

Development Options for Bass Coast Shire 2005-2030

Summary

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Introduction

Earlier this year Bass Coast Shire Council's Economic Development Unit undertook a major project to try to determine how best to plan for a sustainable and economically secure future.

With funding from the State Government, we appointed Dr Peter Brain from the National Institute of Economic and Industry Research. Dr Brain's task was to provide us with a summary of the current economic and demographic position of the Shire and to carry out future projections for three separate development scenarios. The report entitled *Development Options For Bass Coast Shire 2005-2030*, is based on 'economic computer modelling'. The authors have a very impressive reputation as highly qualified researchers and have done this kind of work for the private sector as well as for State, Federal and many local governments throughout Australia.

Understanding 'Economic Modelling' - A simple explanation

What is 'economic modelling'? We can think of it like a railway timetable. A timetable tells us where a train will be at a given time in the future. For this example, our local economy is like a railway engine pulling our community train across the country. If we know where the train is right now and what stations it has already been through, then we have a good idea where it will be in an hour's time. However, what if we want to know where the train will be in a day or two? Or, in the case of our economy, in ten or twenty years?

Well, even predicting a train's movement becomes complicated the further we look into the future. We will need more information. How powerful is the engine, how many carriages is it pulling, how fast can it travel and how many people will get on? Lastly, we may wish to consider where our train will be if it changes onto a different branch line?

How Computer Modelling works

The answers (to all these and other questions) are carefully gathered by people, and that information is then keyed into a computer. The mathematical formulas (eg. weight to speed ratios) are also put into the computer. Then the computer (simply a very big calculator) sifts through all this information and calculates very quickly. It then produces a timetable of where our train will be at a given time and date.

Even more interesting, is that it remembers everything. So it will quickly produce another prediction if we change any part of our information. So, if we change the number of carriages, the number of passengers, or the branch line, it produces another timetable of where our train will be at a given time.

Of course, the computer doesn't really *decide* anything. It simply uses the information we give it to calculate an answer. We could do the same thing manually (and we used to), but it takes an enormous amount of time to work everything out.

Do computer models work?

Like train timetables, computer models are not always right. Circumstances can change, things may not have been taken into account (eg. a train drivers' strike), information can be wrong (eg. the number of passengers boarding). However, a computer model, like a timetable, is a much more reliable way to be in the right place at some future date, than if we had no timetable or model at all to guide us. Almost as importantly, it can also tell us where we do *not* wish to be in the future.)

The Report Part 1 - Introduction

This research report is designed to help Bass Coast Shire develop policies aimed at bringing about the best possible economic future for Bass Coast residents. However, it is important to remember that there are a number of important economic factors (or 'drivers') that are beyond the control of local policy-makers and these may have an overriding influence on our future economy (eg. national inflation, interest rates, global or State recessions, etc.)

The sources of information used in this report include the local advisory panel, local surveys, Australia Bureau of Statistics data, numerous Bass Coast Shire Council ('BCS') Reports, NIEIR LGA databases and other external sources. (Note: 'LGAs' = Local Government Authorities, or Shires).

The Report Part 2 - Bass Coast Shire - Regional economy 1991-2001

Economic trends over the past 10-15 years help us see where we are going. (The years 2001-2006 are discussed separately in Part 3.)

The state of BSC industry 1991-2001

Changes in the local economy (detailed by industry) between 1991 and 2001, show that BSC **employment grew by 2.6%** and **production grew by 4%**. The increasing use of the Phillip Island Circuit is one major reason for this growth. However, during this same period employment in some sectors actually fell (agriculture, electricity, government etc.), although in others it grew (construction, accommodation and business services).

The output each industry in BCS was examined as a percentage of total BCS output between 1991 and 2001. This was also compared to the average % for all of Victoria. This data showed that some BCS industries are disproportionately small (eg. business services, government, chemical manufacturing) and some are disproportionately large (eg. property services, construction, agriculture) compared to all Victoria. It also shows a decline in the BCS construction boom (although it is still occurring) and the weakening of BCS agriculture over this decade.

1996-2001 Economic growth factors affecting BSC

The key factors were falling interest rates and a boom in house prices. Owners have used their 'equity' in their homes for increased spending, especially for construction. BCS output and employment figures (by industry) largely followed Victorian averages as they changed over the decade. However, figures show an important drop in agricultural employment, the ongoing boom in construction employment and strong growth in food/accommodation employment in BCS relative to the whole of Victoria.

BCS Productivity 2001

(The word 'productivity' is complex. Put simply it means *industry output in \$\$ per labour hour worked*. In those BCS industries where productivity (per hour worked) is low compared to Victoria as a whole, there is a good opportunity for improved productivity in BCS.)

Overall BCS industry is 13% less productive than Victoria as a whole.

BCS is 35% below the leading LGA (Melbourne City).

Comparison of BCS to other LGAs (Shires) shows that for non-primary production, BCS ranks 31 out of 79 Victorian Shires for productivity. This **productivity ranking**

is good, albeit capable of improvement. If BCS maintains this relative position, it should avoid its worst-case, ageing population economic scenario ('GPR' or Grey Power Rules).

The Report Part 3 - **Bass Coast Shire - Regional economy 2001-2006**

(This data is from a different source than Part 2. Although more up-to-date, it is less comprehensive and focuses on the private sector).

BCS Employment 2001-2006

The employment trend from 1991-2001 continues to 2006.

- 33% of all BCS employment growth is in construction-related sector (this includes construction services as well as trades).
- 20% of BCS employment growth is due to tourism (accommodation, recreation, cafes/restaurants, and retail).
- 20% from business services and cultural sectors.
- The balance is spread across other sectors.

33% of all employment growth in BCS in the last 5 years is due to population growth.

Overall BCS annual employment growth of 4.4% makes BCS one of Victoria's fastest growing Shires (LGA).

Over time construction employment growth will fall (33% will fall to 5%-10%) due to industry catch-up and oversupply. Over time it is important that longer-term sustainable economic activity (preferably that based on exporting goods and services from BCS) takes over more of the employment growth.

Therefore, even if tourism employment growth continues, non-construction, non-tourism employment growth needs to double to maintain current overall BCS employment growth rate.

The Report Part 4 - **BCS Workforce Skills**

Shortage of key skills for economic growth

(In this report, the term 'export' means selling locally produced goods and services to anywhere outside BCS, whether South Gippsland, Melbourne, Queensland, or Asia).

To improve overall economic productivity, BCS needs workers with skills and occupations capable of developing businesses that will export goods and services to the rest of the world. The skills required are called 'Global Knowledge' skills and the people 'Global Knowledge Workers' or GKW.

There is a general rule that the more GKW a region possesses, the higher the level of productivity. BCS professional occupation levels are compared with Victoria as a whole and with NSW and some similar Qld Local Government Authorities (LGAs).

The conclusions are:

- BCS has fewer professionals (excluding farmers) than many comparable areas

- BCS is well served by community support professionals (health, education, librarian, nurses, social workers)
- BCS is well served by some other service professionals (vets, construction engineers, agricultural support, etc.)
- BCS is significantly lacking specialist medical and tertiary education professionals.
- ***BCS compares very poorly regarding business-related GKW professionals (such as info tech managers, finance managers, importers/exporters, marketing/advertising managers, technical sales professionals, media, computer, medical scientist, financial advisor professionals, other business services).***
- ***BCS ranked 223 of 298 non-metropolitan Shires in Victoria, NSW and Qld for resident GKW.***

Another way of increasing GKW is to expand those industries with high levels of GKW, (textiles, mining, printing, computers, media, publishing, fabrication engineering, electricity and gas etc).

The Report Part 5 – The future of BCS - 3 Economic Scenarios

Three scenarios are used to show possible economic futures

1. *GPR* – ‘Grey Power Rules’ – a future dominated by aged migration
2. *BA* – ‘Bumblng Along’ – a future without active initiatives taken by BCS
3. *CWW* – ‘Connecting With the World’ – a positive future based on BCS taking active initiatives starting now.

Each scenario involves varying these key factors (‘drivers’):

- number and age of future new residents
- land use policies in BCS
- community investment in roads and facilities
- rate of population and economic growth
- policies and investment by BCS

The Report Part 6 - Population Change and Ageing in BCS

(See BCS ‘What Price Wisdom’ Report, GRIS 2003)

The following conclusions from the ‘What Price Wisdom’ report were based on trends in the ageing population of BCS.

- BCS population is already ageing compared to Victoria. (22% v. 13% over 65).
- BCS over 65 population is projected to reach 29% by 2013 on current trends.
- Under 55 population predicted to stagnate.
- The predicted increase in over 65s largely due to retirees moving to beach homes.
- Resultant need to provide recreation services to older population.

- Need for significantly increased medical and health services.
- Need to provide increased aged care.
- Economic outcome: employment growth in high skilled health care.

These conclusions closely fit the outcomes predicted for the GPR Scenario.

The Report Part 7 – **Economics of Age-based Migration**

It is a general economic rule that rapidly ageing regions are regions of low per capita income and low economic productivity. The reason for this downward spiral is explained later in Part 8 & 12 below.

- Low per capita income regions are low cost regions
- Low per capita income regions attract aged migrants
- Low per capita income regions cause young to leave
- Alternatively, high per capita income regions attract young migration
- High per capita income regions cause aged to leave.

Most rapidly ageing regions have an influx of aged migrants (coastal NSW, south Qld, east Vic, south-west WA).

The Report Part 8 - **Ageing, Unemployment and Economic Stagnation**

What happens to local economies in rapidly ageing regions?

- Areas of high real unemployment and poor productivity attract ageing migrants because they are also low cost areas
- Ageing workers earn less, so local average wages and average household incomes are reduced
- Pool of entrepreneurs taking risks declines (aged persons are generally in retirement and tend to seek financial security rather than risk starting up a new business venture). Therefore, the number of new businesses declines
- Lower productivity and fewer employable persons further reduces economic activity. A downward cycle develops
- Lack of long-term labour discourages long-term business investment.

The Report Part 9 - **What are the core economic drivers in BCS?**

(If we are to encourage sustainable economic growth in BCS, it is important to identify the core sources (or 'drivers') of new economic activity. **This means those activities that introduce new dollars sourced from outside BCS.** This excludes most retailing, which mostly involves redistributing existing money within the region.)

What are the core economic drivers for BCS (activities that generate new dollars originating from outside BCS)?

- tourism retailing (bringing outside \$ into BSC)

- all exporting activity (whether services, products, or primary industry)
- social security payments and government expenditure
- self-funded retirees
- construction investment

However, BCS industry employment statistics show that:

- Over 50% of local BCS employment in core economic driving activities occurs in the public sector (admin, education, health, social security).
- Over 38% of BCS employment in core economic driving activities occurs outside BCS, mostly in Gippsland (11%) and Melbourne (20%).

What can be concluded from this information on core economic drivers?

- BCS core export activity is very low (esp. compared to Melbourne), and should be much higher
- BCS has opportunity to generate more employment in core economic driving activities within the shire
- BCS socio-economic structure closely resembles Australian LGAs remote (500+ km) from capital cities (eg. Bega Valley) rather than comparable coastal Shires (eg. Noosa, Gold Coast, and Gosford).

Note:

1. Regional productivity statistics and household income statistics support these conclusions.
2. Whilst tourism may generate up to 20%-25% of local employment, estimates of total regional tourism income have been exaggerated in some reports.

The Report Part 10 – **Actual Population Projections 2015, 2030**

Population projections by number and age structure for BCS townships for 2015 and 2030 are given to show the differences for the 3 scenarios, GPR, BA, CWW.

The structure of population growth has been determined in accordance with:

- Bass Coast Shire Council: Inverloch Design Framework, June 2003
- Bass Coast Shire Council: Phillip Island and San Remo Design Framework
- Bass Coast Shire Council: Bass Coast Strategic Coastal Planning Framework, June 2005
- Bass Coast Shire Council “Wonthaggi/Dalyston Structure Plan”, November 2005
- Input from the BCS Strategic Planning Coordination Group, October 2006

Cowes, Wonthaggi and Bass Coast projections are given below.

Population Projections - Cowes

Table 10.1(a) Population by age range – Cowes – Bumbling Along				
Population aged	2002	2005	2015	2030
0-4	129	125	112	123
5-18	576	697	734	665
19-24	160	173	400	334
25-54	1204	1401	1883	2844
55-64	571	701	947	1413
65+	1179	1447	2423	4225
Total	3819	4543	6500	9604

Table 10.2(a) Population by age range – Cowes – Grey Power Rules				
Population aged	2002	2005	2015	2030
0-4	129	125	109	122
5-18	576	697	707	583
19-24	160	173	381	268
25-54	1204	1400	1820	2424
55-64	571	700	938	1311
65+	1179	1446	2425	4366
Total	3819	4542	6379	9074

Table 10.3(a) Population by age range – Cowes – Connecting with the World				
Population aged	2002	2005	2015	2030
0-4	129	125	117	128
5-18	576	698	767	767
19-24	160	174	424	426
25-54	1204	1402	1979	3504
55-64	571	701	964	1580
65+	1179	1447	2429	4095
Total	3819	4546	6680	10499

Population Projections – Wonthaggi

Table 10.43(a) Population by age range – Wonthaggi – Bumbling Along				
Population aged	2002	2005	2015	2030
0-4	385	400	374	374
5-18	1370	1377	1373	1383
19-24	385	459	562	600
25-54	2410	2503	2879	3990
55-64	747	859	1100	1524
65+	1453	1433	1806	2830
Total	6750	7032	8094	10701

Table 10.44(a) Population by age range – Wonthaggi – Grey Power Rules				
Population aged	2002	2005	2015	2030
0-4	385	400	375	385
5-18	1370	1377	1347	1269
19-24	385	459	541	507
25-54	2410	2503	2814	3388
55-64	747	859	1087	1348
65+	1453	1433	1784	2637
Total	6750	7031	7949	9533

Table 10.45(a) Population by age range – Wonthaggi – Connecting with the World				
Population aged	2002	2005	2015	2030
0-4	385	400	374	378
5-18	1370	1377	1400	1530
19-24	385	459	590	732
25-54	2410	2504	2982	4968
55-64	747	860	1122	1807
65+	1453	1434	1843	3075
Total	6750	7034	8310	12490

Population Projections – Bass Coast Shire

Table 10.49(a) Population by age range – Bass Coast – Bumbling Along				
Population aged	2002	2005	2015	2030
0-4	1445	1403	1329	1359
5-18	4667	4995	4345	4243
19-24	1320	1547	2856	2297
25-54	9840	10498	12993	18200
55-64	3505	4066	4949	7372
65+	5913	6658	10232	17516
Total	26690	29167	36704	50986

Table 10.50(a) Population by age range – Bass Coast – Grey Power Rules				
Population aged	2002	2005	2015	2030
0-4	1445	1402	1307	1303
5-18	4667	4994	4156	3619
19-24	1320	1546	2687	1756
25-54	9840	10494	12579	14551
55-64	3505	4065	4942	6815
65+	5913	6656	10359	18705
Total	26690	29157	36029	46749

Table 10.51(a) Population by age range – Bass Coast – Connecting with the World				
Population aged	2002	2005	2015	2030
0-4	1445	1403	1354	1425
5-18	4667	4997	4553	5084
19-24	1320	1548	3045	3095
25-54	9840	10503	13642	23242
55-64	3505	4068	4999	8296
65+	5913	6661	10144	16724
Total	26690	29181	37737	57866

The Report Part 11 - **Economic Development Strategy**

Improving productivity to avoid GPR and get to CWW

BCS needs residents with economic/business skills that enable them to recognise economic opportunities and then to fully develop them. These are GK skills found in Global Knowledge Workers (GKW).

(See table of GK occupations (Table 11.1) below.)

Why does BCS need GKW?

BCS productivity growth must come from out-of-region exports.

If BCS is to expand exports and productivity, industry output growth must exceed population growth.

Research proves that the presence of GKW and improved exports and productivity are directly related in the following way:

1% increase in GKW employment = 0.8% increase in productivity.

But do GKW cause productivity or does productivity growth attract GKW?

Answer: it works both ways, depending on the region.

Remote regions favour increased productivity to attract GKW. These regions therefore should, and often do, use industry relocation assistance programs.

However, liveable areas favour GKW as cause of productivity growth, especially regions which are:

- ***Physically attractive coastal areas***
- ***Areas with good cultural, social and community facilities***
- ***Areas closer to major capital cities.***

Therefore, BCS does not require industry relocation assistance packages (unlike remote rural regions)

BCS parallels Noosa Shire, which has built up its GKW in recent years.

Initially, GKW can get employment outside Shire – later work in Shire

Migration of GKW occurs primarily for liveability reasons in liveable areas.

Consequently it is important to improve transport and telecommunications with eastern Melbourne, as these are important liveability criteria.

(See Fig 11.1 below - this shows the appropriate BCS development strategy based on these conclusions.)

Table 11.1

Who are GKW professionals?

BCS needs to attract migrants in these professional occupations to enhance long-term economic productivity and growth. They need to relocate for liveability reasons, not employment, which will continue to be found outside BCS (i.e. in Melbourne) in the short-term.

Table 11.1 Global knowledge occupations – ASCO unit groups	
Importers, Exporters & Wholesalers	Computing Professionals
Resource Managers nfd	Miscellaneous Business & Information Professionals nfd
Finance Managers	Human Resource Professionals
Information Technology Managers	Librarians
Sales & Marketing Managers	Mathematicians, Stat'ns & Actuaries
Policy & Planning Managers	Business & Organisation Analysts
Media Products & Artistic Directors	Property Professionals
Professionals nfd	Other Business & Information Professionals
Science, Building & Engineering Professionals nfd	Legal Professionals
Natural & Physical Science Professionals nfd	Economists
Chemists	Designers & Illustrators
Geologists & Geophysicists	Journalists & Related Profs
Life Scientists	Authors & Related Professionals
Medical Scientists	Film, TV, Radio & Stage Directors
Other Natural & Physical Science Professionals	Media Presenters
Building & Engineering Profs nfd	Scientists, Engineers & Related Associated Professionals nfd
Electrical & Electronics Engineers	Medical & Science Tech Offs nfd
Business & Information Profs nfd	Medical Technical Officers
Accountants, Auditors & Corporate Treasurers nfd	Science Technical Officers
Accountants	Financial Dealers & Brokers
Auditors	Financial Investment Advisers
Corporate Treasurers	Project & Program Administrators
Sales, Marketing & Advertising Professionals nfd	Computing Support Technicians
Marketing & Advertising Professionals	Library Technicians
Technical Sales Representatives	

Figure 11.1

BCS Strategy for development

This table shows the strategies required of BCS to attract GKW to enhance long-term economic productivity and growth. These GKW will relocate to BCS for liveability reasons, not for employment.

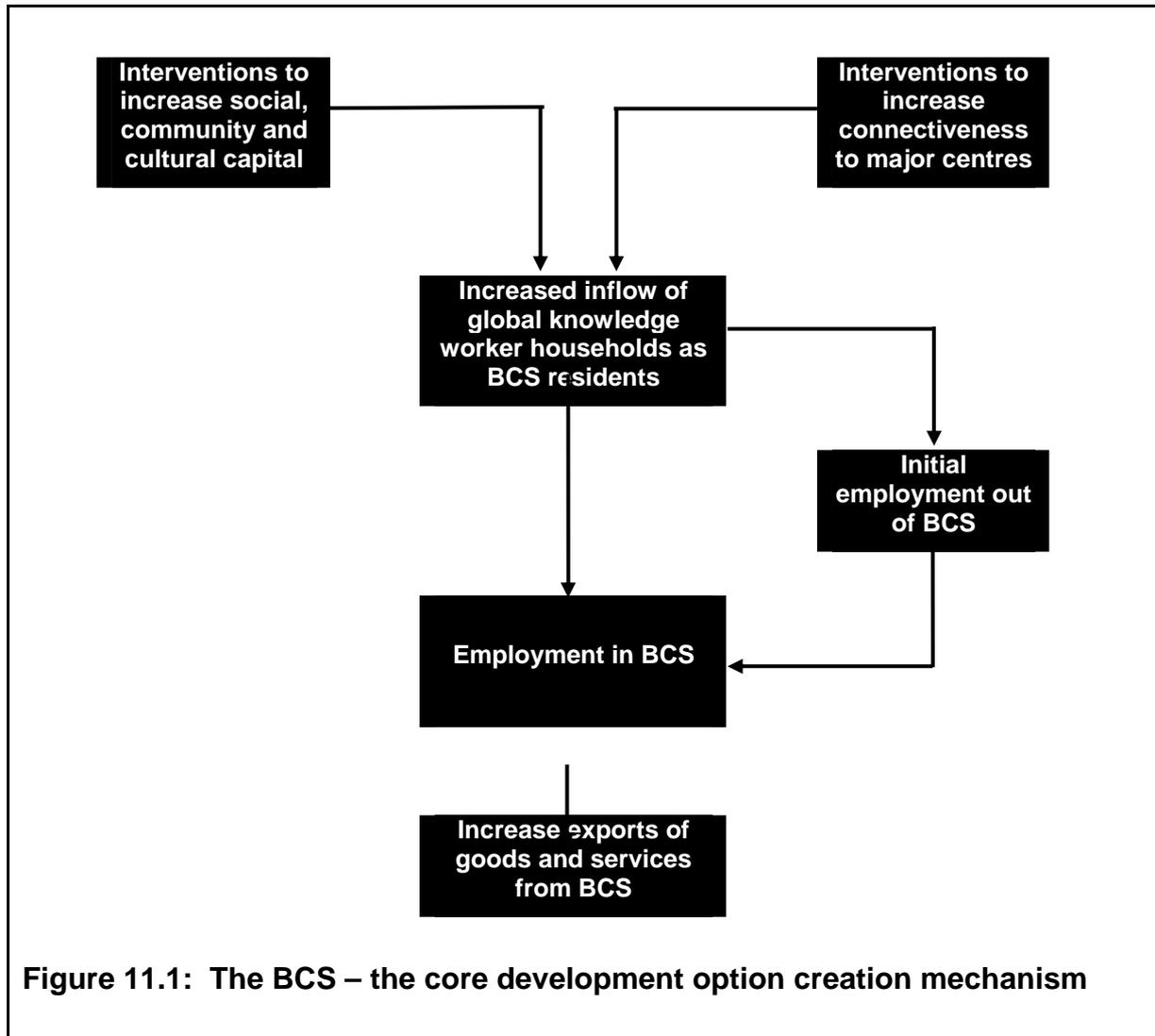


Figure 11.1: The BCS – the core development option creation mechanism

The Report Part 12 - Why CWW approach is better than GPR option:

Ageing migration = lower economic performance

Low income regions are low cost regions – hence migration of low income groups (older, fixed-income, low-skilled, and social security dependent migration).

Younger more skilled leave low income regions. This creates a self-reinforcing cycle.

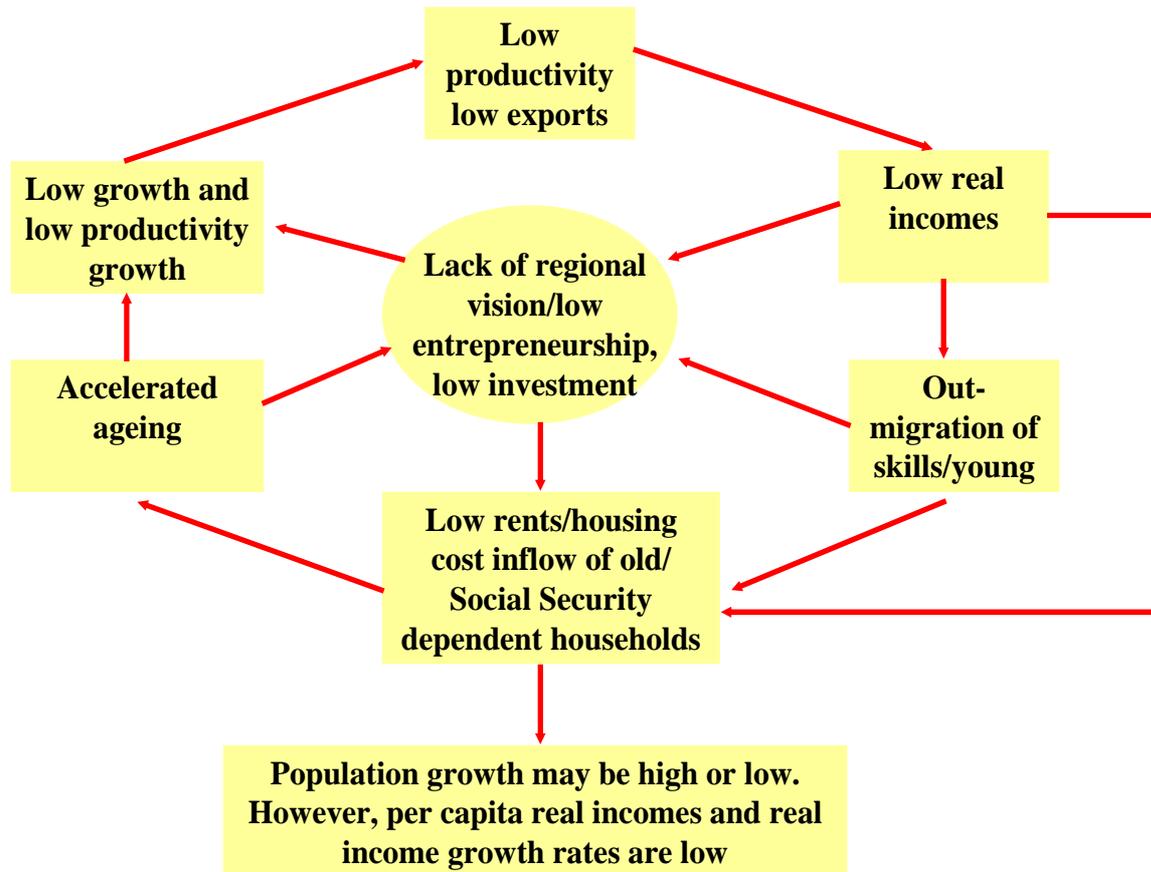


Figure 12.1 Regional development – the vicious ageing cycle

Alternatively, higher skilled worker migration creates cycle of improved economic performance and productivity.

Improving BCS productivity creates cycle of faster sustainable improvement:

(increasing wages, better profits, more investment, more exports, accelerated growth.)

The Report Part 13 - **Stakeholder Views**

A Shire wide survey was conducted, largely reinforcing the research findings.

The majority of respondents agreed:

Young are leaving, we need tertiary facilities, older sea-change migration is still occurring, there are lots of social security dependents, BCS lacks youth facilities, there are insufficient managers and health workers, Wonthaggi is regional hub, rural consolidation is occurring, telecommunications are inadequate, there are rural and trade skills shortages, BCS needs natural gas, **local govt needs strategic economic strategy**. Future expansion in health, gas, golf, education, transport, tourism.

These key issues were identified:

Attracting skilled and young migration. Create tertiary education centre. Increase local education levels, retraining. Improve regional health services Enhance transport and telecommunications to/from region. Market region to young entrepreneurs. Improve Wonthaggi image. Get Cowes car ferry. Improve aged care facilities. Stop young skills drain. Older skills under-utilised. 100 acre land development limit is a problem. Develop alternative (wine, olives etc.) agriculture (not just sheep, beef, dairy). Improve skills shortages: Trades, Health (esp. nurses and doctors), hospitality, professions.

Face Melbourne not Gippsland.

Recent changes to BCS were identified as:

More affluent migration. Increasing land prices. Migration from Mornington Peninsula, and Outer Eastern Melb commuters. Improving roads. More employees are now hired in BCS from outside the region. Increased tourism/food/accom employment – but low skilled jobs. Lack of skilled local workers for new businesses. Drop in higher income Japanese tourists, increase in Chinese and Indian. Improved telecommunications – ADSL broadband and mobile coverage.

The Report Part 14 - **‘Connecting With the World’ - CWW Strategies**

BCS is relatively lucky – it is able to attract GKW as an economic development strategy similar to Noosa, Gold Coast and Gosford.

The key intervention policies are:

- Connect to capital city – telecommunications, transport, travel times.
- Liveability: recreation, education/health, culture

Health and education services are poor in BCS compared to non-metro Shires (VIC, QLD, NSW).

The aim should be to import Melbourne-based GK skills and workers, rather than attracting and employing them in BCS.

Intervention Recommendations:

- ***A new high quality secondary school***
- ***Increased cultural activities (employment in arts, media, publishing, and hi-tech support businesses), arts programs, cultural support networks, festivals***

- ***A new 100 bed hospital (or significant up-grade of existing facilities)***
- ***Transport – New GKW will commute into or from Shire, ultimately relocating to live and work within Shire. Improving travel times would significantly increase the desirability of working and living in BCS***
- ***Tourism – has a key role in improving liveability (cafes, restaurants, recreation) for GKW. Consequently, it must be encouraged and improved***
- ***Agriculture – By encouraging GKW to produce on their lifestyle properties, agricultural exports can be enhanced***
- ***Communication – Essential to improve broadband download speeds closer to metro speeds. Also educate the public about value and need for broadband, obtain grants for outlying area coverage, stimulate local support and demand.***

BCS Priorities – (greatest room for immediate improvement)

- ***Internet telecommunications – the most important***
- education (Secondary, TAFE)
- health
- cultural initiatives (as attractions to other GKW).

The Report Part 15 - Core economic drivers for BCS

The following core economic 'drivers' or factors are recognised as key to the future economic development and growth of BCS.

- Economic and transport development in Melbourne SE corridor (Clayton to Cranbourne)
- Investment in community, cultural, recreational and tourism services in BCS
- Economic status of retirees (affluent self-funded or social security dependent)
- Lifestyle choices related to dwellings in BCS.

How do these core drivers alter under each economic scenario GPR, BA and CWW?

GPR – unlikely, but not impossible for BCS

- Victoria and Melbourne in economic decline because of shift of economic activity from NSW, VIC and SA to WA, NT and Qld
- General ageing of population
- Activity shifting from eastern to western Melbourne (access)
- Falling proportion of self-funded retirees
- Increasing aged migration to low cost/ low-income areas
- Travel times to Melb not improved
- Community, Health, Education services maintained not developed
- Minimal cultural activity and employment improvement

- Loss of agriculture employment
- Tourism development market driven only
- Telecommunications remains well below Melbourne.

BA – a reactive approach, better than GPR, but not much

- Due to a generally better economy, everything is marginally better than GPR.

CWW – most desirable scenario

- Higher productivity, per capita income, higher costs
- Low and fixed income aged migration discouraged
- More self-funded retirees migrating
- Better travel times - better roads, car ferry
- Better travel times means significantly more GKW migration
- New hospital and health services
- Additional schools, TAFE and Uni campus
- Cultural festivals, networks, competitions, arts tourism etc.
- Lifestyle and farm production combined, increasing agri-employment
- Tourism activities diversified and marketed, increasing tourism employment
- Telecommunications closer to Melbourne standard.

The Report Part 16 - **Population and Economics**

GPR

By 2030 BCS has one of the oldest populations in Australia.

Average household income 70% of Melbourne. (Currently 80%)

BA

Marginally better than GPR

CWW

- ***BCS population not much older than Victorian average.***
- ***Average household income 80% of Melbourne.***
- ***Total employment 50% higher than GPR.***
- ***Total regional output over 100% higher than GPR.***
- ***Initiatives create over 950 additional GKW by 2030, including 500 GKW coming prior to any pre-existing GK employment.***
- ***For each addition GKW, total employment increases by 16.***

The Report Part 17 - **Conclusion**

- BCS currently has one of lowest export levels of all other LGAs in Australia.
- BCS currently has one of lowest GKW skills level compared to non-metro Shires.
- BCS economy has failed to take advantage of its proximity to Melbourne.
- BCS socially and economically matches remote Shires over 500 km from a capital city.
- BCS economic growth is driven by construction/home wealth cycle that is currently slowing down.
- BCS inflow of aged migration will cause an economic slowdown. GPR and BA (non-intervention) scenarios provide very weak economy by 2030.
- ***CWW intervention initiatives increase per capita productivity and household income, raise wages, improves employment and keeps aged section of population to near 2006 level (29%).***
- ***BCS need to attract 500-600 GKW to relocate to BCS without local employment.***
- ***Attracting GKW strategies include:***
 - ***Develop quality education (Secondary, TAF,E Uni).***
 - ***Develop specialist health sector.***
 - ***Maximise cafes, restaurants and recreation services – improve existing quality.***
 - ***Enhance transport and travel times from Eastern Melbourne incl. Car Ferry.***
 - ***Improve telecommunications to near Melbourne standard.***

Appendices of Graphs, Tables and Statistical Information