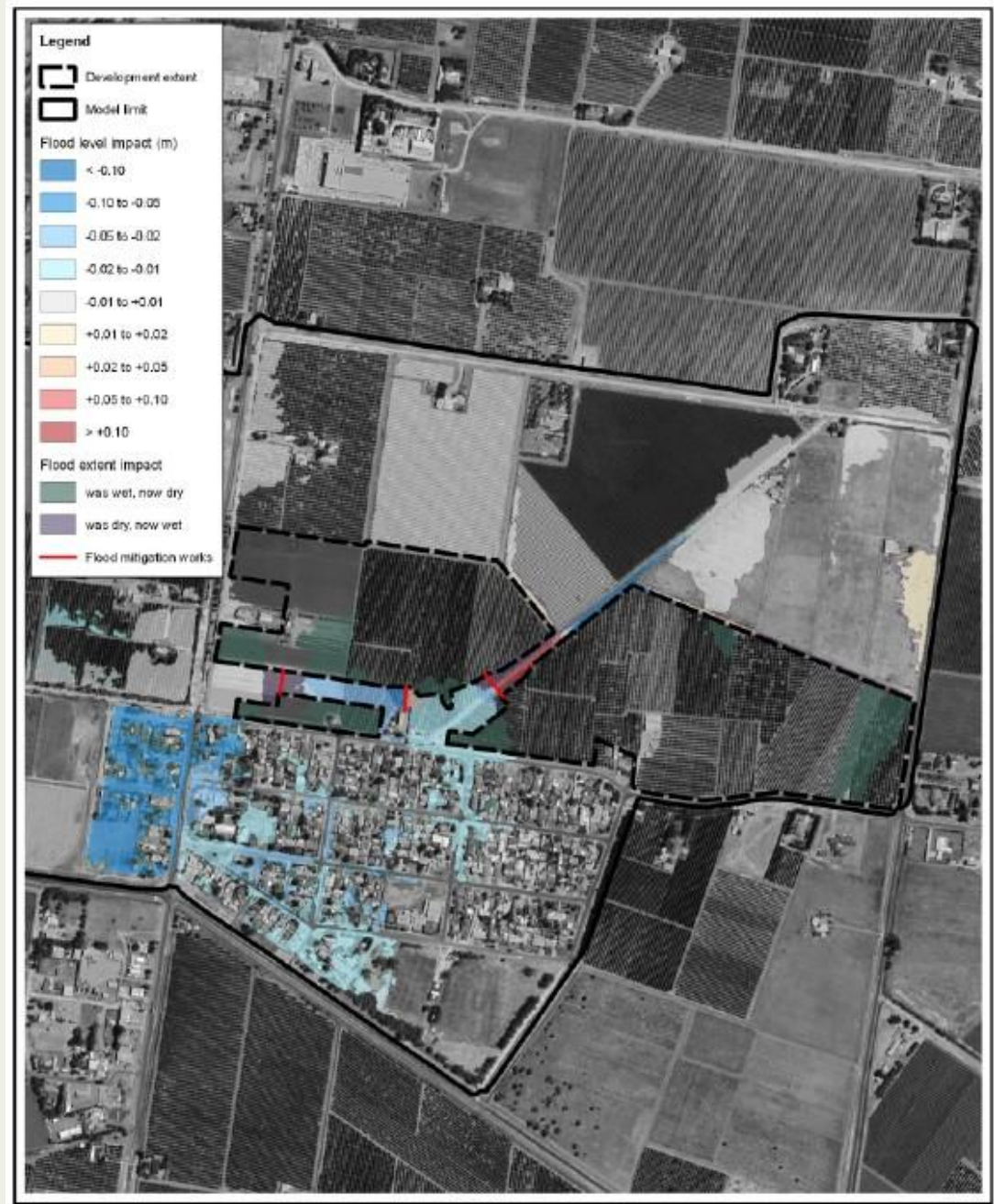
Our Masterplan



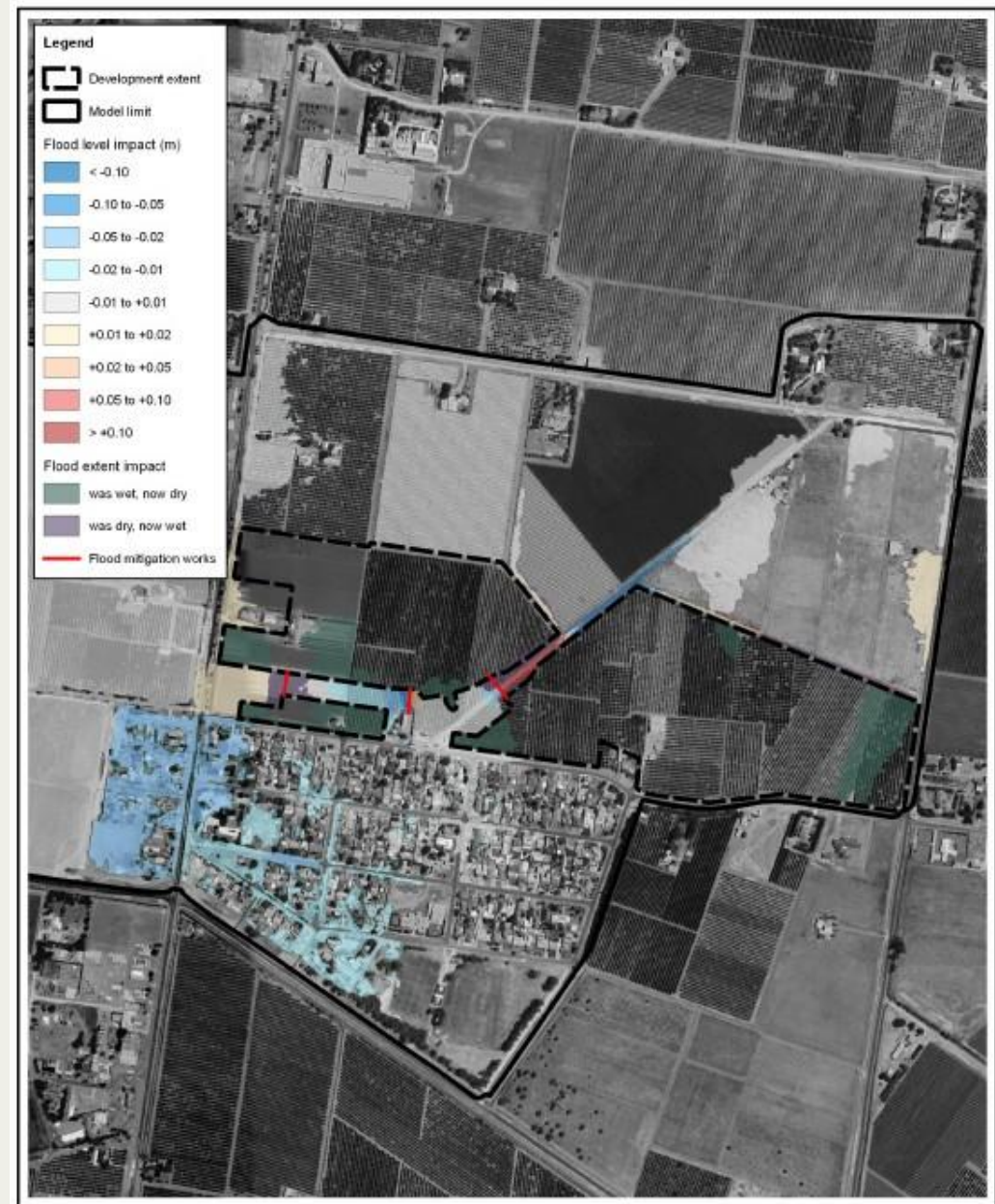
Modelled 1% AEP Peak Flood Depth Developed Scenario



Modelled 1% AEP Peak Flood Level Impacts Developed Scenario



Modelled 1% AEP Peak Flood Level Impacts Main Drain J Flood Condition



Flooding Clarified

Two technical questions were raised at the Council meeting:

1. Were pump and levee works included?
2. Was Main Drain J backwater considered?

Our Technical Analysis and Report had demonstrated:

- Pump and levee mitigation works were fully incorporated
- Conservative peak flow assumptions used
- Additional sensitivity testing being undertaken

Flood management works best across the whole precinct, not in fragments.

Why does 'Lot 150' matter?

Including Lot 150

- Increases flood storage capacity
- Frees up more suitable land for housing
- Improves stormwater coordination
- Creates a buffer to RU6 Employment Land
- Allows approximately 40 additional lots
- Is available immediately

Excluding Lot 150

- Fragments drainage
- Sharpens land use conflict
- Reduces supply
- Delays coordinated outcomes

The Bigger Picture

The real constraint in Griffith is **not growth**. It is **housing supply**.

After we delivered two independent studies, Council confirmed Housing undersupply.

Regional Cities and industries rely on workers to grow. Workers rely on housing.

Without housing there are no workers.

Without workers, Regional towns stall

Two approaches. One community

Do we:

Deliver a coordinated, future focused village now

or,

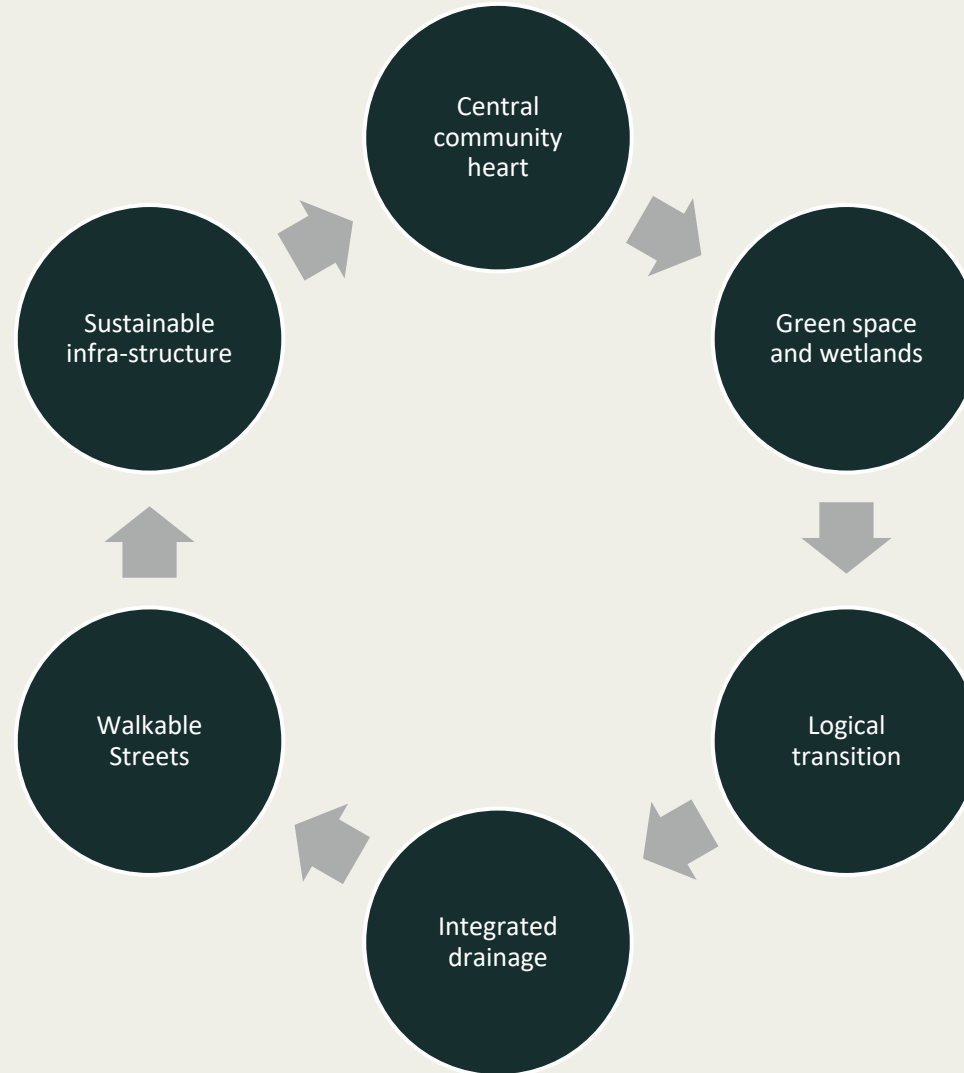
Roll it out in stages over time

Both aim to grow Hanwood. The difference is when infrastructure, housing and amenity are delivered.

What happens next?

- The majority of the site should be before the NSW Department for Gateway assessment.
- We will formally request that the full site be assessed together.
- This ensures the State Government can determine the best long-term outcome.

What we want to deliver



Be the Best Griffith has to offer – a Village the community can be proud of

Your voice matters

Thank you for coming to this session

Please feel free to ask questions, tonight and tomorrow (between 3pm and 8pm).

- Understand the choices
- Talk to people about what we are doing and encourage them to engage
- Ask more questions
- Complete the survey online or in person
- Visit our website – www.hanwood.com.au

Our Survey QR Code



**Planning decisions made now
shape Hanwood for decades.**