



REGIONAL  
AUSTRALIA  
*at its best!*

GOONDIWINDI REGIONAL COUNCIL

# LOCAL HOUSING ACTION PLAN

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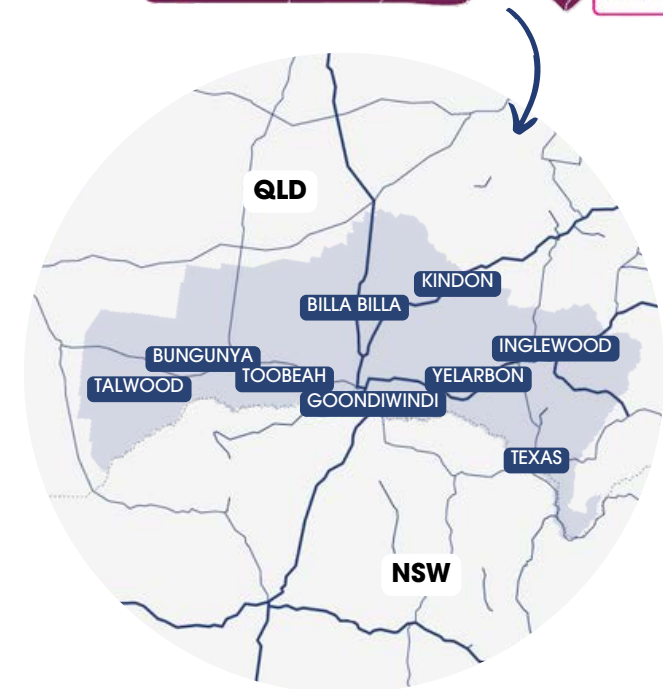
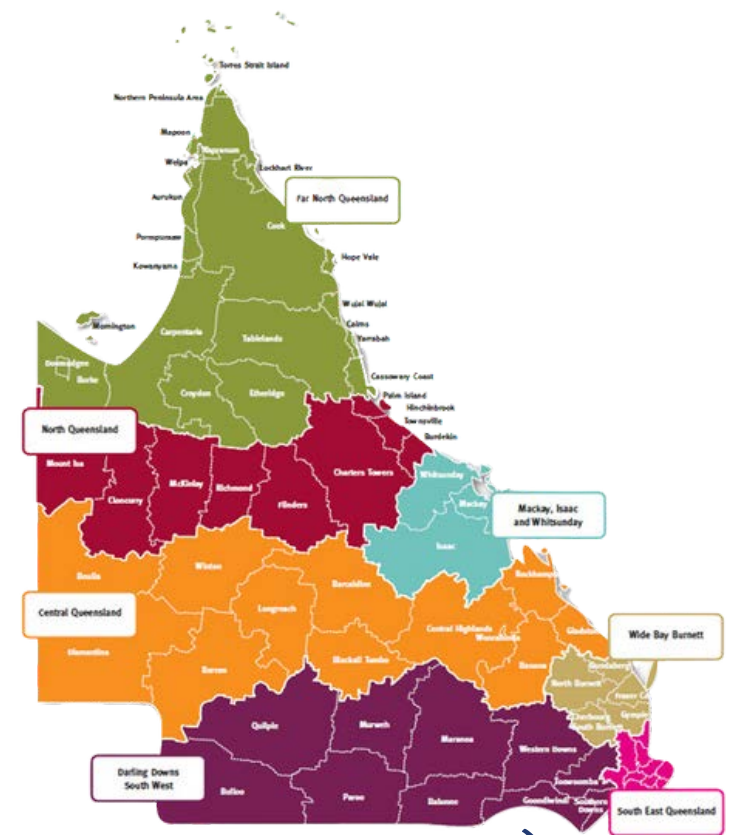




# GOONDIWINDI REGION

## KEY DETAILS

- Goondiwindi Region is a Local Government Area (LGA) located in the Darling Downs region of Queensland, along the border of New South Wales.
- The total land area of the region is 19,284 square kilometres.
- Goondiwindi is the main population centre, 354km south-west of Brisbane and 729km north-west of Sydney.
- Inglewood, Texas, Yelarbon, Talwood and Toobeah are the region's other community centres.
- Goondiwindi Region supports a range of agricultural industries, primarily focusing on beef, sheep, pig, cotton and grain along with varied cropping and horticulture producers.
- The region has a growing renewable energy and tourism sector.



# KEY DEMOGRAPHIC CHARACTERISTICS

## GOONDIWINDI REGION

- The Estimated Residential Population (ERP) of the Goondiwindi Region in 2021 was 10,310 with a population density of 0.53 persons per square kilometre.



10,310  
ERP

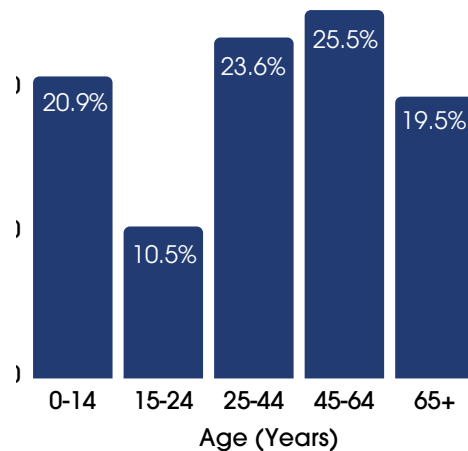


19,258km<sup>2</sup>  
Land Area

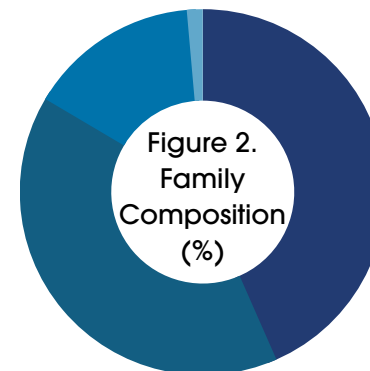


0.53 persons/km<sup>2</sup>  
Population Density

Figure 1. Goondiwindi Region  
Population Distribution (%)



“Median age  
is 40 years.”



- Couple without children - 43.4%
- Couple with children - 40.1%
- One parent family - 15.1%
- Other - 1.4%

# KEY HOUSING CHARACTERISTICS

## GOONDIWINDI REGION

- The region is experiencing a severe housing shortage, with a rental vacancy rate of 0.1%.
- There is limited availability for potential tenants to rent houses and units in the region.
- When rental properties do become available, they rarely go to market due to high demand.



3,757

Total occupied dwellings (2021)



0.1%

Rental vacancy



\$350/week

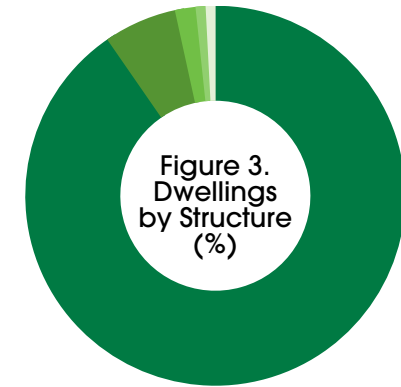
Median rent for 3 bedroom house (ending 30 Sept. 2023)

\*Median rent for 3 bedroom house across QLD is \$500.

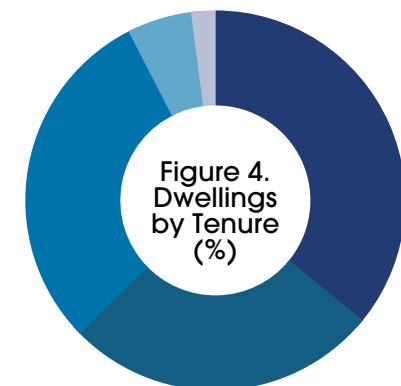


32 approvals

New houses approved in last 12 months (ending 31 Aug. 2023)



- Separate House - 90.2%
- Semi-Detached - 6.2%
- Flat/Apartment - 1.75%
- Other - 0.85%
- Not Stated - 0.82%



- Owned Outright - 35.34%
- Owned with Mortgage - 26.35%
- Rented - 29.41%
- Other - 5.42%
- Not Stated - 2.02%

Source: Australian Bureau of Statistics, 2021, Census All Person QuickStats

Source: Department of Housing, 2023. Queensland Housing Profiles - Goondiwindi (R) Local Government Area (LGA)

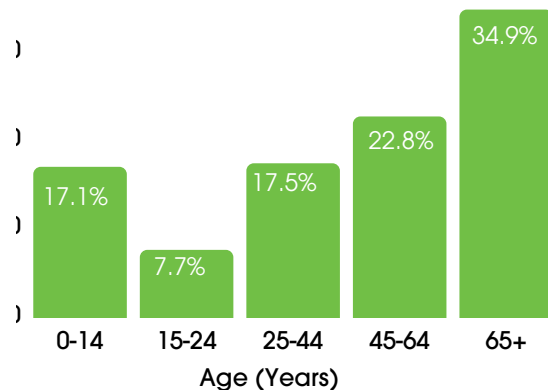


# KEY HOUSING CHARACTERISTICS

## TEXAS

- Pro-development Council
- Limited contractors
- Limited Council owned vacant land
- Ageing population
- No market trends available for sale/rental value for new builds
- Estimated that <20 new builds will address the immediate need and allow for employers to recruit to vacant positions

Figure 5. Texas Population Distribution (%)



53

Texas Median Age

“13 new units are proposed for State Government employee housing. Creating significant rental relief for the Texas community.”

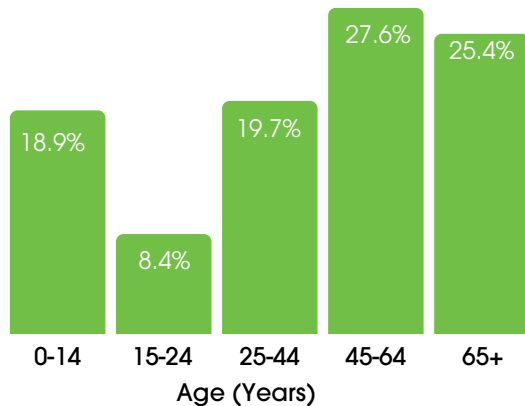


## KEY HOUSING CHARACTERISTICS

### INGLEWOOD

- Pro-development Council
- Limited contractors
- Limited Council owned vacant land
- Ageing population
- No market trends available for sale/rental value for new builds
- Estimated that <20 new builds will address the immediate need and allow for employers to recruit to vacant positions
- Flood overlays an issue for new builds

Figure 6. Inglewood Population Distribution (%)



48

Inglewood Median Age

“2 new houses are proposed for State Government employee housing. Creating *some* rental relief in the Inglewood community.”





# KEY HOUSING CHARACTERISTICS

GOOND/WINDI



40+

Vacant residential lots on market



\$155,000

Mean price for 1000m<sup>2</sup> lot



*Utilities connected*

All lots are connected to utilities,  
such as water and electricity



*Sub-divisions*

Multiple sub-divisions with  
development approvals.  
Over 200 lots can go to  
market now.



30+

More than 30 registered builders  
in town



*Distorted Prices*

Median prices for house  
sales are distorted



*High Costs*

Building costs are at higher rates  
than nearby Toowoomba





# KEY HOUSING CHARACTERISTICS

## GOONDIWINDI

### Houses (Oct. 2022 - Sept. 2023)

#### BUY

**\$385,000**  
Median sale price

**76**  
Houses sold  
(in past 12 months)

**28**  
Houses for sale  
(Sept. 2023)

**34 days**  
Median time on  
market

#### RENT

**\$385/week**  
Median rent

**49**  
Houses leased  
(in past 12 months)

**4**  
Houses available  
(Sept. 2023)

**11 days**  
Median time on  
market

### Units (Oct. 2022 - Sept. 2023)

#### BUY

**n/a**  
Median sale price

**6**  
Units sold  
(in past 12 months)

**0**  
Units available  
(Sept. 2023)

**58 days**  
Median time on  
market

#### RENT

**\$250/week**  
Median rent

**25**  
Units leased  
(in past 12 months)

**2**  
Units available  
(Sept. 2023)

**15 days**  
Median time on  
market

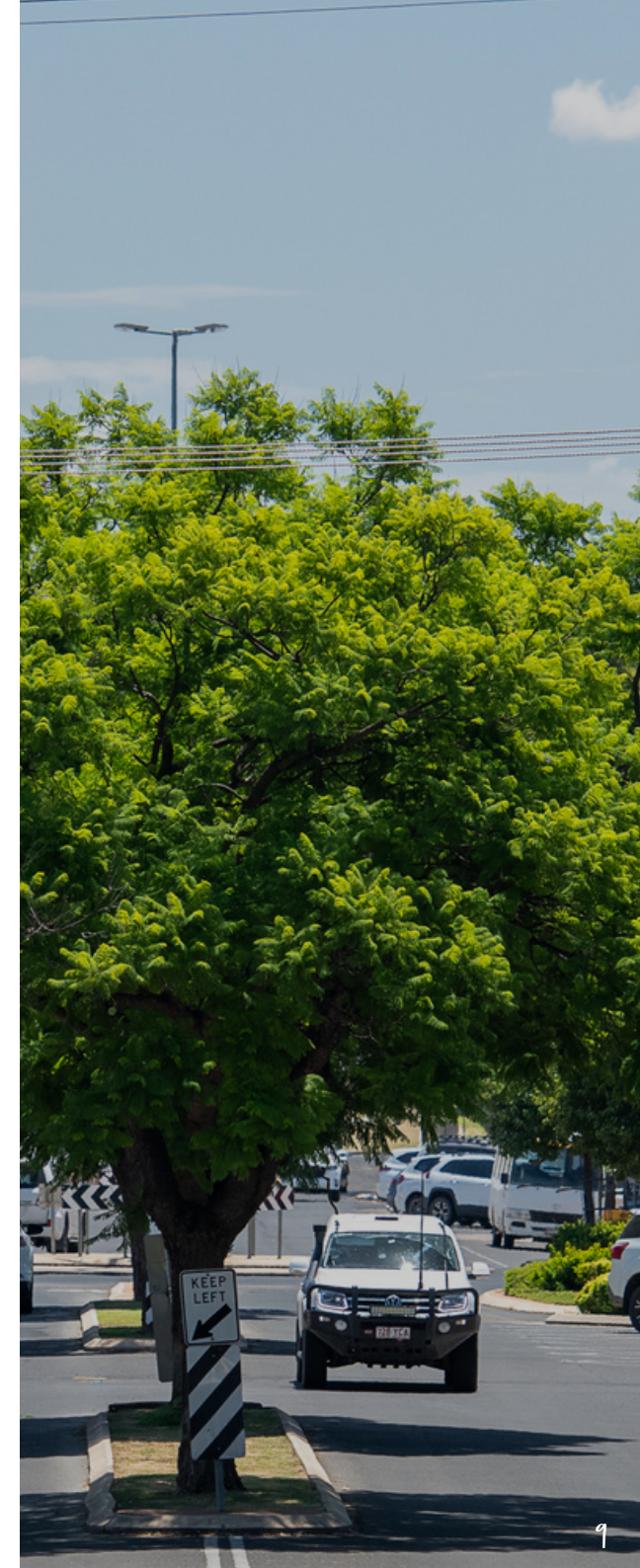


# KEY HOUSING CHARACTERISTICS

GOONDIWINDI

Figure 7. Goondiwindi median sale prices and weekly rent by dwelling structure.

DWELLING	MEDIAL SALE PRICE (Sept. 23)	MEDIAN WEEKLY RENT (Sept. 23)
2 Bedroom House	N/A	N/A
3 Bedroom House	\$360,000	\$360
4 Bedroom House	\$560,000	\$430
1 Bedroom Unit	N/A	N/A
2 Bedroom Unit	N/A	\$275
3 Bedroom Unit	N/A	N/A



## EMPLOYMENT JOB VACANCIES



4494

Full-time/Part-time Employees  
(across Goondiwindi Region)



84 jobs advertised  
on GoondiwindiRegion.com  
(as of 24 October 2023)



Goondiwindi Region's work  
force is made of a thriving  
*entrepreneurial community*,  
with more younger workers  
(15 to 44 years) than older  
(45+ years).



The construction sector  
employs more than 400  
people across the region







# LOCAL SUPPORT ON OFFER

## CARE GOONDIWINDI (CG)

- CG are receiving multiple enquiries everyday of families without a home, or concerned about potential homelessness due to increased rent or change of tenancy.
- CG estimate they are actively case managing 6 at-risk of homelessness, and another 6 at risk of losing property on any given day.
- Already some families and individuals in the region living in caravans, tents and overcrowding in houses is evident.
- Increasing issue of Domestic Violence (DV) victims not being able to exit unsuitable home environments due to a lack of emergency accommodation.
- CG is not funded for DV or homelessness case management, but this is increasingly part of their role.
- CG estimate they are assisting about 50% of Department of Housing applicants with submissions (not funded to provided this role).
- There is a critical need for emergency accommodation. Estimate about 6 dwellings - mix of 3 bedroom and 2 bedroom ideally.

## BIGAMBUL NATIVE TITLE ABORIGINAL CORPORATION (BNTAC)

- BNTAC have capacity to deliver social housing for the area, ultimately empowering home ownership.
- BNATC have access to funding for the build of new dwellings, however, are seeking land to commence activities.
- Prefer economies of scale, but can start with one residential lot.





# QUEENSLAND GOVERNMENT EMPLOYEE HOUSING - GOONDIWINDI

## QUEENSLAND HEALTH - GOONDIWINDI HOSPITAL

- At present, Queensland Health rent 2 houses and 9 units.
- There is a Priority Works submission for refurbishment of existing on-site accommodation.

## EDUCATION QUEENSLAND LOCAL ACCOMMODATION COMMITTEE (GOONDIWINDI ONLY)

- Currently lease 1 x 4-bedroom, and 1 3-bedroom house; and 4 x 1-bedroom units.
- For 2024, have secured additional rental houses - rent has increased.
- At the end of 2022, needed 2 additional houses which they couldn't source.
- Currently have no rooms available for prac teachers, which has been a successful source of recruitment in previous years.
- Units/duplexes are a good solution for individuals and couples. Less issues than 4 single people sharing a house.
- Increasing need to cater for pet dogs.
- If the department reverts back to maximum terms in ED QLD housing, they will likely lose teachers.

## QUEENSLAND POLICE SERVICE - GOONDIWINDI

- Need an additional 3 houses - 4-bedroom and 2 bathroom.
- Cost of private rentals in Goondiwindi is impacting recruitment and retention of police force.

The Queensland Government need to house their own employees and replace housing stock that has been sold off in recent years.

**LAND  
FOR SALE**



## COUNCIL INITIATIVES DELIVERED TO DATE

- Rebate for all Council costs associated with new multi-dwellings built before 2025, and building approvals in place by end of 2023.
- Zero fees for Material Change of Use Development Applications resulting from Flood Overlay zones within the region.
- Zero fees for Exemption Requests for non-habitable buildings, such as sheds, as a result of the Flood Overlay zones.
- Council has been proactive with housing forums in Goondiwindi, Texas and Inglewood to collaborate and identify opportunities for housing growth.
- Council managed “affordable” community units available in Inglewood (Pariagara Units) and Texas (Greenup Masonic Lodge), and single room units updated to two bedroom units to better meet community needs.
- Following extensive community engagement, Council has confirmed \$500,000 towards five independent living units at Casa Mia and is actively sourcing another \$1.5m to complete the project.
- Proactive approach to streamlining town planning where permitted by state regulations, including fast turnaround to enquiries.
- Willingness to consider cost sharing arrangements with benefits to broader community e.g. partnering with local developer to extend town water access from Anderson St to Old Kildonan Road.
- Undertook an assessment of water meter usage, with limited evidence of unoccupied private properties within town boundaries.
- Council has supported property development consultancy services to local property owners to encourage the conversion of more private undeveloped vacant to available residential lots.
- Over the last three years, approved (with conditions) Development Applications creating over 200 residential lots across the region.
- Halved all building and planning application fees within the Goondiwindi region for the 2020-21 financial year for new builds and developments.

## COMMITTED COUNCIL INITIATIVES

- Develop a future Council staff housing needs proposal with consideration for releasing underutilised stock back into market, and/or build new council employee dwellings.
- Detailed assessment of existing Council owned freehold land for suitable for residential activities.
- Detailed assessment of state government land, including partial lots that may be suitable for residential activities.
- Undertake masterplan for the Goondiwindi Airport precinct. This will focus predominately on industrial opportunity, however will not exclude the potential for residential lots.
- Undertake a masterplan for the Casa Mia site in Inglewood to compliment the design of the proposed five independent living units.
- Intensify liaison with ARTC regarding vacant Council land near Bethcar Road in Inglewood. Consider undertaking a masterplan for potential alternate investment attraction at this site.
- Council to consider in 2024 waiving, reducing or rebating Council fees associated with new residential builds.
- Council to extend existing multi-dwelling incentive.
- Council to directly communicate our willingness to consider infrastructure agreements with all DA subdivision approvals in recent years.
- Council to actively engage QBuild in identifying solutions to Queensland government employee housing for Goondiwindi.



# RECOMMENDATIONS TO THE QLD GOVERNMENT

- remove SARA charges where no detailed assessment occurs (DA applications next to TMR network).
- build more accommodation options to house QLD Government employees (already occurring in Inglewood and Texas, but not Goondiwindi).
- fund the refurbishment of the former aged-care facility in Inglewood, Casa Mia, to be developed into an independent living facility for older vulnerable persons (Council has committed \$500,000 towards the \$1.5m project).
- provide funding for LGAs to undertake master-planning activities for potential residential solutions.
- use available QLD Government reserve land to provide solutions to the current housing crisis.
- delay the National Construction Code 2022 implementation for regional areas.
- enforce the eligibility requirements for the Land Tax Subdivider Discount, current process disincentivises private landowners from subdividing and developing available land.
- re-introduce rent to own strategies for low-income and vulnerable persons accessing government assistance, must include a commitment to stock levels being replenished.
- fund local organisations to support homelessness and domestic violence victims.
- implement additional tax and cost reduction incentives to encourage and attract builds in areas outside of SEQ.
- fund build and management of 6 crisis dwellings in the Goondiwindi region.
- assist local social housing providers with land to deliver affordable housing solutions in the region (e.g. St Vincent's, Bigambul and Care Goondiwindi)
- implement policy that reduces the transport costs related to the building sector for regional areas.
- introduce measures that limits the Queensland governments contribution to interest rate increases.
- provide additional incentives to encourage and assist local youth to take up trades in the building industry in regional areas.
- remove barriers/ provide incentives for builders to build spec homes, likely resulting in lower cost builds with less contingency fees and motivation to keep costs low. Market then determines the sale price.
- advocate for the narrowing of the legislative definition of land exempt from rates, where the land is not fully utilised for the primary purpose of that entity.

