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18th November 2014

General Manager

Mr Danny Green

P O Box 11

Gloucester NSW 2422

Dear Sir,

**Re: DRAFT DEVELOPMENT STRATEGY 2014 – 2017 SUBMISSION**

The Gloucester Chamber of Commerce & Industry Inc. (Gloucester Business Chamber) thanks Gloucester Shire Council and the Councillors for the opportunity to put forward our views that address the proposed Draft Development Strategy 2014 - 2017

Yours in co-operation

Mrs Yvonne Reynolds

President

Gloucester Chamber of Commerce & Industry Inc

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 **GLOUCESTER CHAMBER OF COMMERCE & INDUSTRY INC. SUBMISSION**

**GLOUCESTER DEVELOPMENT STRATEGY 2014 - 2017**

In presenting this submission we would like to remind Council of some pertinent comments made in the Executive Summary of the 2006 Housing Development Strategy:

*\* An oversupply of land exists within the residential and rural residential sectors where supply has met demand and that the construction of dwelling types needs to catch up to the land sales levels. Sufficient land exists to be bought and sold until 2018 and beyond.*

*This time period includes approved subdivisions that have not commenced – namely 6 at the time of writing this report and can be constructed on existing zoned land.*

*The release of land prior to the estimated time frames in this report must be closely monitored to ensure that an oversupply does not dramatically reduce the established market levels and bring land and buildings below the mortgaged value of land.*

*\* Councils’ role in the future should be focused towards the legislation responsibilities of housing and the regulation and influence of the supply of housing, both in type and location, rather than act as a developer of residential land parcels.*

 *\* The development of Gloucester Township should allow greater urban consolidation with an emphasis on the areas surrounding the commercial centre. This would allow unit or town house type developments within walking distance to the town centre. The requirement for more residential and rural residential land will need to be reviewed constantly by Council over the next eight to ten years to ensure that adequate land becomes available to meet estimated demands. Council should not rezone any further land until options for urban consolidation are generally achieved.*

The rezoning of land at Barrington was an exception as the cost of the recent infrastructure additions needs to be recovered.

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* The reduction in the size of rural farmlets from 100 ha to 15 ha raises some concerns, particularly when in 2006 the former was considered inadequate for most farming pursuits as it still would be today, let alone 15 ha blocks.
* The proposed lot size in the rezoning of the land between Jacks Road and Barrington Village, could ultimately lead to an unsightly urban sprawl.
* The Chamber fully supports the proposed aged housing – this is long overdue and an absolute necessity for Gloucester and we trust that the existing staff of the 3 nursing homes will retain their employment
* The R2 urban release of 245 lots at the rear of Reeves Estate follows the above 2006 suggestion of furthering the urban development of Gloucester, but would appear to be an excessive number, particularly when added to what is currently available on the market and the other proposed re-zonings. We would hope that this venture does not lead to a similar debacle as its predecessor did.
* We would be fully supportive of the Stratford Village proposal on the proviso that it would be cost effective for the existing residents.
* In relation to the Bundook proposal we feel that this village’s distance from Gloucester will always be a limiting factor in its appeal to prospective Gloucester district real estate purchasers.
* **Forecast population growth provided for the 2006 Strategy:** In 2006 the \*Department of Infrastructure, Planning Natural Resources (N S W) forecast estimated population figures of **4,990** in **2016** and **5,050** in **2031**. However Ratio Consultants P. L. in 2005 forecast **5,680** in **2016** and **7,080** in **2031.**

An increase difference of **690** for **2006** and **2,030** for **2031** between the two organisations. Obviously the Department’s figures are proving to be reasonably accurate. The strategy suggests that a growth rate of 51 pp year be adopted.

 (\*Department of Infrastructure, Planning Natural Resources (New South Wales Statistical Local Area Population Projections 2001-2031, Transport and Population Data Centre, 2004)

* Gloucester real estate agents are currently experiencing a down turn in the overall market.
* Gloucester Shire Council has stated on its website that over the 4 Census conducted from 1996 to 2011 our population increased by 62 (4,816 – 4,878) , an increase of 4+ people per year and this total no doubt is reflective of our current situation. This figure falls dramatically short of the above studies’ suggested increase of 51 people per year. How can Council possibly propose the volume of rezoning and Lot releases suggested, based on these figures? We are certain that the community at large would like to see some serious justification for these proposals together with Council’s associated expenditure forecast.

We thank you for the opportunity to tender this submission.

Yours in co-operation

Yvonne Reynolds

President

Gloucester Chamber of Commerce & Industry Inc.