

Great Rewards Group

Whitsundays Paradise Economic Assessment

8 April 2020

Executive Summary

CDM Smith has been engaged by Planit on behalf of Great Rewards Group to provide an economic assessment of the Whitsunday Paradise master planned community in Bowen, Queensland. The following report estimates the potential economic contribution of the development to the region, and details how these benefits respond to the economic objectives outlined in Whitsunday Regional Council's economic development strategy.

The Whitsunday Paradise development (formerly known as Whitsunday Shore Estate) is located off the Bruce Highway, approximately 10 kilometres south of the centre of Bowen. The proposed development is for a master planned community comprising approximately 1,756 residential allotments, 340 units, 47 townhouses and a 2.4-hectare local centre over ten stages of development.

Whitsunday Paradise has already attracted significant interest from beyond Whitsunday LGA, both from interstate and overseas purchasers. The development also differs from other residential offerings in Bowen as it has direct beach access and beach views and is anticipated to offer a high-quality built form environment.

To estimate the economic contribution of the Whitsunday Paradise development to the Whitsunday regional economy, consideration was given to the potential economic impacts associated with three phases of the development. The phases and associated inputs are as follows:

- **Estate development costs:** Costs associated with infrastructure, civil works and land preparation of the estate, prior to properties being released to market. Estate development cost data was provided by Great Rewards Group;
- **New home construction and site landscaping:** Costs associated with new house and attached dwelling construction at Whitsunday Paradise. In estimating the economic impact of new house construction, the assessment has considered only the difference in house construction and site landscaping costs for new builds in Whitsunday Paradise relative to other parts of Bowen. This approach was taken as it was assumed new house construction would occur in Bowen in the absence of Whitsunday Paradise, but at a lower scale and build quality. In the case of attached dwelling development, total construction and landscaping costs have been used to calculate economics impact, as this is a relatively new product to the Bowen market and unlikely to be developed in Bowen in the absence of the Whitsunday Paradise development; and
- **Stimulus of new residents to the region:** Historical data indicates that Whitsunday Paradise has attracted significant interest from beyond the Whitsunday LGA region, including interstate and overseas. Therefore, the establishment on new dwellings in Whitsunday Paradise is anticipated to bring new persons to Whitsunday LGA that would not have come otherwise. The assessment has considered the economic contribution these new residents to the Whitsunday LGA would bring, based on assumptions relating to average income of those households and their likely expenditure trends.

The economic impact of the Whitsunday Paradise development during each phase of development has been estimated in terms of:

- **Output:** Increase in gross sales throughout the economy attributable to the economic stimulus;
- **Household income:** Additional wages, salaries and supplements paid to households benefiting from the stimulus to the economy;
- **Employment:** Number of full time equivalent (FTE) positions created directly and indirectly by the stimulus; and
- **Value added (GRP):** Net activity at each stage of production resulting from the stimulus.

Impacts have been expressed in terms of both direct (change in sales or contribution to final demand by the stimulus) and indirect impacts (production induced impacts). Further details relating to the regional economic contribution approach can be found in Section 4 of the report.

The economic contribution of Whitsunday Paradise to the Whitsunday LGA economy is expected to be significant, with the estate development costs and new home construction and site landscaping phases bringing significant economic stimulus across the ten stages of development, as outlined below:

- Contribution to output: Total contribution of \$1,129.9 million across the ten stages;
- Contribution to household incomes: Total contribution of \$191.6 million across the ten stages;
- Contribution to employment: Up to 176.4 FTEs per stage in the estate development phase and up to 455.9 FTEs per stage in the new home construction and site landscaping phase; and
- Contribution to value added: Total contribution of \$353.7 million across the ten stages.

Once Whitsunday Paradise is fully built out, the estate will bring ongoing annual economic benefits to the Whitsunday LGA regional economy as outlined below:

- Annual contribution to output: \$82.2 million;
- Annual contribution to household incomes: \$24.9 million;
- Annual contribution to employment: 435.9 FTEs; and
- Annual contribution to GRP: \$39.9 million.

The Whitsunday Regional Economic Development Strategy outlines six major themes, three of which were considered relevant to the Whitsunday Paradise development, namely:

- A globally connected and dynamic region of choice for investment;
- A skilled workforce and prosperous small business sector; and
- A region of vibrant towns and centres.

The Whitsunday Paradise development has been assessed against the relevant themes in the Whitsunday Regional Economic Development Strategy to establish how the proposed development responds to the themes and objectives. The occupation of benefits to the themes and objectives are detailed in Table 9-2, however some key points are listed below:

- **A globally connected and dynamic region of choice for investment:** The Whitsunday Paradise development will provide best-in-class infrastructure with a higher quality-built form than in other parts of Bowen. The development is anticipated to increase the awareness of the region to both interstate and overseas markets, hence attracting additional investment to the region more broadly. There has been limited population growth in Bowen between 2011 and 2016. The Whitsunday Paradise development is anticipated to bring significant new households to the region, boosting the local economy and making the region increasingly attractive to new investors;
- **A skilled workforce and prosperous small business sector:** The Whitsunday Paradise development will support local employment, with Great Rewards Group committed to employ locals within Whitsunday LGA to assist during the estate establishment phase. This has the potential for existing businesses to both expand and upskill their workforce, with significant flow on benefit potential for the education and training sector locally. Local small businesses operating in the construction, manufacturing or landscaping services sectors will benefit significantly during the new home construction and site landscaping phase and may invest in the upskilling of their workforce to support the project;
- **A region of vibrant towns and centres:** The Whitsunday Paradise development will bring increased expenditure (additional \$55.2million in household expenditure per annum) to the Whitsunday region, which will be spent at both facilities within Whitsunday Paradise and the broader Bowen centres network. The expenditure of new residents in Bowen, rather than solely in Whitsunday Paradise, will further Bowen and ensure its local centres remain vibrant and prosperous. The attraction of additional persons to the region will also support the continued operation of existing businesses and provide opportunities for expansion.

The economic development strategy also details appropriate development parameters for the assessment of potential investment and developments. The assessment found that the proposed Whitsunday Paradise development satisfies each parameter through the benefits associated with each phase of the analysis in addition to the nature of the development, as presented in Table E-1.

Table E-1 Appropriate Economic Development Parameters as detailed in the EDS

Parameters	Satisfies the Parameter	Response
Will it bring more business investment to the Whitsunday Region?	✓	<p>Whitsunday Paradise will generate local business investment opportunities through increased industry and domestic expenditure and help to foster an attractive investment environment for out-of-region investors. As previously stated, Great Rewards Group is committed to utilising local businesses in all phases of estate establishment (e.g. professional services providers, landscapers, civil construction). In establishing the development (through establishing the estate) will generate the following economic benefits to the Whitsunday regional economy over the ten stages of development:</p> <ul style="list-style-type: none"> - Contribution to regional output: \$327.1 million; - Contribution to regional GRP: \$132.6 million; and - Employment opportunities of up to 176 FTEs per stage. <p>Local construction businesses will benefit significantly from the establishment and development activity associated with the Whitsunday Paradise estate, with economic impacts from the ten stages of development estimated at:</p> <ul style="list-style-type: none"> - Contribution to regional output: \$802.8 million; - Contribution to regional GRP: \$221.2 million; and - Employment opportunities of up to 456 FTEs per stage. <p>Ongoing opportunities will be created for local businesses once the estate is fully built out, as it is anticipated to attract significant residents from beyond the Whitsunday region. These families are anticipated to stimulate the Whitsunday LGA economy as follows:</p> <ul style="list-style-type: none"> - Annual output impacts of \$82.2 million per annum - Annual GRP impacts of \$39.9 million; and - Support employment of 436 FTEs.
Is it the sort of investment that Council and the community want?	✓	<p>Whitsunday Paradise satisfies all EDS themes relevant to residential development within Whitsunday LGA. The local community is likely to want an investment which creates significant economic stimulus to generate employment and wage growth. The annual ongoing impacts of the Whitsunday Paradise development upon build out are anticipated to be</p> <ul style="list-style-type: none"> - Annual household income impacts of \$24.9 million; - Annual employment impacts of 436 FTEs; and - Annual GRP impacts of \$39.9 million.
Does it build on the Whitsunday Region's existing industry profile, capabilities and competitive advantages?	✓	<p>The Whitsunday LGA has historical strengths in the retail trade, accommodation and food services and construction sectors.</p> <p>The establishment of Whitsunday Paradise will support employment within the construction sector, supporting up to:</p> <ul style="list-style-type: none"> - 33 FTEs per stage during the estate development phase; and - 289 FTEs per stage during the new home and site landscaping phase. <p>The attraction of new residents to the region will provide continued support to the retail trade and accommodation and food services sector, supporting the following FTEs per annum at build out:</p> <ul style="list-style-type: none"> - Retail trade sector: 253 FTEs per annum; and - Accommodation and food services sector: 49 FTEs per annum. <p>The attraction of new residents to the region will also help support retail and hospitality businesses within Bowen outside of the peak tourism season.</p>

Parameters	Satisfies the Parameter	Response
Will it help to reduce leakages and retain and re-circulate more income in the region (through local income and expenditure multipliers)?	✓	<p>Whitsunday Paradise will help to reduce leakages through offering a high standard residential community and broadening the range of residential opportunities available to prospective residents.</p> <p>The household income impacts during each stage of the development are anticipated to be:</p> <ul style="list-style-type: none"> - Estate development phase: \$77.5 million across the ten stages of development; - New home and landscaping phase: \$114.1 million across the ten stages of development; and - New residents to the region: \$24.9 million per annum at build out. <p>New residents to the region will bring an estimated \$55.17 million per annum in additional household expenditure per annum at build out.</p>
<p>Are there other potential impacts (e.g. social, environmental, cultural) to consider? For example:</p> <ul style="list-style-type: none"> - Enhancing urban liveability; - Higher quality recreational and cultural facilities; and - Improving quality of social support services 	✓	<p>Whitsunday Paradise will enhance urban liveability through the establishment of community spaces within the development such as a sports field and retail facilities in addition to broadening the residential product offering in Bowen.</p> <p>The development can also assist in attracting a skilled workforce which could lead to improvements in the quality of social support services in the region.</p> <p>The provision of recreational and cultural facilities is often driven by population thresholds. The attraction of additional residents to the region provides the potential for these population thresholds to be met, essentially increasing the range of recreational and cultural facilities available to residents.</p>

In summary, this assessment found that Whitsunday Paradise is likely to have significant economic benefits for the region based on estimated expenditure across estate development, construction and landscaping and the ongoing expenditure of new residents to the region. Both the enumerated value and the nature of the development work in conjunction to meet the outcomes and satisfy the decision-making parameters detailed in Whitsunday Regional Council's economic development strategy.

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Section 1 Introduction

CDM Smith has been engaged by Planit on behalf of Great Rewards Group to provide an economic assessment of the Whitsunday Paradise master planned community in Bowen, Queensland.

1.1 Purpose of the Report

The purpose of this report is to demonstrate the potential economic contribution of the Whitsunday Paradise master planned community and occupation to the economic goals and objectives for the Whitsundays Region as articulated by the Whitsunday Regional Council's economic development strategy (EDS).

1.2 Report Structure

This report is structured as follows:

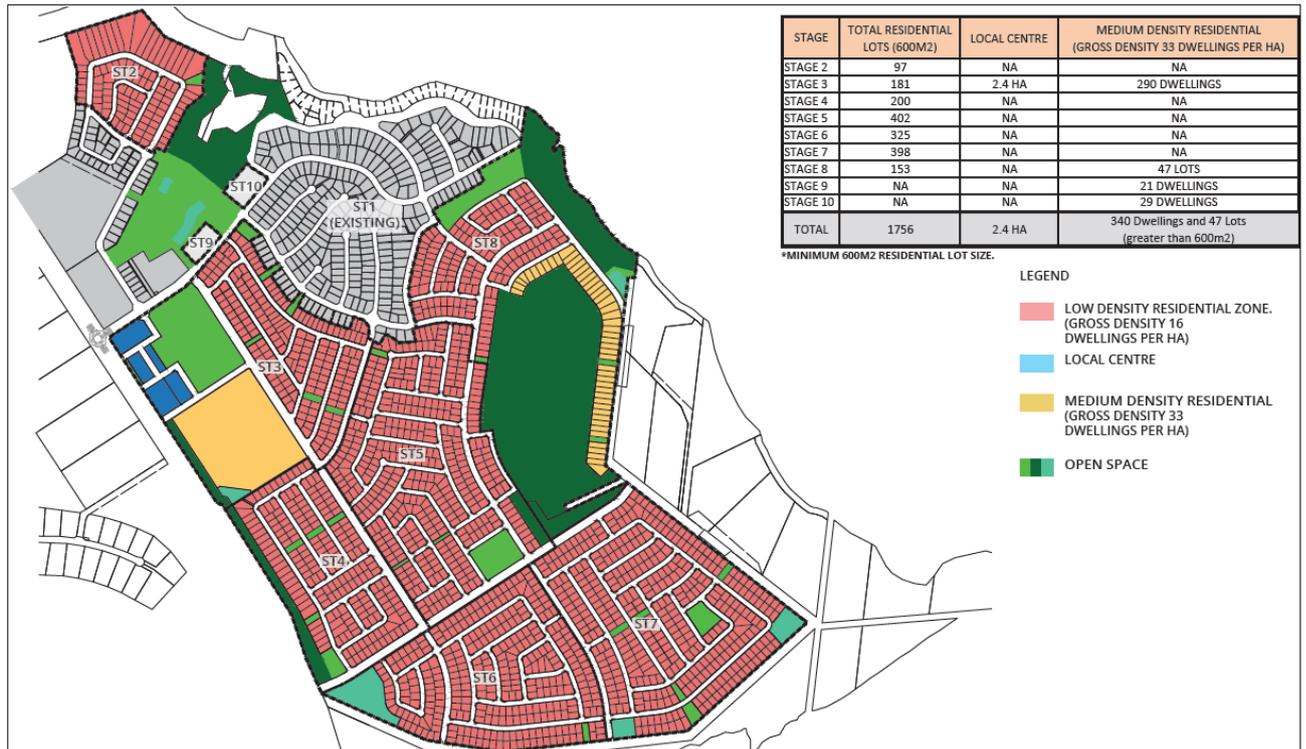
- **Section 1 – Introduction:** purpose of the study, background on the Petrie Mill PDA and report structure;
- **Section 2 – Review of Whitsunday Regional Council's EDS:** Provide a detailed review of the EDS and identify core themes relevant to this development;
- **Section 3 – Regional Economic Context:** provides an overview of the socio-economic characteristics of Whitsunday Paradise relative to Bowen SA2, Whitsunday LGA and Queensland and an overview of the sales trends recorded within Whitsunday Paradise to date;
- **Section 4 – Methodology:** provides an overview of the economic contribution approach and how it has been applied in the assessment of the economic contributions the Whitsunday Paradise development can make to the regional economy;
- **Section 5 – Estate Development Costs:** provides an overview of the estate development costs by stage and the anticipated economic contribution of each stage of development;
- **Section 6 – New Home Construction and Site Landscaping:** provides an assessment of the economic stimulus associated with the construction of new houses, townhouses and units within Whitsunday Paradise by stage;
- **Section 7 – Stimulus of New Residents to the Region:** provides an assessment of the economic stimulus associated with the attraction of new residents to the Whitsunday LGA due to the Whitsunday Paradise development;
- **Section 8 – Summary:** Provides a concise summary of the economic stimulus associated with Whitsunday Paradise at each stage of the project; and
- **Section 9 – How Whitsunday Paradise Aligns with the Whitsunday Regional Economic Development Strategy:** Provides an assessment of how the Whitsunday Paradise aligns with the Whitsunday Regional Economic Development Strategy.

1.3 Geographic Location

The proposed Whitsunday Paradise development (formerly known as Whitsunday Shore Estate) is located off the Bruce Highway, approximately 10 kilometres south of the centre of Bowen. The proposed development is for a Master Planned community consisting of approximately 1,756 residential allotments, 340 units, 47 townhouses and a 2.4-hectare local centre over ten stages of development.

The latest map of the development stages in Whitsunday Paradise is outlined in Figure 1-1 below.

Figure 1-1 Whitsunday Paradise development stages map



Source: Planit Consulting, 2020

Section 2 Review of the Whitsunday Regional Council's EDS

The Whitsunday Regional Council EDS seeks to form a development road map for 2017 to 2021. The EDS aims to combat the damage and economic loss caused by Cyclone Debbie which hit the region in March 2017 and was the second most costly cyclone that Australia has witnessed. Attracting investment and supporting local business is a reoccurring feature of the EDS, mainly centred around key industries within the Whitsunday region, which the strategy refers to as the three pillars of the Whitsunday regional economy. The three pillars are:

- Mining;
- Tourism; and
- Agriculture.

The community and Council's vision in addition to the Regional Council's Economic Development Charter inform the themes and actions within the EDS. The EDS quotes the Whitsunday Regional Council's Economic Development Charter in stating that:

"Whitsunday Regional Council works...to secure a prosperous future that is driven by innovation and investment in strategic projects and industries that will drive regional growth."

The EDS outlines that in order to encourage economic growth in the region, Council will work to provide the foundations for prosperity. Investment attraction is highlighted as a strategy to encourage regional growth between 2017 and 2021 and is explained as fundamental to economic development, and access to international, national and regional markets is a key determinant of long-term economic growth. The EDS defines Council's role in investment attraction as a facilitator to investment through the promotion of what the region has to offer to prospective investors.

The six key action areas as outlined by the EDS are detailed in Figure 2-1.

Figure 2-1 Six themes outlined in the Whitsunday Councils EDS and their respective objective statements, 2017



Source: Whitsunday Regional Council EDS, 2017

Section 2 Review of the Whitsunday Regional Council's EDS

The EDS clearly outlines that for any new industry or development, the proposed change must benefit or progress the key themes outlined in the report. Due to the nature of the proposed Whitsunday Paradise Master Planned Community, the relevant key themes to the project are:

- A diverse and World-class Tourism Destination;
- A Globally connected and Dynamic Region of Choice for Investment; and
- A region of Vibrant Towns and Centres.

Section four of the EDS details how the strategy is to be implemented and provides guidelines on how to assess whether potential projects are in line with the strategy. These guidelines are designed to help realise the region's advantage, understand the benefits a potential project can deliver to the communities of the Whitsunday Region, its residents and businesses if achieved. The guidelines are as follows:

- Will it bring more business investment to the Whitsunday Region?
- Is it the sort of investment that Council and the community want?
- Does it build on the Whitsunday Region's existing industry profile, capabilities and competitive advantages?
- Will it help to reduce leakages and retain and re-circulate more income in the region (through local income and expenditure multipliers)?
- Are there other potential impacts (e.g. social, environmental, cultural) to consider? For example:
 - Enhancing urban liveability;
 - Higher quality recreational and cultural facilities; and
 - Improving quality of social support services.

The following sections of this report will answer these guideline questions regarding the proposed Whitsunday Paradise development and explain how the development satisfies the criteria outlined by the Whitsunday Regional Council in the EDS.

Section 3 Regional Economic Context

3.1 Socio Economic Profile

The socio-economic profile of Whitsunday Paradise (identified at the SA1 level) population as at the 2011 and 2016 Censuses, benchmarked to the Bowen SA2, Whitsunday LGA and Queensland are summarised below, and detailed in Table 3-1.

- At the time of the last two Censuses the average age of residents within the Whitsunday Paradise SA1 was lower than residents in the Bowen SA2, the broader Whitsunday LGA and Queensland. However, the average resident age increased across all areas analysed between 2011 and 2016.
- In 2011 couple families without children was the most common household type in the Whitsunday Paradise SA1 at 33.8% of all dwellings. This trend was also evident in the Bowen SA2 and the Whitsunday LGA, however in 2011 the most common household composition in Queensland was couple families with children. In 2016, the incidence of couple families with children increased in the Whitsunday Paradise SA1 to be the most common household composition, consistent with the State average.
- In both 2011 and 2016 the average household size in the Whitsunday Paradise SA1 was larger than all areas analysed, with an average 2.9 persons per household as per the 2016 Census.
- In 2016, the incidence of fully owned homes in the Whitsunday Paradise SA1 was 22.7% of dwellings, while the incidence of dwellings being purchased with a mortgage was 33.2% in 2016. The incidence of dwellings being purchased with a mortgage in the Whitsunday Paradise SA1 in 2016 was significantly higher than the Bowen SA2 and the Whitsunday LGA which recorded 19.5% and 24.9% of dwellings respectively.
- Between 2011 and 2016 the incidence of dwellings being rented in the Whitsunday Paradise SA1 increased from 18.2% in 2011 to 31.2% in 2016. This represents the largest increase in the incidence of rentals across all areas analysed.
- The average weekly rent payment decreased by \$85 per week between 2011 and 2016 in the Whitsunday Paradise SA1. The Bowen SA2 also experienced a decrease in the average weekly rental payment, whilst the Whitsunday LGA was stable between 2011 and 2016. This trend contrasts with the State average rental payment which increased from \$302 per week in 2011 to \$337 in 2016.
- Average monthly mortgage repayments decreased across all areas analysed between 2011 and 2016, with the largest decrease experienced in the Whitsunday Paradise SA1. The average monthly mortgage repayment in the Whitsunday Paradise SA1 decreased by an average of 0.9% per annum between 2011 and 2016.
- In 2011, the average weekly household income in the Whitsunday Paradise SA1 was the highest compared to the other areas analysed at \$1,967 per week, however only increased by \$25 per week by 2016. This is the lowest increase in average weekly income but the Whitsunday Paradise SA1 maintained a higher average weekly household income compared to the Bowen SA2 and the Whitsunday LGA.
- In 2016, the Whitsunday Paradise SA1 was characterised by a lower unemployment rate when compared to the Bowen SA2, Whitsunday LGA and Queensland. The Bowen SA2 had the highest unemployment rate (8.7% in 2016) out of all areas analysed. Notably, the labour force participation rate in the Whitsunday Paradise SA1 and the Bowen SA2 decreased between 2011 and 2016, despite the lower average age of the population. Between 2011 and 2016, the incidence of full-time employment across all four areas declined, whilst the incidence of part time employment increased in all areas.
- Between 2011 and 2016, the Whitsunday Paradise SA1 was the only area analysed where the incidence of persons with a non-school qualification decreased. All the other areas analysed demonstrated an increase of between 4.7% and 5.4% between in the two Censuses. The incidence of persons with a bachelor or higher qualification remained at 5.5% of persons aged 15 and over in the Whitsunday Paradise SA1 across the Censuses,

while the benchmarked areas experienced increases in the incidence of persons holding a bachelor or higher qualification.

- The Whitsunday Paradise SA1 recorded a higher incidence of upper white-collar workers than Bowen SA2 over the last two Censuses. However, between the two Censuses, there was a decrease in the incidence of lower white-collar workers across all areas analysed.
- The incidence of upper blue-collar workers also decreased across all areas analysed between the two Censuses, however the incidence of lower blue workers in the Whitsunday Paradise SA1 and the Bowen SA2 increased between 2011 and 2016 contrary to the trend exhibited in the Whitsunday LGA and the State.
- In 2016, the Whitsunday Paradise SA1 was characterised by a high incidence of employment in the mining (13.4%) and transport, postal and warehousing (12.4%) sectors relative to the Bowen SA2 and the State averages. The Whitsunday Paradise SA1 was the only region that recorded an increase in the incidence of persons employed in mining between the 2011 and 2016 Censuses.

Section 3 Regional Economic Context

Table 3-1 Socio-Economic Profile, Whitsunday Paradise SA1, Bowen SA2, Whitsunday LGA and Queensland, 2011 and 2016

	Whitsunday Paradise		Bowen SA2		Whitsundays LGA		Queensland	
	2011	2016	2011	2016	2011	2016	2011	2016
Population	342	666	8,850	9,122	31,428	33,781	4,332,742	4,703,196
Ave. Annual Population Growth (%)	-	14.3%	0.6%	0.6%	1.4%	1.5%	2.1%	1.7%
Population by Age								
0-14 Years	31.0%	25.8%	18.8%	18.6%	18.7%	18.1%	20.2%	19.4%
15-24 Years	7.6%	11.7%	12.4%	10.9%	12.2%	11.3%	13.6%	13.0%
25-34 Years	13.5%	11.9%	13.0%	13.8%	14.7%	15.4%	13.6%	13.8%
35-44 Years	17.8%	12.9%	12.0%	10.8%	14.5%	13.3%	14.3%	13.4%
45-54 Years	16.1%	17.0%	15.0%	13.4%	15.2%	13.7%	13.6%	13.4%
55-64 Years	12.3%	12.0%	13.6%	13.9%	13.0%	13.6%	11.6%	11.8%
65+ Years	1.8%	8.7%	15.2%	18.6%	11.7%	14.6%	13.1%	15.3%
Average Age	32	35	40	41	38	39	38	39
Household Type (% of dwellings)								
Couple families with children	32.4%	39.3%	20.7%	19.2%	22.5%	21.7%	29.5%	28.7%
Couple families without children	33.8%	29.7%	24.1%	23.9%	26.4%	25.1%	26.6%	25.9%
Single parent family	4.1%	3.9%	8.3%	8.5%	7.8%	8.0%	10.7%	10.7%
Lone person households	4.1%	9.6%	20.8%	24.0%	20.4%	22.0%	21.4%	21.7%
Average household size	3.0	2.9	2.4	2.4	2.4	2.4	2.6	2.6
Household Finances								
% of households fully owning home	24.5%	22.7%	34.3%	33.2%	29.8%	28.6%	28.4%	27.4%
% of households purchasing home	34.3%	33.2%	19.8%	19.5%	25.2%	24.9%	32.6%	31.4%
% of households renting	18.2%	31.2%	33.8%	35.4%	33.5%	31.4%	32.0%	32.2%
Average weekly household income	1,967	1,993	1,342	1,661	1,423	1,751	1,515	2,027
Average monthly housing loan repayment	2,868	2,746	1,907	1,852	1,959	1,866	2,034	1,958
Average weekly rent payment	412	327	263	258	284	285	302	337
Average housing costs (as a % of income)	15.3%	15.7%	13.1%	10.5%	14.7%	11.2%	16.5%	12.3%
Labour Market								
Full-time employment (% labour force)	68.7%	64.4%	62.8%	58.4%	64.9%	61.5%	60.0%	57.7%
Part-time employment (% labour force)	21.9%	25.1%	25.1%	26.6%	24.4%	26.3%	28.2%	29.9%
Total employment (% labour force)	96.5%	94.0%	94.4%	91.2%	95.3%	93.3%	93.9%	92.4%
Unemployment rate (% labour force)	3.5%	6.0%	5.6%	8.7%	4.7%	6.7%	6.1%	7.6%
Participation rate (% of population > 15 years)	70.8%	65.8%	59.2%	56.4%	63.6%	60.7%	62.8%	61.0%
Qualifications								
% of persons with a non-school qualification	39.0%	38.5%	31.2%	36.5%	37.3%	42.0%	43.3%	48.3%
% of persons with Bachelor or higher	5.5%	5.5%	6.3%	7.8%	7.7%	9.3%	15.9%	18.3%
% of persons with Diploma	2.5%	4.7%	4.4%	5.5%	6.2%	7.6%	7.5%	8.7%
% of persons with Certificate	30.9%	28.3%	20.3%	23.2%	23.4%	25.1%	19.9%	21.3%
Occupation								
Upper White Collar								
Managers	14.6%	10.7%	11.5%	11.0%	13.6%	13.8%	12.3%	12.3%

Section 3 Regional Economic Context

	Whitsunday Paradise		Bowen SA2		Whitsundays LGA		Queensland	
Professionals	11.4%	13.0%	9.3%	10.2%	10.6%	11.4%	19.3%	20.2%
Subtotal	25.9%	23.7%	20.8%	21.2%	24.2%	25.2%	31.5%	32.5%
Lower White Collar								
Community & Personal Service Workers	5.9%	9.1%	8.7%	9.9%	9.9%	11.1%	10.1%	11.5%
Clerical and Admin Workers	11.9%	10.4%	11.2%	10.1%	10.9%	10.0%	14.9%	13.9%
Sales Workers	9.7%	8.8%	8.5%	8.8%	9.0%	9.3%	10.0%	9.9%
Subtotal	21.6%	19.2%	19.7%	18.9%	20.0%	19.3%	24.9%	23.7%
Upper Blue Collar								
Technicians & Trades Workers	20.0%	14.3%	17.3%	13.9%	18.0%	17.2%	15.2%	14.5%
Subtotal	20.0%	14.3%	17.3%	13.9%	18.0%	17.2%	15.2%	14.5%
Lower Blue Collar								
Machinery Operators & Drivers	10.8%	16.9%	11.7%	13.3%	12.2%	11.3%	7.5%	7.0%
Labourers	16.2%	15.9%	21.8%	22.6%	15.8%	15.9%	10.7%	10.7%
Subtotal	27.0%	32.8%	33.5%	35.9%	28.0%	27.3%	18.2%	17.7%
Employment by Industry (% of employees)								
Agriculture, forestry & fishing	7.8%	9.1%	13.1%	17.6%	8.5%	9.8%	2.8%	3.0%
Mining	11.2%	13.4%	5.7%	5.2%	7.4%	6.8%	2.7%	2.4%
Manufacturing	7.3%	3.0%	5.6%	3.8%	6.1%	4.2%	8.6%	6.3%
Electricity, gas, water & waste services	0.0%	0.0%	1.2%	0.6%	1.0%	0.7%	1.2%	1.2%
Construction	6.7%	7.4%	10.2%	7.1%	10.5%	7.9%	9.2%	9.4%
Wholesale trade	3.4%	4.4%	3.0%	2.6%	2.4%	1.7%	3.7%	2.8%
Retail trade	12.8%	9.1%	10.7%	9.5%	10.6%	10.0%	10.9%	10.4%
Accommodation & food services	5.0%	6.7%	9.4%	7.6%	15.2%	16.6%	7.1%	7.7%
Transport, postal & warehousing	12.8%	12.4%	8.6%	9.4%	7.7%	8.1%	5.4%	5.3%
Information media & telecommunications	0.0%	0.0%	0.7%	0.5%	0.6%	0.6%	1.3%	1.2%
Financial & insurance services	1.7%	1.7%	1.1%	1.1%	1.2%	0.9%	2.7%	2.7%
Rental, hiring & real estate services	1.7%	0.0%	2.0%	1.3%	1.9%	1.7%	1.9%	2.1%
Professional, scientific & technical services	4.5%	1.7%	2.8%	2.5%	3.3%	3.2%	6.7%	6.5%
Administrative & support services	2.8%	4.4%	2.7%	4.2%	3.8%	5.3%	3.3%	3.7%
Public administration & safety	5.0%	4.0%	4.7%	4.6%	3.6%	3.6%	6.9%	6.9%
Education & training	5.0%	8.7%	5.6%	7.5%	4.8%	6.5%	8.1%	9.4%
Health care & social assistance	7.3%	8.4%	9.5%	10.9%	6.9%	7.5%	12.2%	13.5%
Arts & recreation services	0.0%	0.0%	0.3%	0.3%	0.9%	1.0%	1.4%	1.6%
Other services	1.7%	3.0%	3.6%	3.6%	3.6%	3.8%	4.0%	4.1%

Source: ABS Census (2011 and 2016)

3.2 Place of Work

An assessment of the residential location choices of workers within Whitsunday LGA and the broader Mackay-Isaac-Whitsunday (MIW) region was undertaken to understand whether each region tended to retain workers locally.

As of the 2016 Census, there was a relative balance between jobs and employed residents in the Whitsunday LGA i.e. most persons who worked in the Whitsunday LGA also resided in the Whitsunday LGA across all industry sectors. Overall, there was a net inflow of employed residents relative to workers. Interestingly, the region was considered particularly appealing to workers in the mining sector, with a net inflow of 181 workers.

However, this same trend is not apparent in the broader MIW region, which recorded a net outflow of workers, with this trend particularly apparent within the mining sector (net outflow of 3,870 workers).

Table 3-2 provides an overview of the residential locational choices of workers by industry sector in Whitsunday LGA and the MIW region as of the 2016 Census.

Table 3-2 Employment by Place of Residence and Place of Work, Whitsunday LGA and MIW Region, 2016

	Whitsunday LGA			MIW Region		
	Emp. Persons. that Work in Region	Emp. Persons that Live in Region	Net Inflow	Emp. Persons. that Work in Region	Emp. Persons that Live in Region	Net Inflow
Agriculture, Forestry and Fishing	1,494	1,462	-32	4,292	4,351	59
Mining	843	1,024	181	15,167	11,297	-3,870
Manufacturing	618	622	4	4,328	4,343	15
Electricity, Gas, Water and Waste Services	106	116	10	731	732	1
Construction	1,003	1,183	180	4,711	5,450	739
Wholesale Trade	239	258	19	2,356	2,354	-2
Retail Trade	1,505	1,503	-2	7,171	7,265	94
Accommodation and Food Services	2,594	2,481	-113	6,666	6,426	-240
Transport, Postal and Warehousing	1,183	1,218	35	4,802	4,965	163
Information Media and Telecommunications	71	85	14	385	398	13
Financial and Insurance Services	133	136	3	867	861	-6
Rental, Hiring and Real Estate Services	263	261	-2	1,228	1,225	-3
Professional, Scientific and Technical Services	415	481	66	2,673	2,790	117
Administrative and Support Services	676	790	114	2,534	2,684	150
Public Administration and Safety	528	533	5	3,234	3,253	19
Education and Training	975	973	-2	5,527	5,556	29
Health Care and Social Assistance	1,094	1,114	20	7,109	7,142	33
Arts and Recreation Services	152	156	4	609	621	12
Other Services	542	573	31	3,372	3,484	112
Total	14,434	14,969	535	77,762	75,197	-2,565

Source: ABS Census (2016)

3.3 Whitsunday Paradise Sales Information

This chapter analyses sales data within the Whitsunday Paradise development over time from the first sales transaction identified between 2003 and 2019. The property market analysis has been adjusted to exclude any sales from Great Rewards Group to its subsidiaries or related parties.

3.3.1 House and Land Sales

There have been 513 vacant land sales within the Whitsunday Paradise development between 2003 and 2019, peaking in 2005 at 108 sales. Between 2003 and 2008 there was typically year on year growth in the median sales price of vacant land. In 2008, the median sales price for vacant land in Whitsunday Paradise peaked in 2008 at \$228,750, or \$250.89/sqm. Vacant land prices post 2008 have declined significantly and were lowest in 2019 at \$83,000 or \$84.07/sqm.

In the 2003 to 2019 period there were 56 house sales, with the volume of house sales peaking in 2007 and 2018 at seven sales. Median house prices in the development peaked in 2009 at \$555,000, however declined significantly to \$464,500 in 2010 and declined further to \$322,000 in 2017. In the two most recent years, there have been early signs of recovery, with median house prices in Whitsunday Paradise increasing to \$476,500.

Table 3-3 details the volume of sales, median sales price and average lot size details for vacant land and house sales between 2003 and 2019.

Table 3-3 Vacant Land and House Sales Summary – Whitsunday Paradise, 2003 to 2019

	Vacant Land				Houses			
	Number	Average Price per SQM	Median Land Price	Average lot size	Number	Average Price per SQM	Median House Price	Average lot size
2003	69	\$71.27	\$76,500	1,204	1	\$256.41	\$310,000	1,209
2004	73	\$132.43	\$125,000	1,047	4	\$208.56	\$218,500	1,052
2005	108	\$147.25	\$125,000	1,328	5	\$374.19	\$355,000	796
2006	57	\$188.35	\$170,000	1,048	5	\$505.34	\$465,000	860
2007	43	\$231.60	\$190,000	997	7	\$526.55	\$480,000	953
2008	20	\$250.89	\$228,750	969	5	\$553.34	\$517,000	839
2009	12	\$209.45	\$217,500	1,069	3	\$535.29	\$555,000	1,046
2010	18	\$208.99	\$171,000	846	2	\$499.76	\$464,500	952
2011	24	\$166.10	\$145,000	918	-	-	-	-
2012	37	\$178.06	\$160,000	1,579	2	\$566.07	\$486,250	859
2013	10	\$140.27	\$158,750	2,980	3	\$534.88	\$517,000	943
2014	5	\$165.49	\$155,000	1,006	1	\$494.07	\$500,000	1,012
2015	8	\$116.89	\$112,500	1,049	3	\$483.85	\$455,000	947
2016	8	\$90.09	\$92,250	1,058	4	\$393.76	\$390,000	869
2017	9	\$120.42	\$100,000	998	2	\$447.10	\$322,000	722
2018	8	\$117.83	\$131,250	1,182	7	\$451.40	\$435,000	957
2019	4	\$84.07	\$83,000	1,027	2	\$372.68	\$476,500	1,425

Source: Pricer Database, 2020

3.3.2 Purchaser Type

In total there have been 569 private sales within the Whitsunday Paradise Development between 2003 and 2019, with the majority of sales representing vacant land sales. Nearly two thirds of all purchases within the development were to persons from outside of Bowen purchasing vacant land. In 2005 there were 87 vacant land sales to non-locals, accounting for 76.9% of all sales in 2005 (the largest influx of non-local purchases between 2003 and 2019). Local buyers purchasing vacant land within Whitsunday Paradise peaked in 2004 at 33.8% of the total sales for the year.

On average, there was more local purchaser interest in built homes as opposed to persons from beyond Bowen. Between 2003 and 2019 there were 56 purchases of houses in the development, 60.7% of which were to local buyers.

Table 3-4 outlines the number of sales within Whitsunday Shore based on purchaser and property type.

Table 3-4 Number of Sales by Purchaser Type and Property Type – Whitsunday Paradise, 2003 to 2019

	Non-Local Purchasers		Local Purchasers	
	Vacant Land	House	Vacant Land	House
2003	54	1	15	0
2004	47	3	26	1
2005	87	1	21	4
2006	38	2	19	3
2007	32	6	11	2
2008	13	4	7	1
2009	8	0	4	3
2010	11	0	7	2
2011	10	0	14	0
2012	29	1	8	1
2013	5	1	5	2
2014	1	0	4	1
2015	4	1	4	2
2016	4	1	4	3
2017	6	1	3	1
2018	3	1	5	6
2019	4	0	0	2
Total	356	23	157	34

Source: Pricfinder Database, 2020

3.3.3 Purchaser Origin

Between 2003 and 2019 Whitsunday Paradise has attracted investment from all around Australia, and some international investment. Within the analysed time frame, 34.9% of vacant land purchases were to persons residing within the Whitsunday LGA. Whitsunday Paradise attracted significant interest from outside of Whitsunday LGA, with 37.6% of sales to persons residing beyond the Mackay-Isaac-Whitsunday region, 19.5% of sales to persons residing interstate and 1.8% of purchasers to persons residing overseas (most commonly from Hong Kong).

Table 3-5 details the origin of investors in Whitsunday Paradise between 2003 and 2019.

Table 3-5 Purchaser Origin Vacant Land – Whitsunday Paradise between 2003 and 2019

	Number	Percentage of Total
QLD	404	78.8%
Bowen	157	30.6%
Remainder of Whitsundays LGA	22	4.3%
Remainder of Mackay-Isaac-Whitsunday	32	6.2%
Remainder of QLD	193	37.6%
Interstate	100	19.5%
NSW	33	6.4%
VIC	17	3.3%
ACT	4	0.8%
TAS	1	0.2%
SA	10	1.9%
NT	1	0.2%
WA	34	6.6%
Overseas	9	1.8%
Singapore	1	0.2%
Great Britain	1	0.2%
USA	2	0.4%
Dubai	1	0.2%
Hong Kong	4	0.8%
Total	513	100.0%

Source: Pricfinder Database and CDM Smith Analysis, 2020

On the other hand, house purchases were more likely to be made to local residents, with 63.9% of sales made to persons residing within Whitsunday LGA. There was also significant interest in Whitsunday Paradise from beyond the region, with a quarter of house purchases made to persons residing interstate.

Table 3-6 displays the origin of investors of houses within Whitsunday Paradise between 2003 and 2019.

Table 3-6 House Purchaser Origin – Whitsunday Paradise between 2003 and 2019

	Number	Percentage of Total
QLD	42	75.0%
Bowen	34	60.7%
Owner occupier sales	24	42.9%
No address details provided	9	16.1%
Whitsundays LGA	2	3.6%
Mackay-Isaac-Whitsunday	2	3.6%
Rest of QLD	4	7.1%
Interstate	14	25.0%
NSW	4	7.1%
VIC	6	10.7%
WA	4	7.1%
Total	56	100.0%

Source: Pricer Database and CDM Smith Analysis, 2020

3.4 Other Local Residential Development

This chapter uses Pricer Data to identify residential developments within Bowen (excluding Whitsunday Paradise) which been developed in approximately the 10 to 15 years. A summary of the identified developments is outlined in Table 3-7.

Table 3-7 Summary of Recent Bowen Residential Developments in Past 15 Years

	Year of First Sale	Average Sqm	Average Land Price/Sqm	Built out	Amenities
Seabreeze Estate	2008	460	\$320.24	Almost entirely	Located adjacent to the Bowen Golf Club; Communal pool and recreational facilities.
Meleuca Cove	2011	938	\$203.97	Stage 1 and 2 almost entirely, Stages 3 and 4 vacant	One block back from Queens Bay
Corner Villa Estate	2012	661	\$264.75	Yes	-
Kapok Park Estate	2008	975	\$154.13	Almost entirely	-
Soldiers Road and Queens Road Estate	2012	710	\$258.55	Almost entirely	-

Source: CDM Smith Analysis, 2020

A key difference between the residential developments outlined in Table 3-7 and the Whitsunday Paradise development is that none of these developments have direct beach access or beach views. Whitsunday Paradise is centred around providing a relaxed lifestyle for residents seeking to enjoy the Whitsundays environment.

Seabreeze Estate is the most similar development in nature as it provides a low maintenance lifestyle for residents, and facilitates a community feel through providing residents with communal areas. Whitsunday Paradise has proposed a sports and recreation facility in addition to retail and commercial space which will foster community

growth within the development. The crucial difference between the product offered by Seabreeze Estate compared to Whitsunday Paradise offerings is allotment size.

Section 4 Methodology

Total economic impacts from the proposed development have been estimated using a regional economic contribution model (input-output approach).

Economic contribution analysis is used to estimate the direct and indirect contribution of economic stimulus or activity, in this case the economic contribution of the construction and operational stages of Whitsunday Paradise.

The analysis of economic contribution is based on input-output tables which describe inter-industry transactions for a given region. National input-output tables for 2012-13¹ are prepared by the ABS based on the Australian National Accounts. Queensland and regional tables are then imputed using Queensland State Accounts, Census data and taxation data.

The total economic contribution of a stimulus or activity comprises the following effects.

- Direct or initial effects: being the stimulus for the economic contribution, typically described as the change in sales or contribution to final demand by the stimulus or activity.
- Flow on effects, comprising production-induced effects and consumption-induced effects, these being:
 - First-round production effects: being those purchases of inputs required from other industry sectors in the economy to produce the additional output generated by the stimulus or activity;
 - Industrial support production effects: being those second, third and subsequent-round industrial flow on effects stimulated by the purchases made in the first round; and
 - Consumption induced effects: being those purchases made by households upon receiving additional income from labour payments stemming from the production of additional output generated by the stimulus or activity under assessment.

The extent of contribution can be represented by multipliers calculated in aggregate for various regional, state or national economies. There are commonly four multipliers used to measure contribution: output, income, employment and value added. Multiplier effects are typically largest in secondary industries (e.g. manufacturing, construction, etc) which require significant intermediate inputs to facilitate production. Service sectors typically have smaller multiplier effects.

Two sets of the above multipliers can be generated, namely:

- Type 1 Multipliers², which estimate the direct and production induced impacts of a stimulus or activity; and
- Type 2 Multipliers, which estimate the direct, production induced and consumption induced impacts of a stimulus or activity.

It is also important to note that value added is the measure of economic impact resulting from a stimulus that is preferred by economists.

The various impact measures used in economic impact assessment are described in Table 4-1.

¹ ABS (2015) Australian National Accounts: Input-Output Tables Catalogue No. 5209.0.55.001. This is the most recently available complete input-output dataset. The complexity of generating this dataset means that this data is typically released three to five years behind the mainstream national accounts data.

² Type 1 Multipliers are used in this analysis. The preference of state and commonwealth treasury is for use of only Type 1 Multipliers, given that Type 2 Multipliers typically overstate the extent of consumption-induced impacts of any given stimulus or activity.

Table 4-1 Measures of Economic Contribution

Impact Measure	Description
Output	The output impact measures the increase in gross sales throughout the entire economy by aggregating all individual transactions (direct and indirect) resulting from the economic stimulus. The output impact provides an indication of the degree of structural dependence between sectors of the economy. However, output impacts are regarded as overstating the impact on the economy as they count all goods and services used in one stage of production as an input to later stages of production, hence counting their contribution more than once.
Household income	The household income impact measures the additional wages, salaries and supplements paid to households associated with the industry under consideration and with other industries benefiting from the stimulus to the economy. It is important to note that the input-output tables on which this analysis is based relate to 2012-13. The input-output tables represent the structural dependence of industry sectors within the regional economy. Since 2012-13, there may have been changes in the composition of real wages. While the input-output tables have been augmented to reflect changes in relative incomes between industries, they have not been augmented such that they reflect relative differences between regions on an inter-industry basis.
Employment	The employment impact measures the number of full time equivalent (FTE) positions for one year created directly and indirectly by the stimulus. However, the short-term response to increased demand may be that existing employees work overtime. Consequently, actual levels of employment generated (in terms of persons employed) will tend to be lower than those estimated by the input-output analysis. This short-term employment response (of working additional overtime) will be more prevalent where the demand stimulus is likely to be temporary and short lived, or where there is limited spare capacity in the economy (that is, when the economy is at or near full employment).
Value added	The value added or Gross Regional Product (GRP) impact measures only the net activity at each stage of production resulting from a stimulus. GRP is defined as the addition of consumption, investment and government expenditure, plus net exports (exports minus imports) from a region. The value added (or GRP) impact is the preferred measure for the assessment of contribution to the economy from a stimulus or impact, and as such should be used to describe the net impact of the event.

Source: Jensen, R. and West, G. (2001) Community Economic Analysis, Department of Primary Industries: Brisbane, Qld

4.1 Inputs

In the case of estimating the economic contribution of the proposed Whitsunday Paradise master planned community, the following impacts were considered:

- Estate development costs;
- New home construction and site landscaping; and
- New residents to the region.

4.1.1 Estate Development Costs

Estate development costs represent the costs associated with delivering Whitsunday Paradise by stage and include infrastructure, civil works and subdivision costs. Each expenditure item has been allocated an input-output code based on the relevant industry in which the expenditure item is likely to be incurred and subsequently inputted into the economic contribution model.

4.1.2 New Home Construction and Site Landscaping

In estimating the economic contribution of new home construction and site landscaping, consideration has been given to likely residential development trends in Whitsunday LGA in the absence of the Whitsunday Paradise development. Residential development within Whitsunday Paradise includes the delivery of house and attached dwelling product.

Our assessment has assumed that new house construction is likely to occur in Bowen in the absence of this development, but at a lower scale and build quality than proposed at Whitsunday Paradise. Therefore, in estimating the economic contribution of new house construction in Whitsunday Paradise, consideration has been given to the difference in house construction and site landscaping costs for new builds in Whitsunday Paradise relative to other parts of Bowen.

Attached dwellings represent a relatively new product to the Bowen market and are considered unlikely to be delivered if the Whitsunday Paradise development does not proceed. Therefore, in estimating the economic contribution of attached dwelling development, consideration has been given to the value of construction of attached dwellings.

4.1.3 New Residents to the Region

Local sales transaction data indicates significant investor interest for both vacant land and established dwellings within Whitsunday Paradise. Therefore, the establishment of new dwellings in the region is anticipated to bring new persons to the region that would not have come otherwise. The assessment has considered the likely proportion of new persons to Whitsunday LGA and the potential stimulus these new persons would bring to Whitsunday LGA, based on consideration of likely expenditure trends, adjusted to remove transfer payments.

4.2 Measures of Economic Contribution

The economic contribution of Whitsunday Paradise has been assessed through consideration of all relevant expenditure at each stage of the development. The estimates and their impacts are allocated to upwards of 114 industry sectors identified in the input-output tables for each of the contribution measures, which include:

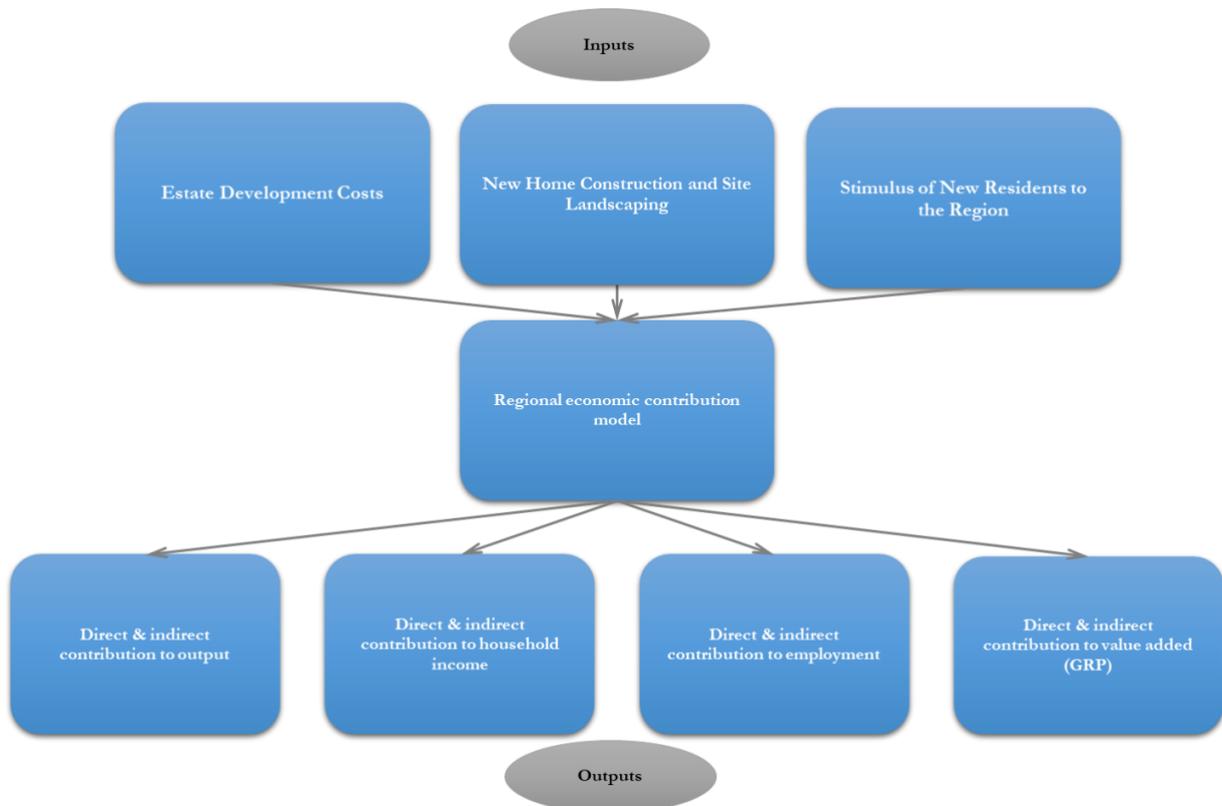
- Output (or consumption);
- Household income;
- Employment (FTEs); and
- Value added.

The extent of the total contribution for each of these measures is distributed across a broad range of industry sectors. The allocation of project expenditures to industry sectors is based on the nature of the activity, as opposed to the nature of the enterprises involved in the transaction. The rationale for allocating purchases based on the type of activity is that the inputs to support a project expenditure will be determined by the activity, rather than the entity undertaking the activity.

It is relevant to note that advice from the proponent indicates that local resources, either within Bowen or within the broader Mackay-Isaac-Whitsunday regional economy, will be utilised to the extent to which it is commercially feasible and available during the civil works and construction phases of the project.

Figure 4-1 below illustrates the methodology of the economic contribution analysis.

Figure 4-1 Economic Contribution Analysis Flow Chart



4.3 Potential Limitations of the Input-Output Approach

The input-output approach has several limitations, which may result in overestimation of impacts.

- The absence of capacity constraints such that the supply of each good is perfectly elastic, implying that each industry can supply whatever quantity is demanded of it and there are no budget constraints.
- The assumed linearity and homogeneity of the input function, which implies constant returns to scale and no substitution between inputs. This occurs because the approach assumes inputs purchased by each industry are a function only of the level of output of that industry.
- Each commodity, or type of commodity, is supplied by a single industry sector, implying there is only one method used to produce each commodity and each sector has only a single primary output.
- Multipliers are derived from the 2012-13 Input-Output tables and reflect the structural dependence of the economy at that time. These tables have been augmented to reflect broad level structural change across the national economy by industry sector. The Queensland and regional tables prepared for this analysis reflect regional variation from the national tables as at 2012-13. As such, the tables do not reflect any intensification or deterioration in regional competitive advantage in a specific industry sector that may have occurred since this time.
- The assumption that the economy is in equilibrium at given prices and that the economy is not subject to other external influences.
- The additivity assumption suggests the total effect of carrying on several types of production is the sum of the separate effects, which is not a true reflection of economic systems.

These limitations are generally only relevant in situations whereby the stimulus being assessed is immature (or new) or when the stimulus is likely to result in a major structural change in the host economy. However, commercial development is considered mature in the Queensland context, hence the limitations outlined above are unlikely to materially affect the robustness of the analysis.

Additionally, the relevance of concerns relating to an absence of a capacity or supply constraint are largely limited to situations where a project or activity pushes the regional economy significantly closer to its capacity constraint. This is most likely to occur when the economy is running at close to full capacity and there is limited opportunity to augment supply. The Queensland economy and its component regional economies have all experienced rising unemployment and population growth, indicating that there is little risk of the Queensland economy or indeed the SEQ regional economy facing a capacity constraint in the labour market in the short to medium term (i.e. next ten years).

The scale of the proposed project is such that many of the limitations do not apply.

Section 5 Estate Development Costs

The economic contribution from the estate development phase of Whitsunday Paradise constitutes civil design, earthworks, approvals and assessments landscaping and infrastructure works. Estimates pertaining to Stage 1 of the development are lead works which have already been undertaken by Whitsunday Paradise. These lead works include approximately six months of design and approval, and up to eighteen months of incurred construction costs as of March 2020.

5.1 Assumptions

5.1.1 Estimated Estate Development Costs

Estimates relating to development costs associated with delivering Whitsunday Paradise, by stage, have been provided by Planit Consulting and are detailed in Table 5-1 below. The estate development costs are GST exclusive values.

The capital cost estimate utilised for Stage 1 in the following assessment is \$11.25 million in lead approvals already incurred by Whitsunday Paradise. Estate development costs for all ten stages of Whitsunday Paradise total \$202.16 million, with the largest stage of development costs for the estate being Stage 5. Stage five involves significant civil design and earthworks to deliver 402 residential allotments.

Table 5-1 Total Development Costs by Stage of Whitsunday Paradise (\$m)

Description	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Civil Design – Internal Sewer, Water, Roads etc	\$0.00	\$4.63	\$8.64	\$9.55	\$19.19	\$15.51	\$19.00	\$9.55	\$0.50	\$0.69
Bulk Earthworks	\$0.00	\$4.03	\$8.64	\$8.31	\$16.70	\$13.50	\$16.54	\$8.31	\$0.44	\$0.60
Approvals and Assessments	\$0.00	\$0.00	\$0.92	\$0.45	\$0.45	\$0.45	\$0.45	\$0.45	\$0.07	\$0.07
External Infrastructure – Sewer and Water	\$11.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
External Infrastructure - Roads	\$0.00	\$0.00	\$0.91	\$5.00	\$8.18	\$0.00	\$0.00	\$1.82	\$0.00	\$0.00
Landscaping	\$0.00	\$0.27	\$1.82	\$0.73	\$1.18	\$0.74	\$1.36	\$0.89	\$0.07	\$0.07
Environmental Offsets - Mapped Essential Habitat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.22	\$0.00	\$0.00	\$0.00
Total	\$11.25	\$8.93	\$20.92	\$24.04	\$45.71	\$30.20	\$37.57	\$21.02	\$1.08	\$1.44

Source: Planit Consulting, 2020

5.2 Economic Contribution of Estate Development Costs

5.2.1 Output

The results of the economic contribution analysis, with respect to output, estimate the expenditure already made in Stage 1 has contributed \$20.23 million to the regional economy, comprising \$11.25 million in direct contribution and \$8.97 million in indirect contribution.

The analysis also suggests that the economic contribution will be greatest through Stages 4 to 7, with a total output of \$221.03 million over this period of development. The output of the estate development phase peaks in Stage 5 with \$45.71 million in direct contribution and \$28.58 million of indirect contributions. Over the life of the project the

Section 5 Estate Development Costs

output is primarily driven by the construction industry and the professional, scientific and technical services industry which account for 40.9% and 32.3% of total output respectively.

Table 5-2 details the output per industry across the ten stages of the proposed development in Whitsunday Paradise.

Table 5-2 Estate Development Costs – Output resulting from development of Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.03	\$0.02	\$0.05	\$0.06	\$0.11	\$0.07	\$0.09	\$0.05	\$0.00	\$0.00
Mining	\$1.73	\$0.93	\$2.28	\$2.73	\$5.13	\$3.11	\$3.87	\$2.26	\$0.11	\$0.15
Manufacturing	\$1.82	\$0.82	\$2.15	\$2.55	\$4.76	\$2.74	\$3.45	\$2.07	\$0.10	\$0.13
Electricity, Gas, Water & Waste Services	\$0.98	\$0.72	\$1.71	\$1.97	\$3.74	\$2.43	\$3.03	\$1.71	\$0.09	\$0.12
Construction	\$13.23	\$5.20	\$13.76	\$16.82	\$31.24	\$17.20	\$21.65	\$13.28	\$0.62	\$0.82
Wholesale Trade	\$0.18	\$0.11	\$0.27	\$0.31	\$0.59	\$0.36	\$0.45	\$0.26	\$0.01	\$0.02
Retail Trade	\$0.08	\$0.05	\$0.12	\$0.14	\$0.26	\$0.16	\$0.20	\$0.12	\$0.01	\$0.01
Accommodation & Food Services	\$0.05	\$0.07	\$0.15	\$0.16	\$0.32	\$0.22	\$0.28	\$0.15	\$0.01	\$0.01
Transport, Postal & Warehousing	\$0.55	\$0.32	\$0.77	\$0.91	\$1.72	\$1.06	\$1.32	\$0.76	\$0.04	\$0.05
Information Media and Telecommunications	\$0.03	\$0.05	\$0.11	\$0.12	\$0.23	\$0.17	\$0.21	\$0.11	\$0.01	\$0.01
Financial & Insurance Services	\$0.10	\$0.11	\$0.26	\$0.28	\$0.54	\$0.38	\$0.47	\$0.26	\$0.01	\$0.02
Rental, Hiring & Real Estate Services	\$0.34	\$0.23	\$0.55	\$0.64	\$1.21	\$0.77	\$0.96	\$0.55	\$0.03	\$0.04
Professional, Scientific & Technical Services	\$0.79	\$5.30	\$11.07	\$11.78	\$23.04	\$18.25	\$22.49	\$11.56	\$0.65	\$0.87
Administrative & Support Services	\$0.11	\$0.13	\$0.30	\$0.33	\$0.64	\$0.45	\$0.56	\$0.30	\$0.02	\$0.02
Public Administration & Safety	\$0.07	\$0.07	\$0.15	\$0.17	\$0.33	\$0.22	\$0.27	\$0.15	\$0.01	\$0.01
Education & Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care & Social Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00
Arts & Recreation Services	\$0.00	\$0.00	\$0.01	\$0.01	\$0.02	\$0.01	\$0.02	\$0.01	\$0.00	\$0.00
Other Services	\$0.12	\$0.08	\$0.19	\$0.22	\$0.41	\$0.27	\$0.33	\$0.19	\$0.01	\$0.01
Direct	\$11.25	\$8.93	\$20.92	\$24.04	\$45.71	\$30.20	\$37.57	\$21.02	\$1.08	\$1.44
Indirect	\$8.97	\$5.27	\$12.95	\$15.17	\$28.58	\$17.67	\$22.09	\$12.78	\$0.64	\$0.84
Total	\$20.23	\$14.20	\$33.88	\$39.21	\$74.28	\$47.88	\$59.66	\$33.80	\$1.72	\$2.28

Source: CDM Smith Analysis, 2020

5.2.2 Household Income

The capital phase of Whitsunday Paradise will also contribute significantly to household incomes within the region. In Stage 1, the contribution to household incomes in the region has been \$2.13 million in direct contribution and \$1.81 million in indirect contribution. By Stage 10, development of Whitsunday Paradise is estimated to contribute a total of \$77.48 million to household incomes in the region. Similar to output, Stage 5 of the development is estimated to yield the largest contribution to household incomes (\$11.45 million directly and \$6.02 million indirectly) with construction (31.8%) and professional, scientific and technical services (45.7%) the sectors to record the most significant household income impacts.

Section 5 Estate Development Costs

Table 5-3 details the contribution to household income by industry within Whitsunday Paradise during the estate development phase.

Table 5-3 Estate Development Costs – Contribution to Household Income resulting from development of Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.00	\$0.00	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.00	\$0.00
Mining	\$0.29	\$0.16	\$0.39	\$0.46	\$0.87	\$0.53	\$0.66	\$0.38	\$0.02	\$0.02
Manufacturing	\$0.33	\$0.15	\$0.39	\$0.46	\$0.86	\$0.49	\$0.62	\$0.37	\$0.02	\$0.02
Electricity, Gas, Water & Waste Services	\$0.12	\$0.09	\$0.20	\$0.24	\$0.45	\$0.29	\$0.36	\$0.20	\$0.01	\$0.01
Construction	\$2.48	\$0.96	\$2.47	\$3.10	\$5.78	\$3.17	\$3.97	\$2.43	\$0.11	\$0.15
Wholesale Trade	\$0.06	\$0.03	\$0.08	\$0.10	\$0.18	\$0.11	\$0.14	\$0.08	\$0.00	\$0.01
Retail Trade	\$0.03	\$0.02	\$0.04	\$0.05	\$0.10	\$0.06	\$0.08	\$0.04	\$0.00	\$0.00
Accommodation & Food Services	\$0.02	\$0.02	\$0.04	\$0.05	\$0.09	\$0.07	\$0.08	\$0.05	\$0.00	\$0.00
Transport, Postal & Warehousing	\$0.13	\$0.07	\$0.18	\$0.21	\$0.40	\$0.24	\$0.30	\$0.18	\$0.01	\$0.01
Information Media and Telecommunications	\$0.01	\$0.01	\$0.02	\$0.02	\$0.04	\$0.03	\$0.04	\$0.02	\$0.00	\$0.00
Financial & Insurance Services	\$0.02	\$0.03	\$0.06	\$0.07	\$0.14	\$0.09	\$0.12	\$0.06	\$0.00	\$0.00
Rental, Hiring & Real Estate Services	\$0.07	\$0.04	\$0.11	\$0.13	\$0.24	\$0.15	\$0.19	\$0.11	\$0.01	\$0.01
Professional, Scientific & Technical Services	\$0.26	\$1.77	\$3.71	\$3.94	\$7.71	\$6.11	\$7.53	\$3.87	\$0.22	\$0.29
Administrative & Support Services	\$0.05	\$0.06	\$0.14	\$0.16	\$0.31	\$0.22	\$0.27	\$0.15	\$0.01	\$0.01
Public Administration & Safety	\$0.03	\$0.03	\$0.07	\$0.08	\$0.16	\$0.11	\$0.13	\$0.07	\$0.00	\$0.01
Education & Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care & Social Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Arts & Recreation Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Services	\$0.04	\$0.03	\$0.06	\$0.07	\$0.13	\$0.09	\$0.11	\$0.06	\$0.00	\$0.00
Direct	\$2.13	\$2.35	\$5.26	\$5.97	\$11.45	\$8.00	\$9.90	\$5.39	\$0.28	\$0.38
Indirect	\$1.81	\$1.12	\$2.73	\$3.19	\$6.02	\$3.77	\$4.71	\$2.70	\$0.14	\$0.18
Total	\$3.94	\$3.47	\$7.98	\$9.16	\$17.47	\$11.78	\$14.61	\$8.09	\$0.42	\$0.56

Source: CDM Smith Analysis, 2020

5.2.3 Employment

The employment generated by the estate development phase ranges from 30 FTEs in Stage 1, peaking at 176 FTEs in Stage 5, before decreasing to 6 FTEs in Stage 10. Employment generated by the estate development phase is highest between stages 5, 6 and 7 with the generation of 152 FTEs per stage on average. The professional, scientific and technical services industry account for 56.7% of the employment generated over the estate development phase within the Whitsunday Paradise development.

Table 5-4 details the contribution to employment by industry by stage during the estate development phase at Whitsunday Paradise.

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Table 5-4 Estate Development Costs – Contribution to Employment resulting from development of Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	0.1	0.1	0.2	0.2	0.4	0.2	0.3	0.2	0.0	0.0
Mining	2.7	1.5	3.6	4.3	8.1	4.9	6.1	3.6	0.2	0.2
Manufacturing	4.2	1.9	4.8	5.8	10.8	6.2	7.8	4.7	0.2	0.3
Electricity, Gas, Water & Waste Services	1.1	0.8	1.9	2.2	4.2	2.7	3.4	1.9	0.1	0.1
Construction	13.3	5.7	16.2	18.0	33.3	18.6	23.9	14.7	0.7	0.9
Wholesale Trade	0.6	0.3	0.8	0.9	1.8	1.1	1.4	0.8	0.0	0.1
Retail Trade	0.6	0.4	0.9	1.1	2.0	1.3	1.6	0.9	0.0	0.1
Accommodation & Food Services	0.3	0.5	1.0	1.1	2.2	1.6	1.9	1.0	0.1	0.1
Transport, Postal & Warehousing	1.6	0.9	2.3	2.7	5.1	3.2	4.0	2.3	0.1	0.2
Information Media and Telecommunications	0.1	0.1	0.3	0.3	0.5	0.4	0.5	0.3	0.0	0.0
Financial & Insurance Services	0.2	0.2	0.5	0.5	1.0	0.7	0.9	0.5	0.0	0.0
Rental, Hiring & Real Estate Services	0.7	0.5	1.1	1.3	2.4	1.5	1.9	1.1	0.1	0.1
Professional, Scientific & Technical Services	3.3	22.5	47.0	50.0	97.8	77.5	95.5	49.1	2.8	3.7
Administrative & Support Services	0.3	0.3	0.8	0.9	1.6	1.2	1.4	0.8	0.0	0.1
Public Administration & Safety	0.4	0.4	0.9	1.0	1.9	1.3	1.6	0.9	0.0	0.1
Education & Training	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Health Care & Social Assistance	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Arts & Recreation Services	0.0	0.0	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0
Other Services	0.8	0.6	1.4	1.6	3.0	1.9	2.4	1.4	0.1	0.1
Direct	7.5	22.8	49.9	52.5	101.9	78.0	96.8	50.7	2.8	3.8
Indirect	22.9	13.8	33.8	39.5	74.5	46.4	58.0	33.4	1.7	2.2
Total	30.4	36.6	83.7	92.0	176.4	124.4	154.7	84.1	4.5	6.0

Source: CDM Smith Analysis, 2020

5.2.4 Value Added

The total value added as a result of Stage 1 of the Whitsunday Paradise development is estimated at approximately \$7.32 million. Total value added attributable to the estate development phase of Whitsunday Paradise is estimated at \$132.55 million (\$83.87 million directly and \$48.68 million indirectly) across all stages of development. Almost a quarter of the total value added over the life of the estate development phase is from Stage 5 which is anticipated to contribute \$29.98 million in value added. Consistent with the other economic contribution measures, construction (18.3%) and the professional, scientific and technical services (56.7%) industries account for a significant proportion of the value added from the estate development phase of Whitsunday Paradise.

Table 5-5 details the value added by industry by ten stages during the estate development phase at Whitsunday Paradise.

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Table 5-5 Estate Development Costs – Value Added resulting from development of Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.01	\$0.01	\$0.02	\$0.03	\$0.05	\$0.03	\$0.04	\$0.02	\$0.00	\$0.00
Mining	\$0.78	\$0.41	\$1.01	\$1.22	\$2.29	\$1.38	\$1.72	\$1.01	\$0.05	\$0.07
Manufacturing	\$0.48	\$0.22	\$0.57	\$0.67	\$1.25	\$0.71	\$0.90	\$0.54	\$0.03	\$0.03
Electricity, Gas, Water & Waste Services	\$0.31	\$0.23	\$0.55	\$0.64	\$1.21	\$0.79	\$0.98	\$0.55	\$0.03	\$0.04
Construction	\$4.57	\$1.77	\$4.60	\$5.74	\$10.68	\$5.87	\$7.35	\$4.51	\$0.21	\$0.28
Wholesale Trade	\$0.09	\$0.05	\$0.13	\$0.15	\$0.28	\$0.17	\$0.21	\$0.12	\$0.01	\$0.01
Retail Trade	\$0.04	\$0.03	\$0.07	\$0.08	\$0.15	\$0.09	\$0.11	\$0.07	\$0.00	\$0.00
Accommodation & Food Services	\$0.03	\$0.03	\$0.07	\$0.08	\$0.15	\$0.11	\$0.13	\$0.07	\$0.00	\$0.01
Transport, Postal & Warehousing	\$0.25	\$0.14	\$0.35	\$0.41	\$0.77	\$0.48	\$0.59	\$0.34	\$0.02	\$0.02
Information Media and Telecommunications	\$0.01	\$0.02	\$0.05	\$0.06	\$0.11	\$0.08	\$0.10	\$0.05	\$0.00	\$0.00
Financial & Insurance Services	\$0.06	\$0.07	\$0.17	\$0.19	\$0.36	\$0.25	\$0.31	\$0.17	\$0.01	\$0.01
Rental, Hiring & Real Estate Services	\$0.13	\$0.09	\$0.22	\$0.25	\$0.48	\$0.31	\$0.38	\$0.22	\$0.01	\$0.01
Professional, Scientific & Technical Services	\$0.39	\$2.64	\$5.52	\$5.87	\$11.48	\$9.10	\$11.21	\$5.76	\$0.33	\$0.43
Administrative & Support Services	\$0.06	\$0.07	\$0.16	\$0.18	\$0.35	\$0.25	\$0.30	\$0.16	\$0.01	\$0.01
Public Administration & Safety	\$0.04	\$0.04	\$0.08	\$0.10	\$0.18	\$0.12	\$0.15	\$0.08	\$0.00	\$0.01
Education & Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care & Social Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Arts & Recreation Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.01	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00
Other Services	\$0.06	\$0.04	\$0.09	\$0.10	\$0.19	\$0.12	\$0.15	\$0.09	\$0.00	\$0.01
Direct	\$3.96	\$3.80	\$8.62	\$9.86	\$18.86	\$12.91	\$15.99	\$8.79	\$0.46	\$0.61
Indirect	\$3.36	\$2.07	\$5.04	\$5.89	\$11.11	\$6.95	\$8.68	\$4.99	\$0.25	\$0.33
Total	\$7.32	\$5.87	\$13.66	\$15.75	\$29.98	\$19.86	\$24.68	\$13.78	\$0.71	\$0.94

Source: CDM Smith Analysis, 2020

Section 6 New Home Construction and Site Landscaping

The economic contribution of the new home construction and site landscaping of Whitsunday Paradise uses the difference in construction costs for houses within Whitsunday Paradise compared to Bowen and the total construction cost for units and houses (as they are considered a new offering) as inputs to the model.

In estimating the economic contribution of new home construction and site landscaping, consideration has been given to the following factors:

- Average house size in Whitsunday Paradise relative to other parts of Bowen;
- Construction costs for houses by build standard in Bowen;
- Construction costs for units and townhouses in Bowen; and
- Landscaping costs.

6.1 Assumptions

6.1.1 House Sizes in Whitsunday Paradise and Bowen

As previously detailed, estimates used in this model for the costs associated with new home construction and site landscaping represent the difference between the cost of building of a new house in Bowen compared to building a new house in Whitsunday Paradise. In order to calculate the variance in construction costs, the average size of the house in each area needed to be calculated.

The average size of houses in Whitsunday Paradise compared to Bowen SA2 was calculated by applying the average number of bedrooms per house in each area (obtained from the ABS 2016 Census) and applying an assumed sqm rate per number of bedrooms in a house. The assumed sqm of houses are as follows;

- 1-bedroom house: 50 sqm;
- 2 bedrooms house: 90 sqm;
- 3 bedrooms house: 150 sqm;
- 4 bedrooms: 250 sqm; and
- 5 bedrooms 280 sqm.

This method generated an average house size in Whitsunday Paradise of approximately 212 sqm and an average house size within the Bowen SA2, excluding Whitsunday Paradise of 152 sqm. Based on industry standards, the average size for attached dwellings in Whitsunday Paradise is assumed to be 100 sqm per unit and 150 sqm per townhouse.

6.1.2 Construction Costs

The estimates made regarding the new home construction and site landscaping costs of the Whitsunday Paradise development also require indicative construction costs for houses in Whitsunday Paradise relative to new house builds in other parts of Bowen SA2 (i.e. excluding Whitsunday Paradise). The assumption of average construction costs per sqm for houses and attached dwellings are based on 2018 estimates for Brisbane construction costs and inflated by a regional variation figure for Bowen. These estimates (which account for build quality) and the associated regional variation used are detailed in Rawlinsons *Australian Construction Handbook* (2018, Edition 36).

Section 6 New Home Construction and Site Landscaping

Estimates have been adjusted to represent 2019-dollar values by using Queensland indexes detailed in the ABS Producer Price Indexes, Australia (December 2019): Output of the Construction Industries, Subdivision and Class Index Numbers, catalogue number 6530.0. This method established the estimates of price per sqm detailed in Table 6-1.

Table 6-1 Assumed Construction Costs in Bowen and Whitsunday Paradise, rebased to 2019-dollar values

Construction Type	\$/sqm cost
Landscaping	\$49.68
Unit Construction Whitsunday Paradise	\$2,141.14
Townhouse Construction Whitsunday Paradise	\$2,123.61
House Construction Whitsunday Paradise	\$1,825.56
House Construction Bowen	\$1,478.24
Differential in House Construction	\$347.32

Source: Rawlinson Australian Construction Handbook, 2018

As detailed previously, the proposed built form of houses in Whitsunday Paradise are expected to be of a higher quality than those constructed in other parts of Bowen. To account for the variation in build quality, a marginally lower price per sqm cost of building a home in Bowen compared to Whitsunday Paradise has been adopted (as per build quality expenditures in Rawlinsons *Australian Construction Handbook*). Therefore, the economic stimulus associated with Whitsunday Paradise in new house construction phase is the differential house development costs in Whitsunday Paradise relative to other parts of Bowen and the total construction costs associated with attached dwelling and townhouse development in Whitsunday Paradise.

It is estimated that the expenditure of the new home construction and site landscaping phase is approximately \$31.45 million in Stage 1, increasing to the peak of \$64.19 million in Stage 5. Stage 5 contains the new home construction and site landscaping of 402 residential blocks, which makes this Stage the most significant release of 600 sqm blocks in the course of the development.

Note that the negative values for comparative landscaping costs are due to the assumption that lot sizes are 600 sqm both in Whitsunday Paradise and in Bowen, and that the available land to landscape is 600 sqm less the size of the house. As houses are larger in Whitsunday Paradise, the potential landscaping area is lower than that in Bowen, and therefore landscaping expenditure is assumed to be less in Whitsunday Paradise.

Table 6-2 Total new home construction and Site Landscaping Expenditure by Stage of Whitsunday Paradise (\$m)

Description	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Houses - Construction Costs	\$32.04	\$15.78	\$29.44	\$32.53	\$65.39	\$52.86	\$64.74	\$24.89	\$0.00	\$0.00
Houses - Landscaping on remainder	-\$0.59	-\$0.29	-\$0.54	-\$0.60	-\$1.20	-\$0.97	-\$1.19	-\$0.46	\$0.00	\$0.00
Attached Dwelling - Construction Costs	\$0.00	\$0.00	\$62.09	\$0.00	\$0.00	\$0.00	\$0.00	\$14.97	\$4.50	\$6.21
Attached Dwelling - Landscaping on common areas	\$0.00	\$0.00	\$2.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.47	\$0.21	\$0.29
Total	\$31.45	\$15.49	\$93.92	\$31.93	\$64.19	\$51.89	\$63.55	\$39.88	\$4.71	\$6.50

Source: CDM Smith Analysis, 2020

6.2 Economic Contribution of New Home Construction and Site Landscaping

6.2.1 Output

The strongest contributing industries over the course of the new home construction and site landscaping phase of Whitsunday Paradise are construction and manufacturing, which are estimated to contribute 63.5% and 12.4% respectively to the total output of the project. Total output peaks in Stage 3 of the development with \$93.92 million in direct contribution to the region and \$92.66 million indirect contribution.

Table 6-3 details the output contribution by industry by stage of the new home construction and site landscaping phase in Whitsunday Paradise.

Table 6-3 New Home Construction and Site Landscaping – Output resulting from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.16	\$0.08	\$0.46	\$0.16	\$0.32	\$0.26	\$0.31	\$0.20	\$0.02	\$0.03
Mining	\$5.57	\$2.74	\$16.67	\$5.65	\$11.36	\$9.18	\$11.25	\$7.07	\$0.84	\$1.16
Manufacturing	\$7.78	\$3.83	\$23.12	\$7.90	\$15.88	\$12.84	\$15.73	\$9.85	\$1.16	\$1.60
Electricity, Gas, Water & Waste Services	\$2.92	\$1.44	\$8.70	\$2.96	\$5.96	\$4.82	\$5.90	\$3.70	\$0.44	\$0.60
Construction	\$39.78	\$19.59	\$118.57	\$40.39	\$81.18	\$65.63	\$80.37	\$50.39	\$5.94	\$8.20
Wholesale Trade	\$0.74	\$0.36	\$2.20	\$0.75	\$1.50	\$1.22	\$1.49	\$0.93	\$0.11	\$0.15
Retail Trade	\$0.32	\$0.16	\$0.95	\$0.32	\$0.64	\$0.52	\$0.64	\$0.40	\$0.05	\$0.07
Accommodation & Food Services	\$0.18	\$0.09	\$0.56	\$0.18	\$0.37	\$0.30	\$0.36	\$0.23	\$0.03	\$0.04
Transport, Postal & Warehousing	\$1.69	\$0.83	\$5.01	\$1.71	\$3.44	\$2.78	\$3.41	\$2.13	\$0.25	\$0.35
Information Media and Telecommunications	\$0.09	\$0.05	\$0.27	\$0.09	\$0.19	\$0.15	\$0.19	\$0.12	\$0.01	\$0.02
Financial & Insurance Services	\$0.42	\$0.21	\$1.25	\$0.43	\$0.86	\$0.70	\$0.85	\$0.53	\$0.06	\$0.09
Rental, Hiring & Real Estate Services	\$1.02	\$0.50	\$3.01	\$1.04	\$2.09	\$1.69	\$2.07	\$1.29	\$0.15	\$0.21
Professional, Scientific & Technical Services	\$1.08	\$0.53	\$3.19	\$1.09	\$2.20	\$1.78	\$2.18	\$1.36	\$0.16	\$0.22
Administrative & Support Services	\$0.23	\$0.12	\$0.71	\$0.24	\$0.48	\$0.39	\$0.47	\$0.30	\$0.04	\$0.05
Public Administration & Safety	\$0.22	\$0.11	\$0.66	\$0.23	\$0.46	\$0.37	\$0.45	\$0.28	\$0.03	\$0.05
Education & Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care & Social Assistance	\$0.00	\$0.00	\$0.01	\$0.00	\$0.01	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00
Arts & Recreation Services	\$0.01	\$0.01	\$0.03	\$0.01	\$0.02	\$0.02	\$0.02	\$0.01	\$0.00	\$0.00
Other Services	\$0.40	\$0.20	\$1.20	\$0.41	\$0.82	\$0.67	\$0.82	\$0.51	\$0.06	\$0.08
Direct	\$31.45	\$15.49	\$93.92	\$31.93	\$64.19	\$51.89	\$63.55	\$39.88	\$4.71	\$6.50
Indirect	\$31.17	\$15.35	\$92.66	\$31.64	\$63.60	\$51.41	\$62.96	\$39.43	\$4.64	\$6.40
Total	\$62.62	\$30.83	\$186.58	\$63.57	\$127.78	\$103.31	\$126.51	\$79.31	\$9.34	\$12.90

Source: CDM Smith Analysis, 2020

Section 6 New Home Construction and Site Landscaping

6.2.2 Household Income

The new home construction and site landscaping phase of Whitsunday Paradise is estimated to contribute \$114.07 million to the regional economy (\$35.81 million in direct contributions and \$78.27 million indirectly). Similarly, to output contribution, Stage 3 is also the largest contributor to household income over the course of the project contributing a total of \$26.75 million to household incomes in the region. Within Stage 3, construction accounts for almost half of the total contribution and the manufacturing industry accounts for approximately a quarter of household income contribution.

Table 6-4 details the contribution to household income by industry by stage for the new home construction and site landscaping phase of the proposed Whitsunday Paradise development.

Table 6-4 New Home Construction and Site Landscaping – Contribution to Household Income from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.02	\$0.01	\$0.06	\$0.02	\$0.04	\$0.03	\$0.04	\$0.03	\$0.00	\$0.00
Mining	\$0.94	\$0.46	\$2.81	\$0.95	\$1.91	\$1.55	\$1.89	\$1.19	\$0.14	\$0.19
Manufacturing	\$1.52	\$0.75	\$4.50	\$1.54	\$3.10	\$2.50	\$3.07	\$1.92	\$0.22	\$0.31
Electricity, Gas, Water & Waste Services	\$0.35	\$0.17	\$1.03	\$0.35	\$0.70	\$0.57	\$0.70	\$0.44	\$0.05	\$0.07
Construction	\$4.19	\$2.07	\$12.86	\$4.26	\$8.56	\$6.92	\$8.47	\$5.38	\$0.65	\$0.90
Wholesale Trade	\$0.23	\$0.11	\$0.68	\$0.23	\$0.46	\$0.38	\$0.46	\$0.29	\$0.03	\$0.05
Retail Trade	\$0.12	\$0.06	\$0.36	\$0.12	\$0.25	\$0.20	\$0.24	\$0.15	\$0.02	\$0.03
Accommodation & Food Services	\$0.05	\$0.03	\$0.16	\$0.05	\$0.11	\$0.09	\$0.11	\$0.07	\$0.01	\$0.01
Transport, Postal & Warehousing	\$0.40	\$0.20	\$1.20	\$0.41	\$0.82	\$0.67	\$0.82	\$0.51	\$0.06	\$0.08
Information Media and Telecommunications	\$0.01	\$0.01	\$0.04	\$0.02	\$0.03	\$0.02	\$0.03	\$0.02	\$0.00	\$0.00
Financial & Insurance Services	\$0.11	\$0.05	\$0.33	\$0.11	\$0.23	\$0.18	\$0.22	\$0.14	\$0.02	\$0.02
Rental, Hiring & Real Estate Services	\$0.20	\$0.10	\$0.58	\$0.20	\$0.41	\$0.33	\$0.40	\$0.25	\$0.03	\$0.04
Professional, Scientific & Technical Services	\$0.36	\$0.18	\$1.07	\$0.37	\$0.74	\$0.60	\$0.73	\$0.46	\$0.05	\$0.07
Administrative & Support Services	\$0.11	\$0.06	\$0.34	\$0.11	\$0.23	\$0.19	\$0.23	\$0.14	\$0.02	\$0.02
Public Administration & Safety	\$0.11	\$0.05	\$0.31	\$0.11	\$0.22	\$0.18	\$0.22	\$0.13	\$0.02	\$0.02
Education & Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care & Social Assistance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Arts & Recreation Services	\$0.00	\$0.00	\$0.01	\$0.00	\$0.01	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00
Other Services	\$0.13	\$0.07	\$0.39	\$0.13	\$0.27	\$0.22	\$0.27	\$0.17	\$0.02	\$0.03
Direct	\$2.75	\$1.35	\$8.59	\$2.79	\$5.61	\$4.54	\$5.56	\$3.56	\$0.44	\$0.61
Indirect	\$6.11	\$3.01	\$18.16	\$6.20	\$12.47	\$10.08	\$12.34	\$7.73	\$0.91	\$1.25
Total	\$8.86	\$4.36	\$26.75	\$9.00	\$18.08	\$14.62	\$17.90	\$11.29	\$1.35	\$1.86

Source: CDM Smith Analysis, 2020

Section 6 New Home Construction and Site Landscaping

6.2.3 Employment

Over the course of the Whitsunday Paradise new home construction and site landscaping phase, the economic contribution is estimated to average of 194.7 FTEs per stage, including an average of 123 FTEs per stage within the construction industry. The manufacturing industry is also anticipated to record significant impacts during the new home construction and site landscaping phase, peaking at 58 FTEs during Stage 3 of the development.

Table 6-5 details the contribution to employment by industry by stage for the new home construction and site landscaping phase of the proposed Whitsunday Paradise development.

Table 6-5 New Home Construction and Site Landscaping – Employment resulting from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	0.5	0.2	1.5	0.5	1.0	0.8	1.0	0.6	0.1	0.1
Mining	8.9	4.4	26.6	9.0	18.1	14.6	17.9	11.3	1.3	1.8
Manufacturing	19.5	9.6	57.9	19.8	39.9	32.2	39.5	24.7	2.9	4.0
Electricity, Gas, Water & Waste Services	3.3	1.6	9.7	3.3	6.6	5.4	6.6	4.1	0.5	0.7
Construction	95.4	47.0	289.3	96.8	194.6	157.4	192.7	121.7	14.6	20.2
Wholesale Trade	2.2	1.1	6.6	2.3	4.5	3.7	4.5	2.8	0.3	0.5
Retail Trade	2.5	1.2	7.4	2.5	5.0	4.1	5.0	3.1	0.4	0.5
Accommodation & Food Services	1.2	0.6	3.6	1.2	2.4	1.9	2.3	1.5	0.2	0.3
Transport, Postal & Warehousing	5.5	2.7	16.2	5.5	11.1	9.0	11.0	6.9	0.8	1.1
Information Media and Telecommunications	0.2	0.1	0.6	0.2	0.4	0.3	0.4	0.2	0.0	0.0
Financial & Insurance Services	0.8	0.4	2.4	0.8	1.7	1.4	1.7	1.0	0.1	0.2
Rental, Hiring & Real Estate Services	2.1	1.0	6.0	2.1	4.2	3.4	4.2	2.6	0.3	0.4
Professional, Scientific & Technical Services	4.6	2.3	13.5	4.6	9.3	7.5	9.2	5.8	0.7	0.9
Administrative & Support Services	0.6	0.3	1.8	0.6	1.2	1.0	1.2	0.8	0.1	0.1
Public Administration & Safety	1.3	0.6	3.7	1.3	2.6	2.1	2.6	1.6	0.2	0.3
Education & Training	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Health Care & Social Assistance	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Arts & Recreation Services	0.1	0.0	0.2	0.1	0.1	0.1	0.1	0.1	0.0	0.0
Other Services	2.9	1.4	8.6	2.9	5.9	4.8	5.8	3.7	0.4	0.6
Direct	70.5	34.7	215.6	71.5	143.8	116.3	142.4	90.3	10.9	15.1
Indirect	80.9	39.8	240.3	82.1	165.0	133.4	163.4	102.3	12.0	16.6
Total	151.3	74.5	455.9	153.6	308.8	249.7	305.8	192.6	22.9	31.7

Source: CDM Smith Analysis, 2020

Section 6 New Home Construction and Site Landscaping

6.2.4 Value Added

The value added to the regional economy attributable to the new home construction and site landscaping phase of Whitsunday Paradise is estimated at \$74.32 million in direct contribution and \$146.84 million in indirect contribution across the ten stages. In line with the trends seen in output, household income and employment the largest contributing industries to value added are construction (48.5% of total contribution), with Stage 3 being the largest contributing stage.

Table 6-6 details the valued added by industry by stage for the new home construction and site landscaping phase of the proposed Whitsunday Paradise development.

Table 6-6 New Home Construction and Site Landscaping – Value Add from new home construction and site landscaping in Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.08	\$0.04	\$0.23	\$0.08	\$0.16	\$0.13	\$0.15	\$0.10	\$0.01	\$0.02
Mining	\$2.54	\$1.25	\$7.60	\$2.58	\$5.18	\$4.19	\$5.13	\$3.22	\$0.38	\$0.53
Manufacturing	\$2.24	\$1.10	\$6.64	\$2.28	\$4.57	\$3.70	\$4.53	\$2.83	\$0.33	\$0.46
Electricity, Gas, Water & Waste Services	\$0.96	\$0.47	\$2.86	\$0.98	\$1.96	\$1.59	\$1.94	\$1.22	\$0.14	\$0.20
Construction	\$8.31	\$4.09	\$25.27	\$8.43	\$16.95	\$13.70	\$16.78	\$10.62	\$1.28	\$1.76
Wholesale Trade	\$0.35	\$0.17	\$1.03	\$0.35	\$0.71	\$0.57	\$0.70	\$0.44	\$0.05	\$0.07
Retail Trade	\$0.18	\$0.09	\$0.54	\$0.18	\$0.37	\$0.30	\$0.36	\$0.23	\$0.03	\$0.04
Accommodation & Food Services	\$0.09	\$0.04	\$0.27	\$0.09	\$0.18	\$0.14	\$0.17	\$0.11	\$0.01	\$0.02
Transport, Postal & Warehousing	\$0.75	\$0.37	\$2.22	\$0.76	\$1.53	\$1.23	\$1.51	\$0.95	\$0.11	\$0.15
Information Media and Telecommunications	\$0.04	\$0.02	\$0.12	\$0.04	\$0.09	\$0.07	\$0.08	\$0.05	\$0.01	\$0.01
Financial & Insurance Services	\$0.27	\$0.14	\$0.82	\$0.28	\$0.56	\$0.45	\$0.56	\$0.35	\$0.04	\$0.06
Rental, Hiring & Real Estate Services	\$0.41	\$0.20	\$1.21	\$0.42	\$0.84	\$0.68	\$0.83	\$0.52	\$0.06	\$0.08
Professional, Scientific & Technical Services	\$0.54	\$0.26	\$1.59	\$0.55	\$1.10	\$0.89	\$1.09	\$0.68	\$0.08	\$0.11
Administrative & Support Services	\$0.13	\$0.06	\$0.38	\$0.13	\$0.26	\$0.21	\$0.26	\$0.16	\$0.02	\$0.03
Public Administration & Safety	\$0.12	\$0.06	\$0.37	\$0.13	\$0.25	\$0.21	\$0.25	\$0.16	\$0.02	\$0.03
Education & Training	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health Care & Social Assistance	\$0.00	\$0.00	\$0.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Arts & Recreation Services	\$0.00	\$0.00	\$0.01	\$0.00	\$0.01	\$0.01	\$0.01	\$0.01	\$0.00	\$0.00
Other Services	\$0.19	\$0.09	\$0.57	\$0.19	\$0.39	\$0.32	\$0.39	\$0.24	\$0.03	\$0.04
Direct	\$5.74	\$2.82	\$17.67	\$5.82	\$11.71	\$9.46	\$11.59	\$7.37	\$0.90	\$1.24
Indirect	\$11.46	\$5.64	\$34.08	\$11.64	\$23.39	\$18.91	\$23.16	\$14.50	\$1.71	\$2.36
Total	\$17.20	\$8.47	\$51.75	\$17.46	\$35.09	\$28.37	\$34.75	\$21.87	\$2.60	\$3.59

Source: CDM Smith Analysis, 2020

Section 7 Stimulus of New Residents to the Region

The economic contribution resulting from the stimulus of new residents to the Whitsunday LGA is dependent on the number of new households to the region by Stage, the average income of those households and their likely expenditure trends.

7.1 Assumptions

7.1.1 Estimated New Residents to the Region

Whitsunday Paradise represents a high quality residential subdivision, unlike other opportunities within Bowen and is envisaged to attract new residents to the region that would not otherwise come in the absence of the development. The new residents to the region create an economic stimulus, through additional expenditure in the local economy. In estimating the economic contribution of new persons to the region, an assumption must be made regarding the proportion of purchasers in the development that are new to the region.

An analysis of historical sales transaction data (as detailed in Section 3.2.3) indicates that there has been significant investor interest in Whitsunday Paradise since its inception (previously Whitsunday Shores).

An estimated 65.1% of land sales and 35.7% of house sales were to persons that resided outside of Whitsunday LGA, as detailed in Table 7-1.

Table 7-1 Proportion of purchasers from outside of the Whitsundays, 2003 to 2019

	Number	% of total sales
Land sales outside of Whitsunday LGA	334	65.1%
House sales outside of Whitsunday LGA	20	35.7%

Source: Pricer Database, 2020

The figures reported in Table 7-1 are representative of the likely range of new residents to the region should the Whitsunday Paradise development proceed, with the proportion of house sales to purchasers from outside the region representing the lower limit and the proportion of land sales from outside the region representing the upper limit.

Sales transaction data for owner occupied dwellings identifies the purchaser's address as the house being purchased. Therefore, this data does not capture the previous place of residence for these persons, which could be other parts of Whitsunday LGA or from beyond the region. In the case of land sales, it is difficult to establish which purchases represent an investment or if the land has been purchased to build and subsequently live on.

The assessment has assumed that the midpoint between the two values is representative of new residents to the region, that is 50.4% of sales within Whitsunday Paradise will be to new residents to the region. This translates to 1,179 new households to Whitsunday LGA over the ten stages of development.

Table 7-2 summarises the number of new households to the Whitsunday LGA attributable to the Whitsunday Paradise development by stage.

Section 7 Stimulus of New Residents to the Region

Table 7-2 New households to the region attributable Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Total Households	197	97	471	200	402	325	398	200	21	29
% of New Households	50.4%	50.4%	50.4%	50.4%	50.4%	50.4%	50.4%	50.4%	50.4%	50.4%
New Households to Whitsunday LGA by stage	99	49	237	101	203	164	201	101	11	15
Cumulative Households to Whitsunday LGA	99	148	386	486	689	853	1,053	1,154	1,165	1,179

Source: CDM Smith Analysis, 2020

7.1.2 Expenditure of New Residents to the Region

In 2016, the average weekly household income in Whitsunday Paradise was \$1,993 per week. For the purposes of this assessment, it has been assumed that the average weekly household income of new residents to the region is consistent with the 2016 Census and remains stable in real terms throughout the ten stages of development.

To convert average weekly incomes into expenditure estimates to input to the regional contribution model, the following assumptions have been made:

- Effective tax rate of 22.0% (consistent with ATO 2017-18 data for the relevant postcodes in Whitsunday Paradise);
- Average household saving rate of 12.5%;
- The distribution of household expenditure is consistent with the ABS Household Expenditure Survey results for Queensland; and
- Expenditure estimates have been adjusted to exclude transfer payments (e.g. rent or mortgage payments, cash payments and Council rates).

Based on the above assumptions, total household expenditure resulting from new residents to the region from the Whitsunday Paradise development is expected to increase from \$4.77 million in Stage 1 to \$55.17 million at build out.

Table 7-3 summarises the estimated expenditure trends of new households to the region for input into the economic contribution model.

Section 7 Stimulus of New Residents to the Region

Table 7-3 Annual Household Expenditure from New Residents to the Region by Stage

Description	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Retail Trade	\$2.67	\$3.99	\$10.38	\$13.10	\$18.55	\$22.96	\$28.37	\$31.08	\$31.36	\$31.76
Accommodation	\$0.21	\$0.32	\$0.83	\$1.04	\$1.48	\$1.83	\$2.26	\$2.48	\$2.50	\$2.53
Food and Beverage Services	\$0.35	\$0.52	\$1.35	\$1.70	\$2.41	\$2.99	\$3.69	\$4.04	\$4.08	\$4.13
Road Transport	\$0.03	\$0.04	\$0.10	\$0.13	\$0.18	\$0.22	\$0.27	\$0.30	\$0.30	\$0.30
Rail Transport	\$0.00	\$0.00	\$0.01	\$0.02	\$0.02	\$0.03	\$0.03	\$0.04	\$0.04	\$0.04
Water, Pipeline and Other Transport Services	\$0.00	\$0.00	\$0.01	\$0.01	\$0.01	\$0.01	\$0.02	\$0.02	\$0.02	\$0.02
Air and Space Transport	\$0.09	\$0.14	\$0.37	\$0.46	\$0.65	\$0.81	\$1.00	\$1.10	\$1.11	\$1.12
Postal and Courier Pick-up and Delivery Service	\$0.02	\$0.03	\$0.08	\$0.10	\$0.14	\$0.17	\$0.21	\$0.23	\$0.23	\$0.23
Transport Support Services and Storage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Broadcasting (except Internet and Music Publishing)	\$0.00	\$0.00	\$0.01	\$0.02	\$0.02	\$0.03	\$0.03	\$0.04	\$0.04	\$0.04
Internet Publishing and Broadcasting and Services Providers, Websearch Portals and Data Processing Services	\$0.00	\$0.00	\$0.01	\$0.02	\$0.02	\$0.03	\$0.03	\$0.04	\$0.04	\$0.04
Telecommunications Services	\$0.02	\$0.03	\$0.08	\$0.10	\$0.14	\$0.18	\$0.22	\$0.24	\$0.24	\$0.25
Finance	\$0.00	\$0.01	\$0.01	\$0.02	\$0.03	\$0.03	\$0.04	\$0.04	\$0.04	\$0.04
Insurance and Superannuation Funds	\$0.20	\$0.29	\$0.76	\$0.96	\$1.36	\$1.69	\$2.09	\$2.29	\$2.31	\$2.33
Rental and Hiring Services (except Real Estate)	\$0.35	\$0.52	\$1.34	\$1.69	\$2.40	\$2.97	\$3.66	\$4.01	\$4.05	\$4.10
Professional, Scientific and Technical Services	\$0.01	\$0.01	\$0.03	\$0.04	\$0.06	\$0.08	\$0.09	\$0.10	\$0.10	\$0.11
Building Cleaning, Pest Control, Administrative and Other Support Services	\$0.03	\$0.05	\$0.13	\$0.16	\$0.23	\$0.28	\$0.35	\$0.39	\$0.39	\$0.39
Education and Training	\$0.03	\$0.04	\$0.11	\$0.14	\$0.20	\$0.25	\$0.31	\$0.34	\$0.34	\$0.34
Health Care Services	\$0.16	\$0.24	\$0.63	\$0.80	\$1.13	\$1.40	\$1.73	\$1.89	\$1.91	\$1.93
Residential Care and Social Assistance Services	\$0.10	\$0.15	\$0.39	\$0.50	\$0.70	\$0.87	\$1.08	\$1.18	\$1.19	\$1.20
Heritage, Creative and Performing Arts	\$0.09	\$0.13	\$0.35	\$0.44	\$0.62	\$0.77	\$0.95	\$1.04	\$1.05	\$1.07
Sports and Recreation	\$0.01	\$0.02	\$0.05	\$0.07	\$0.09	\$0.12	\$0.14	\$0.16	\$0.16	\$0.16
Gambling	\$0.10	\$0.15	\$0.38	\$0.48	\$0.69	\$0.85	\$1.05	\$1.15	\$1.16	\$1.17
Automotive Repair and Maintenance	\$0.02	\$0.02	\$0.06	\$0.08	\$0.11	\$0.14	\$0.17	\$0.19	\$0.19	\$0.19
Other Repair and Maintenance	\$0.06	\$0.09	\$0.25	\$0.31	\$0.44	\$0.54	\$0.67	\$0.74	\$0.74	\$0.75
Other Services	\$0.08	\$0.11	\$0.30	\$0.38	\$0.53	\$0.66	\$0.81	\$0.89	\$0.90	\$0.91
Total Expenditure	\$4.64	\$6.93	\$18.04	\$22.75	\$32.23	\$39.89	\$49.28	\$53.99	\$54.49	\$55.17

Source: ABS Household Expenditure Survey, 2015-16 and CDM Smith Analysis, 2020

7.2 Economic Contribution of New Residents to the Region

7.2.1 Output

The output contribution to the Whitsunday LGA attributable to new residents to the region is anticipated to reach \$82.23 million per annum at build out, comprising \$55.17 million in direct output and \$27.06 million in indirect contribution. The most significantly impacted industry is retail trade which accounts for 39.9% of total output contribution.

Table 7-4 details output impacts by industry across the ten stages of the proposed Whitsunday Paradise development attributable to new residents to the region.

Table 7-4 New Residents – Contribution to output from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.10	\$0.15	\$0.39	\$0.49	\$0.69	\$0.86	\$1.06	\$1.16	\$1.17	\$1.19
Mining	\$0.28	\$0.41	\$1.08	\$1.36	\$1.93	\$2.38	\$2.94	\$3.23	\$3.26	\$3.30
Manufacturing	\$0.19	\$0.28	\$0.73	\$0.92	\$1.30	\$1.61	\$1.99	\$2.18	\$2.20	\$2.23
Electricity, Gas, Water & Waste Services	\$0.75	\$1.12	\$2.92	\$3.69	\$5.23	\$6.47	\$7.99	\$8.76	\$8.84	\$8.95
Construction	\$0.10	\$0.16	\$0.41	\$0.51	\$0.73	\$0.90	\$1.11	\$1.22	\$1.23	\$1.25
Wholesale Trade	\$0.07	\$0.10	\$0.26	\$0.32	\$0.46	\$0.56	\$0.70	\$0.76	\$0.77	\$0.78
Retail Trade	\$2.72	\$4.06	\$10.55	\$13.31	\$18.86	\$23.34	\$28.83	\$31.59	\$31.88	\$32.28
Accommodation & Food Services	\$0.59	\$0.88	\$2.28	\$2.88	\$4.08	\$5.05	\$6.24	\$6.84	\$6.90	\$6.98
Transport, Postal & Warehousing	\$0.28	\$0.43	\$1.11	\$1.40	\$1.98	\$2.45	\$3.02	\$3.31	\$3.34	\$3.38
Information Media and Telecommunications	\$0.06	\$0.09	\$0.23	\$0.30	\$0.42	\$0.52	\$0.64	\$0.70	\$0.71	\$0.72
Financial & Insurance Services	\$0.28	\$0.42	\$1.08	\$1.37	\$1.93	\$2.39	\$2.96	\$3.24	\$3.27	\$3.31
Rental, Hiring & Real Estate Services	\$0.54	\$0.80	\$2.08	\$2.62	\$3.72	\$4.60	\$5.68	\$6.23	\$6.28	\$6.36
Professional, Scientific & Technical Services	\$0.15	\$0.23	\$0.60	\$0.76	\$1.07	\$1.33	\$1.64	\$1.80	\$1.82	\$1.84
Administrative & Support Services	\$0.09	\$0.14	\$0.36	\$0.45	\$0.64	\$0.79	\$0.97	\$1.07	\$1.08	\$1.09
Public Administration & Safety	\$0.02	\$0.03	\$0.07	\$0.09	\$0.12	\$0.15	\$0.19	\$0.21	\$0.21	\$0.21
Education & Training	\$0.03	\$0.04	\$0.11	\$0.14	\$0.20	\$0.25	\$0.31	\$0.34	\$0.34	\$0.34
Health Care & Social Assistance	\$0.27	\$0.40	\$1.04	\$1.32	\$1.87	\$2.31	\$2.85	\$3.13	\$3.15	\$3.19
Arts & Recreation Services	\$0.21	\$0.31	\$0.81	\$1.02	\$1.45	\$1.80	\$2.22	\$2.43	\$2.45	\$2.48
Other Services	\$0.20	\$0.29	\$0.77	\$0.97	\$1.37	\$1.70	\$2.10	\$2.30	\$2.32	\$2.35
Direct	\$4.64	\$6.93	\$18.04	\$22.75	\$32.23	\$39.89	\$49.28	\$53.99	\$54.49	\$55.17
Indirect	\$2.28	\$3.40	\$8.85	\$11.16	\$15.81	\$19.57	\$24.17	\$26.48	\$26.72	\$27.06
Total	\$6.92	\$10.33	\$26.88	\$33.91	\$48.04	\$59.46	\$73.44	\$80.47	\$81.21	\$82.23

Source: CDM Smith Analysis, 2020

Section 7 Stimulus of New Residents to the Region

7.2.2 Household Income

New residents to the region resulting from Whitsunday Paradise will also impact household incomes. Overall, the impact totals \$24.89 million in annual contribution to household incomes at build out, comprising \$19.75 million in direct contribution and \$5.14 million in indirect contribution. The greatest contribution to household incomes is the retail trade sector which accounts for 49.7% of total impacts.

Table 7-5 details the contribution to household income by industry across the ten stages of the proposed Whitsunday Paradise development attributable to new residents in the region.

Table 7-5 New Residents – Contribution to household income from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.01	\$0.01	\$0.04	\$0.05	\$0.07	\$0.08	\$0.10	\$0.11	\$0.11	\$0.11
Mining	\$0.05	\$0.07	\$0.18	\$0.23	\$0.33	\$0.40	\$0.50	\$0.55	\$0.55	\$0.56
Manufacturing	\$0.03	\$0.05	\$0.13	\$0.16	\$0.23	\$0.29	\$0.35	\$0.39	\$0.39	\$0.40
Electricity, Gas, Water & Waste Services	\$0.08	\$0.12	\$0.32	\$0.41	\$0.58	\$0.71	\$0.88	\$0.96	\$0.97	\$0.99
Construction	\$0.02	\$0.03	\$0.07	\$0.09	\$0.13	\$0.16	\$0.19	\$0.21	\$0.21	\$0.22
Wholesale Trade	\$0.02	\$0.03	\$0.08	\$0.10	\$0.14	\$0.17	\$0.22	\$0.24	\$0.24	\$0.24
Retail Trade	\$1.04	\$1.55	\$4.04	\$5.10	\$7.22	\$8.94	\$11.04	\$12.09	\$12.20	\$12.36
Accommodation & Food Services	\$0.18	\$0.26	\$0.69	\$0.87	\$1.23	\$1.52	\$1.88	\$2.06	\$2.08	\$2.11
Transport, Postal & Warehousing	\$0.06	\$0.10	\$0.25	\$0.31	\$0.45	\$0.55	\$0.68	\$0.75	\$0.75	\$0.76
Information Media and Telecommunications	\$0.01	\$0.01	\$0.04	\$0.05	\$0.07	\$0.08	\$0.10	\$0.11	\$0.11	\$0.12
Financial & Insurance Services	\$0.06	\$0.09	\$0.23	\$0.29	\$0.41	\$0.51	\$0.63	\$0.69	\$0.69	\$0.70
Rental, Hiring & Real Estate Services	\$0.11	\$0.16	\$0.42	\$0.53	\$0.75	\$0.92	\$1.14	\$1.25	\$1.26	\$1.28
Professional, Scientific & Technical Services	\$0.05	\$0.08	\$0.20	\$0.26	\$0.36	\$0.45	\$0.55	\$0.61	\$0.61	\$0.62
Administrative & Support Services	\$0.04	\$0.06	\$0.15	\$0.19	\$0.27	\$0.33	\$0.41	\$0.45	\$0.45	\$0.46
Public Administration & Safety	\$0.01	\$0.01	\$0.03	\$0.04	\$0.06	\$0.07	\$0.09	\$0.10	\$0.10	\$0.10
Education & Training	\$0.02	\$0.03	\$0.08	\$0.10	\$0.14	\$0.17	\$0.21	\$0.23	\$0.23	\$0.24
Health Care & Social Assistance	\$0.17	\$0.26	\$0.67	\$0.85	\$1.20	\$1.49	\$1.84	\$2.01	\$2.03	\$2.06
Arts & Recreation Services	\$0.04	\$0.07	\$0.17	\$0.21	\$0.30	\$0.38	\$0.46	\$0.51	\$0.51	\$0.52
Other Services	\$0.09	\$0.13	\$0.35	\$0.44	\$0.62	\$0.77	\$0.95	\$1.04	\$1.05	\$1.06
Direct	\$1.66	\$2.48	\$6.46	\$8.14	\$11.54	\$14.28	\$17.64	\$19.33	\$19.51	\$19.75
Indirect	\$0.43	\$0.65	\$1.68	\$2.12	\$3.00	\$3.72	\$4.59	\$5.03	\$5.08	\$5.14
Total	\$2.10	\$3.13	\$8.14	\$10.26	\$14.54	\$18.00	\$22.23	\$24.36	\$24.58	\$24.89

Source: CDM Smith Analysis, 2020

Section 7 Stimulus of New Residents to the Region

7.2.3 Employment

The economic contribution of new residents to the Whitsunday LGA is anticipated to be significant, increasing to 435.9 FTEs per annum at build out, comprising 372.6 direct FTEs and 63.3 indirect FTEs. The retail trade sector is anticipated to record the most significant stimulus, increasing to 252.8 FTEs at build out.

Table 7-6 details the contribution to employment by industry across the ten stages of the proposed development in Whitsunday Paradise attributable to new residents in the region.

Table 7-6 New Residents – Contribution to employment from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	0.4	0.5	1.4	1.8	2.5	3.1	3.8	4.2	4.3	4.3
Mining	0.4	0.6	1.6	2.0	2.9	3.6	4.4	4.8	4.9	4.9
Manufacturing	0.5	0.7	1.8	2.3	3.2	4.0	4.9	5.4	5.4	5.5
Electricity, Gas, Water & Waste Services	0.8	1.1	3.0	3.8	5.3	6.6	8.2	9.0	9.0	9.1
Construction	0.2	0.4	1.0	1.2	1.7	2.1	2.6	2.9	2.9	3.0
Wholesale Trade	0.2	0.3	0.8	1.0	1.4	1.7	2.1	2.3	2.3	2.4
Retail Trade	21.3	31.8	82.7	104.3	147.7	182.8	225.8	247.4	249.7	252.8
Accommodation & Food Services	4.1	6.2	16.1	20.3	28.7	35.5	43.9	48.1	48.5	49.2
Transport, Postal & Warehousing	0.9	1.3	3.4	4.3	6.1	7.5	9.3	10.2	10.3	10.4
Information Media and Telecommunications	0.1	0.2	0.5	0.6	0.9	1.1	1.3	1.4	1.5	1.5
Financial & Insurance Services	0.5	0.8	2.1	2.6	3.7	4.6	5.7	6.3	6.3	6.4
Rental, Hiring & Real Estate Services	1.0	1.6	4.0	5.1	7.2	8.9	11.0	12.1	12.2	12.4
Professional, Scientific & Technical Services	0.7	1.0	2.5	3.2	4.5	5.6	7.0	7.6	7.7	7.8
Administrative & Support Services	0.5	0.7	1.8	2.3	3.3	4.1	5.0	5.5	5.6	5.6
Public Administration & Safety	0.1	0.2	0.4	0.5	0.8	1.0	1.2	1.3	1.3	1.3
Education & Training	0.3	0.4	1.0	1.2	1.8	2.2	2.7	2.9	3.0	3.0
Health Care & Social Assistance	2.3	3.5	9.0	11.3	16.0	19.9	24.5	26.9	27.1	27.5
Arts & Recreation Services	1.1	1.7	4.4	5.5	7.9	9.7	12.0	13.2	13.3	13.5
Other Services	1.3	1.9	5.0	6.3	9.0	11.1	13.7	15.0	15.2	15.4
Direct	31.4	46.8	121.8	153.6	217.7	269.4	332.8	364.6	368.0	372.6
Indirect	5.3	8.0	20.7	26.1	37.0	45.8	56.5	61.9	62.5	63.3
Total	36.7	54.8	142.5	179.7	254.6	315.2	389.3	426.5	430.5	435.9

Source: CDM Smith Analysis, 2020

Section 7 Stimulus of New Residents to the Region

7.2.4 Value Added

The total value added impact to the Whitsunday LGA economy as a result of new residents to the region is anticipated to reach \$39.91 million per annum at build out, comprising \$29.16 million in direct impacts and \$10.75 million in indirect impacts. The retail trade sector is anticipated to record the most significant impact, increasing to \$18.34 million per annum at build out.

Table 7-7 details the valued added impacts by industry across the ten stages of the proposed development in Whitsunday Paradise attributable to new residents in the region.

Table 7-7 New Residents – Contribution to value add from Whitsunday Paradise, Stages 1 to 10

	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7	Stage 8	Stage 9	Stage 10
Agriculture, Forestry & Fishing	\$0.05	\$0.07	\$0.19	\$0.24	\$0.34	\$0.42	\$0.51	\$0.56	\$0.57	\$0.58
Mining	\$0.12	\$0.18	\$0.46	\$0.58	\$0.82	\$1.02	\$1.26	\$1.38	\$1.39	\$1.41
Manufacturing	\$0.05	\$0.07	\$0.19	\$0.24	\$0.35	\$0.43	\$0.53	\$0.58	\$0.58	\$0.59
Electricity, Gas, Water & Waste Services	\$0.23	\$0.34	\$0.90	\$1.13	\$1.60	\$1.98	\$2.45	\$2.69	\$2.71	\$2.74
Construction	\$0.03	\$0.05	\$0.13	\$0.16	\$0.23	\$0.28	\$0.35	\$0.38	\$0.39	\$0.39
Wholesale Trade	\$0.03	\$0.05	\$0.12	\$0.15	\$0.21	\$0.27	\$0.33	\$0.36	\$0.36	\$0.37
Retail Trade	\$1.54	\$2.30	\$6.00	\$7.56	\$10.72	\$13.26	\$16.38	\$17.95	\$18.12	\$18.34
Accommodation & Food Services	\$0.28	\$0.41	\$1.08	\$1.36	\$1.93	\$2.38	\$2.94	\$3.22	\$3.25	\$3.30
Transport, Postal & Warehousing	\$0.11	\$0.17	\$0.43	\$0.54	\$0.77	\$0.95	\$1.18	\$1.29	\$1.30	\$1.32
Information Media and Telecommunications	\$0.03	\$0.04	\$0.11	\$0.13	\$0.19	\$0.24	\$0.29	\$0.32	\$0.32	\$0.33
Financial & Insurance Services	\$0.12	\$0.18	\$0.47	\$0.60	\$0.85	\$1.05	\$1.29	\$1.42	\$1.43	\$1.45
Rental, Hiring & Real Estate Services	\$0.20	\$0.30	\$0.79	\$0.99	\$1.41	\$1.74	\$2.15	\$2.35	\$2.38	\$2.41
Professional, Scientific & Technical Services	\$0.08	\$0.12	\$0.30	\$0.38	\$0.54	\$0.66	\$0.82	\$0.90	\$0.91	\$0.92
Administrative & Support Services	\$0.05	\$0.07	\$0.18	\$0.23	\$0.32	\$0.40	\$0.49	\$0.54	\$0.54	\$0.55
Public Administration & Safety	\$0.01	\$0.02	\$0.04	\$0.05	\$0.07	\$0.09	\$0.11	\$0.12	\$0.12	\$0.12
Education & Training	\$0.02	\$0.03	\$0.09	\$0.11	\$0.15	\$0.19	\$0.23	\$0.26	\$0.26	\$0.26
Health Care & Social Assistance	\$0.20	\$0.30	\$0.79	\$1.00	\$1.41	\$1.75	\$2.16	\$2.36	\$2.39	\$2.42
Arts & Recreation Services	\$0.09	\$0.13	\$0.34	\$0.43	\$0.61	\$0.76	\$0.93	\$1.02	\$1.03	\$1.04
Other Services	\$0.12	\$0.17	\$0.45	\$0.57	\$0.81	\$1.00	\$1.24	\$1.35	\$1.37	\$1.38
Direct	\$2.46	\$3.66	\$9.53	\$12.03	\$17.04	\$21.09	\$26.05	\$28.54	\$28.80	\$29.16
Indirect	\$0.90	\$1.35	\$3.51	\$4.43	\$6.28	\$7.77	\$9.60	\$10.52	\$10.62	\$10.75
Total	\$3.36	\$5.01	\$13.05	\$16.46	\$23.32	\$28.86	\$35.65	\$39.06	\$39.42	\$39.91

Source: CDM Smith Analysis, 2020

Section 8 Summary

The economic contribution of Whitsunday Paradise to the Whitsunday LGA economy is expected to be significant, with the estate development costs and new home construction and site landscaping phases bringing significant economic stimulus across the ten stages of development, as outlined below:

- Contribution to output: Total contribution of \$1,129.9 million across the ten stages;
- Contribution to household incomes: Total contribution of \$191.6 million across the ten stages;
- Contribution to employment: Up to 176.4 FTEs per stage in the estate development phase and up to 455.9 FTEs per stage in the new home construction and site landscaping phase; and
- Contribution to value added: Total contribution of \$353.7 million across the ten stages.

Once Whitsunday Paradise is fully built out, the estate will bring ongoing annual economic benefits to the Whitsunday LGA regional economy as outlined below:

- Annual contribution to regional output: \$82.2 million;
- Annual contribution to household incomes: \$24.9 million;
- Annual contribution to regional employment: 435.9 FTEs; and
- Annual contribution to regional GRP: \$39.9 million.

Employment impacts reported in the estate development phase and new home construction and site landscaping phase represent maximum employment impacts by stage, to avoid the double counting of workers in multiple stages of the development.

Employment impacts for new residents to the region are representative of annual impacts to Whitsunday LGA at build out, hence are not directly comparable to employment impacts during other stage of the development.

Table 8-1 outlines the results of the economic contribution model by phase of development, the employment FTEs are the maximum employment impact per stage of development

Table 8-1 Summary of regional economic contribution of Whitsunday Paradise by Development Stage

	Estate Development Costs	New home construction and site landscaping	New Residents to the Region
Output (\$m)			
Direct	\$202.2	\$403.5	\$55.2
Indirect	\$125.0	\$399.3	\$27.1
Total	\$327.1	\$802.8	\$82.2
Household Income (\$m)			
Direct	\$51.1	\$35.8	\$19.8
Indirect	\$26.4	\$78.3	\$5.1
Total	\$77.5	\$114.1	\$24.9
Employment (FTEs)			
Direct	101.9	215.6	372.6
Indirect	74.5	40.3	63.3
Total	176.4	455.9	435.9
Value Added (\$m)			
Direct	\$83.9	\$74.3	\$29.2
Indirect	\$48.7	\$146.8	\$10.7
Total	\$132.6	\$221.2	\$39.9

Note: Employment impacts at the estate development and new home construction and site landscaping phase represent the maximum employment at a single stage of development, to avoid the double counting of workers across multiple stages of the development.

Source: CDM Smith Analysis, 2020

Section 9 How Whitsunday Paradise Aligns with the Whitsunday Regional Economic Development Strategy

Section 9 How Whitsunday Paradise Aligns with the Whitsunday Regional Economic Development Strategy

This section of the report seeks to demonstrate how the proposed Whitsunday Paradise development adheres to the guidelines outlined in the EDS and how the introduction of this calibre of master planned community can further economic growth in Bowen and the broader Mackay-Isaac-Whitsunday Region.

As previously detailed, there are six major themes to the Whitsunday Regional EDS as outlined in Table 9-1.

Table 9-1 Themes detailed in the Whitsunday Regional EDS, 2017

Theme	Strategic Objective
1. A diverse and world-class tourism destination	Take a collaborative and co-ordinated approach to promotion and development to expand the Whitsunday Region's tourism offer with a depth and diversity of attractions and Facilities and grow the market for coastal and land-based experiences.
2. A sustainable and profitable farming region	Capitalise on the Whitsunday Region's strengths and opportunities in sugar production, beef cattle, horticulture and aquaculture to value-add and meet demand from existing and new markets in Australia and overseas.
3. An environmentally sustainable region supported by climate adapted industries	Support a healthy and liveable natural environment in the Whitsunday Region to enjoy by providing means to encourage and support climate-adapted industries as key contributors to the region's economic development.
4. A globally connected and dynamic region of choice for investment	Establish and continually promote the Whitsunday Region as a globally connected region of choice for investment, supported by best-in-class strategic infrastructure including transport, communication, water and energy.
5. A skilled workforce and prosperous small business sector	Collaborate with industry, education and training sector and other tiers of government to enhance the Whitsunday Region's skills base and to support innovative, productive and prosperous small businesses throughout the region.
6. A region of vibrant towns and centres	Support the sustainable development of the Whitsunday Region's towns and activity centres by providing all communities with vibrant and prosperous places to access employment, retail goods and services and essential community service facilities.

Source: Whitsundays EDS, 2017

Themes 1 to 3 are based around tourism and industrial development, and while it is possible that Whitsunday Paradise could indirectly contribute to furthering these themes, the development does not directly address them.

However, the proposed Whitsunday Paradise development would positively contribute to the following themes:

- A Globally Connected and Dynamic Region of Choice for Investment;
- A Skilled Workforce and Prosperous Small Business Sector; and
- A Region of Vibrant Towns and Centres.

Central to the rationale within these themes is that attracting significant investment is fundamental to the sustainability and future growth of the region. The Whitsundays EDS lists investment attraction as one the foundations for prosperity within the region.

Table 9-2 demonstrates how the proposed development at Whitsunday Paradise furthers the strategic objectives of the relevant EDS themes to the project.

Section 9 How Whitsunday Paradise Aligns with the Whitsunday Regional Economic Development Strategy

Table 9-2 Application of Whitsunday Paradise impacts to relevant themes detailed in the EDS

Theme	Objective	Response – Whitsunday Paradise
A globally connected and dynamic region of choice for investment	Establish and continually promote the Whitsunday Region as a globally connected region of choice for investment, supported by best-in-class strategic infrastructure including transport, communication, water and energy.	<p>Whitsunday Paradise will have various product offerings among the stages of the development, ranging from individual homes to townhouse and units. This feature makes the development dynamic in responding to changes in consumer preference in a global context, and adaptable in the future. The built form will be of a higher quality than those seen elsewhere in Bowen furthering the best-in-class infrastructure detailed in the EDS. This is also supported by the significant expenditure planned by Great Rewards Group to establish the Whitsunday Paradise estate. Overall the estate development and construction phase are estimated to make the following contribution to the local economy:</p> <ul style="list-style-type: none"> - Output: \$1,129.9 million; and - Value Added: \$353.7 million. <p>Sales transaction data demonstrates that there has been significant investor interest beyond the Whitsunday region, with almost two thirds of vacant land sales to investors residing outside the region. Additionally, approximately a third of house sales have been to persons residing beyond the Whitsunday region. The development has attracted significant interest from beyond Queensland, from both interstate and overseas investors.</p> <p>Whitsunday Paradise is anticipated to attract 1,179 new households to Bowen that would not have otherwise come to Whitsunday LGA in the absence of the development. The attraction of new residents to the region is likely to manifest as follows:</p> <ul style="list-style-type: none"> - Increased awareness of the region to both interstate and overseas investors, through the successful attraction of new residents previously residing outside the region; - Increased employment in local retail and hospitality as this is primarily where new residents will spend discretionary income; - Increased wages for retail and hospitality workers as demand for these skills rises; - Reduced reliance on tourism to support retail and hospitality employment; - Existing businesses will have opportunity to expand operations to meet demand; and - Create opportunities for new businesses to establish in Bowen. <p>The Remplan Economy profile estimates that GRP of the Whitsunday region was \$22.3 billion in 2016. The ongoing impact of additional residents to the Whitsunday LGA region is estimated to generate additional GRP impacts of \$39.9 million per annum, or 0.2% of regional output, which is not insignificant.</p> <p>The socio-economic profile (Section 3.1) illustrates that Bowen has had limited population growth since 2011. A development offering a different product to the Bowen residential market, such as Whitsunday Paradise, could encourage further diversity in the industrial make-up of Bowen through the significant economic stimulus that the development will bring across a range of industry sectors.</p>

Section 9 How Whitsunday Paradise Aligns with the Whitsunday Regional Economic Development Strategy

Theme	Objective	Response – Whitsunday Paradise
A skilled workforce and prosperous small business sector	Collaborate with industry, education and training sector and other tiers of government to enhance the Whitsunday Region's skills base and to support innovative, productive and prosperous small businesses throughout the region.	<p>Great Rewards Group are committed to employ locals within Whitsunday LGA to assist during the estate establishment phase, which includes significant input from the professional services sector, including planning reports, traffic assessments, environmental assessments and design. This has the potential for existing businesses in this sector in Whitsunday LGA to expand or upskill their existing workforce to provide these services. This could also have significant flow on benefits to the education and training sector locally.</p> <p>Local small businesses operating in the construction, manufacturing or landscaping services sectors will benefit significantly during the new home construction and site landscaping phase, and may also invest in the upskilling of their workforce to support the project.</p> <p>Total economic contributions attributable to the new home construction and site landscaping phase are:</p> <ul style="list-style-type: none"> - Output: \$802.8 million; - Household Income: \$114.1 million; - Employment: up to 456 FTE's per stage of development; and - Value Added: \$221.2 million. <p>Whitsunday Paradise will inject \$191.6 million into household incomes through the development establishment and residential development phases. Upon build out, the household income stimulus generated by new residents to Whitsunday Paradise is anticipated to be \$24.9 million per annum. The increased household incomes in the region increase the amount of money which can be spent in the local economy.</p> <p>This economic stimulus of Whitsunday Paradise results in a greater capacity for growth in small business and existing supporting industries across the economy more broadly. As domestic expenditure increases, local businesses will have opportunity to expand which in turn generates additional employment within the community, whilst also making the Bowen market more attractive for new business and industry to address any emerging market needs.</p> <p>The employment trends within the region identified that the Whitsunday LGA is already considered a desirable residential location for workers, with the majority of persons who work in the region also residing in the region. However, in the broader MIW Region there is significant leakage of mining workers.</p> <p>Historically Whitsunday Paradise has attracted a high incidence of residents employed in the mining sector, indicating a potential opportunity to retain persons employed in the mining sector in the MIW region. By broadening the range of housing opportunities available in Bowen, there is an opportunity to retain workers within the MIW region and encouraging these workers to reside in Whitsunday LGA. Flow-on benefits of retaining mining workers include:</p> <ul style="list-style-type: none"> - Reduced regional leakage; - Increased retention of skilled workforce within the region; - Skilled labour generates innovation and productivity; and - Broaden the industrial profile of the region.

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Theme	Objective	Response – Whitsunday Paradise
A region of vibrant towns and centres	Support the sustainable development of the Whitsunday Region's towns and activity centres by providing all communities with vibrant and prosperous places to access employment, retail goods and services and essential community service facilities.	<p>Whitsunday Paradise also provides social benefit to the Bowen community. Stage 3 includes a 2.4-hectare local centre which will include retail space and some commercial tenancies to increase the functionality of the development to that of a 'Vibrant Centre'.</p> <p>New residents to the region as a result of Whitsunday Paradise will contribute \$80.3 million per annum to the output of the region, and at build out residents will contribute \$55.2 million per annum in household expenditure to the Whitsunday LGA economy. This contribution will be focused at both facilities within Whitsunday Paradise and within the broader Bowen centres network. The nature of the local centre within Whitsunday Paradise is assumed to be primarily convenience retail. Increased expenditure at convenience retail and service facilities will create a prosperous place to access employment opportunities and retail goods and services.</p> <p>Local centres within Bowen will also be supported by new resident expenditure as residents of Whitsunday Paradise will need to travel outside of the facility to access higher order retail and services. Additionally, the majority of residents will also need to travel out of the development for access to employment and education opportunities (primarily schools and the Bowen TAFE) opportunities. The expenditure of new residents in Bowen, rather than solely in Whitsunday Paradise, will further Bowen and ensure its local centres remain vibrant and prosperous.</p> <p>Population and employment growth in Bowen was relatively stagnant between 2011 and 2016. The injection of an additional 1,179 households to the region would lead to significant positive flow-on effects in the regional economy. The attraction of additional persons to the region will support the continued operation of existing businesses and provide opportunities for expansion.</p> <p>There is also a proposed sports field and significant amounts of green space throughout the development (as per the latest site plan) which furthers the outdoor lifestyle offered in the Whitsunday region.</p>

Source: CDM Smith, 2020 and Whitsunday Region EDS, 2017

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Table 9-3 Appropriate Economic Development Parameters as detailed in the EDS

Parameters	Satisfies the Parameter	Response
Will it bring more business investment to the Whitsunday Region?	✓	<p>Whitsunday Paradise will generate local business investment opportunities through increased industry and domestic expenditure and help to foster an attractive investment environment for out-of-region investors. As previously stated, Great Rewards Group is committed to utilising local businesses in all phases of estate establishment (e.g. professional services providers, landscapers, civil construction). In establishing the development (through establishing the estate) will generate the following economic benefits to the Whitsunday regional economy over the ten stages of development:</p> <ul style="list-style-type: none"> - Contribution to regional output: \$327.1 million; - Contribution to regional GRP: \$132.6 million; and - Employment opportunities of up to 176 FTEs per stage. <p>Local construction businesses will benefit significantly from the establishment and development activity associated with the Whitsunday Paradise estate, with economic impacts from the ten stages of development estimated at:</p> <ul style="list-style-type: none"> - Contribution to regional output: \$802.8 million; - Contribution to regional GRP: \$221.2 million; and - Employment opportunities of up to 456 FTEs per stage. <p>Ongoing opportunities will be created for local businesses once the estate is fully built out, as it is anticipated to attract significant residents from beyond the Whitsunday region. These families are anticipated to stimulate the Whitsunday LGA economy as follows:</p> <ul style="list-style-type: none"> - Annual output impacts of \$82.2 million per annum - Annual GRP impacts of \$39.9 million; and - Support employment of 436 FTEs.
Is it the sort of investment that Council and the community want?	✓	<p>Whitsunday Paradise satisfies all EDS themes relevant to residential development within Whitsunday LGA. The local community is likely to want an investment which creates significant economic stimulus to generate employment and wage growth. The annual ongoing impacts of the Whitsunday Paradise development upon build out are anticipated to be</p> <ul style="list-style-type: none"> - Annual household income impacts of \$24.9 million; - Annual employment impacts of 436 FTEs; and - Annual GRP impacts of \$39.9 million.

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Parameters	Satisfies the Parameter	Response
Does it build on the Whitsunday Region's existing industry profile, capabilities and competitive advantages?	✓	<p>The Whitsunday LGA has historical strengths in the retail trade, accommodation and food services and construction sectors.</p> <p>The establishment of Whitsunday Paradise will support employment within the construction sector, supporting up to:</p> <ul style="list-style-type: none"> - 33 FTEs per stage during the estate development phase; and - 289 FTEs per stage during the new home and site landscaping phase. <p>The attraction of new residents to the region will provide continued support to the retail trade and accommodation and food services sector, supporting the following FTEs per annum at build out:</p> <ul style="list-style-type: none"> - Retail trade sector: 253 FTEs per annum; and - Accommodation and food services sector: 49 FTEs per annum. <p>The attraction of new residents to the region will also help support retail and hospitality businesses within Bowen outside of the peak tourism season.</p>
Will it help to reduce leakages and retain and re-circulate more income in the region (through local income and expenditure multipliers)?	✓	<p>Whitsunday Paradise will help to reduce leakages through offering a high standard residential community and broadening the range of residential opportunities available to prospective residents.</p> <p>The household income impacts during each stage of the development are anticipated to be:</p> <ul style="list-style-type: none"> - Estate development phase: \$77.5 million across the ten stages of development; - New home and landscaping phase: \$114.1 million across the ten stages of development; and - New residents to the region: \$24.9 million per annum at build out. <p>New residents to the region will bring an estimated \$55.17 million per annum in additional household expenditure per annum at build out.</p>
<p>Are there other potential impacts (e.g. social, environmental, cultural) to consider? For example:</p> <ul style="list-style-type: none"> - Enhancing urban liveability; - Higher quality recreational and cultural facilities; and - Improving quality of social support services 	✓	<p>Whitsunday Paradise will enhance urban liveability through the establishment of community spaces within the development such as a sports field and retail facilities in addition to broadening the residential product offering in Bowen.</p> <p>The development can also assist in attracting a skilled workforce which could lead to improvements in the quality of social support services in the region.</p> <p>The provision of recreational and cultural facilities is often driven by population thresholds. The attraction of additional residents to the region provides the potential for these population thresholds to be met, essentially increasing the range of recreational and cultural facilities available to residents.</p>

Source: CDM Smith, 2020

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