

# Ella Bay Integrated Resort Proposal

## Supplementary Environmental Impact Statement

### Submission Response: 1.6 Socio-economic Issues





## 1.6 Socio-economic Issues

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### 1.6.1 Introduction

The Socio-economic Issues response has been developed in consideration of the overall objectives and philosophy of the proposed development as set out in the EIS Executive Summary. The Proponent has also ensured that the concerns of all submitters and key stakeholders have been taken into consideration.

Specific submission concerns have been collated into the following key areas for this section:

- *Housing;*
- *Employment, Education and Training; and*
- *Community Issues.*

In consideration of a number of submissions regarding socio-economic issues, the 20/20 Group Australia Pty Ltd, a specialist consultant with expert knowledge in community engagement and research, were engaged to develop a detailed response. (The full report is provided in Volume 4, Appendix A.2.7.)

#### **Objectives**

The 20/20 Group was engaged to prepare a report to meet the following objectives.

- To further assess and consider the impact of the proposed Ella Bay Integrated Resort Proposal on the housing market of the Johnstone Shire and to further discuss mitigation strategies for any potential impacts
- To further assess the education, training and employment opportunities of the proposed Ella Bay Integrated Resort Proposal on the Johnstone Shire
- To further assess community related issues associated with the proposed Ella Bay Integrated Resort Proposal

#### **Purpose and Scope**

The scope of works for the 20/20 Group report involved providing a specialist response to issues raised by submitters relating to housing, employment, education and training and community.

#### **Key Findings**

The proposed Ella Bay development has been broken down into a number of communities and sub-communities, making the project ideal for staging. The staging approach reduces adverse impacts on the environment and the community, enables improvement through research into the environment, facilitates long-term employment benefits and local industry opportunities, avoids resource overheating, and improves the overall economic model. A summary of the key findings of the 20/20 Group is that the proposed development:

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- will have minimal impact on affordable housing and sufficient housing will be available. This is a result of a long development time frame and coordinated mitigation measures;
- offers substantial opportunities for employment, education and training of local residents, particularly young people and members of local indigenous communities; and
- may result in additional demand on a number of community services given the increased population, however it is considered that the self-sufficient nature of the Township will minimise the impact on existing community infrastructure and the increased government revenue as a result of the proposed development will go towards the provision of improved community services.



## 1.6.2 Submitter Issue: Housing

### 1.6.2.1 Housing

Further evidence-based assessments and mitigation measures demonstrating that low and medium income households in the Johnstone Shire will not be displaced, and that the impact on affordable housing will be minimised should be incorporated into the Proposal.

**EIS reference:** Volume 4, Section 4.9.2

**Submitter reference:** 1/52

Department of Housing (40)

### Proponent Response

The 20/20 Group suggest that from the research undertaken, both in preparing the EIS and preparing the Supplementary EIS, the displacement of low and medium income households in the Johnstone Shire and the impact on affordable housing can be adequately mitigated by several management strategies outlined in this report (Volume 4, Appendix A.2.7).

Evidence from research and assessment of the area's accommodation capacity includes (also refer to Volume 4, Appendix A.2.7) the following findings.

- Research has established that current accommodation available in caravan parks and motels in Innisfail will accommodate about 80% of the transient construction workforce anticipated in the first three years of construction—2009 to 2011.
- Interviews with owners and managers of existing accommodation reveal that several are keen to expand on current facilities to cater for increased demand. With the five to six year lead time, and guarantees from the proponent of demand for construction work accommodation, locals will be able to secure finance and will have the time to order additional cabins/dongas and caravans for their premises.
- A review of recent research undertaken into current overnight accommodation at Mission Beach on behalf of Cardwell Shire Council shows that the Mission Beach area has a total capacity of about 4 800 bed spaces of which about 1 400 are in caravan parks and 536 in hostels. Because of the seasonal nature of tourism visitors to Mission Beach, there is an opportunity for construction workers to take up some unused capacity during the low season.
- Analysis of the availability of residential land is based upon the Northern Development Industry Associations (NDIA) Subdivision Report (June 2007).

Mitigation measures will include:

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- reporting regularly to the Community Sector meetings, which are held every two months, to keep the community informed and apprised of construction schedules and anticipated arrival of workers; and
- the amalgamation of Cardwell and Johnstone Shires in March 2008 to become the Cassowary Coast Shire will encourage greater collaboration and information sharing—particularly in terms of Mission Beach.



### **1.6.2.2 Short-term Accommodation**

What mitigation measures are proposed to cater for the high demand for rental accommodation, especially in the early stages but also as it increases each year as construction approaches its peak?

**EIS reference:** Volume 4, Section 4.9.2

**Submitter reference:** 1/52

Department of Housing (40)

### **Proponent Response**

Construction of the proposed Ella Bay development is to be staged and undertaken over a long timeframe. As a result of this long timeframe it is likely that surrounding housing markets will be capable of absorbing any progressive increase in rental demand.

In the early stages of construction, employment at all levels—from professional services, trades and labourers—will be available. It is estimated that cumulatively this will amount to around 350 new jobs. (Refer to revised construction employment table in Volume 4, Appendix A.2.7).

It is reasonable to assume that some of this workforce will be people already living in the Innisfail area, and some will commute from outside the Shire. In the Economic Impact Study prepared by the proponent, research indicated that 40% of the workforce would be transient in nature and require rental accommodation.

This translates into 140 workers requiring temporary accommodation in the first three years of construction. Contact has been made with all the caravan parks and motels in Innisfail and, not including those that will exclusively cater for the banana and cane workers and there is currently the capacity to accommodate 152 workers locally. This suggests there will be little impact on the housing rental market.

As the construction workforce approaches its peak of 1 400 workers in 2016, again only 40% (560) will be looking for temporary accommodation, either in caravan parks, hostels or houses for rent. There are 77 lots currently available and a further 889 residential lots already identified in Innisfail. It is reasonable to expect that within the nine year lead time before the maximum number of workers will be required these will be developed, and that a proportion will be available as rental properties.

The primary mitigation measures will be to:

- work closely with Council to ensure approvals are forthcoming and to liaise closely with all developers in the region, keep them apprised of likely influx of workers to enable them to plan developments to meet forecast demand; and

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- to work closely with the accommodation operators to ensure regular updates on anticipated demand cycles.



### **1.6.2.3 Rental Issues**

What mitigation measures are proposed to counter displacement of low income households due to an increase in rents, especially during the construction phase?

**EIS reference:** Volume 4, Section 4.9.2

**Submitter reference:** 1/52

Department of Housing (40)

### **Proponent Response**

In addition to the mitigation measures outlined in Volume 1, Section 1.6.2.2, the proponent is proposing the provision of shuttle bus services for workers from residential centres located both south and north of Ella Bay. In nine years time (2016) when construction workers will peak, the populations of Gordonvale, Babinda and Bramston Beach in the north and Kurrimine Beach and Mission Beach in the south, would have expanded and have increased the amount of accommodation available.

The provision of shuttle buses will encourage construction workers to these centres and therefore reduce displacement of low income households within Innisfail. The commute time of less than 50 minutes is not only comparable to capital city commuting, but far more scenic and is in keeping with the proposed development's overall transport principles.





#### **1.6.2.4 Seasonal Worker Low Cost Accommodation**

Where will seasonal/temporary workers for the local horticultural economy find low cost accommodation if this is taken up by the influx of construction workers?

**EIS reference:** Volume 4, Section 4.9

**Submitter reference:** 1/52

Department of Housing (40)

#### **Proponent Response**

Research undertaken by the proponent has revealed that sufficient operators allocate accommodation for seasonal and temporary workers in the horticultural industry—they make the decision to provide accommodation exclusively for these workers. These owner/managers feel a loyalty to the seasonal workers who have patronised their businesses for past decades.

In addition, there is the potential to, where possible, schedule construction activities demanding high worker numbers to avoid the peak banana/cane periods so there is continuity in accommodation demands.

As the construction phase approaches, the proponent proposes to host quarterly information sessions between the peak employer groups, as well as implement regular reports to the Community Sector meetings held every two months. This way the community and government departments will be kept informed and apprised of construction schedules and anticipated arrival of workers, giving plenty of notice to enable to community as a whole to ensure sufficient accommodation for all workers.



#### **1.6.2.5 Permanent Housing Demand**

What mitigation measures are proposed by the proponent to meet the increased demand for permanent housing in the Shire, particularly in Innisfail?

**EIS reference:** Volume 4, Section 4.9

**Submitter reference:** 1/52

Department of Housing (40)

#### **Proponent Response**

The most recent Northern Development Industry Association Subdivision Report (June 2007) shows that in the Innisfail area there are 77 lots on land zoned residential with Council approval that either have some level of construction activity occurring (e.g. earthworks, roads and services), or have been on the market for sale (refer to Volume 4, Appendix A.2.7). There are a further 889 lots identified as future residential lots.

Over the past decade, the resident population of the Johnstone Shire has decreased by 158 people (Dept of Local Government, Planning Sport and Recreations, 2006). The proposed residential developments will not only satisfy demand for permanent housing, but will rely heavily upon demand from the construction workforce to take up available rental properties.



### **1.6.2.6 Workers' Camp**

On what basis did you conclude that a workers' camp will be unnecessary? Given the affordable accommodation crisis across Queensland this may be questionable and require further investigation.

**EIS reference:** Volume 4, Section 4.9.1.3

**Submitter reference:** 2/52

Department of Housing (40), Department of Employment and Industrial Relations (41)

### **Proponent Response**

The 20/20 Group acknowledge that the local accommodation market has been in anticipation of Little Cove—a development south of Ella Bay—that was granted approval in 1997, with works only now currently in the initial stages. Thus far the local accommodation market has been disappointed with the lack of worker numbers and making the decision upfront to create a workers' camp would be further disheartening.

The preference is to work with the existing operators to facilitate an expansion of their facilities to meet demand. As reported in Volume 1, Section 1.6.2.1, the proponent has undertaken research into available capacity and determined that, for at least the first three years of development, the influx of construction workers will simply take up existing capacity.

This will improve occupancy rates for operators, increase revenue and allow those with available land to finance expansion plans that will go towards meeting demand as the workforce increases in subsequent years. The notion of a workers' camp at this early stage will put that in doubt. The proponent needs to be able to provide some level of certainty of demand to enable operators to take a solid business case to banks and financiers.

Another contributing factor is that the peak worker number will peak for a relatively short period of time—two years out of the 15 year development phase—and does not justify the construction of a workers' camp. The proponent also considers that a workers' camp on the Site is not the best solution in terms of environmental outcomes. Rather than providing temporary housing such as dongas, and the associated infrastructure in a location surrounded by world heritage rainforest, there are environmental benefits in housing workers where there is existing infrastructure in urban areas.



### **1.6.2.7 Pre-fabricated Buildings**

If you believe that 'off-site' pre-fabricated buildings and structures will be utilised wherever possible, wouldn't this increase rather than reduce the volumes of workers to the Ella Bay Site? Where will these pre-fabricated buildings and structures be located?

**EIS reference:** Volume 4, Section 4.9.1.3

**Submitter reference:** 1/52

Department of Housing (40)

### **Proponent Response**

All of the proponent's research thus far indicates that the use of 'off-site' pre-fabrication reduces the volume of workers needed to be on site. For example, Bluescope Steel products which are at the heart of an Eco Smart project in Victoria suggest that pre-fabricated steel framing reduces on-site labour and eliminates waste.

The second part of this question refers to where pre-fabricated buildings and structures will be manufactured. A potential materials source is likely to be from existing pre-fabricated manufacturing operations in Cairns and Townsville.

The proponent sees the opportunity for pre-fabricated components of buildings rather than whole buildings. Building components such as wall framing, roof structures and trusses are now already manufactured and pre-fabricated in the Johnstone Shire, Cairns and Townsville.



### **1.6.2.8 Housing Market Adjustment**

On what basis did you conclude there is capacity for the 'local accommodation market to adjust over time and in step with the construction process'?

**EIS reference:** Volume 4, Section 4.9.1.3

**Submitter reference:** 1/52

Department of Housing (40)

### **Proponent Response**

As was outlined previously, the local accommodation market has been in anticipation for almost a decade for development in the area to proceed.

The proponent's preference is to work with the existing operators to facilitate an expansion of their facilities. As reported in Volume 1, Section 1.6.2.1, the proponent has undertaken research into available capacity and determined that for at least the first three years, the influx of construction workers will simply take up existing capacity.

Two properties have already offered exclusivity to construction workers' employers and another has indicated it has the land upon which to expand, it just needs a guarantee that demand will increase as predicted.

The Innisfail area has accommodated seasonal workers for decades, if not generations, so it is not a new concept for locals—particularly in the aftermath of Cyclone Larry, which saw an immediate influx of workers to the town requiring temporary accommodation. The proposed Ella Bay development is likely to take up the demand for temporary accommodation, as demand declines for post-Cyclone Larry repair workers. Innisfail residents and accommodation providers have recognised that the proposed Ella Bay development offers huge opportunities and will take action to meet demand.

Given the development will be staged over 15 years, local operators will have sufficient time to expand on present facilities in order to accommodate the expected number of workers.



**1.6.2.9 Long-term Demand**

On what basis did you conclude that 'the extended timeframe will mean that demand will be largely long-term, reducing the likelihood and severity of short-term affects on the affordability of the region and existing residents'?

**EIS reference:** Volume 4, Section 4.9.1.3

**Submitter reference:** 1/52

Department of Housing (40)

**Proponent Response**

By extending the timeframe, the peak in the number of workers is more evenly distributed, which in turn reduces the severity of short-term impacts. In addition, as further discussed in Volume 1, Section 1.6.2.10. the peak number of 1 500 workers is not expected until year eight of the 15 year construction process.



#### **1.6.2.10 Accommodation Availability**

What proportion of the people employed in 2 900 jobs in year seven of the construction will require accommodation that is not currently available in the Shire?

**EIS reference:** Volume 4, Section 4.11.2.2

**Submitter reference:** 1/52

Department of Housing (40)

#### **Proponent Response**

In the initial Economic Impact Study prepared in March 2005, it was identified that the number of construction workers would peak at 1 800 jobs in year seven.

Since this study, the proposed Ella Bay development has been scaled back to one championship golf course rather than two, residential lots down from 800 to 540—a reduction of 32%—and the development phase has been extended to 15 years. These changes will reduce the anticipated number of construction workers to 1 500 with a peak in year eight, rather than the 2 900 in year seven as stated above<sup>1</sup>. (Refer Volume 4, Appendix A.2.7)

With 1 500 workers, the Economic Impact Study reports that 20% will be sourced locally, leaving 1 200 workers that will either commute from other centres (Cairns, Bramston Beach, Babinda, Mission Beach) or will look for temporary accommodation locally. Some will have families and others will be single workers. Based on the Economic Impact Study, 60% will move temporarily into the region with their families and 40% will be transient (single) workers—this breakdown represents around 900 households.

If the 889 residential lots identified in the June 2007 Sub-division Report referred to earlier eventuate, all workers can be housed within the current Johnstone Shire boundary.

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<sup>1</sup> In the revised Economic Impact Study prepared in January 2007, the peak is 2 090 not 2 900 as referred to in the information request.



#### **1.6.2.11 Construction Accommodation**

Further analysis is required concerning whether the construction and operational work force will be able to secure suitable accommodation in the Shire and the potential flow-on and consequences of an increased demand in local housing and accommodation upon existing residents.

**EIS reference:** Volume 4, Section 4.9.1.3

**Submitter reference:** 1/52

Department of Communities (52)

#### **Proponent Response**

The proponent has spoken to most caravan and motel operators in Innisfail to ascertain available accommodation. The latest NDIA subdivision report has also been referenced to assess future residential lots that will become available. In addition, it has sought accommodation availability and capacity in Mission Beach by accessing the results of research into availability of overnight accommodation undertaken by Cummings Economics on behalf of the Cardwell Shire Council.

The proponent has also revised work force estimates to reflect the reduced size of the proposed development and extended time frame.

Please refer to previous responses within this section for details on the potential flow-on and consequential impacts. The proponent believes that short- and medium-term impacts are likely to be minimal and that the local housing and accommodation market will adjust in the long-term.





### 1.6.3 Submitter Issue: Employment, Education and Training

#### 1.6.3.1 Opportunities for Local Residents

What measures will the proponent propose to ensure that training, apprenticeships and job opportunities will be available for local, especially younger, people?

**EIS reference:** Volume 4, Section 4.11

**Submitter reference:** 1/52

Department of Housing (40)

#### **Proponent Response**

The Proposal incorporates a campus of St Peter's Lutheran School Brisbane and it is proposed to be well into development by 2010. This will open up high quality education and training opportunities currently not available in Far North Queensland. St Peter's is one of Queensland's leading private co-educational schools.

In addition, the proponent is keen to partner with the Innisfail campus of Tropical North Queensland TAFE to boost the TAFE's role in providing skills for hospitality and trade workers. The present campus facilities have sufficient building space to accommodate extra demand, indeed, there is presently plenty of underutilised capacity.



### **1.6.3.2 Employment Opportunities for Indigenous People**

While the Indigenous Employment Policy does not apply, the project may present significant opportunities to train and employ people from local Indigenous communities in the various phases of the proposed development.

**EIS reference:** Volume 4, Section 4.11

**Submitter reference:** 1/52

Department of Employment and Industrial Relations (41)

### **Proponent Response**

The proponent agrees that the proposed Ella Bay development presents huge opportunities to arrest the economic downturn, and that it will give rise to significant opportunities to not only train, but to employ members of local Indigenous communities.

The Economic Impact Study found that 20% of the 760 new positions will be filled from within the Shire's present available workforce.

The project will broaden the choice of employment, providing career paths not traditionally available in the Shire and the proponent is keen to work with Department of Employment and Industrial Relations (DEIR) in developing programs specifically for the members of local Indigenous communities. Indeed, the proponent has already undertaken discussions and held a workshop with various stakeholders, including DEIR, and training bodies which included local Indigenous community representatives and will continue to progress the process with all stakeholders.



### **1.6.3.3 Unemployment Statistics**

The EIS notes unemployment in Johnstone Shire at 5% (Sep 2006), the Australian Bureau of Statistics (ABS) states 7% (Dec 2006).

**EIS reference:** Volume 4, Section 4.11.1.2

**Submitter reference:** 1/52

Department of Employment and Industrial Relations (41)

### **Proponent Response**

The proponent acknowledges the updated ABS statistics indicating 7% should be the figure utilised and, as discussed previously, believes that the project has the potential to help arrest regional economic downturn, broaden the choice of employment and provide career paths not traditionally available in the Shire. The proposed development will provide substantial opportunities for employment, education and training of local residents, particularly young people and members of local Indigenous communities, with the proponent currently discussing potential programs with Department of Education and Industrial Relations.



#### **1.6.3.4 Employment During Construction**

Can the proponent provide details on the types of 516 support jobs off-site plus 610 jobs arising from consumption induced expenditure?

**EIS reference:** Volume 8, Section A6.6

**Submitter reference:** 1/52

Department of Housing (40)

#### **Proponent Response**

During the construction phase, the support jobs include those people working in organisations that are supplying the demands of the construction industry. This includes a multitude of industries and it is impractical to provide a comprehensive list. To provide a guide—it will include plumbing suppliers, building material suppliers, architects, interior designers and mechanics for trucks and equipment used on the Site.

Ella Bay workers and their families will spend their wages and salaries in local shops and buying services in the Innisfail region and this creates consumption induced expenditure. It is impossible to predict exact spending patterns, but jobs would be spread throughout the retail and services sectors. It would include jobs such as car salesmen, retail workers, financial advisors, shop assistants, hairdressers, health professionals, landscape gardeners, teachers and child-care workers to name a few.



**1.6.3.5 Indirect Operational Jobs**

Can you provide details on the types of 175 support jobs off-site plus 195 jobs arising from consumption induced expenditure once the proposal is fully operational?

**EIS reference:** Volume 4, Section 4.11.2.2

**Submitter reference:** 1/52

Department of Housing (40)

**Proponent Response**

During the operational phase, the support jobs include those people working in organisations that are supplying the demand of resorts. They might include commercial laundries, caterers, plant nurseries, training organisations and waste contractors.

Consumption induced expenditure, as per Volume 1, Section 1.6.3.4, is Ella Bay workers and their families spending wages and salaries in local shops and buying services.



#### 1.6.4 Submitter Issue: Community

##### 1.6.4.1 Community Services

Further analysis of the existing capacity of key services in the Shire to meet anticipated future need is required. For example, given that there will be an additional 4 060 persons in the Shire when the site is fully developed, this is likely to create additional demand for community services, for example, health, family and individual support, emergency services etc. It is therefore likely that there will be some additional demands for local community services and facilities generated as a result of the project.

**EIS reference:** Volume 4, Section 4.9.1.2

**Submitter reference:** 1/52

Department of Communities (52)

##### Proponent Response

The proponent recognises that with the increased population there will be additional demand for a whole range of community services. The 20/20 Group (2007) propose that this will require increased government services on all levels that will be funded by increased revenue as set out in the Economic Impact Study previously undertaken.

- An estimated \$85 million will be paid to the State Government in the form of Transfer and Mortgage Duty arising from property transactions, Land Tax and Payroll Tax involved during the construction and operation over the first ten years.
- An estimated \$261 million will be paid in Federal taxes.
- Once fully completed, the general rates payable to Council will be in the order of \$9 million per annum, compared with the \$12 000 presently collected on that parcel of land.

It is reasonable to assume that this revenue will go towards the provision of increased community services, improved health services, upgraded emergency services, etc. It is also worthy of mention that the increased population resulting from the proposed Ella Bay development will bring benefits in the form of upgraded services that previously were not justified on the existing population levels.



#### **1.6.4.2 Social Planning Consultant**

It is recommended that the proponent employ a suitably qualified professional with appropriate expertise and experience in assessing the social and community impacts of proposed development to join their Study Team and therefore adequately fulfill the requirements of the Terms of Reference.

**EIS reference:** Volume 4, Section 4

**Submitter reference:** 1/52

Department of Communities (52)

#### **Proponent Response**

The 20/20 Group were engaged by the proponent as specialist consultants to provide input into social and community impacts. They were involved in conducting the community consultation process for the Proposal and developing strategies in relation to social, economic and community issues. The study team also involved an internal planning team, including a planner that has had recent experience working within the community and wider region of the Johnstone Shire.

The University of Melbourne suggests that social planning is a public policy activity that creates opportunities for the development of individuals and communities through shaping and modifying the built environment. The proposed Ella Bay Development offers substantial opportunities for community members in terms of employment, education and training, especially in areas not traditionally offered in the primarily agrarian-based economy of the local region.

The proponent has also undertaken an extensive public consultation process and believes that maintaining high quality communication links and active involvement with the existing community and key stakeholders is crucial in delivering a township for the 21<sup>st</sup> Century. These processes have helped develop key strategies and mitigation measures, such as the refined *Access Road Strategy* as discussed in Volume 1, Section 1.4 *Road and Transport* and Volume 2, Section 2.1 *Getting to Ella Bay*.

The proponent has also provided further information about living and working within Ella Bay and local community development. These details are further discussed in Volume 2 of this report.



#### **1.6.4.3 Community Consultation**

The EIS report states that two public consultation meetings were held regarding the proposed development, but no information is provided in the Consultation Report about the issues raised by members of the local community in Flying Fish Point and Innisfail. It is recommended that the Consultation Report be revised to include the required information outlined in the EIS Terms of Reference, including the key issues raised by people and stakeholders involved in the consultation process, and any outcomes of how issues have been addressed to date.

**EIS reference:** Volume 1, Section 1.5 & Volume 8, Appendix A.5

**Submitter reference:** 1/52

Department of Communities (52)

#### **Proponent Response**

As stated in the EIS (Volume 1, Section 1.5), community consultation meetings were conducted by the 20/20 Group at Innisfail on the 28<sup>th</sup> of February 2007 and Flying Fish Point on the 1<sup>st</sup> of March 2007.

The 20/20 Group found that one issue dominated both consultation meetings—residents held significant concerns relating to the access road to Ella Bay being routed through Flying Fish Point. At the last public meeting held, acknowledgement of other issues to be raised was met with silence.

Through the consultation process the 20/20 Group found that the general public perception did not have a problem with the proposed Ella Bay development as such. Many actually want it to proceed, and recognise the enormous opportunities it offers. The people of The Coconuts and Flying Fish Point recognise the benefits, but also recognise that they may potentially bear the brunt of increased road traffic through their communities.

The proponent has researched and evaluated a number of alternative routes, some avoiding the seaside village of Flying Fish Point altogether, as well three different routes through the township itself in order to ascertain and compare the impacts. The details of the revised road strategy, taking into consideration the views of submissions and stakeholders involved in the consultation process is provided in Volume 1, Section 1.4 *Road and Transport*. and Volume 2, Section 2.1 *Getting to Ella Bay*.



#### 1.6.4.4 Demographics

The demographic section of the EIS provides an overview of the socio-demographics for Johnstone Shire. The demographic analysis does include information about those communities within Johnstone Shire that are most likely to be affected by the project (e.g. Flying Fish Point). It is recommended that more detailed demographic analysis be undertaken using available Census 2006 data at a more detailed mesh block level. If this data is not available, then Census 2001 Collection District data would at least give some indication of the populations of those communities.

**EIS reference:** Volume 4, Section 4.9.1.1

**Submitter reference:** 1/52  
Department of Communities (52)

#### Proponent Response

The EIS provided an overview of the socio-demographics of the Johnstone Shire in comparison to Queensland, as 2006 Collection District data was unavailable at the time of document production. These details have subsequently become available and a summary and comparison of the Flying Fish Point Collection District (Collection District 3012505, see figure 1.6.1), the wider Johnstone Shire (Local Government Area), the state of Queensland and nation-wide figures are provided in the following table.

The EIS also incorporated the Johnstone Shire Population and Housing Fact Sheet, which used 2005 data. The revised Johnstone Shire Population and Housing Demographics utilising 2006 data is located in the Appendices (Qld Department of Local Government, Planning, Sport and Recreation) (Volume 4, Appendix A.3.6).

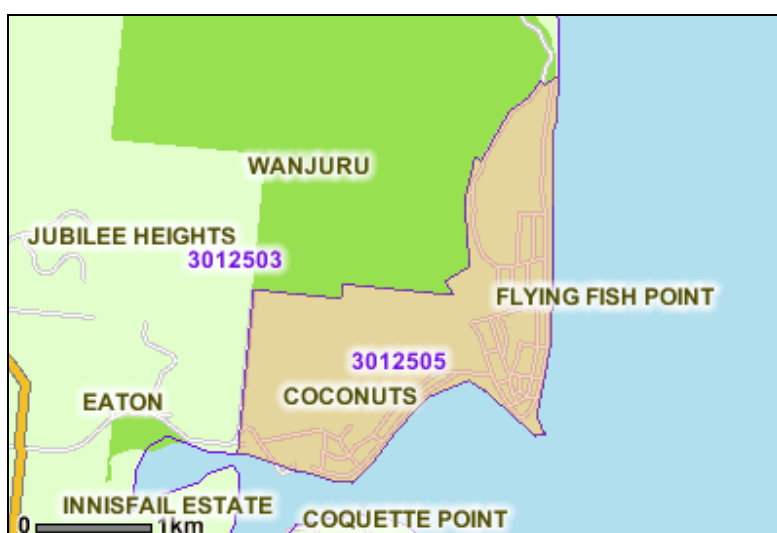


Figure 1.6.1: Flying Fish Point Collection District (ABS, 2006)

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	CD 3012505	Johnstone Shire	Queensland	National
<b>Population Size</b>				
Total persons	713	18,256	3,904,532	19,855,288
Male	52.7%	50.9%	49.6%	49.4%
Female	47.3%	49.1%	50.4%	50.6%
Indigenous persons	7.3%	8.2%	3.3%	2.3%
<b>Age Statistics</b>				
0 to 4 years	3.6%	5.9%	6.6%	6.3%
5 to 14 years	18.0%	15.5%	14.1%	13.5%
15 to 24 years	10.5%	11.5%	13.8%	13.6%
25 to 54 years	42.6%	40.1%	42.0%	42.2%
55 to 64 years	14.2%	11.8%	11.2%	11.0%
65 years +	10.9%	15.3%	12.4%	13.3%
<b>Country of Origin</b>				
Australia	84.7%	79.7%	75.2%	70.9%
England	3.2%	1.8%	4.1%	4.3%
New Zealand	1.4%	1.5%	3.8%	2.0%
Germany	1.1%	0.4%	0.5%	0.5%
Netherlands	0.7%	0.3%	0.4%	0.4%
Italy	0.7%	1.9%	0.4%	1.0%
<b>Family Characteristics</b>				
Couple families with children	37.9%	42.0%	43.3%	45.3%
Couple families without children	43.8%	40.8%	39.1%	37.2%
One parent families	16.7%	16.0%	15.9%	15.8%
Other families	1.5%	1.1%	1.7%	1.7%
<b>Marital Statistics</b>				
Married	49.8%	50.5%	49.1%	49.6%
Never Married	32.8%	30.5%	33.2%	33.2%
Separated or divorced	14.0%	12.3%	12.3%	11.3%

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Widowed	3.4%	6.7%	5.4%	5.9%
<b>Religion</b>				
Catholic	33.9%	33.7%	24.0%	25.8%
Anglican	20.3%	17.1%	20.4%	18.7%
No Religion	16.1%	15.0%	18.6%	18.7%
Uniting Church	7.0%	6.0%	7.2%	5.7%
Pentecostal	2.4%	2.2%	1.6%	1.1%
<b>Type of Dwelling</b>				
Separate House	74.3%	80.5%	76.5%	74.8%
Semi/Terrace	3.4%	4.5%	7.5%	9.2%
Flat	4.3%	7.7%	13.0%	14.2%
Other	18.0%	7.1%	2.8%	1.7%
<b>Nature of Occupancy</b>				
Fully Owned	37.9%	39.0%	30.4%	32.6%
Rented	37.6%	28.6%	30.0%	27.2%
Purchasing	19.9%	22.4%	31.4%	32.2%

Source: Australian Bureau of Statistics (2006)



#### **1.6.4.5 Rates**

Ultimately land values will increase in the surrounding area (i.e. Flying Fish Point) of the proposed development. While this seems like a good outcome, the downside is that rates will increase.

**EIS reference:** Volume 4, Section 4.11.2

**Submitter reference:** 8/52

D & M Lowe (2), C. Randell (4), J. Dall (6), M. Hooker (15), K. Patrick (16), U. Holzrichter (19), Petition 1 (37), Petition 2 (38)

#### **Proponent Response**

Council is responsible for budgeting and collecting rates. It is inevitable that rates increase over time with increases in the value of land. However with an increase in government revenue, it is assumed that this revenue will be used to provide better services and infrastructure that otherwise may not have had sufficient financial support.

To add to current Council revenue streams, as the 20/20 Group suggested in Volume 1, Section 1.6.4.1, once fully completed, the general rates payable to Council will be in the order of \$9 million per annum, compared with the \$12 000 presently collected on that parcel of land. This will provide a valuable income stream for government services but may also diminish the impact of rate increases. The increased revenue source provided by the proposed development will allow Council to have less need to increase the rate base over existing areas.

The proposed development will also increase other government revenue streams including:

- an estimated \$85 million will be paid to the State Government in the form of Transfer and Mortgage Duty arising from property transactions, Land Tax and Payroll Tax involved during the construction and operation over the first ten years; and
- an estimated \$261 million will be paid in Federal Taxes.

As acknowledged earlier (Volume 1, Section 1.6.4.1), it is reasonable to assume that this revenue will go towards the provision of increased community services, improved health services, upgraded emergency services, etc.

It is also worthy of mention that the increased population resulting from the proposed Ella Bay development will bring benefits in the form of upgraded services that previously were not justified on existing population levels.