

Coolamon Shire

Final Report 2015

Date: 15th October 2015

EXECUTIVE SUMMARY

SHIRE OVERVIEW

Coolamon Shire Area

The Coolamon Shire Council area is located in the Riverina region of New South Wales, approximately 480 kilometres to the south-west of the Sydney Central Business District. Coolamon Shire comprises a land area of approximately 2494 square kilometres with a population of 4050 people. The land predominantly includes Residential, Commercial, Industrial, Hobby and Mixed Farming use enterprises. The shire is bordered by four other shires: Narrandera to the west, Bland to the north, Temora to the north-east, Junee to the east, as well as the Local Government Area of Wagga Wagga to the south.

Number of properties valued this year and the total land value in dollars

The Coolamon Shire Area comprises Village, Primary Production, Rural Small Holdings, Infrastructure, Forestry and Public Recreation zones.

2,962 properties were valued at the Base Date of 1 July 2015, and valuations are reflective of the property market at that time. Previous Notices of Valuation were issued to owners for the Base Date of 1 July 2013. The Coolamon property market has remained steady across all sectors with only the Village of Ganmain and Hobby Residential showing a slight increase in values. Coolamon Shire is a highly regarded rural locality due to its reliable rainfall and good soil quality. Purchasers are attracted to its proximity to Wagga Wagga and to the facilities of the regional centre.

Valuation changes in the Local Government Area and percentage changes between the Council Valuation years of 1 July 2013 and the Land Tax Valuation year of 1 July 2014 are as follows:

Properties Valued and Total Land Value							
Zone	Zone Code	Number of Entries	2015 Total Land Value	Prior Annual Valuation (2014)	% Change	Prior Local Government Valuation (2013)	% Change
Residential	RU5	1712	\$63,917,270	\$63,556,960	0.57%	\$64,270,990	-0.55%
Rural	RU1, RU4 RU3,	1227	\$455,754,260	\$455,079,050	0.14%	\$455,577,580	0.03%
Infrastructure	SP2	19	\$1,115,900	\$1,115,900	0.00%	\$1,115,900	0.00%
Public Recreation	RE1	4	\$633,200	\$692,200	-8.52%	\$692,200	-8.52%
Total		2962	\$521,420,630	\$520,444,120	0.19%	\$521,656,670	-0.05%

STATE & LOCAL GOVERNMENT LEGISLATION FOR LGA

Coolamon Local Environmental Plan 2011 gazetted 18 February 2011. There have been no amendments to the LEP since the previous valuation.

The Coolamon Shire is governed by the Coolamon Shire Local Environmental Plan 2011 (LEP). The plan is based on the standardised Local Environmental Plan prescribed by the New South Wales Legislation.

MARKET OVERVIEW AND SALES OF PARTICULAR INTEREST

QV Australia has undertaken significant analysis of the Coolamon Shire property market to provide an accurate and reliable basis of valuation. 70 market sales have been analysed to enable the establishment and verification of land values as at 1 July 2015. These analysed sales also support the grading across components. Analysed sales reports are provided to Land and Property Information on a consistent basis throughout the year. The added value of improvements are also analysed to enable the accurate deduction of land values. QV Australia undertakes this process using the Paired Sales Approach and the Replacement Cost Approach. In analysing sales before or after 1 July it is necessary to adjust the contract price in terms of market movement. In the Coolamon Shire this year sales of residential properties indicated no change in values throughout the year apart from the Village of Ganmain which has a slight increase. Rural properties didn't show any significant increase in values throughout the year. Rural Residential values slightly increased.

SIGNIFICANT ISSUES AND DEVELOPMENTS

There have been two significant developments or applications for developments in Coolamon Shire this year, one being the application to turn the old Ardlethan mine into a major waste facility for Sydney, which is still under consideration from Council and State authorities. The second is the approved development for a Coolamon Cheese Factory to be established later in the calendar year in the main street of town.

SIGNIFICANT VALUE CHANGES

Summary of Valuation Changes to Residential Land

Changes since previous Valuation Year (2014)

Sales volumes have generally remained steady in the last twelve months with residential values generally remaining stable over the past year with the exception of Ganmain village and hobby residential. There has been no increase in total reliable, market sales volume for residential property in the Shire. The level of sales activity has coincided with a similar level of demand for residential property across the town. Generally, activity occurred in the newly developed subdivisions of Hakea Drive and Lewis and the established areas of town.

Summary of Valuation Changes to Rural Land

Changes since previous Valuation Year (2014)

The Coolamon Shire is a highly regarded rural locality due to its reasonably temperate climate, soil quality, proximity to a large regional city and its reasonably reliable rainfall.

The most common rural land use is mixed farming enterprises in addition to grazing properties and a significant number of smaller rural home sites and hobby farms.

The broad acre rural property market has experienced steady demand without any significant increase over the past twelve months. This trend has been consistent across lifestyle grazing/hobby farms, rural-residential and rural retreat holdings throughout the LGA.

Summary of Valuation Changes to Commercial Land

Changes since previous Valuation Year (2014)

There are no Commercial zones in Coolamon Shire, with only a small number of RU5 zoned village properties that are commercially used by owner operators or leased. There are a few Government and large company owned properties present, which are predominately rural service businesses. There are a small number of vacant retail use properties mainly in the smaller outlying villages other than Coolamon township. Values have moved in line with residential and are static.

Summary of Valuation Changes to Industrial Land

Changes since previous Valuation Year (2014)

There are no Industrial zones in Coolamon Shire, with only a small number of RU5 zoned village properties which are owner/operated or leased used for industrial purposes, and a few Government and large company owned industrial properties. Values have moved in line with residential and are static.

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DISCLAIMER – PURPOSE OF THIS REPORT

The purpose of this report is to describe the process and considerations for the 1 July 2015 Valuation of Coolamon. The report has been produced on behalf of the Valuer General.

The land values have been specifically made for rating and taxing purposes. Land values produced as part of this process should not be used for any other purpose without the specific agreement of the Valuer General.

Land values must have regard to specific requirements and assumptions in rating and taxing legislation. Consequently these valuations may vary from market levels.

The land values have been determined using a methodology prescribed by the Rating and Taxing Valuation Procedures Manual. The Manual allows mass valuation methodologies that involve assessing large numbers of properties as a group to be utilised where appropriate. Mass valuation methodologies are by their nature likely to be less accurate than individually assessed valuations, however are utilised worldwide for rating and taxing purposes to deliver valuations within an acceptable market range.

Town planning, land use and other market information contained in this report have been compiled based on enquiries undertaken during the valuation process. Third parties should make their own inquiries into these details and should not rely on the contents of this report.

The Valuer General disclaims any liability to any person who acts or omits to act on the basis of the information contained in this report.

More information on the valuation process is available from the Land and Property Information website at www.lpi.nsw.gov.au/valuation

LGA OVERVIEW

LOCATION OF THE DISTRICT

The Coolamon Shire Council area is located in the Riverina region of New South Wales, approximately 480 kilometres to the south-west of the Sydney Central Business District. Coolamon Shire comprises a land area of approximately 2494 square kilometres with a population of 4050 people. The land predominantly includes residential, commercial, retail, rural small holdings and primary production properties. The shire is bordered by five other shires: Narrandera to the west, Bland to the north, Temora to the north-east, Junee to the east, as well as Wagga Wagga Local Government Area to the south.

PRINCIPAL TOWNS

Coolamon

Coolamon is the principal town in the Coolamon Shire region and is a regional town providing most amenities to the smaller and more basically appointed towns in the region, with a population of around 1590. It is located approximately 42 kilometres to the north-west of the Wagga Wagga Central Business District. The Primary Retail Centre in Coolamon Shire is located in the Coolamon Township on Cowabbie Street. Basic services, cafes and retail shops are provided here, together with Office premises (Legal, Accounting and Real Estate). The town supermarket is located one block away along Mann Street. A feature of Coolamon is the large number of distinctive and mostly unaltered heritage buildings dating from the 1880s to 1920s, especially shops and business premises. The original one and two-storey buildings are cultural assets. The majority of the residential development in Coolamon comprise of single residential detached dwellings. In the main, these properties are privately owned although there is a small presence of rental properties. There a small number of few residential strata units and investment flats in Coolamon.

Ganmain

Ganmain, with a population of around 600 people, is the second largest town in the shire and is located approximately 15 kilometres west of Coolamon. It has a small local shopping centre in Ford Street, between Langham and Lakes Streets, and offices that provides basic services to the area. The town also offers health and education services through schooling and museum sites. Ganmain provides a small tourist industry, driven by local features such as a well-known bakery, Ganmain State Forest and sheaf hay production. The town contains 415 residential and 26 hobby type properties. Ganmain has local agricultural industrial buildings, including large sheds and silos.

Ardlethan

Ardlethan is a rural town situated approximately 62 kilometres north-west of Coolamon, at the junction of the Burley Griffin Way and the Newell highway. The Temora – Griffith rail corridor runs east to west through the village. Ardlethan has a population of approximately 400. It has a small local shopping centre and offices that provides basic services to the area as well as several recreational areas. The town contains 298 residential and 30 hobby type properties. Ardlethan has local agricultural industrial buildings, including large sheds and silos.

Marrar, Matong and Beckom

Marrar, Matong and Beckom are small villages within the Coolamon shire, providing basic facilities to their population. Marrar is located approximately 14 kilometres to the east of Coolamon. It is known for its area's production of prime lambs, canola and cereal crops and features several recreational areas. Matong is located approximately 26 kilometres to the west of Coolamon. It features a small retail centre, including an antiques and collectables store, and several recreational areas. Beckom is located approximately 68 kilometres to the north-west of Coolamon. It features several heritage buildings and recreational areas. All three villages include small residential areas.

MAIN INDUSTRIES

Major Enterprises within the Shire include winter grains, hay, wool, fat lamb, and beef cattle. The region has a high production of wheat, canola, barley, oats and other cereal crops. It also produces hay and chaff. Associated and affiliated businesses are present in the area to accommodate this production, including transport and storage facilities, Agricultural Servicing, steel supply and metal fabrication. Health and Community services and Local Government are also present in the town.

SIGNIFICANT RETAIL CENTRES

The primary retail centre in Coolamon Shire is located in the Coolamon Township on Cowabbie Street. It features local businesses, including several cafés and food outlets, newsagency, pharmacy, salon, antiques and craft stores.

TYPE OF RESIDENTIAL DEVELOPMENT

The majority of the residential development comprises single residential detached dwellings. In the main, the properties are privately owned through there is a small presence of rental

properties. The number of residential strata units and investment flats in Coolamon proper are few.

Approximately 83% of properties in the region are owner occupied, 17% are rented. Being located within easy driving distance from Wagga many residents choose to live here as a lifestyle choice, many retiring into Coolamon from the farm, being afforded most of the essential services of a city with greater housing affordability especially for first home buyers. Residents are within easy commuting distance of nearby Wagga and its greater employment opportunities.

STATE & LOCAL GOVERNMENT LEGISLATION FOR LGA

Coolamon Local Environmental Plan 2011 gazetted 18 February 2011. There have been no amendments to the LEP since the previous valuation.

The Coolamon Shire is governed by the Coolamon Local Environmental Plan 2011 (LEP). The plan is based on the standardised Local Environmental Plan prescribed by the New South Wales Legislation.

The Plan aims to make local environmental planning provisions for land in the Coolamon Shire in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

Coolamon Council has development controls including the Coolamon Development Control Plan 2015 that affects the subdivision and erection of dwellings which impacts on land values. These include:

Zone	Minimum Allotment Size
Residential/Village	800m ² (RU5)
Rural/Hobby/Forestry	200ha (RU1) 2ha (RU4)

MARKET OVERVIEW & SALES OF PARTICULAR INTEREST

RESIDENTIAL

The Coolamon Shire contains village and rural settlements, with the majority of development located in and around Coolamon township itself.

The Coolamon Council region encompasses several types of residential developments. The majority of residential properties in the region are single residential dwellings located in towns or villages followed by a large number of such dwellings located in rural locations on both hobby and larger farms. Coolamon has a number of small residential unit developments and townhouse style properties located close to town.

Approximately 83% of properties in the region are owner occupied and 17% are rented.

Residential development within the Coolamon Council area is primarily situated within the settlements of Coolamon, Ganmain, Marrar and Ardlethan townships. .

A high proportion of development in these centres comprises privately owned single residences that vary in size, quality, style and construction. Additionally, there are a small number of medium density residential developments, within the Coolamon township.

All the above villages have full utility service availability including a reticulated town water supply, reticulated sewerage and telecommunication services. Coolamon Shire Council also has an extensive range of Government services including one State Central School serving kindergarten to year twelve in Coolamon and Ardlethan Central, five State Primary Schools, emergency services including Police, Rural Fire Service, a hospital (Coolamon-Ganmain Multi Purpose Service), with Council Chambers and administrative offices in Coolamon.

Additional community based facilities available within the shire include various denominational churches, two private primary schools, library services, child care facilities, aged care facilities, sporting clubs, recreational playing fields, parks and reserves, public swimming pools, tennis courts and golf courses.

Sales volumes have remained steady in the last twelve months with residential values generally remaining stable over the past year. This has seen no increase in total reliable, market sales volume for residential property in Coolamon. This level of sales activity has coincided with no change in demand for residential property across the sector. Generally, activity occurred in the newly developed subdivisions of Coolamon and the established areas of town remain steady, with the exception of Ganmain which saw a slight increase in demand and values.

Coolamon residential values are supported by stable employment from major employers in the primary production industry and associated rural industry businesses, as well as larger employers in Wagga, the public sector and creative industries and also supported by the surrounding rural communities for which Coolamon township is the regional service centre.

Recent residential development in the Coolamon Shire has largely been focused in the Coolamon township residential area which has seen increased residential development over the past five years, with new subdivisions along Lewis north and south Streets and Hakea Dr, in

addition to scattered small split block subdivisions in Coolamon and the smaller surrounding villages. A proportion of sales in the emerging estates are attracting mainly local owner occupiers and a small numbers of investors from out of town.

VILLAGES

There are a small number of residential dwellings located in various towns within the Shire. The Coolamon village markets have generally remained stable in the last twelve months, apart from Ganmain. The other main villages of Coolamon, Marrar and Ardlethan have been in line with this trend.

The past 12 months has seen a spread of residential sales over the region, including both vacant and improved sales in the residential components. The predominant sale type was improved residential properties with purchase prices generally reflective of the age, style and condition of the dwelling and any ancillary ground improvements. No distinct trend appears in relation to increases or decreases of value in the eastern, southern or northern areas of the Shire, apart from the village and hobby residential in nearby Ganmain to the west.

COMMERCIAL

There are no Commercial zones in Coolamon Shire with only a small number of village commercial properties that are Village zoned. They are tightly held and mostly owner operated. There are a few Government and large national company owned properties predominately rural service businesses. There are small numbers of vacant retail use properties mainly in the smaller villages other than Coolamon township. Values over the last 12 months moved in line with residential and were static.

INDUSTRIAL

There are no Industrial zones in Coolamon Shire with only a small number of village properties are used for industrial purposes, all bar a few Government and large national owned predominately rural based company businesses being owner operated. Values over the last 12 months moved in line with residential and were static.

RURAL

The Coolamon Shire is a highly regarded rural locality due to its temperate climate, elevation, soil quality, proximity to a large regional city and its amenities and services, and its reasonably reliable rainfall. The most common rural land use is large scale mixed farming enterprises in addition to grazing properties and a significant number of smaller rural home sites and hobby farms. The broad acre rural property market has experienced steady demand without any significant increase over the past 12 months. This trend has been consistent across lifestyle grazing. This trend has been consistent across lifestyle grazing/hobby farms, rural-residential and rural retreat holdings throughout the LGA. Increased demand for livestock products grown in Australia has seen an increased enquiry for mixed farming rural property in the Coolamon Shire, and is considered to be on average with most other agricultural areas in New South Wales for livestock, cereal and oil seed cultivation. The majority of property that transacted across the Coolamon Shire rural areas was in the RMB good mixed farming component east of Ardlethan road region. Sales over the last 12 months do not indicate any value change for primary production with hobby blocks increasing slightly.

RURAL LOCATIONS WITHIN THE LGA

Land values vary throughout the Shire according to land form, location, access and soil types. The following are general descriptions of some localities within the Coolamon Shire:

Ardlethan and Ganmain

Ardlethan Is located approximately 70 kilometres north of Coolamon township. It is well located, with most areas easily accessed via the Newell Highway and Burley Griffin Way. Land form in the locality, near Ardlethan locality varies from timbered, steep slopes and hills, predominately light granite shale soils with grazing part arable slopes of granite soils to level, undulating and sloping arable red granite loam soils. These soils makes it ideal for mixed farming with the main enterprise being winter cereal and oil seed production with livestock production a secondary but strategically important enterprise. The Ganmain region shares a similar topographic, soil and enterprise mix.

Marrar, Central and South

Marrar is located approximately 20 kilometres east of Coolamon township. It is well located, with most areas easily accessed via Canola Way. Land form in the Marrar locality varies from some areas of green timbered Ironbark, Gum hills of Ironbark and Granite soils, rolling arable granite slopes to level undulating arable red granite loam country. The predominately red loam soils make it an ideal location for mixed farming with the main enterprise being winter cereal cropping with livestock production a secondary but strategically important enterprise. However the area is renowned for its fat lamb production which also supports a large number of prominent British breed stud breeders. The southern and central region of Coolamon Shire shares a similar topographic, soil and enterprise mix with Marrar.

SIGNIFICANT ISSUES AND DEVELOPMENTS

SIGNIFICANT DEVELOPMENTS – FROM PRIOR TO CURRENT ANNUAL VALUATION

Below is a summary of significant Development Applications. Most of these Development Applications are for developments permissible within the current zoning and therefore no special consideration is required.

New developments in discussion or underway include:

- The application to turn the old Ardlethan mine site into a major waste facility for Sydney, this is still under consideration from Council and State authorities.
- Approved development for a Coolamon Cheese Factory to be established later in the calendar year in the main street of town.

SIGNIFICANT VALUE CHANGES

SIGNIFICANT VALUE CHANGES – FROM PRIOR TO CURRENT ANNUAL VALUATION

There have not been any significant value changes from the prior to current Annual Valuation apart from a slight increase in Ganmain village and hobby residential values.

OVERVIEW OF THE QUALITY ASSURANCE PROCESS

LPI has been provided with a detailed Valuation Analysis Report, which details the Quality Assurance Process of QV Australia and outlines that the Verification process and certifies that Land Values meet all Statistical Measures and Component Data Analysis. In addition, a Quality Statement and lists of high value and high risk properties is also provided in the Valuation Analysis Report. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value bases have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or reascertainment process were individually examined to reconcile surrounding land values and ensure accuracy of the grading of surrounding land values. Benchmarks and Reference Benchmarks are core elements of the quality assurance

processes and are identified and individually valued in accordance with the Rating and Taxing Procedures Manual Version 6.6.2. Worksheets have been maintained on all properties where calculations are required. We have also ensured that adjustments and assumptions within the market analysis have been based on market evidence and have been fully documented and rationalised.

AUTHOR

Report Prepared by:

A handwritten signature in grey ink, appearing to read 'K Williams'.

Keith Williams
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15th October 2015