



## **GROWTH DEVELOPMENTS**

PO BOX 230 Mowbray Tasmania 7248.

23 October 2023  
Phil Barker  
Principal Ecologist  
By Email:

[PBarker@northbarker.com.au](mailto:PBarker@northbarker.com.au)

Dear Phil,

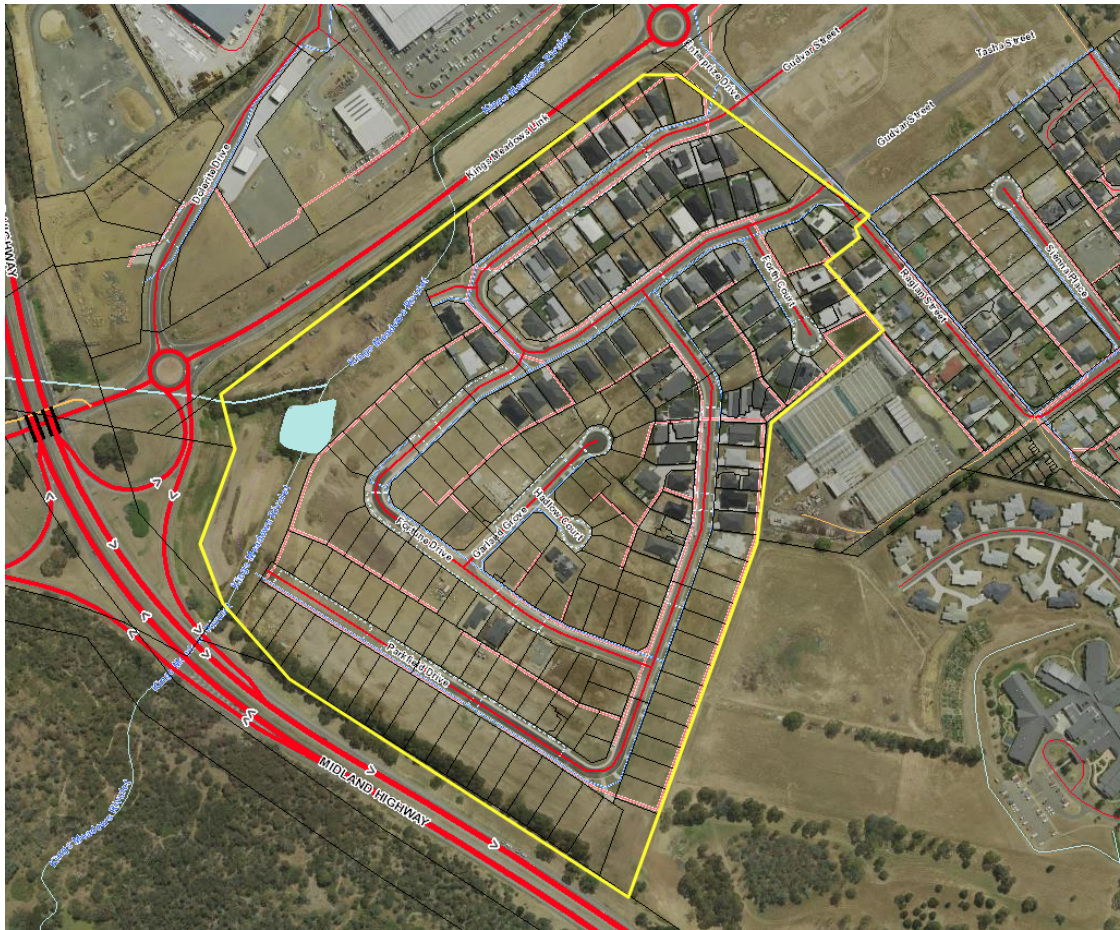
The purpose of this letter is to provide information to address Item 8.4 and 8.5 of the Social and Economic Impacts assessment associated with our EPBC Act application with Reference No. 2022/09282). Items 8.4 and 8.5 are as follows;

- **8.4:** Projected economic costs and benefits of the project including the basis for their estimate through cost/benefit analysis or similar studies; and
- **8.5:** Employment opportunities expected to be generated by the project (including construction and operational phases).

For Growth Developments is a Launceston based company which was established in 2008. Over the past 15 years we have developed in excess of 800 lots in around 18 separate subdivision developments across West Tamar, City of Launceston and Northern Midlands municipalities. Many of our past subdivisions were subject to significant constraints including natural values, natural hazards, scenic values which required a mixture of environmental, planning engineering solutions to overcome in a way that benefits all parties. In addition to our subdivision developments, we have also constructed over 100 homes with the company employing more than 50 Tasmanians in addition to many other local contractors and consultants.

Specific subdivision developments that involved natural values that required close management include:

### **1. Oakden Park**

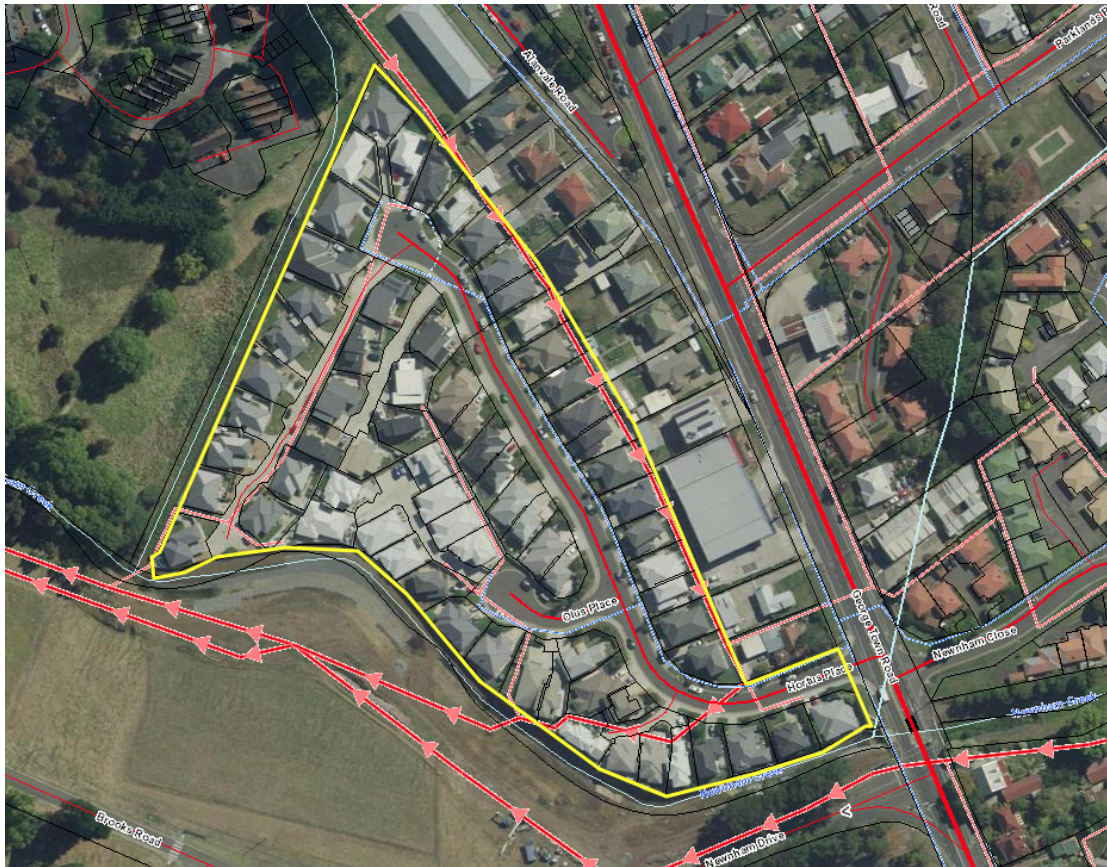


Oakden Park involved a ~214 lot subdivision on grazing and ex plant nursey land on the fringe of the urban area of Youngtown within the municipal area of Launceston (current title reference: 183809/100).

The subdivision is nearing completion. The Subdivision required the filling of two small stock dams and the modification of the Kings Meadows Rivulet which dissects the eastern corner of the subdivision.

The modification of the rivulet involved collaboration with Council's Park's Planners and Ecologists. A key component of the successful modification of the rivulet and its ongoing sustainability was the planting of over 8,000 plants (which has been completed). Furthermore, a good majority of the 8,000 plants were propagated from seedlings of remnant vegetation that was cleared from the site and from remnant riparian vegetation. The propagation of plants from the site was not a mandatory requirement from Council, but a decision based on retaining the local plants species along rivulet and on the site. This also has the added benefit of knowing that these particular plants are able to survive within the local environment.

## 2. Newnham Estate



Newnham Estate involved a ~50 lot subdivision adjacent to Newnham Creek. The proximity and location of the creek required it to be modified. This involved collaboration with Council's engineering and environmental team to ensure the modification of the creek was suitable from an environmental flow and stormwater management perspective.

We pride ourselves with all our subdivision developments and take great care to work cooperatively with everyone involved with the entire process from approval through to land sales. All our subdivision developments have been completed in accordance with all permit conditions and we have never been subject to enforcement action relating to non-compliance or any other environmental or planning breaches. This approach is not different for our Ecclestone Road project.

Our decision to purchase the site was largely made on the basis that we felt it presented an opportunity to create a high quality subdivision development that is capable of respecting the natural values of the site and the character of Riverside more generally.

In response to Items 8.4 and 8.5, I can provide the following information:

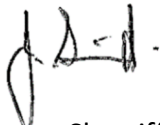
1. Knight Frank have been engaged to prepare a consolidated economic overview of the proposed subdivision post development. This looks at the economic impact associated with the purchase of the proposed residential lots and the construction of a dwelling on each of the lots.

The total cost of residential development on the 38 lots is estimated to be in the vicinity of **\$38 Million**. It is noted that this excludes the construction cost of the proposed subdivision.

It also includes an estimate of 38 FTE employees during the construction period which excludes employment associated with design and subconsultants (architectural, engineering, surveying, building surveying, bushfire management and onsite wastewater management) and material supply and manufacturing associated with each dwelling.

2. Construction cost of the proposed subdivision is estimated to be in the vicinity of **\$3.5 Million**. Construction of the proposed subdivision will employ approximately 10 people.
3. In addition to the above, significant fees have been spent on local environmental, planning, engineering and bushfire consultants to progress the subdivision development to this stage which included following the application through the TASCAT planning appeal process. All fees spent locally have a substantial economic multiplier effect within the local community.

Yours sincerely,



Jason Sherriff  
Director Growth Developments

**Encl. Knight Frank Consolidated Economic Review**

19/10/2023

Mr Jason Sherriff  
Growth Developments  
PO Box 230  
Mowbray TAS 7248

[jason@sherriffcivil.com.au](mailto:jason@sherriffcivil.com.au)

Dear Mr Sherriff,

**RE: Review of proposed subdivision of Lot 1 Ecclestone Rd, Riverside.**

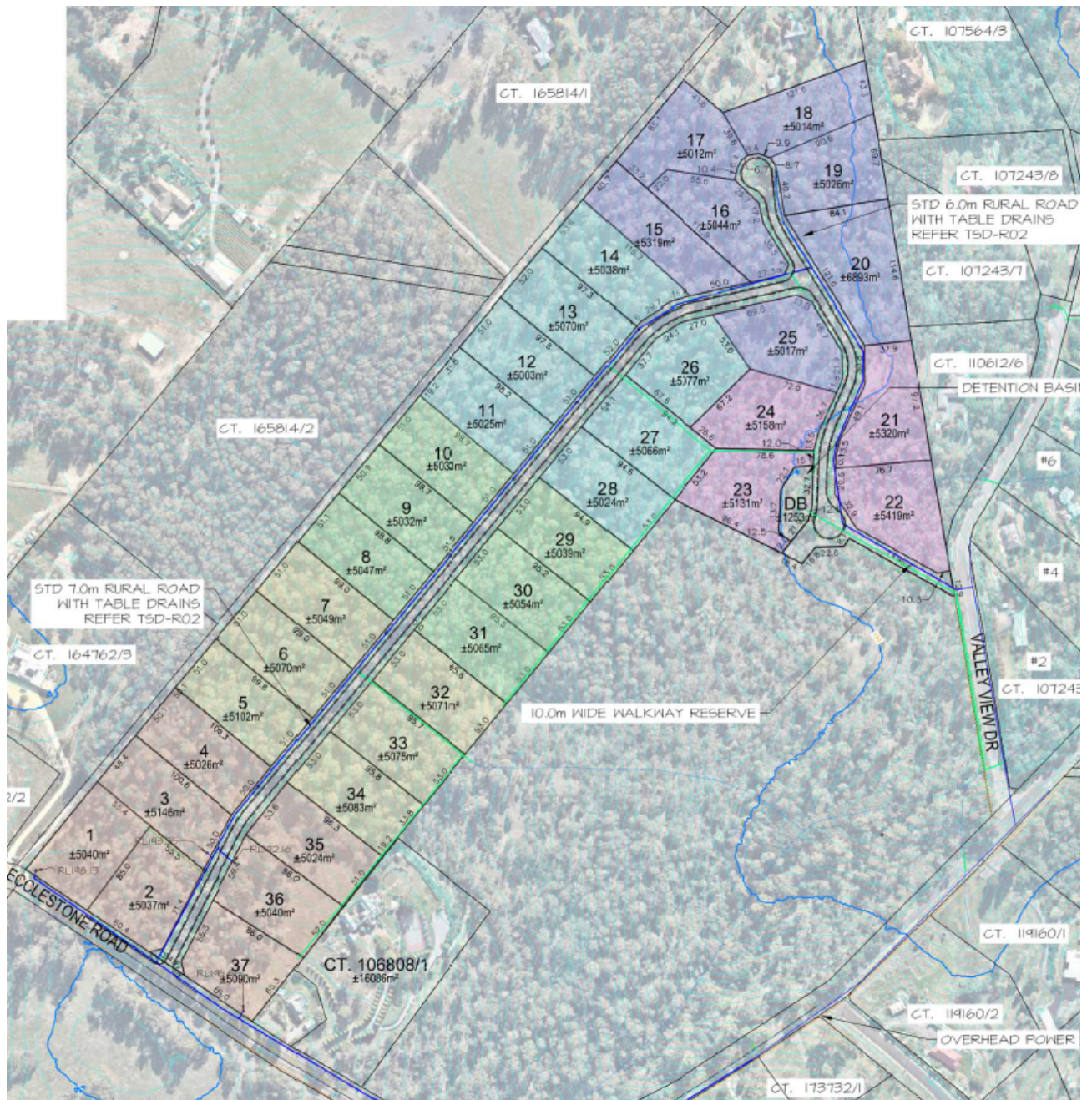
Following a request from you, I have prepared a consolidated economic overview of the Ecclestone development.

8.4	Projected economic costs and benefits of the project, including the basis for their estimate through cost/benefit analysis or similar studies.
8.5	Employment opportunities expected to be generated by the project (including construction and operational phases).




**Project summary:**

The development encompasses a 38 Lot development, made up of 37 low density residential lots plus balance land. The site is situated in the suburb of Riverside, which is one of Launceston's better regarded localities, providing a very good standard of facilities and services. The suburb is bounded by the fully developed suburb of Trevallyn to the south, The Tamar River to the east and rural holdings to the west and north. As a result of geographical constraints there is a limited supply of land for residential development in the immediate and surrounding areas.

The proposed development will result in the supply of 38 residential development sites into the local economy and housing market. These lots are of lower density and by their nature will attract families seeking a larger dwelling, with resultant higher than average development costs. This is also supported by the suburb having a 13% higher average income than the corresponding wider Launceston median average income. (Source ABS). I also note that 21.7% of the population of Riverside have a tertiary level of education.(Source ABS)



## RIVERSIDE

	<b>People</b>	<b>7,326</b>
	Male	48.5%
	Female	51.5%
	Median age	40
	<b>Families</b>	<b>2,015</b>
	Average number of children per family	
	for families with children	1.9
	for all households (a)	0.7
	<b>All private dwellings</b>	<b>3,056</b>
	Average number of people per household	2.5
	Median weekly household income	\$1,519
	Median monthly mortgage repayments	\$1,440
	Median weekly rent (b)	\$300
	Average number of motor vehicles per dwelling	2

(a) This label has been updated to more accurately reflect the Census concept shown in this data item. The data has not changed.  
 (b) For 2021, median weekly rent calculations exclude dwellings being occupied rent-free.

### Search all persons QuickStats for another area

2021 ▾

Enter a location, postcode or geography



Other 2021 Census products available for this area:

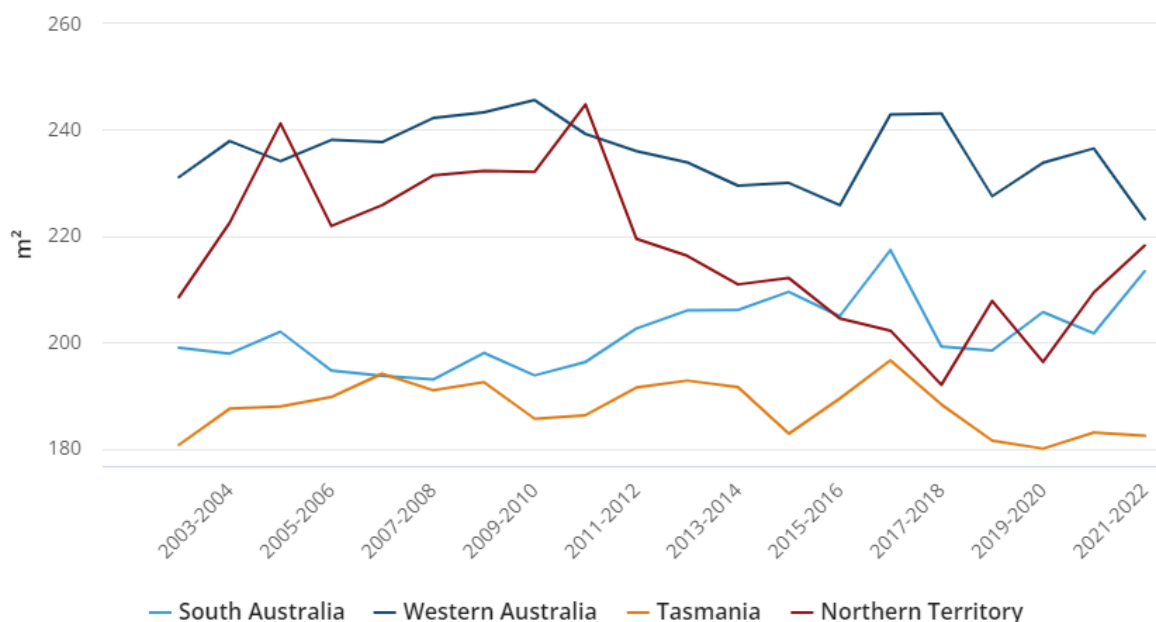
- [Community Profiles](#)

To view more QuickStats or Community Profiles for a different area, see [Search Census data](#).

### Projected building sizes

The typical dwelling approved in the greater Launceston area has a footprint in the 180 m<sup>2</sup>. I refer you to ABS statistics below. It is anticipated that the average floor plate in this development will be in the vicinity of 220-300+ m<sup>2</sup>. This is supported from a review of actual floor areas of dwellings in the adjacent low density subdivision of Stephensdale (located directly to the south)

### Average floor area of new houses, South Australia, Western Australia, Tasmania and Northern Territory



### Estimated build cost per lot

Current base level domestic construction costs for the region are in the vicinity of \$2,000 per square meter of building. However given that the project is expected to attract housing of higher than average quality, it is anticipated that an average cost per metre in the development would be in the range of \$2,200 – \$3,000 per metre.

### Average build cost per Lot.

Based on the project floor area and cost per metre, it is reasonably expected that the average cost of a dwelling to be erected on each site will be in the vicinity of \$800,000 - 1.2 Million, subject to floor area and building quality, combined with site works and other ancillary expenditure.

### **Conclusion of Economic Development Benefit**

It can be expected that the total cost of resultant residential development on the 38 lots will be in the vicinity of **\$38 Million**. This expenditure is net of the additional cost of the development stage of the subdivision itself. The added value of the creation of the 38 lots including civil construction, planning, engineering etc is in addition to this amount. Others such as the Developer/proponent and your company are better placed to provide cost estimates on these aspects of the development.

### **Employment opportunities**

In 2018-19, the average completion time of houses across Australia was 2.22 quarters (six months and three weeks) (Source ABS)

Per the Property Registry of Australia for a pre-designed house, the average build period is 4-6 months, while custom designs can take longer at an expected 10-16 months. Construction of a house in a metro area can average around 5-7 months and a house in a rural area can take approximately 6-9 months.

On the basis that anticipated development within this subdivision will be larger than average and of a higher-than-average standard, it is again reasonable that development of the average home in this subdivision will be 9 months.

### **This equates to 28.5 Years construction across the 38 lots.**

The average domestic development has 2 builders and 1 apprentice/laborer together with an average of 1 sub trade being on site at any given time. This equates to 4 FTE's for a period of 28.5 years – or 1 FTE for 114 years for the development of the housing stock on the resultant lots. However, given that construction will be concurrent, this can alternatively be equated to **38 FTE's for a 3 year development period** for direct construction. Material supply and manufacture is of course in addition to this calculation.

In conclusion, this development will be a significant economic driver for the greater Launceston area, providing both significant direct and indirect employment in the construction and supply of materials associated with the delivery of 38 domestic dwellings.



Doug Marshall  
B.Bus. (Property Studies) MAPI  
Knight Frank