

BRENNAN & CUMMINS

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1 March 2007

Mr Angus Witherby
C/ SMK
Marshall Street
GOONDIWINDI Q 4390

Dear Sir,

We have been approached by the owners of a parcel of land only a few kilometres from the Goondiwindi Post Office but situated on the NSW side of the border.

The owner, Mr Max Maloney has asked us to inform you of our thoughts about developing this land and also he gave us some idea of his development plans.

- Residential river blocks are almost unprocurable at present and when available people are prepared to pay a premium for this type of lifestyle. This development should have at least twelve river frontage blocks.

These would also be acreage blocks which are well sought after for people wanting some space, but the supply is almost exhausted in close proximity to Goondiwindi and we consider these to sell rather quickly.

The owners also indicated that there would be some industrial blocks varying in size, 3.5 ha to 7 ha. The type of people seeking these are mainly dependant upon the rural industry and until such time as we have a significant change in our seasons they will be a little slower to sell.

Overall this is a terrific development and with its close proximity to the town we feel very confident this development to be a winner.

Yours faithfully,

K. Brennan
Brennan & Cummins Pty Ltd



George Sloss
FIRST NATIONAL REAL ESTATE

George Sloss & Co Pty Ltd.

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16th February 2007

MFG Shaw & Associates Pty. Ltd.
130 Marshall Street
Goondiwindi

Dear Ralph

Re: MV & JR Moloney

I write in support of our above clients' application to subdivide their land adjoining the McIntyre River through to the Boomi Road.

There is strong enquiry for these types of allotments, and we have very few options available for prospective buyers.

Goondiwindi district has shown excellent growth in recent years.

E.g. since January 2004:

64 blocks of urban land have been sold in the Waggamba Shire;

94 in the Environs;

141 in the town of Goondiwindi;

299 vacant blocks in total

The three types of land for which we get a lot of demand are catered for in this potential subdivision:

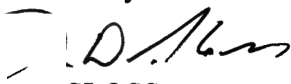
(a) rural residential blocks with river frontage

(b) rural lifestyle

(c) home industry land which caters for rural contractors, i.e. those with a truck or tractor or agricultural machinery. Somewhere where they can build a home and a decent sized shed.

Goondiwindi's main function is as a service centre for rural industry. This proposed development is consistent with this and is urgently needed in the market.

Yours Faithfully


SLOSS



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13th February 2007-02-13

Mr Angus Witherby
Director
Wakefield Planning

Re: Moloney Proposed Land Development – Goondiwindi

I have been requested by the owners, MV & JR Moloney to address matters in relation to the proposed subdivision.

- The subject property to be developed is within the town surrounds of Goondiwindi. Some of the lands front the Macintyre River which forms the border of NSW and Qld and are directly opposite substantial urban development in the town of Goondiwindi and the surrounding Waggamba Shire. These developments are urban residential developments with a range of lot sizes from 1000m² to 4000m². There are a limited number of river front residential lands available and demand for this style of property is high.
- The non riverfront lands would suit a mixed use zoning allowing residential and industrial combined uses. The Goondiwindi area has a high demand for rural acreage lots with permissible home industry style development. The range of lot sizes of existing similarly zoned lands in the Waggamba shire in close proximity to Goondiwindi are 1.0 to 4.0 hectares

General Comments.

If this development was to proceed along the proposed plan the land lots would be readily taken up and utilised by the public.

Yours sincerely

A handwritten signature in black ink, appearing to read "Mal Gollan".

Mal Gollan AAPI
Licensed Real Estate Agent Qld & NSW
Registered Valuer Qld & NSW

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ALL COMMUNICATIONS
TO BE ADDRESSED TO:
THE CHIEF EXECUTIVE
OFFICER
PO Box 92
GOONDIWINDI Qld 4390

GOONDIWINDI TOWN COUNCIL

100 Marshall Street
GOONDIWINDI, Qld. 4390

CM: 6/2/0

Our Ref

Your Ref

27 March 2007

SMK Consultants Pty Ltd
PO Box 422
GOONDIWINDI QLD 4390

Dear Sir

TREATMENT AND SUPPLY OF WATER TO MOLONEY SUBDIVISION

I refer to your correspondence of 2 March 2007 pertaining to the above subdivision in particular seeking Council's in principle agreement to pump, treat and deliver a potable water supply to your clients proposed development on Kentucky Road.

I advise your correspondence was tabled at Council's meeting of 26 March 2007 where Council resolved to agree in principle to pump, treat and deliver potable water supply to your clients proposed development on the following basis:

- A secure water allocation is supplied to Goondiwindi Town Council to meet the needs of residents in the proposed subdivision
- All infrastructure costs pertaining to mains extension are met by the developer
- A water network analysis relevant to the subdivision is undertaken.

I would also expect a service level agreement (setting out costs etc) would be entered into for this service and potentially for other services.

Should you wish to discuss this matter further please do not hesitate to contact Council's Engineering Department.

Yours faithfully

CARL MANTON
Chief Executive Officer

Author: Rod Slack-Smith: plc
Enquiries: 07 4671 7449
Date: 4 December 2012
File: Roads

Mr John McArthur
Project Manager
CARDNO
PO Box 16 429
HORNBY CHRISTCHURCH
NEW ZEALAND 8042

Dear John,

RE: MALONEY DEVELOPMENT – FLOOD MODELLING

Council at its meeting held on Wednesday 28 November 2012, formally resolved to advise that it is now satisfied with the results of the flood plain modelling which indicates no impact on the Goondiwindi levee system from the proposed Maloney development.

Council did note however that if this development was proposed within the State of Queensland it would be contrary to the Queensland Reconstruction Authorities advice that residential developments within flood plains should be restricted or prohibited.

If you wish to discuss this matter further do not hesitate to contact Council's Engineering and Regulatory Services Department on 07 4671 7449.

Yours faithfully



Rod Slack-Smith
DIRECTOR ENGINEERING & REGULATORY SERVICES

Census fact sheet

Goondiwindi Regional Council

No. 1, November 2007

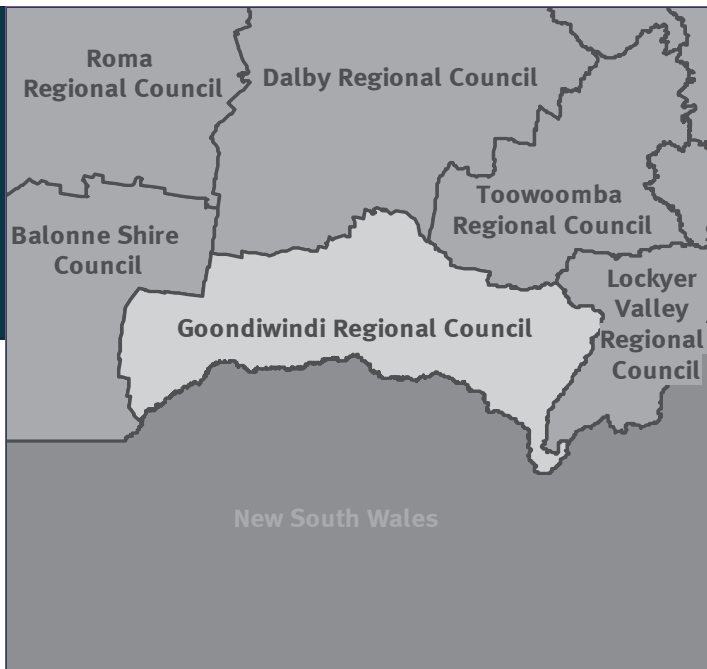
Based on local government boundaries effective March 2008

First release 2006 Census data

Most data from the 2006 Census will be released on a 'place of usual residence' basis – that is, according to where people normally live. For the 2001 Census most data was released on a 'place of enumeration' basis – that is, according to where people were on Census night. However, data on both bases are available from both Census years.



The figures in the table below illustrate the differences between these concepts, and the difference between these and the concept of 'estimated resident population'. For some locations, the number of persons counted at the Census is important because that figure includes visitors. For other areas, or for other purposes, the number of usual residents is a more appropriate measure. In all cases, the estimated resident population (which includes an allowance for persons not counted at the Census) is regarded as the 'official' population (see explanatory notes). Except where indicated, the population data in this fact sheet is based on the place of usual residence, while all dwellings data is based on place of enumeration.



Population summary

	2006			2001		
	Males	Females	Persons	Males	Females	Persons
Total usual residents	5,160	4,958	10,118	5,240	4,874	10,114
Total persons counted at home on Census night(a)	4,820	4,661	9,481	4,876	4,590	9,466
Overseas visitors counted in area(a)	24	20	44	13	16	29
Total visitors counted in area(a)	493	425	918	567	315	882
Total persons counted in area(a)	5,313	5,086	10,399	5,443	4,905	10,348
Estimated resident population (30 June)	5,505	5,233	10,738	5,468	4,951	10,419

(a) This data is based on place of enumeration.

- The median age in the Goondiwindi region of 37 years was slightly higher than the Queensland median. There is a larger proportion of the population aged under 15 and a larger proportion aged over 65.
- Household income is \$131 a week lower on average in the Goondiwindi region, while the median mortgage payment is \$255 a month lower. The median rent is \$84 a week lower compared to Queensland in general.
- The proportion of the population with a severe or profound disability is 3.9% compared with the state average of 4.0%.

Comparisons to Queensland (2006)(a)

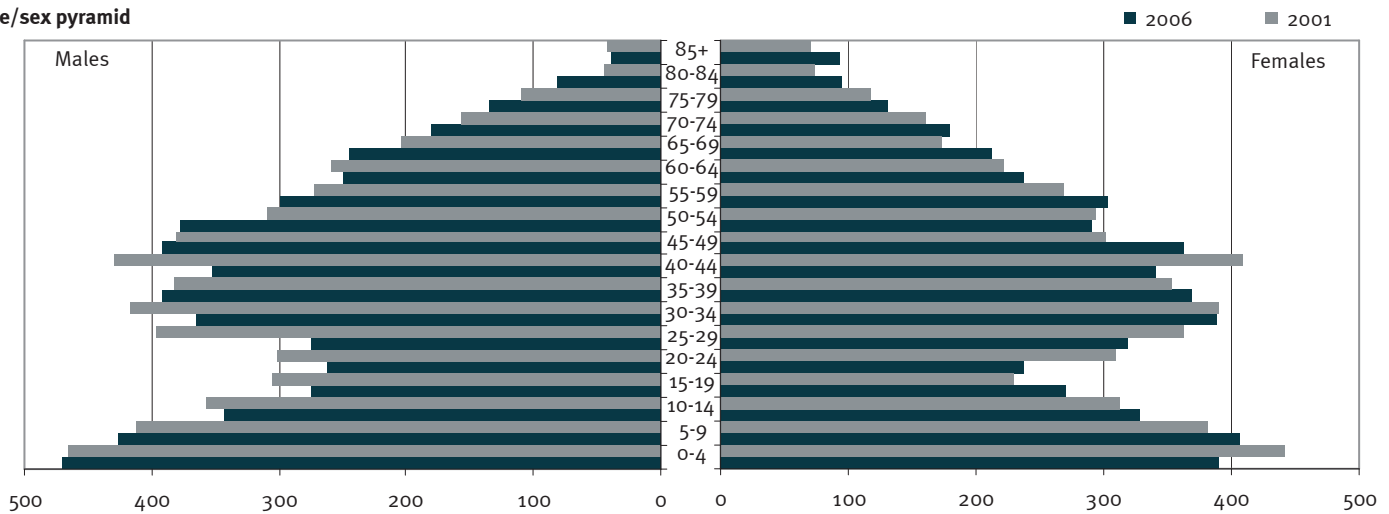
	LGA	QLD
Median age	37	36
% of population aged under 15	23.4%	20.7%
% of population aged 65 and over	13.8%	12.4%
% with profound or severe disability	3.9%	4.0%
Median income (weekly)(b)		
Individual income	\$459	\$476
Family income	\$1,076	\$1,154
Household income	\$902	\$1,033
Median housing loan repayment (monthly)(b)	\$1,045	\$1,300
Median rent (weekly)(b)	\$116	\$200
Average persons per bedroom	1.1	1.1
Average household size	2.6	2.6

(a) For detailed explanatory notes refer to Australian Bureau of Statistics, Basic Community Profile, Table 2.

(b) Median values derived by PIFU by assuming that persons falling in the median range are distributed equally across \$ values in that range.

Goondiwindi Regional Council

Age/sex pyramid



Age group	2006				2001			
	Males	Females	Persons	%	Males	Females	Persons	%
0-14	1,241	1,124	2,365	23.4	1,235	1,136	2,371	23.4
15-24	536	509	1,045	10.3	606	540	1,146	11.3
25-34	639	707	1,346	13.3	814	752	1,566	15.5
35-44	744	710	1,454	14.4	811	763	1,574	15.6
45-54	769	654	1,423	14.1	689	596	1,285	12.7
55-64	549	541	1,090	10.8	531	491	1,022	10.1
65-74	425	391	816	8.1	360	334	694	6.9
75-84	216	227	443	4.4	153	191	344	3.4
85+	39	94	133	1.3	42	70	112	1.1
Total	5,158	4,957	10,115	100.0	5,241	4,873	10,114	100.0

Current education status	2006			2001		
	Males	Females	Persons	Males	Females	Persons
Pre-school	126	84	210	89	84	173
Infants/primary – government	391	359	750	424	378	802
Infants/primary – non government	108	118	226	107	89	196
Infants/primary – total	625	561	1,186	620	551	1,171
Secondary – government	190	219	409	232	219	451
Secondary – non government	8	14	22	10	9	19
Secondary – total	198	233	431	242	228	470
Technical or further educational institution	49	65	114	64	85	149
University or other tertiary Institution	29	46	75	65	75	140
Other and not stated	534	487	1,021	339	314	653
Total attending	1,561	1,476	3,037	1,419	1,337	2,756

Population characteristics	2006			2001		
	Males	Females	Persons	Males	Females	Persons
Birthplace – Australia	4,499	4,344	8,843	4,668	4,335	9,003
Birthplace – Elsewhere(a)	213	225	438	208	222	430
Language spoken at home – English only	4,716	4,572	9,288	4,867	4,522	9,389
Language spoken at home – Other language(b)	80	83	163	69	80	149
Indigenous persons	188	190	378	155	185	340
Australian citizens	4,579	4,487	9,066	4,838	4,513	9,351
Count of persons in occupied private dwellings(c)	5,054	4,842	9,896	5,106	4,730	9,836
Count of persons in other dwellings(c)(d)	235	222	457	337	175	512

(a) Includes responses that could not be coded to a specific country but excludes 'not stated'.

(b) Includes responses that could not be coded to a specific language but excludes 'not stated'.

(c) This data is based on place of enumeration.

(d) Includes persons counted in 'migratory, offshore and shipping' Collection Districts as well as those in non-private dwellings such as hotels and hospitals.

- Over the five years to 2006 the number of children aged 0-14 years decreased by 6 (0.3%) but the proportion of children did not change. The population aged 75 and over increased by 120 (26.3%) and grew from 4.5% of the population in 2001 to 5.7% in 2006.
- The number of persons attending an educational institution increased by 10.2% over the 2001-06 period.
- The proportion of secondary students attending non-government schools rose from 4.0% in 2001 to 5.1% in 2006 while for infant and primary students the proportion in government schools fell from 68.5% to 63.2% over the same period.
- The number of students at TAFE or university decreased by 34.6%.
- In the five years to 2006 the proportion of persons in the Goondiwindi region who were born in Australia declined from 95.4% to 95.3%. During this period the population who were Australian citizens decreased by 285.
- In 2006 4.4% of persons were counted in non-private dwellings, compared with 4.9% in 2001.

Goondiwindi Regional Council

- From 2001 to 2006 the proportion of persons who had never been married increased from 27.5% to 28.4%.
- Married persons decreased in number by 115, and as a share of total persons declined from 56.5% to 55.1%.
- The number who were separated or divorced increased by 1.7%.
- The number of persons living in a de facto relationship increased by 4.3% between 2001 and 2006 compared with a decrease of 2.4% for those living in a registered marriage.
- Social marital status is generally assumed to more closely reflect current living arrangements than do figures for formal registered marital status.

Marital status (registered)	2006			2001		
	Males	Females	Persons	Males	Females	Persons
Married (excl. de facto)	2,134	2,138	4,272	2,202	2,185	4,387
Separated	129	113	242	152	133	285
Divorced	282	239	521	263	202	465
Widowed	120	393	513	123	370	493
Never married	1,248	956	2,204	1,277	854	2,131
Total (aged 15+)	3,913	3,839	7,752	4,017	3,744	7,761

Social marital status(a)	2006			2001		
	Males	Females	Persons	Males	Females	Persons
Married (registered)	1,866	1,911	3,777	1,916	1,954	3,870
Married (de facto)	330	345	675	324	323	647
Not married	1,187	1,087	2,274	1,228	1,025	2,253
Total (aged 15+)	3,383	3,343	6,726	3,468	3,302	6,770

(a) This data is derived from analysis of relationships within households in private dwellings and so are on a different basis to the figures reported for registered marital status.

Number of children ever born (a)(b)	2006	2001	Change 2001-2006
0	834	797	37
1	367	361	6
2	969	839	130
3	794	667	127
4	424	401	23
5	133	150	-17
6 or more	132	160	-28
Not stated	282	210	72
Total females aged 15+	3,935	3,585	350

(a) This data is based on place of enumeration.

(b) Refers to live births only.

Family composition (persons)	2006	2001	Change 2001-2006
Couple family without children	2,149	2,069	80
Couple family with children	4,633	4,910	-277
One parent family	804	706	98
Other family(a)	95	93	2
Total members of families	7,681	7,778	-97

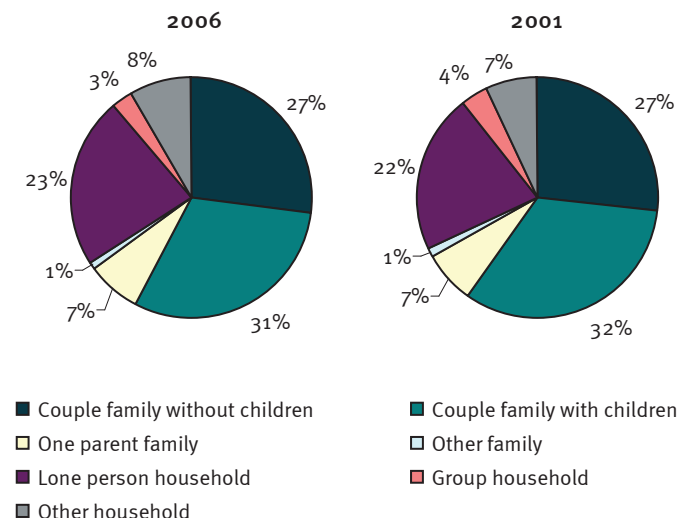
(a) This data is based on place of enumeration.

Household composition (households)	2006	2001	Change 2001-2006
One family household			
Couple family without children	1,079	1,032	47
Couple family with children	1,196	1,272	-76
One parent family	288	260	28
Other family(a)	42	41	1
Lone person household	915	840	75
Group household	106	135	-29
Other household	333	269	64
Total households	3,959	3,849	110

(a) This data is based on place of enumeration.

- The proportion of females aged 15 or more in 2006 who had never borne children was 21.2% compared to 22.2% in 2001. Those who had borne three or more children fell from 38.4% in 2001 to 37.7% in 2006.
- Over the five years to 2006 there was a decrease of 277 in the number of persons in families with children, while the proportion of persons in couples without children increased from 26.6% to 28.0%.
- Between 2001 and 2006 there was an increase of 75 (8.9%) lone person households in the Goondiwindi region. One parent families increased by 28 (10.8%) while the number of couples without children increased by 47 (4.6%).

Household composition (occupied private dwellings)



Goondiwindi Regional Council

Dwelling structure	2006	2001	Change 2001-2006
Separate house	3,320	3,326	-6
Semi-detached, row or terrace house, townhouse etc.	63	49	14
Flat, unit or apartment	402	245	157
Other dwelling(a)	174	158	16
Dwelling structure not stated	3	71	-68
Total occupied private dwellings	3,962	3,849	113
Unoccupied private dwelling	636	598	38
Total private dwellings	4,598	4,447	151
Non-private dwelling	28	34	-6

(a) Includes caravans, cabins and improvised dwellings.

Tenure (occupied dwellings)	2006	2001	Change 2001-2006
Fully owned	1,310	1,552	-242
Being purchased	954	666	288
Rented	1,249	1,337	-88
Other incl. rent-free	54	60	-6
Tenure not stated	395	234	161
Total occupied private dwellings	3,962	3,849	113

Explanatory notes

- (1) Estimated Resident Population (ERP) is derived from census usual residence counts, by making three adjustments: (a) an adjustment for persons in Australia at the time of the Census who were not counted; (b) inclusion of an estimated number of Australian residents who were temporarily overseas on Census night, and (c) an adjustment for births, deaths and migration between 30 June and the Census date (8 August 2006).
- (2) 'Family' is defined as two or more persons (at least one aged 15+) related to each other who are usually resident in the same household, even if one or more (but not all) are temporarily absent, whereas a 'household' comprises all usual residents of a private dwelling. Thus a couple where one partner was temporarily away would be classed as a couple family, not as a lone person.
- (3) Where local government area (LGA) boundaries have changed since 2001, the 2006 and 2001 Census data presented here have been estimated by apportioning statistical local area (SLA) level Census data. The apportionment ratios are based on an analysis of collection district (CD) population, dwellings and land parcels.
- (4) Where indigenous LGAs have been established since 2001, no 2001 Census data are available for these areas. Note that the 2001 data for the LGAs from which they were created are not directly comparable to the 2006 Census data for these LGAs. It is not possible to accurately adjust the 2001 data for these 'parent' LGAs to allow for the separation of the indigenous areas.
- (5) Data on persons by family type are presented on a place of enumeration basis, as the family data on a place of usual residence basis exclude individuals temporarily absent on Census night, although they are taken into account in determining family type, and are included in the usual resident population for the area.
- (6) In making comparisons between 2001 and 2006 for individual categories in a classification, the size of the not stated category should be considered, as in some cases the real change may be obscured or distorted. Likewise the exclusion of some categories of households may distort the change in household characteristics or size.

Sources

ABS, *Census of Population and Housing*, 2001 and 2006, published and unpublished data. ABS, *Regional Population Growth*, ABS Cat. No. 3218.0

- Between 2001 and 2006 the number of separate houses rose by 14 while the number of attached dwellings increased by 171.
- As a proportion of occupied private dwellings, attached dwellings rose from 6.6% in 2001 to 10.1% in 2006.
- The proportion of all private dwellings that were vacant increased from 13.4% to 13.8% over the same period.
- The proportion of households renting their home decreased from 34.7% in 2001 to 31.5% in 2006, while the proportion of households paying off their home rose from 17.3% to 24.1%. The number of dwellings being purchased increased by 288.

The Planning Information and Forecasting Unit (PIFU) provides a comprehensive range of professional products and services in the areas of population, housing trends, projections and urban land supply. Standard and customised products are available. Second release Census data will be incorporated when available (expected early 2008).

Department of **Infrastructure and Planning**
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