

# THE ELDERS CURRA COUNTRY GAZETTE

Bringing you local information - monthly



## NEW FINANCIAL YEAR IS HERE!



Hello again and welcome to the new financial year. Enquiries and sales were slow during June with Easter, Elections and then the lead up to the end of financial year. Although it is early days into the new financial year, we have our fingers crossed that enquiries and sales will now pick up again. With rainfall during June reaching 51mm (BoM statistics), all the gardens are looking nice, green and just a little bit soggy but at least our tanks are full again.

### OTHER STORIES INSIDE THIS ISSUE:

- Happy New FY
- Trigger Mapping
- Flood Hazard Mapping
- Glenwood Growth
- Solar Panels



**5484 6755**

*Experience.* **Elders** Real Estate

# REVIEW OF TRIGGER MAPPING

AGFORCE has secured a commitment from the Minister of Environment and Science to fully engage with producers on the protected flora trigger mapping.

The contentious trigger maps that caused anxiety for producers and land owners was a surprise upgrade when released last week, were replaced with a more realistic version following a sustained campaign led by AgForce. The new version reduced the protected area by 36 percent.

AgForce CEO Michael Guerin welcomed the commitment as strong progress, but said there was a lot more work to do. We are relieved the Government has heeded community concerns and shown the courage and common sense to review the map, as the consequences would have been disastrous for our industry and land owners.

# NEW FLOOD HAZARD MAPPING

For most people living in an existing home, changes to the flood hazard area mapping will have little to no impact. It is important to note that the risk a property might flood existed before the risk was identified and confirmed in any detailed flood study. While the more accurate modelling shows more Fraser Coast properties are now included in the flood hazard area, for many this will just be minor or low level inundation in the back yard. It also needs to be understood that this is modelling for a Q100 flood event – which is an event that has a one per cent or one in 100 chance of occurring any given year. These are floods that most people have never seen in their lifetime and may never see. However, what Townsville experienced earlier this year shows that extreme events can happen and it is important to be prepared and armed with the most up-to-date information. The current changes impact the Tooan Tooan Creek including Lowland Lagoons, Pulgul Creek, Eli Creek, Glenwood, Aldershot and Bunya Creek catchments. Detailed information including fact sheets and interactive maps will be made available on Fraser Coast Regional Council's Engagement hub website once a resolution is passed by Council to adopt the new flood studies.

# GLENWOOD HEADING IN THE RIGHT DIRECTION

A steady increase in median property prices over a five-year period in the suburb translates to a 7.69% capital gain. Based on current median home prices for the suburb, real estate investors could earn a rental income of \$285. The QLD suburb ranks 38th on the list of best yielding suburbs for rental properties in QLD, posting a 7.06% return.



## TIPS FOR GETTING THE BEST OUT OF YOUR SOLAR PANELS

Solar panels are generally self cleaning, but in particularly dry areas or where panel tilt is minimal, dust and other substances such as bird droppings can build up over time and impact on the amount of electricity generated by a module. Grime and bird poop doesn't need to cover an entire panel to have an effect. It is recommended that we clean our panels at least every 12 months. Warm soapy water and just rinse off with a hose is the best option. Steer away from pressure cleaners and harsh chemicals, and remember if you're on tank water! Bypass your tanks whilst doing.

*Well until next month, I wish you, your family and friends good health, love, laughter and happiness.*

*Kindest regards, KAREN SLEIGHTHOLM & TIM BROADBENT*

For  
Sale