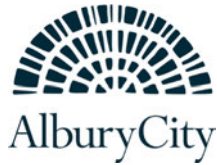


**Submission  
No 75**

## **OPTIONS FOR ESSENTIAL WORKER HOUSING IN NEW SOUTH WALES**

**Organisation:** Albury City Council

**Date Received:** 13 September 2024



**Contact:** Frank Zaknich  
**Reference:** DOC24/218860

**Mr Alex Greenwich MP**  
**Chair, Select Committee on Essential Worker Housing**  
**NSW Legislative Assembly**  
**Parliament House, Macquarie Street**  
**SYDNEY NSW 2000**  
**EssentialWorkerHousing@parliament.nsw.gov.au**

13 September 2024

Dear Mr Greenwich

**Submission to the NSW Select Committee on Essential Worker Housing**

Thank you for the opportunity to make a submission to the Committee on Essential Worker Housing.

AlburyCity is committed to diverse, well-designed and affordable housing opportunities in existing urban areas as well as our planned growth area of Thurgoona Wirlinga. In 2023, Council endorsed the Albury Local Housing Strategy which aims to ensure that housing opportunities and choice provide improved residential amenity and cater for changing household types. Further information on the Strategy can be viewed here (<https://www.alburycity.nsw.gov.au/strategies-and-plans/local-housing-strategy>).

We note that establishing an appropriate definition for essential worker housing, including criteria for prioritising worker cohorts and geographical areas, is a key remit of the Committee's Terms of Reference. AlburyCity encourages the Committee to take into consideration the unique circumstances of each individual community and their social and economic environment when establishing this definition. We also encourage the Committee to recognise that the social and economic environment will change over time subject to a number of factors including technological, policy and economic influences.

Albury has a diverse and growing economy which supports over 57,000 residents and more than 200,000 in the regional catchment area. While we recognise the important role all workers play in our economy, there are a number of important specialisation sectors that are essential to the development and continued prosperity of Albury and the surrounding regions:

- **Healthcare and Social Assistance** – Albury's largest employment sector also ranks second in terms of job vacancies. This sector is crucial for the well-being of Albury's residents and the local economy, contributing the highest value-added to our economy. It has an employment location quotient of 1.4 relative to the State;
- **Construction** - The construction sector is pivotal for infrastructure development and meeting the increasing housing demand in Albury. It is the third-largest contributor to the local economy and ranks as the third-largest employment sector in the area. With an

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employment location quotient of 1.2, it demonstrates a higher degree of specialisation compared to the State. Additionally, it is the second-largest exporting sector in Albury and leads in local expenditure on intermediate goods and services, highlighting a well-established local supply chain;

- Manufacturing - The sector plays a crucial role in regional economic resilience, productivity, and technological advancement, contributing the highest economic output in Albury. It is characterised by an employment location quotient of 1.1, indicating a specialised presence compared to the State. Manufacturing has the second-highest number of job vacancies and stands as the largest exporting sector in Albury;
- Public Administration and Safety - The sector is essential for maintaining local safety, law and order, emergency responses, and city services. It generates the fourth-largest value-added to Albury's economy and holds an employment location quotient of 1.3, reflecting a higher degree of specialisation compared to the State;
- Retail Trade - The sector serves as a major shopping hub for Albury's 200,000 resident catchment and is the second-largest local employer. Compared to the State, this sector has a higher level of specialisation with an employment location quotient of 1.2; and
- Education and Training – Education and training is critical for local workforce development and enhancing quality of life. It generates the fifth-largest value-added to Albury's economy and is the fourth-largest employment sector in the area. Additionally, it has the fifth-highest number of job vacancies.

AlburyCity is a member of the Riverina and Murray Joint Organisation ("RAMJO"), representing eleven Local Government Areas covering more than 80,000 sq/km, and we have provided input to their submission to the Committee and confirm our aligning views on the challenges our community face together with the recommended initiatives RAMJO have outlined.

We look forward to positive outcomes as a result of this Inquiry. If you require further information please do not hesitate to contact our Service Leader Business and Lifestyle - Ambrose Glass,

Yours sincerely,



Frank Zaknich  
**Chief Executive Officer**