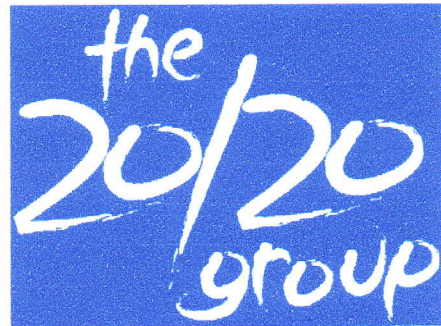


Ella Bay
EIS Supplementary
Request for Information



Enquiries concerning this report:
Gaye Scott
The 20/20 Group
(07) 4040 6555

Question One

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.

From the research undertaken by the proponent, 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.

Evidence of research and assessment of the area's accommodation capacity includes:

- Research (refer Appendix A) that 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 – 2009 to 2011.
- Interviews with owners and managers of existing accommodation revealing 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, caravans for their premises.
- A review of recent research undertaken into current overnight accommodation at Mission Beach on behalf of Cardwell Shire Council. This research 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 in the low season.
- Analysis of the availability of residential land based upon the Northern Development Industry Associations (NDIA) Subdivision Report – June 2007.

Mitigation measures will include:

- ⇒ Regular reports 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.
- ⇒ 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.

Question Two

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?

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

It is reasonable to assume that some of this workforce will be filled by people 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 (227 by the developer and aimed at the lower end of the market) already identified in Innisfail. It is reasonable to expect that within the nine year lead time 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
- ⇒ work closely with the accommodation operators to ensure regular updates on anticipated demand cycles.

Question Three

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

In addition to the mitigation measures outlined in Question Two, the proponent will look 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 the number of 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 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.

Question Four

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?

Research undertaken by the proponent has revealed that sufficient operators allocate accommodation for seasonal & 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 man power to avoid the peak banana/cane periods so there is continuity in accommodation demand.

As the construction phase approaches, the proponent will 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.

Question Five

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

Looking at the latest Northern Development Industry Association's latest Subdivision Report for June 2007 (Refer Appendix C) it 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. 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 people¹. 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.

Question Six

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.

The local accommodation market has been in anticipation for Little Cove - a development south of Ella Bay that was granted approval in 1997. Thus far it has been disappointed and making the decision upfront to create a worker's camp would be disappointing news.

The proponent's preference is to work with the existing operators to facilitate an expansion of their facilities to meet demand. As reported in Question One, 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.

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 worker's camp at this early stage will put that in doubt. We need to be able to provide some level of certainty of demand to enable operators to take a solid business case to banks.

Another contributing factor is that the peak-worker-number will be 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 area, there are environmental plusses in housing workers where there is existing infrastructure in urban areas.

¹ Population and Housing Fact Sheet, Dept of Local Government, Planning Sport and Recreations, Planning Information and Forecasting Unit (June 2006)

Question Seven

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?

All 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 say that pre-fabricated steel framing reduces construction costs and eliminates waste. "Building crews can erect a home in two days, compared with 5-6 days for other pre-fabricated solutions."

The proponent has assumed that the second part of this question refers to where the pre-fabricated buildings and structures will be manufactured as opposed to the location within the Ella Bay development. There already exists manufacturing operations in Cairns and Townsville which is the likely source of materials, however the proponent will look at options further afield, as well as the option of local Innisfail operation as the project progresses.

Question Eight

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'?

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

The proponent's preference is to work with the existing operators to facilitate an expansion of their facilities. As reported in Question One, 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. Innisfail residents have recognised that the 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.

Question Nine

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."

By extending the timeframe, the peak in the number of workers is smoothed out which in turn reduces the severity of short-term impacts.

Question Ten

What proportion of the 2,900 jobs in year 7 of the construction will require accomodation that is not currently available in the Shire?

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 Ella Bay development has been scaled back - 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 fifteen years. This will reduce the anticipated number of construction workers to 1,500 with a peak in year 8, rather than the 2,900 in year 7 as stated above². (Refer *Appendix B*)

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 that 60% will move temporarily into the region with their families and 40% will be transient workers (single), this represents around 900 households.

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

Question Eleven

No analysis has been undertaken concerning whether the construction and operational work force will be able to secure suitable accommodation in the Shire; and the potential flow-on and consequential impacts of an increased demand in local housing and accommodation upon existing residents. Section 4.9.1.3 "Housing", Volume 4, page 151, does not provide a detailed analysis. The EIS report does not comply with the Terms of Reference in this matter.

In order to comply with the Terms of Reference, the proponent has subsequently spoken to most caravan and motel operators in Innisfail to ascertain available accommodation. It has also referenced the latest NDIA subdivision report to assess future residential lots to come on line. 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.

² 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.

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

Question Twelve

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

The development incorporates a campus of St Peters Lutheran International School – an adjunct to the St Peters Lutheran College Education City at Springfield will be well into its development by 2010. This will open up education and training opportunities currently not available in FNQ.

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.

Question Thirteen

[Can you provide details on the types of 516 support jobs offsite plus 610 jobs arising from consumption induced expenditure?](#)

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, however to provide a guide, it will include plumbing suppliers, building material suppliers, architects, interior designers and mechanic for trucks and equipment used on 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 fraction of a very long list.

Question Fourteen

[Can you provide details on the types of 175 support jobs offsite plus 195 jobs arising from consumption induced expenditure?](#)

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 is as per Question Thirteen – Ella Bay workers and their families spend wages and salaries in local shops and buying services.

Question Fifteen

[EIS notes unemployment in Johnstone Shire at 5% \(Sep 2006\), ABS states 7% \(Dec 2006\).](#)

The proponent will update the EIS to reflect the updated ABS statistics.

Question Sixteen

DEIR keen to work with project in exploring opportunities to strengthen the impact on arresting economic downturn and social fragmentation. In addition, while the Indigenous Employment Policy does not apply, the project may present significant opportunities to train and employ people from the Ma Mu and Djiru communities in the various phases of this development.

The proponent agrees that the Ella Bay project 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 the Ma Mu and Djiru communities.

In the economic impact study it states 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 DEIR in developing programs specifically for the members of the 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 from the Ma-mu people and we will continue to progress the process with all stakeholders.

Question Seventeen

Community Services. S 4.9.1.2 EIS report provides a brief overview of some of the services currently provided in the Shire. There is no analysis of the existing capacity of key services to meet anticipated future need. For example, given that there will be an additional 4,060 persons (EIS, Volume 4, page 157) 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 likely therefore that there will be some additional demands for local community services and facilities generated as a result of the project.

The proponent recognises that with the increased population there will be additional demand for a whole range of community services.

This will require increased government services on all levels that will be funded by increased revenue as set out in the Economic Impact Study 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; and
- ⇒ 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 Ella Bay development will bring benefits in the form of upgraded services that previous were not justified on the population levels.

Question Eighteen

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 development to join their Study Team and therefore adequately fulfil the requirements of the Terms of Reference.

Refer to Section 1.6.4.2

Question Nineteen

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 TOR, 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.

One issue dominated both consultation meetings and this was the access road to Ella Bay being routed through the Flying Fish Point. At the last meeting held, a plea for other issues to be raised was met with silence.

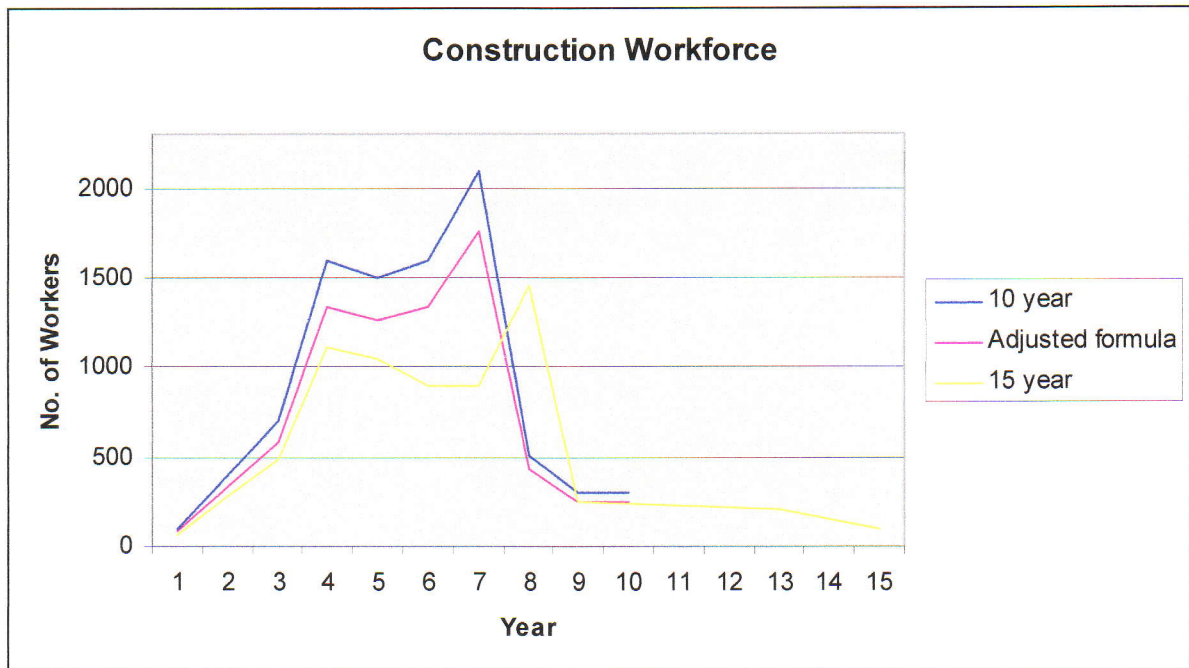
Generally people have no problem with the Ella Bay development as such. They actually want it to go proceed, and they recognise the enormous opportunities it offers. The people of The Coconuts and Flying Fish Point also recognise the benefits – but also recognise that it is their community that will potentially bear the brunt of increased road traffic through their community.

The proponents have 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.

Appendix A

Name	Category	Workers	Ability to expand
August Moon	Caravan Park	16	✓ Owns six acres and happy
Bramston Beach Plantation	Caravan Park	✓	Due to be sub-divided in 18 months Four stages with Stage One 150 lots
Bramston Beach	Caravan Park	✓	Has potential for powered sites and caravans
Flying Fish Point	Caravan Park	39	✗
Etty Bay	Caravan Park	✗	Short term only – tourist/visitor market
Mango Tree	Caravan Park	7	Suitable for workers with families only. The habits of single workers who moved in after Cyclone Larry were not compatible with other guests at the park.
River Drive	Caravan Park	✗	Fully booked and expected to remain so for 18 months at least
Hotel Mena	Hotel	7	
Black Marlin Motel	Motel	✗	Plans to convert to back packers and accommodate fruit pickers and cane workers exclusively
Carefree Motel	Motel	14	
River Lodge Motel	Motel	29	Mixture of dongas and barracks. Is interested
Barrier Reef Motel	Motel	20	This represents 50% of the motel's total capacity
Walkabout Motel	Motel	20	
Total		152	

Appendix B



Appendix C



The NDIA Subdivision Report
June 2007
 Prepared by The 20/20 Group



Name	Address	Status	Current Stages-lots	Developer
Cairns: Inner Suburbs				
Bel-Air	Hillview Cr, Whitfield	D: F:	Stg 1: 14 lots 56 lots	Emanuele The Developer
Kanimbla Heights	Ramsey Dr, Kanimbla	D: C: F: F:	525 lots Stg 5A: 35 lots Stgs 6,7,10,11,24,25: 216 lots Ramsey Dr -East: 100+ lots	S & F Marino Pty Ltd
Red Hill	Sunbird Drive, Bayview Heights	D: C:	Stg 1 & 2: 59 lots Stg 3: 30 lots	Conlan Holdings Pty Ltd
Cairns: Southern Suburbs				
Edmonton Park	Thompson Rd, Edmonton	F:	424 lots	Edmonton Projects Pty Ltd
Forest Gardens Estate	Bruce Hwy, Mount Sheridan	D: C: F: F:	1151 lots Stgs 88-92: 77 lots Stgs: 61-65 & 93-96: 84 lots Bal Stgs: 150 lots	Deffin Lend Lease/Orix
Goldsborough Valley Estate	Mineshaft St, Gordonvale	D: F: F:	267 lots Stgs 11: 18 lots, Stg 15: 32 lots 46+ lots	Hypha Pty Ltd
Kingfisher Creek	Timberlea Dr, Edmonton	F:	127 lots	CEC Group Pty Ltd
Mt Isley Estate	Verbera Dr, Edmonton	D: F:	230+ lots 60 lots	Koppen Investments P/L
Nelson's Crossing	Cnr Bruce Hwy & Draper Rd, Gordonvale	F:	230 lots	CEC Group Pty Ltd
Orchid Glen	Isabella Rd, Edmonton	D: F:	Stg 1-8: 363 lots Stg 9+: 282 lots	Cairns Real Estate P/L
Pyramid Estate	Murphy St, Gordonvale	F:	24 lots	Hedley Constructions P/L
Rainforest Meadows	Goodsell Dr, Edmonton	D: F:	Stg 11: 22 lots Stgs 12-16: 81 lots	Koppen Investments P/L
Reef Cove Resort	False Cape	F:	102 lots	Starline Holdings John Ewens (Principal)
Riverstone Hills	Draper Rd, Gordonvale	D: C: F:	Stgs 1-4: 160 lots Stg 5: 40 lots Stgs 6 - 12: 264 lots	CEC Group Pty Ltd
Sheridan Meadows	Mission Rd, White Rock	D:	22 lots	Cousins & Associates
Silkwood Ridge	Walker Rd, Edmonton	D: C: F:	Stg 1-9 & 17: 428 lots Stg 10: 47 lots 155 lots	CEC Group Pty Ltd
Stoney Creek Estate	Petersen Rd, Edmonton	D: F:	Stgs 1-3: 78 lots Stg 4-8: 148 lots	Cairns Developments Company No 3 Pty Ltd
Sugarworld Central	Hambledon Dr, Edmonton	D: C: F:	Stg 1-8: 165 lots Stg 9-12: 85 lots Stg 13+: 115 lots	Sugarworld Pty Ltd
Sugarworld Glen	Woodlock Dr, Edmonton	F:	330	Sugarworld Pty Ltd
Sugarworld Grove	Walker Rd, Edmonton	F:	286 lots	Sugarworld Pty Ltd
Sugarworld Heights	Wiseman Rd, Edmonton	F:	59 lots	Sugarworld Pty Ltd
Tamarind Terraces	Nutmeg St, Mt Sheridan	D: F:	Stgs 1 - 8: 62 lots 18 lots	Cairns Real Estate P/L
The Avenue	Sheehy Rd & Giffin Rd, Whiterock	D: C: F:	Stgs 1, 2 & 3: 126 lots Stg 4: 32 lots, Stg 5: 38 lots 239 lots	CEC Group Pty Ltd / Vamgold P/L

The Fairways	Riverstone Rd & Thomas Street, Gordonvale	F:	58 lots	CEC Group Pty Ltd / Vamgold P/L
Thomas Swallow Estate	Ravizza Dr, Edmonton	D:	100 lots	Richardson Plant Hire P/L
Timberlea Grove	Timberlea Dr, Edmonton	D:	Stgs 1-12: 402 lots	CEC Group Pty Ltd
Whisper Bay	Brampston Beach	C: F:	Stg 1: 69 lots Bal: 331 lots	Mike Lang
unnamed (Goldsborough)	Catalano Access Rd, Goldsborough	F:	Stgs 1-3: 69 lots	WER Developments Pty Ltd
unnamed (Goldsborough)	Goldsborough Rd, Goldsborough	F:	37 lots	Richardson Plant Hire P/L
unnamed (Timberlea Dr)	Timberlea Dr, Bentley Park	F:	175 lots	Westerly Projects Pty Ltd
Cairns: Valley Suburbs				
Belmere Lane	Harvey Rd, Redlynch	C: F:	Stage 1: 9 lots Stg 2: 15 lots	Fortress Developments
Christies on Brinsmead	Shamrock Av, Brinsmead	D:	Stgs 1-4: 159 lots	Joyedge Pty Ltd
Crystal Cascades	Intake Rd, Redlynch	D: F:	Stg 1 - 3: 61 lots Stg 4 & 5: 34 lots	Mamatro Pty Ltd
Fig Tree Lakes Estate	Fig Tree Dr, Caravonica	F:	Stgs 1-4: 117 lots	Stateland Pty Ltd
Redlynch Central	Larsen Rd, Redlynch	D: C: F:	Stg 1-3: 101 lots Stg 4: 30 lots, Stg 6b: 24 lots Stg 5-6a, 8-11: 133 lots	F & C Marino
Redlynch Valley Estate	Mary Parker Dr, Redlynch	D: C: F:	Stg 1-8, 13 - 17: 625 lots Stgs 9a: 12 lots, Stgs 18 - 20: 62 lots Bal Stgs: 267 lots	Redlynch Valley Property Company Pty Ltd
Red Peak Forest Estate	Fig Tree Dr, Caravonica	D: C: F:	Stg 1-5,7: 155 lots Stg 6 & 10a: 52 lots Stg 8+: 135 lots	Red Peak Forest Estate
Springbrook	Redlynch Intake Rd, Redlynch	D: C: F:	Stg 1 & 2: 63 lots Stgs 4a: 11 lots & Stg 7: 18 lots 13 Stgs: 239 lots	Easterly Projects Pty Ltd Fortress Developments P/L
Cairns: Northern Beaches				
Argentea	Cook Hwy, Palm Cove	D: C: F:	Stg 1a-c, 1f, 5a: 63 lots Stg 1g-j, 5b: 60 lots 120 lots	Thakral Holdings
Bluewater	Reed Rd, Trinity Park	D: D: C: C: F:	Stg 1: 73 lots (Canopy) 13 lots (Marina) Stg 2: 92 lots, Stg 4: 16 lots 108 Marina Berths 587 lots	Multiplex
Canopy's Edge	Cook Hwy, Smithfield	D: C: F:	Stg 1: 88 lots Stg 2: 60 lots 130 lots	K & V Enterprises P/L
North Point	Cattana Rd, Smithfield	D: C: F:	Stg 1: 70 lots Stg 2: 54 lots 158 lots	LHL Lending
Oceans Edge	Coral Coast Dr, Palm Cove	C: F:	Stg 1A: 48 lots Stg 1B, 2, 3: 133 lots	Indigo (Novotel Palm Cove)
Paradise Palms	Paradise Palms Dr, Kewarra	D: C: F:	57 lots (4 precincts) 34 lots 80 lots	H&S Vision & Hedley Group
Paradise Point Estate	Foley Rd, Palm Cove	D: F:	Stg 1: 41 lots 134 lots	Hedley Constructions P/L
Poolwood Rd	Poolwood Rd, Kewarra Beach	C:	24 lots	Richardson Plant Hire P/L
Sanctuary at Kewarra	Cottesloe Dr/Captain Cook Hwy, Kewarra Beach	D: F:	Stg 1: 39 lots Stg 2-4: 59 lots	Richardson Plant Hire P/L
Seascape	Bokissa Rd, Palm Cove	D: C:	Stg 1: 21 lots Stg 2: 7 lots	Bernard Graf
Smithfield Village	Reed Rd, Smithfield	D: C: F:	Stg 1: 41 lots, Stg 2: 51 lots Stg 3: 45 lots, Stg 4: 46 lots Balance of Land - Approx 1100 lots	Marlin Coast Land Company
Trinity North	Strombus Av, Trinity Beach	D: C:	Stg 1: 7 lots Stg 2: 16 lots	Brenderwin P/L Enberg P/L
unnamed (Debbie St)	Debbie Street, Trinity Park	F:	41 lots	Private developer
unnamed (Foley Rd, Palm Cove)	Foley Rd, Palm Cove	F:	21 lots	Cowen

Region: Port Douglas / Mossman				
CANE	Bonnie Doon Rd, Cooya Beach	C: F:	Stg 1: 69 lots Stgs 2-5: 219	Salson/Hedley
Daintree Horizons	Johnston Rd, Mossman	D: C:	Stg 1: 44 lots Stg 2: 26 lots	private developer
Edge Water	Junction Road, Mossman	C:	29 lots	Curragh Designs
Ives Avenue	Ives Av, Wonga Beach	F:	44 lots	private developer
Port Pacific Estate	next to Sea Temple Golf Club	D: F:	Stg 1: 33 lots Stg 2-5: 85 lots	Elah Group
Shepherd Valley Estate	Mossman	D: F:	Stg 1-3: 77 lots Stgs 4-5: 81 lots	Max Christie
unnamed (Wonga Beach)	Snapper Island Dr, Wonga Beach	D: F:	Stg 1: 14 lots Stg 2: 7 lots, Stg 3: 10 lots	FNQ Developments
Region: Cardwell / Innisfail				
Belvedere Estate	3km west of Innisfail	D:	43 lots	private developer
Cardwell Country Estate	Cardwell	F:	160 lots	Cousins Securities
Fairways Country Club	Mission Beach	F	55 lots	Cousins Securities
Jubilee Grove	Innisfail	D:	98 lots	Toga Group of Companies
Lifestyle Etty Bay	Etty Bay Rd, Innisfail	C: F:	12 lots 42 lots	LEJO
Mahogany Ridge	4km north of Cardwell	C:	Stg 1: 12 lots	Mahogany Ridge Pty Ltd
Mountain View Estate	Spina Farm, Soullen Avenue	C: F:	Stg 1: 13 lots Stg 2-3: 27 lots	Jeanette & Morrie Spina
Naragon Cove	Alexander Dr, Mission Beach	C:	21 lots	John & Lee-Ann Cavanah
Oasis	Mission Beach	C: F:	Stg 1: 61 lots Stg 2: 79 lots	
Oxford Crest	Flying Fish Point Rd, Innisfail	F	400 lots	Oxford Crest
Paradise Village	Illich St, Kurrimine Bch	D:	21 lots	private developer
Port Hinchinbrook	Bruce Hwy, Cardwell	D: F:	Stg 1: 220 lots Stg 2: 290 lots ("The Lakes")	Williams Corporation
Seahaven	Coquette Point Rd, Innisfail	F:	181 lots	Meticon Qld P/L
Wongaling Waters	Shore St, Wongaling Beach	C:	16 lots	private developer
unnamed (Babinda)	Christian St & Bruce Hwy, Babinda	F:	67 lots	Allan Mortensen
unnamed (Clump Point)	Alexander Dr, Clump Point	F	21 lots	John and Lee-Ann Cavanah
unnamed (Flying Fish Point)	Flying Fish Point Rd, Eaton	C:	52 lots	Prestige Property Partnership
unnamed (Flying Fish Point)	Flying Fish Point	F:	226 lots	CEC Group Pty Ltd
unnamed (Mission Beach)	Nonda, Conche & Seaview Sts, Mission Beach	F:	144 lots	Prestige Property Partnership
unnamed (South Mission)	Hull Rd, South Mission	F:	445 lots	private developer
unnamed (Sth Innisfail)	South of Innisfail	F:	13 lots	Roscommon Property Group

Region: Tablelands				
Amaroo Park	Hasties Rd, Mareeba	D: C: F:	Stg 1: 25 lots Stg 2: 18 lots Bal: 70 lots	Ignazio, Salvatore, & Maryjane Musumeci
Johnstone River Park	Davies Rd, Malanda	D: C: F:	Stg 1: 13 lots Stgs 2: 8 lots, Stg 3: 20 lots 89 lots	Atherton Tableland Developments
Kenneally Estate	Kenneally Rd, Mareeba	D: F:	Stgs 1 & 2: 47 lots Stg 3: 30 lots	Rona and Warren Godwin
Kuranda Springs Estate	Kuranda	D: C:	Stg 1a-1b: 49 lots Stg2: 22 lots, Stg 3: 19 lots	CEC Group Pty Ltd
Oaky Creek Farms	Springmount Rd, 22 km SW of Mareeba	D: F:	Stg 1: 21 lots unknown	John Morris & Jim Noli
Riverlands Park	4693 Kennedy Hwy, Mareeba	C: F:	Stg 1: 49 lots Stg 2: 15 lots	Ambridge Pty Ltd
Sanctuary Vista Estate	Anderson Rd, Malanda	D:	61 lots	OzzyConnect
Sunrise Estate	Millstream, Ravenshoe	C: F:	34 lots 91 lots	Cousins Security
Yungaburra Village Estate	Rankine Mill Site, Yungaburra	D: C: F:	Stg 1: 37 lots Stg 2: 22 lots Stg 3-4: unknown	Ross Rankine
unnamed (Anzac Av)	Anzac Av, Mareeba	F:	63 lots	Port Bajool Pty Ltd
unnamed (Barron Falls Rd)	Barron Falls Rd, Mareeba	F:	20 lots	Steve Maynard
unnamed (Caterina Ct)	Caterina Ct, Mareeba	F:	16 lots	private developer
unnamed (Chettie Rd)	Chettie Rd, Mareeba	F:	23 lots	private developer
unnamed (Dimbulah - Normanton Rd)	Dimbulah - Normanton Rd & Raleigh St, Dimbulah	F:	92 lots	private developer
unnamed (Eclipse Dr)	Eclipse Dr, Atherton	F:	28 lots	private developer
unnamed (Emerald End Rd)	Emerald End Rd, Mareeba	F:	19 lots	Barron River Pty Ltd
unnamed (Malanda-Lake Barrine Rd)	Malanda - Lake Barrine Rd, Malanda	F:	24 lots	Eacham Shire Council
unnamed (Ray & Cater Rds)	Ray & Cater Rds, Mareeba	F:	70 lots	private developer
unnamed (Shaban Dr)	Shaban Dr, Mareeba	F:	31 lots	private developer

D = Developed: 6,711 lots
 C = Current: 1,656 lots
 F = Future: 10,968 lots
 Total: 19,506 lots

Notes:

- Developed subdivisions include those stages where a large proportion of the lots in a stage have been sold - contracts issued.

- Current subdivisions are on land zoned residential and have Council approval, and either have some level of construction activity occurring (e.g. earthworks, roads and services), or have been on the market for sale (the stage may be partially sold).

- Future subdivisions may not necessarily have Council approval, may not necessarily be on land currently zoned residential (hence may require Material Change of Use for development to proceed) - and may simply reflect the prospective plans by developers.

Please contact Craig Moffat at The 20/20 Group on 4040 6555 if you have any queries.