



Residential Development Opportunity

A strategic growth opportunity for real estate professionals and local builders

An invitation: Western Downs Regional Council invites you to explore the opportunities at Wandoan residential development.

Council is seeking to engage with real estate agents and builders to understand market interest in, and potential models for, the development of housing and land packages associated with the disposal of Council-owned land in Wandoan.

The market sounding aims to explore:

- The level of market interest in delivering housing and house-and-land packages on Council-disposed land.
- Whether the market would support land being transacted at its independently determined market value as part of such arrangements.
- The potential roles of builders and real estate agents in the marketing, sale, and delivery of housing and land packages.
- Indicative commission structures, fees, or other commercial considerations that may apply.
- Key constraints, risks, or market conditions that Council should consider when assessing the viability of this approach in Wandoan.

WANDOAN *a township with a clear growth story*

Population Growth

The town of Wandoan is going from strength to strength, with an increase of 100 people (17%) between the 2016 and 2022.

Rising rental and housing demand in an undersupplied market

The current vacancy rate in Wandoan (SQM Research) is 0.00% reflecting the town's limited housing stock.

In January to March 2026, median weekly rent for a 3-bedroom house in Wandoan was \$350, being \$250 in the same period in 2022 (Residential Tenancy Authority Quickfinder).

Strategically located for expanding industries

Nestled between Miles and Taroom, Wandoan is a charming town with an agricultural background. It is in the centre of strong beef cattle properties and hosts a local timber mill.

Strategically located between the Surat Basin and Bowen Basin, Wandoan has seen significant investment over the past 15 years in natural gas extraction and continues to see strong investment resulting from the Senex Artemis Project and Shell QGC Charlie Project.

The constructed transmission infrastructure has made Wandoan a favourable location for renewable energy developments.

Wandoan is home to the Shell Gangarri Solar Farm, Vena Energy Battery Energy Storage System (BESS) and solar farm. Further to this, Windlab has obtained approval for the Bungaban Wind Energy Project, and two other wind farms are being proposed in the area (Cubico's Middle Creek Wind Energy Hub, and Equis Jackson North Wind Farm).

Strong livability appeal supported by upgraded infrastructure

To support the livability of Wandoan, Council recently delivered two key projects. The Waterloo Plain Environmental Park was revitalised, building on ideas from the local community to improve the overall amenity of the area - upgrading facilities and enhancing the area's natural landscape. Works enhanced the much-loved area and encourages people to head outdoors and enjoy all the region has to offer.

Community celebrates a dedicated memorial to honour Wandoan's Soldier Settlers, who were integral to the development of the town's community and shaped its success as an agricultural centre. The modern Community Centre cements the celebration of strong foundations for all members of the community to enjoy.

OPPORTUNITY

To support housing development in Wandoan, Western Downs Regional Council is considering the disposal of land of the below lots listed within the table below for the purposes of housing development.

List of relevant properties and zoning:

Site	Address	Lot and Plan Number	Size M2	Zone
1	1 Longford Lane, Wandoan	Lot 9 SP240276	949	Low Density Residential Zone
2	41 North Street, Wandoan	Lot 35 W6416	908	Low Density Residential Zone
3	Pulford Street, Wandoan	Lot 3 SP130877	1,146	Low Density Residential Zone
4	Pulford Street, Wandoan	Lot 22 SP235462	1,621	Low Density Residential Zone
5	North Street, Wandoan	LOT 1 SP276514	804	Low Density Residential Zone
6	North Street, Wandoan	LOT 5 SP276514	800	Low Density Residential Zone
7	North Street, Wandoan	LOT 6 SP276514	800	Low Density Residential Zone
8	North Street, Wandoan	LOT 11 SP276514	800	Low Density Residential Zone
9	North Street, Wandoan	LOT 12 SP276514	800	Low Density Residential Zone
10	North Street, Wandoan	LOT 13 SP276514	800	Low Density Residential Zone
11	North Street, Wandoan	LOT 14 SP276514	800	Low Density Residential Zone



A housing development with high investor appeal

Locality Plan 1: Location of the sites



Locality Plan 2: Zone Map



Low Density Residential Zone Design Requirements:

LOT SIZE

Minimum Lot size was 800m²

MINIMUM FRONTAGE

Minimum frontage is 20 metres

BUILDING HEIGHT

Maximum height of 8.5 metres above ground level

SETBACKS

6 metres from primary frontage to the road

1.5 metres to the side and rear boundaries of the property

SITE COVER

Site cover is 50% if the Total Site Area (i.e. the building/s footprint)

RESIDENTIAL DENSITY

1 Dwelling Per 400m²

Short Term Accommodation density of 1 per 200m²

CAR PARKING REQUIREMENTS

Dwelling House - 2 Parking Spaces

Dual Occupancy - 1 space per dwelling plus 1 visitor space per Dwelling (may be provided in tandem and of which 1 must be covered) plus 1 space per bathroom for every bathroom in excess of 3 bathrooms per dwelling.

Multiple Dwelling - 1 space per dwelling; plus 0.5 visitor spaces per dwelling; plus 1 space per bathroom for every bathroom in excess of 3 bathrooms per dwelling.

Locality Plan 2: Zone Map Legend

- Community Facilities Zone
- Low Density Residential Zone
- Low Impact Industry Zone
- Local Centre Zone
- Recreation and Open Space Zone

Housing and Land Development Incentives Policy

- Zero infrastructure charges associated with the development of a Dual Occupancy or and/or Multiple Dwellings as they are defined in the Western Downs Planning Scheme.
- Must be located within the Low Density Residential Zone
- Are not pre-fabricated buildings (unless they are new pre-fabricated buildings) and are certificated by a professional building designer or architect as being of a high aesthetic value.
- This category discount is capped at a maximum total combined value of \$1,000,000.

Contact the Planning Team for more policy details
info@wdrc.qld.gov.au

IMPORTANT INFORMATION

Development in Wandoan is regulated by the Western Downs Planning Scheme incorporating Amendment 2 (the Planning Scheme). Development includes starting a new use of the land known as Material Change of Use or the subdivision of land to create two or more lots which is known as Reconfiguring a Lot.

Development for a Material Change of Use or Reconfiguring a Lot will generally requires an application is submitted to Council for approval. The application is assessed against the assessment benchmarks of the Planning Scheme including the Acceptable and Performance Outcomes of the relevant codes.

The listed properties are located within Low Density Residential Zone of the Planning Scheme. The zoning of the property is illustrated within Locality Plan 2. The intent of the Low-Density Residential Zone is to provide a variety of low-density dwelling types and supporting community uses, small scale services, facilities and infrastructure to support local residents. A zone card for the Low-Density Residential Zone is attached which provides further information on the planning intent of the Low-Density Residential Zone and the types of land uses that are likely to be supported and not supported within the Low-Density Residential Zone.

The Queensland Planning system is a performance-based system. If the development is unable to meet Acceptable outcome of the relevant code, the development may still be approved by Council if the alternative solution proposed for the development complies with Performance Outcome of the relevant Code.

Council has developed the Housing and Land Incentives Policy to encourage the residential development on suitable zoned land in the Western Downs region. The incentives for development include discounts on application fees and on the infrastructure charges payable for development. A copy of the [policy is attached](#) for consideration. Once a preliminary design and concept of a development is finalised for specific property on the list, officers from Council's Planning Department would be available to meet with customers to discuss the process, requirements and any cost involved in preparing an application for assessment by Council.



This market sounding is intended solely to gather market information and does not constitute an invitation to tender, an offer, or a commitment by Council to proceed with any land disposal, procurement, or development process. Council makes no representation that any subsequent procurement or disposal will occur as a result of this market sounding.

Experience Western Downs

**It's the
people that
make it.**

WESTERN DOWNS REGIONAL COUNCIL

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