

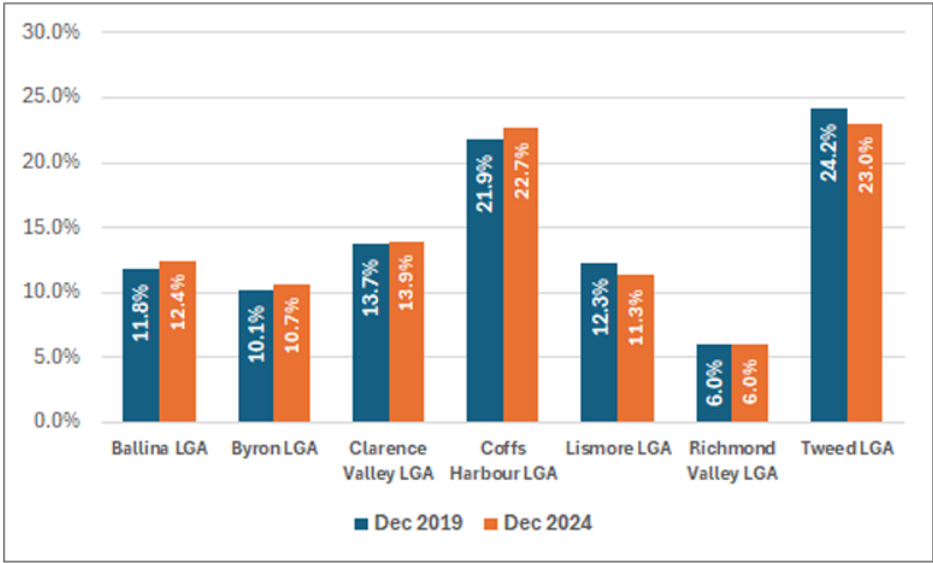
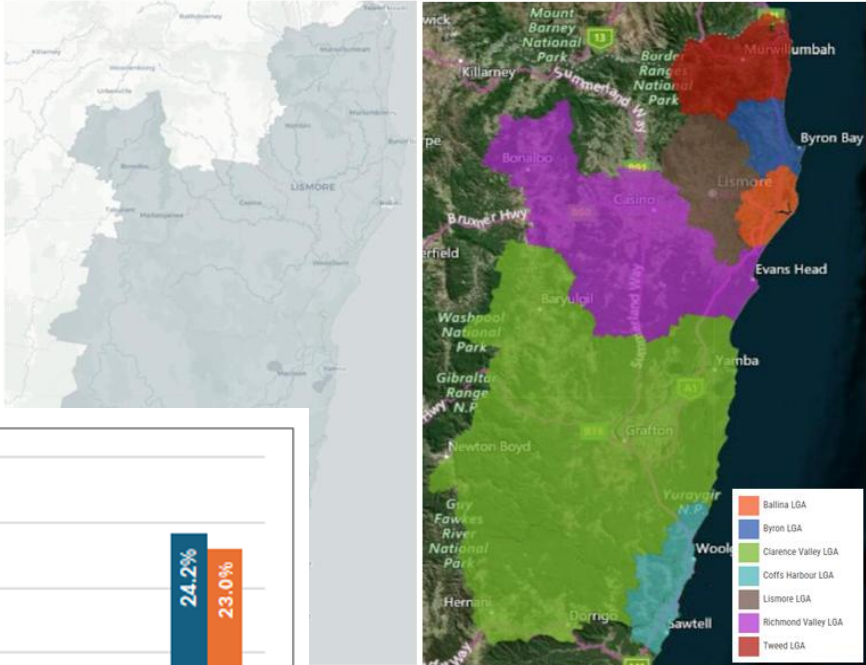


Demographic & Housing Trends in Northern Rivers Region NSW

Northern NSW Region Detailed Market Assessment

	Ballina LGA	Byron LGA	Clarence Valley LGA	Coffs Harbour LGA	Lismore LGA	Richmond Valley LGA	Tweed LGA
2001	11.99%	9.32%	15.28%	19.81%	13.53%	6.65%	23.42%
2002	12.01%	9.29%	15.14%	19.88%	13.37%	6.63%	23.68%
2003	12.01%	9.25%	14.99%	19.95%	13.19%	6.55%	24.06%
2004	11.97%	9.22%	14.88%	20.03%	13.08%	6.48%	24.34%
2005	11.95%	9.16%	14.85%	20.05%	13.08%	6.46%	24.44%
2006	11.91%	9.07%	14.80%	20.07%	13.05%	6.54%	24.55%
2007	11.86%	8.98%	14.75%	20.12%	12.99%	6.57%	24.73%
2008	11.78%	8.93%	14.67%	20.19%	12.88%	6.56%	24.98%
2009	11.73%	8.89%	14.68%	20.19%	12.79%	6.53%	25.19%
2010	11.69%	8.83%	14.69%	20.27%	12.73%		
2011	11.67%	8.79%	14.69%	20.32%	12.70%		
2012	11.69%	8.87%	14.60%	20.35%	12.62%		
2013	11.71%	8.95%	14.51%	20.39%	12.52%		
2014	11.72%	9.03%	14.42%	20.44%	12.41%		
2015	11.76%	9.11%	14.32%	20.48%	12.28%		
2016	11.82%	9.18%	14.19%	20.52%	12.13%		
2017	11.88%	9.24%	14.14%	20.62%	12.01%		
2018	11.96%	9.30%	14.09%	20.72%	11.91%		
2019	12.02%	9.37%	14.05%	20.79%	11.82%		
2020	12.10%	9.46%	14.01%	20.77%	11.74%		
2021	12.14%	9.49%	14.25%	20.71%	11.66%		
2022	12.21%	9.52%	14.25%	20.78%	11.54%		
2023	12.22%	9.60%	14.30%	20.81%	11.35%		

Data Source: ABS, NSW State Government

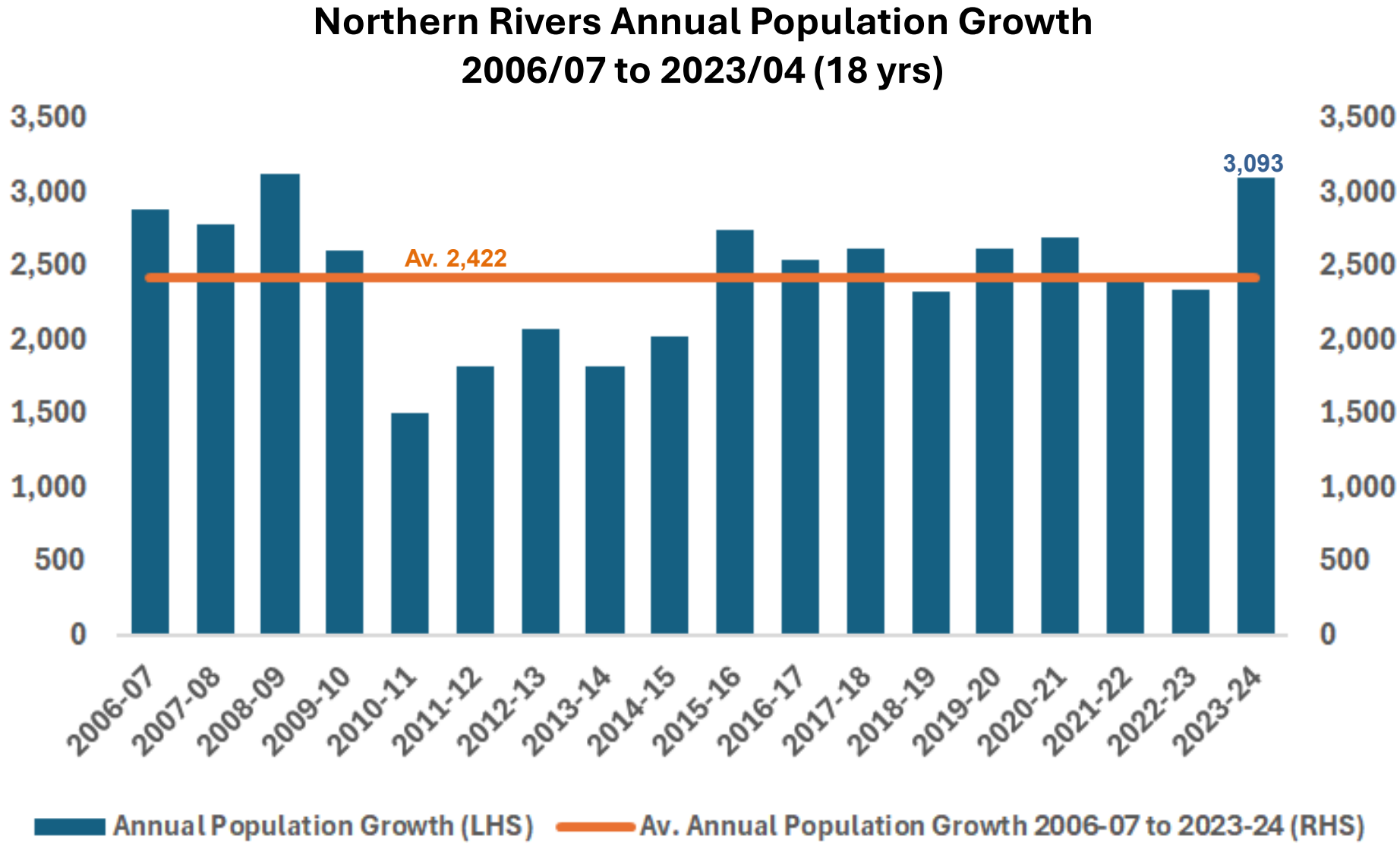


Data Source: NSW State Government

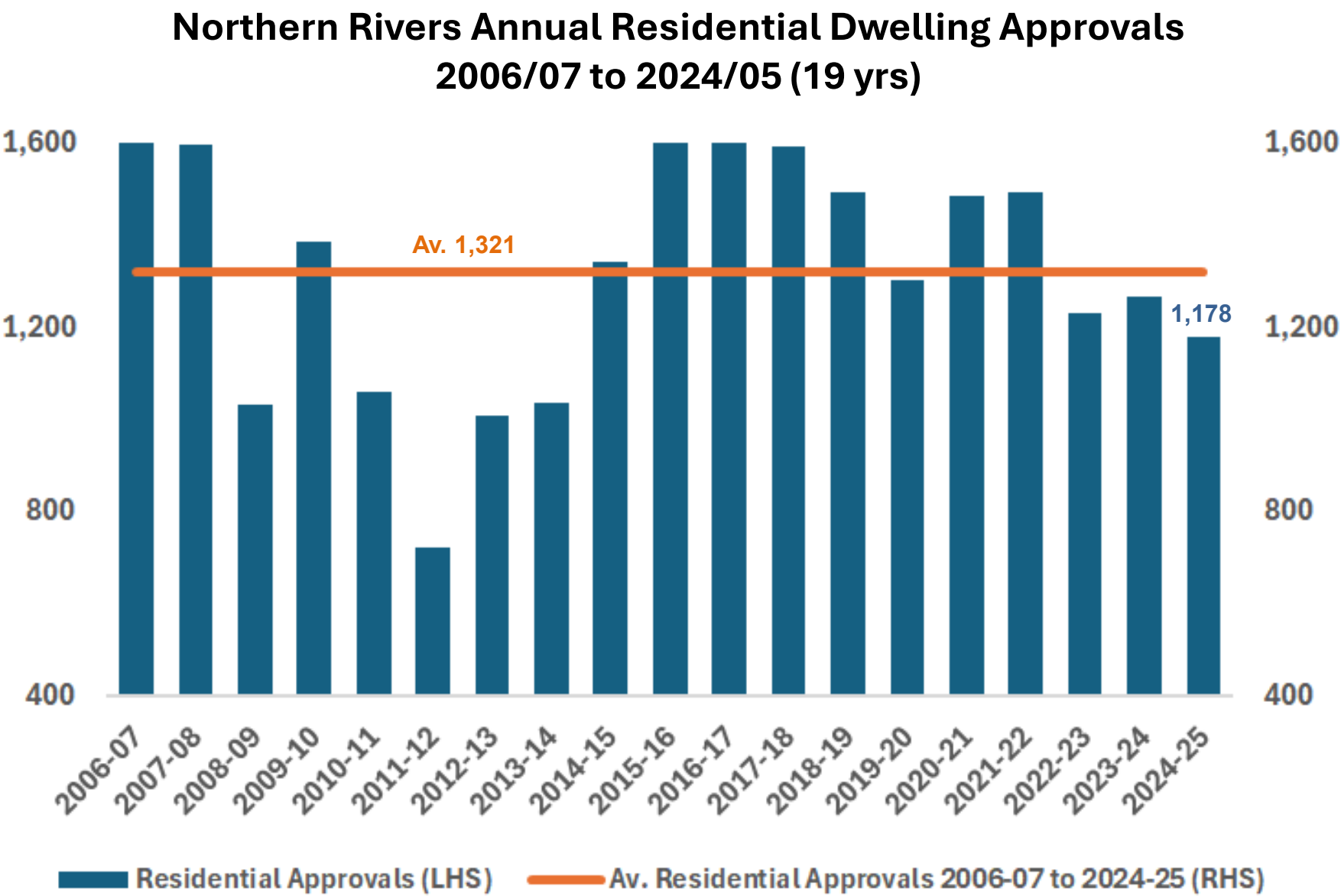
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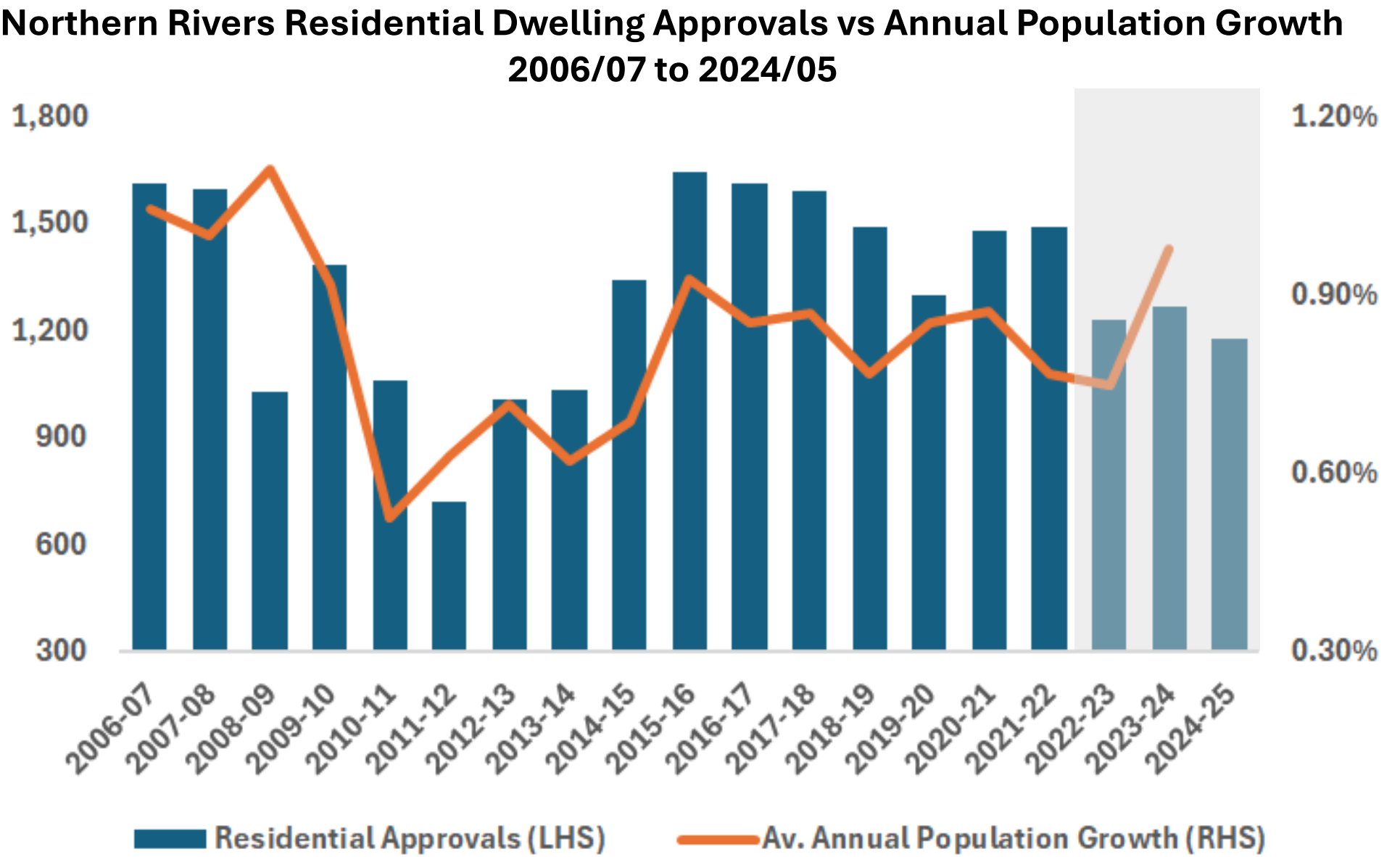
**If someone
has a job,
they can't be
homeless.**

Because a paycheck might get you through the week. But a home builds a future.

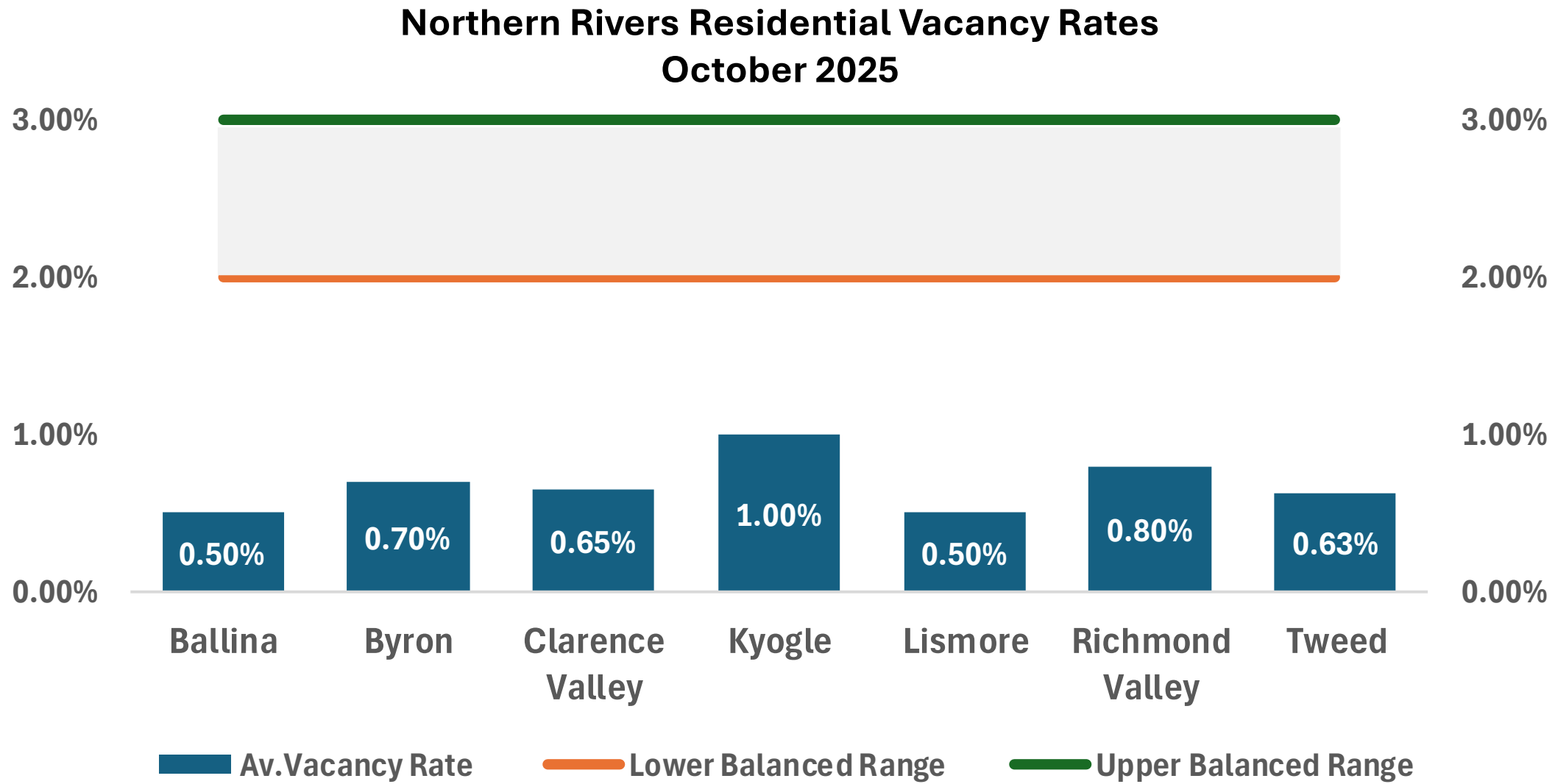


Recent residential dwelling approvals below long-term average





Data Source: ABS, Forecast ID



Data Source: SQM Research October 2025
Postcodes Used: Ballina 2478. Byron 2481. Clarence Valley 2460 / 2464. Kyogle 2474. Lismore 2480. Richmond Valley 2470 / 2473. Tweed 2485 / 2486

Net migration is strong, but the devil is in the detail

Northern Rivers Top 10 LGA's + Net Migration July 2023 to June 2024

LGA	Net Migration	Median House Price June 2025
Northern Beaches (Sydney)	418	\$2,700,000
Gold Coast	227	\$1,230,000
Central Coast (NSW)	222	\$986,000
Waverley (Sydney)	180	\$4,620,000
Sutherland (Sydney)	115	\$1,840,000
Inner West (Sydney)	110	\$2,200,000
Coffs Harbour	102	\$860,000
Sydney	90	\$3,250,000
Randwick (Sydney)	84	\$3,730,000
Blacktown (Sydney)	79	\$1,180,000
		\$2,259,600

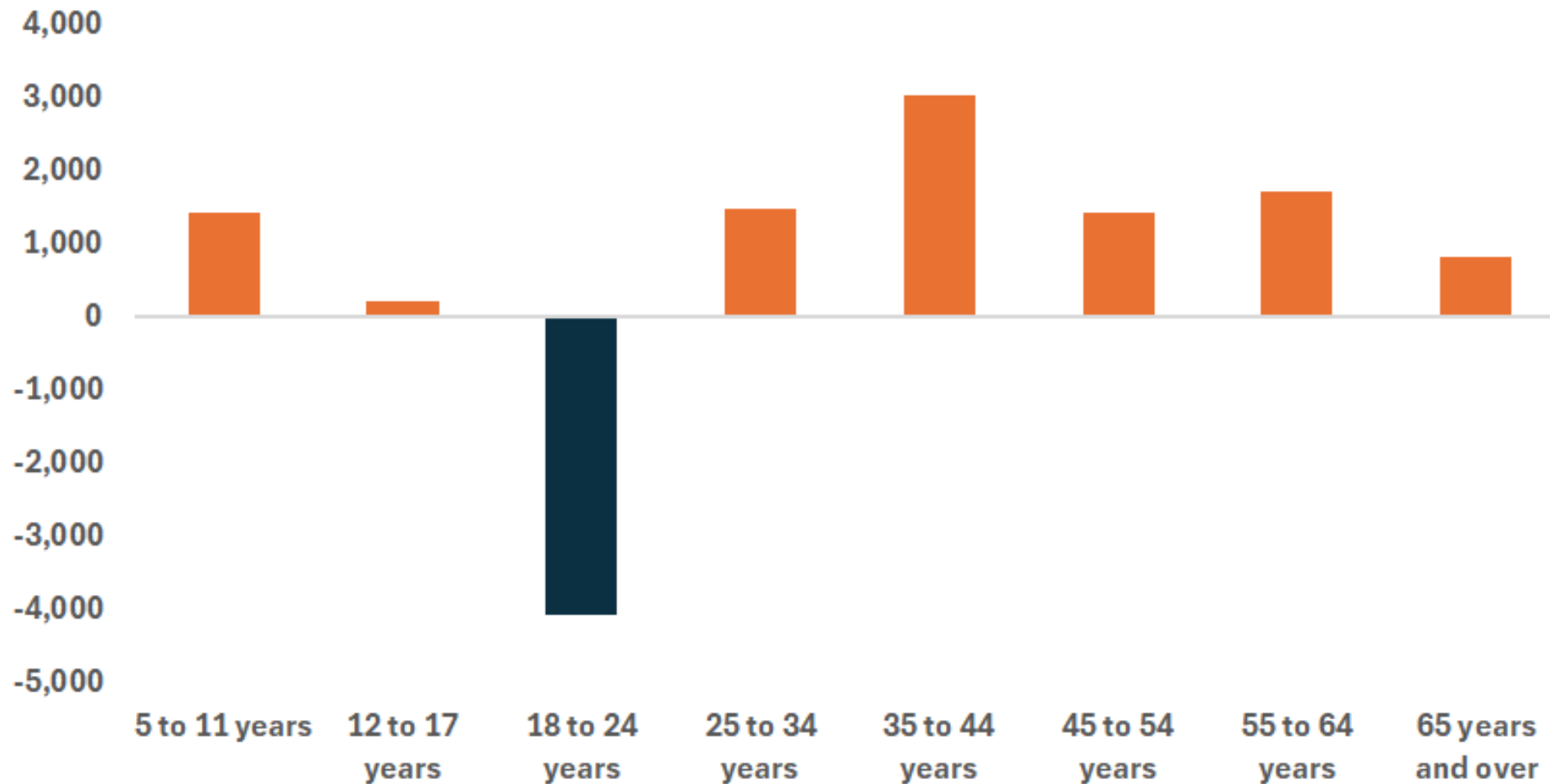
Northern Rivers Top 10 LGA's - Net Migration July 2023 to June 2024

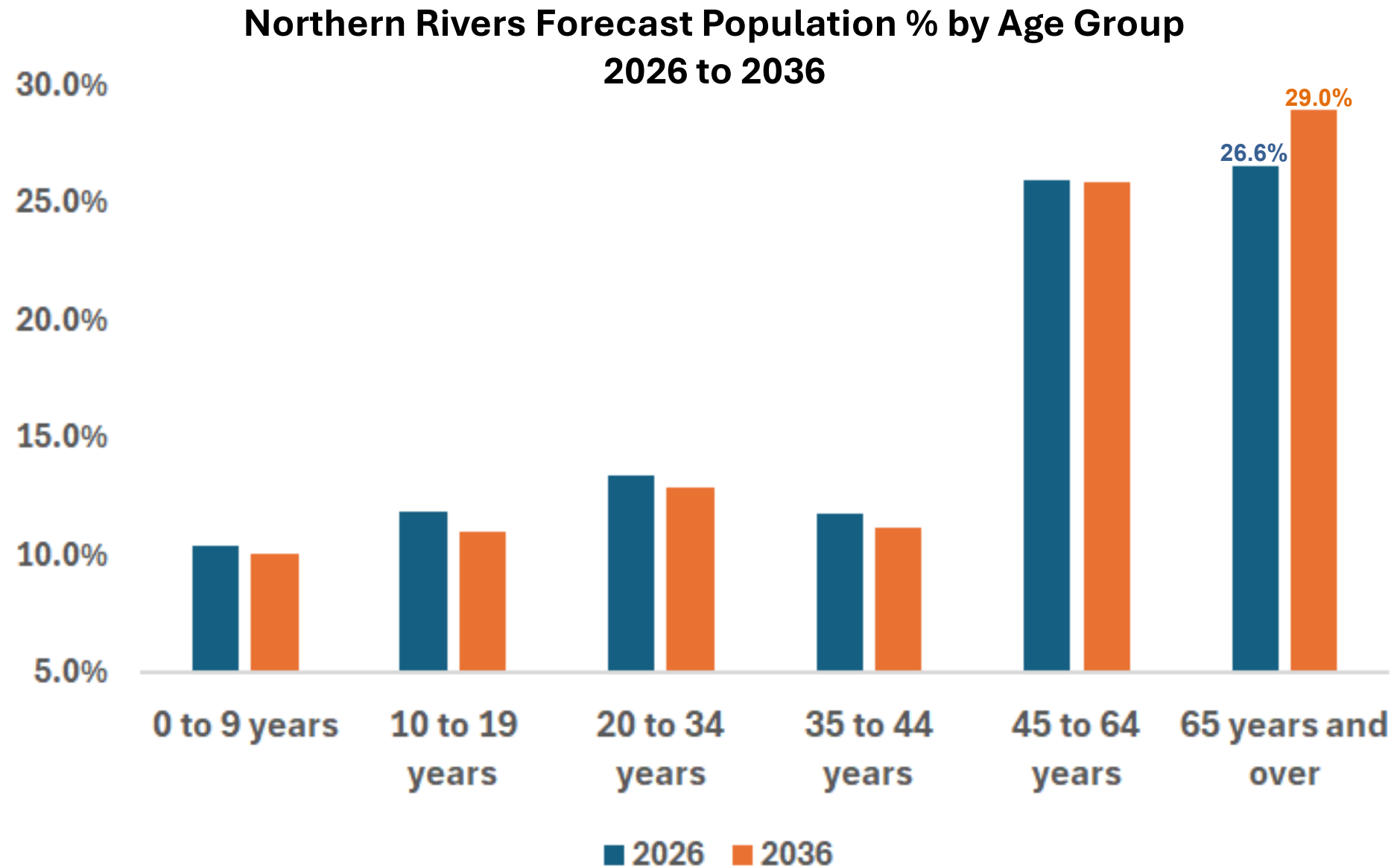
LGA	Net Migration	Median House Price June 2025
Brisbane	-166	\$1,290,000
Fraser Coast	-131	\$670,000
Logan	-98	\$805,000
Tenterfield	-69	\$450,000
Toowoomba	-62	\$690,000
Southern Downs	-55	\$545,000
Gladstone	-52	\$550,000
Moreton Bay	-50	\$870,000
Bundaberg	-46	\$609,000
Merri-bek (Melbourne)	-35	\$1,070,000
		\$754,900

Northern Rivers Weighted Median House Price June 2025: **\$943,957**

The younger generation needs compelling reasons to stay and build a future

**Northern Rivers Net Migration by Age Group
2016 to 2021**





The below relies on key workers to fill jobs; need more dwelling supply



But it must be the **RIGHT** type of dwelling supply; diverse and affordable

**NSW vs Northern Rivers Lone Persons Households & % Small Dwelling Types
2021**



Data Source: ABS

Why has it become so hard?

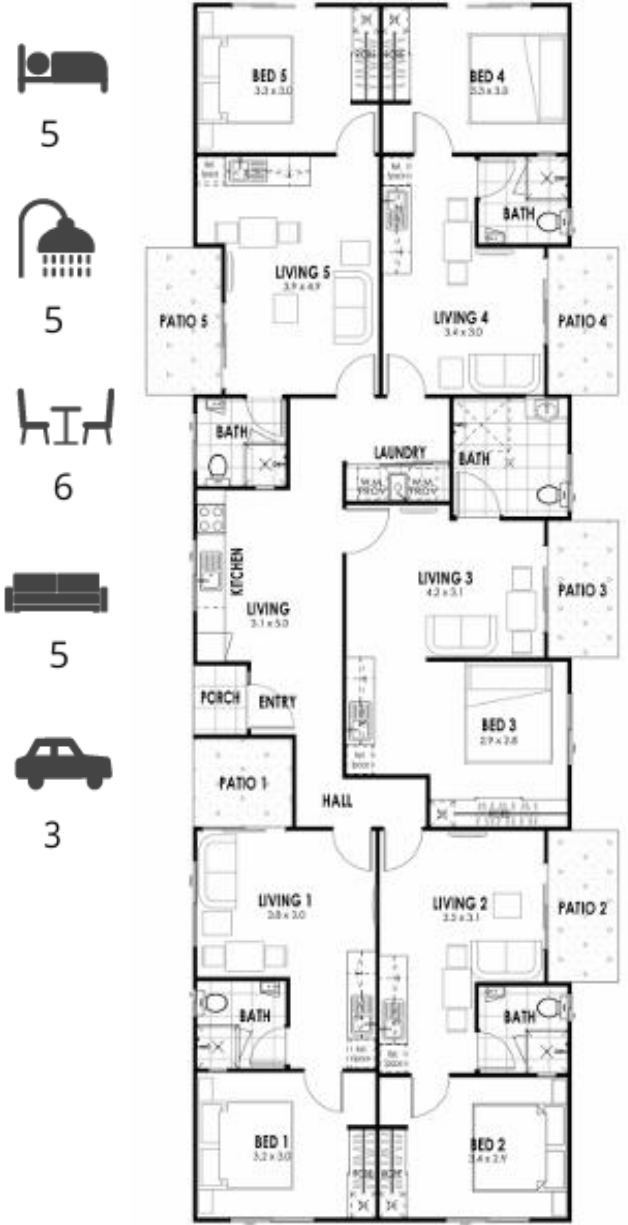


National Construction Code challenging

- Dwellings separated into different classes with differing rules
- Multi story apartment blocks trigger far more onerous rules than a detached house
- Added costs, time and general complexity

Construction cost environment challenging

- Multi-level apartment: \$6,000 per sqm
- Two-level townhouse: \$3,500 per sqm
- Single-level detached house: \$2,500 per sqm



A Starter Home for the modern era

Enabled by modern planning!

Rapid-build housing for all

- 3 storeys,
- 6x 1-bed apartments
- 4x 2-bed apartments
- up to 2x EV carparks
- 7.5 Star NatHers
- ✓ Fits on 15m-wide lot
- Can be delivered at scale

Featherweight Homes by **BREATHE ARCHITECTURE**

Collaboration and support for out 'of the box initiatives' is imperative

'Will free up the housing situation': Midfield village project approved



By Katrina Lovell
Updated March 28 2024 - 3:17pm, first published 3:16pm

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4



The Amendment will implement key policies in the Warrnambool Planning Scheme which support housing and economic development in the region. It will support critical local industries and a significant local employer, and will deliver social and economic benefit to the town and the region. While there will be impacts on the surrounding area, the Committee is confident these can be successfully managed through the Committee's recommended conditions in the Incorporated Document.

I think that this needs to be seen as a positive for our community. At least if their in their own workers accommodation then it should free up rental properties in the area. Who knows it might even create jobs for cleaners/hospitality staff, grounds people if their serviced accommodation



Thank You