Harden Murrumburrah Regional Development Corporation (HRDC) response to Hilltops Council Economic Growth and Land Use Strategy

Our hope for Hilltops is to be known as the Council that says:

"Yes we Can"

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HRDC has concerns that the report tabled to Hilltops Council does not reflect an entrepreneurial and future focused approach for this community and a new growth paradigm is required to ensure short medium and long prosperity. We believe that annual growth of 1-2% per annum is realistic and should be the basis for decisions rather than the extremely negative and pessimistic 0.4% noted for Hilltops and 0.1% for HM.

HRDC also believes that access to residential and industrial land is critical for this prosperity to be realized.

HRDC is concerned that little regard for the geographic location of this shire in relation to Canberra, South West Sydney and with the imminent commencement of Snowy 2.0. These factors set this region apart as having significant unique opportunities that are not properly explored in these reports.

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HRDC appreciates the opportunity to provide an informed and considered response to the reports provided by Hilltops Council in April 2019.

The establishment of an effective, proactive and flexible LEP is critical in the future growth of the Hilltops region and HRDC is committed to standing with Council in supporting the process towards growth and prosperity of the people of Hilltops.

Our Organisation is committed to the continuing growth of Hilltops and the Harden Murrumburrah (HM) township particularly, and the process of community consultation is both appreciated and critical to ensure the community stands together with Council in the development of the LEP.

There are several extremely positive aspects highlighted which we would like to support and commend Council on including:

- There is a concerted effort to have a much more customer focused approach to development and building applications and to ensure the process is seamless and effective
- The focus on Agriculture and Mining and the two key industries by GDP is correct and the focus on Health Care and Education for employment growth is also supported
- The recognition of Jugiong as a gateway to the Hilltops from a tourism perspective is agreed with a suggestion of renaming Jugiong Road to The Light Horse Way
- The reports themselves contain a huge amount of empirical evidence that is essential in the development of proposals by various bodies into the future and the collation of this information is greatly appreciated

The most significant area of concern in the reports is the underlying commitment to the paradigm of virtually zero growth to 2036 and beyond. This is based on historic data collection methodology and fails to consider the many unique aspects which could see real growth in the region over the next 10 years and beyond. We are particularly concerned that the anticipated growth in HM is shown as 0.1% to 2036.

The specific matters that we would like to highlight for scrutiny are as follows:

- The extremely conservative growth projections for the region fail to adequately consider the growth being experienced in the ACT and the demand for land and services in the growth corridor of HM and Boorowa. Cost of living and cost of business in the ACT is now close to Sydney and Melbourne levels and access to future affordable commercial, industrial and residential land and infrastructure will provide impetus for growth well beyond the levels indicated in this report and this needs to be amended.

- There are several statements relating to Young being highlighted as the primary Regional Centre (P28 Report) and that there could be different development controls between the towns. While Young clearly is the major town in the region and some development would be more appropriate, it seems remiss not to allow market forces to determine which part of the Hilltops would be appropriate for them and that all effort be made to attract growth in all locations.
- There is wording that appears regularly noting "not out of sequence", which could be seen at a first glance to be a barrier to development. HRDC supports all development and understands the rigorous and effective Environmental and Governmental approval processes already in place and this wording seems un-helpful.
- The importance of the Burley Griffin Way as the major freight corridor in the region has not been included in the report and should be specifically noted and seen as an opportunity for possible infrastructure development in and around the road transport industry. This freight corridor is the life-line from such areas as the MIA, for the largest fruit and vegetable, grain, intensive horticulture and meat products to Australia's largest population centre's of Canberra, Wollongong, Sydney and Newcastle. Burley Griffin Way provides direct access to both the shipping and air freight ports of Canberra, Port Kembla, Port of Sydney and Newcastle. Harden is ideally located for a range of transport and logistic services on this most critical of regional freight corridors.
- The areas of Cunningar, Aurville, Demondrille and the Large Lot subdivision in HM are not included in the planning maps and these areas are seen as essential when considering zoning changes going forward.
- There are numerous comments around the lack of need for industrial land. In HM alone there is a desperate need for well located industrial land with known current demand and likely strong interest in land with highway frontage. HRDC has a strong belief that the Cunningar precinct presents excellent access to the highway for a substantial range of industrial uses and needs to be included in the study.
- Based on the expansion of water and sewer lines to the Racecourse and RFS headquarters, a significant amount of residential and possible industrial land will be available on the eastern

side of the town and relieve the current land locked situation that blocks any possible growth in development in these areas.

- HRDC believes there needs to be a much stronger positive approach to increasing access to residential and industrial land in HM.
- The reports make little reference to the ever growing highly affluent population in the ACT and the opportunities that will flow from opening the region up to residential over 50's lifestyle as well as new residents when suitable employment opportunities can be relocated to one of the three towns. The ACT has the highest per capita income and ever soaring property prices and the townships oh HM and Boorowa in particular offer great affordability and flexibility for people pushed out due to housing affordability.

HRDC is committed to the growth and prosperity of the Hilltops and encourages Council to be a customer centric, entrepreneurial and "can do organisation" that builds a reputation of the Local Government authority that supports development and encourages business and individuals to call Hilltops home.

Together we can see substantial growth beyond the highly conservative and uninspiring projections in these reports.

Evidence Base and Rationale

Whilst HRDC has raised a number of issues which we believe require serious investigation by Council as progress continues towards an LEP, the two key elements that must be addressed to ensure medium to long term prosperity are those relating to growth which will only occur with access to residential and industrial land.

Shown below are a number of references to demographic data highlighting information which HRDC argues has not been correctly reviewed in the preparation of these reports.

The 0.1% per annum target for the HM community is completely out of step with those for all regions surrounding Canberra. Figure 1 below indicates the average growth for the Canberra Regions is in the order of 1.18% PA with Yass showing 3.53%, Goulburn 1.14%and Queanbeyan 1.92%. Figure 3 also indicates the rate of growth in Blacktown of 2.2%.

Figure 2 is the projected growth in residential dwellings to 2036 which shows similar disparity between the Hilltops at 0.54% and those in the region, with the average at 1.43%, Yass 3.81 and Queanbeyan 2.01%.

Indicated in Figures 4 and 5, the average per household income for the ACT is significantly greater than any other capital city in the country. The stark comparison that 21% nationally and 34.3% of households earn more than $2500 per week, shows how much disposable income is being generated on the doorstep of the Hilltops.

The final extract from a press article shown at Figure 6 indicates the extreme cost that Canberra is paying for residential land, now the second most expensive in Australia, after having nearly doubled in the past 7 years.

The essence of this data is that Hilltops, being so close to an area of soaring land prices, extremely high household incomes and surrounding rural areas showing estimated growth of 10 to 20 times of that projected growth, the next to feel the pressure for growth will be Boorowa and HM. This makes the projections for HM unrealistic and requires amending.

Access to industrial and residential land in HM will see growth significantly outstripping the 0.1% articulated and our premise is that growth in population of around 500 people or 1.4% PA to 2036 is both possible and highly likely.

For further information please contact HRDC COO Tony Holland on 0412 507 594

Appendix

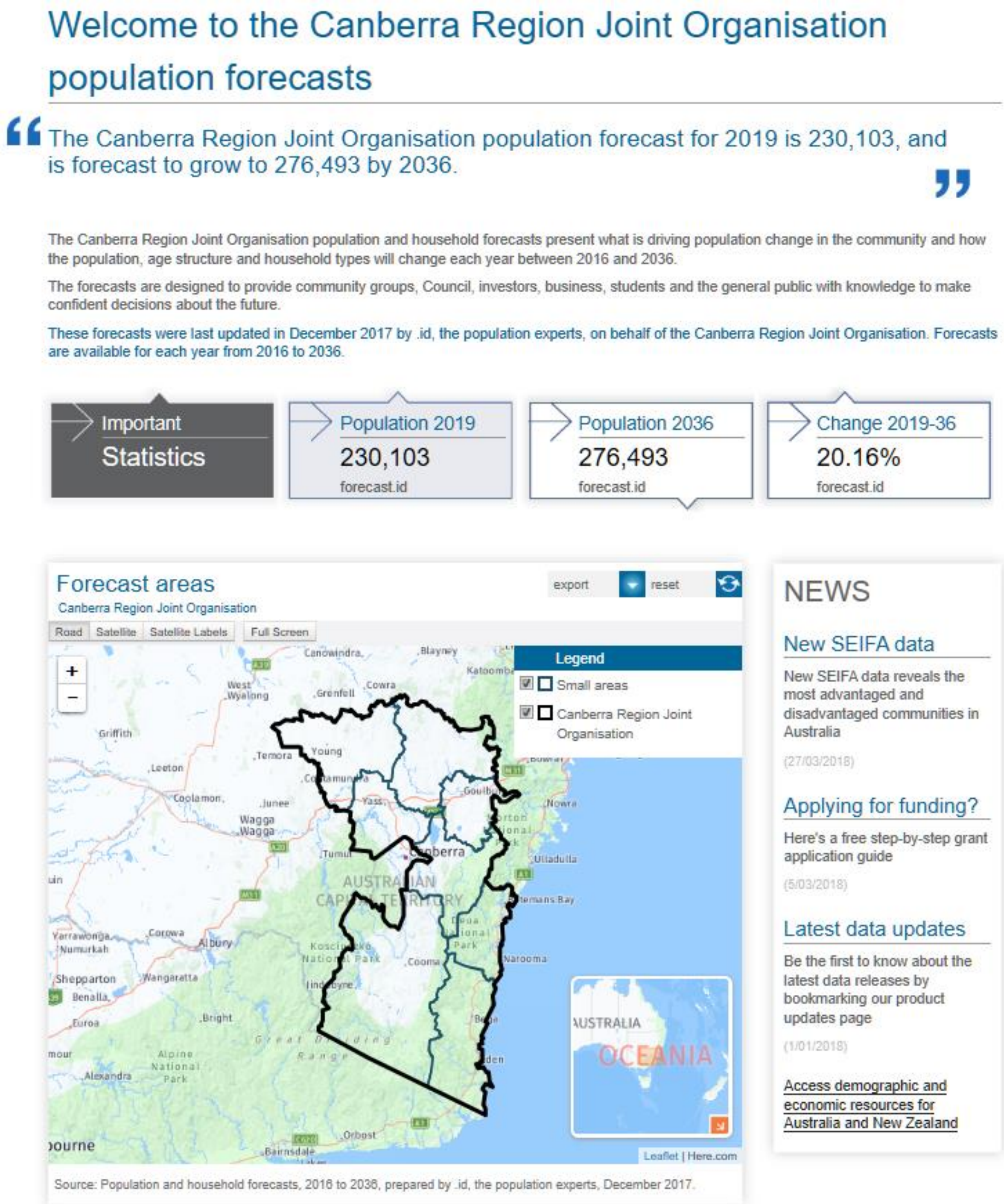


Figure 1 Canberra Region Projected Growth to 2036. idCommunity 2019

Canberra Region Joint Organisation

Share Export

Residential development

> Residential development forecasts assume the number of dwellings in Canberra Region Joint Organisation will increase by an average of 1,346 dwellings per annum to 137,829 in 2036.

The addition of dwellings to the housing stock is a major driver of population growth in an area, providing opportunities for households to relocate from other areas or new households to form locally (such as young people leaving the family home or separations/divorces).

Residential development can take various forms depending on the availability of land. These include new housing estates on greenfield sites, subdivision in existing residential neighbourhoods (often called infill development), conversion of industrial lands to residential lands, and densification of housing by building up.

.id's forecasters worked with Council planners to understand the likely development activity in each small area. This forms the development assumptions for the forecasts. This table shows the quantity of new development assumed in each small area in the Canberra Region Joint Organisation. Select each small area to see detailed assumptions.

Current area:
Canberra Region Joint Organisation
reset

Forecast residential development, 2016 to 2036

export reset

Canberra Region Joint Organisation	Change in dwellings between 2016 and 2036	
Area	number	%
Canberra Region Joint Organisation	**+28,915**	**+24.3**
Bega Valley Shire	+3,382	+19.0
Eurobodalla Shire	+5,132	+21.7
Goulburn Mulwaree Council area	+3,359	+24.4
Hilltops Council area	+977	+10.9
Queanbeyan-Palerang Regional Council area	+8,297	+34.2
Snowy Monaro Regional Council	+1,185	+10.1
Upper Lachlan Shire	+352	+8.1
Yass Valley Council area	+4,251	+64.8

Population and household forecasts, 2016 to 2036, prepared by .id , the population experts, December 2017.

Forecast residential development

export

Population and household forecasts, 2016 to 2036, prepared by .id the population experts, December 2017.

.id the population experts

Figure2 Forecast Residential Development to 2036. IDCommunity 2019

Welcome to Blacktown City population forecasts

> The Blacktown City population forecast for 2019 is 370,108, and is forecast to grow to 505,278 by 2036.

The Blacktown City population and household forecasts present what is driving population change in the community and how the population, age structure and household types will change each year between 2016 and 2036.

The forecasts are designed to provide community groups, Council, investors, business, students and the general public with knowledge to make confident decisions about the future.

These forecasts were last updated in October 2017 by .id, the population experts, on behalf of Blacktown City. Forecasts are available for each year from 2016 to 2036.

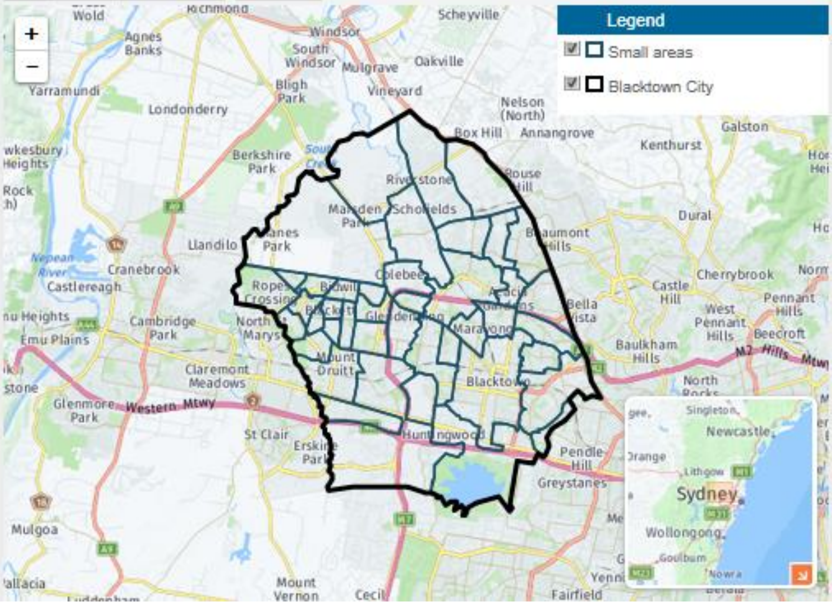
Important Statistics	Population 2019	Population 2036	Change 2019-36
	370,108	505,278	36.52%
	forecast.id	forecast.id	forecast.id

Forecast areas

Blacktown City

export reset

Road Satellite Satellite Labels Full Screen



NEWS

New SEIFA data

New SEIFA data reveals the most advantaged and disadvantaged communities in Australia

(27/03/2018)

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(1/01/2018)

Access demographic and economic resources for Australia and New Zealand

Figure 3 Blacktown City Council Population Growth to 2036. IdCommunity, 2019.

> In the Australia, 21.0% of households earned an income of $2,500 or more per week in 2016.

Figure 4 Quote on Per Capita Income. idCommunity, 2019.

> In Australian Capital Territory, 34.3% of households earned an income of $2,500 or more per week in 2016.

Households form the common 'economic unit' in our society. Australian Capital Territory's Household Income is one of the most important indicators of socio-economic status. With other data sources, such as Qualifications and Occupation, it helps to reveal the economic opportunities and socio-economic status of Australian Capital Territory. It is important to note that income data is not necessarily a measure of wealth. For example, if an area has a large number of retirees this will produce a higher proportion of households with low income but the retirees may have large capital wealth. For this reason, household income should be viewed in conjunction with Age and Household Composition.

Area: Australian Capital Terri **Benchmark area:** Australia reset

Weekly household income

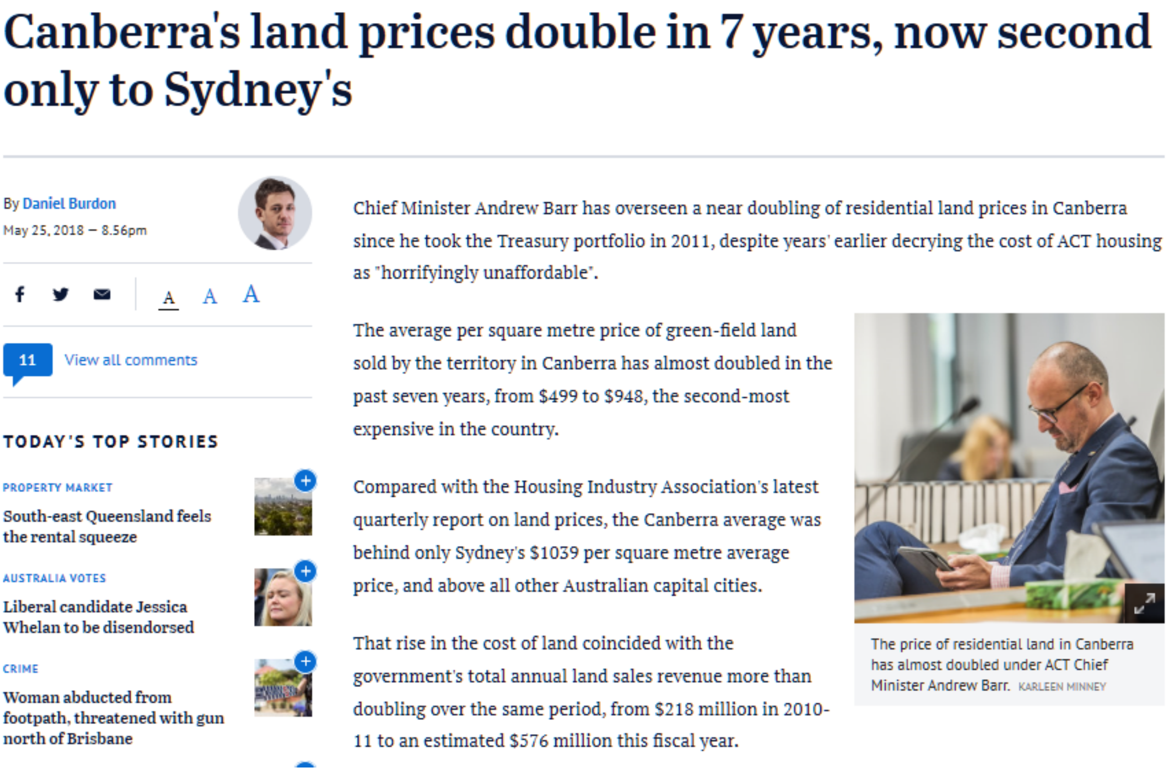
export reset

Australian Capital Territory - Total households (Enumerated)

Weekly income	2016 Number	2016 %	2016 Australia %
Neg/Nil Income	1,448	1.0	1.6
$1 - $149	721	0.5	0.8
$150 - $299	1,870	1.3	2.0
$300 - $399	2,722	1.9	2.8
$400 - $499	4,824	3.3	6.4
$500 - $649	3,920	2.7	4.3
$650 - $799	5,437	3.8	7.0
$800 - $999	6,434	4.5	6.6
$1,000 - $1,249	9,097	6.3	8.0
$1,250 - $1,499	9,548	6.6	7.2
$1,500 - $1,749	9,116	6.3	5.8
$1,750 - $1,999	8,274	5.7	5.6
$2,000 - $2,499	18,885	13.1	10.4
$2,500 - $2,999	12,163	8.4	6.4
$3,000 - $3,499	9,616	6.7	4.1
$3,500 - $3,999	9,650	6.7	3.7
$4,000 - $4,499	4,608	3.2	1.8
$4,500 - $4,999	5,202	3.6	1.8
$5,000 - $5,999	4,249	2.9	1.6
$6,000 - $7,999	3,728	2.6	1.4
$8,000 or more	361	0.2	0.2
Not stated	12,606	8.7	10.4
Total households	144,479	100.0	100.0

Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in profile.id by .id , the population experts.

Figure 5 Per Capita Income in the ACT in 2016. IdCommunity 2019.



Canberra's land prices double in 7 years, now second only to Sydney's

By Daniel Burdon
May 25, 2018 — 8.56pm

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Chief Minister Andrew Barr has overseen a near doubling of residential land prices in Canberra since he took the Treasury portfolio in 2011, despite years' earlier decrying the cost of ACT housing as "horrifyingly unaffordable".

The average per square metre price of green-field land sold by the territory in Canberra has almost doubled in the past seven years, from $499 to $948, the second-most expensive in the country.

Compared with the Housing Industry Association's latest quarterly report on land prices, the Canberra average was behind only Sydney's $1039 per square metre average price, and above all other Australian capital cities.

That rise in the cost of land coincided with the government's total annual land sales revenue more than doubling over the same period, from $218 million in 2010-11 to an estimated $576 million this fiscal year.

The price of residential land in Canberra has almost doubled under ACT Chief Minister Andrew Barr. KARLEEN MINNEY

Figure 6. Canberra's land prices double in 7 years. Brisbane Times, 2018.

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