

# **TWEED LOCAL GOVERNMENT AREA Final Report 2018v1**

10 November 2018

## Executive Summary

### MARKET COMMENTARY

#### Tweed Shire Council Local Government Area (LGA)

Zone*	Zone Code	Number of Entries	2018 Total	2017 Total	% Change	Band Trend 2017-2018	2016	% Change
			Land Value	Land Value	2017 to 2018		General LV	2016 to 2018
Residential	A, B4, R1, R2, R3, R5, RU5	24,738	\$11,127,440,610	\$10,058,742,760	10.62%	Strong increase	\$8,840,789,390	25.86%
Rural	R, RU1, RU2	4,529	\$2,247,506,080	\$2,064,264,600	8.88%	Moderate increase	\$1,776,294,260	26.53%
Commercial	B1, B2, B3, B4, B5, B7	633	\$663,369,231	\$587,515,311	12.91%	Strong increase	\$538,502,301	23.19%
Industrial	IN1, IN4	234	\$180,114,430	\$142,402,900	26.48%	Very Strong Increase	\$135,294,910	33.13%
Tourist, Infrastructure, Environmental, Recreation	SP3, SP2, P, E1, E2, O, RE1, RE2, S, W2, W3	998	\$409,396,280	\$391,558,810	4.56%	Strong increase	\$368,123,970	11.21%
<b>Total</b>		<b>31,132</b>	<b>\$14,627,826,631</b>	<b>\$13,244,484,381</b>	<b>10.44%</b>	<b>Strong Increase</b>	<b>\$11,659,004,831</b>	<b>25.46%</b>

\*Zone Groupings have been allocated in accordance with R+T Procedure Manual 7.2.1 - Media Release Commentary

#### Zone Exceptions

Parent zone	Zone code	Zone description	2018 LV	2017 LV	General LV	% change	Band Trend
Commercial	B7	Business Park	\$25,900,000	\$25,900,000	\$25,630,000	0.00	0 Steady
Industrial	IN4	Working Waterfront	\$2,491,100	\$2,476,100	\$2,339,800	0.61	0 Steady
Residential	R5	Large Lot Residential	\$478,082,140	\$456,170,140	\$379,401,290	4.80	1 Slight increase

#### Component Exceptions

Zone code	Comp code	Comp description	Comp count	Comp calc count	% change	Band Trend
B3	BDA	MURWILLUMBAH - (B3 ZONE)	103	103	3	1 Slight increase
B4	BAB	TWEED HEADS SOUTHERN FRINGE + 1 POINT DANGER	62	62	3.32	1 Slight increase
B5	BDD	SOUTH MURWILLUMBAH (B5 ZONE)	79	79	1.64	0 Steady
IN1	IEA	M'BAH (EX INDUSTRY CENTRAL ESTATE) + 3 @ CONDONG	99	99	4.63	1 Slight increase
R2	AHQ	ELEVATED INFL - WEST BANORA POINT	1547	1547	4.57	1 Slight increase
R2	AJG	FINGAL VILLAGE & SURROUNDING AREA	179	179	3.44	1 Slight increase
R2	ALX	POTTSVILLE/HASTINGS POINT (BEACH INFLUENCE)	92	92	1.51	0 Steady
R3	AKE	DENSITY - TWEED HEADS (EX POINT DANGER)	445	445	4.31	1 Slight increase
R5	RRD	LARGE LOT RESIDENTIAL - R5 ZONE - (MINOR FACTORS IF REQ'D)	1145	1145	4.94	1 Slight increase
RU1	RSA	SUGAR CANE - SHIRE WIDE	198	198	-0.73	0 Steady
RU2	RRZ	DIP SITES UTILITIES & NO DWELLG ENTITL -SHIREWIDE- RU2 ZONE	103	103	0	0 Steady
RU5	AMA	TUMBULGUM & TERRANORA VILLAGES - RU5 ZONE	612	612	4.56	1 Slight increase

### General Overview

There was a strong increase in residential land values across the Tweed Local Government Area. Increases were mainly due to high demand for a limited supply of properties with a diminishing supply of new land releases, particularly along the coast.

There was a slight increase in land values for non-beachfront properties at Fingal and Cabarita Beach, while land values for non-beachfront properties within close proximity to the beach at Pottsville and Hastings Point remained steady. Residential unit site land values at Tweed Heads have increased slightly due to a lower demand for this property type.

Land values in villages and rural residential areas generally increased slightly due to steady demand.

### Residential Overview

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### **Commercial Overview**

There was a strong increase in commercial land values across Tweed local government area due to high investor demand, driven by low interest rates, and strong interest from owner occupiers.

Commercial land values in Murwillumbah and Tweed Heads southern fringe increased slightly due to steady demand. Commercial land values in South Murwillumbah remained steady due to the significantly flood prone nature of the area and lingering impact of the March 2017 floods.

### **Industrial Overview**

Industrial land values increased very strongly overall, with firm demand and limited supply of industrial property in Tweed Heads and Tweed Heads West.

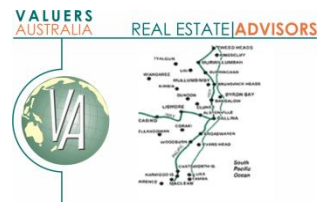
Land values in Industry Central Estate at South Murwillumbah increased very strongly due to improved demand for flood free land and reducing supply as land in the estate has been taken up.

The value of flood prone industrial land in South Murwillumbah increased slightly, however the value of sites that were the worst affected by the March 2017 floods remained steady.

### **Rural Overview**

Rural land values increased moderately in the Tweed local government area. The increase in land values for rural properties in Tweed local government area can be attributed to increased demand for rural home sites.

Land values for sugar cane land remained steady. The impact of the March 2017 floods remains a moderating impact on value levels in general.



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## Disclaimer – Purpose of this Report

This report has been prepared on behalf of the Valuer General. The purpose of this report is to provide an overview of the valuation program for the 1 July 2018 year valuation in the Local Government Area of Tweed.

To make a land valuation, regard must be had to the requirements and assumptions set out in rating and taxing legislation, such as the Valuation of Land Act 1916 (NSW). Land values are also determined by the rules set out in the “Rating and Taxing Valuation Procedures Manual”. The manual permits large numbers of properties to be assessed using mass valuation methodologies.

Although mass valuation methodologies may be less accurate than individually assessed land valuations, they are routinely used across the globe to deliver land valuations for rating and taxing purposes that are within an acceptable range of variation. Consequently, land valuations from the Valuer General may vary from an individually assessed market valuation for a parcel of land. All land valuations are, however, subject to a risk based verification process which ensures each parcel of land is individually reviewed periodically.

Whilst the content of this report has been prepared with all due care and skill, the Valuer General does not warrant that it is complete or free from error.

During the valuation process, information is compiled from third party sources, such as information relating to town planning, land use, zoning and other market related information. The Valuer General is not responsible for, and makes no warranty in relation to, the accuracy, currency, reliability or completeness of that information. Readers are directed to contact the source of the information.

The land values made in accordance with the valuation program have been made for rating and taxing purposes only, therefore, the land values should not be used for any other purpose. No reliance should be made on the contents of this report. To the extent permitted by law, the Valuer General disclaims all liability to any persons(s) who relies on, or uses, any information contained in this report.

More information on the valuation process is available from the Valuer General’s website at [www.valuergeneral.nsw.gov.au/land\\_values](http://www.valuergeneral.nsw.gov.au/land_values).

## LGA Overview

### 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 1,750mm per annum from 2008 to 2017. The maximum mean temperature is 25.8 degrees Celsius and the minimum mean temperature is 14.5 degrees Celsius (Bureau of Meteorology, climate Statistics for Australian Location: Murwillumbah - Bray Park) & (Tweed Shire Rainfall – Murwillumbah).

### Population

It is estimated that 94,857 people live in the Tweed LGA (ABS ERP 2017) 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.

### Industry and Economy

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

2016 Census Quickstats (ABS) summarises the following main responses for employment in Tweed LGA.

Occupation	Tweed (A)	%	New South Wales	%	Australia	%
Employed people aged 15 years and over						
Professionals	6,168	17.3	798,126	23.6	2,370,966	22.2
Technicians and Trades Workers	5,595	15.7	429,239	12.7	1,447,414	13.5
Community and Personal Service Workers	4,917	13.8	350,261	10.4	1,157,003	10.8
Clerical and Administrative Workers	4,356	12.2	467,977	13.8	1,449,681	13.6
Labourers	4,179	11.7	297,887	8.8	1,011,520	9.5
Managers	3,954	11.1	456,084	13.5	1,390,047	13.0
Sales Workers	3,927	11.0	311,414	9.2	1,000,955	9.4
Machinery Operators and Drivers	2,029	5.7	206,839	6.1	670,106	6.3

The most common occupations in Tweed (A) (Local Government Areas) included Professionals 17.3%, Technicians and Trades Workers 15.7%, Community and Personal Service Workers 13.8%, Clerical and Administrative Workers 12.2%, and Labourers 11.7%.

Tourism and its 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.
- 9 private primary schools.
- 5 state high schools.
- 4 private high schools.
- 3 TAFE centres located at Tweed Heads, Murwillumbah and Kingscliff.

### Hospitals

Public hospitals are located in Tweed Heads and Murwillumbah. A new hospital is proposed for Kingscliff.

### Housing Type

Separate housing is still the preferred form of accommodation with 65.4% of people in Tweed living in this type of Housing (down from 75% in 2006).

### Construction

Residential building approvals increased significantly in the 2017-2018 period (FYTD). The total number of houses approved in 2015-2016 was 620, falling to 376 in 2016-2017 before increasing to 683 in 2017-2018.

## Principal Towns

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 2016 ABS Census Data indicates that as at the Census Date 21,987 persons are usually resident in the Tweed Heads-Tweed Heads West - 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 a relatively stable commercial centre, predominantly comprising retail premises supported by the local population, tourism and government services etc. As at the 2016 Census there were 11,990 private dwellings in the Tweed Heads, Tweed Heads South and Tweed Heads West location (includes all dwelling types), of which the vast majority comprised single residences.
- Murwillumbah – Murwillumbah is a small township located in the Tweed Hinterland. The 2016 ABS Census Data indicates that as at the Census Date 7,032 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. As at the 2016 Census there were 3,043 private dwellings in the Murwillumbah locality, (includes all dwelling types), of which the vast majority comprised single residences.
- 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, however 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. The 2016 ABS Census Data indicates that as at the Census Date 7,464 persons usually reside in the Kingscliff Urban Centre/Locality. As at the 2016 Census there were 3,670 private dwellings in the Kingscliff locality (includes all dwelling types), of which the vast majority comprised single residences.
- 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 2016 ABS Census Data indicates that as at the Census Date 6,550 persons usually reside in the Pottsville Urban Centre/Locality. As at the 2016 Census there were 2,677 private dwellings (includes all dwelling types), of which the vast majority comprised single residences.

\*[http://quickstats.censusdata.abs.gov.au/census\\_services/getproduct/census/2016/quickstat/SSC13986?opendocument](http://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/SSC13986?opendocument)

A summary of the major land uses in the LGA follows:

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## Main Industries

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

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 although, being located close to the coast the sites are of equal or greater value as premium rural home sites. 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.

## Significant Retail Centres

### Industrial

There are several pockets of industrial zoned land located throughout the Tweed Shire including Chinderah and Murwillumbah however the main industrial/business area is located at Tweed Heads South.

### Commercial

Tweed Heads comprises the main 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 City Shopping Centre at South Tweed. It is understood that the centre is trading strongly, which is supported by the recent expansion of the shopping centre. A secondary Shopping centre is located on Wharf Street at Tweed Heads (Tweed Mall). Super markets are also located at Murwillumbah, South Murwillumbah, Kingscliff, Casuarina, 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 and a modern Coles Supermarket at Casuarina.



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## Type of Residential Development

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.

As at the 2016 Census there were 42,704 private dwellings within the shire, of which on census night 35,085 were occupied. Of the occupied dwellings 22,929 (65.4%) were separate houses, 6,491 (18.5%) were semi-detached, row or terrace houses, 4,175 (11.9%) were flats, units or apartments, and 1,193 (3.4%) comprised other dwellings.

## 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 Tweed Shire Council Local Government Area in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

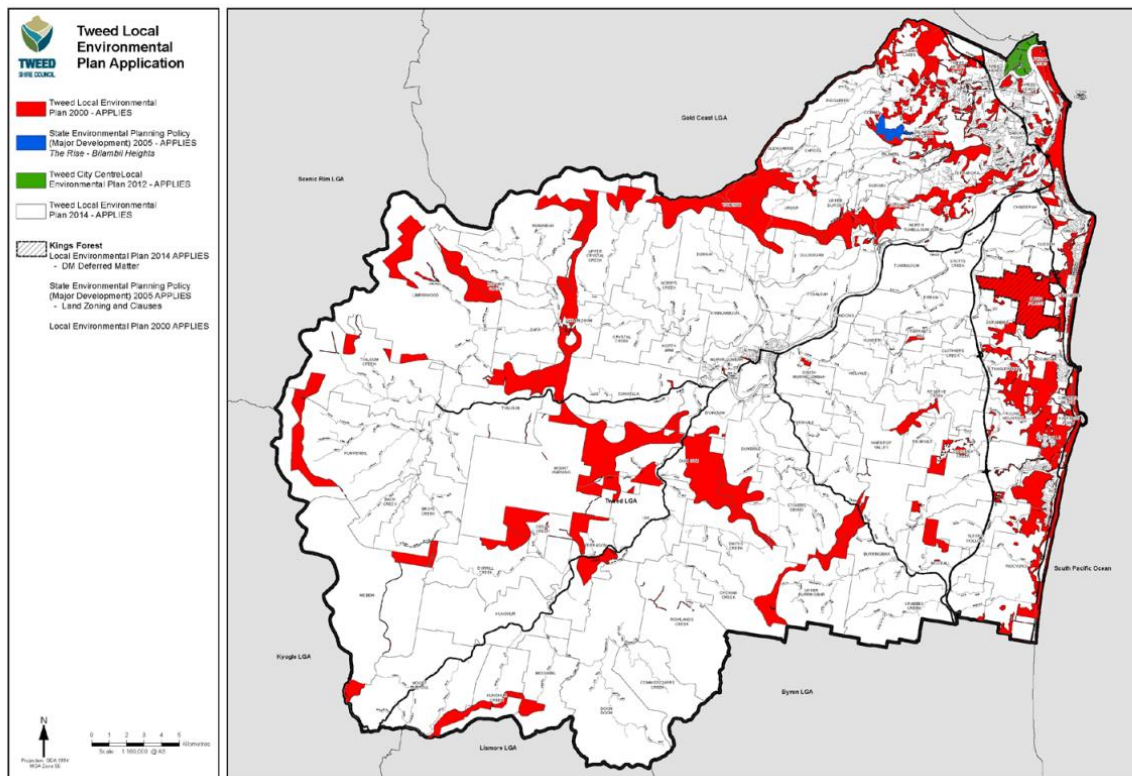
In September 2012, the Minister for Planning & Infrastructure announced a review into the way environmental zones and overlays are applied to land on the Far North Coast and engaged consultants, Parsons Brinckerhoff to undertake the review. The review applies to E2 Environmental Conservation, E3 Environmental 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**



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### 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](#).

#### 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 <sup>2</sup> , 450m <sup>2</sup> and merit based 1ha 450m <sup>2</sup>
Rural/Forestry RU1 RU2	10ha, 40ha 10ha, 40ha
Business B1 B2 B4	Merit Based
Industrial IN1, IN4	2,000m <sup>2</sup> (IN1)
E2	40ha
SP3	450m <sup>2</sup>

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## Tweed City Centre LEP 2012 – (Gazetted 18th January 2013).

Development on land Tweed City Centre is controlled by Tweed City Centre 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.

Tweed 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](#).

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.

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## 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 (e.g., 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.

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.

### Items of Note:

Revised Australian Noise Exposure Forecasts (ANEFS) came into effect on 18 July 2017 when Gold Coast Airport Master Plan was approved by the Federal Minister for Infrastructure and Transport. Further detail can be obtained from [www.goldcoastairport.com.au](http://www.goldcoastairport.com.au).

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## Market Overview & Sales of Particular Interest

### Residential/Villages

Strong demand, combined with diminishing supply (particularly along the coast), has resulted in strong value increases throughout the majority of the LGA. The strongest percentage value level increases were experienced at Pottsville (approximately 21%), Koala Beach Estate at Pottsville (approximately 26%), Medium Density sites at Pottsville (31%), Chinderah (approximately 29%), Kingscliff (approximately 16%) and in the villages of Stokers Siding, Mooball and Burringbar where values generally increased by between 16% and 23%. Strong value level increases were experienced at South Murwillumbah where values increased by approximately 19% where land values rebounded after falling significantly in 2017 due to adverse impact from the March 2017 flood. The value of level sites at Tweed Heads South increased by approximately 19%.

With strong rates of sale and increased sale prices for finished lots the value of englobo land parcels have generally increased moderately where the land can be developed within a reasonable timeframe. The value of heavily constrained englobo sites or those with deferred potential remain hard to sell and have not increased significantly in value.

### Commercial

There are approximately 633 commercial zoned properties in Tweed LGA, the vast majority located in Tweed Heads/South Tweed but with others located in the other main towns and coastal villages. Commercial properties are typically tightly held and as a result few commercial properties ever sell in Tweed Shire.

In total, 28 reliable sales occurred between 1 July 2017 and October 2018 and these, combined with older sales adjusted for time provided good evidence to determine value levels, with a total of 34 Commercial sales within Tweed LGA analysed for the 2018 program. The sales indicated that differential market movement occurred throughout the LGA however overall value levels increased strongly. The value of commercial properties in South Murwillumbah, which are flood prone, remained stable while values in Murwillumbah and fringe locations at South Tweed increased slightly in value. Commercial land in coastal villages increased moderately in value.

The value of shopping centre sites increased slightly or remained stable, depending on location.

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

## Industrial

There are approximately 234 industrial zoned properties in Tweed LGA, the majority are located in Murwillumbah/South Murwillumbah (142 properties not including individual strata title properties) with others located in Tweed Heads West, South Tweed and Chinderah.

Industrial development in the LGA is generally based around service of the local population.

With the exception of land in the Industry Central Industrial Estate at Murwillumbah, industrial land in the LGA is tightly held and due to the low number of properties, limited sales evidence exists. In total 16 reliable confirmed sales occurred between 1 July 2017 and October 2018 and these, combined with older sales adjusted for time provided good evidence to determine value levels. In total 16 industrial sales within Tweed LGA were analysed for the 2018 program.

From 1 July 2017 through to 1 July 2018 the total value of industrial land in Tweed LGA increased very strongly overall, predominantly due to very strong value increases for flood free industrial land in the Industry Central Estate at South Murwillumbah, where strong demand for flood free land and reducing supply as available land was taken up, forced prices up by around 80%. It is noted that due to the historically low base value levels in the estate (around \$90/m<sup>2</sup>) value levels in the location remain conservative compared to other industrial locations. The value of industrial land at South Tweed also increased very strongly (approximately 28%) due to strong demand and low supply). The value of flood prone land at Murwillumbah generally remained stable or increased only slightly, having been significantly impacted by the March 2017 floods.

## Rural locations within the LGA

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 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 to preserve the land for agricultural production and prevent redevelopment.

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.

From 1 July 2017 through to 1 July 2018 strong demand for rural home sites led to moderate value level increases throughout most of the LGA, particularly locations with good views and proximity to Murwillumbah, the Coast and or Gold Coast Airport. Steady demand for sugar cane land and the impact of the March 2017 flood resulted in the value of sugar cane land remaining steady.

The overall percentage increase in value levels is skewed to some degree by higher value movements in the more popular localities such as Cudgen and Durambah, as well as strong increases in value in the south eastern section of the LGA, nearer to Byron Bay, due to very strong value level increases in Byron LGA and resultant outward pressure into Tweed LGA.

## Significant Issues and Developments

### Significant Developments – From Prior to Current Annual 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. Most of these Development Applications are for developments permissible within the current zoning therefore no special consideration is required.

- Tweedlink dated 21 November 2017 reported that the following DA's were approved: DA17/0381 – Mixed use development including retail and office, shop top housing, multi dwelling housing, residential flat building with residential accommodation and tourist and visitor accommodation, subdivision in 3 stages and 31 lot strata subdivision Lot 54 DP 1145386, Lot 55 DP 1145386, Cylinders Drive, Kingscliff
- Tweedlink dated 24 July 2018 reported DA17/0358 was approved - Manufactured home estate Lot 1 DP 1074784, No. 36-150 Dry Dock Road Tweed Heads South
- Tweedlink dated 28 August 2018 reported that the following DA's were approved: DA17/0172 - Staged development for mixed use development comprising a pub, restaurant, café, retail premises, commercial premises, community facilities, medical centre, indoor recreation facility and markets - Stage 1 - vehicle access Lot 1 DP 371689, Lot 2 DP 781464, Lot A DP 408067, Lot 3 DP 913262, Lot 1 DP 781888, Lot 2 DP 781888, Lot 12 DP 260722, Lot 1 DP 1080842, Lot 21 DP 260722, Lot 470 DP 755701, Lot 1 DP 32406, Lot 463 DP 755701, Lot 462 DP 755701, Lot B DP 408067, Lot 6 DP 8825, No. 156-160 Chinderah Bay Drive, Chinderah

Below is a summary of significant Development Applications

- **DA18/0133**  
Integrated Development - 72 lot subdivision (Seabreeze Estate stages 18A and 18B)  
Address: Seabreeze Boulevard POTTSVILLE NSW 2489  
Lodged: 21/02/2018 (Letter sent to NSW Rural Fire Service : by Delegated Authority )  
Applicant: Newland Developers Pty Ltd.

### Significant Issues

#### GOLD COAST AIRPORT – POTENTIAL CONTAMINATION

A Contamination Issue has arisen with Gold Coast Airport.

The matter was initially discovered by news in the local media regarding allegations of contamination at the Airport and came to light predominantly as a result of opposition to the proposed expansion of the airport.

Since this time however more information has come to light. The Airport is currently undertaking testing to monitor contamination. It is understood that in NSW contamination is contained on site.

The matter has been discussed with Property NSW and is being monitored.

At this stage the area of affected properties has not been identified due to investigations being incomplete and still ongoing. However, there is the potential for the properties in close proximity to Cobaki Broadwater and Creek to be affected.

The matter was discussed with Property NSW and Valuers Australia advised of the following:

- No evident stigma within analysed market evidence to date for the 01/07/2018 valuing year.
- Analysis of waterfront/reserve waterfront market evidence is showing **no** adverse impact in land values for the 2018 valuation program.



Agreements were made to complete the following:

- Both Property NSW and the Contractor are to monitor developments in the local media and internet and inform each other of any changes.
- New sales along Cobaki Creek and Broadwater surrounding the Gold Coast Airport are to be analysed by the contractor within reasonable time frames of occurring to determine if any stigma exists in the market for affected properties.
- The airport has been valued on an existing use basis, assuming that use as an airport can continue.

## Significant Value Changes

### Significant Value Changes – From Prior to Current Annual Valuation

Since 2017 value levels have increased moderately to strongly in most areas within the Local Government Area, with the exception of:

- Business zoned land in South Murwillumbah and Murwillumbah which generally remained steady or increased in value slightly.
- Fringe commercial land at South Tweed Heads which increased slightly in value.
- Sugar cane which remained steady in value.
- Development sites which are adversely impacted by development constraints which remained stable or increased slightly in value.
- Near beachfront sites at Cabarita Beach, Pottsville and Casuarina which increased in value slightly, having experienced strong value level increases in recent years.
- Average quality undulating residential land at Bilambil Heights, Murwillumbah West and West Banora Point which increased in value slightly.
- Residential land at Fingal village which increased in value slightly.
- Village zoned land at Tumbulgum and Terranora which increased in value slightly.
- Medium density sites at Tweed Heads, Tweed Heads South and Tweed Heads West which increased slightly in value.
- Flood prone industrial land at South Murwillumbah, which remained steady or increased slightly in value.
- Dip sites and land with no dwelling entitlement where values remained steady.

Areas where value levels increased the strongest were:

- Flood liable residential land at South Murwillumbah which increased in value by approximately 19% as demand and value levels rebounded from the significant value level decrease in 2017 due to the negative impact of the March 2017 flood.
- Level land at Tweed Heads South (approximate 19% increase).
- Chinderah (approximate 29% increase).
- Canal frontage land at Banora Point and Tweed Heads (approximate 20%)
- Pottsville Village (approximate 21% increase).
- Koala Beach estate at Pottsville (approximate 26% increase).
- Medium Density residential sites at Pottsville (approximate 32% increase).
- Villages zoned land at Stokers Siding, Mooball and Burringbar where values generally increased by between 16% and 23%.
- B5 zoned land at South Tweed Heads (approximate 23% increase).
- Industrial zoned land at South Tweed Heads (approximate 28% increase).
- Flood free Industrial zoned land at South Murwillumbah (approximate 80% increase).
- Rural land with development potential (approximate 28% increase).

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## Overview of the quality assurance process

Property NSW has been provided with a detailed valuation analysis report, which details the quality assurance process of Valuers Australia, outlines the verification process and certifies that the land values meet all statistical measures and component data analysis. In addition, a quality statement and lists of high value and high risk properties are also provided in the valuation analysis report. Checks have been undertaken to ensure that all properties have been valued, land values are consistent with each other, land value bases have been correctly determined and all concessions and allowances have been supplied. Additionally, properties that had land values amended through the objection or 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 7.2.1. 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.

Report Prepared by:



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