

Town Planning Demand Report
Rezoning for Large Lot Residential and
Rural Small Holdings

Lots 11, 12, 13, 46 & 227
On DP755980

Kentucky Road & Boomi Road
Boggabilla

Prepared for: Bedajama Pty Ltd
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The following report has been prepared on behalf of MV & JR Moloney. It covers land described as Lots 11,12,13,46 & 227 on DP755980. Parish of Boggabilla. County of Stapylton. It is to support a rezoning of land under the revision of the Moree Plains LEP.

As part of the justification report, letters from the local Real Estate agents were provided to support the need for the proposed development. Subsequent to the report being lodged, Moree Plains Shire Council requested for a letter of confirmation of demand for the application from the adjoining Goondiwindi Town Council. The Council would not provide this citing the proposed amalgamation of Goondiwindi Town Council and the Waggamba Shire Council precluding them from voicing an opinion. The Councils are now amalgamated as the Goondiwindi Regional Council. This notwithstanding, their letter stating that they would provide at the developers expense, a potable water supply to dwellings if the proposed rezoning was to proceed.

The following discussion provides confirmation of the demand for the development proposed.

Population and Housing Trends

Population & Housing Fact sheets for Goondiwindi & Waggamba Shire prepared by the Planning Information & Forecasting Unit of the Qld Dept. of Infrastructure and Planning (2008) have been reviewed to determine population and housing trends in the Goondiwindi Region.

From the 2001 to 2006 fact sheets the best indicator of lot demand is total dwelling approvals for the Goondiwindi is approximately 171 new dwellings. This can be viewed as demand. This provides an indicator of annual growth in the number of dwellings in the town of approximately 34 per annum. This does not include dwellings along the NSW border adjoining Goondiwindi.

Figures provided by the Goondiwindi Town Council show an increase in the number of residential lots from 1721 in 2002 to 1757 in 2006 i.e. 36 lots or 9 lots per annum. The increase in residential lots from 1996 to 2006 was 1662 lots to 1757 lots which is an equivalent amount.

Large Lot Residential.

The proposal when fully developed provides for a total of 61 Lots under this classification. These range in size from 4000 sq.m. to 6.6 ha with the majority (46) between 4000 sq.m. & 8000 sq.m.

More than half of these lots (39) have direct frontage to the Macintyre River. Comparable land with Macintyre River frontage in the adjoining Local Authorities are the Brennan's Road Precinct in Waggamba Shire and the proposed Wallis Estate in Goondiwindi. Their location is shown on the attached plan.

The Brennan's Road Precinct land is effectively fully developed and further development will be opportunistic subdivision of existing lots rather than Estate Type development. The Wallis land is zoned Urban and at this stage any future development will be for normal fully serviced lots. In our opinion there is no equivalent land available for development in the immediate Goondiwindi environs. Subject to price we anticipate that the proposed lots would be the equivalent of 10 years supply i.e. 5 lots per year.

Small Rural Holdings.

The proposal when fully developed provides for a total of 39 Lots under this classification. These range in size from 7494 sq.m. to 9.4 ha with the majority (27) between 2.4 and 7.6 ha.

At the date of writing there are no equivalent lots available for sale within the Goondiwindi Environs. In the Waggamba Shire LGA, there are 24 lots approved in the Mixed Use Development Zone. These range from 1.02 to 2.75 ha. It is unlikely that these will be developed for at least 12 months if not longer. Over the past 3 years, any lots fitting this description have been from opportunistic subdivision of existing lots. In the rural zone within the Parish of Goondiwindi, the Waggamba Shire Council will not approve any subdivision of lots less than 400 ha. This is notwithstanding constant enquiry for the likely approval for the subdivision of lots in the range of 2 to 40 hectares. This stems from a lack of available larger lots suitable for rural based contractors to store machinery and construct larger equipment storage sheds.

As any development will be staged over at least 7 years, the proposal will not create a supply of lots over and above the current average annual demand. In fact there is a definite shortage of river front residential land available resulting in prices approaching \$400,000 for equivalent lots. These lots are quickly sold if and when they become available and are often subject to contract prior to survey.

It is our professional opinion, confirmed by discussions with Council and the Real Estate agents that there is a definite demand for the land and that it is marketable over a 10 year time frame.

Ralph P Kinsella
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Licensed Surveyor
Director
SMK Consultants Pty. Ltd.