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**7th June 2025**
Junee Shire Council

**RE: Scoping Proposal – Lot 2 DP 609524 & Lot 70 DP 751425**

Dear Junee Shire Council,

I am writing in support of the proposed development of Lot 2 DP 609524 and Lot 70 DP 751425. This presents an incredible opportunity for Junee, led by a local, homegrown farmer with both a commitment to the region and the foresight to support its growth. The proposal to offer 20-acre blocks in such close proximity to the town centre is not only unique—it's visionary. It aligns with the growing demand in the broader Riverina region for well-located lifestyle subdivisions and will fill a critical gap in Junee's current land supply.

**Market Context – Riverina Region** Recent sales and trends in areas like Wagga Wagga—particularly in Lake Albert—highlight the ongoing strength in demand for larger residential and lifestyle lots. With 1,500m² blocks in Lake Albert Manors fetching $400,000–$500,000 and a 12-acre parcel on Butterbush Road recently selling for $640,000, it's clear that buyers are seeking space, amenity, and lifestyle. As prices in Wagga continue to climb, interest is naturally shifting to surrounding townships like Junee.

**Local Market – Junee** Junee itself has already seen promising growth. Residential lots around 1,000m² have recently achieved up to $260,000, while fully serviced 2-acre blocks are reaching $360,000. However, the critical issue we face now is supply. With limited new land releases and very little available stock, there is a real threat that Junee will miss out on further growth momentum. We are already observing a decline in construction activity—a direct consequence of this land shortage.

If we do not support proposals like this, we risk losing both economic opportunity and community growth. Private developers with vision should be embraced. They are essential to the future of regional towns like Junee. I urge the Council to consider the long-term benefits of this proposal and the positive signal it would send to both the local community and future investors.

Sincerely,

Jenna Pollard

Local Broker Owner of Remax Vision Junee