

Thank you Mr Mayor,

I rise to speak against this development, and I do so on what I believe to be planning grounds which are backed up by the report compiled by Craven Town Planning.

There is no doubt this is a controversial development. It is controversial because it is something altogether different from Kingaroy has known. It is controversial because it is not consistent with the way Kingaroy has developed. It is controversial because there is questionable economic benefit for the community - not the development itself, but the benefit for the community.

I am basing my objections on planning grounds. They are...

- This development does not meet key Desired Environmental Outcomes,
- Is not consistent with the Urban Locality Code

These two broad planning reasons relate to the actual need to venture into high density residential living in Kingaroy and the affect this will have on Kingaroy as identified as a country town.

The Desired Environmental Outcomes (DEO), in combination with the code overall outcomes, guide the nature, location, design and operation of any development. You might say a vision statement of what development in Kingaroy should strive to do. Remembering, developments must comply with these DEO'S.

This development is not consistent with DEO 1) e) which says, and I quote,

“Provides a benefit to, and fulfils an economic demand from, the community and makes good any detriment to the residents of the area in which it is located as a result of existing or planned services or people being put in jeopardy by the development due to physical or financial causes”.

There is no question that the current real estate market in Kingaroy is slow. We have an oversupply of housing which can be confirmed by any number of real estate agents. I am not concerned about the financial viability of this development but I am concerned about the ‘financial jeopardy’ that current residents of Kingaroy will be placed in if this development goes through.

The need for this development is not there. Indeed, the Social Impact Study composed by a consultant stated that the Office of Economic & Statistical Research has projected growth in the region at 1.0% per annum between 2011 and 2031.

Whilst a growth rate of 1.0% is alarming what it does say is that of smaller growth, how much of are going to want to live in high density housing? Already 92.2% of our community live in single detached housing. Those that wish to have less labour intensive housing have the option of Residential B housing – duplexes and triplexes. In Kingaroy we have an oversupply. If you were to look at Hodge St in Kingaroy almost every single Res B dwelling is for sale, as it is in Windsor Circle. We approved a large Res B complex on the corner of Hodge St and Harris Rd not that long ago.

Residential B housing is the highest type of high density housing I think the people of Kingaroy will accept. This development is proposing levels of which are considerably higher than what we know. For what purpose?

It will place downward pressure on housing prices in the Kingaroy region by overflowing the market. If the need for this development was there we would have major pressure on our Res B properties and we could make the judgement call that our community had significantly altered to the point of accepting high density housing. But it has not.

A brief analysis of the local housing market shows 174 house sales in Kingaroy in the last year, with prices ranging upwards from \$126 000. Many sold for less than \$200 000. The median house and unit prices in that period are listed at \$246 000 and \$190 000 respectively. Median rent is \$250/week. The cheaper houses are not new, but they appear serviceable and they include land.

Relocatable home prices vary, but a reasonable starting price for a similarly sized building is about \$160 000, including on land establishment costs. In large cities where housing prices are high, relocatable home parks may satisfy the demand. That is supplying relatively low cost housing to a segment of the market unable to afford local housing prices. In Kingaroy, where it is possible to buy basic housing for similar money to a relocatable home (without land) and rent a house for \$200/week, there is a question about what this development achieves.

I think based on this and the flat market for Residential B housing currently I think we certainly can question if the community derives a benefit from this development. It fails that DEO!

The Urban Locality Code talks about development that is compatible with or complements the attractive, uncluttered urban character and its high quality amenity inherent in the Shire's urban settings.

Council's community plan identified that this community wants to maintain its country lifestyle. This kind of relocatable home park is consistent with city living where cost pressures are high on housing.

Country lifestyle atmosphere is in essence the attributes that characterises a country town defined by the streetscapes, uncluttered urban character and higher density housing of Residential B close to town. In Kingaroy, character is led by a central, low rise commercial core surrounded by a residential community almost exclusively comprised of detached single dwelling houses. A sizable relocatable home park would significantly change that environment. The risk then is that the proposal could significantly change the country lifestyle atmosphere that we know here in Kingaroy.

Why bother having a town plan which has been based on having low density housing. Why bother having a community plan from the community which says country lifestyle living is what we want?

I have no doubt that the developer here is reputable. However, I cannot and will not be told what is good for my community by somebody from outside of the region bringing an application which is not consistent with what the community has said it would like through the town plan and through the community plan. I have lived here in Kingaroy all of my life along with four other generations of my family, if there is one thing I have a feel for and that is what people in this town would be willing to tolerate.

We reject applications for rural subdivisions because we want to protect prime agricultural land and the right to farm, it is written into our town plan. We want to protect our country lifestyle and lower density housing, we have written that into our town plan and yet now we striking that out and going with something that will dramatically change what we know here in Kingaroy.

I also raise serious concerns about the intersection of Oasis Drive & Kingaroy Street. This is already a pressure point with the current traffic volumes and the Taabinga School. Adding another 265 lots along with the Res B living will further place an almost impossible strain on this intersection, along with the section of Kingaroy St between Booth & Rae Sts.

This section becomes almost one way traffic at school times with parents parking on both sides further concern happens when you add school children in to the mix. With the child care centre already approved it worries me greatly of what will occur as this development grows.

In conclusion, can I say here are planning grounds to reject this application. Indeed quite a lot of what I have said here I have taken from the Craven Town Planning consultant who has stated that Council can, on planning grounds, reject this application.

The DEO's are not met nor are requirements within the Urban Locality Code. I urge all Councillors to reject this application.