



Retail & Hospitality

It's the people that make it.

INVESTMENT PROSPECTUS

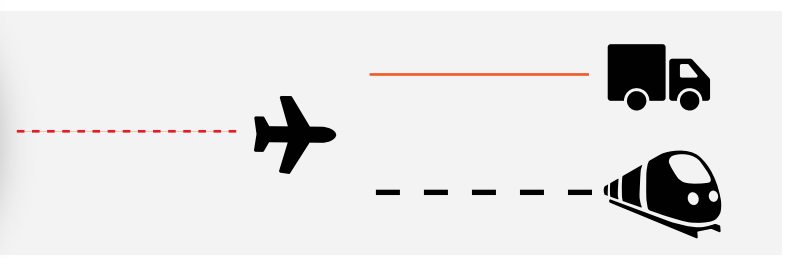
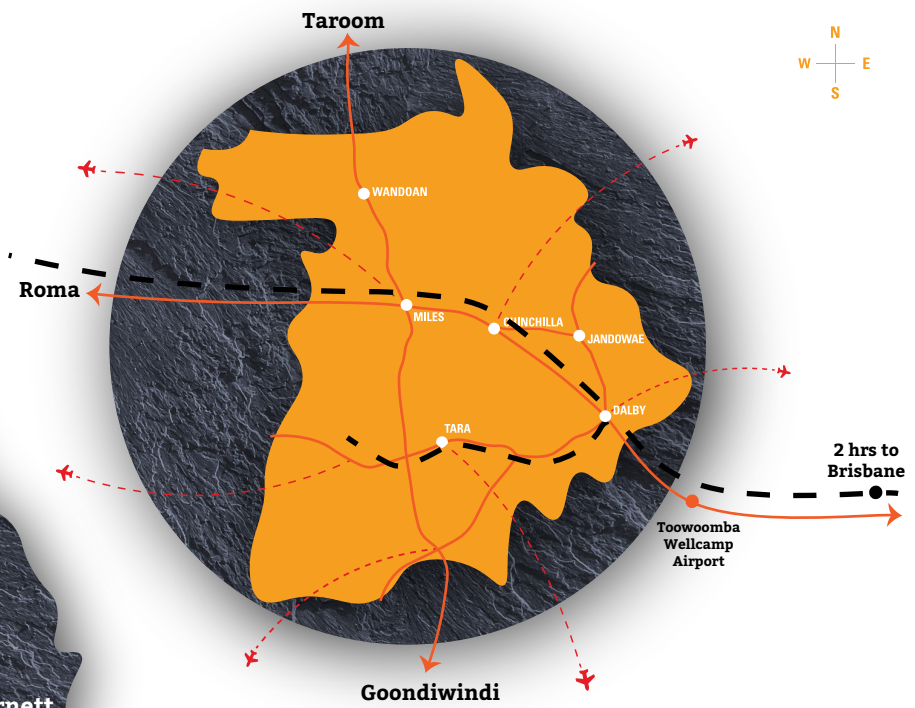
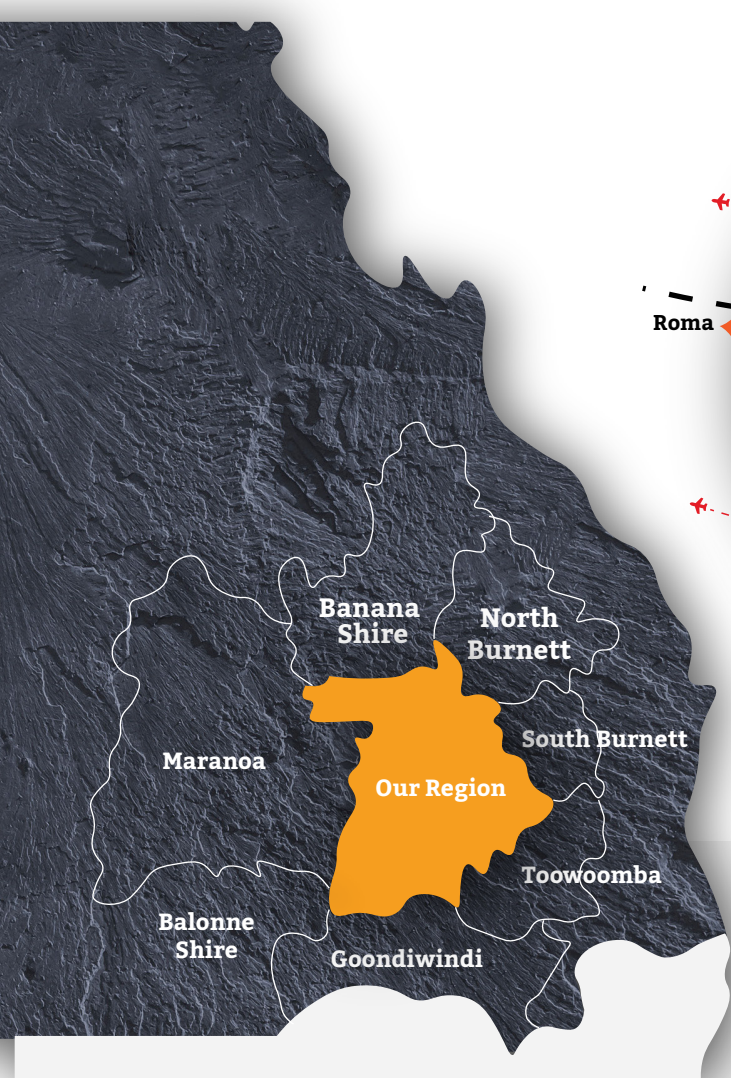
The Western Downs is a fast growing economy with a 34% GRP growth over the past 5 years. Combining country lifestyle with modern living and conveniences, the Western Downs enjoys a strong and diverse economy in energy, agriculture and construction.

A diverse and vibrant retail sector characterizes the Western Downs, with an interesting mix of independent retailers, specialty boutiques, franchise systems and large chain stores.

Bunnings Warehouse, Harvey Norman, Betta Home Living and supermarket giant, Aldi have opened stores, confirming faith in the region's retail sector which not only services local residents but captures more than 50,000 shoppers from adjoining rural areas.

The retail experience also includes a fusion of food and drink options from country pubs with good old-fashioned hospitality to quaint township eateries, bakeries, fast food franchises, farmer markets and chef-owned modern cafes.





CONNECTIVITY IN THE WESTERN DOWNS



This region is located 207km north-west of Brisbane and 83km north-west of Toowoomba. It is connected by major road and rail networks including the Leichhardt, Moonie and Warrego Highways and the West Moreton rail system. Aerodromes are located in Chinchilla, Dalby, Miles, Tara, Meandarra and Moonie.



The region is located strategically with easy connectivity to national and international export markets via The Port of Brisbane and Toowoomba Wellcamp Airport. Access to Toowoomba Wellcamp Airport provides producers a dedicated 747-8F International Freight service to Hong Kong and chartered cargo flights.



The proposed ARTC Inland Rail project will reduce transport costs for producers and improve connectivity to Brisbane and Melbourne.



There are 106 mobile towers positioned across the region. NBN fibre optic runs along the Warrego Highway and connects Dalby (business grade), Chinchilla and Miles. Other localities are serviced by fixed wireless and satellite services.



Rural land acquisition costs in the Western Downs significantly less than neighbouring regions.

PRODUCTIVITY

Retail shopping in the Western Downs region is made easy with accessible parking in shopping centres or in the tree-lined main streets of the towns where speciality stores have street frontage.

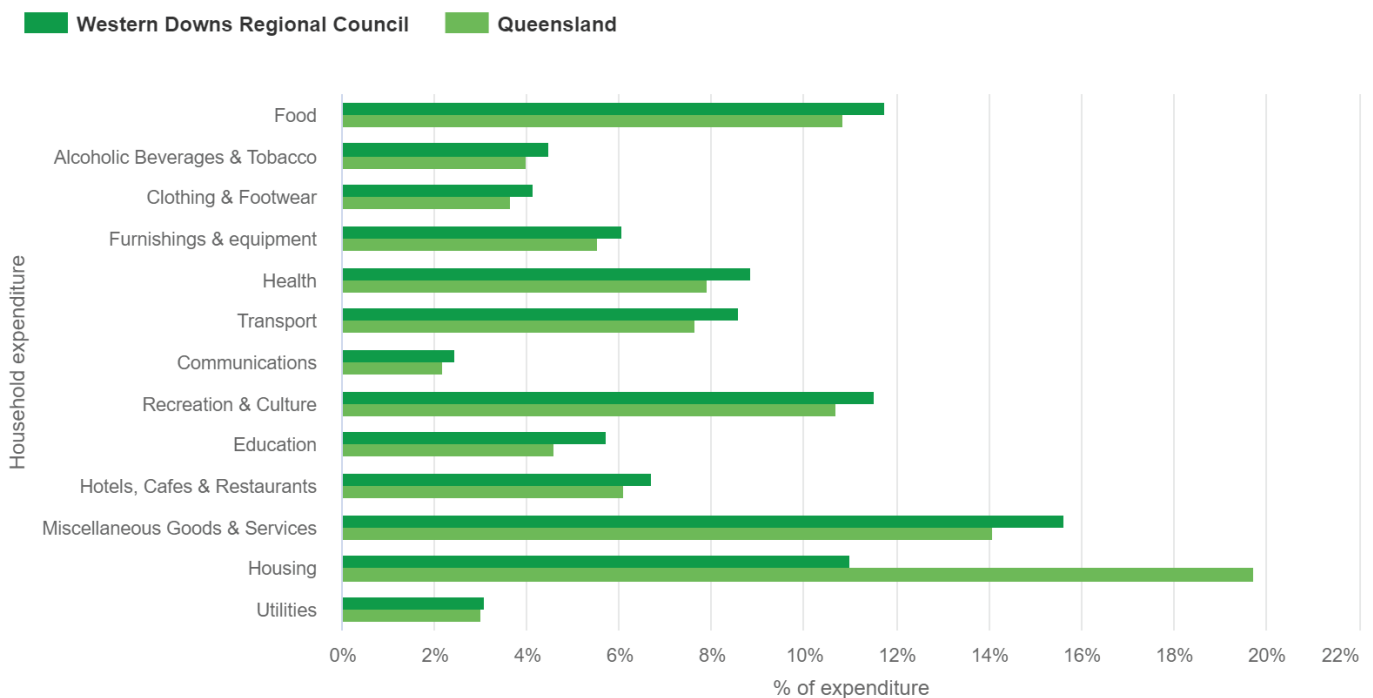
The value of total sales to the retail sector in the region was \$157.8M in 2020/21, an increase of 6.1% from 2015/16, with store-based retailing and food retailing being the highest contributors to the sector.*

Of almost 35,000 residents, 9.3% are employed within the retail sector with retail business making up 4% within the region in 2020/21.*

The regions total disposable income of \$141,893 per household is \$3000 more than the Queensland average.*

Due to the significantly lower costs of living, households in the Western Downs region spend more money in retail and hospitality annually.

Household expenditure 2020/21



Source: National Institute of Economic and Industry Research (NIEIR) ©2021 Compiled and presented in economy.id by .id (informed decisions)

.id informed decisions

The Western Downs is undergoing development with a large number of 'pipeline projects' in renewable energy and the intensive agriculture industries. This will help the Western Downs regional economy transform in a way which is aligned with a strongly growing retail sector.

*Source: National Institute of Economic and Industry Research (NIEIR) Economy ID 2020-21

OPEN FOR BUSINESS

Western Downs is *Open for Business* and have identified the following opportunities worthy of investment:

Specialty stores

Franchises

National retail chain stores

Pop-up shops

Start-ups and entrepreneurship

Restaurants, cafes & food outlets



Western Downs Regional Council has a concise and innovative 5-year Economic Development Strategy which includes one of Queensland's most progressive Planning Schemes, and we remain committed to attracting and enabling development.

Planning scheme makes investment simple

A pragmatic approach to assessment

Highly competitive application fees

Support throughout the process

This Prospectus offers only a glimpse of what our great region has to offer. For more information on Western Downs Regional Council visit www.wdrc.qld.gov.au or contact the Economic Development Team Ph. 07 4679 4000 | E. info@wdrc.qld.gov.au

Western Downs Regional Council partners with...

Toowoomba and Surat Basin Enterprise (TSBE)
TSBE is the go-to organisation linking business with opportunity to create sustainable growth and diversity for the region.
Find out more via www.tsbe.com.au

Active Chambers of Commerce located in Chinchilla, Dalby, Jandowae, Miles, Tara and Wandoan foster a business network and community.
Find out more via www.wdrc.qld.gov.au

