Coffs Harbour City Council

Final Report 2016

9th November 2016
Executive Summary

LGA Overview

The City of Coffs Harbour is situated on the New South Wales Mid North Coast approximately 540 kilometres north of Sydney and 440 kilometres south of Brisbane. The Coffs Harbour Local Government Area (LGA) covers an area of approximately 1,175 square kilometres and has a population of 72,382 (Census 2014) the majority of which reside in established urban areas. Coffs Harbour LGA is bounded to the north and west by Clarence Valley Council LGA and to the south by Bellingen Council LGA.

The topography of the District generally comprises a hinterland of rural valleys and mountain forests with a coastline extending approximately 60 kilometres and bordering the Solitary Islands Marine Park. The mountains which form part of the Great Dividing Range, rise in close proximity to the sea and restrict the coastal plain to a relatively narrow strip.

The District has a sub-tropical climate, which combined with its coastal location, numerous surfing beaches, and proximity to rainforest influenced mountain ranges, makes the area a popular and expanding tourist destination. The tourism industry now leads the economic base of the District from the founding industries of timber, bananas, dairying, beef cattle and fishing.

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

The Coffs Harbour City Local Government Area comprises Residential, Rural, Commercial, Industrial, Environmental, Recreational, Special Activities and Infrastructure and Waterways zones.

27,406 properties were valued at the Base Date of 1st July 2016, and valuations are reflective of the property market at that time. Previous Notices of Valuation were issued to property owners for the Base Date 1st July 2014.

Valuation changes in the Local Government Area (LGA) and percentage changes between the Council General Valuation of 1st July 2014, Land Tax Valuation of 1st July 2015 and the current 1st July 2016 Valuation Program, are as follows;
## Properties Valued and Total Land Value

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<tr>
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<td>Residential</td>
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<td>250,241,220</td>
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<td>Special Uses</td>
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<td>40,400,190</td>
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<td>Recreation (Public &amp; Private)</td>
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<td>Waterways</td>
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<td>26,850</td>
<td>25,700</td>
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<td><strong>Total</strong></td>
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<td><strong>27,406</strong></td>
<td><strong>7,431,509,111</strong></td>
<td><strong>6,939,817,021</strong></td>
<td><strong>7.1</strong></td>
<td><strong>6,671,694,971</strong></td>
<td><strong>11.4</strong></td>
</tr>
</tbody>
</table>

### State & Local Government legislation for LGA

Development within the Coffs Harbour Local Government Area is governed by the Coffs Harbour Local Environmental Plan 2013. The plan is based on the standardised Local Environmental Plan (LEP) format prescribed by the New South Wales Legislation.

Coffs Harbour Local Environmental Plan 2013 was gazetted on the 27th September 2013. There have been five (5) Amendments to the Plan since Gazettal.

In October 2015, Council adopted a new DCP (Coffs Harbour Development Control Plan 2015) to regulate development of land within the LGA. The 2015 DCP is presented in 9 Parts with 44 Sub-Components which share, rationalise and expand the objectives of establishing certain general controls to facilitate development permissible under the Coffs Harbour LEP 2013.
Market Overview and Sales of Particular Interest

Inland Pacific Property Group valuers have undertaken significant analysis of the Coffs Harbour District property market to provide an accurate and reliable basis of valuation. 813 sales have been analysed to enable the establishment and verification of land values as at the 1st July 2016 Base Date. These analysed sales also support the grading and relativity of land values across components. Analysed sales reports are provided to DFSI/Property NSW/Valuation Services on a progressive basis throughout the year. The added value of improvements are also analysed to enable the accurate deduction of land values. Inland Pacific Property Group valuers undertake this process utilising the paired Sales Approach.

In analysing sales before or after 1st July Base Date it may be necessary to adjust the contract price to reflect market movements. In the Coffs Harbour District this year sale and resale properties and median sales trends indicated that the prevailing market has generally experienced a moderate increase in overall terms. Analysis of these data sets coupled with the interpretation of the current market conditions by Inland Pacific Property Group valuers indicated that the majority of sales analysed would require no significant adjustment of analysed land value levels to reflect market movements to the Base Date.

In general terms, land values within the Coffs Harbour LGA have increased across all property classifications with the largest increases being experienced in the residential and industrial market sectors. Total sales volumes have remained steady in the residential, large lot residential and rural sectors and have increased marginally in the industrial, commercial and medium density residential sectors over the preceding 12 months.

Sales of Particular Interest

There have been a number of significant sales that have occurred across the LGA in the past twelve months that are considered noteworthy. These are;

- There has been two reliable residential englobo sales within the preceding 12 month period. One sale is an infill site located at the end of Halls Road (sold for $1,800,000 with DA for 59 lots) and the other adjoins a recent new subdivision on the southern fringe of Woolgoolga Township (sold for $2,300,000 with DA for 63 lots). Both sales were private transactions to the same experienced local property developer and both properties now have approved DA’s for residential subdivision.

- Within the Coffs Harbour CBD the former Coffs Harbour Court House and Police Station site sold for $2,100,000 in October 2015. This sale indicated a slight reduction in value levels, which was due to the significant costs involved with removing potential site contaminants. This was a site specific feature and did not reflect the commercial value movements generally.

- In outlying commercial areas there has been several sales recorded in the Emerald Beach precinct in the last twelve months. This is an unusual situation in that traditionally there is one sale recorded from this area every three to five years. This increased sales activity is in-conjunction with an increase in activity and value levels in the residential areas of this locality.

- 357 Harbour Drive, Coffs Harbour (Jetty). Former State Forests Office on a 3,180m$^2$ allotment sold with vacant possession for $3,011,950 (incl GST) on 23rd August 2016.

- Lot 100 Industrial Drive, North Boambee. Sale of one of the few remaining large, vacant industrial allotments in the Isles Drive Estate – 8,020m$^2$ Sold for $1,870,000 in December 2015.
• 42-46 Hi-Tech Drive, Toormina. Sale of the large “Bidvest” cold storage facility to a local investor for $3,360,000 in November 2015.

• 2 Isles Drive, North Boambee. Sale of a well exposed improved industrial site at the corner of Isles Drive and the Pacific Highway for $3,200,000 in August 2015.

• Sale and lease back of the new Bunnings Warehouse development at the corner of Cook Drive and the Pacific Highway, Coffs Harbour (South) - $30,605,000 on 6th May 2016.

• 10 Vincent Street, Park Beach. Sale of a vacant 2,023m² medium density residential development site to a local developer for $920,000 on 17th May 2016.

**Significant Issues and Developments**

Although there have not been any significant issues, developments or applications outside of those that are permissible under the current zoning framework that require special consideration, the following are noteworthy. These are generally localised and affect either individual or a proportionately small number of properties and have not had any discernible or significant flow on impact to wider value levels for property within the LGA.

• North Sandy Beach Estate has been developed throughout the preceding 12 months with stages 1-4 completed and all lots from the subdivision have sold.

• A new 100+ lot development at Emerald Beach is under construction with stage 1 nearing completion. Lots in this subdivision have also sold well off the plan.

• Stage 1 of a new subdivision at Hearns Lake which is approximately 30 lots from approved 95 lots is almost complete and ready for registration.

• The completion of a new Bunnings Home Improvement retail store and the concurrent realignment of the Pacific Highway/Cook Drive/North Boambee Road intersection.

• Continued renovation and extensions to the former “Palms” Shopping Centre (now Coffs Central) within the Coffs Harbour CBD through 2015.

• Commencement of construction of the new “Sea Shells” multi-storey residential unit development at Park Beach in 2016.

• Completion of “Pandanus” apartments (38 units) adjacent to the Jetty Village Shopping Centre in 2016 – Construction commenced 2015.

• Development and marketing of the 29 lot “Aspect” residential subdivision over part of the Big Banana site (part of the larger “Summit” development) north of Coffs Harbour in 2015.

• Commencement of construction and marketing of Stage 1 of the new “Elements” residential subdivision at Stadium Drive south of Coffs Harbour.
Significant Value Changes

Summary of Valuation Changes to Residential Land

Changes since previous Valuation Year (2015)

The residential areas around Coffs Harbour have all shown increases over the last 12 month period. West Coffs Harbour has increases in the 10% range while areas to the east of the Pacific Highway and closer to beaches have also shown solid increases on generally higher land value bases. These areas include Diggers Beach, Macauleys Headland and the residential area at Brodie Drive.

The southern suburbs of Sawtell, Toormina, Boambee East and Bonville have again recorded solid increases through the previous 12 month period. Sawtell village has shown increases of just under 10% with high demand providing faster selling times for quality properties. Toormina, Boambee East and Bonville have also recorded solid growth with approximately 10% increases.

The residential areas north of Coffs Harbour start from Korora and carry through to Corindi Beach/Red Rock in the northern end of the shire. Generally all of these residential areas have shown increases over the preceding 12 month period with North Sapphire Beach, Emerald Beach and parts of Woolgoolga recording the highest increases of around the 10% mark.

No area has reflected a drop in value levels over the reporting period.

There have been no significant valuation changes to villages on the Eastern Fall (Lowanna and Ulong) since 2015.

Increased investor/developer confidence and a strengthening market demand for residential units across the LGA has resulted in increased land values for all classes of Medium Density zoned property. While market gains in the range of 5% to 10% over the twelve month period were typical for most localities, prime sites in the Coffs Harbour Jetty and Park Beach tourist precinct have regained the losses compounded in the years following the GFC and have shown increases of up to 22% over the past year.

The market for large lot residential/rural residential property throughout the LGA has continued to perform strongly with consistent land value increases in the range of 5% to 10% being evidenced in most localities.

Summary of Valuation Changes to Rural Land

Changes since previous Valuation Year (2015)

The last twelve months has seen a continuation of steady market supply and demand for most classes of rural property across the LGA.

The rural areas of Orara Valley, Upper Orara and Bucca have all recorded moderate growth over the preceding 12 month period with increases in the 5% range. These increases generally cover all classes of rural land including rural home site, small hobby farms and larger rural grazing and horticulture properties.
Rural homesites on the coastal strip, both south and north of Coffs Harbour have continued to perform strongly over the preceding 12 months. Market movements of rural homesite property values in these localities area have tended to mirror those of the surrounding rural residential market with increases in the range of 7% to 10% being typical.

There have been no significant value changes to rural lands at Corindi and on the Eastern Fall since 2015. Some rural lands at Corindi are being impacted upon by the new Pacific Highway deviation currently under construction. No market consequences have yet been evidenced.

**Summary of Valuation Changes to Commercial Land**

**Changes since previous Valuation Year (2015)**

The market for commercial property within the Coffs Harbour LGA over the past 12 months, has generally seen a continued period of sustained market activity at similar levels to that of the preceding year.

The most significant value change recorded in the commercial/business sector was a 10% increase in the value of property in the commercial precinct lining the Pacific Highway south of Coffs Harbour. This has been a response to the higher levels of demand in the market and significant recent re-development of property in this locality.

There have been some minor incremental value changes across other commercial precincts in line with recent market evidence, however these movements are not large, and range generally between 5 to 10% from the 2015 levels.

**Summary of Valuation Changes to Industrial Land**

**Changes since previous Valuation Year (2015)**

The market for industrial land throughout established estates in the greater Coffs Harbour LGA has increased moderately over the preceding 12 months. Overall sales volumes have recovered since the lows of 2011 – 2013 signifying a slight increase in demand for this class of property particularly from SMSF investors. Although there has been little in the way of significant new development across the industrial sector, the gradually diminishing supply of available property is now becoming more aligned with current levels of demand in most areas. Rental vacancy rates in most areas continue to be low while returns on investment property, evidenced from the analysis of recent reliable sales, appear consistent in the 7.0% to 8.0% per annum net range. Overall auction clearance rates have remained consistently high throughout the reporting period.

Established industrial Estates generally showed the following increases; South Coffs Harbour (including Isles Estate and Hurley Drive Estate) – 5%, Marcia Street & June Street – 10%, Orlando Street – 5%, Toormina (including Hulberts Road and Hi-Tech Estates) – 10%, Woolgoolga – 7%.

The largest increase in industrial land values was recorded in the Cook Drive Estate at 13%. This is largely attributed to the increased profile of the area following the opening of the new Bunnings Warehouse development (corner Pacific Highway and Cook Drive) and the realignment of the Pacific Highway/North Boambee Road/Cook Drive intersection.
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Executive Summary</td>
<td>2</td>
</tr>
<tr>
<td>Disclaimer – Purpose of this Report</td>
<td>9</td>
</tr>
<tr>
<td>LGA Overview</td>
<td>10</td>
</tr>
<tr>
<td>State &amp; Local Government Legislation for LGA</td>
<td>12</td>
</tr>
<tr>
<td>Market Overview &amp; Sales of Particular Interest</td>
<td>13</td>
</tr>
<tr>
<td>Significant Issues and Developments</td>
<td>20</td>
</tr>
<tr>
<td>Significant Value Changes</td>
<td>23</td>
</tr>
<tr>
<td>Overview of Quality Assurance Process</td>
<td>24</td>
</tr>
<tr>
<td>Author</td>
<td>25</td>
</tr>
</tbody>
</table>
Disclaimer – Purpose of this Report

The purpose of this report is to describe the process and considerations for the 1st July 2016 Valuation of Coffs Harbour 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.

Land values must have regard to the 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 used 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 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.

LGA Overview

Location of the District

The City of Coffs Harbour is situated on the New South Wales Mid North Coast approximately 540 kilometres north of Sydney and 440 kilometres south of Brisbane. The Coffs Harbour Local Government Area (LGA) covers an area of approximately 1,175 square kilometres and has a population of 72,382 (Census 2014) the majority of which reside in established urban areas. Coffs Harbour LGA is bounded to the north and west by Clarence Valley Council LGA and to the south by Bellingen Council LGA.

The topography of the District is quite diverse but generally comprises an expansive rural hinterland with a narrow coastal plain extending approximately 60 kilometres and bordering the Solitary Islands Marine Park. The mountains which form part of the Great Dividing Range rise in close proximity to the sea and restrict the coastal plain to a relatively narrow strip. A significant majority of development within the Coffs Harbour LGA is established on the coastal plain and supports a high proportion of the areas total population.

The District has a sub-tropical climate, which combined with its coastal location, numerous surfing beaches, and proximity to rainforest influenced mountain ranges, makes the area a popular and expanding tourist destination. The tourism industry now leads the economic base of the District from the founding industries of timber, bananas, dairying, beef cattle and fishing. Tourist accommodation within Coffs Harbour ranges from exclusive 5 star resort facilities to low budget motels and hostels. Iconic tourist facilities include the Big Banana and Dolphin Marine Magic facilities as well as the Jetty Foreshores precinct centred on the historical Coffs Harbour Jetty.

Coffs Harbour is well serviced by transport services including railway and bus services and has a busy airport with multiple carriers providing services daily to Sydney and Brisbane plus a weekend service to Melbourne. The airport also has an international capacity.

Coffs Harbour also has a full and extensive range of Government services including numerous public schools supplemented by several private schools. The multi-purpose Coffs Harbour Education Campus provides TAFE education, secondary schooling and is a campus for Southern Cross University. The Coffs Harbour Health Campus provides modern public hospital facilities in addition to private hospital facilities and various retirement villages and aged care facilities. Public libraries are located at Coffs Harbour, Toormina and Woolgoolga. An ambulance station is located at Coffs Harbour whilst Fire Brigade stations are provided at Coffs Harbour, Sawtell and Woolgoolga.

Extensive maritime infrastructure including an International Marina (with Australian Customs Office), boat launching facilities and a commercial fishing co-operative servicing a large local commercial fishing fleet is established in the inner harbour area.

Community based facilities available within the city also include public and private golf courses, various sporting clubs, recreational playing fields, parks and reserves, showground, public swimming pools, tennis courts and a velodrome.
Principal Towns

The heavily populated coastal strip is centred on the residential/suburban area of Coffs Harbour. Other main residential areas include the southern suburbs of Sawtell, Toormina, and Boambee East. The coastline to the north of Coffs Harbour comprises the “northern beaches” of Korora, Sapphire Beach, Moonee Beach, Emerald Beach, Sandy Beach, the satellite centre of Woolgoolga, Safety Beach and Arrawarra/Mullaway. The villages of Corindi Beach and Red Rock complete this northern coastal residential strip and represent the most northerly residential localities within the Coffs Harbour LGA. Additionally, there are the smaller rural villages in the Orara Valley west of Coffs Harbour. These include Coramba, and Nana Glen and the villages of Lowanna and Ulong, which are situated further to the west on the “Eastern Dorrigo” plateau.

Main Industries

Coffs Harbour supports a strong and expanding industrial base with several industrial estates centred on Coffs Harbour including established estates at Orlando Street and Marcia/June Street. Extensive industrial areas are also located to the south of the city centre comprising the older Cook Drive area, the newer Hurley and Mainsbridge Drive estates and the latest Isles Drive estate. Secondary estates are located at Toormina (Hi-Tech Drive and Newcastle Drive estates) and the Woolgoolga industrial estate in the north of the LGA.

Significant Retail Centres

The primary retail areas within the Coffs Harbour LGA include the Regional Park Beach Plaza Shopping Centre, and nearby Home Base bulky goods precinct, the Coffs Central Shopping Centre and central business district in Harbour Drive, Toormina Gardens Shopping Centre, the Moonee Shopping Centre and the Woolgoolga shopping centre. Sawtell business district is now principally a lifestyle restaurant strip, which is similar to the Jetty Strip at the eastern end of Harbour Drive.

Type of Residential Development

A vast majority of the residential development within the Coffs Harbour LGA is comprised of traditional privately owned single residences, although the scale, age and style vary, sometimes significantly, depending upon locality. Older/original residential areas are primarily centred on the more established centres of Coffs Harbour CBD, Woolgoolga and Sawtell with newer and emerging residential development tending to radiate concentrically outwards.

Properties in the desirable beachside localities of Diggers Beach/Charlesworth Bay, Coffs Harbour Jetty, Korora, Sapphire Beach, Woolgoolga Headland and Arrawarra Headland in the north and Sawtell in the south command the highest residential values in the LGA with those properties obtaining ocean views or enjoying close beach proximity achieving premium prices in the market.

The narrow coastal plain of the Coffs Harbour LGA restricts opportunities for residential expansion both logistically and topographically. Newer areas of significant development are generally limited at present to North Bonville and North Boambee Valley to the south of the CBD, West Coffs Harbour and the northern localities of North Sapphire Beach and Sandy Beach. Some limited infill development land is available throughout established residential localities within the LGA, however this is rapidly diminishing in supply in response to a continued market demand for vacant residential land. Future larger scale urban growth areas have been identified by Council in the Bonville, North Boambee Valley and West Moonee localities in particular.
The Coffs Harbour LGA has a number of areas identified by the Coffs Harbour LEP 2013 for Medium Density Residential development. These are primarily located adjacent to the established CBD fringe and extending eastwards into the Coffs Harbour Jetty and Park Beach localities. Smaller concentrations of Medium Density residential development land are situated at Sawtell/Toormina, Korora, Emerald Beach and in the Woolgoolga eastern coastal fringe. These areas cater primarily to residential unit developments although a scattering of tourist units appear throughout coastal influenced locations such as Sawtell, Coffs Harbour Jetty, Park Beach east and Woolgoolga.

The majority of identified Medium Density Residential sites throughout the LGA are in established localities and most are currently developed to older single residences. As such, the demolition of existing improvements is a pre-requisite of site re-development in most instances.

In addition to the more conventional Medium Density Residential sites throughout the LGA, the narrow coastal beachfront strip situated between the Pacific Highway and the ocean to the north of Coffs Harbour (Diggers Beach, Korora and Sapphire Beach in particular) features a number of medium/high density tourist resort developments. These include A’anuka Beach Resort, Pacific Bay Resort, Opal Cove Resort and Nautilus Beachfront Resort.

Rural residential living is also very popular with numerous estates scattered throughout the LGA forming a significant component of the real estate market. The main areas of development are located along the coastal strip and include the Bonville and Boambee areas south of Coffs Harbour and the northern localities of West Korora (Korora Basin), Sapphire Beach (hinterland), Moonee Beach (including the Forest Glen and Heritage Park estates), Emerald Heights, Sandy Beach and Woolgoolga (Country Club Estate).

State & Local Government Legislation for LGA

Development within the Coffs Harbour Local Government Area is governed by the Coffs Harbour Local Environmental Plan 2013. The plan is based on the standardised Local Environmental Plan (LEP) prescribed by the New South Wales Legislation.

Coffs Harbour Local Environmental Plan 2013 was gazetted on the 27th September 2013. There has been five (5) Amendments to the Plan since Gazettal.

The Local Environmental Plan provides a comprehensive Town Planning framework encompassing Business (B1, B2, B3, B4, B5 & B6 Zonings), Rural (RU2 & RU3 Zonings), Residential (R1, R2, R3, R4 & R5 Zonings), Industrial (IN1, IN3 & IN4 Zonings), Special Activities/Infrastructure (SP1, SP2 & SP3 Zonings), Environmental Conservation (E1 & E2 Zonings), Public and Private Recreation (RE1 & RE2 Zonings) and Recreational Waterways (W2 Zoning) Zonings throughout the LGA.

In October 2015, Coffs Harbour City Council adopted a new DCP (Coffs Harbour Development Control Plan 2015) to regulate development of land within the LGA. The 2015 DCP is presented in 9 Parts with 44 Sub-Components which share, rationalise and expand the objectives of establishing certain general controls to facilitate development permissible under the Coffs Harbour LEP 2013.
The controls embodied within the current 2015 DCP include provisions relating to the subdivision of land and the erection of dwellings/buildings which may impact land values. These include;

<table>
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<th>Zone</th>
<th>Minimum Allotment Size</th>
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<tr>
<td>Residential</td>
<td>(R1) – Locality based “Special Area” Control provisions apply.</td>
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<tr>
<td></td>
<td>(R2) – 400 m²</td>
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<tr>
<td></td>
<td>(R3) – General Provision 200 m²/dwelling for developments up to 8.5 metres in height and 100 m²/dwelling for developments over 8.5 metres in height. “Special Area” Control provisions also apply to some localities.</td>
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<tr>
<td></td>
<td>(R4) – Locality based “Special Area” Control provisions apply.</td>
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<td></td>
<td>(R5) – 1 Hectare</td>
</tr>
<tr>
<td>Rural</td>
<td>(RU1) – 40 Hectares</td>
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<tr>
<td>Business</td>
<td>(All Zones B1 – B6) – Merit based with Council consent required. Additional “Special Area” Control provisions applicable in some localities.</td>
</tr>
<tr>
<td>Industrial</td>
<td>(IN1) – General Provision 1,000 m². Additional “Special Area” Control provisions applicable in some localities.</td>
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**Market Overview & Sales of Particular Interest**

**Residential**

**Single Residential**

Coffs Harbour LGA contains a number of residential areas that are primarily based within close proximity to the coast. The major developed areas can be generally classified into three generic locations – Coffs Harbour City, the southern suburbs of Sawtell, Boambee East and Toormina, and the northern beaches which include the coastal suburbs of Korora through to Red Rock.

The residential property market across the Coffs Harbour LGA has experienced increased market activity over the past 12 months. Interest rates have remain at historically low levels which are projected by economists to continue for a relatively prolonged period. As a result we have seen continued strong demand for properties throughout this sector of the market with local agents reporting that stock is becoming harder to source and as a result selling periods have continued to shorten. There have been many reports of properties selling within the first week of being advertised and some before they have even reached the open market, particularly in the affordable first home buyer areas.

This has provided continued stimulus in the affordable price sector of the vacant land market under $200,000. Typical residential allotments in the Coffs Harbour LGA are realising values in the range of $160,000 to $200,000 depending on the quality of building land, services and location. Sites comprising more marginal land quality or in inferior localities generally range from $120,000 to $150,000.
The mid-price range of $200,000 to $400,000 has generally widened as increased demand levels and retracting of supply have elevated many properties into this price bracket.

The prestige market, whilst still showing low volume levels of sales has shown an increase in activity mostly for improved properties with some selling prices recorded upward of $1,500,000.

New residential areas within establishing subdivisions in Bonville, North Boambee, West Coffs Harbour, North Sapphire Beach, Moonee Beach, Sandy Beach, Woolgoolga, Safety Beach and Corindi Beach have again been subject of strong demand over the 2016 valuation year. Both North Sandy Beach Estate and North Sapphire Beach Estate have completed multiple new stages over the last 12 months and with lots being relatively competitively priced have been selling most lots off the plan prior to registration. While land within these subdivisions has been taken up by private owners looking to build new homes there has been a strong increase in demand from local builders to acquire multiple lots to provide house and land packages.

Value movements throughout the Coffs Harbour LGA have shown increases over the 2016 valuation year. Coffs Harbour City residential land has shown value increases ranging from 5% to 8%. The southern suburbs of Sawtell, Boambee East, Toormina and Bonville have shown strong increases at around 10%. The northern beaches suburbs of Korora, Sapphire Beach, Moonee Beach, Emerald Beach, Sandy Beach, Woolgoolga, Safety Beach, Mullaway/Arrawarra, Corindi Beach and Red Rock have also shown similar increases reflecting similar market sentiment across coastal residential areas with increases in the range of 5% to 12% being typical.

**Residential Englobo**

The residential market for vacant sites within new subdivisions across Coffs Harbour LGA has been subject to strong demand over the preceding 12 month period, however, there has been little evidence that this has followed suit in the market for residential development or englobo land. There are limited development properties for sale on the open market with most owners taking advantage of buoyant market conditions and developing the land to sell or land banking for future development.

There has been only two reliable residential englobo sales within the preceding 12 month period. One sale is an infill site located at the end of Halls Road (sold for $1,800,000 with DA for 59 lots) and the other adjoins a recent new subdivision on the southern fringe of Woolgoolga Township (sold for $2,300,000 with DA for 63 lots). Both sales were private transactions to the same experienced local property developer and both properties now have approved DA’s for residential subdivision.

While this market has had little activity and shown no discernible increases over the 2016 year, if the current interest and demand in single residential vacant land throughout the LGA continues it may increase the demand on the englobo sector.

**Medium Density Residential**

The Coffs Harbour LGA has a number of areas identified by the Coffs Harbour LEP 2013 for Medium Density Residential development with either R1 – General Residential, R3 – Medium Density Residential or R4 – High Density Residential zonings. These area are primarily located adjacent to the established CBD fringe and extending eastwards into the Coffs Harbour Jetty and Park Beach localities. Smaller concentrations of Medium Density residential development land are situated at Sawtell/Toormina, Korora, Emerald Beach and in the Woolgoolga eastern coastal fringe.
An emerging trend of stronger demand for residential units and a resurgence in investor/development confidence has resulted in a number of new medium density residential developments being undertaken within the Coffs Harbour District over the preceding 12 months. The most significant of these are the “Equinox” and “Sea Shells” multi-level apartment complexes at Park Beach and the “Pandanus” Apartments adjacent to the Jetty Village Shopping Centre which commenced construction in 2015. A number of other smaller residential unit development projects have been undertaken particularly in the Park Beach, Coffs Harbour Jetty, Toormina and Sawtell localities.

There has been a number of particularly significant sales of lightly improved and vacant medium density residential development sites (suited to immediate redevelopment) in the Park Beach Prime Tourist and Coffs Harbour Jetty Precinct areas during the preceding 12 month period. 143 Edinburgh Street – An older small single residence with dual street frontage and expansive views which sold for $740,000 in June 2016. 39 Edgar Street – An older single residence that has since been demolished to allow construction of 7 residential villas which sold for $915,000 in September 2015. 10 Vincent Street – A vacant development site at Park Beach which sold for $920,000 in May 2016. 61 Ocean Parade – Seabreeze apartments sold for $950,000 in December 2015. 39 Jarrett Street – a residential site developed to two cottages sold for $1,000,000 in September 2015. 3-5 Solitary Street – an architecturally significant residence currently subject to extensive renovation which sold for $1,300,000 in July 2016. 347 Harbour Drive – an older single residence on a smaller than typical allotment close to the Jetty Strip which sold for $725,000 in May 2016.

These, and a number of other supporting sales have indicated that the prime residential medium density market sector has regained the losses compounded in the years following the GFC and has shown increases of up to 22% over the past year.

An increased number of sales of vacant and improved residential redevelopment sites have been transacted in and around the central Coffs Harbour CBD area however the majority appear to be speculative and are currently being utilised as land banking or short term rental prospects in anticipation of future potential as market conditions improve. Analysis of the most recent reliable sales indicates a continuation of the market recovery that commenced in 2014 with land value levels for medium density development sites increasing moderately (in the range of 5% to 10%) over the past year.

In the southern suburbs, the Toormina Medium Density area backing the Toormina Gardens Shopping Centre and the Sawtell Medium Density area centred on the First Avenue commercial centre, have seen a number of new townhouse developments over the last 12 months. Sales evidence was once again limited although the most recent reliable sales indicate a slight (5%) increase in value levels.

The Woolgoolga Medium Density zone incorporates properties on the Woolgoolga Headland where ocean views or excellent proximity to beaches and the main street are a feature. In this area there were three significant sales (two in Ocean Street and one in Trafalgar Street) in the latter part of 2015 and mid 2016 which along with other reliable market evidence supported a value increase of around 10% for the locality. These sales are; 28 Ocean Street – An older cottage suited to redevelopment which sold for $850,000 in May 2016, 38 Ocean Street – A solid circa 1970’s single residence which also sold for $1,250,000 in December 2015 and, 7 Trafalgar Street – An older cottage demolished shortly after sale which sold for $640,000 in September 2015.
**Villages**

There are a number of smaller residential villages spread throughout rural localities across the Coffs Harbour LGA. These include; Coramba, Nana Glen, Lowanna and Ulong.

The villages of Nana Glen and Coramba are located in the area known as the Orara Valley. Generally these villages have low numbers of transaction per year which in a strong market shows increases above other areas due to the lack of supply. Both Nana Glen and Coramba have shown solid increases in the 8-12% range over the 2016 valuation year.

Lowanna and Ulong are situated on the Eastern Fall, which along with the adjoining Dorrigo Plateau. This area is about one hour west of Coffs Harbour and is accessed via a winding, sealed road. The Eastern Fall is considered one of the more “remote” localities in this LGA. Consequently, demand for property here is at lower levels than other less remotely located areas. There have been no sales of particular interest in these villages in the last twelve months and recorded sales volumes have been at slightly reduced levels over that period. This comparatively small and insular market is best be described as steady at present.

**Rural Residential/Large Lot Residential**

This class of property is situated throughout the LGA and varies between parcels with significant coastal influence to more “remotely” located coastal hinterland holdings. Some of the more highly regarded areas include the Crossmaglen, Bonville, Boambee, Korora, Sapphire Beach, Moonee Beach, Woolgoolga, Karangi and Nana Glen localities.

The rural–residential property market continues to be one of the stronger performing sectors with sustained good levels of demand underpinning market values.

This year has seen a continuation of the trend for the majority of recorded sales being over improved property with sales of vacant rural residential land representing a small percentage of total sales volume. This is primarily attributable to a continued decline in the supply of vacant allotments as established rural residential localities near full development.

All established coastal rural residential localities including Boambee (north, middle and south), Bonville, Crossmaglen, those surrounding Coffs Harbour’s urban fringe, Korora, Sapphire Beach, Moonee Beach, Emerald Beach and Woolgoolga have continued to display a strong market performance over the preceding 12 months. Levels of sales activity have generally been maintained, underpinned by sustained levels of demand. Prevailing value levels have increased moderately in the range of 6% to 10% as a result.

The market for rural residential property in the more remote, though popular Orara Valley and Nana Glen localities has remained relatively steady over the preceding 12 month period with sales indicating only slightly increased values, generally in the range of 2% to 5% above 2015 levels.
Commercial

The Coffs Harbour LGA contains 608 commercially zoned properties spread across six commercial zones. These properties cover a wide range of classifications from single street-front shops to multi-level regional shopping centres and commercial office blocks. To a large extent, performance of this sector of the real estate market is reliant upon external economic conditions and consumer confidence. Locally, it is additionally impacted by the comparatively low average income base of the local population.

There has been an increase in the volume of sales recorded during the 2016 valuation year for property in the commercial sector in this Local Government Area (LGA). In the prior period there were 27 sales recorded, whilst this year there have been 36 recorded sales. Additionally, these recent sales all indicated consistent value increases from the 2015 Land Values. Whilst the recent sales volume is considered relatively low, particularly for the Central Business District (CBD), the results of the analyses indicate confidence is returning to this sector and the market could be described as buoyant.

This renewed confidence combined with low vacancy rates, economic growth, historic low interest rates and general affordability of commercial property in the Region are also contributing factors to the higher level of demand. However, supply for quality commercial property is still considered to be low, which is a similar situation to that experienced over the last five years, especially for prime property in the CBD. The lower supply can be attributed to the improving market conditions, which have made vendors unwilling to realise their investment with the prospect of a higher return potentially achievable in the short term.

Rental levels have also experienced some improvement in the last twelve months, which has further cemented vendor opinion to wait for further market increases before selling. The increased rentals combined with increased consumer confidence have resulted in vacancy rates maintaining their relatively low, local level.

Sales of particular interest within the Coffs Harbour CBD comprise the former Coffs Harbour Court House and Police Station site, which sold for $2,100,000 in October 2015. This property is well positioned and has dual street frontages. Improvements are substantial and including separate, free-standing Court House, Police Station and additional offices. This sale indicated a slight reduction in value levels, which was due to the significant costs involved with removing potential site contaminants. This was a site specific feature and did not reflect the commercial value movements generally.

In outlying commercial areas there has been several sales recorded in the Emerald Beach precinct in the last twelve months. This is an unusual situation in that traditionally there is one sale recorded from this area every three to five years. This increased sales activity is in conjunction with an increase in activity and value levels in the residential areas of this locality. It also is a result of the buoyant, local commercial market.

The secondary commercial areas of Sawtell, Toormina, and the Jetty Precinct have again experienced relatively low levels of supply and demand over the preceding twelve month period with similar small numbers of recorded market transactions over the previous year. Analysis of the limited sales that were transacted has indicated a slight increase in values of around 5% over 2015 levels.

The commercial area of Woolgoolga appears to have emerged from a period of uncertainty and transition following the relocation of the Pacific Highway and the opening of the new Woolworths supermarket development. Limited recent sales indicate a consistent increase in value levels of around 9%.
Industrial

The market for industrial land throughout established estates in the greater Coffs Harbour LGA has increased moderately over the preceding 12 months. Overall sales volumes have recovered since the lows of 2011 – 2013 signifying a slight increase in demand for this class of property particularly from SMSF investors. Although there has been little in the way of significant new development across the industrial sector, the gradually diminishing supply of available property is now becoming more aligned with current levels of demand in most areas.

Rental vacancy rates in most areas continue to be low while returns on investment property, evidenced from the analysis of recent reliable sales, appear consistent in the 7.0% to 8.0% per annum net range. Overall auction clearance rates have remained consistently high throughout the reporting period.

Development within the Isles Drive Industrial Estate south of Coffs Harbour continues to expand albeit to a lesser extent than in prior peak years. Sustained demand for a decreasing supply of available property has resulted in a slight increase in value levels of around 5% over the preceding 12 months.

The construction of the new Bunnings Warehouse home improvement retail store at the intersection of Cook Drive and the Pacific Highway and the concurrent upgrade and re-alignment of the Cook Drive/Pacific Highway/North Boambee Road intersection were notable factors affecting the Cook Drive industrial estate over the two years. These improvements have elevated the profile of this traditionally secondary location with analysis of the most recent reliable sales within the locality indicating a further moderate increase in land values of around 13% over the past 12 months.

There has been very little new development or recent sales activity in the Orlando Street/Lawson Crescent industrial estate over the preceding year. Although this area appears to have experienced slightly lower levels of demand than other similarly located estates, land value increases of 5% have been recorded on a limited number of transacted sales.

Land values in the Marcia Street/June Street industrial area, close to the Coffs Harbour CBD have increased by up to 10% over the past year. This trend mirrors that of the nearby commercial precinct centred on the Pacific Highway and extending from the northern fringe of the CBD to Park Beach Plaza. Increased demand for well exposed property in this locality has resulted in increased land values, a trend which has had a flow on effect into the adjoining industrial area.

There has been very little new development but slightly increased recent sales activity in the Hi-Tech Drive/Craft Close - Newcastle Drive/Hulberts Road industrial areas over the preceding year. Slightly stronger levels of demand for industrial property in the lower price range of these localities has contributed to land value increases in the range of 5% to 8% being recorded.

Slightly increased levels of demand and overall sales activity within the insular Woolgoolga Industrial Estate has resulted in a corresponding moderate increase (approximately 7%) in land value levels throughout the latter stages of 2015 and into 2016. Any impact on values stemming from the recent opening of the Pacific Highway bypass of the Woolgoolga town centre (including the industrial centre situated slightly to its south) has yet to be reflected in the market.
Rural

**Rural Grazing**

The market for larger grazing holdings is relatively limited within the Coffs Harbour LGA as there are few remaining holdings of viable size. The majority of these larger holdings are scattered throughout the western region of the LGA particularly in the Upper Orara Valley and Eastern Dorrigo Plateau localities. Given the limited quantity of this type of property in the LGA, supply is at lower levels than that for other classes of rural property.

During the 2015 valuation year there was an increase in the sales volume for rural property on the Eastern Fall. Of the ten recorded sales in the last twelve months for property in this area, there are no sales which exhibit significant inherent or external features which would make them of particular interest. Demand for property in this class has decreased slightly from 2015, in-conjunction with static value levels, which have prevailed in the last few years. There is still some market reluctance to the location, accessibility and services provided from this location, which translates to a lower level of demand compared to other rural locations in this LGA.

Rural localities west and north-west of Corindi Beach have experienced a decrease in sales volume over the last twelve months. In this case, this situation is due to the on-going construction of a new Pacific Highway Deviation which dissects this locality. Whilst this project does not affect the majority of rural property in this location, it does affect the majority of better quality rural property here. This infrastructure project is due to be completed next year, and it is expected that the current market conditions will prevail until at least then.

**Rural Horticulture**

The Coffs Harbour region has traditionally been represented as a strong horticultural area, with production of bananas being dominant. This status has reduced in recent times due poor prices received for produce, and an increase in banana production from other areas, notably North Queensland. The number of working banana plantations in the Coffs Harbour LGA has continued to fall again this year as producers move to more viable crops, or remove plantations altogether. Conversely, the amount of crops normally affiliated with niche markets is increasing each year. The number of smaller operators planting horticultural crops, particularly blueberries has once again increased during the last twelve months.

Traditionally, the majority of transactions for horticultural property occur on the Corindi Plateau, where the greatest concentration of these properties are situated. However, as land in this area is relatively tightly held and nearly fully developed, producers have had to source suitable property from locations where the supply of suitable land is greater. These developing areas have traditionally been utilised for small scale grazing and now include locations that previously did not feature blueberry production such as the coastal hinterland at Bucca.

During the last twelve months there has been a decrease in sale transactions for this class of property. It is evident that the majority of transactions taking place in emerging locations have been privately negotiated for properties not listed on the open market. Analysis of reliable sales evidence from these and other comparable localities indicates a continued stabilization of value levels for this sector of the market with modest value increases in line with other rural land uses within the LGA.


**Rural Homesites**

Properties classed as rural homesites are widely distributed throughout the Coffs Harbour LGA and generally comprise holdings ranging in area from smaller 1 Hectare lifestyle lots through to larger 40 hectare and greater hobby farms with small scale grazing or horticultural potential.

In the Orara Valley, generally including the Karangi, Upper Orara, Coramba and Nana Glen localities, there has been a steady level of supply and demand over the 2016 valuation year. These rural areas have generally shown increases of approximately 5% across the range of different rural property classes from rural home sites to hobby farms and rural grazing and horticulture properties.

Following on from 2014 and 2015 there has again through the 2016 valuation year been significant investment by the local blueberry farming community to acquire suitable land for blueberry cultivation. The land must have site specific characteristics for blueberry production and therefore only certain properties are suitable.

As progression of the variety of the berries become more frost resistant the areas targeted have spread further west from the more traditional coastal land through to the Bucca area further west to properties surrounding Nana Glen. The majority of these sales have taken place by private treaty with the property very seldom being offered via the open market and more so the purchaser identifying the property as being suitable and approaching the owner privately, often times the purchase price being significantly inflated rather than if the property was offered via the open market. This has created somewhat of a two tiered market within these rural areas.

The last twelve months has seen a continuation of steady market supply and demand for most classes of rural homesite property across the Eastern Dorrigo Plateau and fall localities. Consequently, prevailing land values have tended to remain steady.

The market for rural homesites on the coastal strip both north and south of Coffs Harbour has performed stronger than that for similar classes of property west of the range over the past year. Continued high levels of demand has resulted in increased land values in all localities. Market movements of rural homesite property values have tended to mirror those of adjoining rural residential markets with increases in the range of 5% to 8% being typical. The most notable increases have occurred in the well regarded Bonville and Boambee localities where strong demand for a limited quantity of available property has resulted in value increases in the 10% to 13% range.

**Significant Issues and Developments**

During the preceding twelve month period, there has only been a limited number of significant local issues that have the potential to affect the Coffs Harbour LGA property market. The most pertinent of these in terms of their potential influence on prevailing land values are;

- In October 2015, Coffs Harbour City Council adopted a new DCP (Coffs Harbour Development Control Plan 2015) to regulate development of land within the LGA. The 2015 DCP is presented in 9 Parts with 44 Sub-Components which share, rationalise and expand the objectives of establishing certain general controls to facilitate development permissible under the Coffs Harbour LEP 2013. The most significant change in planning controls introduced by the new DCP 2015 relates to the re-configuration of site density requirements for medium density development. The re-configured density requirements have been adopted for the 2016 Annual Valuation Program.
• Roads and Maritime Services (RMS - formerly Roads and Traffic Authority) completed the Pacific Highway Sapphire to Woolgoolga upgrade, including the Woolgoolga town centre bypass during 2014 and any impact on land values have now been embodied in the market. During the construction phase of the Highway upgrade, significant disruption to traffic flows was experienced along the length of the works area. This contributed to a noticeable decline in total sales volumes for property along the route and, while not solely responsible in itself, was a contributing factor to the predominantly static market conditions that have prevailed in affected localities over the preceding three years.

In a positive sense, the upgrade of this section of the Highway has immediately delivered improved travel times from northern beaches localities into Coffs Harbour, improved accessibility to northern beaches localities from the new Solitary Islands Way carriageway and improved traffic safety to and from the Highway via a series of new interchanges. Conversely, there has been reports in local media regarding increased traffic noise, particularly in parts of the Sapphire Beach, Moonee Beach, Emerald Beach, Sandy Beach and Woolgoolga localities that are in close proximity of the Highway.

RMS is reported to be investigating these issues. Although this ongoing issue has been well publicised locally, from a value perspective, no discernible changes to land value levels resulting from increased Highway traffic noise have become apparent in the market at this stage. However, this situation will be monitored in future Programs and any land value adjustments will be made as the market dictates. Similarly, any potential land value movements in the Woolgoolga commercial and industrial property markets resulting from the Highway bypass of the town centre have yet to be manifested in the market. Again, this will be monitored over future Valuation Programs.

• Recently, traffic lights have been installed at the intersection of Harbour Drive and Gordon Street. This project was instigated after the adjoining Coffs Central Regional Shopping Centre lodged a Development Application to develop part of their land. The owners of this Centre jointly contributed to the costs of these works, which required the closing of this intersection for ten weeks. During this time additional work to flood drainage levels, and the removal of the roundabout here was also completed. These traffic lights are the first set in the Coffs Harbour Central Business District that are not on the Pacific Highway which dissects this area.

• As previously mentioned, construction of the new Pacific Highway Deviation west of Corindi Beach is continuing. This deviation traverses the narrow coastal strip and floodplain in this locality, before climbing the mountain range at Dirty Creek. It will provide a dual-carriageway for vehicles, and essentially starts at the northern end of the recently completed Woolgoolga Pacific Highway Bypass, extending north within the adjoining Clarence Valley LGA at Halfway Creek. Project completion is forecast in 2017. This deviation will provide better access to northern beaches residents, as well as superior access for vehicles travelling through this area.

The following were generally localised issues affecting either individual or a proportionately small number of properties. These issues have not had any discernible or significant flow on impact to wider value levels for property within the LGA.

• The completion of a new Bunnings Home Improvement retail store and the concurrent realignment of the Pacific Highway/Cook Drive/North Boambee Road intersection.
• Construction of a new multi-level car park, and partial renovation of the lettable space within Park Beach Plaza Regional Shopping Centre in 2014.

• On-going renovation and extension of the former “Palms” Shopping Centre (now Coffs Central) within the Coffs Harbour CBD.

• Completion of construction of the new “Equinox” residential unit development at Park Beach in 2015.

• Commencement of construction of the new “Sea Shell” multi-storey residential unit development (adjoining “Equinox”) at Park Beach in 2016.

• Completion of the “Pandanus” apartment complex (38 apartments) adjacent to the Jetty Village Shopping Centre in 2016 – Construction commenced 2015.

• Development and marketing of the 29 lot “Aspect” residential subdivision over part of the Big Banana site (part of the larger “Summit” development) north of Coffs Harbour in 2015.

• Completion of construction and marketing of Stage 1 of the new “Elements” residential subdivision at Stadium Drive south of Coffs Harbour.

• North Sandy Beach Estate has been developed throughout the preceding 12 months with stages 1-4 completed and all lots from the subdivision have sold.

• A new 100+ lot development at Emerald Beach is under construction with stage 1 nearing completion. Lots in this subdivision have also sold well off the plan.

• Stage 1 of a new subdivision at Hearns Lake which is approximately 30 lots from approved 95 lots is almost complete and ready for registration.

Below is a summary of recent significant development applications. These are for developments permissible within the current zoning, therefore no special consideration is required.

• 0054/16DM-78 Beach Street, Woolgoolga. Demolition of existing motel and construction of a mixed use development.

• 0016/16DM – 35 Gordon Street, Coffs Harbour. Demolition of house and construction of new Medical Centre.

• DA 0871/15 – Lot 54 DP 1199012 & multiple Lease Lots, Airport Drive, Coffs Harbour. Demolition, earthworks and 99 Lot Subdivision (plus 1 residue Lot) – Industrial

• DA0848/15 – 27-33 First Avenue, Sawtell. Demolition of existing building and construction of retail premises and multi dwelling housing (10 units)
• 0751/16DA at 63 Harbour Drive; an application for an eighty (80) room Hotel, Restaurant, Pool, Recreation Area, Car Parking and Commercial/Retail Area. This application was submitted by the owners of Coffs Central Regional Shopping Centre, and is over vacant land, but affects the adjoining Coffs Central Centre as it uses roof-top parking and vehicular access from that development, and the connected Coffs Harbour City Council car park in Castle Street. This property is well located in the prime CBD area. The application noted an estimate of costs at $20,100,000 and is in the process of being determined.

Significant Value Changes

Land values across all classes of property within the Coffs Harbour LGA have increased since the prior Annual Valuation at 1st July 2015, signifying a continuation of the local market recovery from the lows experienced throughout 2011-2013.

Residential

Single Residential

Single residential land values have increased across all established residential areas within the LGA, with most localities recording increases in the 5% to 10% range. No area reflected a drop in value levels.

Localities showing a greatest increases in value levels were East Coffs Harbour including Brodie Drive and Macauleys Headland (11%), South Coffs Harbour including Boambee East, Bonville and Toormina (9.0%), Sawtell (9.5%), Woolgoolga (9.5%) and Sandy Beach (9%).

Medium Density Residential

Increased investor/developer confidence and a strengthening market demand for residential units across the LGA has resulted in modest increases in land values for all classes of Medium Density zoned property. Market gains in the range of 4% to 8% over the twelve month were typical.

The prime Coffs Harbour Jetty and Park Beach (East of Hogbin Drive) Tourist Precinct localities have regained the losses compounded in the years following the GFC and value increases of up to 22% over the past year have been recorded.

Rural Residential/Large Lot Residential

The market for rural residential property throughout the LGA has continued to perform strongly with consistent land value increases in the range of 5% to 7% being evidenced in most localities.

The largest increases have occurred in Braford Park (9%), Forest Glen/Moonee (10%) and Woolgoolga (10%).
**Commercial**

Commercial property in most areas has experienced some upward value movements since the prior 2015 Valuation with typical movements being around the 3% to 5% range. This is partly due to the flow-on effect from increased demand for commercial property, but is also consistent with the general increase in property values experienced across the LGA since 2015.

The most significant value changes in the commercial/business sector has been an increase in the value of commercial precincts fronting the Pacific Highway, north and south of the Coffs Harbour Central Business District. This is in response to recent recorded sales evidence which indicated higher levels of demand for commercial property along, or close to, the Pacific Highway. These increases were around 10%.

Higher than typical value increases were also experienced in the commercial precincts of Woolgoolga. This may be due to the market resolving the uncertainty surrounding the impacts of the recent relocation of the Pacific Highway away from the town centre. The increases here were also around 10% from the 2015 levels.

**Industrial**

Sustained demand for a decreasing supply of available property has resulted in moderate increases in industrial land values over the preceding 12 months.

Established industrial Estates generally showed the following increases; South Coffs Harbour (including Isles Estate and Hurley Drive Estate) – 5%, Marcia Street & June Street – 10%, Orlando Street – 5%, Toormina (including Hulberts Road and Hi-Tech Estates) – 10%, Woolgoolga – 7%.

The largest increase in industrial land values was recorded in the Cook Drive Estate at 13%. This is largely attributed to the increased profile of the area following the recent opening of the new Bunnings Warehouse development (corner Pacific Highway and Cook Drive) and the realignment of the Pacific Highway/North Boambee Road/Cook Drive intersection.

**Rural**

The last twelve months has seen a continuation of steady market supply and demand for most classes of rural property across the LGA. Consequently, prevailing land values have tended to increase only slightly particularly throughout localities west of the range (Orara Valley, Bucca and the Eastern Dorrigo Plateau and fall).

The notable exception to this trend has been for rural homesites on the coastal strip north and south of Coffs Harbour, particularly those in the Boambee/Bonville, Moonee/Woolgoolga localities. Market movements of rural homesite property values in these areas have tended to mirror those of the adjoining rural residential market with increases in the range of 7.5% to 10% being recorded.
Overview of the Quality Assurance Process

DFSI/Property NSW/Valuation Services has been provided with a comprehensive Valuation Analysis Report, which details the Quality Assurance Process of Inland Pacific Property Group. It outlines the Verification process undertaken and certifies that Land Values meet all Statistical Measures and Component Data Analysis. In addition, a Quality Statement and listings of high value and high risk properties, are provided. 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 have had land values amended through the objection or re-ascertainment process were individually examined to reconcile surrounding land values and ensure the accuracy of the gradings and relativities. 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 7.0. 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.

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