

# Land Monitor Report 2020-21



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**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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Land suitable for or consumed by the construction of a single residential dwelling.

## Rural Residential

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Land suitable for or consumed by the construction of a single dwelling with a site area generally larger than 2000m<sup>2</sup>.

## Units

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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 with multiple dwellings built are reported regardless of zoning.

## 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).

## 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.

## 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

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: w

- 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

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 8th 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)

## Disclaimer

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# Overview

## Methodology Update

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In previous reports the total number of vacant lots as of June 30 of any given financial year was obtained using the following method:

1. Calculate the total number of vacant lots as of June 30 of the prior financial year
2. Add the number of lots produced during the financial year of reference
3. Subtract the number of lots consumed during the financial year of reference

Using this method may, over time, lead to cumulative errors in the total number of vacant blocks. To rectify any accumulated errors, a review was conducted into vacant land in Wagga Wagga and surrounding suburbs using up to date aerial imagery from Google Earth and physical inspections of known vacant land after 30 June 2021. In this report and moving forward, the total number of vacant

lots as of 30 June of the financial year of reference will be calculated directly from the dataset rather than using the addition and subtraction method.

In addition, after discussions with the president of the Wagga Wagga Branch of the Housing Industry Association and land valuer Bob Connolly, an adjustment was made in the way lots designated for units or multi-residential dwellings are reported. Previously, the number of units built or to be built on a single lot was reported, however this method may give a misleading impression of the total number of vacant lots available. In this report and going forward, the number of vacant lots zoned as medium or high density residential (R3 and R4) will be reported for lots produced, and actual numbers of lots with multiple dwelling constructed (regardless of zoning), will be used for lots consumed.

Due to the implementation of these changes, there may appear to be inconsistencies in the differences between the figures in the 2019-2020 Land Monitor Report and this report. It may also appear that there are fewer lots zoned for multi-residential use than in previous years. Any apparent inconsistencies of this nature are likely due to these methodological changes or minor fluctuations that normally occur year to year.



# Financial Year 2020-21 Snapshot

\* Percent change may be affected by changes in the methodology between the 2020 financial year and the 2021 financial year as described on page 5

\*\* The 2019-2020 Land Monitor Report methodology found 807 vacant lots as of 30th June 2020, with the current methodology this figure has been revised to 702



**366** lots were produced during the 2021 financial year, up 19.6% from the 2020 financial year\*



**394** lots were consumed during the 2021 financial year, up 20.1% from the 2020 financial year\*



**672** lots were vacant as of 30 June 2020, down 4.3% from 30 June 2020\*\*



**252** lots have been vacant for four or more years as of 30 June 2021, down 2% from 30 June 2020\*



Approximately **1381** potential future residential lots are available for subdivision by the end of 2024 with a further 1114 potential lots being at least three years away



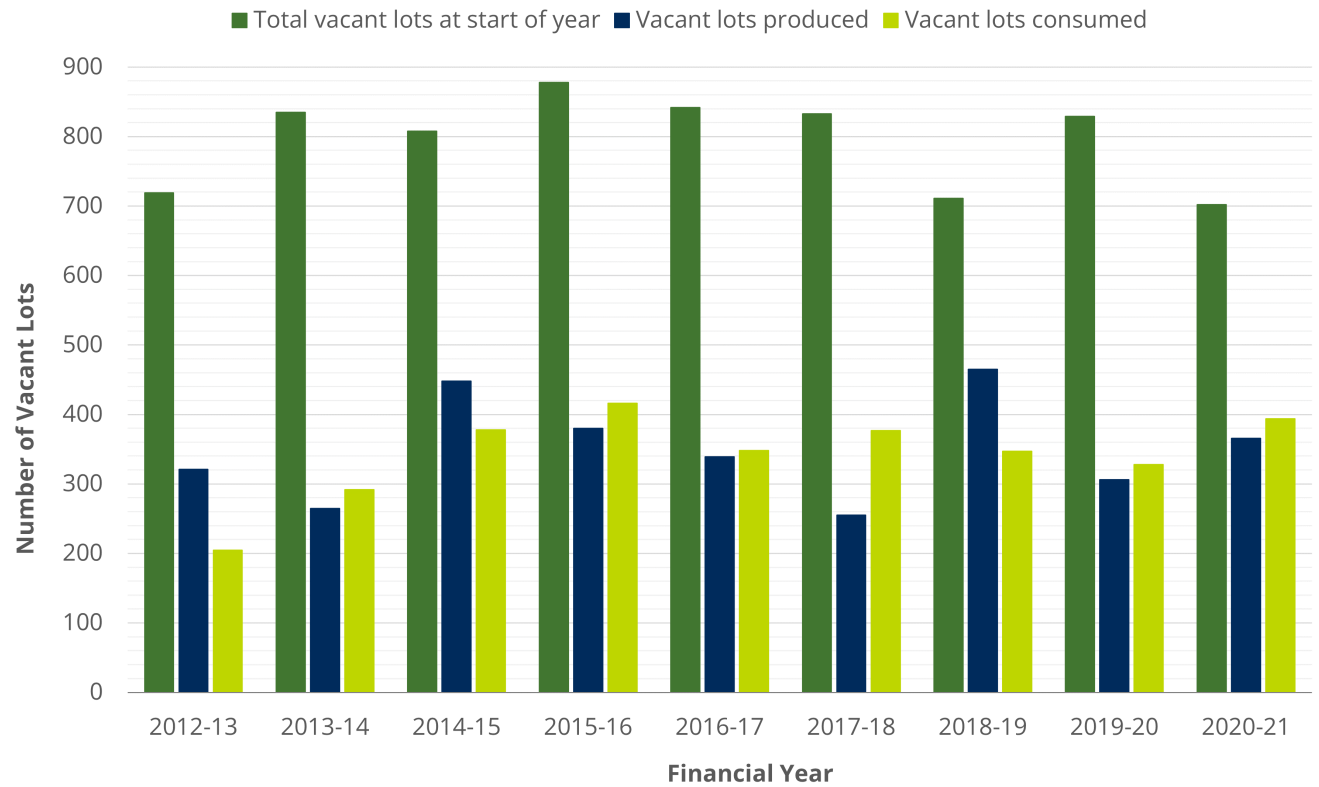
Population projections estimate that between **621** and **1715** new dwellings may be required in the five years to 2026



## Total Vacant Lots

At the end of the 2020 financial year there were a total of 702 vacant lots in Wagga Wagga. During the 2021 financial year 366 lots were produced and 394 were consumed. As of 30 June 2021, there were a total of 672 vacant lots.

Figure 1: Vacant Lots by Financial Year





## Dwellings, Units and Rural Residential

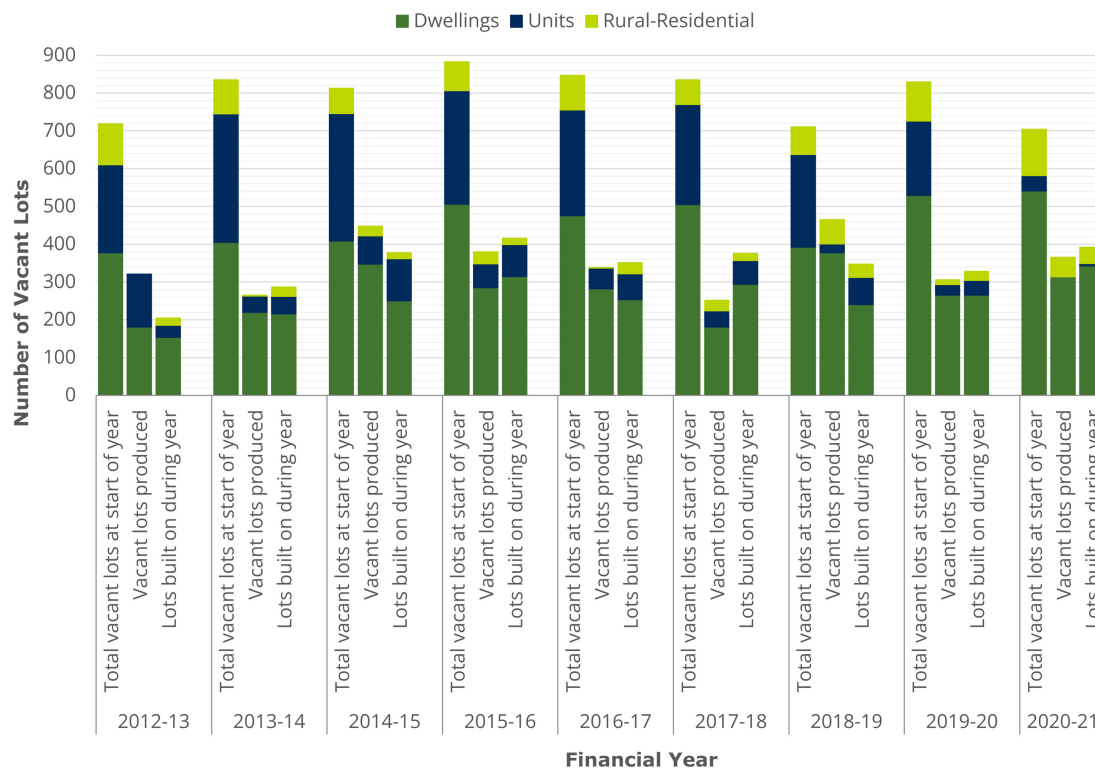
Of the vacant lots available at the start of the 2020 financial year, 63.8% were for dwellings, 23.8% were for units\* or multi-residential dwellings and 12.4% were rural residential lots.

Of the additional lots produced during the 2021 financial year, 85.8% were for dwellings, 14.2% were rural residential lots and no lots were for units\* (lots zoned medium or high density residential).

87.5% of the lots consumed during the 2021 financial year were for dwellings, 1.5% were for units (multiple dwellings built on a single lot regardless of zoning) and 11.0% were rural residential lots.

Of the lots consumed by units, 5 were duplexes or other dual occupancy constructions (2 units each) while one consisted of 3 units.

Figure 2: Vacant Lots by Type



\* The proportion of lots zoned for units or multi-residential dwellings may appear lower in the 2021 financial year due to methodological changes described on page 5.





## Vacant Lots by Suburb

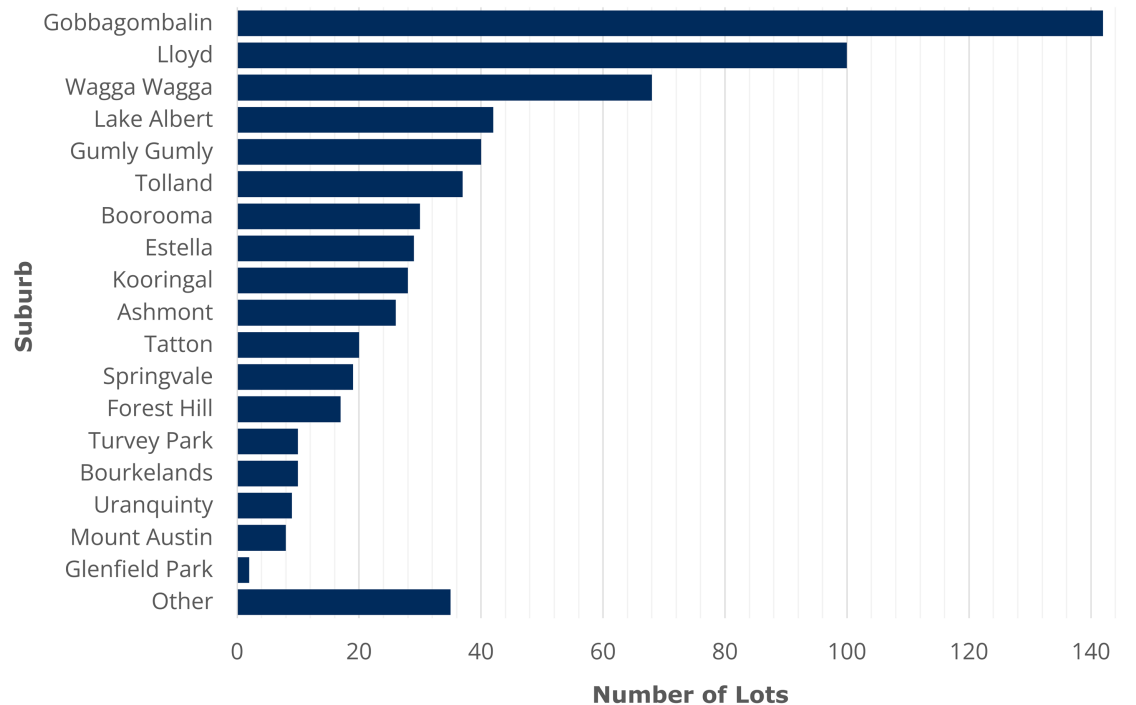
29.9% of all vacant lots in Wagga Wagga and surrounding suburbs were in the northern suburbs of Gobbagombalin (21.1%), Boorooma (4.5%) and Estella (4.3%).

28.4% of vacant lots were in suburbs located on the southern side of Wagga Wagga including Lloyd (14.9%), Lake Albert (6.3%), Springvale (2.8%), Tatton (3.0%) and Bourkelands (1.5%)

26.6% were in the older established suburbs of Wagga Wagga (10.1%), Tolland (5.5%), Koorungal (4.2%), Ashmont (3.9%), Turvey Park (1.5%), Mount Austin (1.2%) and Glenfield Park (0.3%).

The remaining 15.0% of lots were in Gumly Gumly (6.0%), Forest Hill (2.5%), Uranquinty (1.3%) and surrounding suburbs and villages (combined total of 5.2%)

Figure 3: Total Vacant Lots by Suburb as of 30 June 2021



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



## Lots Produced by Suburb

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53.6% of all lots produced in the 2021 financial year were in the northern suburbs of Gobbagombalin, Estella and Boorooma.

30.3% of lots produced were in the southern suburbs of Lloyd, Springvale and Lake Albert.

The remaining 16.1% were in Gumly Gumly, Wagga Wagga and Kooringal.

Suburb	Lots Produced (%)
<b>Gobbagombalin</b>	51.6%
<b>Lloyd</b>	26.2%
<b>Gumly Gumly</b>	9.8%
<b>Wagga Wagga</b>	5.5%
<b>Springvale</b>	3.3%
<b>Estella</b>	1.4%
<b>Kooringal</b>	0.8%
<b>Lake Albert</b>	0.8%
<b>Boorooma</b>	0.5%

Table 1: Vacant Lots Produced by Suburb and Financial Year

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

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



## Lots Produced by Suburb

54.3% of all vacant lots consumed were in the northern suburbs of Gobbagombalin, Boorooma and Estella.

33.0% were in the southern suburbs of Lloyd, Lake Albert, Springvale, Bourkelands and Tatton.

6.3% were in the older, established suburbs of Koorungal, Turvey Park, Wagga Wagga, Ashmont and Tolland.

The remaining 6.3% were lots were in Forest Hill, Uranquinty, Gumly Gumly and surrounding suburbs and villages.

Suburb	Lots Produced (%)
<b>Gobbagombalin</b>	42.4%
<b>Lloyd</b>	22.8%
<b>Boorooma</b>	6.3%
<b>Estella</b>	5.6%
<b>Lake Albert</b>	5.3%
<b>Springvale</b>	2.5%
<b>Koorungal</b>	2.0%
<b>Turvey Park</b>	2.0%
<b>Forest Hill</b>	1.8%
<b>Uranquinty</b>	1.5%
<b>Bourkelands</b>	1.3%
<b>Gumly Gumly</b>	1.3%
<b>Tatton</b>	1.0%
<b>Wagga Wagga</b>	1.0%
<b>Ashmont</b>	1.0%
<b>Tolland</b>	0.3%
<b>Other*</b>	1.8%

Table 2: Vacant Lots Consumed by Suburb and Financial Year

Suburb	2013	2014	2015	2016	2017	2018	2019	2020	2021
Ashmont	0	2	0	1	2	0	0	1	4
Boorooma	38	57	77	84	76	64	58	52	25
Bourkelands	33	36	54	44	25	18	14	3	5
Estella	40	25	18	37	14	7	8	12	22
Forest Hill	12	15	32	55	31	35	20	16	7
Glenfield Park	23	0	6	0	0	0	0	0	0
Gobbagombalin	0	21	62	90	97	121	113	120	167
Gumly Gumly	2	7	2	3	11	12	6	6	5
Koorinal	2	4	0	4	1	3	13	6	8
Lake Albert	13	14	9	11	3	2	20	14	21
Lloyd	12	36	33	55	27	73	43	50	90
Mount Austin	0	0	2	0	2	0	0	0	0
Springvale	8	5	4	12	12	3	9	8	10
Tatton	11	43	22	10	9	11	1	10	4
Tolland	0	2	0	1	2	0	1	1	1
Turvey Park	0	0	0	0	13	8	18	23	8
Uranquinty	5	3	6	6	3	0	1	3	6
Wagga Wagga	1	14	46	3	16	16	21	0	4
Other	5	8	6	0	3	3	1	3	7
<b>Total</b>	205	292	379	416	347	376	347	328	394

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



## Time from Production to Construction

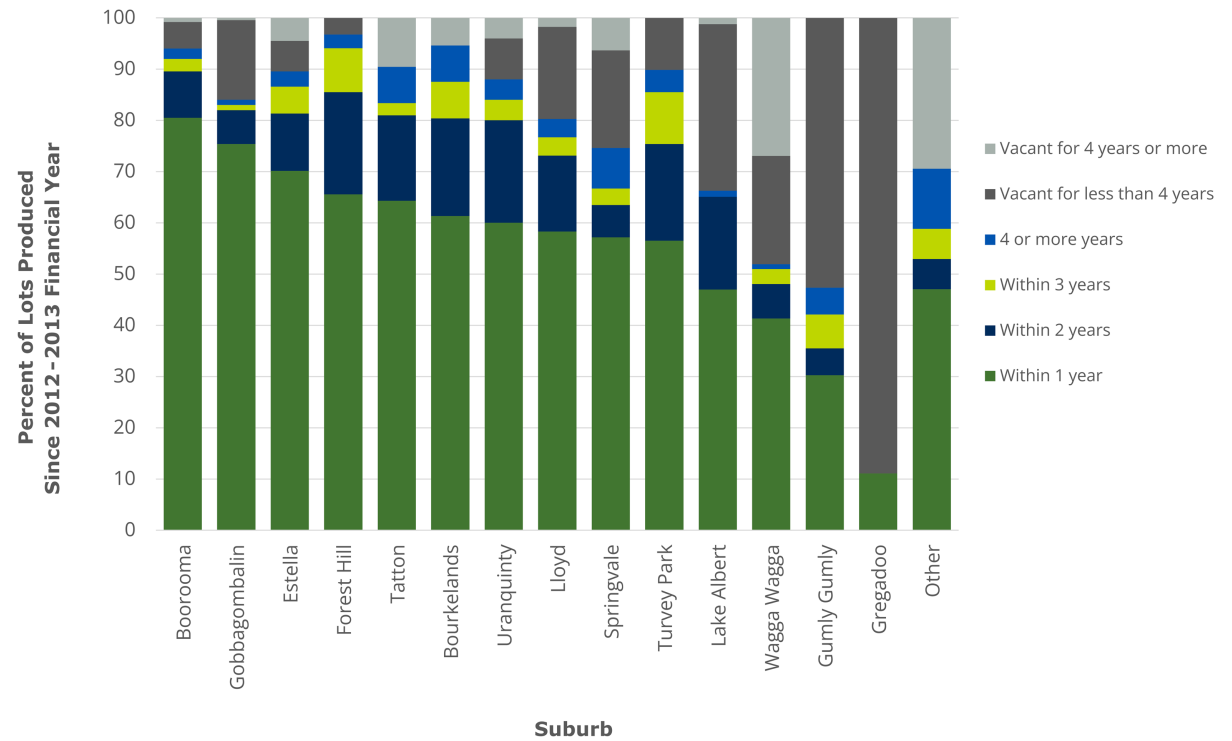
Time to build measures the number of years between a lot's production and consumption (measured from the financial year of registration to the financial year of the start of construction).

In the suburbs Boorooma, Gobbagombalin, Estella, Forest Hill, Tatton, Bourkelands, Uranquinty, Lloyd, Springvale and Turvey Park, the majority of lots are consumed within one year of being produced.

In the northern suburbs most lots are consumed very quickly with 89.5% of lots in Boorooma, 82.0% of lots in Gobbagombalin and 81.3% of lots in Estella being consumed within two years of production.

Similar rates for consumptions within two years are seen in Forest Hill (85.5%), Tatton (80.9%), Bourkelands (80.4%) and Uranquinty (80.0%).

Figure 4: Time to Build on Vacant Lots by Suburb



Other suburbs include Ashmont, Gelston Park, Koorringal, North Wagga Wagga, Mount Austin, Tolland and Moorong which all had fewer than 10 lots



## Long-term Vacant Lots

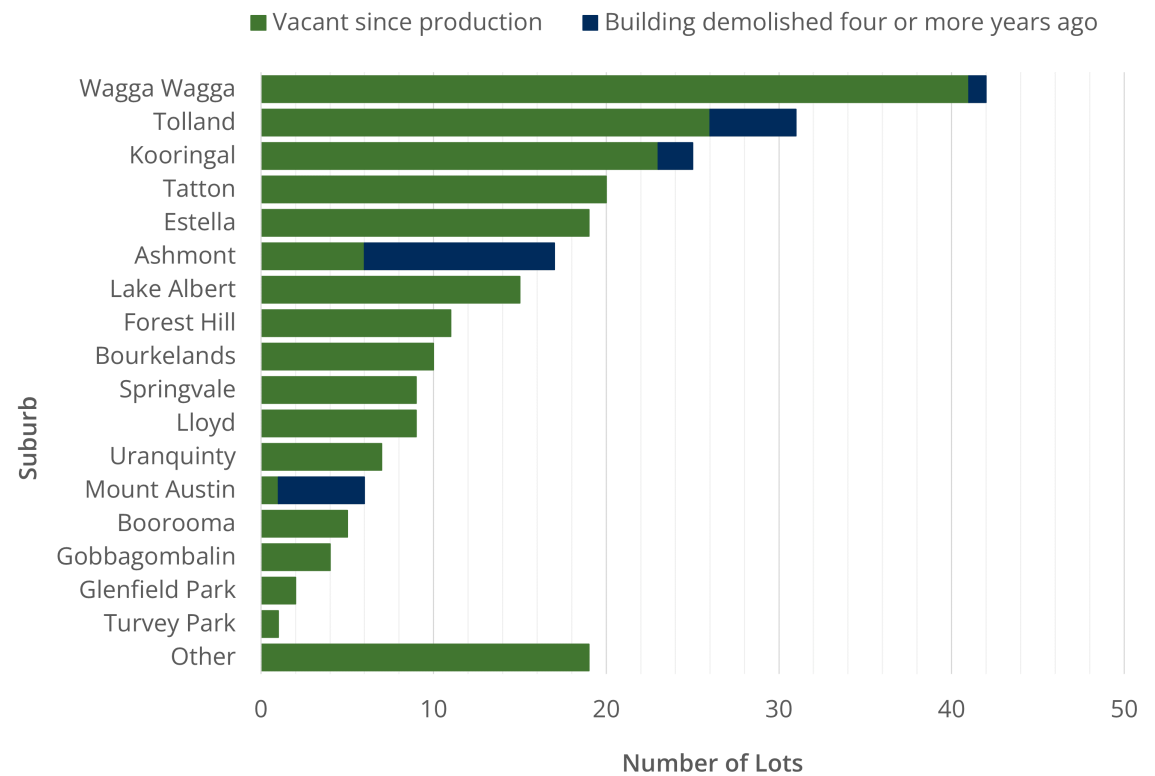
Long-term vacant lots are defined as lots that have been vacant for four or more years. As of June 30, 2021, there are 252 long-term vacant lots in Wagga Wagga and surrounding suburbs.

90.5% of the long-term vacant lots in Wagga Wagga and suburbs have been vacant since production while the remaining 9.5% have become vacant due to demolition of an existing building and have remained as such for four or more years.

Wagga Wagga, Tolland, Kooringal, 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 (16.3%), Tolland (10.3%), Kooringal (9.1%), Ashmont (2.4%) and Tatton (7.9%).

Figure 5: Lots Vacant for Four Years or More



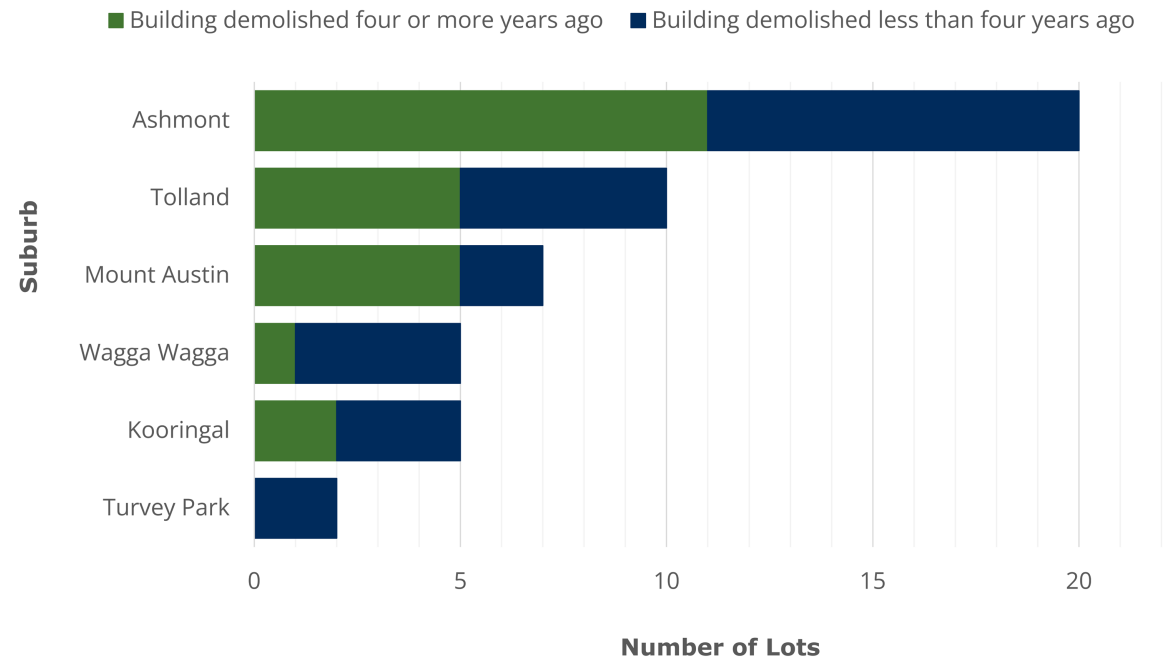


## Lots Vacant Due to Demolition

A total of 49 vacant lots were identified as having previously had a building on site. Half of these buildings were demolished four or more years ago while the other half had buildings that have been demolished within the last four years.

While there were multiple reasons for demolition, many were demolished due to fire damage.

Figure 6: Lots Vacant Following Building Demolition by Suburb





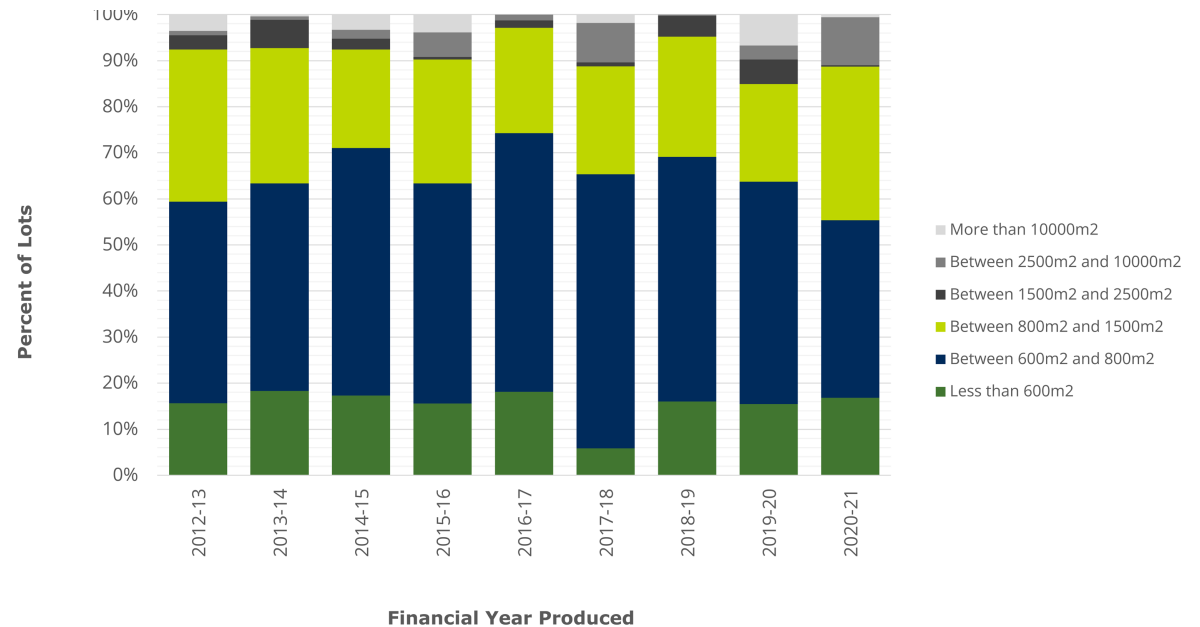


## Size of Lots Produced by Financial Year

In the 2021 financial year 16.8% of lots produced were less than 600m<sup>2</sup>, 38.6% were between 600m<sup>2</sup> and 800m<sup>2</sup>, 33.3% were between 800m<sup>2</sup> and 1500m<sup>2</sup>, 0.3% were between 1500m<sup>2</sup> and 2500m<sup>2</sup>, 10.5% were between 2500m<sup>2</sup> and 10000m<sup>2</sup> and the remaining 0.6% were more than 10000m<sup>2</sup>.

Of all the lots produced since the 2012-13 financial year 15.8% have been less than 600m<sup>2</sup>, 49.6% have been between 600m<sup>2</sup> and 800m<sup>2</sup>, 26.2% 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



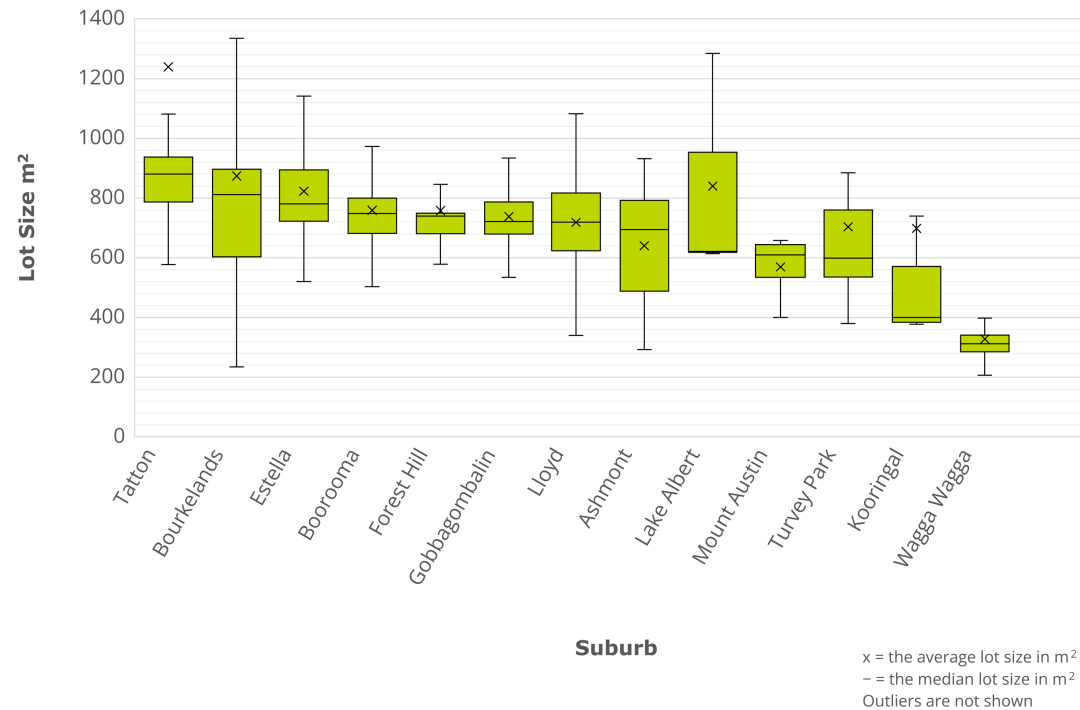


## Size of Lots Produced by Suburb

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 811.4m<sup>2</sup> and Estella at 780.3m<sup>2</sup>. Wagga Wagga, Koorungal and Turvey Park had the smallest median land sizes at 312.3m<sup>2</sup>, 400m<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 2495 potential future lots in and around Wagga Wagga\*. 1381 of these are scheduled for release by the end of 2024 with the remaining 1114 at least three years away.

Of these 1381 potential developments with a scheduled release date before December 2024, 33.3% are in the northern suburbs of Gobbagombalin, Estella and Boorooma. 27.2% are in the southern suburbs of Lloyd, Tatton and Springvale. The remaining 25.7% are spread across Forest Hill, Wagga Wagga and Turvey Park.

603 (43.7%) are likely to be released by the end of 2022, a further 778 (56.3%) could be released in 2023 and 2024.

There are an additional 1114 potential lots that appear to be at least three years away from release plus potential medium density residential developments with approximately 417 dwellings.

Population projections (see page 26) estimate that the number of new dwellings required by 2026 to meet those projections ranges from a low of 621 to a high of 1715 dwellings.

Table 3: Potential Future Development by the End of 2024

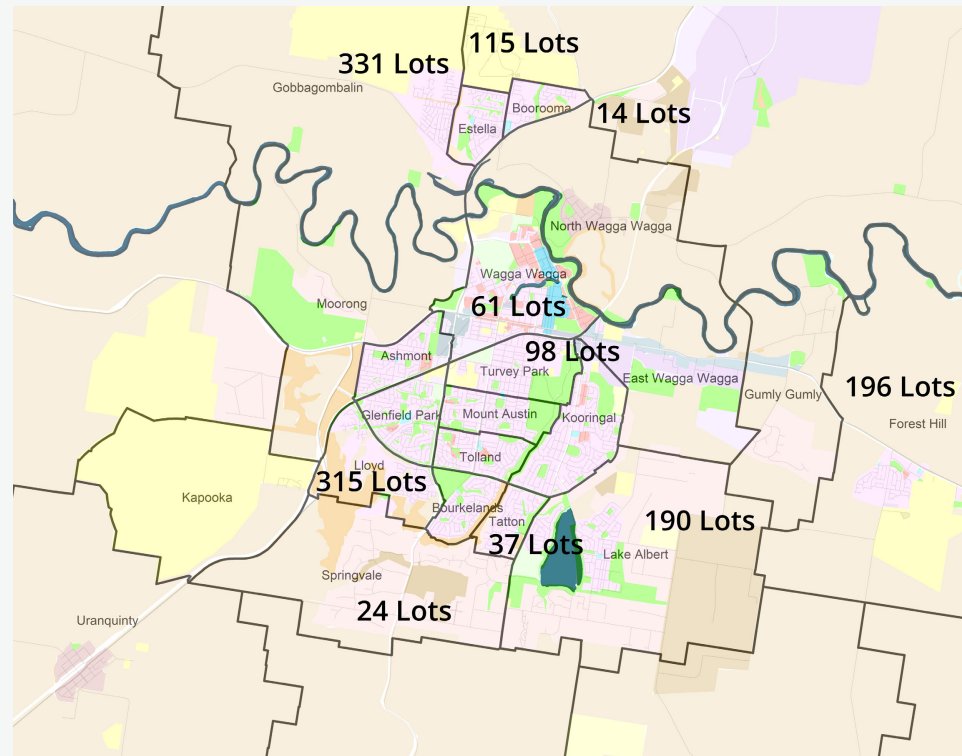
Suburb	Dec 2021	Jun 2022	Dec 2022	Jun 2023	Dec 2023	Jun 2024	Dec 2024	Total Lots by Dec 2024
<b>Boorooma</b>		14						14
<b>Estella</b>				80		35		115
<b>Forest Hill</b>		107				89		196
<b>Gobbagombalin</b>	46	116	67		50		52	331
<b>Lake Albert</b>			30	50	30	50	30	190
<b>Lloyd</b>	50		113	54	54	44		315
<b>Springvale</b>	8				16			24
<b>Tatton</b>		31		6				37
<b>Turvey Park</b>					50		48	98
<b>Wagga Wagga</b>		21		20		20		61
<b>Total</b>	104	289	210	210	200	238	130	1381

\* 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.

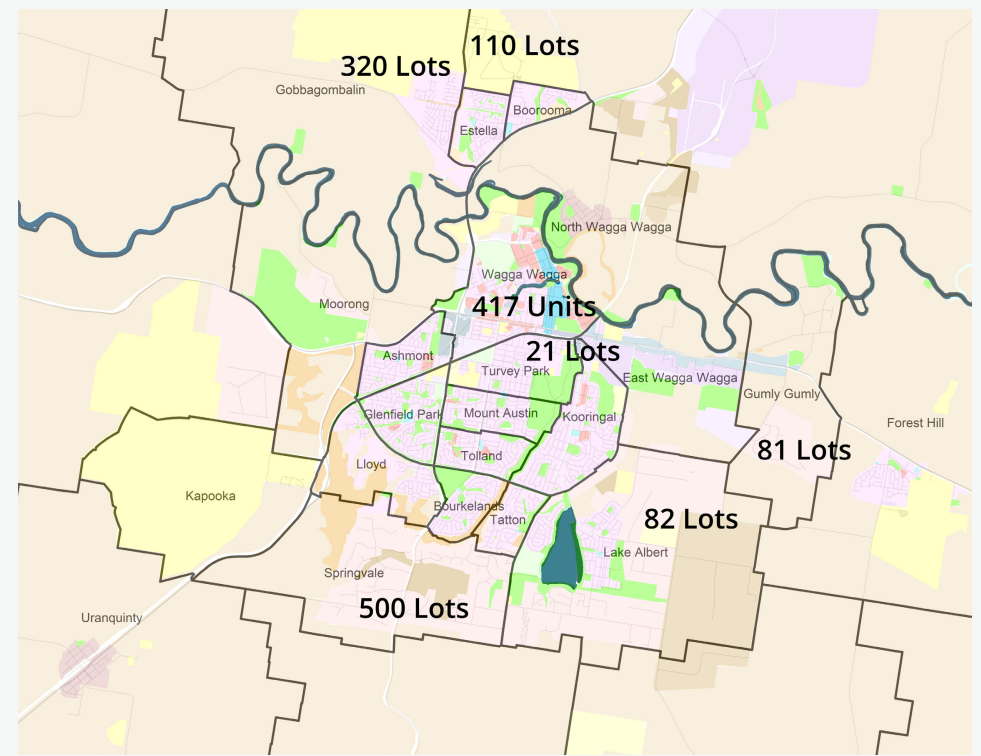
**Table 4:** Other Potential Developments (More than three years away)

<b>Suburb</b>	<b>Three Years and Beyond</b>	<b>Medium / High Density Residential (Potential dwellings within R3 zoned lots)</b>
<b>Estella</b>	110	
<b>Gobbagombalin</b>	320	
<b>Gumly Gumly</b>	81	
<b>Lake Albert</b>	82	
<b>Springvale</b>	500	
<b>Turvey Park</b>	21	
<b>Wagga Wagga</b>		417
<b>Total</b>	1114	417

**Figure 9: Map of Potential Future Developments with a Release Date Before December 2024**



**Figure 10: Map of Potential Future Developments at Least three Years Away and Multiresidential 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. Planning map was obtained via Wagga Wagga City Councils Online Mapping Systems



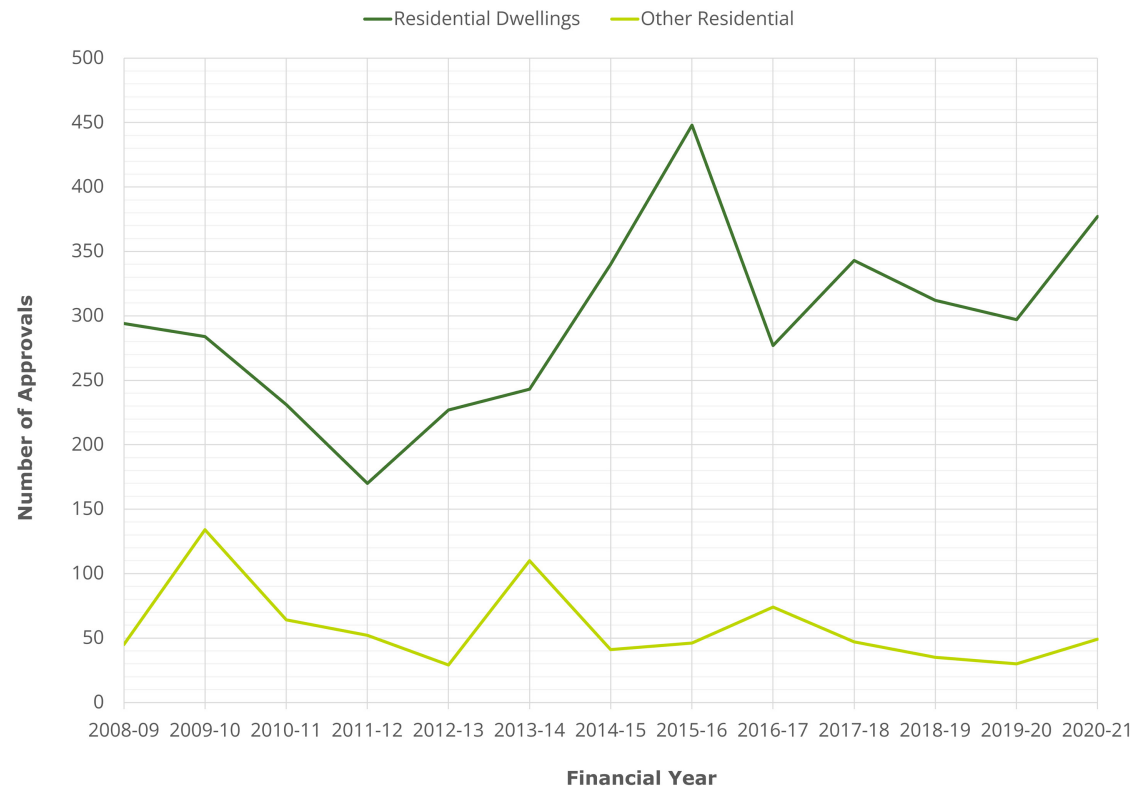
## Number of Approvals

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.

**Table 5: Number of Residential Building Approvals Time**

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b>Residential Dwellings</b>	227	243	340	448	277	343	312	297	377
<b>Other Residential</b>	29	110	41	46	74	47	35	30	49
<b>Total Residential Approvals</b>	256	353	381	494	351	390	346	327	426

Figure 11: Residential Building Approvals





## 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.

**Table 6:** Value of Building Approvals

	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
<b>Residential</b>	\$82 million	\$116 million	\$115 million	\$143 million	\$115 million	\$131 million	\$130 million	\$118 million	\$172 million
<b>Non-Residential</b>	\$54 million	\$221 million	\$114 million	\$60 million	\$39 million	\$75 million	\$169 million	\$57 million	\$102 million
<b>Total</b>	\$136 million	\$338 million	\$229 million	\$204 million	\$153 million	\$206 million	\$300 million	\$175 million	\$274 million



Figure 12: Value of Building Approvals

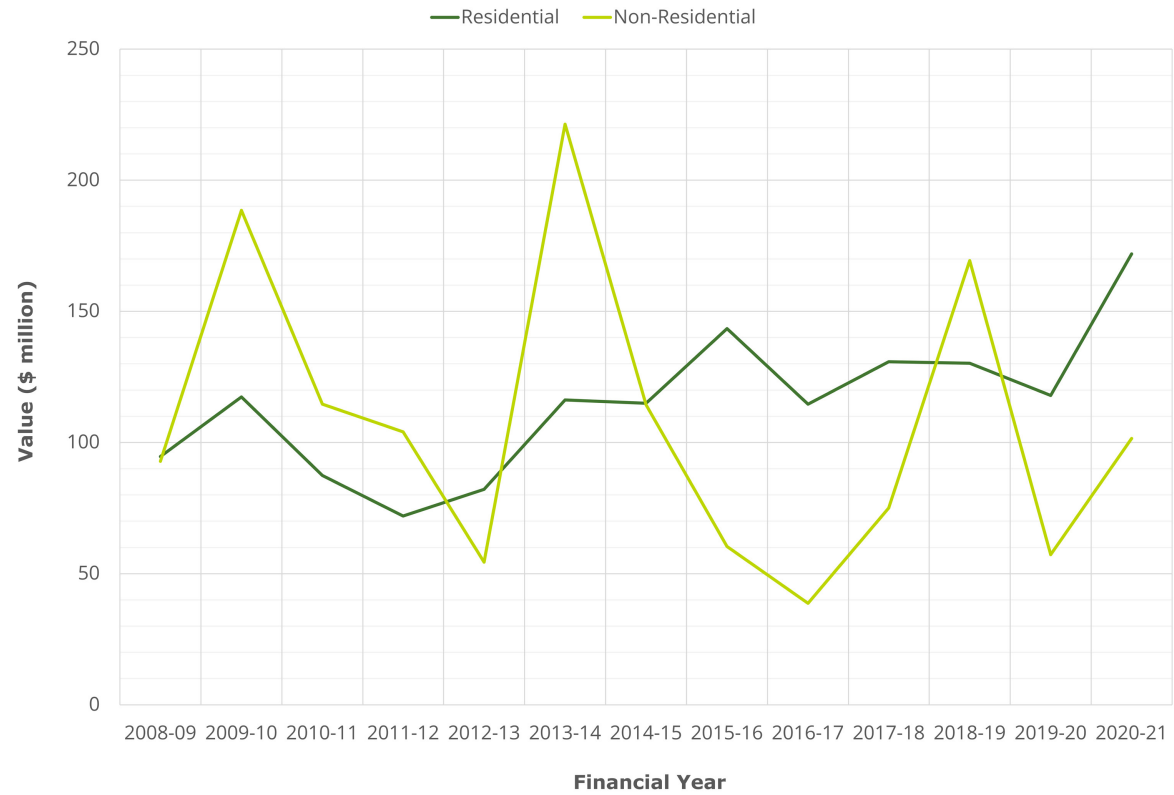


Table 7: Future Housing Requirements

Source	Year	2016	2021	2026	2031	2036	2041
<b>id forcast</b>	Population	64086	69523	73809	77439	80984	
	Population Growth	3.73	8.48	6.16	4.92	4.58	
	Dwellings required (2.5 people/dwelling)		2174.8	1714.4	1452	1418	
<b>NSW Planning</b>	Population	63906	66325	67877	68836	69203	69011
<b>Low Scenario</b>	Population Growth	3.44	3.79	2.34	1.41	0.53	-0.28
	Dwellings required (2.5 people/dwelling)		967.6	620.8	383.6	146.8	-76.8
<b>NSW Planning</b>	Population	63906	66136	68127	69621	70661	71271
<b>Common Planning Assumptions</b>	Population Growth	3.44	3.49	3.01	2.19	1.49	0.86
	Dwellings required (2.5 people/dwelling)		892	796.4	597.6	416	244
<b>NSW Planning</b>	Population	63906	66611	70600	74483	78221	81795
<b>High Scenario</b>	Population Growth	3.44	4.23	5.99	5.50	5.02	4.57
	Dwellings required (2.5 people/dwelling)		1082	1595.6	1553.2	1495.2	1429.6
<b>Wagga 100000 *</b> <b>*Estimates Only</b>	Population	63906	70752	78331	86722	96011	
	Population Growth Assume a constant population growth of approximately 2.06% each year		2.06	2.06	2.06	2.06	
	Dwellings required (2.5 people/dwelling)		2738	3032	3356	3716	

\* The current estimated resident population of the Wagga Wagga City Council area is 65770 (Australian Bureau of Statistics 2020)



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