Western Downs Regional Council

The Western Downs Regional Council (WDRC) area is part of the Surat Basin located in Southern Queensland (Figure 1).

The WDRC area has strong economic foundations with a well established rural economy and growing industrial economy centred on the resources and energy sectors.

Industrial Land Audit

A detailed audit of industrial zoned land was undertaken by PSA Consulting in June 2010 across select towns in the WDRC area including Wandoan, Tara, Miles, Chinchilla and Dalby. The audit recorded the occupancy status and land use activity occurring on industrial zoned land (Figure 2). Analysis of this data confirmed the total area and number of industrial zoned lots that are either occupied or vacant and available for development. The audit also presents the mix of land use activities occurring on occupied industrial zoned land.
**Industrial Land supply**

At the time of the audit, there was a total supply of 891ha across 680 lots in surveyed towns in the WDRC area. Table 1 and Figure 3 overviews the distribution of industrial zoned land across the WDRC area.

**Table 1: Distribution of industrial land supply**

<table>
<thead>
<tr>
<th>Locality</th>
<th>Area</th>
<th>Lots</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wandoan</td>
<td>85ha</td>
<td>57</td>
</tr>
<tr>
<td>Tara</td>
<td>68ha</td>
<td>56</td>
</tr>
<tr>
<td>Miles</td>
<td>130ha</td>
<td>45</td>
</tr>
<tr>
<td>Chinchilla</td>
<td>73ha</td>
<td>113</td>
</tr>
<tr>
<td>Dalby</td>
<td>534ha</td>
<td>409</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>891ha</strong></td>
<td><strong>680</strong></td>
</tr>
</tbody>
</table>

The data in Table 1 and Figure 3 highlights Dalby as the largest industrial precinct in the WDRC area, with a total supply of 534ha of industrial land distributed across 409 lots, representing 60% of industrial land supplies.

**Figure 3: Distribution of industrial land supply**

![Distribution of industrial land supply](image)

**Total land supply by lot size**

Industrial land stocks were separated into four lot size categories including:
- <0.5ha;
- 0.5ha – 1ha;
- 1ha- 5ha; and
- >5ha (Table 2).

**Table 2: Land supply by lot size**

<table>
<thead>
<tr>
<th>Locality</th>
<th>&lt; 0.5ha</th>
<th>0.5ha - 1ha</th>
<th>1ha - 5ha</th>
<th>&gt; 5ha</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area</td>
<td>Lots</td>
<td>Area</td>
<td>Lots</td>
</tr>
<tr>
<td>Wandoan</td>
<td>8ha</td>
<td>43</td>
<td>4ha</td>
<td>5</td>
</tr>
<tr>
<td>Tara</td>
<td>7ha</td>
<td>32</td>
<td>1ha</td>
<td>1</td>
</tr>
<tr>
<td>Miles</td>
<td>4ha</td>
<td>22</td>
<td>1ha</td>
<td>2</td>
</tr>
<tr>
<td>Chinchilla</td>
<td>27ha</td>
<td>84</td>
<td>11ha</td>
<td>16</td>
</tr>
<tr>
<td>Dalby</td>
<td>46ha</td>
<td>300</td>
<td>16ha</td>
<td>21</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>93ha</strong></td>
<td><strong>481</strong></td>
<td><strong>32ha</strong></td>
<td><strong>45</strong></td>
</tr>
</tbody>
</table>

Land stocks were separated into these categories to provide an accurate account of the type and quantity of land available to cater for small, medium and large scale industrial uses or for further subdivision (Table 2, Figures 4 and 5). Analysis of industrial land stocks highlighted:
- Lots <0.5ha represent the largest number of lots (481), with the greatest concentration of these small lots located in Dalby. These lots are suitable for smaller scale businesses;
- Lots sized >5ha occupy the largest area overall (556ha), with the greatest supply of these large lots located in Dalby. These lots can support businesses that require large sites and may be suitable for future subdivision; and
- Lots sized 0.5ha -1ha are the least represented with only 32ha across 45 lots.

**Figure 4: Number of lots by size**

![Number of lots by size](image)

**Figure 5: Supply of lot size by area (hectares)**

![Supply of lot size by area](image)
Industrial Land Occupancy

The audit recorded the occupancy status of all industrial zoned land within one of the following five categories:

- Occupied – land that accommodates a use;
- Partial Use – while the property accommodates a use, a portion remains vacant and could be further developed;
- Vacant Buildings – unoccupied built structure;
- Vacant Land – vacant undeveloped property; or
- Alternate Use - land that accommodates a use generally not associated with an industrial zone, such as airports, road and rail infrastructure, wastewater treatment plants, waste transfer stations, schools, parklands and extractive industry.

Table 3 and Figure 6 provides a conceptual breakdown of the occupancy status of all industrial zoned land in the WDRC area, identifying a relatively even split between ‘Occupied’ and ‘Vacant Land’.

Table 3: Occupancy of industrial land supply

<table>
<thead>
<tr>
<th>Locality</th>
<th>Occupied</th>
<th>Partial Use</th>
<th>Vacant Buildings</th>
<th>Vacant Land</th>
<th>Alternate Use</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wandoan</td>
<td>44ha</td>
<td>0</td>
<td>0.2ha</td>
<td>25ha</td>
<td>15ha</td>
<td>85ha</td>
</tr>
<tr>
<td>Tara</td>
<td>33ha</td>
<td>0</td>
<td>0</td>
<td>35ha</td>
<td>0</td>
<td>68ha</td>
</tr>
<tr>
<td>Miles</td>
<td>61ha</td>
<td>0</td>
<td>1ha</td>
<td>60ha</td>
<td>9ha</td>
<td>130ha</td>
</tr>
<tr>
<td>Chinchilla</td>
<td>38ha</td>
<td>0</td>
<td>2ha</td>
<td>34ha</td>
<td>0</td>
<td>73ha</td>
</tr>
<tr>
<td>Dalby</td>
<td>242ha</td>
<td>7ha</td>
<td>2ha</td>
<td>239ha</td>
<td>44ha</td>
<td>534ha</td>
</tr>
<tr>
<td>Total</td>
<td>418ha</td>
<td>7ha</td>
<td>5ha</td>
<td>393ha</td>
<td>68ha</td>
<td>891ha</td>
</tr>
</tbody>
</table>

This data highlights that, at the time of the audit a total of 425ha of all industrial land in the WDRC area was either ‘Occupied’ or ‘Partial Use’, with the majority of this development located in Dalby (Figure 7 and Table 3).

A total of 398ha was recorded as ‘Vacant Land’ or ‘Vacant Buildings’ and available for future industrial uses, with the greatest concentration of vacant property available in Dalby (Figure 8). Property within these two categories is considered available for new industrial development.
**Wandoan**

Wandoan has a single industrial precinct on the southern fringe of town, with a large portion of this land ‘Occupied’. At the time of the audit, a total of 25ha (29%) of Wandoan’s industrial land stocks were recorded as ‘Vacant Land’. A small lot subdivision, which has been established south of Royd Street, was entirely ‘Vacant Land’ (Map 6).

‘Vacant Land’ to the north of Royd Street is subject to native title. Future industrial use of this land would require that WDRC resolve native title, purchase this land from the State, process a subdivision application and develop the property.

**Figure 9: Occupancy status in Wandoan**

![Pie chart showing occupancy status in Wandoan]

**Tara**

Three distinct industrial precincts which are in varied states of occupancy have been identified in Tara (Map 7). Figure 10 indicates that 52% of Tara’s industrial land stocks remain as ‘Vacant Land’. Much of the ‘Occupied’ industrial land on the town’s north-eastern and southern fringes accommodates ‘Residential’ uses. The small lot industrial subdivision was developed by local government and remains predominantly ‘Vacant Land’ with relatively poor road accessibility.

**Figure 10: Occupancy status in Tara**

![Pie chart showing occupancy status in Tara]

**Miles**

Industrial zoned land in Miles is generally separated into three precincts located:

- north of the Warrego Highway;
- south of the rail line, and
- east of the Leichhardt Highway (Map 8).

Table 3 and Figure 11 indicate a relatively even share of ‘Occupied’ and ‘Vacant Land’ across industrial zoned land in Miles.

Consultation with WDRC indicated that the zoning of one industrial property on the northern side of the Warrego Highway is being re-considered during preparations of the new WDRC planning scheme. This property is not considered suitable for development due to a number of infrastructure easements which fragment the site. If this land is rezoned, there will be a notable deficiency in the supply of ‘Vacant Land’ in Miles to accommodate future industrial development.

**Figure 11: Occupancy status in Miles**

![Pie chart showing occupancy status in Miles]
Chinchilla
Chinchilla has three separate industrial precincts in varied states of occupancy (Map 9).

Much of the ‘Occupied’ land on the town’s north-western fringe accommodates ‘Residential’ uses. Industrial land on the town’s eastern fringe is predominately ‘Occupied’, with only the large unserviced lots yet to be subdivided remaining as ‘Vacant Land’. Demand and take up of small lot industrial land in this eastern precinct has been strong in recent times. A small subdivision located on land zoned as Mixed Business also has potential to accommodate limited range of industrial land uses.

A total of 49% of Chinchilla’s industrial land stocks remain available as ‘Vacant Land’ or ‘Vacant Buildings’ (Figure 12).

Figure 12: Occupancy status in Chinchilla

Dalby
Dalby has a number of industrial precincts in varied states of occupancy. Table 3 and Figure 13 shows that a total of 241ha (46%) of Dalby’s industrial zoned land stocks remain available as ‘Vacant Land’ or ‘Vacant Buildings’. Concentrations of broad hectare ‘Vacant Land’ that is generally suitable for future subdivision are located:

• along the Warrego Highway on the town’s eastern fringe; and
• on both sides of the rail line immediately north of the town (Map 10).

This strong supply of broad hectare ‘Vacant Land’ ensures that Dalby is well placed to accommodate additional industrial development subject to overcoming servicing constraints. However, the supply of small lot ‘Vacant Land’ is comparatively limited. Ongoing economic development and intensification of industrial activities in Dalby will be reliant on the availability of a broad range of new industrial land products.

Figure 13: Occupancy status in Dalby

Development Applications

There are a number of approved and proposed industrial subdivisions in towns across the WDRC area. These approved or proposed industrial subdivisions have the potential to deliver additional land to the market, diversifying existing industrial zoned land supplies. The timely development of this land is an important action to support ongoing economic growth across the WDRC area.

A total of 134ha of land is approved or is currently being assessed for industrial subdivision on land within the WDRC area including:

• 43ha in Dalby (Map 10);
• 28ha in Miles (Map 8);
• 63ha in Chinchilla (Map 9):
  o 8ha within existing industrial zoned land stocks; and
  o 55ha on rural zoned land.

The delivery of additional small lot industrial properties is an important focus for Dalby, Miles and Chinchilla as the existing supply of vacant small lots at these locations is limited.
Land Use Mix

An inventory of all land use activity occurring on property classified ‘Occupied’ and ‘Partial Use’ was prepared as part of the industrial land audit. This inventory highlighted that a broad range of land use activities occur on industrial zoned land. Land use activities were classified into one of the following categories:

- Agricultural Industry;
- Construction;
- Depot;
- Gas Industry Services;
- Machinery Hire and Sales;
- Manufacturing;
- Residential;
- Retail;
- Service Industry;
- Storage;
- Transport; or
- Other (Community Purpose, Mining Industry Services, and Professional Service).

Analysis of this audit data has been undertaken to confirm the mix of land use activities that currently occur on ‘Occupied’ industrial zoned land.

In total 425ha (48%) of industrial land has been developed. Table 4 presents the mix of land use activities occurring on this ‘Occupied’ land. This data highlights the three most dominant land use activities as:

- Manufacturing – 148ha;
- Agricultural Industry – 93ha; and
- Residential – 62ha.

Table 4 and Figure 14 presents the proportional mix of land use activities occurring on developed industrial land, highlighting a wide variety of businesses from key industry sectors that have established in the WDRC area taking advantage of its diverse economy, strategic location and strong supply of industrial zoned land.

This analysis highlighted that 15% of developed industrial land accommodates a ‘Residential’ use. The presence of this incompatible land use within industrial precincts is viewed as a constraint as these properties would need to be redeveloped in order to accommodate future industrial activities. Closer analysis reveals that ‘Residential’ uses are occurring on a variety of lot sizes, with some properties relatively small compared to traditional industrial lot sizes and others sufficiently sized. It is possible that larger ‘Residential’ lots could progressively transition to industrial uses. The future development of smaller ‘Residential’ lots however is less certain.
Chinchilla
Chinchilla has a well developed industrial sector accommodating a range of enterprise activities, with ‘Manufacturing’ as the dominant industry sector.

Much of the industrial zoned land on Chinchilla’s western fringe has been developed for residential purposes and would need to be redeveloped to accommodate future industrial activities (Map 9 and Figure 15).

Figure 15: Land use mix in Chinchilla

Miles
‘Agricultural Industry’ is the dominant industrial land use activity in Miles, with Grain Corp as a long term tenant accommodating a 24ha site south of the rail line. ‘Manufacturing’ activities, including the timber mill on an 18ha site, are also dominant users of industrial land (Map 8).

Approximately 25% of industrial zoned land within Miles is ‘Occupied’ by ‘Residential’ uses which are a constraint to industrial development. It is possible that ‘Residential’ uses on larger lots may be progressively redeveloped for industry in the future.

Figure 16: Land use mix in Miles

Wandoan
‘Manufacturing’ is the largest industrial land use in Wandoan, dominated by the timber mill (Map 6).

Figure 17: Land use mix in Wandoan

Tara
‘Residential’ uses are the predominant activity on industrial zoned land in Tara (Figure 18 and Map 7). ‘Residential’ uses are considered a constraint to the future development of industrial zoned land. It is possible that ‘Residential’ uses on larger lots may be progressively redeveloped for industry in the future. The second most predominant industrial land use activity is ‘Transport’ with two companies operating out of Tara.

Poor road accessibility to a large proportion of Tara’s ‘Vacant Land’ is considered a constraining factor to the future development of these areas.

Figure 18: Land use mix in Tara
Dalby
Dalby has a well developed industrial sector accommodating a range of enterprise activities, dominated by ‘Manufacturing’ and ‘Agricultural Industry’ (Figure 19 and Map 10). Relatively equal representation of a broad range of other industry sectors indicates a well formed local economy. Many businesses in Dalby are likely to service the needs of both local and regional communities.

Figure 19: Land use mix in Dalby

Industrial land summary
A key finding of the land audit was the varied state of development across industrial precincts in the WDRC area. The audit identified the following key findings.

Industrial Land Supply
- A total supply of 891ha of industrial zoned land across 680 lots distributed as follows:
  - Wandoan – 85ha (57 lots);
  - Tara – 68ha (56 lots);
  - Miles – 130ha (45 lots);
  - Chinchilla – 73ha (113 lots); and
  - Dalby – 534ha (409 lots).
- Lots sized <0.5ha represent the largest number of lots overall (481); and
- Lots sized >5ha occupy the largest area overall (556ha).

Industrial Land Occupancy
- 425ha (47.7%) has been developed and is ‘Occupied’ or ‘Partial Use’;
- 68ha (8%) accommodates an ‘Alternate Use’ and is unavailable for future development; and
- 398ha (44.3%) is available for development as ‘Vacant Land’ and ‘Vacant Buildings’. This supply is distributed as follows:
  - Wandoan – 25ha;
  - Tara – 35ha;
  - Miles – 61ha;
  - Chinchilla – 36ha; and
  - Dalby – 241ha.

Land use mix
‘Manufacturing’ and ‘Agricultural Industry’ are the dominant users of industrial land across the WDRC area.