

BUNDABERG REGION

FACTS & FIGURES

DECEMBER 2011

Introduction

The Bundaberg Region incorporates the beautiful Coral Coast and is one of Queensland's most modern and progressive centres. The region is comprised of the former Bundaberg City, Burnett, Kolan and Isis Shires and is the southern gateway to the beautiful Great Barrier Reef and the hub of the agriculturally rich North Burnett.

The City of Bundaberg is the dominant commercial and industrial hub of the region and works in partnership with surrounding towns and rural areas to support strong growth and the diverse needs of a dynamic community.



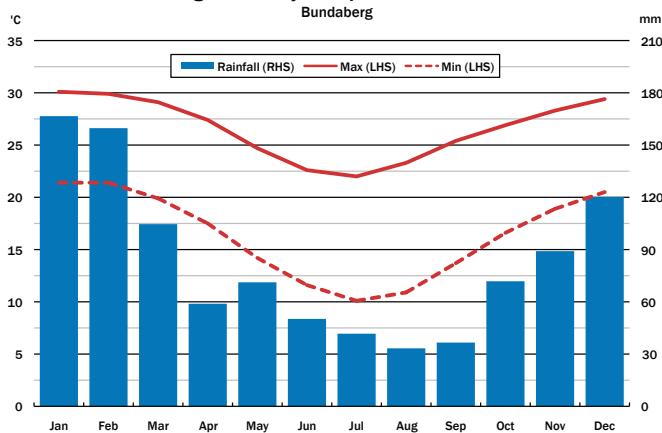
The region's economy is based around its traditional stronghold sectors of agriculture and related manufacturing. Tourism and other service industries are increasing in prominence, leading to a more diversified regional economic base that is capable of capitalising on opportunities and weathering external shocks.

Climate

The Bundaberg Region's climate is one of the best in Australia, characterised by a generally dry winter and wet summer season.

The average mean maximum temperature for Bundaberg ranges from 22.0°C in July to 30.1°C in January, whilst the mean minimum temperature ranges from 10.2°C in July to 21.5°C in both January and February. Average annual rainfall in Bundaberg is 1,022.6mm, with January typically being the wettest month (169.9mm).

Average Monthly Temperature & Rainfall

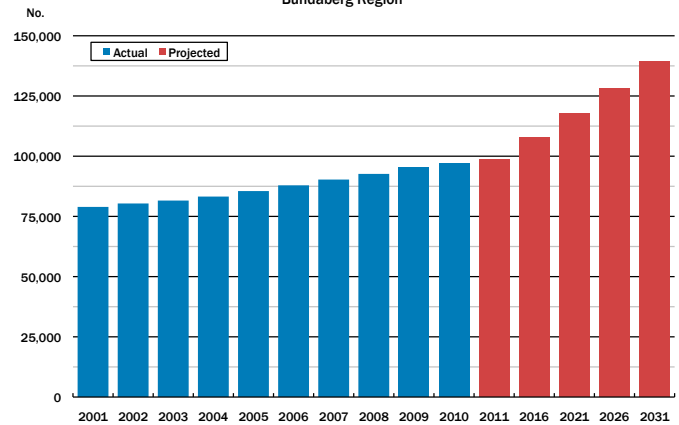


Source: Bureau of Meteorology

Population

There were 96,936 persons residing in the Bundaberg Region in 2010, representing an annual population increase of 1,805 persons, or 1.9% from the level recorded in 2009. The population growth in the Bundaberg Region in 2010 was similar to the averages for the Wide-Bay Burnett region (2.1%) and Queensland (2.0%).

Population Bundaberg Region



Source: ABS 3218.0, OESR

Over the past five years, the population of the Bundaberg Region has increased at an average annual rate of 2.5%, which was the same as the average growth for Queensland.

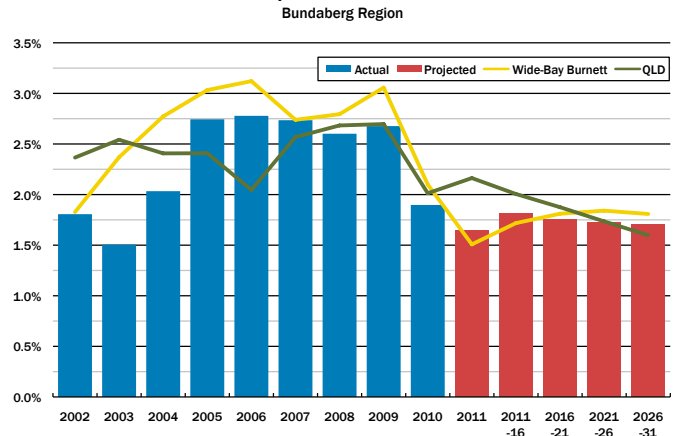
Population

	2010	Ann % chg	2031	Avg ann % chg (2010-31)
Bundaberg Region	96,936	1.9	139,350	1.7
Wide-Bay Burnett SD	293,455	2.1	425,139	1.8
Queensland	4,513,850	2.0	6,592,857	1.8

Source: ABS 3218.0, OESR

Population projections to the year 2031 show that the Bundaberg Region's population is expected to increase by 42,414 persons – or average annual growth of 1.7% – to a population of approximately 139,350 persons.

Population Growth Bundaberg Region



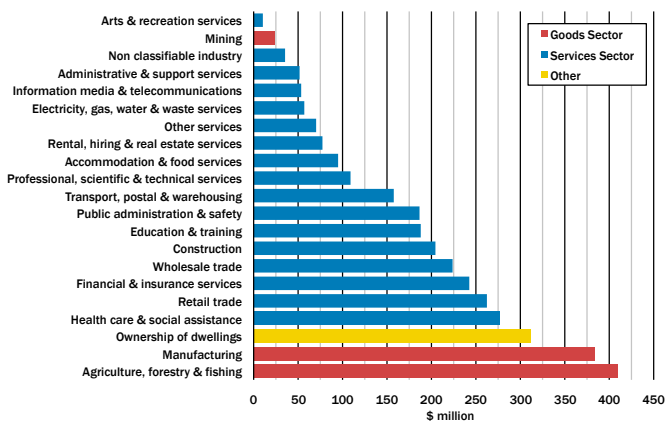
Note: Changes are average annual % changes for 2010-2031
Source: ABS 3218.0, OESR



Gross Regional Product

The estimated Gross Regional Product (GRP) for the Bundaberg Region was \$3.7 billion in 2010/11, whilst real GRP increased annually by 2.4%. The Bundaberg Region contributed 1.4% to the gross state product of Queensland (\$266.6 billion) in 2010/11. The annual growth in real GRP in the Bundaberg Region was significantly higher than the small rise of 0.2% in GSP for Queensland in 2010/11.

Gross Regional Product
Bundaberg Region, 2010/11

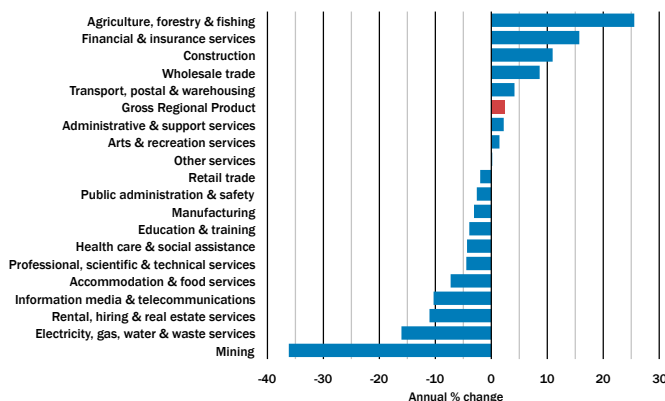


Source: Lawrence Consulting

With regard to industry, the largest contribution was made by the Agriculture, Forestry & Fishing industry, with approximately \$409.8 million, or 11.1% of the total GRP for the Bundaberg Region. Other significant contributors to GRP were the Manufacturing (10.4%); Health Care & Social Assistance (7.5%); and Retail Trade (7.1%) sectors.

The Agriculture, Forestry & Fishing industry experienced the highest annual increase in GRP in 2010/11, rising by 25.5% from the level recorded in 2009/10. Other sectors that experienced high levels of annual growth included the Financial & Insurance Services (up 15.7%); Construction (up 11.0%); Wholesale Trade (up 8.6%); and Transport, Postal & Warehousing (up 4.1%) industries.

Industry Value Added, Annual Growth
Bundaberg Region, 2010/11



Source: Lawrence Consulting

The Bundaberg Region received a relatively higher industry contribution to total GRP from the Agriculture, Forestry & Fishing; Manufacturing; Wholesale Trade; Retail Trade; Accommodation & Food Services; Financial & Insurance Services; Education & Training; Health Care & Social Assistance; and Other Services sectors than Queensland in 2010/11.

Gross Regional Product

Industry	Bundaberg Region			Queensland		
	Level, 2010/11 \$ million	% of total	Ann % chg	Level, 2010/11 \$ million	% of total	Ann % chg
Agriculture, forestry & fishing	409.8	11.1	25.5	7,993	3.0	9.8
Mining	23.3	0.6	-36.2	24,009	9.0	-17.7
Manufacturing	383.8	10.4	-3.1	20,710	7.8	-3.1
Electricity, gas, water & waste services	57.0	1.5	-16.1	5,985	2.2	0.2
Construction	204.5	5.6	11.0	22,272	8.4	12.0
Wholesale trade	223.8	6.1	8.6	12,866	4.8	-0.3
Retail trade	262.4	7.1	-2.0	13,534	5.1	1.5
Accommodation & food services	95.0	2.6	-7.3	6,325	2.4	-2.6
Transport, postal & warehousing	157.6	4.3	4.1	16,691	6.3	3.8
Information media & telecommunications	53.5	1.5	-10.3	5,160	1.9	4.0
Financial & insurance services	242.6	6.6	15.7	17,208	6.5	2.9
Rental, hiring & real estate services	77.4	2.1	-11.0	6,417	2.4	-2.1
Professional, scientific & technical services	109.0	3.0	-4.5	14,616	5.5	-2.8
Administrative & support services	51.7	1.4	2.2	5,063	1.9	8.3
Public administration & safety	186.6	5.1	-2.6	14,094	5.3	2.6
Education & training	188.0	5.1	-3.9	10,651	4.0	3.0
Health care & social assistance	276.6	7.5	-4.3	16,153	6.1	2.2
Arts & recreation services	10.4	0.3	1.5	1,544	0.6	3.3
Other services	70.3	1.9	-0.1	4,453	1.7	-8.4
Non classifiable industry	35.4	1.0	-2.4			
Total Industry (\$m)	3,118.5	84.7	2.3	225,744	84.7	0.1
Ownership of Dwellings	311.4	8.5	5.0	22,540	8.5	2.8
GRP at Factor Cost / Total Factor Income	3,429.9	93.1	2.6	248,284	93.1	0.4
Taxes less subsidies on production and imports	243.2	6.6	3.5	17,605	6.6	1.3
Statistical discrepancy	9.6	0.3		698	0.3	
Gross Regional Product	3,682.7	100.0	2.4	266,585	100.0	0.2

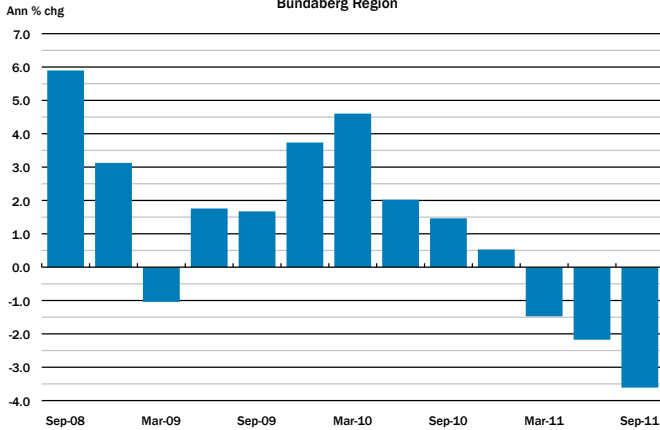
Note: All values are in current prices, whilst annual changes reflect growth in chain volume measures.
Source: Lawrence Consulting



Labour Market

The estimated number of employed persons in the Bundaberg Region was 39,070 in the September Quarter 2011, which represented a small annual decrease of 3.6% from the September Quarter 2010.

Employment Growth
Bundaberg Region



Source: DEEWR, Lawrence Consulting

The unemployment rate in the Bundaberg Region increased by 1.0 percentage point to 8.3% in the September Quarter 2011, having also risen annually by 1.2 percentage points from the level recorded in the September Quarter 2010.

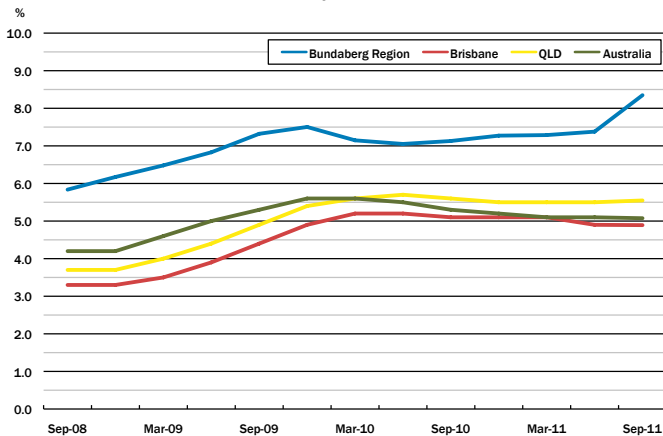
Labour Market

	Level Sep Qtr 2011	Qtrly % chg	Ann % chg
Employed persons	39,070	-1.6	-3.6
Unemployed	3,559	12.5	14.4
Unemployment rate (%) ^(a)	8.3	1.0	1.2
Labour force	42,629	-0.6	-2.3

Note: (a) Unemployment rate changes are percentage point changes.
Source: DEEWR, Lawrence Consulting

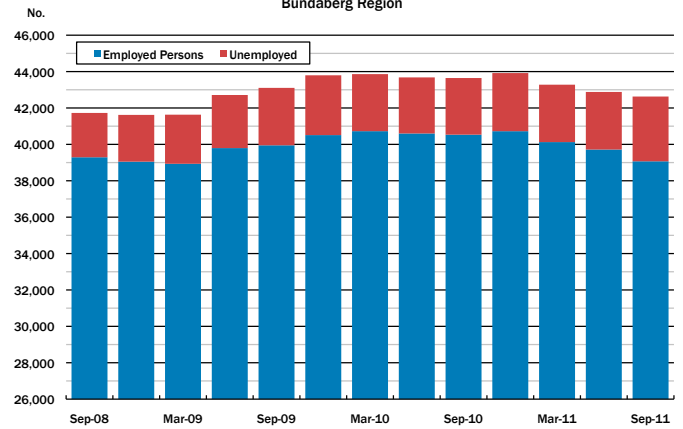
The unemployment rate in the Bundaberg Region is higher than the averages for Brisbane (4.9%), Queensland (5.5%) and Australia (5.1%).

Unemployment Rate



Source: DEEWR

Labour Force
Bundaberg Region



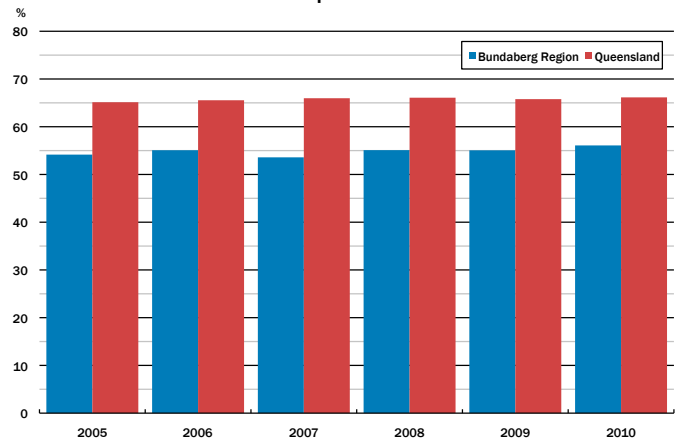
Source: DEEWR, Lawrence Consulting

The annual fall in the number of employed persons in the Bundaberg Region contributed to a decrease of 2.3% in the size of the labour force, which recorded a level of 42,629 persons in the September Quarter 2011. In contrast, the number of unemployed persons increased annually by 14.4%.

Participation Rate

The participation rate (i.e. the proportion of the resident population aged 15 and over in the labour force) in the Bundaberg Region was estimated at 56.1% in 2010, which represented an increase of 1.0 percentage points from the rate recorded in 2009. The participation rate in the Bundaberg Region was lower than the average for Queensland (66.1%) in 2010.

Participation Rate



Source: ABS 3235.0, DEEWR, Lawrence Consulting

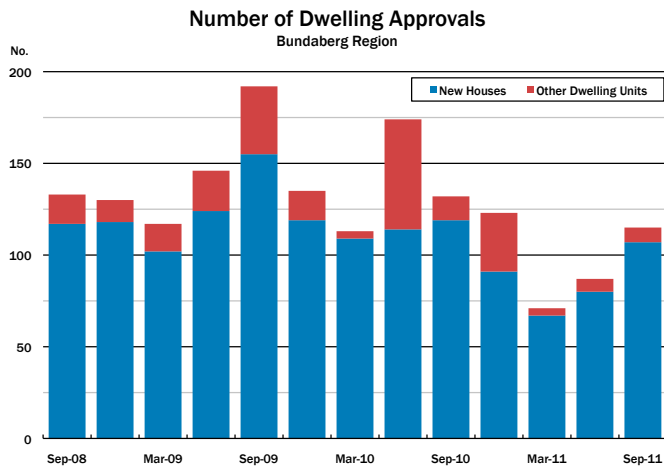
Participation Rate

	Level 2010	Level 2009	Ann % chg ^(a)
Bundaberg Region	56.1	55.1	1.0
Queensland	66.1	65.8	0.4

Note: (a) Changes are percentage point changes.
Source: ABS 3235.0, DEEWR, Lawrence Consulting

Dwelling Approvals

There were 396 dwellings approved in the Bundaberg Region in the year to the September Quarter 2011, which represented an annual decrease of 28.5% from the level recorded in the year to the September Quarter 2010 (554). The total number of dwelling approvals in the September Quarter 2011 was 115, representing a quarterly rise of 32.2% from the June Quarter 2011.

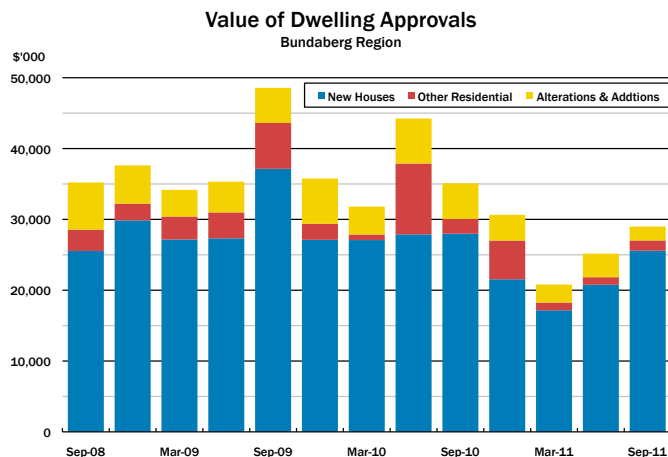


Source: ABS 8731.3

Building Approvals					
	Level – Sep Qtr 2011	Qtrly % chg	Ann % chg	Level – Yr to Sep 2011	Ann % chg
Number					
Dwellings:	115	32.2	-12.9	396	-28.5
New houses	107	33.8	-10.1	345	-25.2
Other dwellings	8	14.3	-38.5	51	-45.2
Value (\$'000)					
Dwellings:	28,988	15.2	-17.4	105,597	-28.1
New houses	25,570	23.1	-8.6	85,046	-22.7
Other dwellings	1,459	37.1	-29.6	9,081	-39.9
Alts & adds	1,959	-41.3	-61.1	11,471	-47.2
Non-dwelling	6,629	17.3	-32.2	24,896	-57.0
Total building	35,617	15.6	-20.6	130,494	-36.3

Source: ABS 8731.3

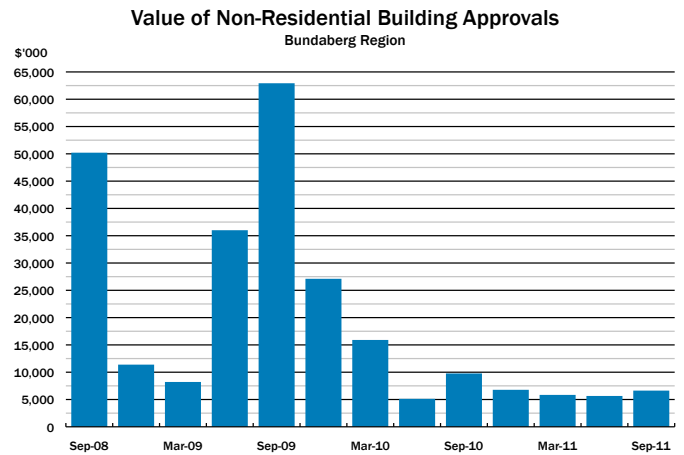
The total value of residential buildings approved in the Bundaberg Region was \$105.6 million over the year to the September Quarter 2011, representing an annual decrease of 28.1%.



Source: ABS8731.3

Construction

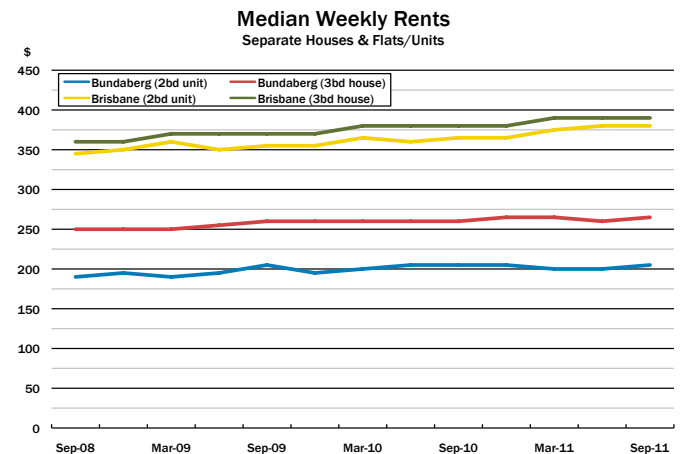
The value of non-residential building approvals in the Bundaberg Region in the year to the September Quarter 2011 was \$24.9 million, which represented an annual decrease of 57.0% from the level recorded in the year to the September Quarter 2010 (\$57.9 million).



Source: ABS 8731.3

Median Weekly Rents

Rental prices for two bedroom units remained unchanged over the year to the September Quarter 2011, whilst rents for three bedroom houses increased by 1.9%. Median weekly rents for all separate houses and flats /units types in Bundaberg were significantly lower than the averages for Brisbane in the September Quarter 2011.



Source: Residential Tenancies Authority

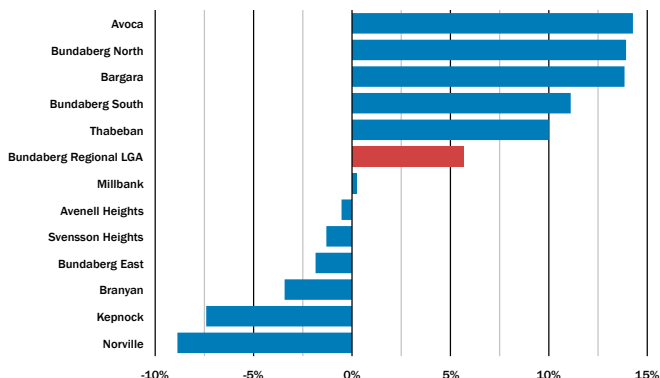
	Bundaberg		Brisbane	
	Level (\$) Sep Qtr 2011	Ann % chg	Level (\$) Sep Qtr 2011	Ann % chg
One bedroom flats	180	-5.3	290	3.6
Two bedroom flats	205	0.0	380	4.1
Three bedroom flats	280	5.7	475	10.5
Two bedroom houses	230	0.0	360	2.9
Three bedroom houses	265	1.9	390	2.6
Four bedroom houses	320	4.9	470	4.4
Two bedroom townhouses	245	n.a.	365	4.3
Three bedroom townhouses	280	0.0	400	5.3

Source: Residential Tenancies Authority

House Sales

The median house price in the Bundaberg Region was \$280,000 in the June Quarter 2011, which represented an annual increase of 5.7% from the level recorded in the June Quarter 2010 (\$265,000). The suburb of Avoca (up 14.3%) recorded the highest annual growth in house prices of all areas within Bundaberg Regional LGA over the year to the June Quarter 2011, followed by Bundaberg North (up 13.9%) and Bargara (up 13.8%).

Median House Prices
Annual Growth, June Quarter 2011



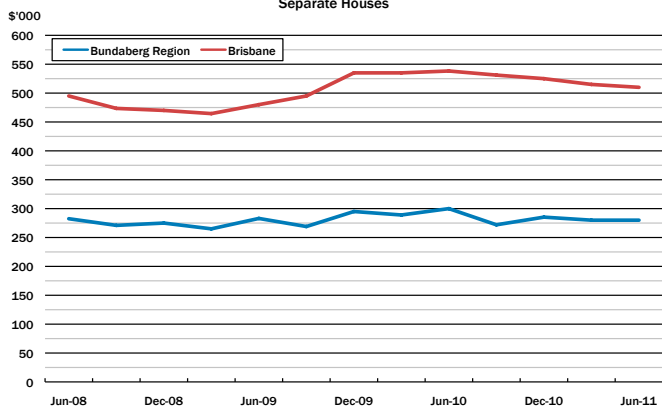
Source: REIQ

Median House Prices (\$)

Suburb/Locality	Jun Qtr 2011	Ann % chg	Yr to Jun 2011	5yr % chg
Avenell Heights	280,000	-0.5	270,000	19.2
Avoca	314,250	14.3	308,000	23.2
Bargara	370,000	13.8	370,000	18.4
Branyan	352,500	-3.4	357,000	16.1
Bundaberg East	265,000	-1.9	265,000	23.3
Bundaberg North	270,000	13.9	252,000	26.0
Bundaberg South	260,000	11.1	245,000	28.9
Bundaberg West	n.a.	n.a.	235,000	8.0
Burnett Heads	n.a.	n.a.	300,000	27.7
Kalkie	n.a.	n.a.	361,900	34.0
Kepnock	250,000	-7.4	274,000	22.1
Millbank	224,500	0.2	254,000	22.1
Norville	226,000	-8.9	233,000	25.6
Svensson Heights	265,000	-1.3	247,000	32.8
Thabeban	275,000	10.0	275,000	39.8
Walkervale	n.a.	n.a.	228,250	30.8
Bundaberg Region	280,000	5.7	282,000	26.7

Source: REIQ

Median Sales Prices
Separate Houses

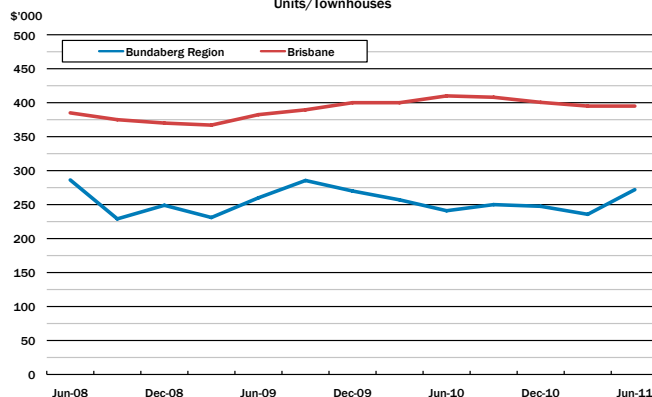


Source: REIQ

Unit / Townhouse Sales

The median sales price of units and townhouses in the Bundaberg Region was \$272,000 in the June Quarter 2011, which represented a strong annual increase of 12.9% over the level recorded in the June Quarter 2010 (\$241,000).

Median Sales Prices
Units/Townhouses



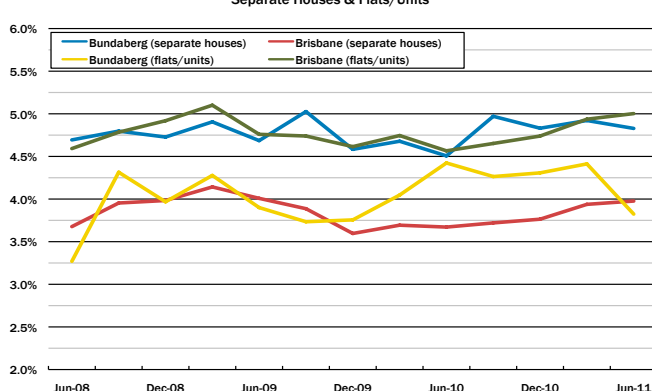
Source: REIQ

The median sales price for vacant urban land in the Bundaberg Region was \$139,000 in the June Quarter 2011, representing a small annual decrease of 1.4%.

Rental Yields

The average gross housing rental yield in the Bundaberg Region was 4.8% in the June Quarter 2011, whilst the average yield for flats / units was 3.8%. By comparison, the average yields for separate houses and flats / units in Brisbane were 4.0% and 5.0%, respectively, in the June Quarter 2011.

Residential Yields
Separate Houses & Flats/Units



Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

Residential Yields (%)

	Bundaberg		Brisbane	
	Houses	Units	Houses	Units
Level, Jun Qtr 2011	4.8	3.8	4.0	5.0
Ann % chg ^(a)	0.3	-0.6	0.3	0.4
Since Jun Qtr 2008:				
% chg ^(a)	0.1	0.6	0.3	0.4
Minimum	4.5	3.3	3.6	4.6
Maximum	5.0	4.4	4.1	5.1
Average	4.8	4.0	3.8	4.8
Variance	0.5	1.2	0.5	0.5

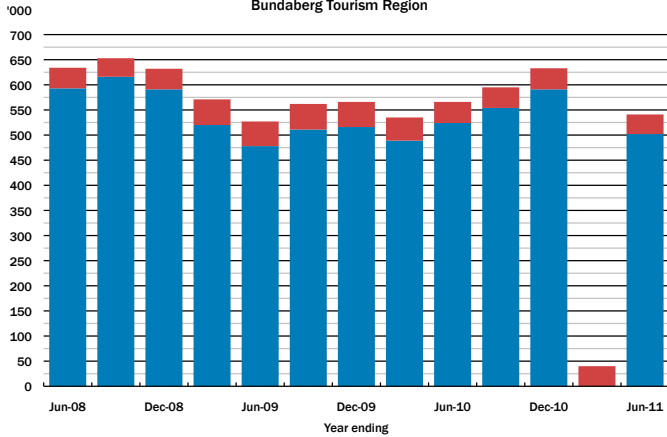
Note: (a) Changes are percentage point changes.

Source: Residential Tenancies Authority, REIQ, Lawrence Consulting

Visitor Numbers

There were approximately 502,000 domestic overnight visitors and 39,000 international visitors to the Bundaberg Tourism Region in the year to June 2011.

Annual Visitor Numbers
Bundaberg Tourism Region



Note: Domestic visitor numbers for year to March 2011 not available.
Source: Tourism Research Australia

Visitor Numbers

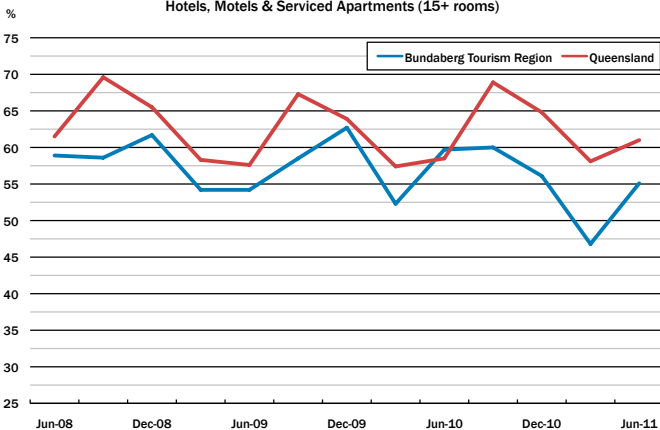
	Level Yr to Jun 2011	Ann % chg
Domestic visitors:		
Number ('000s)	502.0	-4.0
Holiday visitors ('000s)	164.0	-2.0
International visitors:		
Number ('000s)	39.0	-2.0
Holiday visitors ('000s)	29.0	-6.0
Visitor nights ('000s)	741.0	n.a.
Average length of stay (days)	19.0	n.a.

Source: Tourism Research Australia

Tourist Accommodation

The room occupancy rate for all establishments with 15 or more rooms in the Bundaberg Region was 55.1% in the June Quarter 2011, which represented a quarterly increase of 8.3 percentage points.

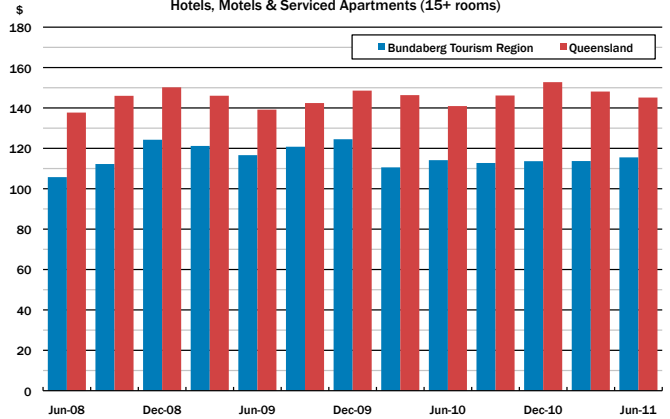
Occupancy Rates
Hotels, Motels & Serviced Apartments (15+ rooms)



Source: ABS Survey of Tourist Accommodation

The average length of stay in accommodation establishments in the Bundaberg Region was 1.8 days in the June Quarter 2011. Total takings from hotels, motels & serviced apartments with 15 or more rooms in the Bundaberg Region were \$5.0 million in the June Quarter 2011, which represented a significant quarterly increase of 17.9%.

Takings per Room Night Occupied
Hotels, Motels & Serviced Apartments (15+ rooms)



Source: ABS Survey of Tourist Accommodation

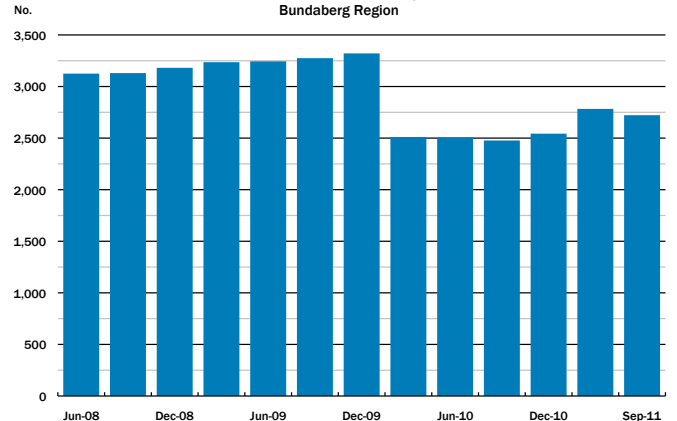
Tourist Accommodation

Hotels, Motels & Serviced Apartments (15+ rooms)	Level Jun Qtr 2011	Qtrly % chg	Ann % chg
Supply			
Establishments	35	-2.8	6.1
Guest Rooms	856	-2.6	6.1
Bed Spaces	2,722	-2.2	8.6
Employment	228	-0.4	-6.6
Demand			
Room occupancy (%)	55.1	8.3	-4.6
Room nights	42,938	16.0	-2.1
Guest arrivals	40,546	26.5	1.2
Guest nights	73,350	16.9	1.6
Average stay (nights)	1.8	-10.0	0.0
Takings from accommodation (\$'000)	4,960.5	17.9	-1.0
Takings per room night occupied (\$)	115.53	1.6	1.2

Source: ABS Survey of Tourist Accommodation

Tourism capacity in the Bundaberg Region grew during the year to the June Quarter 2011, with a rise in the number of establishments (up 2) leading to increases in the number of guest rooms (up 6.1%) and bed spaces (up 8.6%) available.

Tourism Capacity
Bundaberg Region



Source: ABS Survey of Tourist Accommodation



Age Distribution

The average age of the population of the Bundaberg Region in 2010 was 40.0 years, which was higher than the average for Queensland (36.7 years). Over the past five years, the average age of the Bundaberg Region increased by 0.7 years, which was higher than the increase across Queensland (0.3 years).

According to population forecasts, the average age of the Bundaberg Region is expected to increase by 4.5 years from 2009 levels to 44.5 years in 2031. By comparison, the average age for Queensland will increase by 4.3 years to 41.0 years by 2031.

Between 2010 and 2031, there will be an anticipated increase in the total population share of the Bundaberg Region in the 30-34 years age group and all age brackets from 60 years and older. The 85 years and older age group is expected to record the largest increase in proportional population share between 2009 and 2031 (up 2.0 percentage points), followed by the 75-79 years (up 1.9 percentage points), 70-74 years and 80-84 years (both up 1.6 percentage points) age brackets.

Dependency Ratio

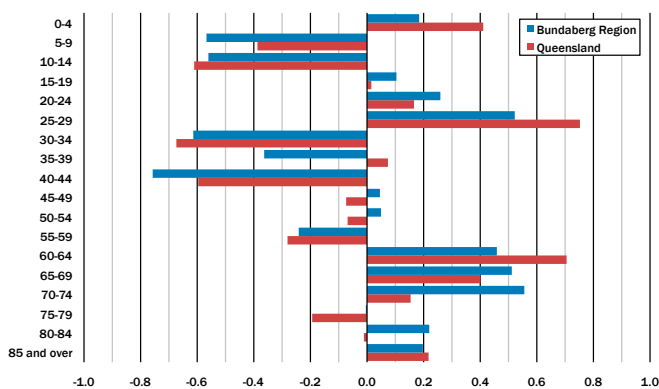
The dependency ratio is the ratio of the economically dependent proportion of the population to the productive part. The economically dependent proportion is recognised to be children who are too young to work and individuals that are too old, that is, generally, individuals under the age of 15 and over the age of 65. The productive part makes up the gap in between (ages 15-64), or the labour force.

This ratio is important because as it increases, there is increased strain on the productive part of the population to support the upbringing and pensions of the economically dependent.

The dependency ratio in the Bundaberg Region was 61.0% in 2010, which was higher than the average for Queensland (48.2%). Since 2005, the dependency ratio in the Bundaberg Region increased by 1.4 percentage points, which was in contrast to the average for Queensland, which remained unchanged.

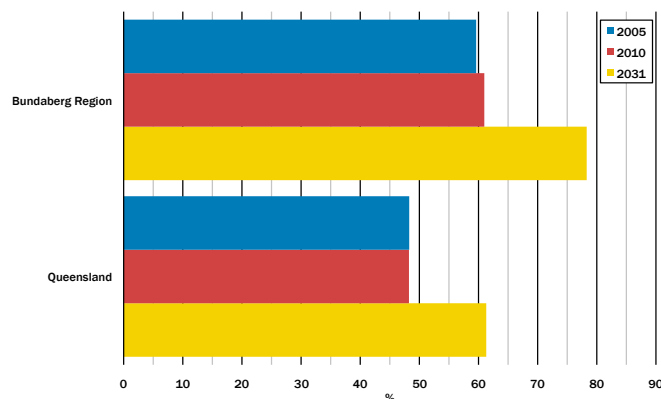
Between 2010 and 2031, the dependency ratio for the Bundaberg Region is forecast to increase significantly by 17.3 percentage points to 78.3%, whilst the average for Queensland is expected to increase by 13.1 percentage points to 61.3%.

Age Distribution
Change in % share, 2005-10



Source: Dept of Infrastructure & Planning

Dependency Ratio



Source: Dept of Infrastructure & Planning, Lawrence Consulting

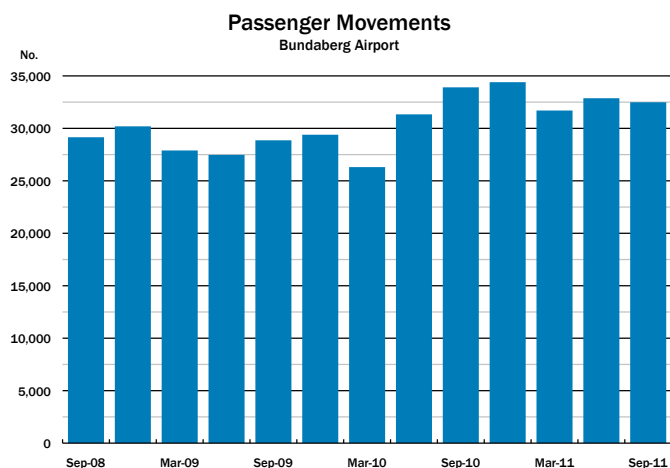
Age Distribution (%)

Age group	Bundaberg Region					Queensland				
	Level 2005	Level 2010	% chg 2005-10	Level 2031	% chg 2010-31	Level 2005	Level 2010	% chg 2005-10	Level 2031	% chg 2010-31
0-4	6.0	6.2	+0.2	5.5	-0.7	6.6	7.0	+0.4	5.8	-1.2
5-9	7.0	6.4	-0.6	5.9	-0.5	6.8	6.4	-0.4	5.9	-0.5
10-14	7.7	7.2	-0.6	6.0	-1.2	7.2	6.6	-0.6	6.0	-0.6
15-19	6.7	6.8	+0.1	4.8	-2.0	6.9	7.0	0.0	6.0	-1.0
20-24	5.0	5.3	+0.3	4.6	-0.7	7.2	7.3	+0.2	6.1	-1.2
25-29	4.8	5.3	+0.5	4.6	-0.7	6.6	7.4	+0.8	6.1	-1.3
30-34	5.5	4.9	-0.6	5.0	+0.1	7.4	6.7	-0.7	6.3	-0.5
35-39	6.2	5.8	-0.4	5.7	-0.1	7.2	7.3	+0.1	6.5	-0.7
40-44	7.3	6.6	-0.8	5.9	-0.7	7.6	7.0	-0.6	6.6	-0.3
45-49	7.1	7.1	0.0	6.0	-1.1	7.1	7.0	-0.1	6.6	-0.4
50-54	6.8	6.9	0.0	6.0	-0.9	6.6	6.5	-0.1	6.1	-0.4
55-59	6.9	6.7	-0.2	6.6	-0.1	6.2	5.9	-0.3	6.0	+0.1
60-64	6.3	6.8	+0.5	7.0	+0.3	4.7	5.4	+0.7	5.7	+0.3
65-69	5.4	5.9	+0.5	7.1	+1.2	3.6	4.0	+0.4	5.4	+1.3
70-74	4.1	4.7	+0.6	6.3	+1.6	2.9	3.0	+0.2	4.8	+1.8
75-79	3.3	3.3	0.0	5.2	+1.9	2.4	2.2	-0.2	4.0	+1.7
80-84	2.1	2.4	+0.2	4.0	+1.6	1.7	1.7	0.0	3.1	+1.4
85 and over	1.7	1.9	+0.2	3.9	+2.0	1.3	1.6	+0.2	3.1	+1.5
Total population	85,522	96,936	+2.5	130,543	+1.4	3,994,858	4,513,850	+2.5	6,273,883	+1.5
Average age	39.3	40.0	+0.7	44.5	+4.5	36.4	36.7	+0.3	41.0	+4.3
Dependency ratio	59.6	61.0	+1.4	78.3	+17.3	48.3	48.2	+0.0	61.3	+13.1

Source: ABS 3235.0, Dept of Infrastructure & Planning

Air Transport

There were 32,489 passenger movements through the Bundaberg Airport in the September Quarter 2011, representing a small decrease of 1.2% from the previous quarter and an annual fall of 4.2% from the level recorded in the September Quarter 2010 (33,911 passengers).



Source: Bundaberg Regional Council

Passenger Movements, Bundaberg Airport

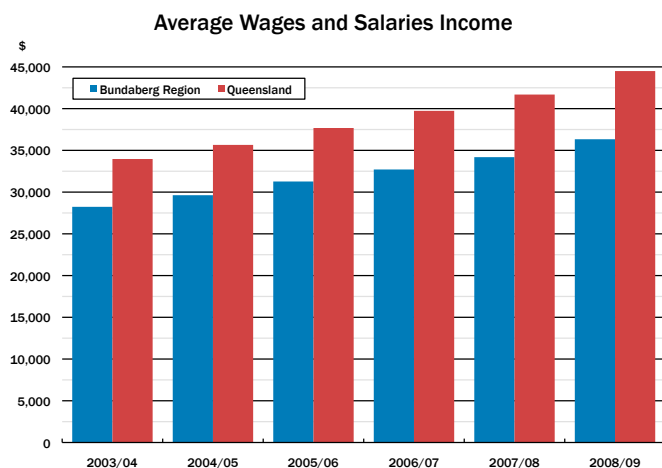
Period	Level
Sep Qtr 2011	32,489
Qtrly % chg	-1.2
Ann % chg	-4.2
2010	125,955
Ann % chg	10.9%
Avg ann % chg, 2005-10	5.1%
2020f	194,104
Avg ann % chg, 2010-20	4.4%

Note: f = forecast

Source: Bundaberg Regional Council

Personal Income

The average personal wages and salaries income for the Bundaberg Region was estimated at \$36,332 in 2008/09, representing an increase of \$2,145, or 6.3% from the level recorded in 2007/08 (\$34,187) and an average annual increase of 5.2% from the level recorded in 2003/04 (\$28,235).



Source: ABS 6524.0

Motor Vehicle Registrations

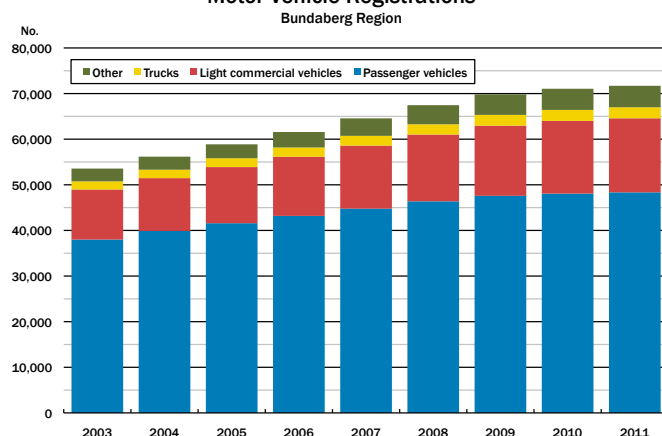
There were an estimated 71,700 registered motor vehicles in the Bundaberg region as at 31 January 2011, an increase of 0.9% from the total recorded as at 31 March 2010 (71,055).

Motor Vehicle Registrations			
	Level 2010	% of total	Ann % chg
Passenger vehicles	48,346	67.4	0.6
Light commercial vehicles	16,235	22.6	1.9
Trucks:	2,419	3.4	0.3
Light rigid trucks	677	0.9	1.7
Heavy rigid trucks	1,373	1.9	-0.9
Prime movers	305	0.4	2.3
Non-freight carrying trucks	64	0.1	1.6
Other:	4,700	6.6	1.4
Buses	428	0.6	0.2
Motor cycles	3,857	5.4	1.0
Campervans	415	0.6	7.0
Total	71,700	100.0	0.9

Note: Includes vehicles in all postcodes contained within the Bundaberg Region.

Source: ABS Motor Vehicle Census, 31 January 2011

Motor Vehicle Registrations



Source: ABS Motor Vehicle Census, 31 January 2011

For More Information

BUNDABERG REGIONAL COUNCIL

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