

Queanbeyan-Palerang Affordable Housing Strategy: Background Paper Appendices



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This report has been prepared for
Queanbeyan-Palerang Regional Council
by

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1 APPENDIX A: Rental Snapshots

1.1 Snapshot of rental in the major centres of the Queanbeyan-Palerang LGA on 8 June, 2022

A search on www.Domain.com.au was conducted on 8 June, 2022 for available rental properties in the Queanbeyan-Palerang local government area, using the postcodes contained within the LGA being 2619, 2620, 2621, 2622 and 2623. A total of 55 properties were located and these properties consisted of 26 apartments/townhouses and 29 houses. The median price of a rental property within these combined postcodes was \$550, with a first quartile property rental of \$420 and a third quartile property rental of \$750.

In the Queanbeyan-Palerang LGA the Rent and Sales Report for December 2021¹ reported a median rental of \$493 for all types of properties in the LGA, with a first quartile rental of \$370 and a third quartile rental of \$650.

Of these 55 properties advertised for rent, none would be affordable for a **very low income** household, five properties would be affordable to the upper end of a **low income** band and 17 properties would be affordable for **moderate income** households.²

A breakdown of properties in these postcodes follows.

Postcodes 2619 & 2620 (Queanbeyan, Jerrabomberra, Karabar, Googong and surrounds)

Four properties (houses) were identified in **postcode 2619** (Jerrabomberra) and 43 properties in **postcode 2620** (Queanbeyan and surrounds), a total of 47 properties. Quartile rentals for these properties by bedroom are shown below.

| Bedrooms | 1st quartile | Median | 3rd quartile | n= |
|----------|--------------|--------|--------------|----|
| Studio | - | 285 | - | 1 |
| 1 | 300 | 330 | 365 | 11 |
| 2 | 420 | 455 | 489 | 10 |
| 3 | 573 | 600 | 658 | 11 |
| 4 | 780 | 828 | 850 | 14 |

¹ Department of Communities & Justice, Rent and Sales Report – Interactive Dashboard, www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard

² JSA 2022 based on data from ABS(2016) Census of Population and Housing, ABS(2020) Consumer Price Index, indexed to December Quarter 2021 dollars.

The four properties located in **postcode 2619** were all **four bedroom** houses with rentals ranging between \$830 and \$900. The Rent and Sales Report for December 2021 reported a median rental of \$800 for a **four bedroom** house, a first quartile rental of \$750 and a third quartile rental of \$890.



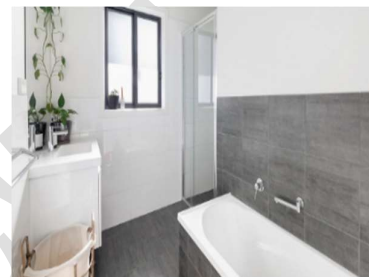
9 Kennedy Avenue, Jerrabomberra, 2619, 4 bedroom house, \$900 per week.

The 43 properties located in **postcode 2620** consisted of 21 apartments, 16 houses and six townhouses.



Unit 1/55 Donald Rd Karabar, 2620, one bedroom apartment, \$280 per week.

The median rental for an apartment was \$380 per week, for a townhouse \$598 per week and for a house \$770 per week. The Rent and Sales Report for December 2021 for postcode 2620 reported a median rental for flats/units of \$360, for a townhouse \$500 and for a house \$650.



1/1 Garland Avenue, Queanbeyan,
3 bedroom townhouse, \$600 per
week

19 Bonarba Link Googong NSW 2620,
3 bedroom house, \$750 per week.

None of the properties located in these two postcodes would be affordable for a very low income household, five properties would be affordable for a low income household and 17 properties would be affordable to moderate income households.

Postcode 2621 (Bungendore and surrounds)

Five properties were identified in postcode 2621. All were houses in the township of Bungendore.

| Address | No. bedrooms | Rental per week |
|---------------------|--------------|-----------------|
| 49 Butmaroo Street | 2 | 495 |
| 19 Forster Street | 3 | 575 |
| 127 Ellendon Street | 4 | 600 |
| 75 Ellendon Street | 4 | 750 |
| 26 Birch Drive | 4 | 800 |

None of these properties would be affordable for a very low or low income household and only one property would be affordable to the very top end of the moderate income band.



49 Butmaroo Street Bungendore, 2621,
two bedroom house, \$495 per week



26 Birch Drive Bungendore, 2621,
four bedroom house, \$800 per week

Postcode 2622 & 2623 (Braidwood, Captains Flat and surrounds)

Three properties were located in these postcodes. Two 3 bedroom houses were identified in postcode 2623 both situated at Captains Flat with rentals of \$480 and \$520 per week. One 1 bedroom house was identified in postcode 2622 situated at Manar with a rental of \$500 per week.



8136 A Kings Highway Manar NSW 2622, one bedroom house, \$500 per week



81 Foxlow Street Captains Flat NSW 2623, three bedroom house, \$520 per week

None of these properties would be affordable for a very low, low or moderate income household.

Additional apartments in 2620



5/13 Adams Street, Queanbeyan, one bedroom unit, \$300 per week



20/5 Crest Road, Queanbeyan, one bedroom unit, \$300 per week

1.2 Rental in the major centres of the Queanbeyan-Palerang LGA on 6 July 2022

1.2.1 Overview

A further search of www.Domain.com.au was conducted on 6 July 2022 for available rental properties in the Queanbeyan-Palerang LGA, using the postcodes contained within the LGA being

2619, 2620, 2621, 2622 and 2623. A total of 68 properties were located and these properties consisted of 35 apartments/townhouses/semi-detached properties and 33 houses. The median price of a rental property within these combined postcodes was \$545, with a first quartile property rental of \$420 and a third quartile property rental of \$750.

In the Queanbeyan-Palerang LGA the Rent and Sales Report for **March 2022**³ reported a median rental of \$520 for all types of properties in the LGA, with a first quartile rental of \$400 and a third quartile rental of \$663.

Of these 68 properties advertised for rent, none would be affordable for a **very low income** household, seven properties would be affordable to the upper end of a **low income** band and 33 properties would be affordable for **moderate income** households.⁴

A breakdown of properties in these postcodes follows.

1.2.2 Postcodes 2619 & 2620 (Queanbeyan, Jerrabomberra, Karabar, Googong and surrounds)

Postcode 2619

Six properties (five houses and one villa) were identified in **postcode 2619** (Jerrabomberra) and 52 properties in **postcode 2620** (Queanbeyan and surrounds), a total of 58 properties. Quartile rentals for these properties by bedroom are shown below.

| Bedrooms | 1st quartile | Median | 3rd quartile | n= |
|----------|--------------|--------|--------------|----|
| Studio | - | 250 | - | 1 |
| 1 | 328 | 355 | 413 | 11 |
| 2 | 395 | 430 | 485 | 16 |
| 3 | 570 | 650 | 680 | 13 |
| 4+ | 830 | 850 | 885 | 17 |

The six properties located in **postcode 2619** consisted of 4 **four bedroom** houses, 1 three bedroom home and a two bedroom villa and rentals ranged between \$525 and \$885. The Rent and Sales Report for March 2022 reported a median rental of \$825 for a **four bedroom** house, a first quartile rental of \$750 and a third quartile rental of \$925.

³ Department of Communities & Justice, Rent and Sales Report – Interactive Dashboard, www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard

⁴ JSA 2022 based on data from ABS(2021) Census of Population and Housing, ABS(2021) Consumer Price Index, indexed to March Quarter 2022 dollars.



23/4 Redwood Avenue Jerrabomberra, two bedroom villa, \$525 per week



13 Melaleuca Place Jerrabomberra, four bedroom house, \$850 per week

Postcode 2620

The 52 properties located in **postcode 2620** consisted of 21 apartments, 19 houses, eight townhouses and four semi-detached properties.

The median rental for an apartment was \$380 per week, for a townhouse \$550 per week and for a house \$830 per week. The Rent and Sales Report for **March 2022** for postcode 2620 reported a median rental for flats/units of \$388, for a townhouse \$520 and for a house \$715.



7/20 Carrington Street Queanbeyan NSW 2620, studio apartment, \$250 per week

None of the properties located in these two postcodes would be affordable for a **very low** income household, six properties would be affordable for a **low** income household and 26 properties would be affordable to **moderate** income households.

1.2.3 Postcode 2621 (Bungendore and surrounds)

Five properties were identified in postcode 2621. All were houses in the township of Bungendore.

| Address | No. bedrooms | Rental per week |
|----------------------|--------------|-----------------|
| 49 Butmaroo Street | 2 | 495 |
| 12a Forster Street | 3 | 660 |
| 46 Duralla Street | 4 | 595 |
| 15B Turallo Terrace | 4 | 775 |
| 118a Molonglo Street | 5 | 875 |



46 Duralla Street, Bungendore, four bedroom house, \$595 per week

None of these properties would be affordable for a **very low** or **low** income household and only one property would be affordable to the very top end of the **moderate** income band.



118a Molonglo Street, Bungendore, five bedroom house, \$875 per week

1.2.4 Postcode 2622 & 2623 (Braidwood, Captains Flat and surrounds)

Four properties were located in these postcodes. Three 3 bedroom houses were identified in postcode 2623 all situated at Captains Flat with one rental of \$460 and two homes at \$520 per week. One rural three bedroom house was identified in postcode 2622 situated at Braidwood with a rental of \$530 per week.



268 Foxlow St Captains Flat, three bedroom house, \$460 per week

None of these properties would be affordable for a **very low** or **low** or income household. One property would be affordable for a **moderate** income household.



109 Reservoir Lane, Braidwood, three bedroom house, \$530 per week

1.3 Comparison of Rental Snapshots on 8 June and 6 July, 2022

There was an increase of 13 available properties for rent between the two Snapshots. The increase by postcodes is show below.

| Postcode | 8 June Snapshot | 6 July Snapshot | Increase (#) |
|------------|-----------------|-----------------|--------------|
| 2619 | 4 | 6 | +2 |
| 2620 | 43 | 52 | +9 |
| 2621 | 5 | 5 | 0 |
| 2622, 2623 | 3 | 4 | +1 |
| Total | 55 | 68 | 13 |

The postcode with the largest increase in available properties was 2620 (Queanbeyan and surrounds). The number of apartments for rent remained the same (21). There were an additional three houses, two townhouses and four semi-detached properties for rent.

Rents for the whole of the LGA remained relatively static between the two Snapshots as follows.

| Snapshot date | 1 st quartile | Median | 3 rd quartile |
|---------------|--------------------------|--------|--------------------------|
| 8 June | \$420 | \$550 | \$750 |
| 6 July | 420 | 545 | 750 |

The applicable Rent and Sales Report used for the 6 July (**March 2022** – being the most recent available)⁵ reported a median rental of \$520 for all types of properties in the LGA, with a first quartile rental of \$400 and a third quartile rental of \$663. This showed an increase from the Rent and Sales Report used for the 8 June Snapshot – (**December 2021** – most recent available) with median rental in that Report of \$493 with first quartile rental of \$370 and third quartile rental of \$650.

⁵ Department of Communities & Justice, Rent and Sales Report – Interactive Dashboard, www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard

2 APPENDIX B: Potential Council and Publicly Owned Partnership Sites

2.1 Overview

A number of sites were assessed for potential use as mixed tenure developments including as affordable housing partnership developments. These included Council owned sites, public housing sites and Crown Land. Potential developments scoped included residential flat buildings, boarding houses and caravan parks.

The following sites are suggested for further investigation. Sites are listed in order of preliminary assessment of suitability under each heading:

Caravan Park or MHE opportunities

1. Queanbeyan Showground (Caravan Park or MHE)
2. Queanbeyan Racecourse (Caravan Park or MHE)
3. Braidwood Racecourse and Showground (Caravan Park or MHE)
4. 42 Bombay Road Braidwood
5. Bungendore Showground (Caravan Park or MHE)

Opportunities for Boarding house or Residential Flat Building including multi tenure development

1. Carpark 3a Erin Street Queanbeyan
2. Carpark 66 Morisset Street Queanbeyan
3. Carpark 16 Morisset Street Queanbeyan
4. Carpark 9g Morisset Street Queanbeyan
5. Carpark 26 Rutledge Street Queanbeyan
6. Carpark 50 Lowe Street Queanbeyan

Opportunities for Seniors Living

1. Ryrie Street Braidwood

2.2 Lots 1-24 DP13963, Lots 4/56 DP 758862, Lot 6 DP1116082

- Location: Glebe Avenue, Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council

- Zoning: RE1 Public Recreation
- Area: 8.7 Ha
- Constraints: Community Land, affected by PMF.
- Current use: Queanbeyan Show Ground
- Accessibility: Adjacent to Bega B3 zone.
- Allowable relevant uses: Caravan Parks.
- Options: Caravan Park / MHE.



Figure 2-1: Lots 1-24 DP13963, Lots 4/56 DP 758862, Lot 6 DP1116082

Source: EAC RedSquare Mapping

2.3 Lot 95 DP 721917 & Lot 1 DP 1111063

- Location: McCrae Street, Queanbeyan West
- Ownership: Crown Land
- Zoning: RE1 Public Recreation
- Area: 46.4 ha
- Constraints: Not known
- Current use: Queanbeyan Race Course.

- Accessibility: 3.3 kilometres to Queanbeyan B3 zone, serviced by bus routes 835 and 836 (six services per weekday). Much of the site is within 400 metres walking distance of the bus stop.
- Allowable relevant uses: Caravan Parks.
- Options: Caravan Park / MHE.



Figure 2-2: Lot 95 DP 721917 & Lot 1 DP 1111063

Source: EAC RedSquare Mapping

2.4 Lot 2 DP 1062268

- Location: 66 Morisset Street Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council
- Zoning: B3 Commercial Core
- Area: 1.25 Ha
- Constraints: Flood prone
- Current use: Car park and bus interchange
- Accessibility: Within Queanbeyan town centre

- Allowable relevant uses: Shop top housing (innominate), Boarding houses (innominate), Residential flat buildings (social housing providers) (SEPP Housing clause 36), Co-living housing (SEPP Housing clause 37), Build to rent housing (SEPP Housing clause 72)
- Options: Residential flat buildings including affordable housing, Co-living/boarding houses, build to rent housing



Figure 2-3: Lot 2 DP 1062268

Source: EAC RedSquare Mapping

2.5 Lot 3 DP 717706

- Location: 3a Erin Street Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council
- Zoning: B3 Commercial Core
- Area: 3,045 m²
- Constraints: Affected by PMF
- Current use: Car park

- Accessibility: Within Queanbeyan town centre
- Allowable relevant uses: Shop top housing (innominate), Boarding houses (innominate), Residential flat buildings (social housing providers) (SEPP Housing clause 36), Co-living housing (SEPP Housing clause 37), Build to rent housing (SEPP Housing clause 72)
- Options: Residential flat buildings including affordable housing, Co-living/boarding houses, build to rent housing



Figure 2-4: Lot 3 DP 717706

Source: EAC RedSquare Mapping

2.6 Lot 2 DP 702120, Lot 1 DP 714419, Lot 12 DP 715626, Lot 2 DP 734766

- Location: 16 Morisset Street Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council

- Zoning: B3 Commercial Core
- Area: 5,768 m²
- Constraints: Flood affected
- Current use: Car park
- Accessibility: Within Queanbeyan town centre
- Allowable relevant uses: Shop top housing (innominate), Boarding houses (innominate), Residential flat buildings (social housing providers) (SEPP Housing clause 36), Co-living housing (SEPP Housing clause 37), Build to rent housing (SEPP Housing clause 72)
- Options: Residential flat buildings including affordable housing, Co-living/boarding houses, build to rent housing



Figure 2-5: Lot 2 DP 702120, Lot 1 DP 714419, Lot 12 DP 715626, Lot 2 DP 734766

Source: EAC RedSquare Mapping

2.7 Lot D DP 159818, Lots 3, 5 & 9 DP 239955, Lot A DP 371908, Lot 9 DP 530627, Lot 15 DP 543424, Lot 11 DP 543425, Lot 26 DP 544107, Lot 19 DP 544636, Lot 22 DP 544753, Lot 13 DP 544916, Lot 24 DP 545522, Lot 7 DP 1084914, Lot 2 DP 1179113

- Location: 9g Morisset Street Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council
- Zoning: B3 Commercial Core
- Area: 16,969 m²
- Constraints: Flood affected
- Current use: Car park
- Accessibility: Within Queanbeyan town centre
- Allowable relevant uses: Shop top housing (innominate), Boarding houses (innominate), Residential flat buildings (social housing providers) (SEPP Housing clause 36), Co-living housing (SEPP Housing clause 37), Build to rent housing (SEPP Housing clause 72)
- Options: Residential flat buildings including affordable housing, Co-living/boarding houses, build to rent housing



Figure 2-6: Lot D DP 159818, Lots 3, 5 & 9 DP 239955, Lot A DP 371908, Lot 9 DP 530627, Lot 15 DP 543424, Lot 11 DP 543425, Lot 26 DP 544107, Lot 19 DP 544636, Lot 22 DP 544753, Lot 13 DP 544916, Lot 24 DP 545522, Lot 7 DP 1084914, Lot 2 DP 1179113

Source: EAC RedSquare Mapping

2.8 Lots 4 & 7 DP 251076, Lot 1 DP 748338, Lot 5 DP 1179998

- Location: 50 Lowe Street Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council
- Zoning: B3 Commercial Core
- Area: 6,631 m²

- Constraints: Flood affected
- Current use: Car Park (adjacent to Civic Precinct)
- Accessibility: Within Queanbeyan town centre
- Allowable relevant uses: Shop top housing (innominate), Boarding houses (innominate), Residential flat buildings (social housing providers) (SEPP Housing clause 36), Co-living housing (SEPP Housing clause 37), Build to rent housing (SEPP Housing clause 72)
- Options: Residential flat buildings including affordable housing, Co-living/boarding houses, build to rent housing



Figure 2-7: Lots 4 & 7 DP 251076, Lot 1 DP 748338, Lot 5 DP 1179998

Source: EAC RedSquare Mapping

2.9 Lots 2 – 5 DP 1075174

- Location: 26 Rutledge Street Queanbeyan
- Ownership: Queanbeyan Palerang Regional Council
- Zoning: B3 Commercial Core
- Area: 3,748 m²
- Constraints: Flood affected

- Current use: Car Park
- Accessibility: Within Queanbeyan town centre
- Allowable relevant uses: Shop top housing (innominate), Boarding houses (innominate), Residential flat buildings (social housing providers) (SEPP Housing clause 36), Co-living housing (SEPP Housing clause 37), Build to rent housing (SEPP Housing clause 72)
- Options: Residential flat buildings including affordable housing, Co-living/boarding houses, build to rent housing



Figure 2-8: Lots 2 – 5 DP 1075174

Source: EAC RedSquare Mapping

2.10 Lot 12 DP 755954 & Lot 290 DP727632

- Location: 6185 Kings Highway Braidwood
- Ownership: Crown Land

- Zoning: RE1 Public Recreation
- Area: 61.8 ha
- Constraints: Not known
- Current use: Braidwood Race Course and Showground.
- Accessibility: 2.0 kilometres to Braidwood B2 zone. There is no public transport, so the site would be car dependent.
- Allowable relevant uses: Caravan Parks.
- Options: Caravan Park / MHE.

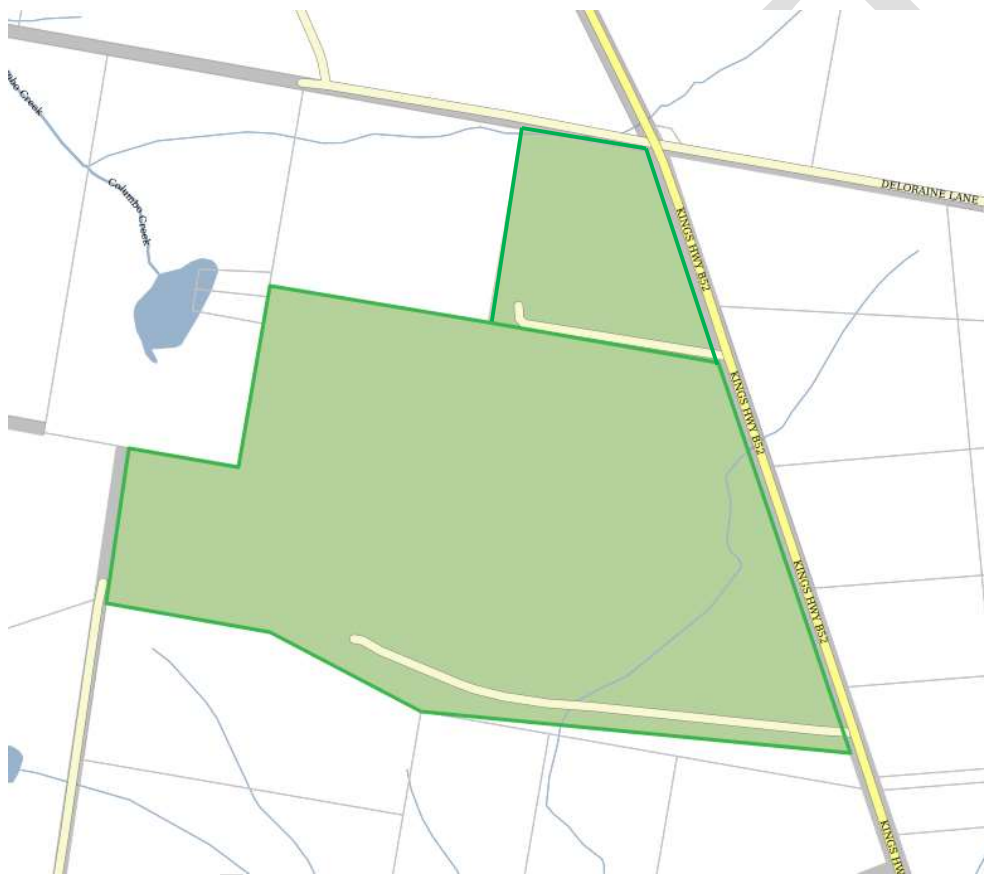


Figure 2-9: Lot 12 DP 755954 & Lot 290 DP 727632

Source: EAC RedSquare Mapping

2.11 Lot 7002 DP 96166

- Location: 71 Mathews Lane, Bungendore
- Ownership: Crown Land

- Zoning: RE1 Public Recreation
- Area: 40.4 ha
- Constraints: Not known
- Current use: Bungendore Showground.
- Accessibility: 3.0 kilometres to Bungendore B2 zone. There is no public transport, so the site would be car dependent.
- Allowable relevant uses: Caravan Parks.
- Options: Caravan Park / MHE.



Figure 2-10: Lot 7002 DP 96166

Source: EAC RedSquare Mapping

2.12 Lot 10 DP 1111968

- Location: 42 Bombay Road Braidwood

- Ownership: Queanbeyan Palerang Regional Council
- Zoning: RU1 Primary Production
- Area: 19.1 ha
- Constraints: Flood affected
- Current use: Community Garden.
- Accessibility: 1.5 kilometres to Braidwood B2 zone. There is no public transport, so the site would be car dependent.
- Allowable relevant uses: Caravan Parks.
- Options: Caravan Park / MHE.



Figure 2-11: Lot 10 DP 1111968

Source: EAC RedSquare Mapping

2.13 Lot 1 DP 212019, Lots 3 & 6 DP 240640, Lot 4 DP 835748, Lot 21 DP 848206

- Location: Ryrie Street Braidwood
- Ownership: Queanbeyan Palerang Regional Council
- Zoning: SP1 Special Activities
- Area: 6,207 m².
- Constraints: None identified
- Current use: Council Depot.

- Accessibility: Adjacent to Braidwood town centre.
- Allowable relevant uses: Seniors Housing (under SEPP (Housing) 2021).
- Options: Seniors housing.

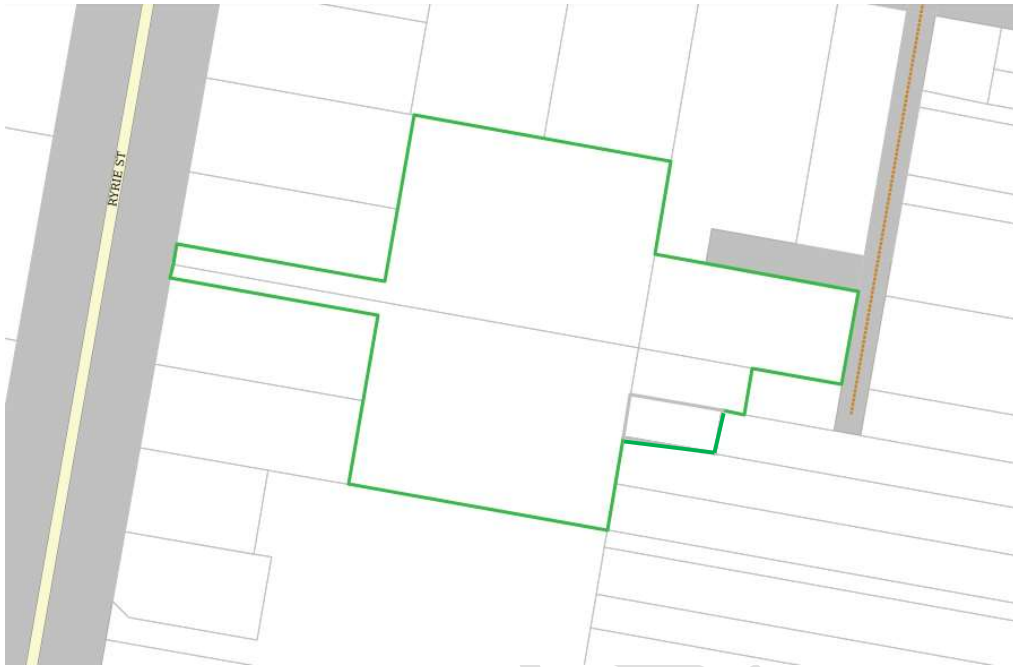


Figure 2-12: Lot 1 DP 212019, Lots 3 & 6 DP 240640, Lot 4 DP 835748, Lot 21 DP 848206

Source: EAC RedSquare Mapping

2.14 Public Housing Potential Redevelopment Sites

The following list shows land in Queanbeyan Palerang LGA that is in public housing ownership.

| | | | |
|-------------------|-----------|-----------------|---------|
| 5 Bunn St | BRAIDWOOD | 38 Anne St | KARABAR |
| 25 Coronation Ave | BRAIDWOOD | 40 Anne St | KARABAR |
| 27 Coronation Ave | BRAIDWOOD | 45 Anne St | KARABAR |
| 35 Coronation Ave | BRAIDWOOD | 46 Anne St | KARABAR |
| 41 Coronation Ave | BRAIDWOOD | 47 Anne St | KARABAR |
| 2 Agnes Ave | CRESTWOOD | 51 Anne St | KARABAR |
| 12 Agnes Ave | CRESTWOOD | 52 Anne St | KARABAR |
| 14 Agnes Ave | CRESTWOOD | 9 Bangalay St | KARABAR |
| 64 Crest Rd | CRESTWOOD | 10 Bangalay St | KARABAR |
| 66 Crest Rd | CRESTWOOD | 11 Bangalay St | KARABAR |
| 72 Crest Rd | CRESTWOOD | 12 Bangalay St | KARABAR |
| 10 Heather St | CRESTWOOD | 18 Bangalay St | KARABAR |
| 1 Leck St | CRESTWOOD | 21 Bangalay St | KARABAR |
| 3 Leck St | CRESTWOOD | 22 Bangalay St | KARABAR |
| 6 Leck St | CRESTWOOD | 23 Bangalay St | KARABAR |
| 8 Leck St | CRESTWOOD | 24 Bangalay St | KARABAR |
| 10 Leck St | CRESTWOOD | 3 Banksia Cres | KARABAR |
| 44 Morton St | CRESTWOOD | 4 Banksia Cres | KARABAR |
| 69 Morton St | CRESTWOOD | 6 Banksia Cres | KARABAR |
| 19 Munro Rd | CRESTWOOD | 8 Banksia Cres | KARABAR |
| 21 Munro Rd | CRESTWOOD | 9 Banksia Cres | KARABAR |
| 37 Munro Rd | CRESTWOOD | 13 Banksia Cres | KARABAR |
| 39 Munro Rd | CRESTWOOD | 15 Banksia Cres | KARABAR |
| 64 Richard Ave | CRESTWOOD | 17 Banksia Cres | KARABAR |
| 66 Richard Ave | CRESTWOOD | 19 Banksia Cres | KARABAR |
| 63 Ross Rd | CRESTWOOD | 23 Banksia Cres | KARABAR |
| 65 Ross Rd | CRESTWOOD | 24 Banksia Cres | KARABAR |
| 4 Young St | CRESTWOOD | 26 Banksia Cres | KARABAR |
| 37 Alanbar St | KARABAR | 28 Banksia Cres | KARABAR |
| 45 Alanbar St | KARABAR | 30 Banksia Cres | KARABAR |
| 49 Alanbar St | KARABAR | 34 Banksia Cres | KARABAR |
| 51 Alanbar St | KARABAR | 36 Banksia Cres | KARABAR |
| 53 Alanbar St | KARABAR | 40 Banksia Cres | KARABAR |
| 55 Alanbar St | KARABAR | 42 Banksia Cres | KARABAR |
| 61 Alanbar St | KARABAR | 44 Banksia Cres | KARABAR |
| 5 Anne St | KARABAR | 1 Belah Pl | KARABAR |
| 6 Anne St | KARABAR | 3 Belah Pl | KARABAR |
| 17 Anne St | KARABAR | 4 Belah Pl | KARABAR |
| 18 Anne St | KARABAR | 6 Belah Pl | KARABAR |
| 20 Anne St | KARABAR | 7 Belah Pl | KARABAR |
| 22 Anne St | KARABAR | 9 Belah Pl | KARABAR |
| 24 Anne St | KARABAR | 10 Belah Pl | KARABAR |
| 26 Anne St | KARABAR | 11 Belah Pl | KARABAR |
| 28 Anne St | KARABAR | 12 Belah Pl | KARABAR |
| 30 Anne St | KARABAR | 2 Boronia Cres | KARABAR |
| 32 Anne St | KARABAR | 5 Boronia Cres | KARABAR |
| 34 Anne St | KARABAR | 6 Boronia Cres | KARABAR |

| | | | |
|------------------|---------|------------------|---------|
| 10 Boronia Cres | KARABAR | 155 Cameron Rd | KARABAR |
| 13 Boronia Cres | KARABAR | 157 Cameron Rd | KARABAR |
| 14 Boronia Cres | KARABAR | 159 Cameron Rd | KARABAR |
| 18 Boronia Cres | KARABAR | 161 Cameron Rd | KARABAR |
| 19 Boronia Cres | KARABAR | 163 Cameron Rd | KARABAR |
| 21 Boronia Cres | KARABAR | 167 Cameron Rd | KARABAR |
| 26 Boronia Cres | KARABAR | 169 Cameron Rd | KARABAR |
| 28 Boronia Cres | KARABAR | 5 Cassia Cres | KARABAR |
| 29 Boronia Cres | KARABAR | 7 Cassia Cres | KARABAR |
| 30 Boronia Cres | KARABAR | 9 Cassia Cres | KARABAR |
| 31 Boronia Cres | KARABAR | 13 Cassia Cres | KARABAR |
| 33 Boronia Cres | KARABAR | 15 Cassia Cres | KARABAR |
| 34 Boronia Cres | KARABAR | 16 Cassia Cres | KARABAR |
| 36 Boronia Cres | KARABAR | 17 Cassia Cres | KARABAR |
| 42 Boronia Cres | KARABAR | 18 Cassia Cres | KARABAR |
| 44 Boronia Cres | KARABAR | 20 Cassia Cres | KARABAR |
| 46 Boronia Cres | KARABAR | 22 Cassia Cres | KARABAR |
| 2 Brigalow St | KARABAR | 2 Coolebah Cres | KARABAR |
| 3 Brigalow St | KARABAR | 3 Coolebah Cres | KARABAR |
| 5 Brigalow St | KARABAR | 4 Coolebah Cres | KARABAR |
| 6 Brigalow St | KARABAR | 5 Coolebah Cres | KARABAR |
| 8-20 Brigalow St | KARABAR | 7 Coolebah Cres | KARABAR |
| 17 Brigalow St | KARABAR | 8 Coolebah Cres | KARABAR |
| 19 Brigalow St | KARABAR | 10 Coolebah Cres | KARABAR |
| 5 Bulbar St | KARABAR | 11 Coolebah Cres | KARABAR |
| 79 Cameron Rd | KARABAR | 12 Coolebah Cres | KARABAR |
| 81 Cameron Rd | KARABAR | 13 Coolebah Cres | KARABAR |
| 87 Cameron Rd | KARABAR | 15 Coolebah Cres | KARABAR |
| 89 Cameron Rd | KARABAR | 17 Coolebah Cres | KARABAR |
| 91 Cameron Rd | KARABAR | 21 Coolebah Cres | KARABAR |
| 92 Cameron Rd | KARABAR | 23 Coolebah Cres | KARABAR |
| 95 Cameron Rd | KARABAR | 82 Cooma St | KARABAR |
| 96 Cameron Rd | KARABAR | 48 Donald Rd | KARABAR |
| 97 Cameron Rd | KARABAR | 52 Donald Rd | KARABAR |
| 98 Cameron Rd | KARABAR | 66 Donald Rd | KARABAR |
| 100 Cameron Rd | KARABAR | 68 Donald Rd | KARABAR |
| 112 Cameron Rd | KARABAR | 70 Donald Rd | KARABAR |
| 114 Cameron Rd | KARABAR | 72 Donald Rd | KARABAR |
| 118 Cameron Rd | KARABAR | 103 Donald Rd | KARABAR |
| 124 Cameron Rd | KARABAR | 109 Donald Rd | KARABAR |
| 128 Cameron Rd | KARABAR | 112 Donald Rd | KARABAR |
| 130 Cameron Rd | KARABAR | 113 Donald Rd | KARABAR |
| 132 Cameron Rd | KARABAR | 114 Donald Rd | KARABAR |
| 134 Cameron Rd | KARABAR | 117 Donald Rd | KARABAR |
| 137 Cameron Rd | KARABAR | 121 Donald Rd | KARABAR |
| 138 Cameron Rd | KARABAR | 123 Donald Rd | KARABAR |
| 140 Cameron Rd | KARABAR | 125 Donald Rd | KARABAR |
| 142 Cameron Rd | KARABAR | 129 Donald Rd | KARABAR |
| 144 Cameron Rd | KARABAR | 131 Donald Rd | KARABAR |
| 151 Cameron Rd | KARABAR | 133 Donald Rd | KARABAR |
| 153 Cameron Rd | KARABAR | 141 Donald Rd | KARABAR |

| | | | |
|----------------|---------|-----------------|---------|
| 142 Donald Rd | KARABAR | 16 Karri Cres | KARABAR |
| 143 Donald Rd | KARABAR | 17 Karri Cres | KARABAR |
| 144 Donald Rd | KARABAR | 18 Karri Cres | KARABAR |
| 145 Donald Rd | KARABAR | 20 Karri Cres | KARABAR |
| 146 Donald Rd | KARABAR | 25 Karri Cres | KARABAR |
| 147 Donald Rd | KARABAR | 26 Karri Cres | KARABAR |
| 148 Donald Rd | KARABAR | 28 Karri Cres | KARABAR |
| 149 Donald Rd | KARABAR | 32 Karri Cres | KARABAR |
| 150 Donald Rd | KARABAR | 40 Karri Cres | KARABAR |
| 151 Donald Rd | KARABAR | 46 Karri Cres | KARABAR |
| 152 Donald Rd | KARABAR | 48 Karri Cres | KARABAR |
| 153 Donald Rd | KARABAR | 50 Karri Cres | KARABAR |
| 159 Donald Rd | KARABAR | 1 Kurrajong St | KARABAR |
| 7 Downey St | KARABAR | 2 Kurrajong St | KARABAR |
| 14 Downey St | KARABAR | 3 Kurrajong St | KARABAR |
| 18 Downey St | KARABAR | 6 Kurrajong St | KARABAR |
| 19 Downey St | KARABAR | 9 Kurrajong St | KARABAR |
| 3 Eugenia St | KARABAR | 2 Mallee Cres | KARABAR |
| 4 Eugenia St | KARABAR | 3 Mallee Cres | KARABAR |
| 6 Eugenia St | KARABAR | 4 Mallee Cres | KARABAR |
| 7 Eugenia St | KARABAR | 5 Mallee Cres | KARABAR |
| 8 Eugenia St | KARABAR | 7 Mallee Cres | KARABAR |
| 11 Eugenia St | KARABAR | 7 Margaret St | KARABAR |
| 14 Eugenia St | KARABAR | 12 Margaret St | KARABAR |
| 56 Fergus Rd | KARABAR | 13 Margaret St | KARABAR |
| 70 Fergus Rd | KARABAR | 14 Margaret St | KARABAR |
| 72 Fergus Rd | KARABAR | 17 Margaret St | KARABAR |
| 84 Fergus Rd | KARABAR | 20 Margaret St | KARABAR |
| 86 Fergus Rd | KARABAR | 24 Margaret St | KARABAR |
| 4 Grevillea Pl | KARABAR | 27 Margaret St | KARABAR |
| 3 Jarrah St | KARABAR | 31 Margaret St | KARABAR |
| 5 Jarrah St | KARABAR | 39 Margaret St | KARABAR |
| 6 Jarrah St | KARABAR | 43 Margaret St | KARABAR |
| 8 Jarrah St | KARABAR | 19 Oleria St | KARABAR |
| 9 Jarrah St | KARABAR | 23 Oleria St | KARABAR |
| 10 Jarrah St | KARABAR | 24 Oleria St | KARABAR |
| 11 Jarrah St | KARABAR | 26 Oleria St | KARABAR |
| 12 Jarrah St | KARABAR | 27 Oleria St | KARABAR |
| 1 Karri Cres | KARABAR | 32 Oleria St | KARABAR |
| 3 Karri Cres | KARABAR | 36 Oleria St | KARABAR |
| 4 Karri Cres | KARABAR | 38 Oleria St | KARABAR |
| 5 Karri Cres | KARABAR | 37 Pindari Cres | KARABAR |
| 7 Karri Cres | KARABAR | 1 Queenbar Rd | KARABAR |
| 8 Karri Cres | KARABAR | 2 Queenbar Rd | KARABAR |
| 9 Karri Cres | KARABAR | 4 Queenbar Rd | KARABAR |
| 10 Karri Cres | KARABAR | 5 Queenbar Rd | KARABAR |
| 11 Karri Cres | KARABAR | 6 Queenbar Rd | KARABAR |
| 12 Karri Cres | KARABAR | 8 Queenbar Rd | KARABAR |
| 13 Karri Cres | KARABAR | 10 Queenbar Rd | KARABAR |
| 14 Karri Cres | KARABAR | 12 Queenbar Rd | KARABAR |
| 15 Karri Cres | KARABAR | 14 Queenbar Rd | KARABAR |

| | | | |
|-----------------|---------|--------------------|-----------------|
| 16 Queenbar Rd | KARABAR | 12 Wattle St | KARABAR |
| 44 Southbar Rd | KARABAR | 13 Wattle St | KARABAR |
| 46 Southbar Rd | KARABAR | 1 Wirilda Cres | KARABAR |
| 47 Southbar Rd | KARABAR | 3 Wirilda Cres | KARABAR |
| 48 Southbar Rd | KARABAR | 5 Wirilda Cres | KARABAR |
| 50 Southbar Rd | KARABAR | 6 Wirilda Cres | KARABAR |
| 52 Southbar Rd | KARABAR | 7 Wirilda Cres | KARABAR |
| 54 Southbar Rd | KARABAR | 9 Woodger Pde | KARABAR |
| 56 Southbar Rd | KARABAR | 2 Campbell St | QUEANBEYAN |
| 57 Southbar Rd | KARABAR | 42 Carinya St | QUEANBEYAN |
| 58 Southbar Rd | KARABAR | 117 Collett St | QUEANBEYAN |
| 60 Southbar Rd | KARABAR | 119 Collett St | QUEANBEYAN |
| 61 Southbar Rd | KARABAR | 65 Erin St | QUEANBEYAN |
| 62 Southbar Rd | KARABAR | 67 Erin St | QUEANBEYAN |
| 63 Southbar Rd | KARABAR | 47 Fergus Rd | QUEANBEYAN |
| 64 Southbar Rd | KARABAR | 53 Fergus Rd | QUEANBEYAN |
| 66 Southbar Rd | KARABAR | 55 Fergus Rd | QUEANBEYAN |
| 68 Southbar Rd | KARABAR | 6 Gerald St | QUEANBEYAN |
| 69 Southbar Rd | KARABAR | 8 Gerald St | QUEANBEYAN |
| 70 Southbar Rd | KARABAR | 12 Gerald St | QUEANBEYAN |
| 72 Southbar Rd | KARABAR | 14 Gerald St | QUEANBEYAN |
| 73 Southbar Rd | KARABAR | 2 Killard St | QUEANBEYAN |
| 74 Southbar Rd | KARABAR | 52 Lowe St | QUEANBEYAN |
| 75 Southbar Rd | KARABAR | 13 Bungendore Rd | QUEANBEYAN EAST |
| 76 Southbar Rd | KARABAR | 17 Bungendore Rd | QUEANBEYAN EAST |
| 77 Southbar Rd | KARABAR | 41 Elizabeth Cres | QUEANBEYAN EAST |
| 78 Southbar Rd | KARABAR | 1 High Pl | QUEANBEYAN EAST |
| 79 Southbar Rd | KARABAR | 3 High Pl | QUEANBEYAN EAST |
| 80 Southbar Rd | KARABAR | 42 High St | QUEANBEYAN EAST |
| 81 Southbar Rd | KARABAR | 46 High St | QUEANBEYAN EAST |
| 82 Southbar Rd | KARABAR | 54 High St | QUEANBEYAN EAST |
| 83 Southbar Rd | KARABAR | 56 High St | QUEANBEYAN EAST |
| 84 Southbar Rd | KARABAR | 22 Pound St | QUEANBEYAN EAST |
| 85 Southbar Rd | KARABAR | 23 Pound St | QUEANBEYAN EAST |
| 87 Southbar Rd | KARABAR | 24 Pound St | QUEANBEYAN EAST |
| 88 Southbar Rd | KARABAR | 25 Pound St | QUEANBEYAN EAST |
| 90 Southbar Rd | KARABAR | 28 Pound St | QUEANBEYAN EAST |
| 91 Southbar Rd | KARABAR | 29 Pound St | QUEANBEYAN EAST |
| 96 Southbar Rd | KARABAR | 30 Pound St | QUEANBEYAN EAST |
| 99 Southbar Rd | KARABAR | 34 Pound St | QUEANBEYAN EAST |
| 101 Southbar Rd | KARABAR | 36 Pound St | QUEANBEYAN EAST |
| 103 Southbar Rd | KARABAR | 14 Thurrallilly St | QUEANBEYAN EAST |
| 111 Southbar Rd | KARABAR | 16 Thurrallilly St | QUEANBEYAN EAST |
| 39 Sunnybar Pde | KARABAR | 18 Thurrallilly St | QUEANBEYAN EAST |
| 39 Sunnybar Pde | KARABAR | 22 Thurrallilly St | QUEANBEYAN EAST |
| 1 Wattle St | KARABAR | 24 Thurrallilly St | QUEANBEYAN EAST |
| 2 Wattle St | KARABAR | 26 Thurrallilly St | QUEANBEYAN EAST |
| 3 Wattle St | KARABAR | 28 Thurrallilly St | QUEANBEYAN EAST |
| 7 Wattle St | KARABAR | 30 Thurrallilly St | QUEANBEYAN EAST |
| 8 Wattle St | KARABAR | 5 Warroo St | QUEANBEYAN EAST |
| 11 Wattle St | KARABAR | 7 Warroo St | QUEANBEYAN EAST |

| | |
|--------------|-----------------|
| 1 Clara Pl | QUEANBEYAN WEST |
| 7 Clara Pl | QUEANBEYAN WEST |
| 1 Dunn St | QUEANBEYAN WEST |
| 5 Dunn St | QUEANBEYAN WEST |
| 7 Dunn St | QUEANBEYAN WEST |
| 11 Dunn St | QUEANBEYAN WEST |
| 13 Dunn St | QUEANBEYAN WEST |
| 15 Dunn St | QUEANBEYAN WEST |
| 17 Dunn St | QUEANBEYAN WEST |
| 23 Dunn St | QUEANBEYAN WEST |
| 31 Dunn St | QUEANBEYAN WEST |
| 33 Dunn St | QUEANBEYAN WEST |
| 4 Jordan Pl | QUEANBEYAN WEST |
| 6 Jordan Pl | QUEANBEYAN WEST |
| 14 Jordan Pl | QUEANBEYAN WEST |
| 15 Jordan Pl | QUEANBEYAN WEST |
| 17 Jordan Pl | QUEANBEYAN WEST |
| 19 Jordan Pl | QUEANBEYAN WEST |
| 23 Jordan Pl | QUEANBEYAN WEST |
| 25 Jordan Pl | QUEANBEYAN WEST |
| 1 Meech Pl | QUEANBEYAN WEST |
| 3 Meech Pl | QUEANBEYAN WEST |
| 4 Meech Pl | QUEANBEYAN WEST |
| 5 Meech Pl | QUEANBEYAN WEST |
| 7 Meech Pl | QUEANBEYAN WEST |
| 9 Meech Pl | QUEANBEYAN WEST |
| 10 Meech Pl | QUEANBEYAN WEST |

3 Appendix C: Economics of Redevelopment

3.1 Overview

This section investigates planning and economic constraints to the development of Residential flat buildings including Build to Rent, Multi dwelling housing and New Generation Boarding Houses/Co living housing within and around the three major urban centres of Queanbeyan, Bungendore and Braidwood.

The following provides a detailed examination of opportunities within B2, B4 and R3 zones within and around these urban centres. A summary of findings is provided in the Background Paper.

The preliminary assessment identifies a number of areas where planning controls restrain development. This could be further investigated by Council, such as by commissioning preliminary architectural design and quantity surveyor costings for some case study sites in Queanbeyan, and using this to better understand the impacts of variations to controls.

3.2 Queanbeyan and surrounds

3.2.1 Queanbeyan B3 zoning

Based on preliminary modelling, the B3 zoning in Queanbeyan does not support redevelopment for Shop top housing due to:

- High levels of onsite parking required; and
- The relatively low prices of residential apartments in Queanbeyan.

The Queanbeyan B3 zoned area is shown in the figure below.

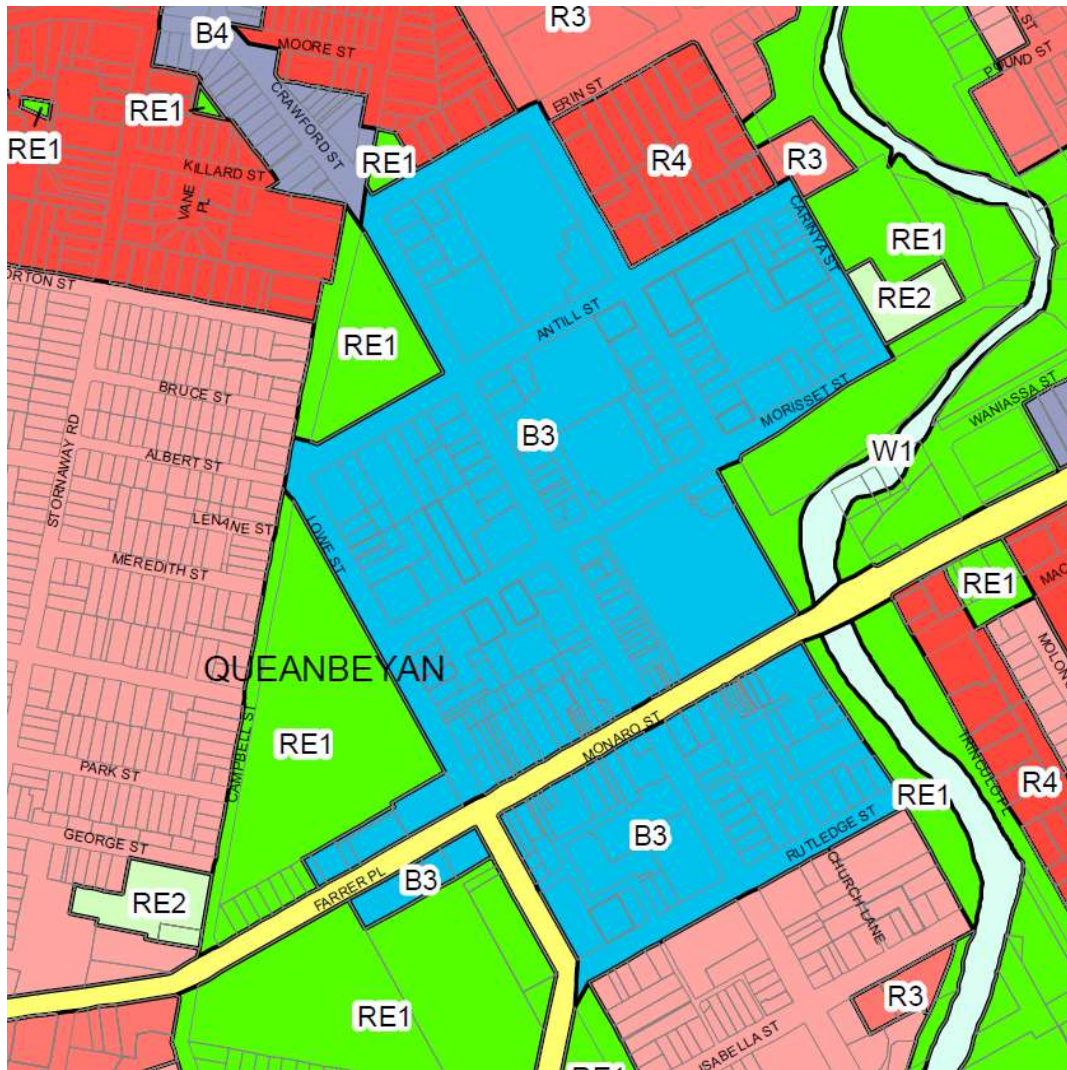


Figure 3.1: Queanbeyan B3 zoned area

Source: Queanbeyan LEP 2012

Boarding houses and Shop top housing are innominate uses in the zone. Residential flat buildings are prohibited.

The table below shows sales in the B3 zone for the last two years.

Table 3-1: Sales in Queanbeyan B3 zone since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|----------------------|-------------|------------------------|----------------------|
| 114 Crawford Street | \$3,100,000 | 1,012 | \$3,063 |
| 151 Crawford Street | \$1,595,000 | 1,170 | \$1,363 |
| 8-10 Morisset Street | \$3,350,000 | 3,558 | \$942 |

| Address | Sale price | Area (m ²) | Price/m ² |
|---------------------|--------------|------------------------|----------------------|
| 50 Morisset Street | \$60,000,000 | 5,864 | \$10,232 |
| 180 Crawford Street | \$780,000 | 408 | \$1,912 |
| 176 Crawford Street | \$670,000 | 294 | \$2,279 |
| 9 Carinya Street | \$672,000 | 627 | \$1,550 |
| 7 Carinya Street | \$528,000 | 715 | \$738 |
| 3 Carinya Street | \$1,650,000 | 1,043 | \$1,582 |
| 64 Collet Street | \$455,000 | 698 | \$652 |
| 47 Anthill Street | \$500,000 | 847 | \$590 |
| 27 Monaro Street | \$1,420,000 | 791 | \$1,795 |
| 21 Monaro Street | \$4,250,000 | 1,416 | \$3,001 |
| 28 Lowe Street | \$875,000 | 613 | \$1,427 |
| 139 Monaro Street | \$60,000,000 | 30,033 | \$1,998 |
| 202 Crawford Street | \$900,000 | 616 | \$1,461 |
| 28 Monaro Street | \$785,000 | 119 | \$6,597 |
| 52 Monaro Street | \$433,333 | 1,227 | \$353 |
| 276 Crawford Street | \$725,000 | 668 | \$1,085 |
| 138 Monaro Street | \$1,485,000 | 379 | \$3,918 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$2,302/m² with a standard deviation of \$2,352.

Relevant development controls are building height, which is typically 30 metres (ten stories) and FSR which is 3:1.

The Apartment Design Guide is applicable (3D1.1 of the DCP).

The DCP identifies setbacks in accordance with Part 7 of the DCP (3D.2a) however Part 7 is for industrial uses, consequently the setback requirements of the Apartment Design Guide have been assumed.

Relevant DCP controls include car parking of two spaces per dwelling (3D.4a), private open space of 12 m² per dwelling (3D.6a) and minimum dwelling size of 50 m² (3D.8a).

The following preliminary calculations assess the development viability of a case study site.⁶

8-10 Morisset St Queanbeyan

The site is an L shape, with a 50 metre frontage to Morisset Street and depth of 50 – 103 metres. A zero side setback has been assumed, with side walls considered as party walls as is typical for shop top development, noting much of the commercial development in the B3 zone has zero side setback. Development is assumed to be in the form of two towers. A zero front setback has been assumed for the first four floors, assuming Morisset Street provides 12 metres separation. Other setbacks are assumed in accordance with the Apartment Design Guide.

Height is 30 metres.

Based on setbacks, developable area is estimated at about 28,100 m², noting that this will include around 20% for balconies and circulation areas. Using the FSR of 3:1, gross floor area is 10,700 m². A site footprint of 60% and underground parking has been allowed.

Modelled Development

Commercial 2,100 m², 36 parking spaces

Residential 123 two bedroom apartments at 70 m², 246 parking spaces.

Expenditure:

| | |
|--|----------------------|
| Site purchase | \$ 3,350,000 |
| Construction residential 8,610 m ² @ \$4,200 ⁷ | \$ 36,162,000 |
| Construction commercial 2,100 m ² @ \$2,800 ⁸ | \$ 5,880,000 |
| Car Park 282 spaces at \$102,000 | <u>\$ 28,764,000</u> |
| Total Cost | <u>\$ 74,156,000</u> |

Income:

| | |
|--|----------------------|
| Commercial 2,100 m ² @ \$2,500 ⁹ | \$ 5,250,000 |
| Residential 123 @ \$450,000 ¹⁰ | <u>\$ 55,350,000</u> |
| Total income | <u>\$ 60,600,000</u> |

Margin: -18%

⁶ A more detailed calculation would require preparation of architectural plans and Quantity Surveyor costings.

⁷ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, lifted.

⁸ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc. Cost is for a retail shell or offices ready to fit out.

⁹ Assumed 20% for common circulation etc, based on recent sale of 114 Crawford Street.

¹⁰ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

It can be seen that the development is not viable. Major impacts include the high cost of providing underground car parking (38% of the cost estimate), and any reduction in parking requirements would improve viability. The return on the commercial component is very low, with an income of \$5.3 million compared to a cost of \$9.5 million (a margin of -44%). The modelled lack of viability is further evidenced by the lack of take up of generous planning controls in the B2 zone.

The table below shows actual vehicle ownership for households living in apartments in Queanbeyan. Given the pedestrian access of the B2 zone and the availability of regular public transport to Canberra, an allowance of one parking space per two bedroom apartment would be appropriate.

Table 3-2: Car Ownership rates – Apartments in Queanbeyan

| Number of bedrooms | Average vehicles per household |
|--------------------|--------------------------------|
| 0 (bedsit) | 0.2 |
| 1 bedroom | 1.0 |
| 2 bedroom | 1.2 |
| 3 bedroom | 1.7 |

Source: EAC RedSquare Data Base, JSA calculation

The calculation below assesses viability if lower rates of residential parking were used.

Lower rates of residential parking

Commercial 2,100 m², 36 parking spaces

Residential 123 two bedroom apartments at 70 m², 123 parking spaces.

Expenditure:

| | |
|---|----------------------|
| Site purchase | \$ 3,350,000 |
| Construction residential 8,610 m ² @ \$4,200 ¹¹ | \$ 36,162,000 |
| Construction commercial 2,100 m ² @ \$2,800 ¹² | \$ 5,880,000 |
| Car Park 159 spaces at \$102,000 | <u>\$ 16,218,000</u> |
| Total Cost | <u>\$ 61,610,000</u> |

Income:

| | |
|---|--------------|
| Commercial 2,100 m ² @ \$2,500 ¹³ | \$ 5,250,000 |
|---|--------------|

¹¹ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, lifted.

¹² Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc. Cost is for a retail or office shell ready to fit out.

¹³ Assumed 20% for common circulation etc, based on recent sale of 114 Crawford Street.

| | |
|---|---------------|
| Residential 123 @ \$450,000 ¹⁴ | \$ 55,350,000 |
| Total income | \$ 60,600,000 |
| Margin: -2% | |

The modelled development assumes that all the ground floor is developed for commercial purposes in line with the definition of shop top housing. The commercial income is \$5.3 million, compared to a cost of \$9.5 million, a margin of -44%, and this is a clear impost on development. There appears to be reduced demand for commercial floor space more generally.¹⁵ An alternative approach might be to require the street frontage to be activated, allowing for 30 metres of the site depth to be used for commercial development, and the remainder of the ground floor to be used for other uses such as parking. This is particularly of concern in deep blocks, such as the one modelled here. Car parks are permissible with consent in the zone, so that a development with shop top housing above commercial at the street frontage and a car park as a parking station to the rear would be permissible.

The calculation below assesses viability at a preliminary level if parking was provided as a parking station at the rear with reduced parking rates and a 30 metre strip of the street frontage was used for commercial and shop top housing. (A better design outcome might be achieved if housing was permissible above the parking station, rather than having balconies facing a parking station but this would not qualify as shop top housing).

Lower rates of residential parking and parking in a parking station

Commercial 1,500 m², 25 parking spaces

Residential 131 two bedroom apartments at 70 m², 131 parking spaces.

Expenditure:

| | |
|---|---------------|
| Site purchase | \$ 3,350,000 |
| Construction residential 9,170 m ² @ \$4,200 ¹⁶ | \$ 38,514,000 |
| Construction commercial 1,500 m ² @ \$2,800 ¹⁷ | \$ 4,200,000 |
| Car Park 156 spaces at \$40,000 | \$ 6,240,000 |
| Total Cost | \$ 52,304,000 |

Income:

¹⁴ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

¹⁵ Recent shop top housing developments in inner Sydney appear to minimise the commercial component, with for example, the inclusion of plant rooms at the ground floor level. Anecdotally, development of shop top housing in inner Wollongong has led to many empty shop fronts.

¹⁶ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, lifted.

¹⁷ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc. Cost is for a retail or office shell ready to fit out.

| | |
|---|----------------------|
| Commercial 1,500 m ² @ \$2,500 ¹⁸ | \$ 3,750,000 |
| Residential 131 @ \$450,000 ¹⁹ | <u>\$ 58,950,000</u> |
| Total income | <u>\$ 62,700,000</u> |

Margin: 20%

The following calculations model a Build to Rent development under SEPP (Housing) 2021, with this development permissible with consent in the B3 zone, subject to provision of active uses at the Street front.

The model assumes lower rates of parking in accordance with actual parking demand, and parking provided in a parking station.

Build to rent, with lower rates of residential parking and parking in a parking station

Commercial 1,500 m², 25 parking spaces

Residential 131 two bedroom apartments at 70 m², 131 parking spaces.

Expenditure:

| | |
|---|----------------------|
| Site purchase | \$ 3,350,000 |
| Construction residential 9,170 m ² @ \$4,200 ²⁰ | \$ 38,514,000 |
| Construction commercial 1,500 m ² @ \$2,800 ²¹ | \$ 4,200,000 |
| Car Park 156 spaces at \$40,000 | <u>\$ 6,240,000</u> |
| Total Cost | <u>\$ 52,304,000</u> |

Income:

| | |
|---|----------------------|
| Commercial 1,500 m ² @ \$2,500 ²² | <u>\$ 3,750,000</u> |
| Net investment | <u>\$ 48,554,000</u> |

Income:

| | |
|---|---------------------|
| Residential 131 @ \$470 per week ²³ less 10% for admin | \$ 2,881,000 |
| Depreciation offset (allow 30% of 2.5% of construction cost) | <u>\$ 364,000</u> |
| Total income | <u>\$ 3,245,000</u> |

¹⁸ Assumed 20% for common circulation etc, based on recent sale of 114 Crawford Street.

¹⁹ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

²⁰ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, lifted.

²¹ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc. Cost is for a retail or office shell ready to fit out.

²² Assumed 20% for common circulation etc, based on recent sale of 114 Crawford Street.

²³ Using third quartile rental for two bedroom apartments in Post Code 2620.

Return on investment: 6.7%

The rate of return is in line with commercial borrowing rates, and suggests such a development could be viable.

9 Carinya Street

The following calculation assesses a Boarding House/Co living housing option at 9 Carinya St. Zero side and front set back is assumed, consistent with the B2 zoning, with parking in a parking station. Rooms are “New Generation” with self contained bathroom and kitchen. Other set backs are in accordance with the Apartment Design Guide. The lot is 15 metres wide and 40 metres deep.

Residential 1,900 m², 50 self contained rooms at 25 m², 25 parking spaces.

Expenditure:

| | |
|---|---------------------|
| Site purchase | \$ 672,000 |
| Construction residential 1,900 m ² @ \$4,000 ²⁴ | \$ 7,600,000 |
| Car Park 25 spaces at \$40,000 | <u>\$ 1,000,000</u> |
| Total Cost | <u>\$ 9,272,000</u> |

Annual Income:

| | |
|--|-------------------|
| Rental 50 rooms @ \$280 per week ²⁵ | \$ 728,000 |
| Less 20% for management and operation | <u>\$ 146,000</u> |
| Annual income | <u>\$ 582,000</u> |
| Rate of return | 6.3% |

Based on a current business investment loan rate of 6.1%, a boarding house is likely to be marginal. Costs could be reduced by allowing for lower amenity, reducing size and reducing parking. If the boarding house was in an accessible area, parking would need to be provided at a rate of 0.2 spaces per room, and this would be a significant saving. The site does not qualify as an accessible area, as bus services to Canberra (Route 830) operate every two hours on a Sunday, but otherwise comply. A site within 800 metres of Queanbeyan Railway Station would qualify as accessible, and so could provide parking at the lower rate. Consideration could be given to allowing the lower rate for boarding houses and co-living in the B2 zone, due to the proximity to services and employment, and the bus service to Canberra.

Allowing for 0.2 parking spaces per room, as supported by **table 0.2** above, the rate of return is 6.7%, improving viability somewhat.

²⁴ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.,

²⁵ 80% of one bedroom median

3.2.2 Queanbeyan B4 zoning

Development opportunities in the B4 zone reflect those in the R4 zone and so have not been further evaluated for feasibility.

The Queanbeyan B4 zoned area is shown in the figure below.

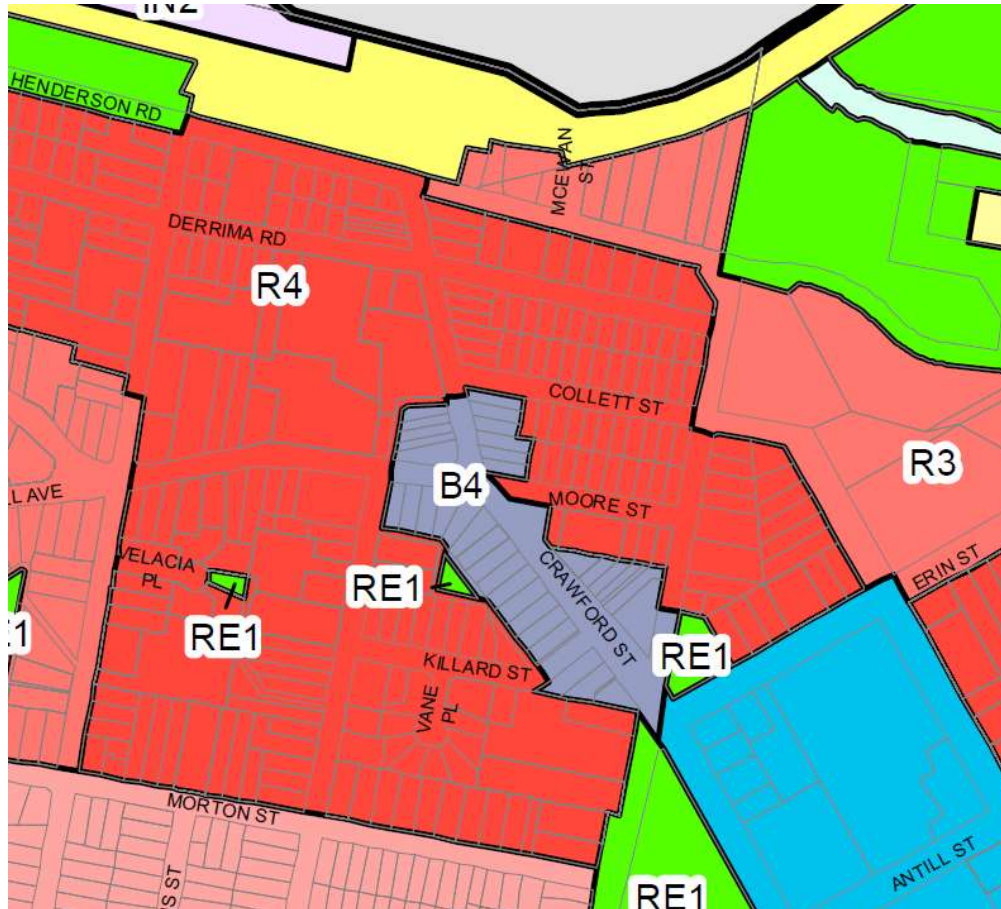


Figure 3.2: Queanbeyan B4 zoned area

Source: Queanbeyan LEP 2012

Boarding houses, Multi dwelling housing, Residential flat buildings, Seniors housing and Shop top housing are permissible with consent in the zone.

The table below shows sales in the B4 zone for the last two years.

Table 3-3: Sales in Queanbeyan B4 zone since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|--------------------|------------|------------------------|----------------------|
| 71 Crawford Street | \$600,000 | 797 | \$753 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$753/m² with a standard deviation of \$0.

Relevant development controls are building height, which is typically 8.5 metres (two stories) and FSR which is 1:1.

It is not evident what distinguishes the B4 zone from the surrounding R4 zone, other than the provision of an FSR, and this is overtaken by the site density requirements of the DCP for multi dwelling housing and for residential flat buildings. The variation in controls may allow for some slight advantage in the construction of shop top housing. Due to the small size of the B4 zoning, the similarities with the R4 zone and the apparent lack of development opportunities, the B4 zone has not been further evaluated.

3.2.3 Queanbeyan R4 zoning

Based on preliminary modelling, the R4 zoning in Queanbeyan does not support redevelopment for residential flat buildings due to:

- High levels of onsite parking required;
- DCP density controls; and
- Height restrictions in both the DCP.

Development for multi dwelling housing is likely to be marginal, but may be supported on larger and lower value lots.

The Queanbeyan R4 zoned areas are shown in the figures below.

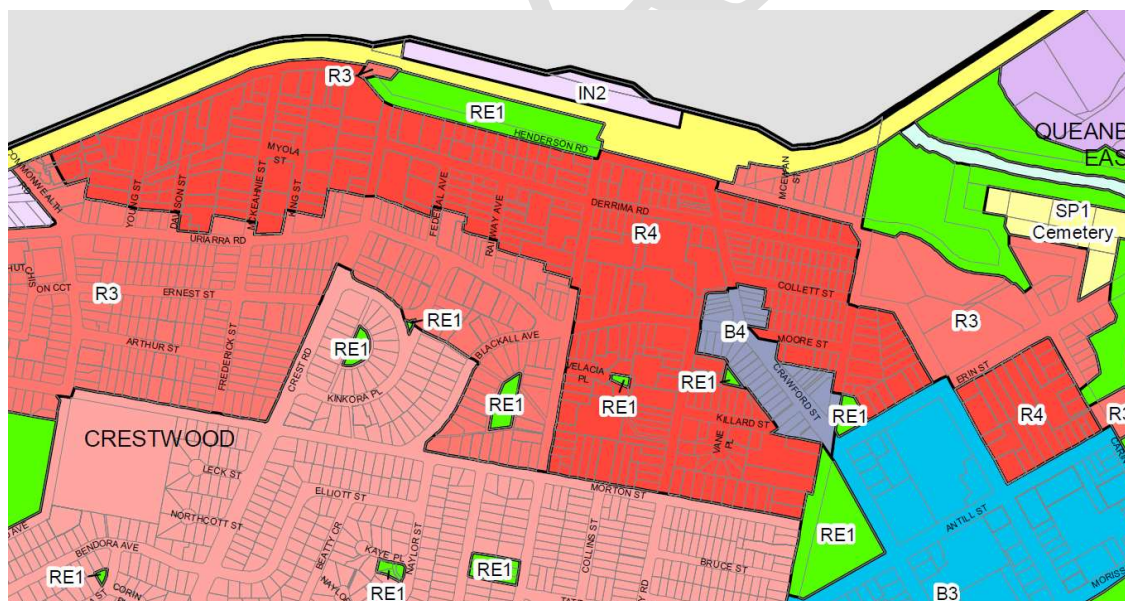


Figure 3.3: Queanbeyan R4 zoned area

Source: Queanbeyan LEP 2012

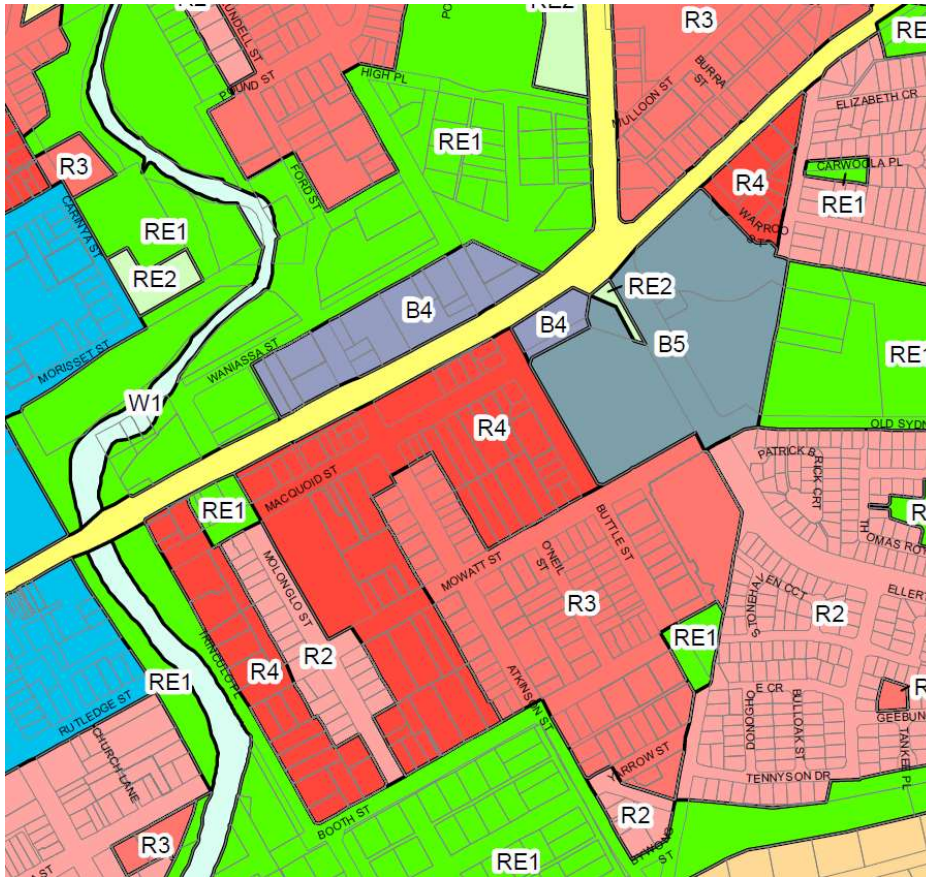


Figure 3.4: Queanbeyan R4 zoned area

Source: Queanbeyan LEP 2012

Boarding houses, Multi dwelling housing, Residential flat buildings, Seniors housing and Shop top housing are permissible with consent in the zone.

The table below shows sales in the R4 zone for the last two years.

Table 3-4: Sales in Queanbeyan R4 zone since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|------------------|------------|------------------------|----------------------|
| 6 Davidson Cr | \$650,000 | 594 | \$1,094 |
| 2 Young St | \$890,000 | 781 | \$1,140 |
| 17 Crest St | \$512,000 | 465 | \$1,101 |
| 19 Crest St | \$481,000 | 465 | \$1,034 |
| 72 Derrima Rd | \$685,000 | 664 | \$1,032 |
| 62a Henderson Rd | \$235,000 | 405 | \$580 |

| Address | Sale price | Area (m ²) | Price/m ² |
|--------------------|-------------|------------------------|----------------------|
| 79 Derrima Rd | \$506,000 | 346 | \$1,462 |
| 10 Railway Ave | \$540,000 | 1,309 | \$413 |
| 58 Henderson Rd | \$605,000 | 677 | \$894 |
| 42 Derrima Rd | \$520,000 | 493 | \$1,055 |
| 5 Stornaway St | \$1,150,000 | 1,088 | \$1,057 |
| 32 Ross St | \$455,000 | 825 | \$552 |
| 13-15 Stornaway St | \$1,650,000 | 2,026 | \$814 |
| 42 Ross St | \$755,000 | 639 | \$1,182 |
| 39a Morton St | \$517,500 | 391 | \$1,324 |
| 23 Stornaway St | \$705,000 | 727 | \$970 |
| 27 Stornaway St | \$660,000 | 727 | \$908 |
| 9 Killard St | \$855,000 | 743 | \$1,150 |
| 5 Killard St | \$780,000 | 740 | \$1,054 |
| 7 Derrima Rd | \$1,050,000 | 405 | \$2,593 |
| 21 Derrima Rd | \$340,000 | 483 | \$704 |
| 146 Collett St | \$390,000 | 513 | \$760 |
| 134 Collett St | \$508,000 | 514 | \$988 |
| 137 Collett St | \$560,000 | 514 | \$1,089 |
| 141 Collett St | \$395,000 | 512 | \$771 |
| 145 Collett St | \$610,000 | 514 | \$1,187 |
| 12 Moore St | \$742,000 | 514 | \$1,444 |
| 16 Moore St | \$895,000 | 514 | \$1,741 |
| 12 Erin St | \$723,000 | 1,012 | \$714 |

| Address | Sale price | Area (m ²) | Price/m ² |
|-----------------|-------------|------------------------|----------------------|
| 40 Antill St | \$1,200,000 | 2,044 | \$587 |
| 9 Warroo St | \$408,000 | 778 | \$524 |
| 82 MacQuoid St | \$565,000 | 601 | \$940 |
| 70 MacQuoid St | \$910,000 | 914 | \$996 |
| 56 MacQuoid St | \$6,100,000 | 4,497 | \$1,356 |
| 11 Buttle St | \$3,575,000 | 2,726 | \$1,311 |
| 69 MacQuoid St | \$560,000 | 816 | \$686 |
| 67a MacQuoid St | \$815,000 | 607 | \$1,343 |
| 28 Atkinson St | \$490,000 | 677 | \$723 |
| 30 Atkinson St | \$860,000 | 1,023 | \$841 |
| 1 MacQuoid St | \$2,740,000 | 3,493 | \$784 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$1,014/m² with a standard deviation of \$409, giving a 25% chance of a price below \$740/m².

Relevant development controls are building height, which is typically 8.5 metres (two stories) and 14 metres (3-4 stories). Density control is by minimum lot area set out in Table 2 of Queanbeyan DCP 2012 Part 3C. The density control is approximately equivalent to an FSR of around 0.75 for residential flat buildings and multi dwelling housing in the R4 zone. Based on typical developable area of 30% of the site, these controls effectively limit development to two stories.

Relevant DCP controls include car parking of one space per one bedroom dwelling less than 60 m², two spaces for other dwellings and one visitor space per four dwellings (2 Table 1), private open space of 25 m² per dwelling at ground level or a balcony of 12 m² (3C.5.7), and minimum dwelling size of 50 m² (3D.8a).

Again these controls will limit height for residential flat buildings. For example, if parking is provided as ground floor garages, two garages will limit height to two stories of apartments, whereas one garage would limit height to four stories of apartments. If parking is provided at grade, and assuming 30% dwelling footprint, then the maximum number of two bedroom dwellings would be six (6) on a 1,000 m² lot, again effectively constraining development to two stories. The private open space of 25 m² at ground level could be accommodated within the setbacks assumed in the 30% site coverage, but would restrict opportunities for parking at ground level.

The following preliminary calculations assess the development viability of a hypothetical case study site of 1,000 m² with dimensions of 25 metres frontage by 40 metres depth.²⁶ It is assumed that typically site amalgamation would be required to find such a site.

The table below shows developable area and likely number of dwellings for different building heights.

Table 3-5: Developable area and number of dwellings for residential flat buildings

| Building Height | Residential floor area based on 30% footprint | Number of two bedroom dwellings (assumed 70 m ² and allowing 20% for common areas etc) |
|-----------------|---|---|
| Two stories | 600 m ² | 6 |
| Three stories | 900 m ² | 10 |
| Four stories | 1,200 m ² | 13 |

Source: EAC RedSquare Data Base, JSA calculation

Modelled Development

Two storey residential flat building, 6 two bedroom apartments at 70 m², 14 parking spaces.

Expenditure:

| | |
|---|--------------|
| Site purchase at average prices | \$ 1,014,000 |
| Construction residential 420 m ² @ \$3,700 ²⁷ | \$ 1,554,000 |
| Car Park (undercroft) 14 spaces at \$21,000 | \$ 294,000 |
| Total Cost | \$ 2,862,000 |

Income:

| | |
|---|--------------|
| Residential 6 @ \$450,000 ²⁸ | \$ 2,700,000 |
| Total income | \$ 2,700,000 |

Margin: -6%

It can be seen that development is not viable. The examples below shows the effect of varying parking and height.

²⁶ A more detailed calculation would require preparation of architectural plans and Quantity Surveyor costings.

²⁷ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, no lifts.

²⁸ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

Three storey residential flat building, 10 two bedroom apartments at 70 m², 12 parking spaces (reduced parking).

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 1,014,000 |
| Construction residential 700 m ² @ \$3,700 ²⁹ | \$ 2,590,000 |
| Car Park (undercroft) 10 spaces at \$21,000 (visitor parking assumed at grade) | <u>\$ 210,000</u> |
| Total Cost | <u>\$ 3,814,000</u> |

Income:

| | |
|--|---------------------|
| Residential 10 @ \$450,000 ³⁰ | <u>\$ 4,500,000</u> |
| Total income | <u>\$ 4,500,000</u> |

Margin: 18%

Four storey residential flat building, 13 two bedroom apartments at 70 m², 16 parking spaces (reduced parking).

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 1,014,000 |
| Construction residential 910 m ² @ \$3,700 ³¹ | \$ 3,367,000 |
| Car Park (undercroft) 13 spaces at \$21,000 (visitor parking assumed at grade) | <u>\$ 273,000</u> |
| Total Cost | <u>\$ 4,654,000</u> |

Income:

| | |
|--|---------------------|
| Residential 13 @ \$450,000 ³² | <u>\$ 5,850,000</u> |
| Total income | <u>\$ 5,850,000</u> |

Margin: 26%

²⁹ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, no lifts.

³⁰ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

³¹ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, no lifts.

³² Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

Two storey town house development, 6 two bedroom dwellings at 70 m², 6 garages, 8 parking spaces at grade.

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 1,014,000 |
| Construction residential 420 m ² @ \$3,500 ³³ | \$ 1,470,000 |
| Car Park 6 spaces at \$21,000 | <u>\$ 126,000</u> |
| Total Cost | <u>\$ 2,610,000</u> |

Income:

| | |
|---|---------------------|
| Residential 6 @ \$450,000 ³⁴ | <u>\$ 2,700,000</u> |
| Total income | <u>\$ 2,700,000</u> |

Margin: 3%

Single storey villa development, 4 two bedroom dwellings at 70 m², 4 garages, 5 parking spaces at grade.

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 1,014,000 |
| Construction residential 280 m ² @ \$3,000 ³⁵ | \$ 840,000 |
| Car Park 4 spaces at \$21,000 | <u>\$ 84,000</u> |
| Total Cost | <u>\$ 1,938,000</u> |

Income:

| | |
|---|---------------------|
| Residential 4 @ \$450,000 ³⁶ | <u>\$ 1,800,000</u> |
| Total income | <u>\$ 1,800,000</u> |

Margin: -7%

The following calculation assesses a Boarding House/Co living housing option. Development is based on a 30% site footprint.

³³ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

³⁴ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

³⁵ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

³⁶ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

Residential two floors 600 m², 15 self contained rooms at 25 m², 8 parking spaces.

Expenditure:

| | |
|---|--------------|
| Site purchase | \$ 1,014,000 |
| Construction residential 600 m ² @ \$3,800 ³⁷ | \$ 2,280,000 |
| Car Park 8 spaces at \$21,000 | \$ 168,000 |
| Total Cost | \$ 3,462,000 |

Annual Income:

| | |
|--|------------|
| Rental 15 rooms @ \$280 per week ³⁸ | \$ 218,000 |
| Less 20% for management and operation | \$ 43,000 |
| Annual income | \$ 175,000 |
| Rate of return | 5.1% |

Based on a current business investment loan rate of 6.1%, a boarding house is likely to be marginal.

Construction on a first quartile site within 800 metres of the station (0.2 parking spaces per room and provided at grade) would give a rate of return of 5.2% and so is still marginal.

3.2.4 Queanbeyan R3 zoning

There are extensive areas of R3 zoned land in Queanbeyan and environs. Controls are similar to those for R4 zoned areas considered above, however residential flat buildings are prohibited. Based on the modelling above for town house and villa development, redevelopment for multi dwelling housing is likely to be marginal, and restricted to larger lots or amalgamated lots with low quality existing housing. Development is most likely to consist of town houses.

3.2.5 Queanbeyan R1 zoning (Googong)

Preliminary modelling suggests that a range of developments are likely to be viable in this area, due to the lower land cost. In order of return, the preference for development appears to be (in descending order):

Three storey residential flat building;

Two storey town house development;

Villa development; and

Two storey residential flat building.

The Queanbeyan R1 zoned area is shown in the figure below.

³⁷ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.,

³⁸ 80% of one bedroom median

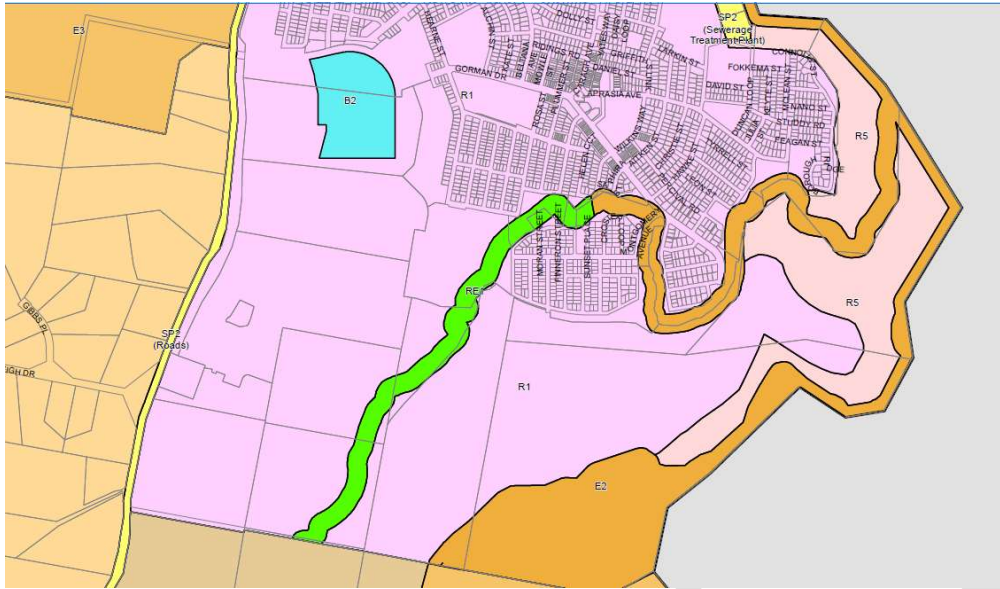


Figure 3.5: Queanbeyan R1 zoned area (Googong)

Source: Queanbeyan LEP 2012

Dwelling houses, multi dwelling housing and residential flat buildings are permissible with consent.

The table below shows sales data for sales of vacant land in Googong since 1 January 2021.

Table 3-6: Sales of vacant land – Googong

| Address | Lot size | Lot price (\$/m ²) | Price/m ² (1) |
|-----------------|----------|--------------------------------|--------------------------|
| First quartile | 415 | \$329,000 (\$793) | \$647 |
| Median | 480 | \$351,000 (\$731) | \$729 |
| Second quartile | 588 | \$392,000 (\$667) | \$836 |

Source: EAC RedSquare Data Base, JSA calculation

(1) Smaller lots have the higher prices per square metre.

Relevant development controls are building height, which is typically 8.5 metres (two stories) and 12 and 16 metres (3 and 4 stories) in some areas.

Density is controlled by the combination of height and the various site coverage and set back requirements set out in Tables 2 and 3 of Googong DCP Part 7. Parking requirements are also set out in Tables 2 and 3 of Googong DCP Part 7.

The following preliminary calculations assess the development viability of a hypothetical case study site of 1,000 m² with dimensions of 25 metres frontage by 40 metres depth,³⁹ and assumes larger lots are available.

The table below shows developable area and likely number of dwellings for different building heights based on a 30% site footprint. As discussed above, parking is likely to restrict height to two residential floors.

Table 3-7: Developable area and number of dwellings for residential flat buildings

| Building Height | Residential floor area based on 30% footprint | Number of two bedroom dwellings (assumed 70 m ² and allowing 20% for common areas etc) |
|-----------------|---|---|
| Two stories | 600 m ² | 6 |
| Three stories | 900 m ² | 10 |
| Four stories | 1,200 m ² | 13 |

Source: EAC RedSquare Data Base, JSA calculation

Based on data from the 2016 ABS Census, the average rate of parking for two bedroom dwellings in Queanbeyan Palerang Regional Council is 1.35, compared to the DCP requirement for two spaces.

Modelled Development

Two storey residential flat building, 6 two bedroom apartments at 70 m², 14 parking spaces.

Expenditure:

| | |
|---|--------------|
| Site purchase at first quartile prices | \$ 647,000 |
| Construction residential 420 m ² @ \$3,700 ⁴⁰ | \$ 1,554,000 |
| Car Park (undercroft) 14 spaces at \$21,000 | \$ 294,000 |
| Total Cost | \$ 2,495,000 |

Income:

| | |
|---|--------------|
| Residential 6 @ \$450,000 ⁴¹ | \$ 2,700,000 |
| Total income | \$ 2,700,000 |

Margin: 8%

³⁹ A more detailed calculation would require preparation of architectural plans and Quantity Surveyor costings.

⁴⁰ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, no lifts.

⁴¹ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

It can be seen that development is viable. The example below shows the effect of varying parking. Three storey residential flat building, 10 two bedroom apartments at 70 m², 12 parking spaces (reduced parking).

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 647,000 |
| Construction residential 700 m ² @ \$3,700 ⁴² | \$ 2,590,000 |
| Car Park (undercroft) 12 spaces at \$21,000 | <u>\$ 252,000</u> |
| Total Cost | <u>\$ 3,489,000</u> |

Income:

| | |
|--|---------------------|
| Residential 10 @ \$450,000 ⁴³ | <u>\$ 4,500,000</u> |
| Total income | <u>\$ 4,500,000</u> |

Margin: 29%

Two storey town house development, 6 two bedroom dwellings at 70 m², 6 garages, 8 parking spaces at grade.

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 647,000 |
| Construction residential 420 m ² @ \$3,500 ⁴⁴ | \$ 1,470,000 |
| Car Park 6 spaces at \$21,000 | <u>\$ 126,000</u> |
| Total Cost | <u>\$ 2,243,000</u> |

Income:

| | |
|---|---------------------|
| Residential 6 @ \$450,000 ⁴⁵ | <u>\$ 2,700,000</u> |
| Total income | <u>\$ 2,700,000</u> |

Margin: 20%

It can be seen that development is viable.

Single storey villa development, 4 two bedroom dwellings at 70 m², 4 garages, 5 parking spaces at grade.

⁴² Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, no lifts.

⁴³ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

⁴⁴ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

⁴⁵ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

Expenditure:

| | |
|---|---------------------|
| Site purchase at average prices | \$ 647,000 |
| Construction residential 280 m ² @ \$3,000 ⁴⁶ | \$ 840,000 |
| Car Park 4 spaces at \$21,000 | <u>\$ 84,000</u> |
| Total Cost | <u>\$ 1,571,000</u> |

Income:

| | |
|---|---------------------|
| Residential 4 @ \$450,000 ⁴⁷ | <u>\$ 1,800,000</u> |
| Total income | <u>\$ 1,800,000</u> |

Margin: 15%

The following calculation assesses a Boarding House/Co living housing option. Development is based on a 30% site footprint.

Residential two floors 600 m², 15 self contained rooms at 25 m², 8 parking spaces.

Expenditure:

| | |
|---|---------------------|
| Site purchase | \$ 647,000 |
| Construction residential 600 m ² @ \$3,800 ⁴⁸ | \$ 2,280,000 |
| Car Park 8 spaces at \$21,000 | <u>\$ 168,000</u> |
| Total Cost | <u>\$ 3,095,000</u> |

Annual Income:

| | |
|--|-------------------|
| Rental 15 rooms @ \$280 per week ⁴⁹ | \$ 218,000 |
| Less 20% for management and operation | <u>\$ 43,000</u> |
| Annual income | <u>\$ 175,000</u> |

Rate of return 5.7%

Based on a current business investment loan rate of 6.1%, a boarding house is likely to be marginal.

⁴⁶ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

⁴⁷ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

⁴⁸ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.,

⁴⁹ 80% of one bedroom median

3.3 Bungendore

3.3.1 Bungendore B2 zoning

Modelling carried out below supports the viability of redevelopment for shop top housing in Bungendore B2 zones. Such development is not taking place, however a number of lots appear to have been recently bought by developers. The major unknown is the degree to which there is demand for apartments in Bungendore, as there are no recent sales to rely on. The lack of development suggests a lack of demand, or perhaps an assessment of high risk by developers based on no experience of apartments sales in Bungendore.

The Bungendore B2 zoned area is shown in the figure below.

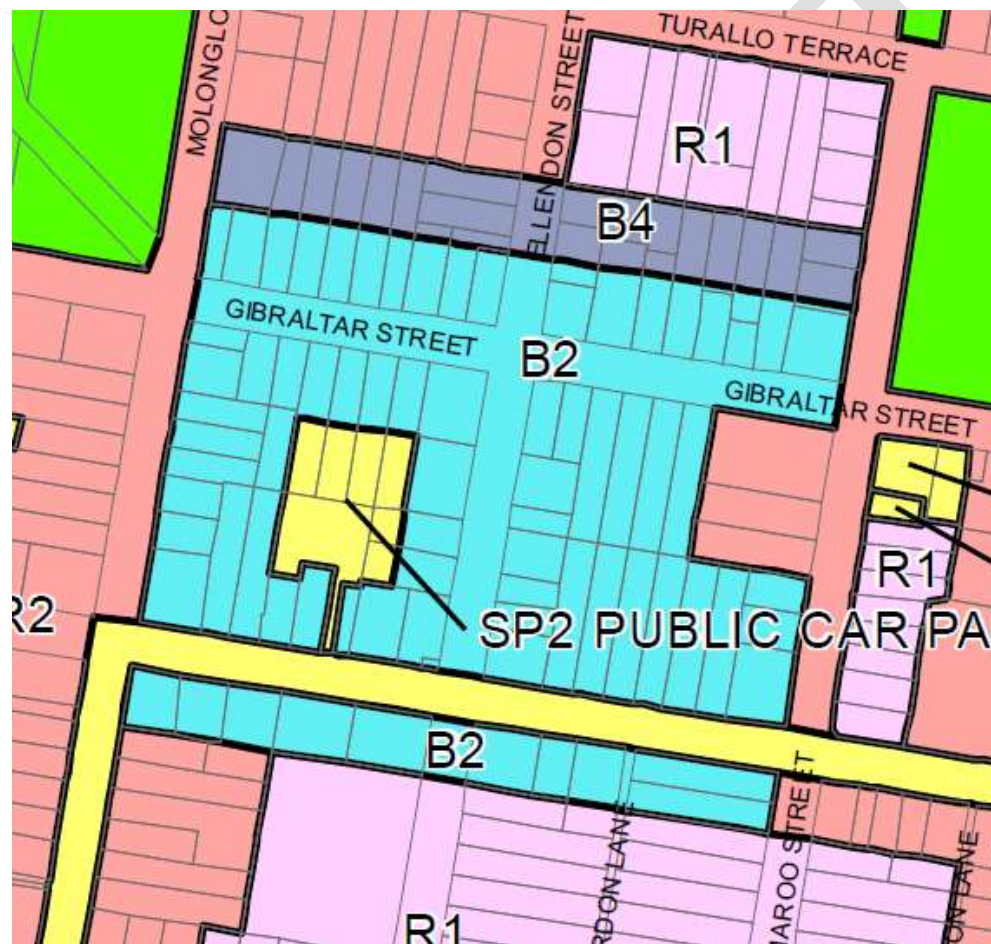


Figure 3.6: Bungendore B2 zoned area

Source: Queanbeyan LEP 2012

Boarding houses and Shop top housing are permissible with consent. Residential flat buildings and multi dwelling housing are prohibited.

The table below shows sales in the B2 zone for the last two years.

Table 3-8: Sales in Bungendore B2 zone since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|-----------------|-------------|------------------------|----------------------|
| 10 Gibraltar St | \$1,500,000 | 4,075 | \$368 |
| 18 Gibraltar St | \$1,350,000 | 1,665 | \$811 |
| 34 Gibraltar St | \$999,999 | 2,023 | \$494 |
| 30 Ellendon St | \$1,020,000 | 1,384 | \$737 |
| 34 Ellendon St | \$520,000 | 640 | \$813 |
| 40 Ellendon St | \$935,000 | 739 | \$1,265 |
| 36 Malbon St | \$475,000 | 336 | \$1,414 |
| 40 Malbon St | \$522,500 | 486 | \$1,075 |
| 19 Gibraltar St | \$1,430,000 | 2,023 | \$707 |
| 5 Gibraltar St | \$795,000 | 971 | \$819 |
| 34 Molonglo St | \$575,000 | 1,133 | \$508 |
| 35 Ellendon St | \$695,000 | 1,559 | \$446 |
| 23 Malbon St | \$1,775,000 | 1,823 | \$974 |
| 27 Malbon St | \$550,000 | 941 | \$584 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$787/m² with a standard deviation of \$299.

Relevant development controls are building height, which is typically 9 metres (two stories or three with a flat roof).

The DCP identifies zero setbacks on all boundaries for commercial development (Table 19). Shoptop housing and Residential flat buildings are allowed 66% of site area as GFA (C2.4.2.3); and 150% of site area as GFA (C7.1) is allowed in the B2 and B6 zone.

Parking is not defined in the DCP, but reference to the *Guide to Traffic Generating Developments* suggests one parking space per apartment.

The following preliminary calculations model development on a case study site in the B2 Zone.

19 Gibraltar St Bungendore

The site is square, with frontages to Ellendon Street (40 metres) and Gibraltar Street (50 metres). The corner location facilitates the provision of parking at the rear.

Height is two stories. The modelling is based on a 50% site footprint, leaving half the site to provide at grade parking. Based on these assumptions, commercial and residential development will be around 1,000 m² respectively.

Modelled Development

Commercial 1,000 m², 15 parking spaces

Residential 11 two bedroom apartments at 70 m², 13 parking spaces.

Expenditure:

| | |
|--|--------------|
| Site purchase | \$ 1,430,000 |
| Construction residential 770 m ² @ \$3,700 ⁵⁰ | \$ 2,849,000 |
| Construction commercial 1,000 m ² @ \$1,600 ⁵¹ | \$ 1,600,000 |
| Car Park 28 spaces at \$5,000 | \$ 140,000 |
| Total Cost | \$ 6,019,000 |

Income:

| | |
|---|--------------|
| Commercial 1,000 m ² @ \$2,200 ⁵² | \$ 2,200,000 |
| Residential 11 @ \$450,000 ⁵³ | \$ 4,950,000 |
| Total income | \$ 7,150,000 |

Margin: 19%

It can be seen that the development is viable, although the major unknown is the demand for commercial property and for apartments in Bungendore, with an approximate 40 minute commute to employment centres.

However the assessment of viability is further supported by the review of sales in the table above where a number of properties appear to have been bought by holding companies, likely representing property developers, although there does not appear to be recent redevelopment.

The following calculation assesses a Boarding House/Co living housing option. Rooms are “New Generation” with self contained bathroom and kitchen.

⁵⁰ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard.

⁵¹ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc. Cost is for a retail shell ready to fit out.

⁵² Assumed 20% for common circulation etc, based on recent sale of 30 Ellendon Street.

⁵³ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

Residential two floors, 2,000 m², 45 self contained rooms at 25 m², 23 parking spaces.

Expenditure:

| | |
|---|---------------------|
| Site purchase | \$ 1,430,000 |
| Construction residential 2,000 m ² @ \$3,800 ⁵⁴ | \$ 7,600,000 |
| Car Park 23 spaces at \$5,000 | <u>\$ 115,000</u> |
| Total Cost | <u>\$ 9,145,000</u> |

Annual Income:

| | |
|--|-------------------|
| Rental 45 rooms @ \$280 per week ⁵⁵ | \$ 655,000 |
| Less 20% for management and operation | <u>\$ 131,000</u> |
| Annual income | <u>\$ 524,000</u> |
| Rate of return | 5.7% |

Based on a current business investment loan rate of 6.1%, a boarding house is likely to be marginal. Yield could be improved by seeking opportunities to go to three storeys.

3.3.2 Bungendore B4 and R1 zoning

Bothe B4 and R1 zoning allow multi dwelling housing and residential flat buildings with consent. Preliminary modelling supports the feasibility of development of residential flat buildings. Development for multi dwelling housing is limited by DCP requirements for a minimum site area per dwelling, varying with dwelling size. This restriction imposes an effective FSR of around 0.2:1.0, and is likely to be a significant impediment to development.

The Bungendore B4 and R1 zoned area is shown in the figure below.

⁵⁴ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.,

⁵⁵ 80% of one bedroom median

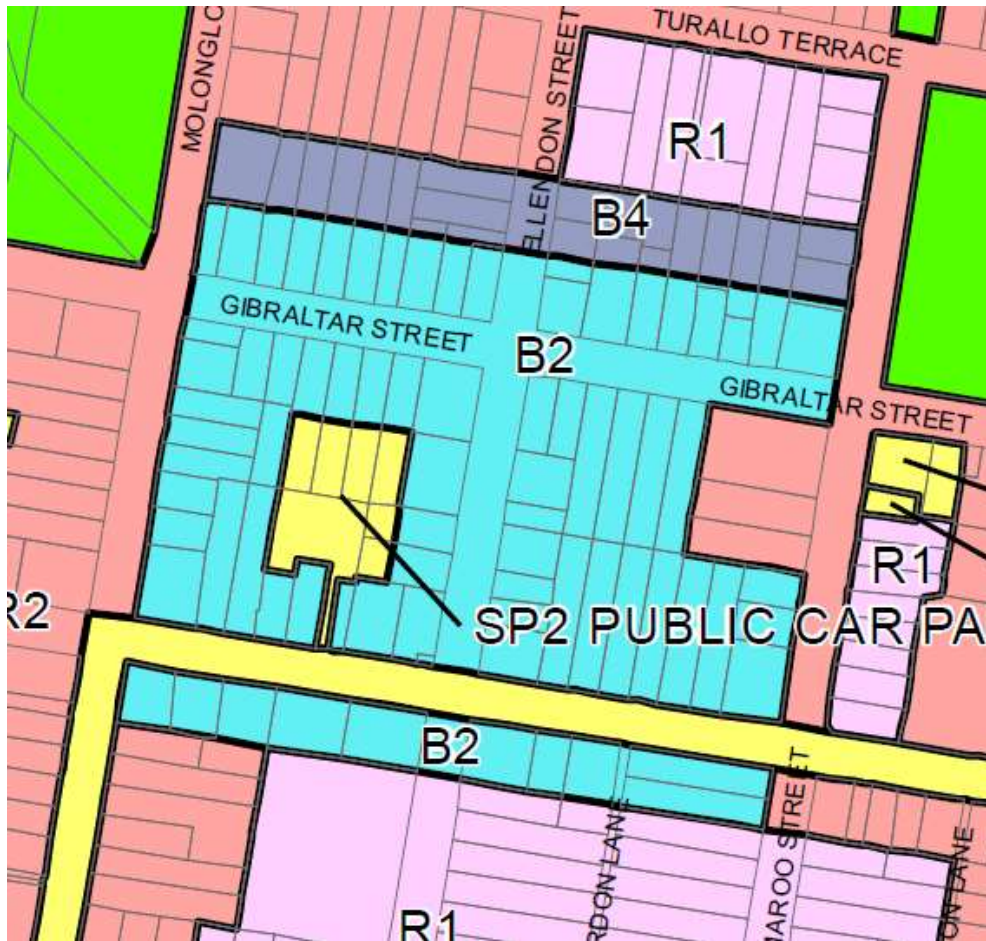


Figure 3.7: Bungendore B2 zoned area

Source: Queanbeyan LEP 2012

Amongst other forms, Boarding houses, Multi dwelling housing and Residential flat buildings are permitted with consent.

The table below shows sales in the R1 and B4 zone for the last two years.

Table 3-9: Sales in Bungendore R1 and B4 zones since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|--------------------|-------------|------------------------|----------------------|
| 5 Butmaroo Street | \$915,000 | 1,018 | \$899 |
| 33 Turallo Terrace | \$1,460,000 | 2,578 | \$566 |
| 40 Butmaroo Street | \$688,000 | 860 | \$800 |
| 38 Butmaroo Street | \$650,000 | 860 | \$756 |
| 9 Rutledge Street | \$1,400,000 | 2,703 | \$518 |

| Address | Sale price | Area (m ²) | Price/m ² |
|--------------------|-------------|------------------------|----------------------|
| 52 Ellendon Street | \$850,000 | 2,023 | \$420 |
| 50 Ellendon Street | \$600,000 | 1,367 | \$439 |
| 57 Butmaroo Street | \$1,085,000 | 1,897 | \$572 |
| 56 Butmaroo Street | \$650,000 | 1,120 | \$580 |
| 54 Butmaroo Street | \$842,000 | 1,174 | \$717 |
| 5 Champion Lane | \$300,000 | 794 | \$378 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$604/m² with a standard deviation of \$161.

Relevant development controls are building height, which is typically 8.5 metres (two stories).

FSR for multi dwelling housing and for residential flat buildings is 0.66:1 (DCP C2.4.2.3 and C2.3.1). There is a further limitation on multi dwelling housing (C2.3.6) which sets out minimum lot size per dwelling. This is an effective FSR of 0.2:1 for a two bedroom apartment. Setbacks are 4 metres to the front, 0.9 metres to the side and 3 metres to the rear. The modelling below assumes a site foot print of 30%.

Parking is not defined in the DCP, but reference to the *Guide to Traffic Generating Developments* suggests one parking space per apartment.

The calculations below assess in a preliminary way the development feasibility for a case study site.

57 Butmaroo St Bungendore

The site is 20 metres wide by 90 metres deep.

Height is two stories. The modelling is based on a 30% site footprint, to accommodate setbacks and the like. This gives a residential area of 1,140 m² for a residential flat building. The minimum lot size per dwelling allows for five villas.

Modelled Development

13 two bedroom apartments at 70 m², 15 parking spaces.

Expenditure:

Site purchase \$ 1,085,000

| | |
|---|---------------------|
| Construction residential 910 m ² @ \$3,700 ⁵⁶ | \$ 3,367,000 |
| Car Park 15 spaces at \$5,000 | \$ <u>75,000</u> |
| Total Cost | \$ <u>4,527,000</u> |

Income:

| | |
|--|---------------------|
| Residential 13 @ \$450,000 ⁵⁷ | \$ <u>5,850,000</u> |
| Total income | \$ <u>5,850,000</u> |

Margin: 29%

It can be seen that the development is viable.

The following calculation assesses a villa option.

Single storey villa development, 5 two bedroom dwellings at 70 m², 5 garages.

Expenditure:

| | |
|---|---------------------|
| Site purchase | \$ 1,085,000 |
| Construction residential 350 m ² @ \$3,000 ⁵⁸ | \$ 1,050,000 |
| Car Park 5 spaces at \$21,000 | \$ <u>105,000</u> |
| Total Cost | \$ <u>2,240,000</u> |

Income:

| | |
|---|---------------------|
| Residential 5 @ \$450,000 ⁵⁹ | \$ <u>2,250,000</u> |
| Total income | \$ <u>2,250,000</u> |

Margin: 0%

The development is marginal. The calculation below shows development for townhouses, disregarding the minimum site area and assuming a 30% footprint.

Two storey town house development, 13 two bedroom dwellings at 70 m², 13 garages.

Expenditure:

| | |
|---|--------------|
| Site purchase at average prices | \$ 1,085,000 |
| Construction residential 910 m ² @ \$3,500 ⁶⁰ | \$ 3,185,000 |

⁵⁶ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard, no lift.

⁵⁷ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

⁵⁸ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

⁵⁹ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

⁶⁰ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

| | |
|--|---------------------|
| Car Park 13 spaces at \$21,000 | <u>\$ 273,000</u> |
| Total Cost | <u>\$ 4,543,000</u> |
| Income: | |
| Residential 13 @ \$450,000 ⁶¹ | <u>\$ 5,850,000</u> |
| Total income | <u>\$ 5,850,000</u> |
| Margin: 29% | |
| It can be seen that development is viable. | |

3.3.3 Braidwood

Overview

There are considerable constraints on the development of smaller and diverse housing in Braidwood.

Braidwood B2 zoning

Modelling carried out below does not support the viability of shop top housing development in Braidwood. This is because of the relatively high value of business zoned land in Braidwood, and the low value of smaller dwellings. Development opportunities in the B2 zone are also restricted due to heritage constraints.

The Braidwood B2 zoned area is shown in the figure below.

⁶¹ Using third quartile sales price for two bedroom apartments in Queanbeyan, Queanbeyan East and Queanbeyan West.

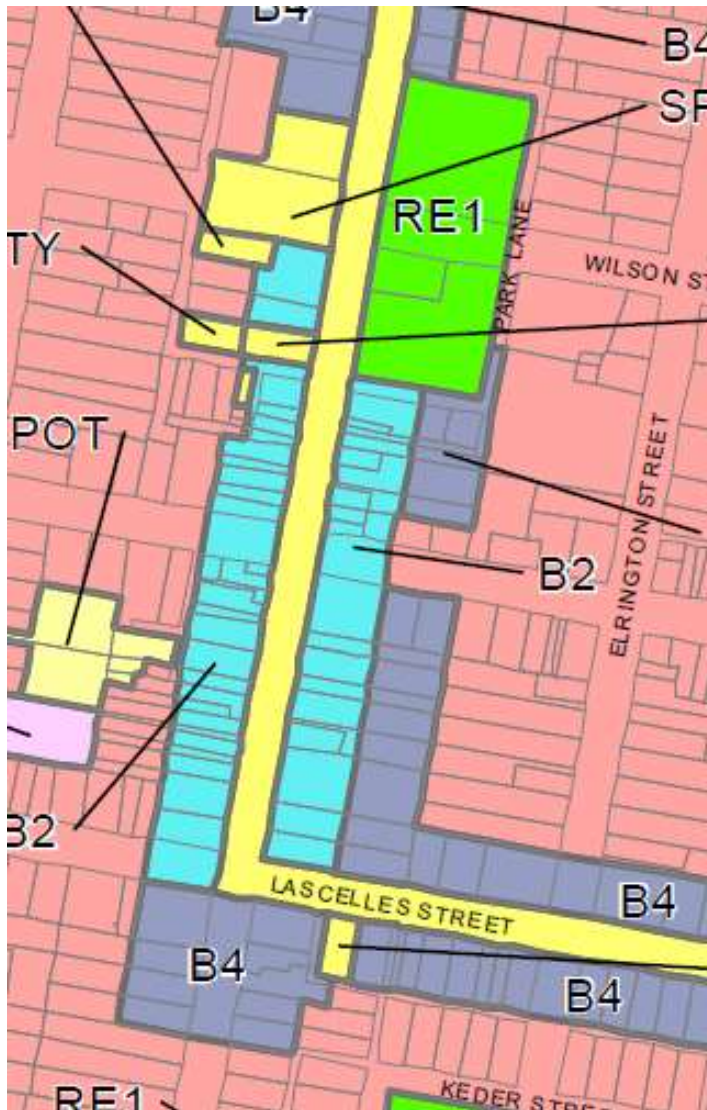


Figure 3.8: Braidwood B2 zoned area

Source: Palerang LEP 2014

Boarding houses and Shop top housing are permissible with consent. Residential flat buildings and multi dwelling housing are prohibited.

The table below shows sales in the B2 zone for the last two years.

Table 3-10: Sales in Braidwood B2 zone since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|-------------------|------------|------------------------|----------------------|
| 78 Wallace Street | \$390,000 | 736 | \$530 |
| 90 Wallace Street | \$810,000 | 512 | \$1,582 |

| Address | Sale price | Area (m ²) | Price/m ² |
|--------------------|-------------|------------------------|----------------------|
| 114 Wallace Street | \$1,350,000 | 338 | \$3,994 |
| 128 Wallace Street | \$330,000 | 215 | \$1,535 |
| 143 Wallace Street | \$420,000 | 171 | \$2,456 |
| 137 Wallace Street | \$400,000 | 379 | \$1,055 |
| 123 Wallace Street | \$636,000 | 259 | \$2,455 |
| 103 Wallace Street | \$2,100,000 | 1,056 | \$1,989 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$2,075/m² with a standard deviation of \$929.

Relevant development controls are building height, which is typically 12 metres (three stories). Most of the sites in the B2 zone are shown as heritage items.

The DCP identifies zero setbacks on all boundaries for commercial development (Table 19). Shoptop housing and Residential flat buildings are allowed 66% of site area as GFA (C2.4.2.3); and 150% of site area as GFA (C7.1) is allowed in the B2 and B6 zone.

Parking is not defined in the DCP, but reference to the *Guide to Traffic Generating Developments* suggests one parking space per apartment.

The following preliminary calculations model development on a case study site in the B2 Zone.

137 Wallace St Braidwood

The site is not heritage listed and contains a single storey shop. The site has a 12 metre frontage and is 30 metres deep.

Height is three stories. The modelling is based on a 50% site footprint, leaving half the site to provide at grade parking. Based on these assumptions, commercial development will be around 190 m² and residential development will be around 379 m².

Modelled Development

Commercial 190 m², 3 parking spaces

Residential 4 two bedroom apartments at 70 m², 4 parking spaces.

Expenditure:

Site purchase \$ 400,000

| | |
|---|---------------------|
| Construction residential 280 m ² @ \$3,700 ⁶² | \$ 1,036,000 |
| Construction commercial 190 m ² @ \$1,600 ⁶³ | \$ 304,000 |
| Car Park 7 spaces at \$5,000 | <u>\$ 35,000</u> |
| Total Cost | <u>\$ 1,775,000</u> |
| Income: | |
| Commercial 190 m ² @ \$1,055 ⁶⁴ | \$ 200,000 |
| Residential 4 @ \$365,000 ⁶⁵ | <u>\$ 1,460,000</u> |
| Total income | <u>\$ 1,660,000</u> |
| Margin: -6% | |

It can be seen that the development is not viable, although new residential is likely to attract a somewhat higher price than comparable recent sales.

The following calculation assesses a Boarding House/Co living housing option. Rooms are “New Generation” with self contained bathroom and kitchen.

Residential three floors, 570 m², 16 self contained rooms at 25 m², 8 parking spaces.

Expenditure:

| | |
|---|---------------------|
| Site purchase | \$ 400,000 |
| Construction residential 570 m ² @ \$3,800 ⁶⁶ | \$ 2,166,000 |
| Car Park 8 spaces at \$5,000 | <u>\$ 40,000</u> |
| Total Cost | <u>\$ 2,606,000</u> |
| Annual Income: | |
| Rental 16 rooms @ \$280 per week ⁶⁷ | \$ 233,000 |
| Less 20% for management and operation | <u>\$ 47,000</u> |
| Annual income | <u>\$ 186,000</u> |
| Rate of return | 7.1% |

⁶² Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc., medium standard.

⁶³ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc. Cost is for a retail shell ready to fit out.

⁶⁴ Assumed 20% for common circulation etc, based on recent sale of 137 Wallace Street.

⁶⁵ Based on recent sale of 3/22 Cornonation Street.

⁶⁶ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.,

⁶⁷ 80% of one bedroom median – there is no data on rentals in the Braidwood region.

Based on a current business investment loan rate of 6.1%, a boarding house is likely to be viable. Income is likely to be overestimated, as the assumed rent is for Queanbeyan and surrounds.

Braidwood B4 and R1 zoning

Both B4 and R1 zoning allow multi dwelling housing and residential flat buildings with consent. Preliminary modelling supports the feasibility of development of multi dwelling housing on a low value lot, although this is limited by DCP requirements for a minimum site area per dwelling, varying with dwelling size. This restriction imposes an effective FSR of around 0.2:1.0. There is historical development for multi dwelling housing in R2 zones in Braidwood, and this probably reflects opportunities available under previous planning controls.

Opportunities for multi dwelling housing could be further enhanced by rezoning areas to the south and southwest of Braidwood from R2 to R1.

The Braidwood B4 and R1 zoned area is shown in the figure below.

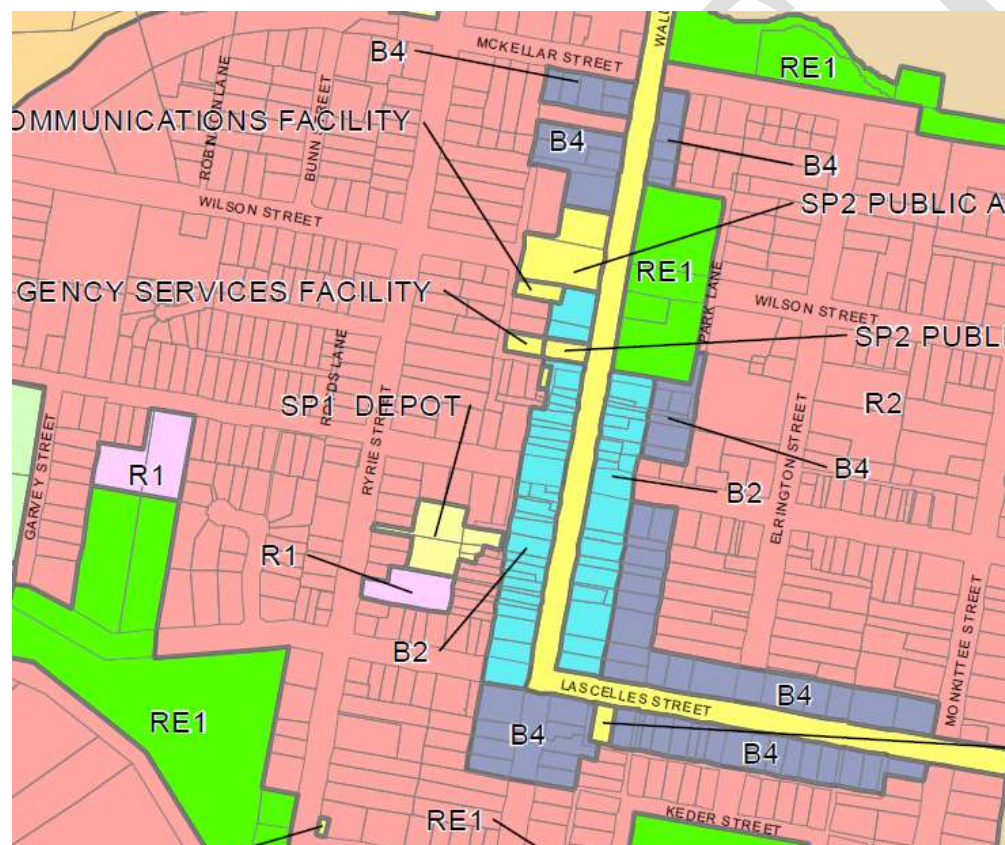


Figure 3.9: Braidwood B4 and R1 zoned area

Source: Palerang LEP 2014

Amongst other forms, Boarding houses, Multi dwelling housing and Residential flat buildings are permitted with consent.

The table below shows sales in the R1 and B4 zone for the last two years.

Table 3-11: Sales in Braidwood R1 and B4 zones since January 2020

| Address | Sale price | Area (m ²) | Price/m ² |
|---------------------|------------|------------------------|----------------------|
| 35a Ryrie Street | \$585,000 | 3,149 | \$186 |
| 68 Lascelles Street | \$300,000 | 1,126 | \$266 |

Source: EAC RedSquare Data Base, JSA calculation

The average price is \$226/m² with a standard deviation of \$40.

Relevant development controls are building height, which is 7.2 metres in the B4 zone and 6.5 and 8.5 metres (two stories) in the R1 zone.

FSR for multi dwelling housing and for residential flat buildings is 0.66:1 (DCP C2.4.2.3 and C2.3.1). There is a further limitation on multi dwelling housing (C2.3.6) which sets out minimum lot size per dwelling. This is an effective FSR of 0.2:1 for a two bedroom apartment. Setbacks are 4 metres to the front, 0.9 metres to the side and 3 metres to the rear. The modelling below assumes a site foot print of 30%.

Parking is not defined in the DCP, but reference to the *Guide to Traffic Generating Developments* suggests one parking space per apartment.

The calculations below assess in a preliminary way the development feasibility for a case study site.

35a Ryrie Street, Braidwood

The site is 3,149 m² and is rectangular with a narrow vehicle access from Ryrie Street. The site is vacant land.

Height is one storey. The minimum lot size per dwelling allows for nine villas.

Modelled Development

The following calculation assesses a villa option.

Single storey villa development, 9 two bedroom dwellings at 70 m², 9 garages.

Expenditure:

| | |
|---|--------------|
| Site purchase | \$ 585,000 |
| Construction residential 630 m ² @ \$3,000 ⁶⁸ | \$ 1,890,000 |
| Car Park 9 spaces at \$21,000 | \$ 189,000 |
| Total Cost | \$ 2,664,000 |

Income:

⁶⁸ Using rates from Rawlinsons plus 50% allowance for GST, holding costs, financing, profit etc.

Residential 9 @ \$365,000⁶⁹

\$ 3,285,000

Total income

\$ 3,285,000

Margin: 23%

⁶⁹ Based on recent sale of 3/22 Cornonation Street.

4 APPENDIX D: Population, dwelling & household projections 2016 to 2041

4.1 Population projections to 2041

Table 4-1: Population projections to 2041, small areas within QPR LGA

| Area | 2016 | | 2041 | | Change 2016-2041 | |
|--|---------------|-------------|---------------|-------------|------------------|-------------|
| | # | % | # | % | # | % |
| Braidwood | 1,690 | 3% | 2,092 | 2% | 402 | 23.8 |
| Bungendore | 4,285 | 7% | 7,671 | 9% | 3,386 | 79 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 3,976 | 7% | 4,259 | 5% | 283 | 7.1 |
| Carwoola - Greenleigh - The Ridgeway | 2,338 | 4% | 2,853 | 3% | 515 | 22 |
| Crestwood | 4,764 | 8% | 5,282 | 6% | 518 | 10.9 |
| Googong | 2,737 | 5% | 22,593 | 26% | 19,856 | 725.5 |
| Jerrabomberra | 9,887 | 17% | 9,116 | 10% | -771 | -7.8 |
| Karabar | 8,531 | 15% | 8,455 | 10% | -76 | -0.9 |
| Queanbeyan | 6,466 | 11% | 7,506 | 9% | 1,040 | 16.1 |
| Queanbeyan East | 4,087 | 7% | 4,537 | 5% | 450 | 11 |
| Queanbeyan West | 3,263 | 6% | 3,272 | 4% | 9 | 0.3 |
| Royalla - Burra | 1,866 | 3% | 1,797 | 2% | -69 | -3.7 |
| Tralee - Environa | 15 | 0% | 4,961 | 6% | 4,946 | 32976.1 |
| Wamboin - Bywong - Sutton | 3,876 | 7% | 3,864 | 4% | -12 | -0.3 |
| Queanbeyan-Palerang Regional Council | 57,781 | 100% | 88,258 | 100% | 30,477 | 52.7 |

Source: .id (informed decisions), March 2022, <https://forecast.id.com.au/queanbeyan-palerang/population-age-structure-map>, accessed 14/07/2022.

Population and age structure map - total persons
Queanbeyan-Palerang Regional Council, 2016 to 2041 percent change

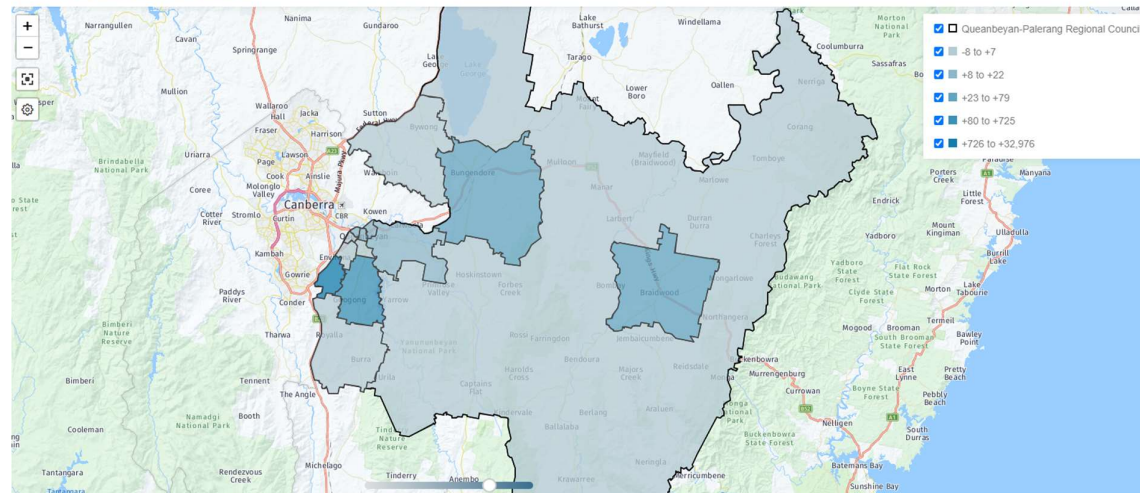


Figure 4.1: Population and age structure map – total persons, projection to 2041 prepared by .id (informed decisions), March 2022

Source: <https://forecast.id.com.au/queanbeyan-palerang/population-age-structure-map>, accessed 14/07/2022.

Table 4-2: Population Projection by Age Cohorts 2016- 2041 QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|---------------|-------|----------|-------|----------|------------------|-----------------------|
| | # | % of pop | # | % of pop | # | % of total pop growth |
| 0-9 | 7868 | 14% | 12019 | 14% | 4151 | 14% |
| 10-19 yrs | 7315 | 13% | 11410 | 13% | 4094 | 13% |
| 20-34 yrs | 11718 | 20% | 16839 | 19% | 5122 | 17% |
| 35-49 yrs | 12807 | 22% | 19770 | 22% | 6963 | 23% |
| 50-64 yrs | 11355 | 20% | 15928 | 18% | 4574 | 15% |
| 65-74 yrs | 4253 | 7% | 6876 | 8% | 2623 | 9% |
| 75+ yrs | 2466 | 4% | 5414 | 6% | 2949 | 10% |
| Total persons | 57781 | 100% | 88258 | 100% | 30477 | 100% |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

4.1.1 Age projections for small areas, change from 2016 to 2041

%'s for each area reflect the % of all population change projected to 2041 in each area by age group

A bit confusing for some areas like Jerrabomberra or Karabar where there is a – negative change in population projected from 2016 to 2041, the +/- in the % seem the wrong way around, but are reflecting an over – negative change.

SEE the Fragment – Small area projections_QPRC_220714 – to look at forecast change in age structure for each of the areas.

Table 4-3: Change in total population for small areas by age group, 2016 to 2041 using .id projections

| | Change 2016-2041 | Age group (years) | | | | | | | Total persons |
|--|------------------|-------------------|-----------|-----------|-----------|-----------|-----------|---------|---------------|
| | | 0-9 | 10-19 yrs | 20-34 yrs | 35-49 yrs | 50-64 yrs | 65-74 yrs | 75+ yrs | |
| Braidwood | # | -1 | 31 | 63 | 62 | 74 | 82 | 90 | 402 |
| | % | 0% | 8% | 16% | 15% | 18% | 20% | 22% | 100% |
| Bungendore | # | 306 | 478 | 641 | 741 | 663 | 318 | 239 | 3386 |
| | % | 9% | 14% | 19% | 22% | 20% | 9% | 7% | 100% |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | # | -24 | -32 | -23 | -31 | 6 | 105 | 280 | 283 |
| | % | -8% | -11% | -8% | -11% | 2% | 37% | 99% | 100% |
| Carwoola - Greenleigh - The Ridgeway | # | 110 | 18 | 34 | 287 | -17 | -48 | 130 | 515 |
| | % | 21% | 3% | 7% | 56% | -3% | -9% | 25% | 100% |
| Crestwood | # | 41 | 83 | 30 | 212 | 73 | 33 | 47 | 518 |
| | % | 8% | 16% | 6% | 41% | 14% | 6% | 9% | 100% |
| Googong | # | 3164 | 3165 | 3722 | 5052 | 3203 | 1024 | 524 | 19856 |
| | % | 16% | 16% | 19% | 25% | 16% | 5% | 3% | 100% |
| Jerrabomberra | # | -319 | -318 | -177 | -617 | -132 | 357 | 436 | -771 |
| | % | 41% | 41% | 23% | 80% | 17% | -46% | -57% | 100% |
| Karabar | # | -87 | -105 | 56 | 27 | -225 | 41 | 218 | -76 |
| | % | 114% | 138% | -74% | -36% | 296% | -54% | -287% | 100% |
| Queanbeyan | # | 41 | 76 | 100 | 147 | 174 | 147 | 357 | 1040 |
| | % | 4% | 7% | 10% | 14% | 17% | 14% | 34% | 100% |
| Queanbeyan East | # | -9 | 85 | 55 | 72 | 69 | 95 | 83 | 450 |

| | Change 2016-2041 | Age group (years) | | | | | | | Total persons |
|-------------------------------------|------------------|-------------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| | | 0-9 | 10-19 yrs | 20-34 yrs | 35-49 yrs | 50-64 yrs | 65-74 yrs | 75+ yrs | |
| | % | -2% | 19% | 12% | 16% | 15% | 21% | 18% | 100% |
| Queanbeyan West | # | -4 | -43 | -50 | -32 | -55 | 95 | 98 | 9 |
| | % | -44% | -478% | -556% | -356% | -611% | 1056% | 1089% | 100% |
| Royalla - Burra | # | -25 | -55 | 3 | -90 | -53 | 54 | 99 | -69 |
| | % | 36% | 80% | -4% | 130% | 77% | -78% | -143% | 100% |
| Tralee - Environa | # | 946 | 798 | 648 | 1098 | 959 | 323 | 176 | 4946 |
| | % | 19% | 16% | 13% | 22% | 19% | 7% | 4% | 100% |
| Wamboin - Bywong - Sutton | # | 12 | -86 | 20 | 36 | -164 | -2 | 173 | -12 |
| | % | -100% | 717% | -167% | -300% | 1367% | 17% | -1442% | 100% |
| Queanbeyan-Palerang Regional | # | 4151 | 4094 | 5122 | 6963 | 4574 | 2623 | 2949 | 30477 |
| LGA | % | 14% | 13% | 17% | 23% | 15% | 9% | 10% | 100% |

Source:

4.2 Dwelling projections to 2041

Key areas of dwelling growth to 2041 (accounting for 86% of projected dwelling growth for the LGA)

- Googong (57% of projected dwelling growth)
- Tralee – Environa (13%)
- Bungendore (12%)
- Queanbeyan (4%)

Table 4-4: Dwelling projections to 2041, small areas within QPR LGA

| Area | 2016 | | 2041 | | Change 2016-2041 | |
|--|---------------|--------------|---------------|--------------|------------------|--------------|
| | # | % | # | % | # | % |
| Braidwood | 792 | 3.3 | 1,039 | 2.9 | +247 | +31.2 |
| Bungendore | 1,529 | 6.3 | 2,940 | 8.2 | +1,411 | +92.3 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 2,165 | 9.0 | 2,454 | 6.8 | +289 | +13.3 |
| Carwoola - Greenleigh - The Ridgeway | 843 | 3.5 | 1,091 | 3.0 | +248 | +29.4 |
| Crestwood | 2,396 | 9.9 | 2,664 | 7.4 | +268 | +11.2 |
| Googong | 900 | 3.7 | 7,717 | 21.4 | +6,817 | +757.1 |
| Jerrabomberra | 3,314 | 13.7 | 3,353 | 9.3 | +39 | +1.2 |
| Karabar | 3,411 | 14.1 | 3,535 | 9.8 | +124 | +3.6 |
| Queanbeyan | 3,262 | 13.5 | 3,768 | 10.4 | +506 | +15.5 |
| Queanbeyan East | 2,147 | 8.9 | 2,407 | 6.7 | +260 | +12.1 |
| Queanbeyan West | 1,332 | 5.5 | 1,399 | 3.9 | +67 | +5.0 |
| Royalla - Burra | 631 | 2.6 | 686 | 1.9 | +55 | +8.7 |
| Tralee - Environa | 5 | 0.0 | 1,528 | 4.2 | +1,523 | +33330.1 |
| Wamboin - Bywong - Sutton | 1,396 | 5.8 | 1,484 | 4.1 | +88 | +6.3 |
| Queanbeyan-Palerang Regional Council | 24,124 | 100.0 | 36,066 | 100.0 | +11,942 | +49.5 |

Source: .id (informed decisions), March 2022, <https://forecast.id.com.au/queanbeyan-palerang/dwellings-development-map>, accessed 14/07/2022.

Forecast dwellings and development map
Queanbeyan-Palerang Regional Council, 2016 to 2041 percent change

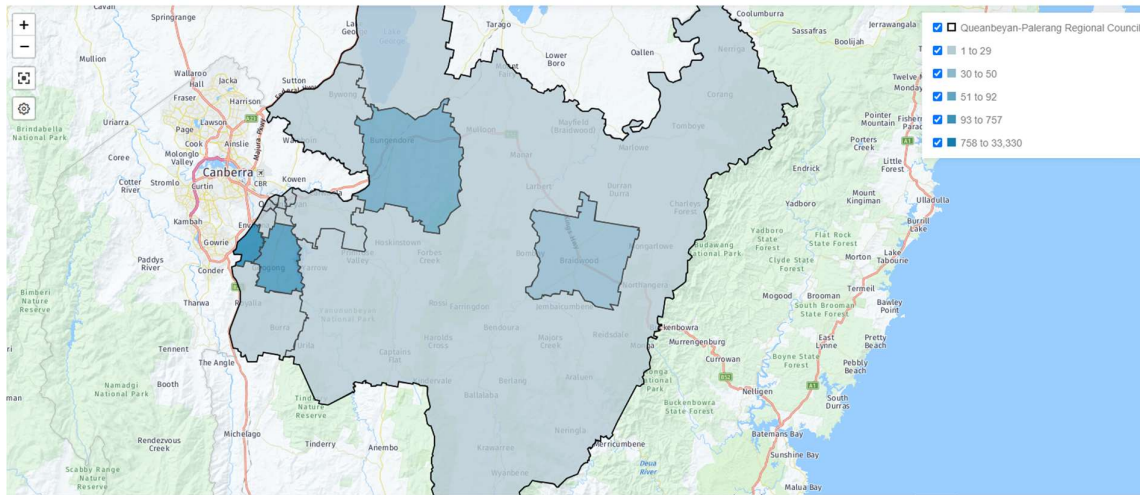


Figure 4.2: Forecast dwellings and development map to 2041 prepared by .id (informed decisions), March 2022

Source: <https://forecast.id.com.au/queanbeyan-palerang/dwellings-development-map>, accessed 14/07/2022.

4.3 Household projections to 2041

4.3.1 Household projections for small areas, change from 2016 to 2041

Table 4-5: Change in households for small areas by household type, 2016 to 2041 using .id projections

| Change 2016-2041 | Lone person households | One parent family | Couple w/ dependents | Couple only | Other family | Group household | Total households |
|--|------------------------|-------------------|----------------------|--------------|--------------|-----------------|------------------|
| Braidwood | # 87 | 24 | 39 | 75 | 1 | -1 | 225 |
| | % 39% | 11% | 17% | 33% | 0% | 0% | 100% |
| Bungendore | # 275 | 85 | 547 | 386 | 29 | 14 | 1336 |
| | % 21% | 6% | 41% | 29% | 2% | 1% | 100% |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | # 115 | 1 | -1 | 103 | 3 | 3 | 224 |
| | % 51% | 0% | 0% | 46% | 1% | 1% | 100% |
| Carwoola - Greenleigh - The Ridgeway | # 90 | 4 | 101 | 28 | 4 | 6 | 233 |
| | % 39% | 2% | 43% | 12% | 2% | 3% | 100% |
| Crestwood | # 96 | 22 | 61 | 63 | 3 | 7 | 252 |
| | % 38% | 9% | 24% | 25% | 1% | 3% | 100% |
| Googong | # 698 | 250 | 3,329 | 1,706 | 218 | 95 | 6296 |
| | % 11% | 4% | 53% | 27% | 3% | 2% | 100% |
| Jerrabomberra | # 155 | -10 | -309 | 200 | -3 | 4 | 37 |
| | % 419% | -27% | -835% | 541% | -8% | 11% | 100% |
| Karabar | # 112 | -24 | -30 | 73 | -15 | 1 | 117 |
| | % 96% | -21% | -26% | 62% | -13% | 1% | 100% |
| Queanbeyan | # 194 | 45 | 62 | 137 | 6 | 19 | 463 |
| | % 42% | 10% | 13% | 30% | 1% | 4% | 100% |
| Queanbeyan East | # 75 | 28 | 36 | 88 | 2 | 5 | 234 |
| | % 32% | 12% | 15% | 38% | 1% | 2% | 100% |
| Queanbeyan West | # 56 | -8 | -19 | 44 | -5 | -4 | 64 |
| | % 88% | -13% | -30% | 69% | -8% | -6% | 100% |
| Royalla - Burra | # 74 | -3 | -31 | 17 | -4 | 1 | 54 |
| | % 137% | -6% | -57% | 31% | -7% | 2% | 100% |
| Tralee - Environa | # 246 | 0 | 655 | 473 | 61 | 22 | 1457 |
| | % 17% | 0% | 45% | 32% | 4% | 2% | 100% |
| Wamboin - Bywong - Sutton | # 95 | 1 | -19 | 7 | -3 | 1 | 82 |
| | % 116% | 1% | -23% | 9% | -4% | 1% | 100% |
| Queanbeyan-Palerang Regional Council | # 2,368 | 418 | 4,419 | 3,398 | 292 | 173 | 11068 |
| | % 21% | 4% | 40% | 31% | 3% | 2% | 100% |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

DRAFT

The following tables show the # and proportion of households in each area that are comprised of the household type – for example what % of households in Braidwood in 2016 and 2041 were lone person households, then what is the projected change in # & % from 2016 to 2041.

4.3.2 Lone person households

Table 4-6: Lone person household projections to 2041, small areas within QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|--|--------------|-------------|--------------|-------------|------------------|-----------|
| | # | % | # | % | # | % |
| Braidwood | 211 | 29.2 | 298 | 31.4 | 87 | 41 |
| Bungendore | 166 | 11.4 | 441 | 15.8 | 275 | 166 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 441 | 26.5 | 556 | 29.4 | 115 | 26 |
| Carwoola - Greenleigh - The Ridgeway | 95 | 12 | 185 | 18 | 90 | 95 |
| Crestwood | 955 | 42.3 | 1,051 | 41.9 | 96 | 10 |
| Googong | 58 | 7 | 756 | 10.6 | 698 | 1,203 |
| Jerrabomberra | 413 | 12.8 | 568 | 17.4 | 155 | 38 |
| Karabar | 780 | 24.3 | 892 | 26.8 | 112 | 14 |
| Queanbeyan | 1,227 | 41.4 | 1,421 | 41.4 | 194 | 16 |
| Queanbeyan East | 850 | 43.9 | 925 | 42.6 | 75 | 9 |
| Queanbeyan West | 323 | 25.9 | 379 | 28.9 | 56 | 17 |
| Royalla - Burra | 45 | 7.5 | 119 | 18.2 | 74 | 164 |
| Tralee - Environa | 0 | 0 | 246 | 16.8 | 246 | |
| Wamboin - Bywong - Sutton | 191 | 14.9 | 286 | 21 | 95 | 50 |
| Queanbeyan-Palerang Regional Council | 5,756 | 25.9 | 8,124 | 24.4 | 2,368 | 41 |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

4.3.3 One parent family

Table 4-7: One parent family projections to 2041, small areas within QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|--|------|------|------|-----|------------------|----|
| | # | % | # | % | # | % |
| Braidwood | 90 | 12.4 | 114 | 12 | 24 | 27 |
| Bungendore | 105 | 7.2 | 190 | 6.8 | 85 | 81 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 107 | 6.4 | 108 | 5.7 | 1 | 1 |

| | 2016 | | 2041 | | Change 2016-2041 | |
|---|--------------|------------|--------------|------------|------------------|-----------|
| | # | % | # | % | # | % |
| Carwoola - Greenleigh - The Ridgeway | 33 | 4.2 | 37 | 3.6 | 4 | 12 |
| Crestwood | 217 | 9.6 | 239 | 9.5 | 22 | 10 |
| Googong | 33 | 4 | 283 | 4 | 250 | 758 |
| Jerrabomberra | 260 | 8.1 | 250 | 7.7 | -10 | -4 |
| Karabar | 455 | 14.2 | 431 | 13 | -24 | -5 |
| Queanbeyan | 313 | 10.6 | 358 | 10.4 | 45 | 14 |
| Queanbeyan East | 168 | 8.7 | 196 | 9 | 28 | 17 |
| Queanbeyan West | 168 | 13.5 | 160 | 12.2 | -8 | -5 |
| Royalla - Burra | 18 | 3 | 15 | 2.3 | -3 | -17 |
| Tralee - Environa | 0 | 0 | 0 | 0 | 0 | |
| Wamboin - Bywong - Sutton | 59 | 4.6 | 60 | 4.4 | 1 | 2 |
| Queanbeyan-Palerang Regional Council | 2,025 | 9.1 | 2,443 | 7.3 | 418 | 21 |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

4.3.4 Couple with dependent family

Table 4-8: Couple with dependent family projections to 2041, small areas within QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|--|-------|------|-------|------|------------------|-----|
| | # | % | # | % | # | % |
| Braidwood | 184 | 25.4 | 223 | 23.5 | 39 | 21 |
| Bungendore | 703 | 48.4 | 1,250 | 44.8 | 547 | 78 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 491 | 29.5 | 490 | 26 | -1 | 0 |
| Carwoola - Greenleigh - The Ridgeway | 339 | 42.7 | 440 | 42.9 | 101 | 30 |
| Crestwood | 485 | 21.5 | 546 | 21.8 | 61 | 13 |
| Googong | 452 | 54.4 | 3,781 | 53.1 | 3,329 | 737 |
| Jerrabomberra | 1,708 | 53 | 1,399 | 42.9 | -309 | -18 |
| Karabar | 1,064 | 33.1 | 1,034 | 31.1 | -30 | -3 |
| Queanbeyan | 567 | 19.1 | 629 | 18.3 | 62 | 11 |
| Queanbeyan East | 428 | 22.1 | 464 | 21.4 | 36 | 8 |
| Queanbeyan West | 403 | 32.3 | 384 | 29.3 | -19 | -5 |

| | 2016 | | 2041 | | Change 2016-2041 | |
|---|--------------|-------------|---------------|-------------|------------------|-----------|
| | # | % | # | % | # | % |
| Royalla - Burra | 276 | 46.1 | 245 | 37.5 | -31 | -11 |
| Tralee - Environa | 3 | 75 | 658 | 45 | 655 | 21,833 |
| Wamboin - Bywong - Sutton | 529 | 41.3 | 510 | 37.4 | -19 | -4 |
| Queanbeyan-Palerang Regional Council | 7,634 | 34.4 | 12,053 | 36.2 | 4,419 | 58 |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

4.3.5 Couple without dependent family

Table 4-9: Couple without dependent family projections to 2041, small areas within QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|--|--------------|-------------|--------------|-------------|------------------|-----------|
| | # | % | # | % | # | % |
| Braidwood | 212 | 29.3 | 287 | 30.3 | 75 | 35 |
| Bungendore | 430 | 29.6 | 816 | 29.3 | 386 | 90 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 580 | 34.9 | 683 | 36.2 | 103 | 18 |
| Carwoola - Greenleigh - The Ridgeway | 289 | 36.4 | 317 | 30.9 | 28 | 10 |
| Crestwood | 490 | 21.7 | 553 | 22 | 63 | 13 |
| Googong | 241 | 29 | 1,947 | 27.3 | 1,706 | 708 |
| Jerrabomberra | 755 | 23.4 | 955 | 29.3 | 200 | 26 |
| Karabar | 708 | 22.1 | 781 | 23.5 | 73 | 10 |
| Queanbeyan | 651 | 21.9 | 788 | 23 | 137 | 21 |
| Queanbeyan East | 385 | 19.9 | 473 | 21.8 | 88 | 23 |
| Queanbeyan West | 261 | 20.9 | 305 | 23.2 | 44 | 17 |
| Royalla - Burra | 217 | 36.2 | 234 | 35.8 | 17 | 8 |
| Tralee - Environa | 1 | 25 | 474 | 32.4 | 473 | 47,300 |
| Wamboin - Bywong - Sutton | 448 | 35 | 455 | 33.4 | 7 | 2 |
| Queanbeyan-Palerang Regional Council | 5,668 | 25.5 | 9,066 | 27.3 | 3,398 | 60 |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

4.3.6 Other family

Table 4-10: Other family projections to 2041, small areas within QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|--|------------|------------|------------|------------|------------------|-----------|
| | # | % | # | % | # | % |
| Braidwood | 9 | 1.2 | 10 | 1.1 | 1 | 11 |
| Bungendore | 35 | 2.4 | 64 | 2.3 | 29 | 83 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 17 | 1 | 20 | 1.1 | 3 | 18 |
| Carwoola - Greenleigh - The Ridgeway | 29 | 3.7 | 33 | 3.2 | 4 | 14 |
| Crestwood | 36 | 1.6 | 39 | 1.6 | 3 | 8 |
| Googong | 31 | 3.7 | 249 | 3.5 | 218 | 703 |
| Jerrabomberra | 50 | 1.6 | 47 | 1.4 | -3 | -6 |
| Karabar | 118 | 3.7 | 103 | 3.1 | -15 | -13 |
| Queanbeyan | 89 | 3 | 95 | 2.8 | 6 | 7 |
| Queanbeyan East | 40 | 2.1 | 42 | 1.9 | 2 | 5 |
| Queanbeyan West | 53 | 4.2 | 48 | 3.7 | -5 | -9 |
| Royalla - Burra | 37 | 6.2 | 33 | 5.1 | -4 | -11 |
| Tralee - Environa | 0 | 0 | 61 | 4.2 | 61 | |
| Wamboin - Bywong - Sutton | 41 | 3.2 | 38 | 2.8 | -3 | -7 |
| Queanbeyan-Palerang Regional Council | 587 | 2.6 | 879 | 2.6 | 292 | 50 |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

4.3.7 Group households

Table 4-11: Group household projections to 2041, small areas within QPR LGA

| | 2016 | | 2041 | | Change 2016-2041 | |
|--|------|-----|------|-----|------------------|-----|
| | # | % | # | % | # | % |
| Braidwood | 17 | 2.4 | 16 | 1.7 | -1 | -6 |
| Bungendore | 13 | 0.9 | 27 | 1 | 14 | 108 |
| Captains Flat - Hoskinstown - Primrose Valley - Rural East | 28 | 1.7 | 31 | 1.6 | 3 | 11 |
| Carwoola - Greenleigh - The Ridgeway | 8 | 1 | 14 | 1.4 | 6 | 75 |
| Crestwood | 74 | 3.3 | 81 | 3.2 | 7 | 9 |

| | 2016 | | 2041 | | Change 2016-2041 | |
|---|------------|------------|------------|------------|------------------|-----------|
| | # | % | # | % | # | % |
| Googong | 16 | 1.9 | 111 | 1.6 | 95 | 594 |
| Jerrabomberra | 39 | 1.2 | 43 | 1.3 | 4 | 10 |
| Karabar | 85 | 2.6 | 86 | 2.6 | 1 | 1 |
| Queanbeyan | 119 | 4 | 138 | 4 | 19 | 16 |
| Queanbeyan East | 64 | 3.3 | 69 | 3.2 | 5 | 8 |
| Queanbeyan West | 40 | 3.2 | 36 | 2.7 | -4 | -10 |
| Royalla - Burra | 6 | 1 | 7 | 1.1 | 1 | 17 |
| Tralee - Environa | 0 | 0 | 22 | 1.5 | 22 | |
| Wamboin - Bywong - Sutton | 13 | 1 | 14 | 1 | 1 | 8 |
| Queanbeyan-Palerang Regional Council | 523 | 2.4 | 696 | 2.1 | 173 | 33 |

Source: .id (informed decisions) March 2022, <https://forecast.id.com.au/queanbeyan-palerang/household-types-map>, accessed 14/07/2022

5 APPENDIX E: GEOGRAPHIES USED IN ANALYSIS

5.1 ABS Statistical Local Area 2 (SA2's)

Demographic analysis by SA2 uses ABS 2021 General Community Profiles (the only available 2021 data at the time of writing in July 2022) and ABS 2016 Time Series Profiles which provides data for 2016, 2011 and 2006 with an equivalent geography.

5.1.1 Queanbeyan SA2

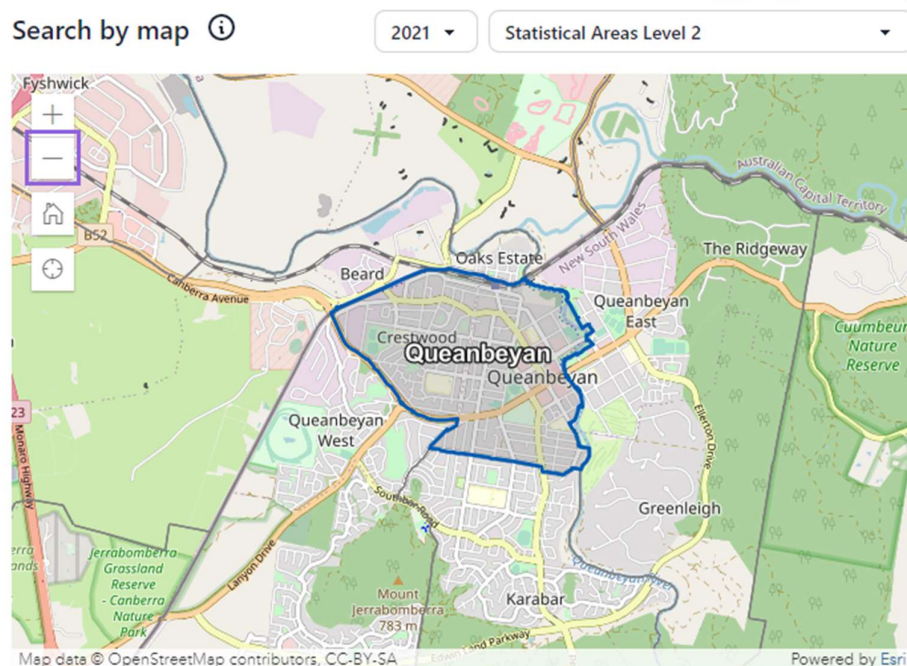


Figure 5.1: Queanbeyan Statistical Area Level 2

Source: ABS 2021, Census of Population and Housing

5.1.2 Queanbeyan East SA2

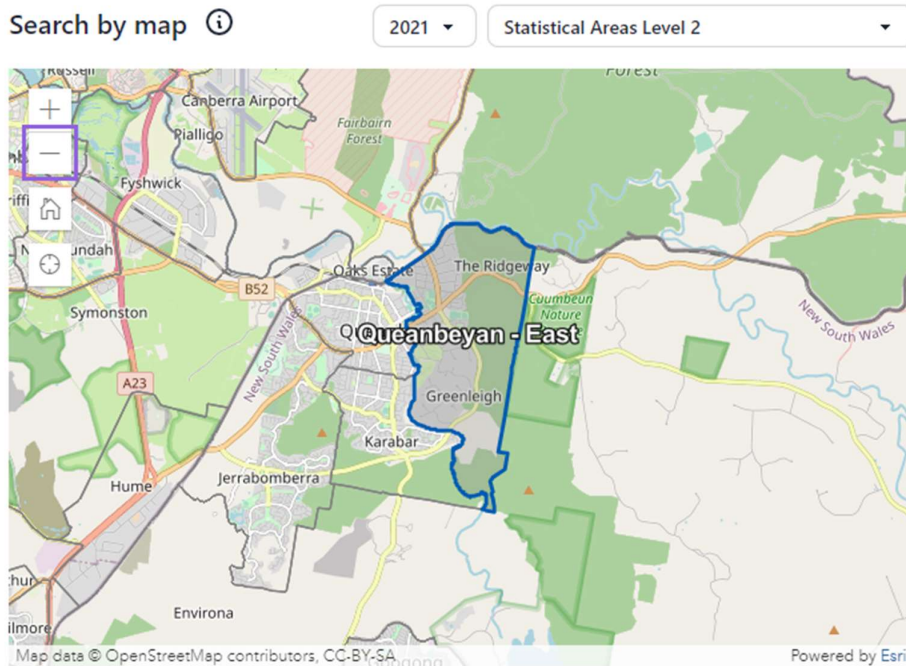


Figure 5.2: Queanbeyan East Statistical Area Level 2

Source: ABS 2021, Census of Population and Housing

5.1.3 Queanbeyan West-Jerrabomberra SA2

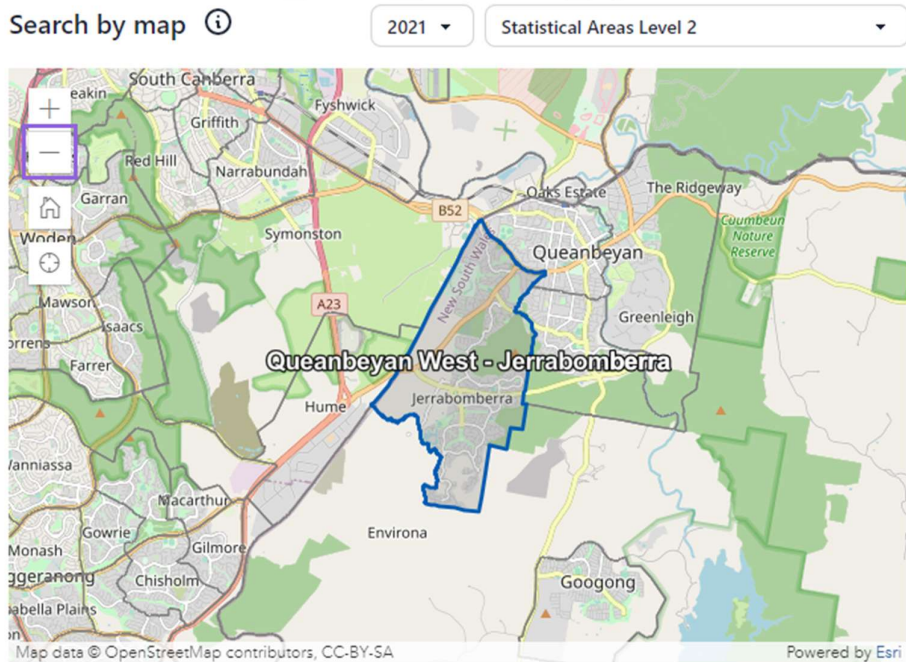


Figure 5.3: Queanbeyan West-Jerrabomberra Statistical Area Level 2

Source: ABS 2021, Census of Population and Housing

5.1.4 Karabar SA2

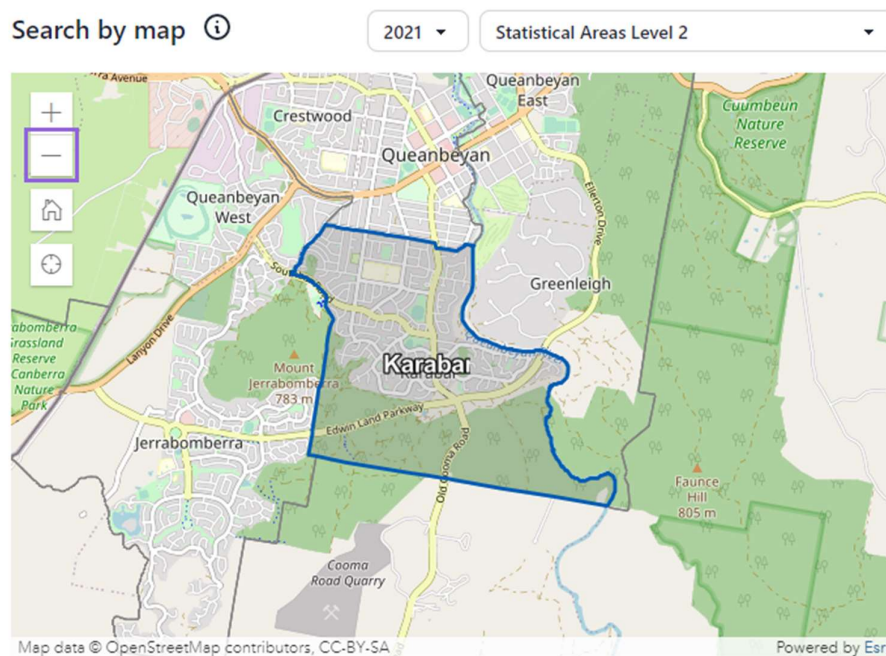


Figure 5.4: Karabar Statistical Area Level 2

Source: ABS 2021, Census of Population and Housing

5.1.5 Googong SA2

ABS data is available for Googong SA2 in 2021 only. The area did not have its own geography in the 2016 Census.

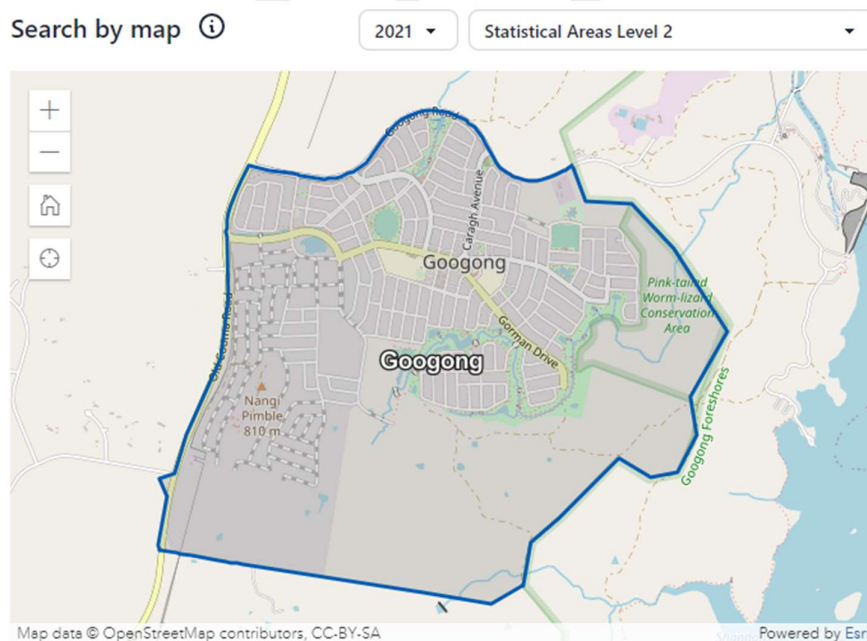


Figure 5.5: Googong Statistical Area Level 2

Source: ABS 2021, Census of Population and Housing

5.2 ABS Suburbs

5.2.1 Braidwood

Demographic analysis for Braidwood utilises the ABS 2021 Suburb and Locality area for indicators reporting 2021 ABS General Community Profile data (the only 2021 Census data available at the time of writing in July 2022).

Change over time for the 15 year period 2006 to 2021 utilises ABS 2021 Suburb and Locality area (General Community Profile) and ABS 2006 State Suburb area (Basic Community Profile) data, as Time Series Profile data for ABS 2016 is not available by State Suburb.

Report notes that these geographies are not equivalent over time, but is the closest approximation to explore change over time for this period using available data.

Braidwood Suburb and Locality 2021

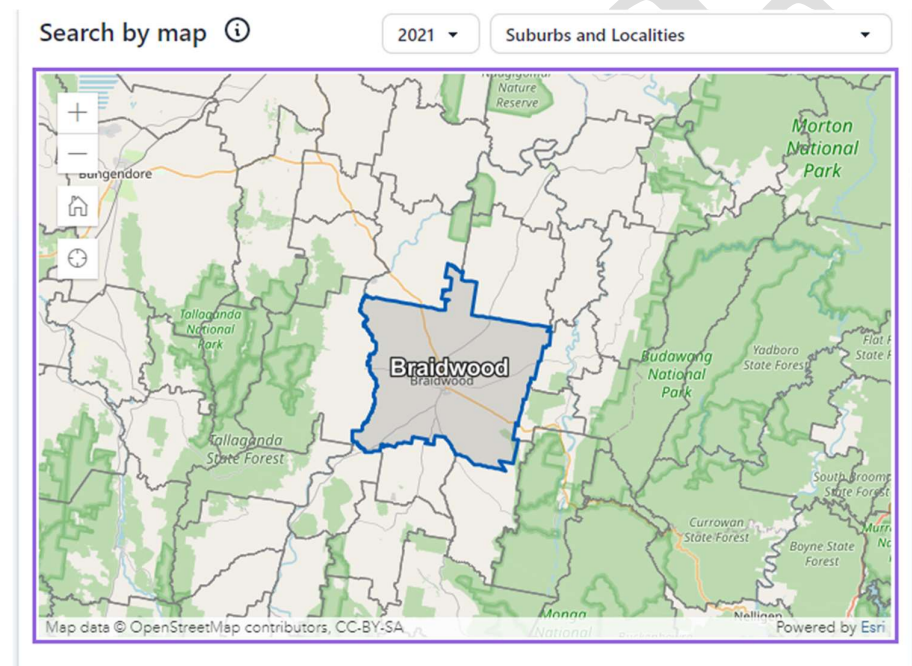


Figure 5.6: Braidwood Suburb and Locality

Source: ABS 2021, Census of Population and Housing

Braidwood State Suburb 2006

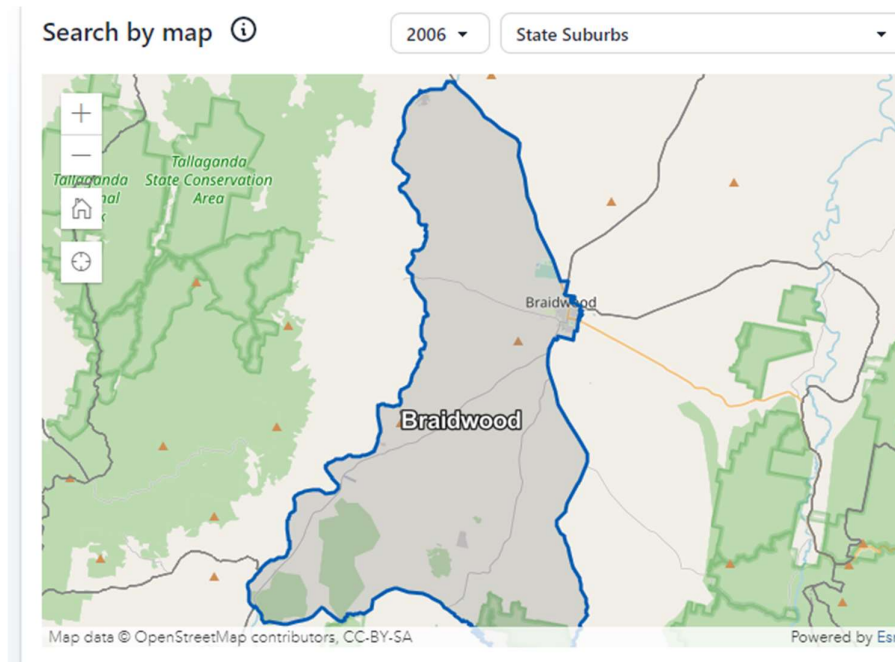


Figure 5.7: Braidwood State Suburb

Source: ABS 2006, Census of Population and Housing

5.2.2 Bungendore

Bungendore Suburb and Locality 2021

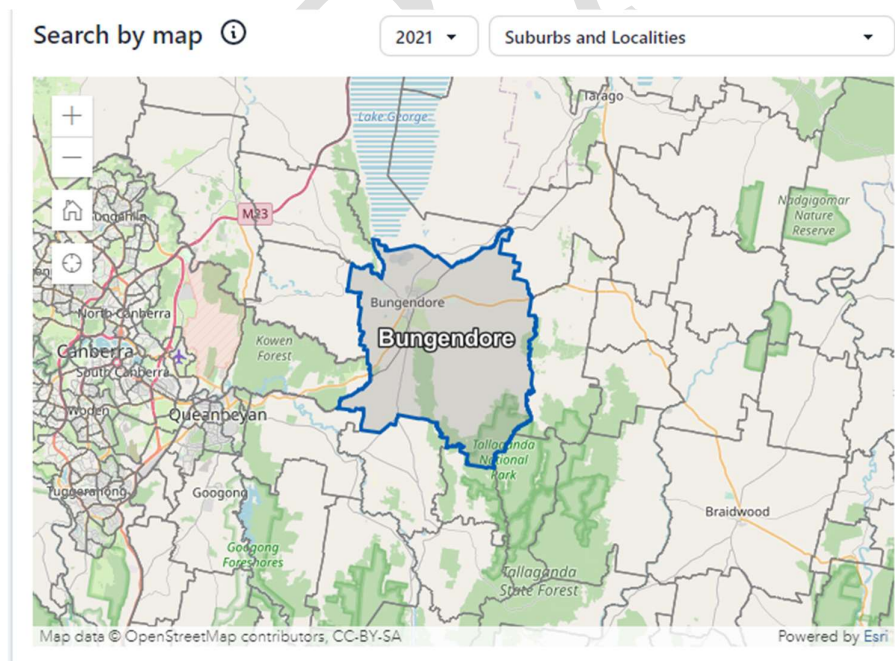


Figure 5.8: Bungendore Suburb and Locality

Source: ABS 2021, Census of Population and Housing

Bungendore State Suburb 2006

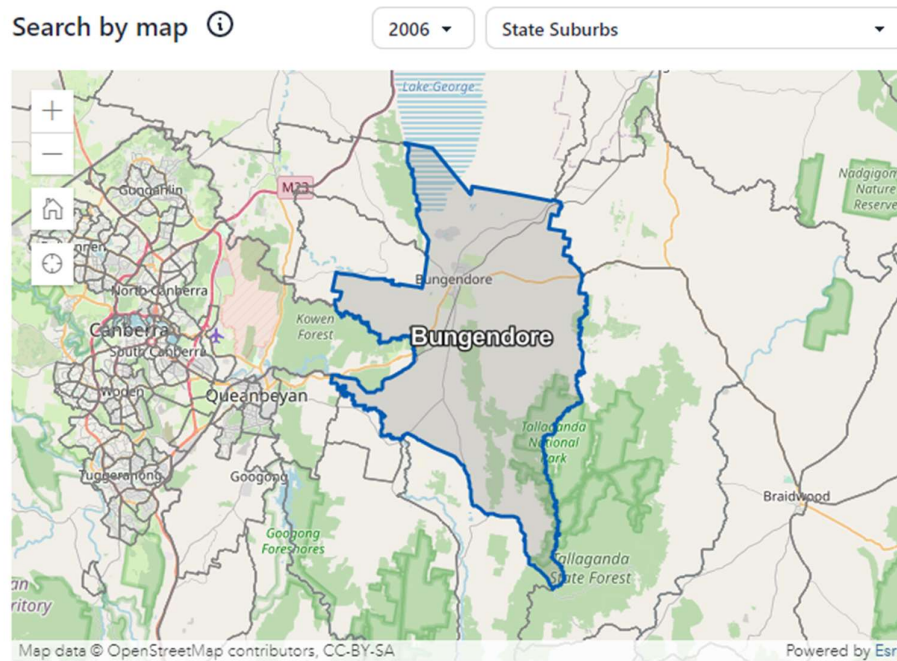


Figure 5.9: Bungendore State Suburb

Source: ABS 2006, Census of Population and Housing

5.3 ABS Postal Areas

Parts of the affordability analysis uses ABS postal area geographies in order to align with the smallest geographic areas provided by the DCJ Rent and Sales reports.

ABS Postal Area geographies for these areas are the same for 2021 and 2016.

5.3.1 2619 Jerrabomberra

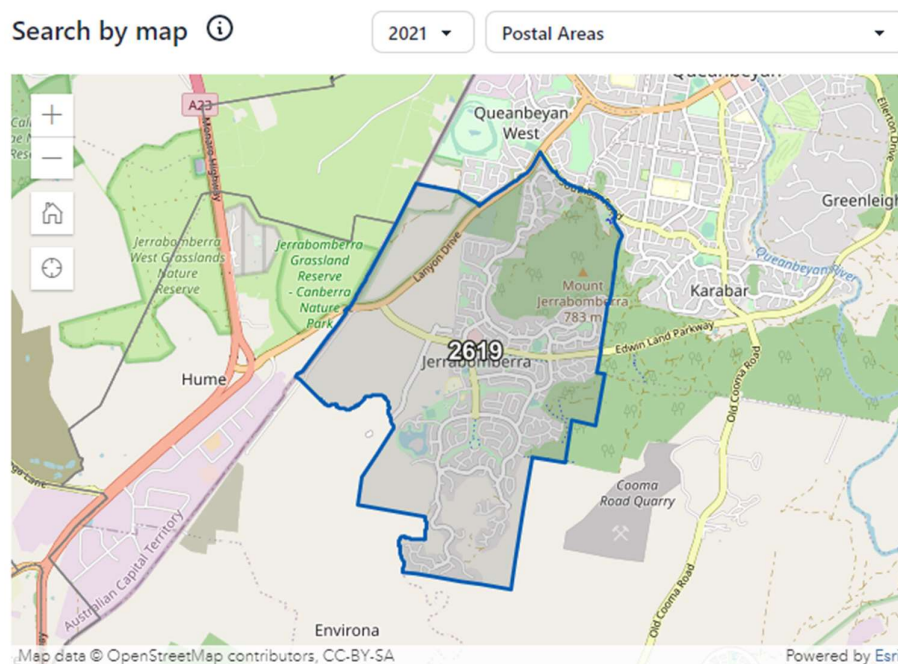


Figure 5.10: Postal area 2619 Jerrabomberra

Source: ABS 2021, Census of Population and Housing

5.3.2 2620 Queanbeyan and surrounding region

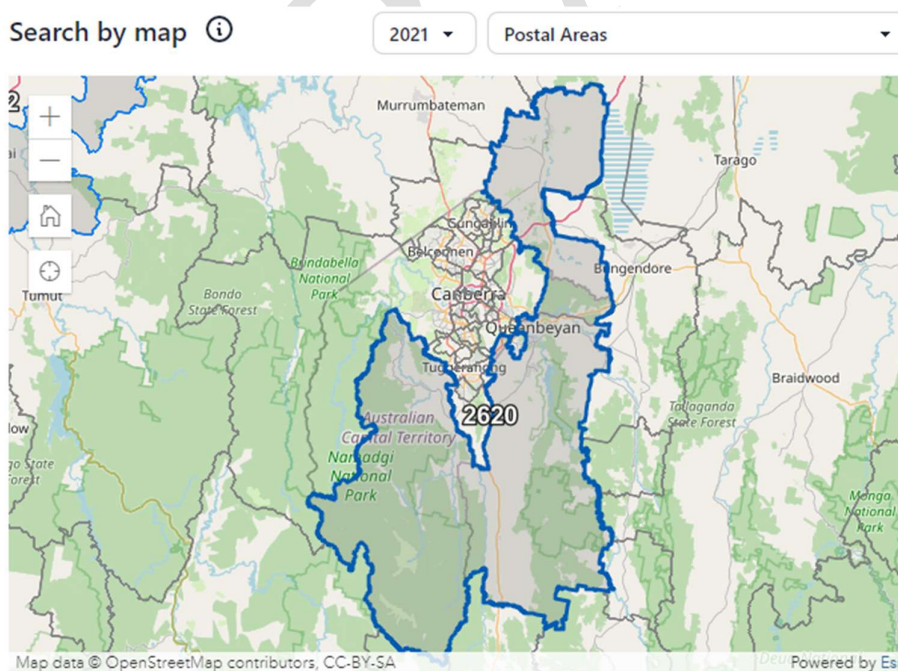


Figure 5.11: Postal area 2620 Queanbeyan and surrounding region

Source: ABS 2021, Census of Population and Housing

5.3.3 2621 Bungendore

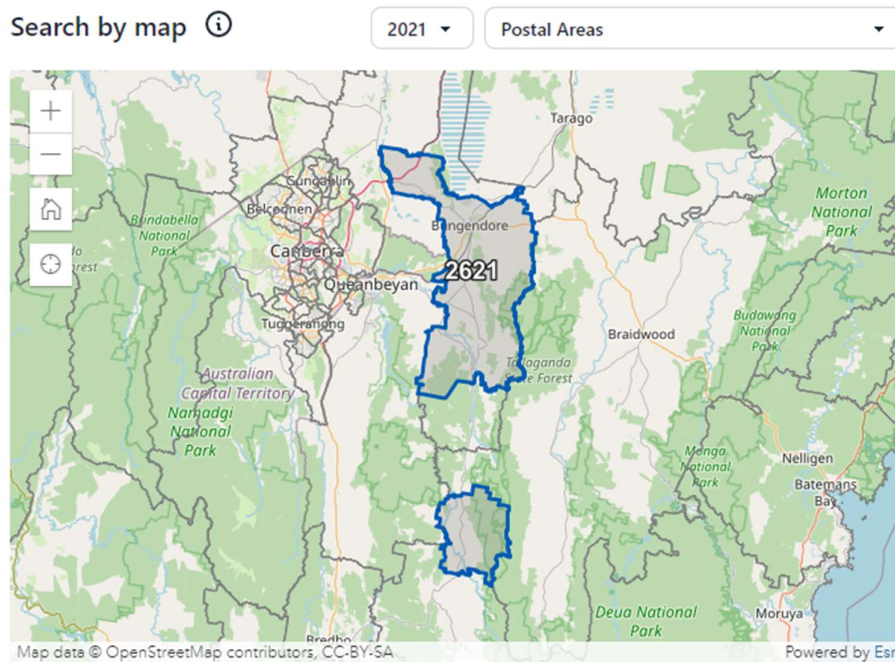


Figure 5.12: Postal area 2621 includes Bungendore and surrounds

Source: ABS 2021, Census of Population and Housing

5.3.4 2622 Braidwood

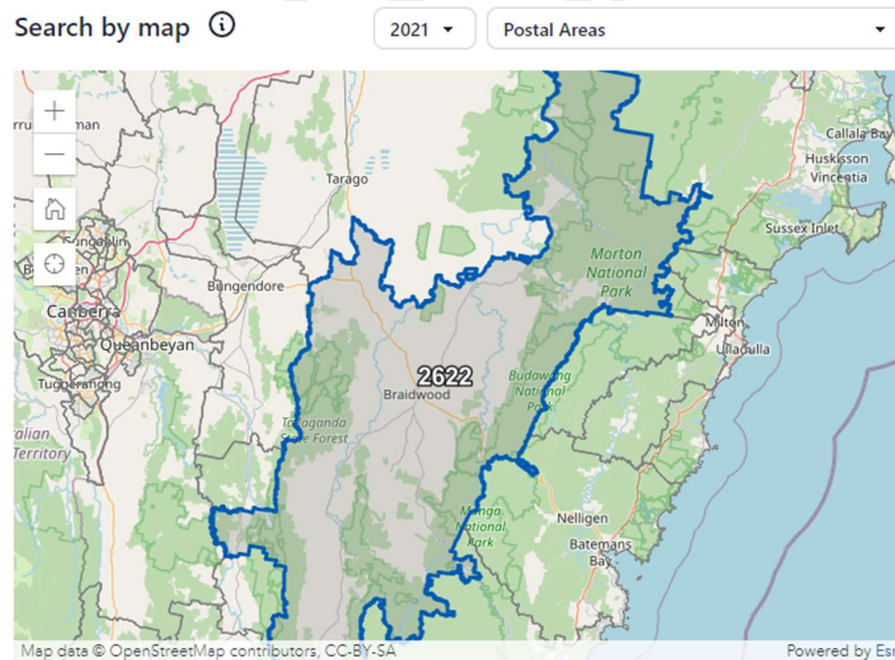


Figure 5.13: Postal area 2622 includes Braidwood and surrounds

Source: ABS 2021, Census of Population and Housing

5.4 ABS benchmark areas

5.4.1 Queanbeyan-Palerang Regional LGA

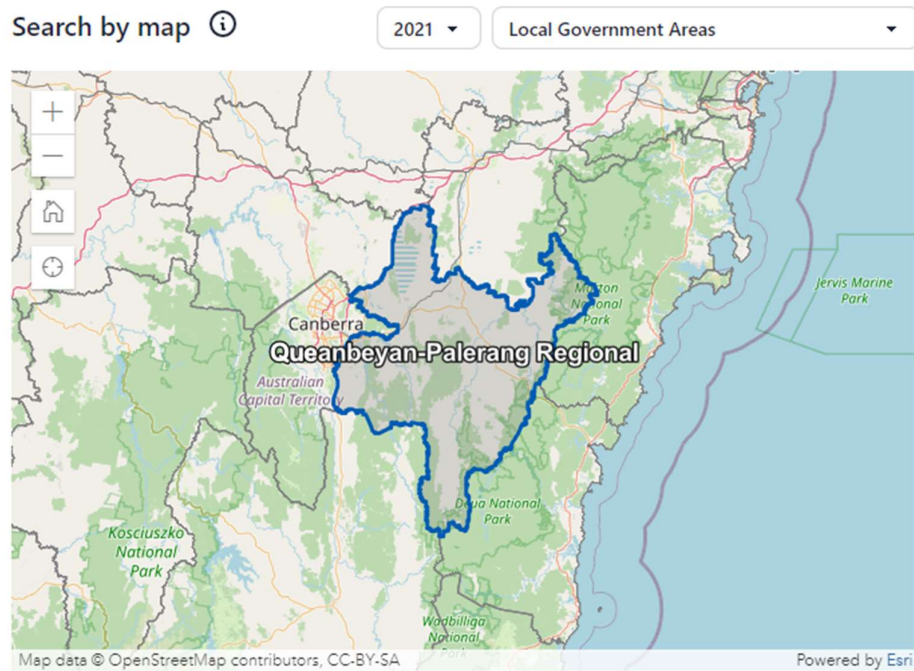


Figure 5.14: Queanbeyan-Palerang Regional Local Government Area

Source: ABS 2021, Census of Population and Housing

5.4.2 Rest of NSW

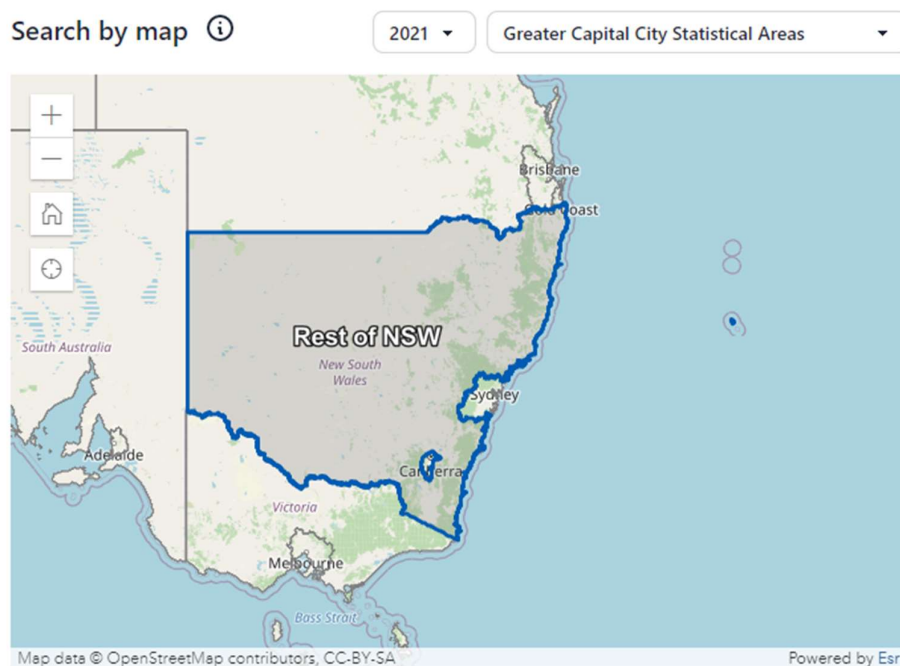


Figure 5.15: Rest of NSW – Greater Capital City Statistical Area

Source: ABS 2021, Census of Population and Housing

5.4.3 NSW

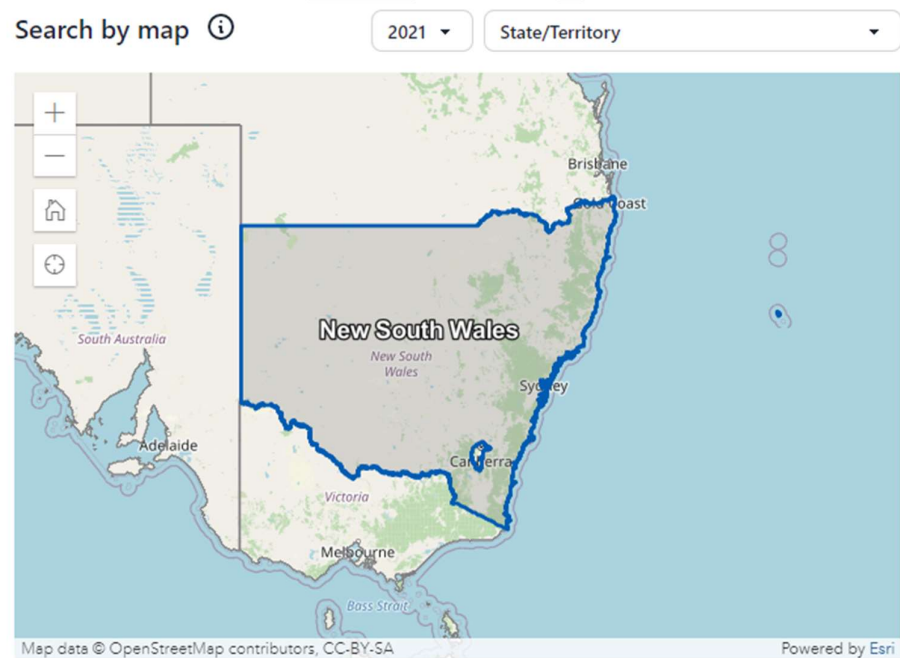


Figure 5.16: New South Wales – State/Territory

Source: ABS 2021, Census of Population and Housing

5.4.4 Australian Capital Territory

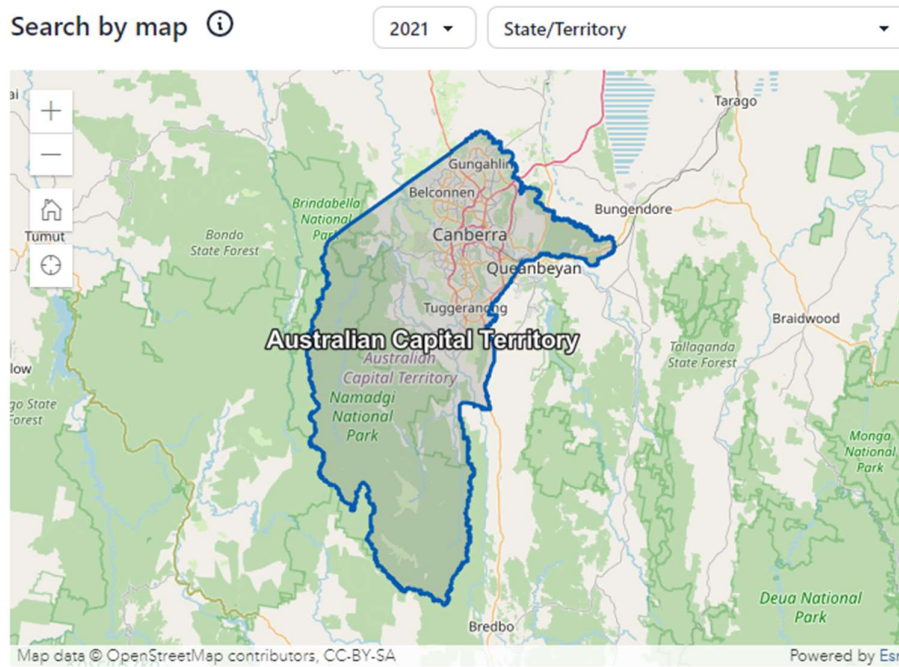


Figure 5.17: Australian Capital Territory – State/Territory

Source: ABS 2021, Census of Population and Housing

5.5 .id (informed decisions) forecast areas

.id (informed decisions) data is utilised by Queanbeyan-Palerang Regional Council for its population, household and dwelling projection analysis. JSA has relied upon this data and its geographies for the projection analysis.

5.5.1 Queanbeyan-Palerang Regional LGA

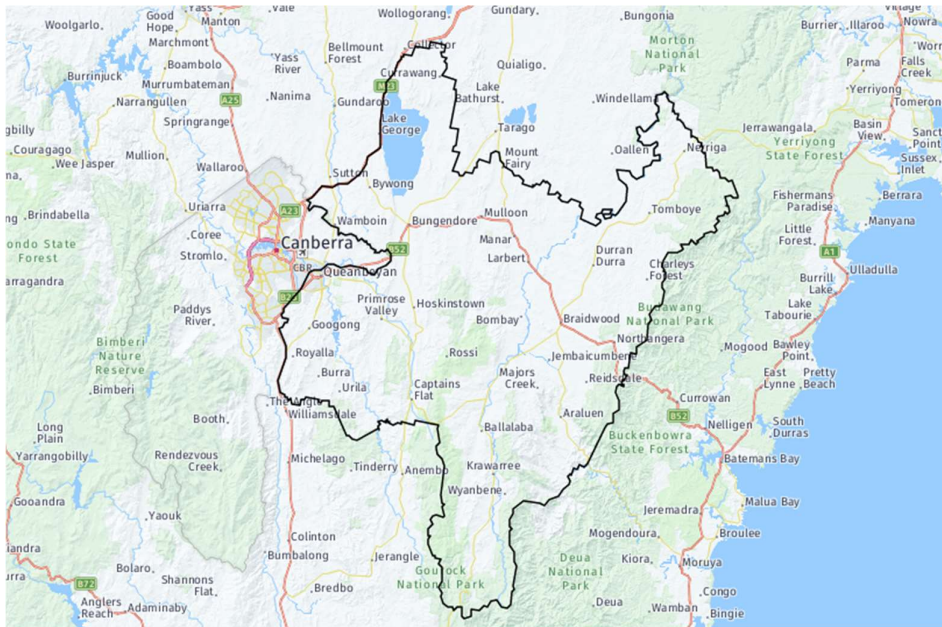


Figure 5.18: Queanbeyan-Palerang Regional LGA Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.2 Braidwood forecast area

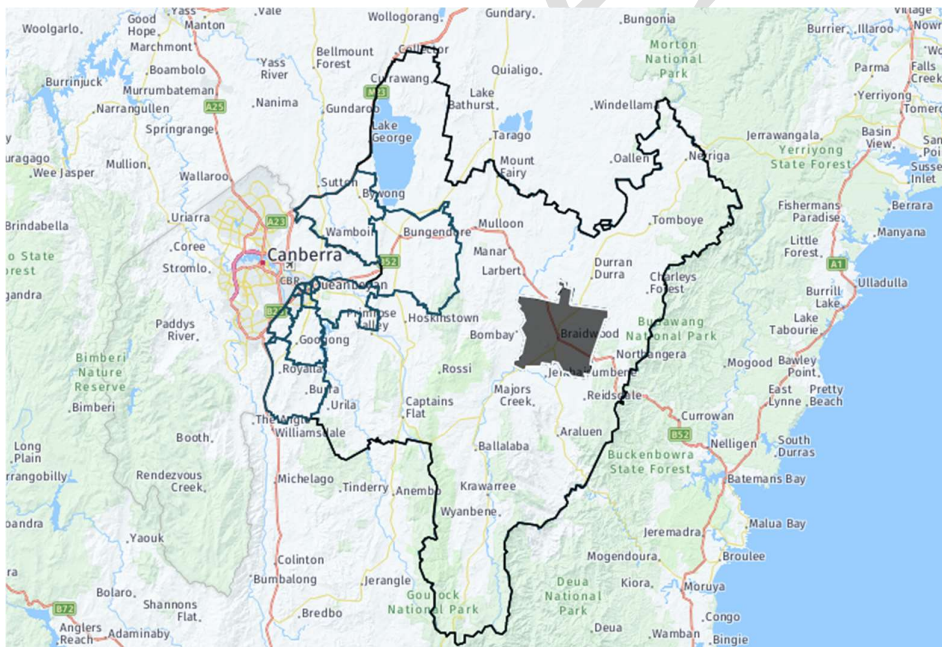


Figure 5.19: Braidwood Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.3 Bungendore forecast area

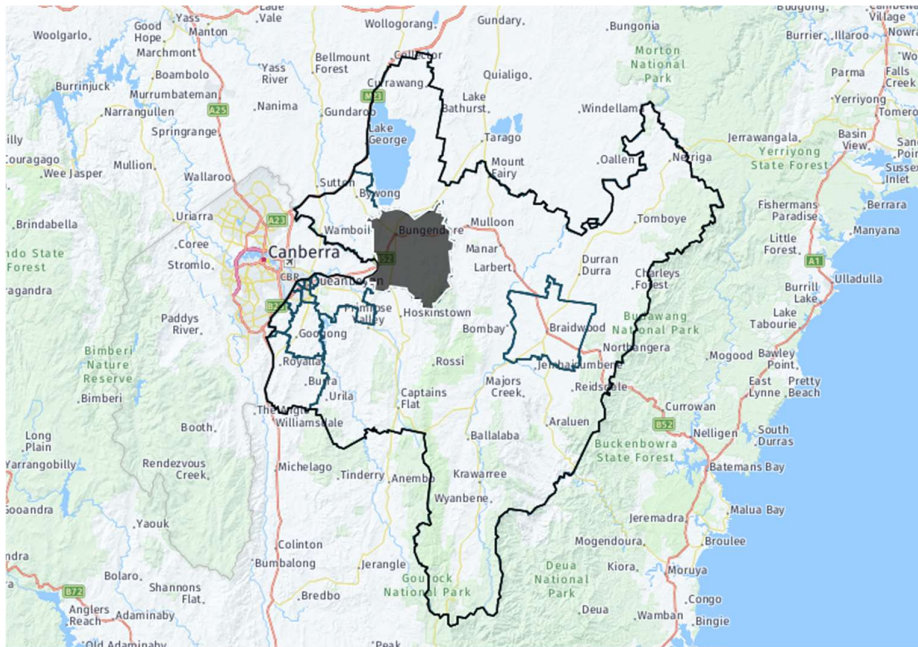


Figure 5.20: Bungendore Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.4 Captains Flat – Hoskinstown – Primrose Valley – Rural East forecast area

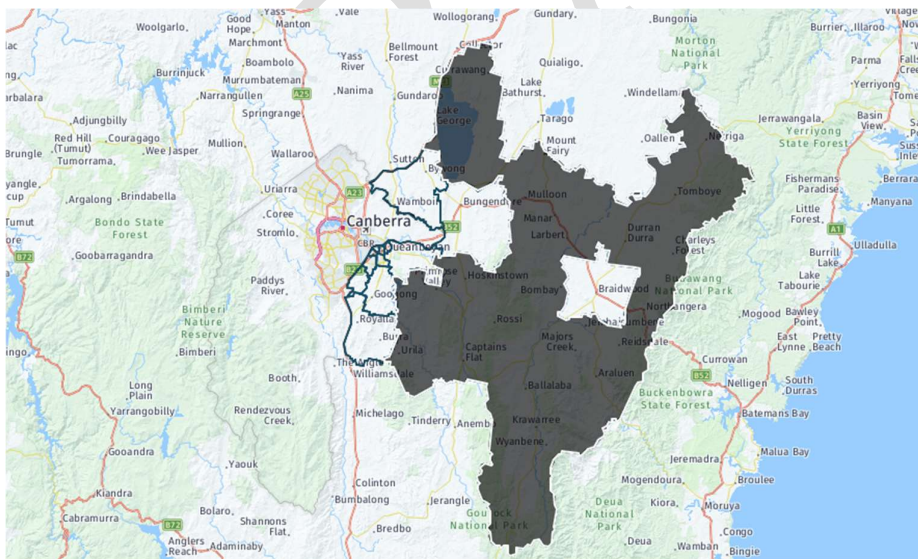


Figure 5.21: Captains Flat-Hoskinstown-Primrose Valley-Rural East Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.5 Carwoola – Greenleigh- The Ridgeway forecast area

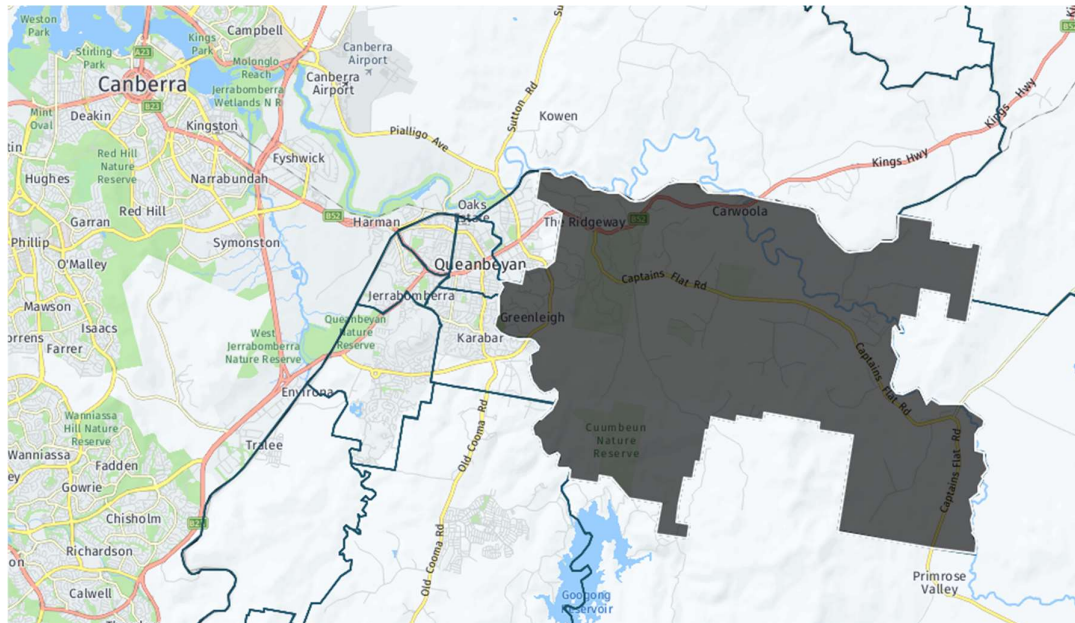


Figure 5.22: Carwoola-Greenleigh-The Ridgeway Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.6 Crestwood forecast area

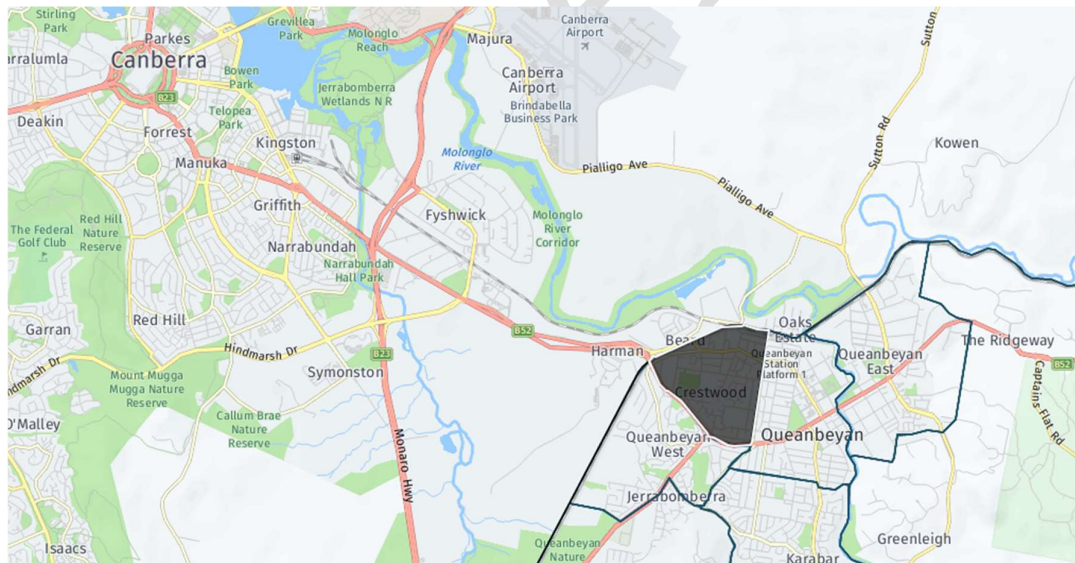


Figure 5.23: Crestwood Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.7 Googong forecast area

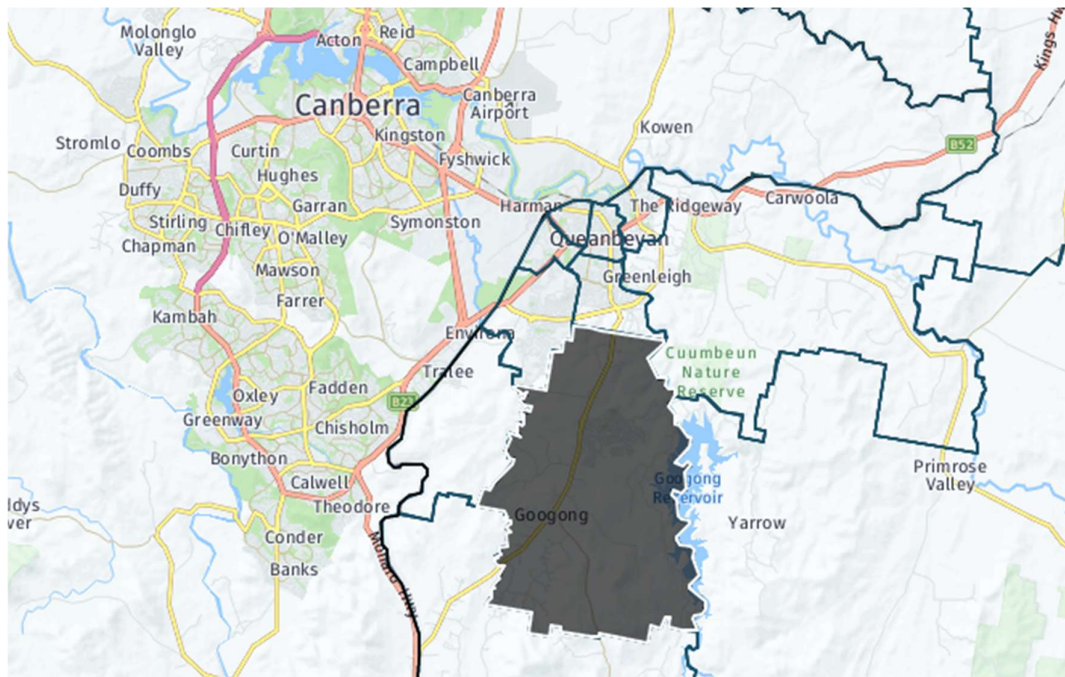


Figure 5.24: Googong Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.8 Jerrabomberra forecast area

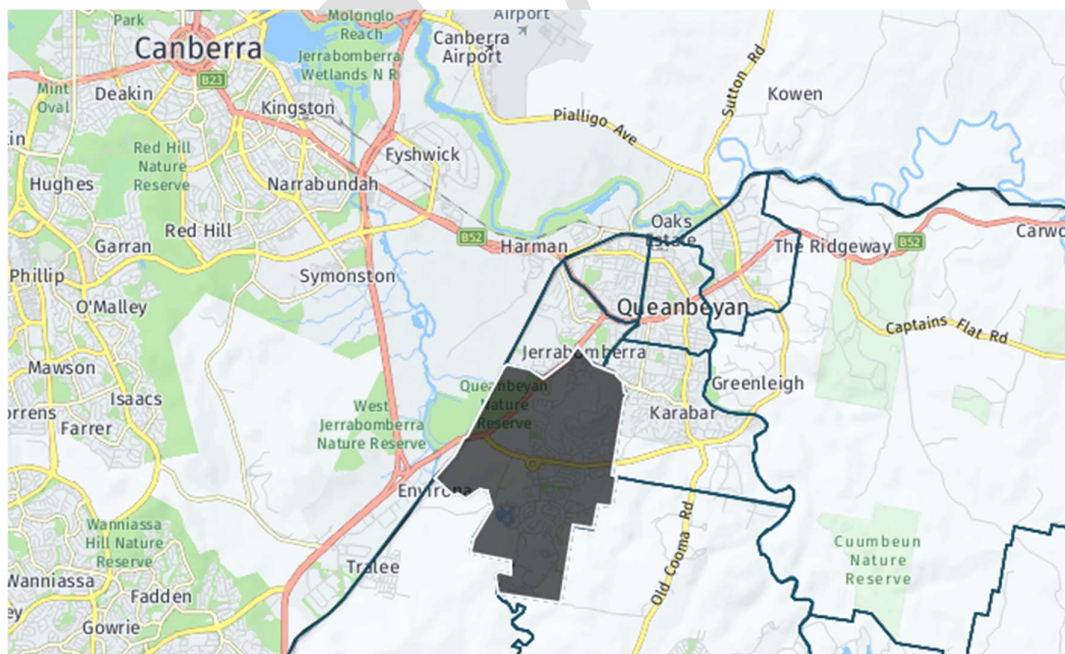


Figure 5.25: Jerrabomberra Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.9 Karabar forecast area

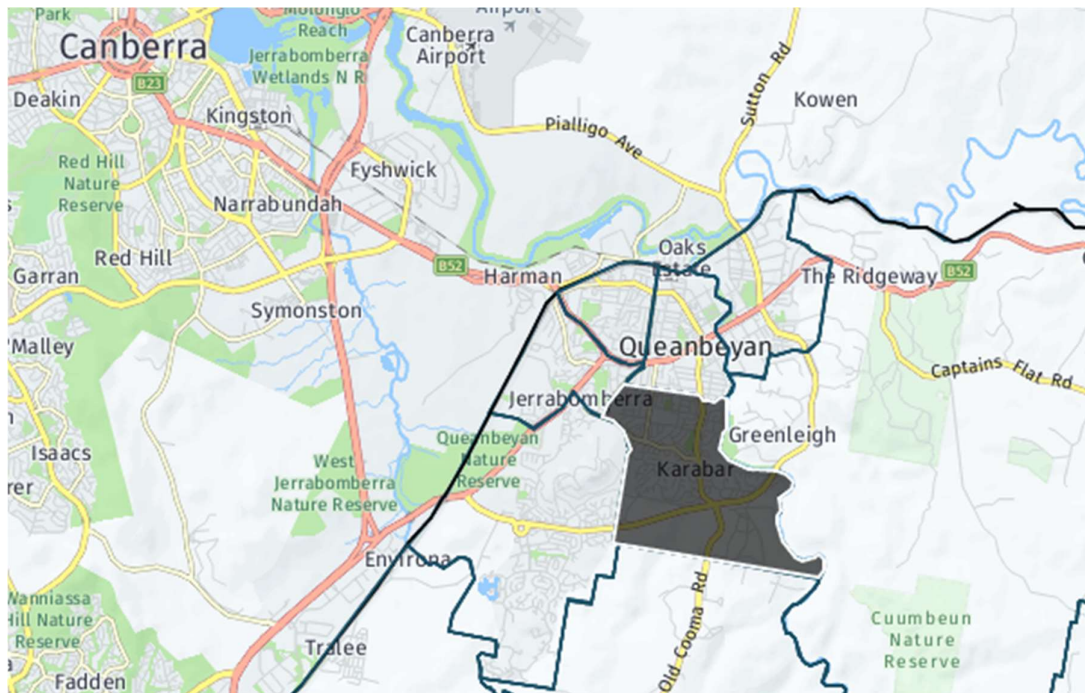


Figure 5.26: Karabar Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.10 Queanbeyan forecast area

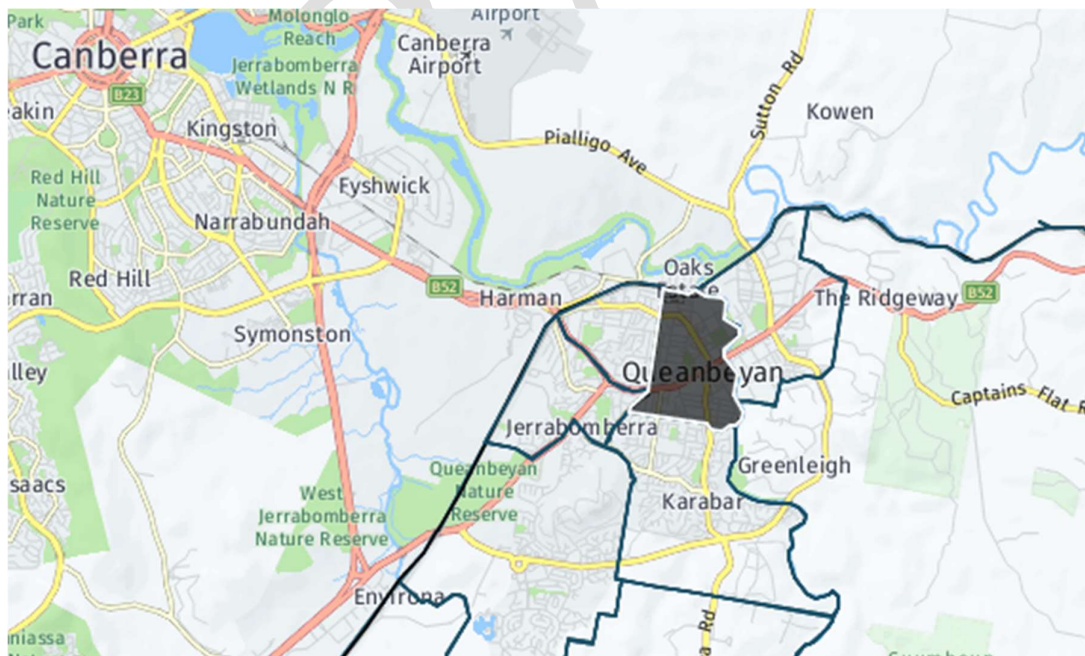


Figure 5.27: Queanbeyan Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.11 Queanbeyan East forecast area

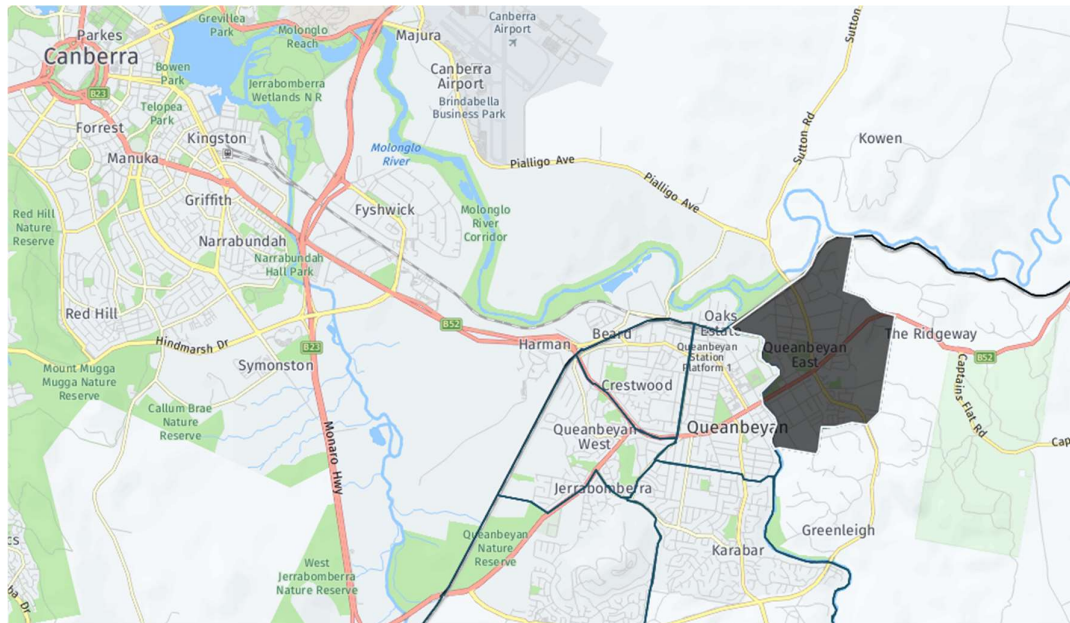


Figure 5.28: Queanbeyan East Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.12 Queanbeyan West forecast area

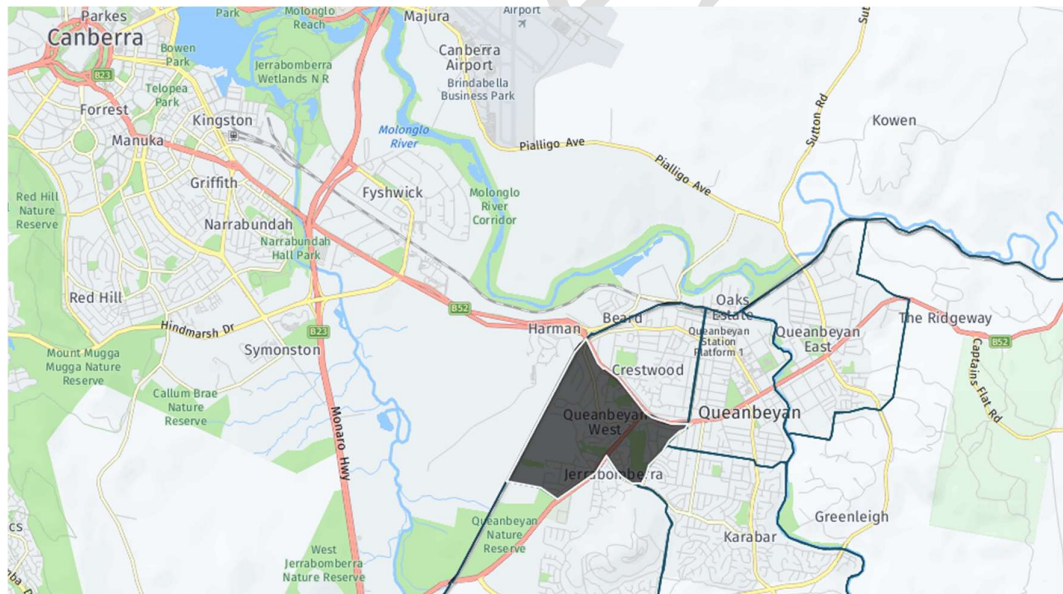


Figure 5.29: Queanbeyan West Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.13 Royalla – Burra forecast area

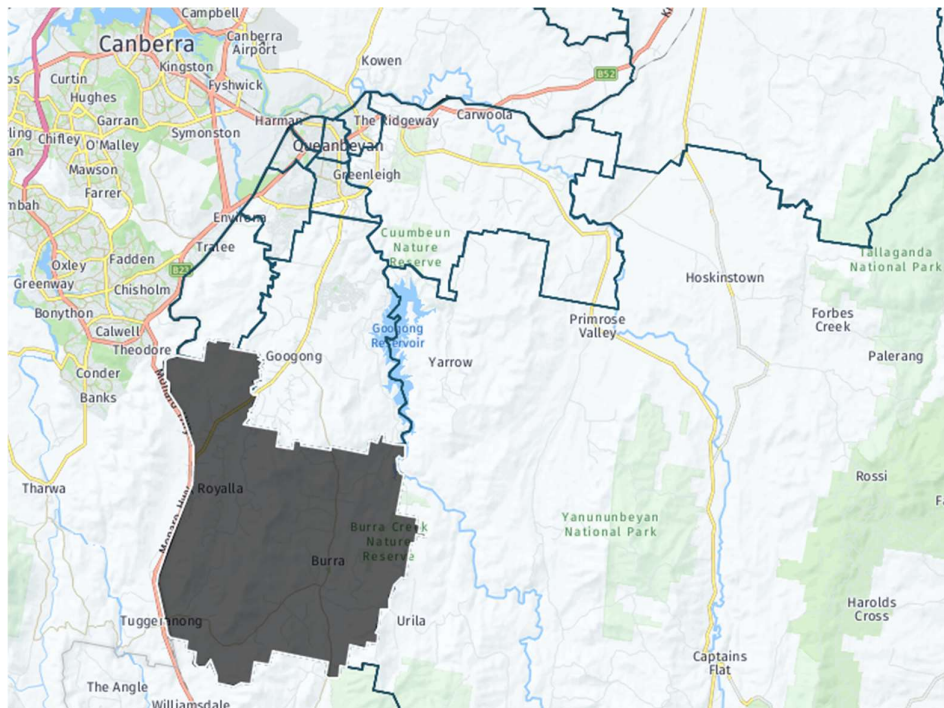


Figure 5.30: Royalla-Burra Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.14 Tralee – Environa forecast area

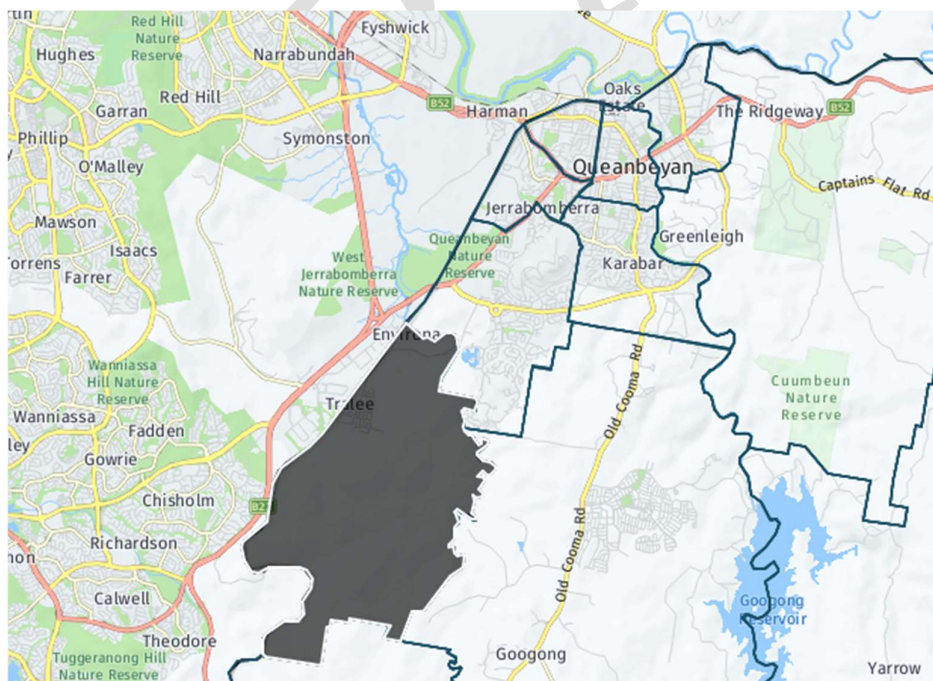


Figure 5.31: Tralee-Environa Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>

5.5.15 Wamboin – Bywong – Sutton forecast area

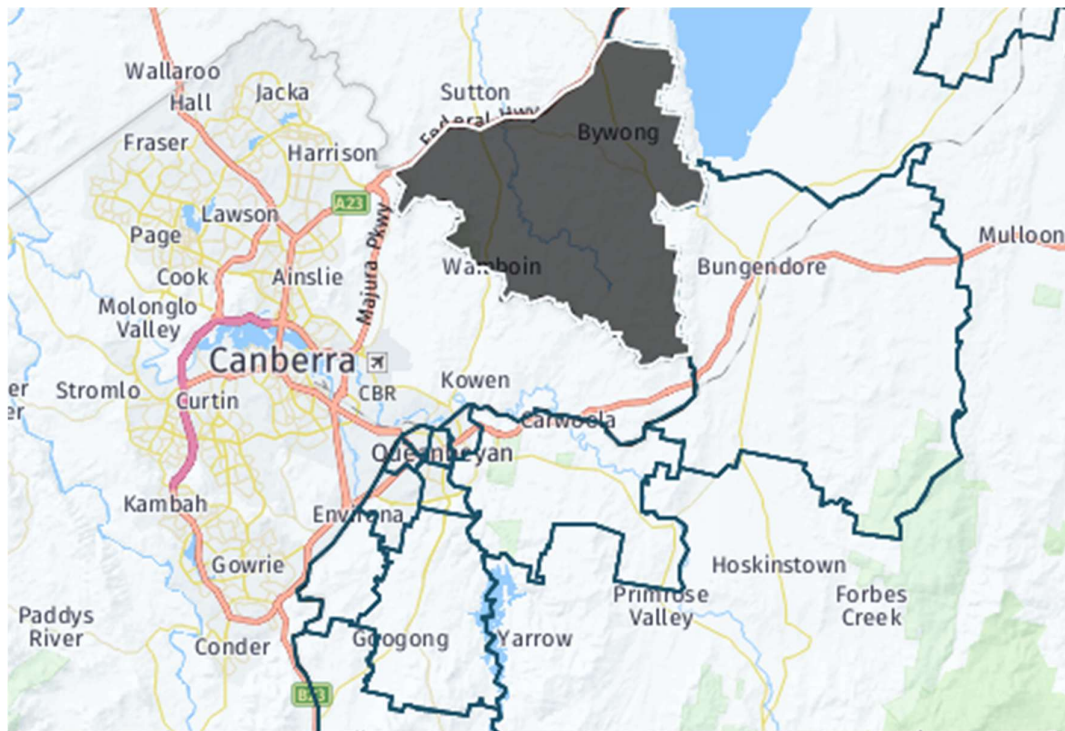


Figure 5.32: Wamboin-Bywong-Sutton Forecast Area

Source: .id (informed decisions), <https://forecast.id.com.au/queanbeyan-palerang/about-forecast-areas>