

TWEED LGA - DISTRICT 171

Final Report

2015

Executive Summary

A standard Template Final Report has been provided in the recently released Rating and Taxing Procedure Manual v6.6.2. The Standard Template report has been utilised to inform the layout and required content of the Final Report.

LGA Overview

Tweed Shire covers 1303 square kilometres and adjoins the NSW shires of Byron, Lismore and Kyogle to the south, with the NSW/Queensland border to its north where it divides the twin towns of Tweed Heads and Coolangatta.

With 37 kilometres of natural coastline, wetlands and estuarine forests, lush pastoral and farm land, the entire basin of the Tweed River and mountainous regions containing world-heritage listed national parks, Tweed comprises a unique and diverse environment.

Tweed valley is encircled by four World Heritage listed national parks which offers a picturesque and rugged beauty. The valley is the ancient remains of a shield volcano with Mt Warning (1156 meters) at the volcanic core. The steep rim of the surrounding ranges, or caldera, have offered a catchment for the Tweed River whose short tributaries have carved out the caldera. Tweed Valley supports an abundant variety of rainforests, eucalypt forests and coastal wetlands which embellish the natural beauty of the area which along with the coastal lifestyle and climate are major attractors for both tourists and people relocating to the area.

Tweed Shire has one of the highest levels of biodiversity of any region in Australia. The number of animal species within the shire is higher than that of Kakadu.

The physical centrepiece of the Shire is Mount Warning. The surrounding McPherson, Tweed, Burringbar and Nightcap ranges feature strongly in the landscape.

The climate of the area is described as subtropical maritime and has the highest average rainfall in NSW, receiving an average of 1,575.5mm for the year up to February 2008. The maximum mean temperature is 25.8 degrees Celsius and the minimum mean temperature is 14.4 degrees Celsius (Bureau of Meteorology, climate Statistics for Australian Location: Murwillumbah - Bray Park) & (Tweed Shire Community Profile).

Tweed LGA contains 17 towns and villages.

The majority of residential development has occurred in the north-eastern sector of the LGA. The majority of recent development has been along the coast, between the villages of Pottsville and Kingscliff.

Two large subdivision areas (Cobaki Lakes adjacent to the Queensland border and Kings Forest (Tweed Coast) are in the final planning stages and will supply land for development over the medium term (15 to 20 years).

A high proportion of residential accommodation comprises privately owned single dwelling housing that varies in quality, style and construction materials.

There is a significant amount of medium density accommodation in areas of Tweed, South Tweed and numerous multi-unit buildings have been constructed in recent years in near beach locations along the coast, particularly in Kingscliff and in the Casuarina and Salt Development areas south of Kingscliff.

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

Tweed Shire Council LGA comprises land zoned Residential, Rural, Commercial, Industrial, Infrastructure, Environmental (Deferred), Protection and Recreation (Private and Public) zones.

30,538 properties were valued as at the Base Date of 1 July 2015, and valuations are reflective of the property market at that time. Previous Notices of Valuation issued to owners for the Base Date of 1 July 2014. Property values in Tweed Shire have generally increased in the period 1 July 2014 to 1 July 2015. Tweed LGA is a popular coastal locality due to its temperate climate, natural beauty and proximity to air transport.

Valuation changes in the Local Government Area and percentage changes between the Council/Land Tax Valuation years of 1 July 2014 and 1 July 2015 are as follows:

PROPERTIES VALUED AND TOTAL VALUE							
ZONE	ZONE CODE	NO. OF ENTRIES	2015 TOTAL LAND VALUE	2014 TOTAL ANNUAL VALUATION	% CHANGE	PRIOR LOCAL GOV'T VALUATION (2014)	% CHANGE
Residential	A, R1, R2, R3	21,571	7,057,367,240	6,357,382,350	+11%	6,357,382,350	+11%
Rural	R, RU1, RU2, R5	5,687	2,009,937,670	1,976,692,470	+1.7%	1,976,692,470	+1.7%
Village	RU5	1,199	242,000,630	223,894,600	+8.1%	223,894,600	+8.1%
Commercial	B1, B2, B3, B4, B5, B7	856	643,365,560	574,727,100	+11.9%	574,727,100	+11.9%
Industrial	IN1, IN4	231	123,664,550	101,887,180	+21.4%	101,887,180	+21.4%
Infrastructure	S, SP1, SP2, SP3	64	63,340,110	58,953,410	+7.4%	58,953,410	+7.4%
Environmental/Protection	E1, E2, P	245	78,308,720	76,842,410	+1.9%	76,842,410	+1.9%
Recreation	O, RE1, RE2	649	192,217,040	178,050,810	+8%	178,050,810	+8%
Recreational Waterways	W2, W3	36	4,008,230	3,914,930	+2.4%	3,914,930	+2.4%
TOTAL		30,538	10,414,209,750	9,552,345,260	+9.0%	9,552,345,260	+9.0%

State and Local Government Legislation for LGA

Tweed Shire Local Environmental Plan gazetted 4 April 2014 applies to the majority of land within Tweed LGA with the exception of Environmental Zoned land and land contained within Tweed City Centre LEP 2012. Tweed LEP 2014 is based on the standardised LEP instrument prescribed by New South Wales Legislation.

In September 2012, the Minister for Planning & Infrastructure announced a review into the way environmental zones and overlays are applied to land on the Far North Coast and engaged consultants, Parsons Brinckerhoff to undertake the review. The review applies to E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living zones in the Ballina, Byron, Lismore, Tweed and Kyogle local government areas.

The consultant has provided the Department of Planning & Environment (DP&E) with an interim report which was on exhibition for public comment until 5 June 2014.

Pending the outcome of this review, areas with environmental zones and overlays are deferred from the LEP 2014. Tweed LEP 2000 zonings continue to apply to these deferred areas. The Tweed Development Control Plan (DCP) will also apply to those deferred areas.

Market Overview and Sales of Particular Interest

Valuers Australia have undertaken significant analysis of the Tweed Shire property market to provide an accurate and reliable basis of valuation.

2098 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. Valuers 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 Tweed LGA sales and resales (where available) of properties and median sales charts indicated variable market movement throughout the LGA.

Moderate to strong (8% to 20%) increases in value were experienced in the majority of coastal residential localities (e.g. Casuarina, Salt, Kingscliff, Bogangar, Cabarita, Pottsville, Fingal etc), which combined with increases in value experienced through 2013 to 2014 recovered much of the dramatic falls in value levels experienced from 2008 to 2011 and again from 2011 through to 2013. The value of beachfront land generally increased slightly or remained stable, with the exception being beachfront land at Casuarina and Salt which increased by around 19% but still remains well below value levels experienced in 2006/2007 pre-GFC. Slight to moderate value level increases were experienced in the majority of other non-coastal towns and villages throughout the LGA.

Rural properties generally experienced stable to slight increase in values throughout the year.

Commercial Sales Analysis generally demonstrated that Commercial values had strengthened over the past 12 months, particularly in the mixed Use zoned areas at Tweed Heads where values improved by around 15% to 25% primarily due to a return of investors to the market. It is noted however that value levels generally remain well below those experienced pre GFC.

Variable market movement was experienced throughout the LGA however in general terms value levels increased moderately with the exception of Murwillumbah, particularly in the Industry Central Estate, where sales indicated that values have increased substantially due to a return of more normal market conditions compared to recent years (pre-2014) where virtually the whole Industry Central Estate was placed on the market (forced sale) by the receiver, which had a massive adverse impact on values. The current increase in value levels reflects a recovery in values due to normal market circumstances returning. Value levels are still well below those achieved circa 2007/2008.

Significant Issues and Developments

Regular checks of Tweed Shire Council web site have been made throughout the program to identify significant development approvals. DA's have also been checked in relation to commercial and industrial properties.

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

- Approval - DA14/0222 - Construction of residential flat building comprising of 43 dwellings at Lot 20 DP 21234, Lot 21 DP 21234, No. 10 Angela Street, Tweed Heads
- Approval - DA14/0605 - Multi dwelling housing (29 town houses), 29 lot strata subdivision and associated works at Lot 16 DP 1198266, Dianella Drive, Casuarina
- A draft Planning Proposal to rezone land at Cudgera Creek (Lot 12 DP 1015369) for Employment purposes was lodged in early 2015. Public submissions regarding the proposal were to be submitted by 4 March 2015. The proposal was re-exhibited August 2015, with closing date for Public Submissions being 31 August 2015.
- Approval - DA14/0172 - Demolition of existing dwelling and shed, construction of a six storey apartment building comprising of 12 units and basement car parking and associated strata subdivision at Lot 81 DP 237806, No. 7 Powell Street, Tweed Heads
- Approval - DA14/0269 - Construction of a 20-unit light industrial building and 42 car parking spaces at Lot 509 DP 1132400, No. 5 Thornbill Drive, South Murwillumbah
- Approval - DA14/0537 - Commercial building of three retail shops and three restaurants/cafes and associated footpath dining at Lot A DP 374174, Lot 0 ROAD 3340, No. 76 Marine Parade, Kingscliff
- Approval - DA14/0291 - The construction of two industrial buildings for the use as boat building and repair facility at Lot 1 DP 120220, No. 220-228 Chinderah Bay Drive, Chinderah
- DA13/0469 - Boundary adjustment and highway service centre - two (2) stages (concurrent Planning Proposal PP13/0003) at Lot 11 DP 1134229, Lot 1 DP 210674, Lot 1 DP 1165676, No. 9392 Tweed Valley Way, Chinderah
- APPROVED - Deferred Commencement DA14/0384 - 21 lot subdivision - staged development at Lot 1 DP 1077697, No. 768-770 Casuarina Way, Casuarina
- APPROVED - Deferred Commencement - DA14/0904 - 28 townhouse development at Lot 2 DP 566095, No. 47 Champagne Drive, Tweed Heads South
- Approved - DA15/0218 - Multi dwelling housing comprising 15 dwellings at Lot 2 DP 1192152, No. 5 Sedalia Place, Banora Point
- Approved - DA15/0003 - 50 lot residential subdivision and associated earthworks, civil works, landscaping and demolition of existing child care facility at Lot 4 DP 617471; Lot 1 DP 605577; Lot 7, 6 Section 1 DP 28949; Lot 1, 2 DP 378971; Lot 1 DP 781714; Lot 11 DP 871753 Turnock Street Kingscliff
- Cobaki public meeting Leda Developments hosted a public meeting on 25 June 2015 to discuss a proposed university campus of Southern Cross at its Cobaki development near Tweed Heads. "The university proposal offers an exciting opportunity for existing and new residents of the Tweed and will create an economic and education driver for the Shire," Council's General Manager, Troy Green, said. "It will be a signature gateway to NSW."

Significant Value Changes

The change in total land value between 2014 and 2015 a general strengthening of the market, particularly in coastal residential localities.

The main factors influencing values in Tweed LGA are:

- improving/improved consumer sentiment,
- improved road transport to south east Queensland and Brisbane with continued improvements in infrastructure in Queensland.
- ready access to Brisbane, Melbourne and Sydney via the Coolangatta Airport.
- ready supply of vacant land in localities such as Casuarina and Salt Development areas at Kingscliff,
- knowledge in the market place of large volume of residential land to be available on the market in future years through large scale residential developments at Cobaki Lakes, Kings Forest, Bilambil Heights and Area E Residential area at Terranora.
- proximity to beaches,
- temperate climate and natural beauty of the area.

Summary of Valuation Changes to Residential Land

Changes since previous Valuation Year/General Valuation Year (2014)

Improved market sentiment has resulted in increased buyer activity and improvements in value levels. From 1 July 2014 through to 1 July 2015 the total value of residential land in Tweed LGA increased by around 9%.

From 1 July 2014 moderate to strong (8% to 20%) increases in value were experienced in the majority of coastal residential localities (e.g. Casuarina, Salt, Kingscliff, Bogangar, Cabarita, Pottsville, Fingal etc), which combined with increases in value experienced through 2013 to 2014, recovered much of the dramatic falls in value levels experienced from 2008 to 2011 and again from 2011 through to 2013. The value of beachfront land generally increased slightly or remained stable from 2014 to 2015 with the exception being beachfront land at Casuarina and Salt which increased by around 19% but still remains well below value levels experienced in 2006/2007 pre-GFC. Slight to moderate value level increases were experienced in the majority of other non-coastal towns and villages throughout the LGA.

With increased take up rates and sale prices for finished lots the value of englobo land parcels have generally increased although heavily constrained englobo sites or those with deferred potential remain hard to sell and have not increased significantly in value.

Summary of Valuation Changes to Commercial Land

Changes since previous Valuation Year/General Valuation Year (2014)

In Tweed LGA there is relatively limited supply of Commercial land. Limited sales evidence therefore exists. In total 44 reliable sales occurred since 1 July 2014 that were analysed for the 2015 base dates and these, combined with older sales adjusted for time provided good evidence to determine value levels.

From 1 July 2014 through to 1 July 2015 the total value of commercial land in Tweed LGA increased by approximately 11.9% overall. It is noted however that the change in values throughout the LGA varied depending upon such factors as location and value range. Values in Murwillumbah generally increased by approximately 4.1% while values in most other centres increased in value to a greater extent, for example Tweed Heads and Tweed Heads South by approximately 14%, Tweed Heads West by approximately 22%, Pottsville by approximately 6% and Kingscliff by approximately 18%.

Summary of Valuation Changes to Industrial Land

Changes since previous Valuation Year/General Valuation Year (2014)

In total 4 reliable sales occurred between the 2014 and 2015 base dates and these, combined with older sales adjusted for time provided good evidence to determine value levels.

Improving market sentiment from around October 2013 and diminishing incidence of mortgagee in possession sales has led to a stabilisation in value levels. Variable market movement was experienced throughout the LGA however in general terms value levels increased moderately with the exception of Murwillumbah, particularly in the Industry Central Estate, where sales indicated that values have increased substantially due to a return of more normal market conditions compared to recent years (pre-2014) where virtually the whole Industry Central Estate was placed on the market (forced sale) by the receiver, which had a massive adverse impact on values. The current increase in value levels reflects a recovery in values due to normal market circumstances returning. Value levels are still well below those achieved circa 2007/2008.

From 1 July 2013 through to 1 July 2014 the total value of industrial land in Tweed LGA increased by around 21.4% overall, although value level movement was skewed by the semi-recovery of values in the Industry Central Estate where values increased by approximately 82% overall but with minor factors up to 2.1 applied (from a very low base). On a more localised basis values increased in Tweed and South Tweed by approximately 8%, in Chinderah by approximately 16%, Murwillumbah (ex Industry Central Estate) by approximately 26%.

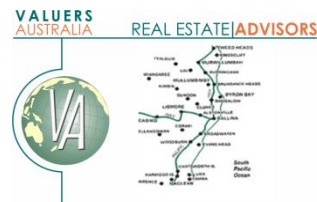
Summary of Valuation Changes to Rural Land

Changes since previous Valuation Year/General Valuation Year (2014)

Tweed LGA is a highly regarded coastal locality. The majority of rural zoned land parcels, especially close to the coast, are purchased for home sites, therefore the value of rural land is predominantly driven by residential/home site based factors rather than rural based factors. An exception to this is land suitable for Sugar Cane growing, although in recent years returns from Sugar Cane have been low and better located properties have been purchased as home sites rather than for genuine cane production.

Poor market sentiment and a swing away from the “tree change” that has occurred in recent years to the 2013 Base Date resulted in a lack of demand for rural and larger rural residential home sites, particularly in localities away from the coast.

This resulted in a fall in values from 1 July 2011 to 1 July 2013 of approximately 8.8%. Improving market sentiment over the past 12 -18 months has led to a stabilisation in value levels and minor increases in values in most areas since 1 July 2014. As a result, from 1 July 2014 through to 1 July 2015 the total value of rural land in Tweed LGA increased by around 1.7%.



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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 Tweed LGA. 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 and Valuers Australia.

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 has been compiled based on information provided by Land and Property Information, enquiries undertaken during the valuation process and information held on file. 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

Overview of Tweed LGA

Location

Tweed Shire, covering an area of 1,309 square kilometres, is located on the Far North Coast of NSW. In general terms it is located approximately 103km south of Brisbane and 780 km north from Sydney.

Climate

The climate of the area is described as subtropical maritime and has the highest average rainfall in NSW, receiving an average of 1,575.5mm for the year up to February 2008. The maximum mean temperature is 25.8 degrees Celsius and the minimum mean temperature is 14.4 degrees Celsius (Bureau of Meteorology, climate Statistics for Australian Location: Murwillumbah - Bray Park) & (Tweed Shire Community Profile).

Population

It is estimated that 90,114 people live in the Tweed LGA (ABS 2014) scattered through 17 villages, two towns, and the major urban areas of Tweed Heads and South Tweed. The last twenty years have seen enormous growth, with the population increasing, on average, approx. 1.9% per year between the 1996 census and the 2001 census, and 1.16% between 2001 and 2011 largely due to southern retirees drawn by the temperate climate and coastal lifestyle.

It is projected that the population of Tweed Shire will continue to grow in the future with the population projected to reach 120,000 by 2031. It is noted however that past population projections for 2011 were 91,000.

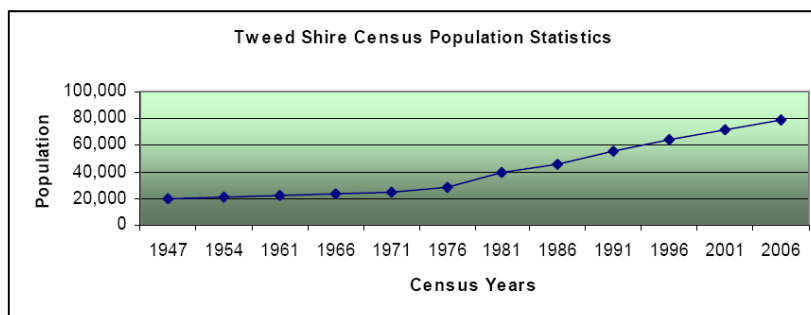
Population - Tweed Shire

The Australian Bureau of Statistics 2006 Census of Population and Housing for the Tweed Local Government Area, 17550, State NSW, second release data

DEMOGRAPHICS STATISTICS

Tweed Shire Population Statistics												
	1947	1954	1961	1966	1971	1976	1981	1986	1991	1996	2001	2006
Total	19,321	21,144	22,491	23,154	24,650	28,750	40,078	45,690	55,953	63,607	71,618	79,321
0-14						7,471	9,920	10,094	11,986	13,789	14,389	14,612
65+						3,581	5,330	7,393	11,019	14,311	16,992	17,604

Source: Australian Bureau of Statistics, Various Sources



Industry and Economy

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The retail, hospitality, agricultural and tourism industries are major employers, while construction, fishing, and light industry are other significant contributors to the local economy.

Tweed Shire Council Community Profile provides key Statistics in relation to the Tweed LGA. The following extracts from the Community profile summarise main population and employment statistics.

Population							export
Tweed Shire	2011			2006			Change
	Number	%	Regional NSW	Number	%	Regional NSW	2006 to 2011
Population (excluding O/S visitors)	85,106	100.0	100.0	79,320	100.0	100.0	+5,786
• Males	41,016	48.2	49.3	38,625	48.7	49.4	+2,391
• Females	44,090	51.8	50.7	40,695	51.3	50.6	+3,395
Australian citizens	75,637	88.9	90.8	70,509	88.9	91.0	+5,128
Eligible voters (citizens aged 18+)	58,858	69.2	69.1	54,375	68.6	68.3	+4,483
Overseas visitors	--	--	--	--	--	--	--

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile.id by [.id](#), the population experts.

Industry sector of employment							export	reset
Tweed Shire	2011			2006			Change	
Industry sector	Number	%	Regional NSW	Number	%	Regional NSW	2006 to 2011	
Agriculture, Forestry and Fishing	838	2.6	5.8	939	3.2	7.0	-101	
Mining	202	0.6	2.5	91	0.3	1.7	+111	
Manufacturing	1,882	5.8	8.3	1,978	6.8	9.2	-96	
Electricity, Gas, Water and Waste Services	323	1.0	1.5	234	0.8	1.3	+89	
Construction	3,686	11.3	7.9	3,568	12.2	7.7	+118	
Retail Trade	4,187	12.8	11.4	4,141	14.2	12.3	+46	
Wholesale trade	896	2.7	2.8	831	2.8	3.1	+65	
Accommodation and Food Services	3,412	10.4	7.7	2,968	10.1	7.5	+444	
Transport, Postal and Warehousing	1,289	3.9	4.2	1,179	4.0	4.3	+110	
Information Media and Telecommunications	312	1.0	1.0	344	1.2	1.2	-32	
Financial and Insurance Services	605	1.9	2.2	535	1.8	2.3	+70	
Rental, Hiring and Real Estate Services	649	2.0	1.4	688	2.4	1.5	-39	
Professional, Scientific and Technical Services	1,489	4.6	4.6	1,178	4.0	4.4	+311	
Administrative and Support Services	1,170	3.6	2.8	922	3.2	2.5	+248	
Public Administration and Safety	1,805	5.5	7.2	1,571	5.4	6.9	+234	
Education and Training	2,612	8.0	8.6	2,095	7.2	8.2	+517	
Health Care and Social Assistance	4,844	14.8	13.0	3,607	12.3	11.5	+1,237	
Arts and Recreation Services	517	1.6	1.2	498	1.7	1.2	+19	
Other Services	1,158	3.5	3.9	1,109	3.8	3.8	+49	
Inadequately described or not stated	792	2.4	2.1	783	2.7	2.3	+9	
Total employed persons aged 15+	32,668	100.0	100.0	29,259	100.0	100.0	+3,409	

Source: Australian Bureau of Statistics, [Census of Population and Housing](#) 2006 and 2011. Compiled and presented in profile.id by [.id](#), the population experts.

2011 Census Quickstats (ABS) summarises the following main responses for employment in Tweed LGA.

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Occupation	Tweed (A)	% New South Wales	%	Australia	%
<i>Employed people aged 15 years and over</i>					
Professionals	5,428	16.6	713,548	22.7	2,145,442
Technicians and Trades Workers	5,130	15.7	414,668	13.2	1,425,146
Clerical and Administrative Workers	4,105	12.6	473,141	15.1	1,483,558
Community and Personal Service Workers	4,049	12.4	297,667	9.5	971,897
Labourers	3,940	12.1	273,129	8.7	947,608
Sales Workers	3,846	11.8	290,496	9.3	942,140
Managers	3,670	11.2	418,333	13.3	1,293,970
Machinery Operators And Drivers	1,975	6.0	199,438	6.4	659,551

The most common occupations in Tweed (A) (Local Government Areas) included Professionals 16.6%, Technicians and Trades Workers 15.7%, Clerical and Administrative Workers 12.6%, Community and Personal Service Workers 12.4%, and Labourers 12.1%.

Tourism and it's associated industries also play a major part in the growth and development of Tweed Shire.

Other facts:

Schools

- 5 community run and numerous private facilities for pre-school age children.
- 25 state primary schools.
- 10 private primary schools.
- 5 state high schools.
- 4 private high schools.
- 3 TAFE centres located at Tweed Heads, Murwillumbah and Kingscliff.
- Universities located at Tweed Heads, Lismore and the Gold Coast.

Hospitals

Public hospitals are located in Tweed Heads and Murwillumbah.

Housing Type

Separate housing is still the preferred form of accommodation with 65% of people in Tweed living in this type of Housing (down from 75% in 2006).

Climate

The climate of the area is described as subtropical maritime and has the highest average rainfall in NSW, receiving an average of 1,575.5mm for the year up to February 2008. The maximum mean temperature is 25.8 degrees Celsius and the minimum mean temperature is 14.4 degrees Celsius (Bureau of Meteorology, climate Statistics for Australian Location: Murwillumbah - Bray Park) & (Tweed Shire Community Profile).

Construction

While there has been consistent demand for construction in Tweed Shire over the five years to the 2011 Census, demand for house construction overall has dropped. The total number of houses approved in 2001-2002 was 674, dropping to 401 in 2006-2007. Approvals for other residential accommodation types have, however rose from 140 in 2001-2002 to 303 in 2006-2007 (a rise of 116.42%). Overall 814 dwellings were approved in 2001-2002 compared to 704 in 2006-2007. This downturn is consistent with patterns across Australia, particularly in the wake of the drought and interest rate rises experienced through this time. It is noted however that Tweed Shire still has, by far, the greatest number of dwelling approvals across the North Coast Region (704 in total compared to the next closest number being 198 in Ballina LGA) (Tweed Shire Council Community Profile).

A summary of the major land uses follows:

Main Urban Centres

Tweed LGA contains 17 towns and villages.

The majority of residential development has occurred in the north-eastern sector of the LGA. The majority of recent development has been along the coast, between the villages of Pottsville and Kingscliff.

Two large subdivision areas (Cobaki Lakes adjacent to the Queensland border and Kings Forest (Tweed Coast) are in the final planning stages and will supply land for development over the medium term (15 to 20 years).

A high proportion of residential accommodation comprises privately owned single dwelling housing that varies in quality, style and construction materials.

There is a significant amount of medium density accommodation in areas of Tweed, South Tweed and numerous multi-unit buildings have been constructed in recent years in near beach locations along the coast, particularly in Kingscliff and in the Casuarina and Salt Development areas south of Kingscliff.

The main town/villages in the shire are:

- **Tweed Heads** – Tweed Heads, Tweed Heads South and Tweed Heads West is the largest commercial centre in Tweed Shire. It is located immediately to the south of the Queensland Border and approximately 103 kilometres south from Brisbane. The 2011 ABS Census Data indicates that as at the Census Date 21,250 persons are usually resident in the Tweed Heads-Tweed Heads South Urban Centre/Locality. The local economy is based on a range of industries including retail, health facilities, government services, hospitality (including accommodation, restaurants, cafes), transport, construction, agriculture and local creative/specialist industries. The town has an relatively stable commercial centre, predominantly comprising retail premises supported by the local population, tourism and government services etc. As at the 2011 Census there were 11,489 private dwellings in the Tweed Heads, (includes all dwelling types), of which the vast majority comprised single residences.
- **Murwillumbah** – Muwillumbah is a small township located in the Tweed Hinterland. The 2011 ABS Census Data indicates that as at the Census Date 6,342 persons usually reside in the Murwillumbah Urban Centre/Locality. The town accommodates the Shire Council Chambers and provides general services to the surrounding area as well as catering to the tourist industry. In the 2011 Census there were 2,846 private dwellings in the Murwillumbah locality, (includes all dwelling types), of which the vast majority comprised single residences. The most common occupations for employed people usually resident in Suffolk Park were Professionals 16.7%, Technicians and Trades Workers 15.1%, Labourers 13.6%, Clerical and Administrative Workers, 12.3%, Sales Workers 12.2%, Community and Personal Services Workers 11.9%, Managers 9.3% and Machinery Operators and Drivers 7.5%.
- **Kingscliff (including Chinderah but ex Casuarina)** – Kingscliff is located on the coast approximately 12 kilometres south from Tweed Heads. It is predominantly a residential area, but provides includes the industrial area at Chinderah and includes tourist facilities at Chinderah and tourist facilities in Kingscliff and south of Kingscliff at Salt development area which is included in the Kingscliff locality. The 2011 ABS Census Data indicates that as at the Census Date 6,392 persons usually reside in the Kingscliff Urban Centre/Locality. In the 2011 Census there were 3,202 private dwellings in the Kingscliff locality (includes all dwelling types), of which the vast majority comprised single residences. The most common occupations for employed people usually resident in Kingscliff were Professionals 22.3%, Technicians and Trades Workers 14%, Clerical and Administrative Workers 13.4%, Community and Personal Service Workers 12.1%, Sales Workers 11.7%, Managers 11.3%, Labourers 9.6% and Machinery Operators and Drivers 4%.
- **Pottsville** – Pottsville is a small coastal township located in the southern part of the Shire. It is predominantly a residential area however provides basic local services including an IGA Neighbourhood Supermarket, Medical Centre and local shopping strip.

The 2011 ABS Census Data indicates that as at the Census Date 5,735 persons usually reside in the Pottsville Urban Centre/Locality. In the 2011 Census there were 2,420 private dwellings (includes all dwelling types), of which the vast majority comprised single residences. The most common occupations for employed people usually resident in Pottsville were Professionals 19.5%, Technicians and Trades Workers 18%, Clerical and Administrative Workers 13.3%, Community and Personal Service Workers 13.1%, Labourers 10.2%, Managers 9.8%, Sales Workers 9.7%, and Machinery Operators and Drivers 5.5%.

***Refer 2011 ABS Data and Analysis – Quickfacts. (www.censusdata.abs.gov.au/ABSNavigation/ImageServer?id=map, Census, 2011)**

Main Industries/Significant Retail Centres

The retail, hospitality, agricultural and tourism industries are major employers, while construction, fishing, and light industry are other significant contributors to the local economy.

A summary of the major industry in the area is as follows:

Industrial

There are several pockets of industrially zoned land located throughout the shire including Chinderah and Murwillumbah however the main industrial/business area is located at Tweed Heads South. The majority of industry in the area is based around services to the local area. Post GFC there has been a dramatic slump in the construction industry in the area and this has had a significant adverse impact industry and on the value of industrial land in the area.

A new industrial precinct has been established in the Wardrop Valley near Murwillumbah. Initially strong interest and sales were recorded in the area through to around 2008 however demand fell dramatically since the GFC. The entire subdivision, part of which had been presold, was sold in May 2007 for a reported \$27 million plus GST (plus a payment of \$5 million to the vendor to complete all subdivision work such that individual lots can be registered). It is understood that the purchaser rescinded all existing contracts (presales) which were originally sold on the basis of around \$100/m² to \$120/m² in 2005. Subsequent sales in the subdivision indicated that values then reached around \$150/m² to \$165/m² for a small number of sites before the Global Financial Crisis (GFC) struck in 2008. Post GFC values plummeted and due to lack of activity in the market the developer came under increasing financial pressure. The estate was remarketed in 2010 with an extensive marketing campaign undertaken however due to internal company issues sales resulting from the campaign were rescinded.

The developer was subsequently placed into receivership and an Expression of Interest sales campaign undertaken. The campaign resulted in sales prices generally ranging from \$35/m² to \$55/m², reflecting huge reductions in value from 2011 values and even more so from 2008 levels. Recent sales in the subdivision indicate that that values have stabilised (with reduced supply of land on the market and mortgagee in possession stock depleted) and values have increased substantially, albeit to modest value levels (approximately \$90/m²) compared to the value of industrial land in other locations along the coast.

Commercial

Tweed Heads comprises the main administrative and retail centre for Tweed LGA. Featuring several larger retail outlets for national companies it also draws significant trade from other local government areas further down the coast such as Byron, Kyogle, Ballina, Lismore and Richmond Valley LGA's. The major shopping centre in the Tweed LGA is Tweed Mall at South Tweed. It is understood that the centre is trading strongly, which is supported by the recent DA submitted to expand the size of the shopping centre. A secondary Shopping centre is located on Wharf Street at Tweed Heads. Super markets are also located at Murwillumbah, South Murwillumbah, Kingscliff, Bogangar/Hastings Point, Banora Point and Pottsville.

There is a secondary centre located at Murwillumbah where the Council administrative centre is located.

The coastal strip, particularly around Kingscliff features a strong tourist influence particularly in the Salt Development area where the Peppers and Outrigger Tourist Resorts have been developed. There is a small strip shopping centre at Salt which has been attracting stronger patronage over recent years. A commercial development site exists at Casuarina, where it is understood, a Coles Shopping Centre is to be located.

Rural

There is some very high quality red soil agricultural land on and around the Cudgen Plateau. This land has historically been used for cropping and is seen to be of high value for agricultural purposes. In recent years this land has been subject to speculative purchases for medium to long-term development, however in late 2004 to early 2005 much of the prime agricultural land was declared to be of State and Regional Significance and has been subject to a Ministerial Direction under section 117 of the Environmental Planning and Assessment Act.

In other areas throughout the shire rural zoned land is utilised for sugar cane growing, ti-tree cropping, banana growing, grazing and a diverse range of other horticultural pursuits.

A significant proportion of rural zoned lands have also been developed as rural home sites and hobby farms due to rough topography and poor quality soils however in part is also a result of past planning schemes allowing small rural lot subdivision of what would otherwise have been good agricultural land.

Type of Residential Development

Residential

Tweed LGA contains 17 towns and villages.

The majority of residential development has occurred in the north-eastern sector of the LGA. The majority of recent development has been along the coast, between the villages of Pottsville and Kingscliff.

Two large subdivision areas (Cobaki Lakes adjacent to the Queensland border and Kings Forest (Tweed Coast) are in the final planning stages and will supply land for development over the medium term (15 to 20 years).

A high proportion of residential accommodation comprises privately owned single dwelling housing that varies in quality, style and construction materials.

There is a significant amount of medium density accommodation in areas of Tweed, South Tweed and numerous multi-unit buildings have been constructed in recent years in near beach locations along the coast, particularly in Kingscliff and in the Casuarina and Salt Development areas south of Kingscliff.

State and Local Government Legislation for LGA

Tweed Shire Local Environmental Plan gazetted 4 April 2014 applies to the majority of land within Tweed LGA with the exception of Environmental Zoned land and land contained within Tweed City Centre LEP 2012. Tweed LEP 2014 is based on the standardised LEP instrument prescribed by New South Wales Legislation.

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

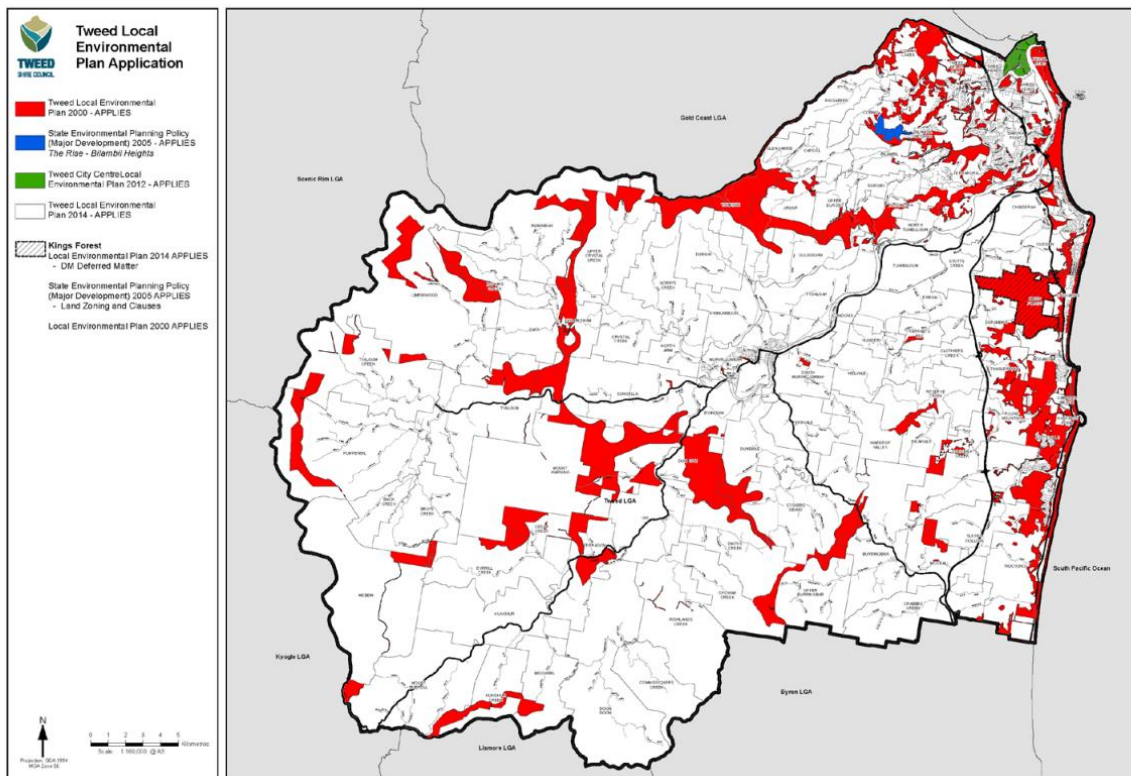
In September 2012, the Minister for Planning & Infrastructure announced a review into the way environmental zones and overlays are applied to land on the Far North Coast and engaged consultants, Parsons Brinckerhoff to undertake the review. The review applies to E2 Environmental Conservation, E3 Environmental Management and E4 Environmental Living zones in the Ballina, Byron, Lismore, Tweed and Kyogle local government areas.

The consultant has provided the Department of Planning & Environment (DP&E) with an interim report which was on exhibition for public comment until 5 June 2014.

Pending the outcome of this review, areas with environmental zones and overlays are deferred from the LEP 2014. Tweed LEP 2000 zonings continue to apply to these deferred areas. The Tweed Development Control Plan (DCP) will also apply to those deferred areas.

The following map identifies where the various planning instruments apply.

Tweed Local Environmental Plan (LEP) 2014 Application Map



Tweed LEP 2014 gazetted 4 April 2014.

The Tweed LEP 2014 was published on the NSW Legislation website and became effective on 4 April 2014.

The LEP 2014 is the primary planning tool for the majority of the Tweed Shire and is based on the requirements of the Standard Instrument (Local Environmental Plans) Order 2006.

The LEP 2014 includes a number of mapping layers which need to be read in conjunction with the written instrument. The Tweed LEP 2014 written instrument can be found on the [NSW legislation website](#).

The Tweed LEP 2014 maps can also be found on the [NSW legislation website](#).

The land use zones under this Plan are as follows:

Rural Zones

- RU1 Primary Production
- RU2 Rural Landscape
- RU5 Village

Residential Zones

- R1 General Residential
- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential

Business Zones

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- B5 Business Development
- B7 Business Park

Industrial Zones

- IN1 General Industrial
- IN4 Working Waterfront

Special Purpose Zones

- SP1 Special Activities
- SP2 Infrastructure
- SP3 Tourist

Recreation Zones

- RE1 Public Recreation
- RE2 Private Recreation

Environment Protection Zones

- E1 National Parks and Nature Reserves

Waterway Zones

- W1 Natural Waterways
- W2 Recreational Waterways
- W3 Working Waterways

Tweed LEP 2014 maps as held on the NSW Legislation Internet Site <http://www.legislation.nsw.gov.au/> displays various Planning Maps embraced within the LEP, including:

- Additional Permitted Uses Map
- Acid Sulfate Soils Map.
- Coastal Risk Planning Map
- Drinking Water Catchment Map.
- Flood Planning Map
- Floor Space Ratio Map.
- Heritage Map
- Height of Buildings Map.
- Key Sites Map
- Land Application Map
- Land Reservation acquisition Map

-
- Lot Size Map.
 - Land Zoning Map.
 - Urban Release Area Map
 - Existing and Future Water Storage Facilities Map

Tweed City Centre LEP 2012 gazetted 18th January 2013.

Development on land Tweed City Centre is controlled by Byron Local Environmental Plan 2013 (as amended).

The plan provides a basic framework of zones and objectives for land uses and development in each zone. It also provides details of development/uses permissible with and without council consent and prohibited uses in each zone.

The LEP 2014 includes a number of mapping layers which need to be read in conjunction with the written instrument. The Tweed LEP 2014 written instrument can be found on the [NSW legislation website](#).

The Tweed LEP 2014 maps can also be found on the [NSW legislation website](#).

The land use zones under this Plan are as follows:

Residential Zones

- R2 Low Density Residential
- R3 Medium Density Residential
- R5 Large Lot Residential

Business Zones

- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use

Industrial Zones

- IN4 Working Waterfront

Special Purpose Zones

- SP1 Special Activities

Recreation Zones

- RE1 Public Recreation
- RE2 Private Recreation

Environment Protection Zones

- E1 National Parks and Nature Reserves

Waterway Zones

- W2 Recreational Waterways
- W3 Working Waterways

Tweed LEP 2014 maps as held on the NSW Legislation Internet Site <http://www.legislation.nsw.gov.au/> displays various Planning Maps embraced within the LEP, including:

- Acid Sulfate Soils Map.
- Bushland Map
- Flood Planning Map
- Floor Space Ratio Map.
- Height of Buildings Map.
- Key Sites Map
- Land Application Map
- Land Reservation acquisition Map
- Land Zoning Map.
- Lot Size Map.

Tweed LEP 2000 gazetted 7th April 2000

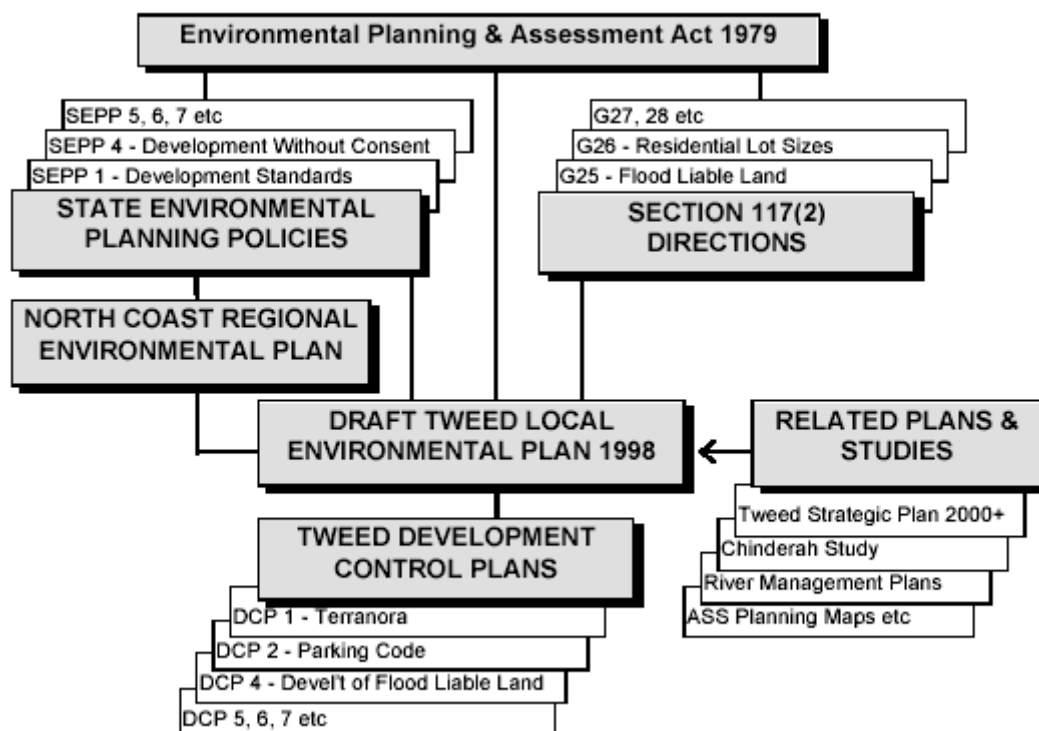
Development on land in Tweed Shire that is deferred from Tweed LEP 2014 is controlled by Tweed Local Environmental Plan 2000 (as amended).

The plan provides a basic framework of zones and objectives for land uses and development in each zone. It also provides details of development/uses permissible with and without council consent and prohibited uses in each zone.

The Tweed Local Environmental Plan 2000:

- is a statutory plan prepared under the Environmental Planning and Assessment Act to control and guide the future development of land in the whole of the Tweed Shire. The LEP results from and seeks to implement a number of studies previously carried out by Council (such as the Tweed Shire 2000+ Strategic Plan, Pottsville Village Strategy, Jack Evans Boat Harbour Study etc), State Government policies (such as the North Coast Regional Environmental), Council policies and general planning principles.
- divides land in the Shire into various land use zones (eg, Rural, Agricultural Protection, Low Density Residential, Open Space etc) and sets out what development can be carried out in them, whether Council approval is needed and whether any special requirements apply.
- consists of a written document, 45 Zone Maps, 2 Heights of Buildings Maps and a Designated Roads Map.
- The plan provides a basic framework of zones and objectives for land uses and development in each zone. It also provides details of development/uses permissible with and without council consent and prohibited uses in each zone.

The following diagram, extracted from Tweed LEP 2000 illustrates how Tweed LEP 2000 fits within the context of the State Environmental Planning Controls and illustrates the types of documents that, to varying degrees, directly determine the planning controls that apply to land or indirectly by governing the contents or operation of the Local Environmental Plan.



The current zonings under the LEP include:

- 1(a) Rural
- 1(b) Agricultural protection
- 1(c) Rural Living
- 2(a) Low Density Residential
- 2(b) Medium Density Residential
- 2(c) Urban Expansion
- 2(d) Village
- 2(e) Residential Tourist
- 2(f) Tourist
- 3(a) Sub Regional Business
- 3(b) General Business
- 3(c) Commerce and Trade
- 3(d) Waterfront Enterprises
- 3(e) Special Tourist
- 4(a) Industrial
- 5(a) Special Uses
- 6(a) Open Space
- 6(b) Recreation
- 7(a) Environment Protection (Wetlands and Littoral Rainforest)
- 7(d) Environment Protection (Scenic/Escarpment)
- 7(l) Environmental protection (Habitat)
- 8(a) National Parks and Nature Reserves.

Dominant zones throughout the shire include 1(a) – General Rural Zone and 1(b) Agricultural Protection which covers most rural areas and the 2(a), 2(b) and 2(c) which applies to the majority of residential properties within the main towns, 2(v) Village, which applies to village areas and 3(b) General Business, 3(c) Commerce & Trade and 4(a) Industrial which apply to the majority of commercial and industrial areas.

Minimum allotment sizes under the Tweed LEP 2014

Zone	Minimum Allotment Size Varies for each zone (Refer minimum allotment size map)
Residential/ Village R1, R2 R3 R5 RU5	450m ² , 450m ² and merit based 1ha 450m ²
Rural/Forestry RU1 RU2	10ha, 40ha 10ha, 40ha
Business B1 B2 B4	Merit Based
Industrial IN1, IN4	2,000m ² (IN1)
E2	40ha
SP3	450m ²

Development in Tweed LGA is further guided by Tweed Shire Wide Development Control Plan and Site Specific Development Control Plans which provide more detailed guidelines for development in Tweed LGA.

Tweed Development Control Plan 2008 and the Development Control Plan (DCP) contains detailed guidelines that illustrate the controls that apply to a particular type of development or in a particular area. A DCP implements the Far North Coast Regional Strategy and supplements the Local Environmental Plan and is made according to the Environmental Planning and Assessment Act 1979.

Market Overview & Sales of Particular Interest

Detailed sales analysis sheets have been provided electronically and include:

Residential	1,199* (includes Village properties)
Commercial	56*
Industrial	17*
Rural	239* (includes Large Lot Res/Rural Residential)
Protection	8*
Special Uses etc.	8*

* Excludes outlier and non-market sales as defined by LPI.

Residential/Villages

Tweed LGA contains 17 towns and villages.

Throughout the shire the majority of residential accommodation comprises privately owned single dwelling housing that vary in quality, style and construction materials. Many of the houses in the coastal areas date from the 1970's and 1980's and are of more basic design and construction.

There is a significant amount of medium density accommodation in areas of Tweed, South Tweed and numerous multi-unit buildings have been constructed in recent years in near beach locations along the coast, particularly in Kingscliff and in the Casuarina and Salt Development areas south of Kingscliff.

The majority of residential development has occurred in the north-eastern sector of the LGA between the villages of Pottsville and Kingscliff.

Two large subdivision areas (Cobaki Lakes adjacent to the Queensland border and Kings Forest (Tweed Coast) are in the final planning stages and will supply land for development over the medium term (15 to 20 years).

As at the 2011 Census there were 40,084 private dwellings within the shire, of which on census night 33,658 were occupied. Of the occupied dwellings 21,893 (65%) were separate houses, 6,417 (19.1%) were semi-detached, row or terrace houses, 4,145 (12.3%) were flats, units or apartments, and 1,157 (3.4%) comprised other dwellings.

The main towns all have full utility services available including reticulated town water supply, reticulated sewerage and telecommunication services. Tweed LGA has an array of Government Services including:

Schools

- 5 community run and numerous private facilities for pre-school age children.
- 25 state primary schools.
- 10 private primary schools.
- 5 state high schools.
- 4 private high schools.
- 3 TAFE centres located at Tweed Heads, Murwillumbah and Kingscliff.
- Universities located at Tweed Heads, Lismore and the Gold Coast.

Hospitals

Public hospitals are located in Tweed Heads and Murwillumbah.

Housing Type

Separate housing is still the preferred form of accommodation with 65% of people in Tweed living in this type of Housing (down from 75% in 2006).

Additional community based facilities available within the LGA include various denominational churches, a private school, child care centres, various aged care facilities, sporting clubs, recreational playing fields, parks and reserves, public swimming pools, tennis courts and golf courses.

Residential values in Tweed Shire are supported by the main retail, hospitality, agricultural and tourism industries, while construction, fishing, and light industry are other significant contributors to the local economy.

In line with improved consumer sentiment, and associated demand by owner occupiers and investors, sales volumes have increased over recent years. In the current market however shortage of supply of properties on the market is beginning to limit the volume of sales being recorded in some locations.

In recent years, substantial land releases have occurred at Murwillumbah, Pottsville, Casuarina and Salt (Kingscliff). Land in these locations has been on the market for several years and from 2008 to late 2013 experienced slow take up rates and diminishing values. From Late 2013 take up rates improved substantially for finished vacant lots, particularly along the coast where demand strengthened continually through 2014 to the 2015 Base Date. Increasing demand, combined with diminishing supply along the coast, as developed land was taken up, has resulted in substantial value increases along the coast. Despite firm demand, continued strong supply of land at Murwillumbah has resulted in land values remaining stable in West Murwillumbah. Values increased slightly in more central locations in Murwillumbah.

Two large subdivision areas (Cobaki Lakes adjacent to the Queensland border and Kings Forest (Tweed Coast) are in the final planning stages and will supply land for development over the medium term (10 to 20 years). Several other urban release areas exist at Terranora (Area E) and Bilambil Heights. Planning at area E has progressed substantially and marketing of the first stages of the "Altituded, Aspire" subdivision is soon to commence.

Value levels adopted are supported by analysis of both vacant land and improved sales. Since 1 July 2014 variable market movement has been experienced throughout the LGA. In general terms however improved market sentiment has resulted in increased buyer activity and increasing value levels. From 1 July 2014 through to 1 July 2015 the total value of residential land in Tweed LGA increased by around 9%.

From 1 July 2014 moderate to strong (8% to 18%) increases in value were experienced in the majority of coastal residential localities (e.g. Casuarina, Salt, Kingscliff, Bogangar, Cabarita, Pottsville, Fingal etc), which combined with increases in value experienced through 2013 to 2014, recovered much of the dramatic fall in value levels experienced from 2008 to 2011 and again from 2011 through to 2013. The value of beachfront land generally increased slightly or remained stable from 2014 to 2015 with the exception being beachfront land at Casuarina and Salt which increased by around 19% but still remains well below value levels experienced in 2006/2007 pre-GFC. Slight to moderate value level increases were experienced in the majority of other non-coastal towns and villages throughout the LGA for example Murwillumbah where factors of 1 to 1.067 were applied.

With increased take up rates and sale prices for finished lots the value of englobo land parcels have generally increased although heavily constrained englobo sites or those with deferred potential remain hard to sell and have not increased significantly in value.

Commercial

There are approximately 856 commercial zoned properties in Tweed LGA, the vast majority located in Tweed Heads/South Tweed but with others located in the other main town and coastal villages. Commercial properties are typically tightly held and as a result few commercial properties ever sell in Byron Shire.

Changes since previous Valuation Year (2014) and previous General Valuation (2014)

In Tweed LGA there is relatively limited supply of Commercial land. Limited sales evidence therefore exists. In total 44 reliable sales occurred since 1 July 2014 that were analysed for the 2015 base dates and these, combined with older sales adjusted for time provided good evidence to determine value levels.

From 1 July 2014 through to 1 July 2015 the total value of commercial land in Tweed LGA increased by approximately 11.9% overall. It is noted however that the change in values throughout the LGA varied depending upon such factors as location and value range. Values in Murwillumbah generally increased by approximately 4.1% while values in most other centres increased in value to a greater extent, for example Tweed Heads and Tweed Heads South by approximately 14%, Tweed Heads West by approximately 22%, Pottsville by approximately 6% and Kingscliff by approximately 18%.

Land Tax remains a very big issue in the area, with increased Land Tax liability adversely affecting the net return on investments.

Some significant reductions in rents had been negotiated through 2012. We are advised that demand for rental premises has improved steadily since late 2013 although in some fringe areas rents have generally remained stable.

Industrial

There are approximately 232 industrial zoned properties in Tweed LGA, the vast majority located in Murwillumbah but with others located in Tweed Heads West, South Tweed and Chinderah.

The Murwillumbah Industrial Estates form the bulk of the industrial land in the Shire with 140 industrial premises (not including individual strata allotments). Industrial development in the LGA is generally based around service of the local population. There are several pockets of industrially zoned land located throughout the shire including Chinderah and Murwillumbah however the main industrial/business area is located at Tweed Heads South. The majority of industry in the area is based around services to the local area. Post GFC there has been a dramatic slump in the construction industry in the area and this has had a significant adverse impact industry and on the value of industrial land in the area.

A new industrial precinct was established 2206/07 in the Wardrop Valley near Murwillumbah. Initially strong interest and sales were recorded in the area through to around 2008 however demand fell dramatically since the GFC. The entire subdivision, part of which had been presold, was sold in May 2007 for a reported \$27 million plus GST (plus a payment of \$5 million to the vendor to complete all subdivision work such that individual lots can be registered). It is understood that the purchaser rescinded all existing contracts (presales) which were originally sold on the basis of around \$100/m² to \$120/m² in 2005. Subsequent sales in the subdivision indicated that values then reached around \$150/m² to \$165/m² for a small number of sites before the Global Financial Crisis (GFC) struck in 2008. Post GFC values plummeted and due to lack of activity in the market the developer came under increasing financial pressure. The estate was remarketed in 2010 with an extensive marketing campaign undertaken however due to internal company issues sales resulting from the campaign were rescinded.

The developer was subsequently placed into receivership and an Expression of Interest sales campaign undertaken. The campaign resulted in sales prices generally ranging from \$35/m² to \$55/m², reflecting huge reductions in value from 2011 values and even more so from 2008 levels.

Recent sales in the subdivision indicate that values have increased substantially primarily due to a return of normal market circumstances.

Changes since previous Valuation Year/General Valuation Year (2014)

In total 4 reliable sales occurred between the 2014 and 2015 base dates and these, combined with older sales adjusted for time provided good evidence to determine value levels.

Improving market sentiment from around October 2013 and diminishing incidence of mortgagee in possession sales has led to a stabilisation in value levels. Variable market movement was experienced throughout the LGA however in general terms value levels increased moderately with the exception of Murwillumbah, particularly in the Industry Central Estate, where sales indicated that values have increased substantially due to a return of more normal market conditions compared to recent years (pre-2014) where virtually the whole Industry Central Estate was placed on the market (forced sale) by the receiver, which had a massive adverse impact on values.

From 1 July 2014 through to 1 July 2015 the total value of industrial land in Tweed LGA increased by around 21.4% overall, although value level movement was skewed by the semi-recovery of values in the Industry Central Estate where values increased by approximately 82% overall (from a very low base). On a more localised basis values increased in Tweed and South Tweed by approximately 8%, in Chinderah by approximately 16%, Murwillumbah (ex Industry Central Estate) by approximately 26%.

Rural

There is some very high quality red soil agricultural land on and around the Cudgen Plateau. This land has historically been used for cropping and is seen to be of high value for agricultural purposes. In recent years this land has been subject to speculative purchases for medium to long-term development, however in late 2004 to early 2005 much of the prime agricultural land was declared to be of State and Regional Significance and has been subject to a Ministerial Direction under section 117 of the Environmental Planning and Assessment Act.

In other areas throughout the shire rural zoned land is utilised for sugar cane growing, ti-tree cropping, banana growing, grazing and a diverse range of other horticultural pursuits.

A significant proportion of rural zoned lands have also been developed as rural home sites and hobby farms due to rough topography and poor quality soils however in part is also a result of past planning schemes allowing small rural lot subdivision of what would otherwise have been good agricultural land.

Changes since previous Valuation Year/General Valuation Year (2014)

Tweed LGA is a highly regarded coastal locality. The majority of rural zoned land parcels, especially close to the coast, are purchased for home sites, therefore the value of rural land is predominantly driven by residential/home site based factors rather than rural based factors. An exception to this is land suitable for Sugar Cane growing, although in recent years returns from Sugar Cane have been low and better located properties have been purchased as home sites rather than for genuine cane production.

Poor market sentiment and a swing away from the “tree change” that has occurred in recent years to the 2013 Base Date resulted in a lack of demand for rural and larger rural residential home sites, particularly in localities away from the coast.

This resulted in a fall in values from 1 July 2011 to 1 July 2013 of approximately 8.8%. Improving market sentiment over the past 12 -18 months to the 2015 Base Date has led to a stabilisation in value levels and minor increases in values in most areas since 1 July 2014. As a result, from 1 July 2014 through to 1 July 2015 the total value of rural land in Tweed LGA increased by around 1.7%.

Open Space Zoned properties and Leisure properties etc

Very limited sales evidence is available for Open space zoned properties. In 2014 Byron Shire Council purchased a vacant site near Ocean Shores for establishment of playing fields. This sale has assisted in the valuation of Open Space land parcels. Council advises they have not purchased any other genuine open space land with no building rights in the past 24 months.

Sales of land with no dwelling entitlement and older sales, adjusted for time have also been used as a basis for valuation, in conjunction with sales from other surrounding components.

Applied factors varied between 1.027 for open space and 1.16 for Caravan Parks with a number of sales of caravan parks having occurred which provided good evidence to value such sites and which indicated that values had improved through to the 2015 Base Date after suffering a significant slump in values through 2008 to 2013.

Significant Issues and Developments

Significant Developments – From Prior to Current Local Government Council Rating Valuation

Regular checks of Tweed Shire Council web site have been made throughout the program to identify significant development approvals. DA's have also been checked in relation to commercial and industrial properties.

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

- Approval - DA14/0222 - Construction of residential flat building comprising of 43 dwellings at Lot 20 DP 21234, Lot 21 DP 21234, No. 10 Angela Street, Tweed Heads
- Approval - DA14/0605 - Multi dwelling housing (29 town houses), 29 lot strata subdivision and associated works at Lot 16 DP 1198266, Dianella Drive, Casuarina
- A draft Planning Proposal to rezone land at Cudgera Creek (Lot 12 DP 1015369) for Employment purposes was lodged in early 2015. Public submissions regarding the proposal were to be submitted by 4 March 2015. The proposal was re-exhibited August 2015, with closing date for Public Submissions being 31 August 2015.
- Approval - DA14/0172 - Demolition of existing dwelling and shed, construction of a six storey apartment building comprising of 12 units and basement car parking and associated strata subdivision at Lot 81 DP 237806, No. 7 Powell Street, Tweed Heads
- Approval - DA14/0269 - Construction of a 20-unit light industrial building and 42 car parking spaces at Lot 509 DP 1132400, No. 5 Thornbill Drive, South Murwillumbah
- Approval - DA14/0537 - Commercial building of three retail shops and three restaurants/cafes and associated footpath dining at Lot A DP 374174, Lot 0 ROAD 3340, No. 76 Marine Parade, Kingscliff
- Approval - DA14/0291 - The construction of two industrial buildings for the use as boat building and repair facility at Lot 1 DP 120220, No. 220-228 Chinderah Bay Drive, Chinderah
- DA13/0469 - Boundary adjustment and highway service centre - two (2) stages (concurrent Planning Proposal PP13/0003) at Lot 11 DP 1134229, Lot 1 DP 210674, Lot 1 DP 1165676, No. 9392 Tweed Valley Way, Chinderah
- APPROVED - Deferred Commencement DA14/0384 - 21 lot subdivision - staged development at Lot 1 DP 1077697, No. 768-770 Casuarina Way, Casuarina
- APPROVED - Deferred Commencement - DA14/0904 - 28 townhouse development at Lot 2 DP 566095, No. 47 Champagne Drive, Tweed Heads South
- Approved - DA15/0218 - Multi dwelling housing comprising 15 dwellings at Lot 2 DP 1192152, No. 5 Sedalia Place, Banora Point

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- Approved - DA15/0003 - 50 lot residential subdivision and associated earthworks, civil works, landscaping and demolition of existing child care facility at Lot 4 DP 617471; Lot 1 DP 605577; Lot 7, 6 Section 1 DP 28949; Lot 1, 2 DP 378971; Lot 1 DP 781714; Lot 11 DP 871753 Turnock Street Kingscliff
 - Cobaki public meeting Leda Developments hosted a public meeting on 25 June 2015 to discuss a proposed university campus of Southern Cross at its Cobaki development near Tweed Heads. "The university proposal offers an exciting opportunity for existing and new residents of the Tweed and will create an economic and education driver for the Shire," Council's General Manager, Troy Green, said. "It will be a signature gateway to NSW."

Significant Value Changes

Significant Value Changes – From Prior to Current Annual Valuation 2014 and From Prior to Current Local Government Council Rating Valuation 2014

Details of significant value movements from the Prior Current Annual Valuation have been included in the Valuation Analysis Report.

From 2014 to 2015 the total value of all property in Tweed Shire increased from \$9,552,345,260 to \$10,414,209,750 or by approximately 9%.

The change in total land value between 2014 and 2015 reflects an increase in value of property which was experienced predominantly as a result of improving market sentiment.

The main factors influencing values in Tweed Shire in the present market improving market sentiment, improved Australian and world economic outlook, temperate climate, natural beauty and appeal of the area and proximity to SE Queensland, substantially reduced transit times between the Tweed and Brisbane and proximity to the Coolangatta International Airport.

The majority of factors throughout the LGA fell between the range of 1.00 to 1.20, minor factors of 1.3 were applied in several instances. As noted above a factor of 2.0 was applied to Industrial land in the Industry Central Estate in Murwillumbah, which reflects specific circumstances as explained. A factor of 1.62 has been applied to Density Zoned Land in the Seaside Estate at Kingscliff which in part reflects an increase in demand for Density zoned land but also reflects a readjustment of values after previously being reduced to conservative values on objection.

Significant factors include:

COMPONENT	COMPONENT FACTOR	MINOR FACTORS
AHC – Greenbank Island	1.087	1.129 to WF Attribute
AJB – Kingscliff Elevated	1.153	
AJJ – Koala Beach – Pottsville	1.167	
AJZ – Shirewide R1 Zone	1.156	1.217 Casuarina
AKA – Density Tweed Heads-Point Danger	1.146	
AKB – Density Banora Point	1.121	
AKE – Density Tweed Heads	1.118	1.18
AKG – Tweed Heads West	1.14	
AKJ – Tweed Heads West	1.111	Multiple (1.3 Dry Dock Rd)
AKO – Density Seaside Estate	1.62	
ALC – Average Quality Canal Lots	1.128	1.178
ALE – Casuarina/Salt Development Lots	1.20	
ALX – Pottsville Beach Influence	1.122	1.2 (Elfran ST)
AMF – Tanglewood, Stokers Siding, Burringbar, Mooball	1.169	
ANI – Level Tweed Heads South R1 Zone	1.222	
ANJ – Level Tweed Heads West R2	1.114	Multiple 1.167 to 1.201
ANK – Level Tweed Heads South R2	1.154	
BAB – Tweed Heads Southern Fringe	1.169	Multiple 1.24 to 1.50
BAE – South Tweed B4	1.24	
BAK – Business Park	1.22	
BBH – Chinderah, Kingscliff, Murwillumbah Fringe	1.18	Multiple 1.052 to 1.32
DBA – Neighbourhood Centres and Satellite Shos	1.222	
IEA – Murwillumbah (Ex Industry Central)	1.302	
IEK – Murwillumbah Industry Central	2.0	
OWF – Community Facilities	1.286	
OWL – Caravan Parks	1.16	

Summary of Individual Verification

Verification has been undertaken in accordance with Procedure Manual 6.6.2 and the adopted Project Plan for Byron.

The following summaries detail verification undertaken since delivery of 2014 land values.

System: StateVal

User: KHOULDEN

Valuers Australia
Verification of Land Values Summary
 Byron/Tweed Contract Area
 Verified Between 1/11/2014 and 7/10/2015

District	Total Number Of Properties	Number of Properties Verified	Percentage of District Verified
150 - Byron	13,279	3719	28.01%
171 - Tweed	30,538	7115	23.30%
Totals for Byron/Tweed	43,817	10,834	24.73%

*** End Of Report ***

System: StateVal

User: KHOULDEN

Valuers Australia
Verification by Risk Rating Category Summary
 Byron/Tweed Contract Area
 Verified Between 1/11/2014 and 7/10/2015
 Using Current Risk Ratings

District 150 - Byron

Risk Rating Category	Risk Rating	Total Number of Properties	Number of Properties Verified	Percentage of Category Verified
Shopping centre	1	5	5	100.00%
Contaminated land	1	14	14	100.00%
Englobo parcel	1	10	10	100.00%
Mine	1	0	0	0.00%
High Value property	1	48	48	100.00%
Benchmark property	1	226	226	100.00%
Objection	1	1	1	100.00%
Analysed Sale	1	557	557	100.00%
Commercial zoned lands	2	396	141	35.61%
Industrial zoned lands	2	229	141	61.57%
Rural zoned lands where predominant use is primary production	2	32	20	62.50%
Heritage listing 14G and Sec 125	2	126	53	42.06%
Land Value Basis other than 6A(1)	2	651	267	41.01%
Allowance or Concession	2	88	62	70.45%
Residential, Village and rural residential lands with 6A(1) Basis	3	10,831	2,168	20.02%
Open Space, Special Use, Reservation zoned lands	3	74	30	40.54%

Overview of the Quality Assurance Process

LPI has been provided with a detailed Valuation Analysis Report, which details the Quality Assurance Process of Valuers 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 basis' have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or re-ascertainment 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

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