



Lloyd Creek Rural Village

Economic Benefits Assessment

September 2023

macroplan

Why **Lloyd Creek**?

The **master planned community** will support long-term sustainable rural living in the Top End.



4,200
premium rural living dwellings
will protect and support the rural
living lifestyle

New Rural Activity Centres
will extend services to hundreds
of current and future Territorians



Between major resource hubs
and military spending, the Top
End needs projects that keep
economic multipliers local by
attracting key worker
migration.

Lloyd Creek will provide a **range**
of rural living lot sizes to cater
to different markets that currently
are not available



Town water
across the development will
ensure that no existing bores are
affected



Economic Benefits

\$3,554 M

Total construction output (including both direct and indirect)

\$1,766 M

Estimated initial capital investment based on planning guidelines and initial indicative plans over a 30-year development timeframe.

280 FTE per annum

Total construction related employment (including both direct on-site and indirect off-site employment).

Construction Phase Impacts

132 FTE per annum

Direct on-site construction employment generated from initial construction investment.

303 FTE jobs

Total ongoing FTE jobs (including both direct and indirect employment).

247 FTE jobs

Direct supported ongoing FTE jobs upon the completion of the Lloyd Creek Village development.

Completion Impacts

Territory Shapers

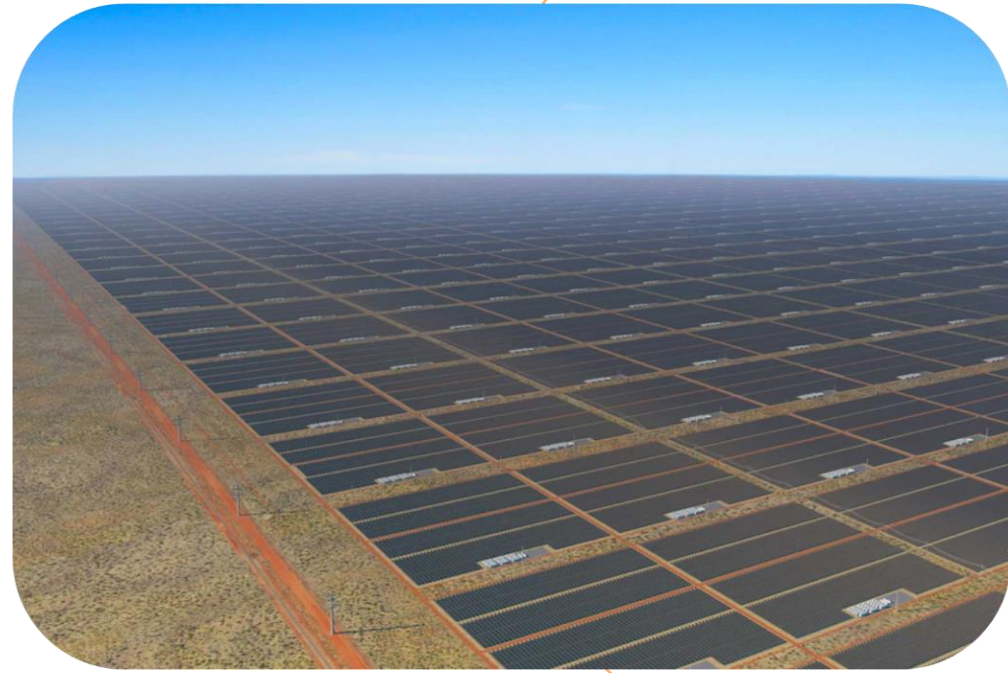
Major projects setting the pace

Billions of investment is going into the Territory, but **keeping the benefits local** is going to be a challenge

\$2.7 BN in **major defence projects** across 6 key defence districts in the Top End



\$1.77BN investment in the **Middle Arm Sustainable Development Precinct** from both Commonwealth and N.T. Government sources



12,000 Hectares of solar arrays and 20 gigawatts of power from the Suncable development, which will provide power and 400 high skilled jobs to the N.T.



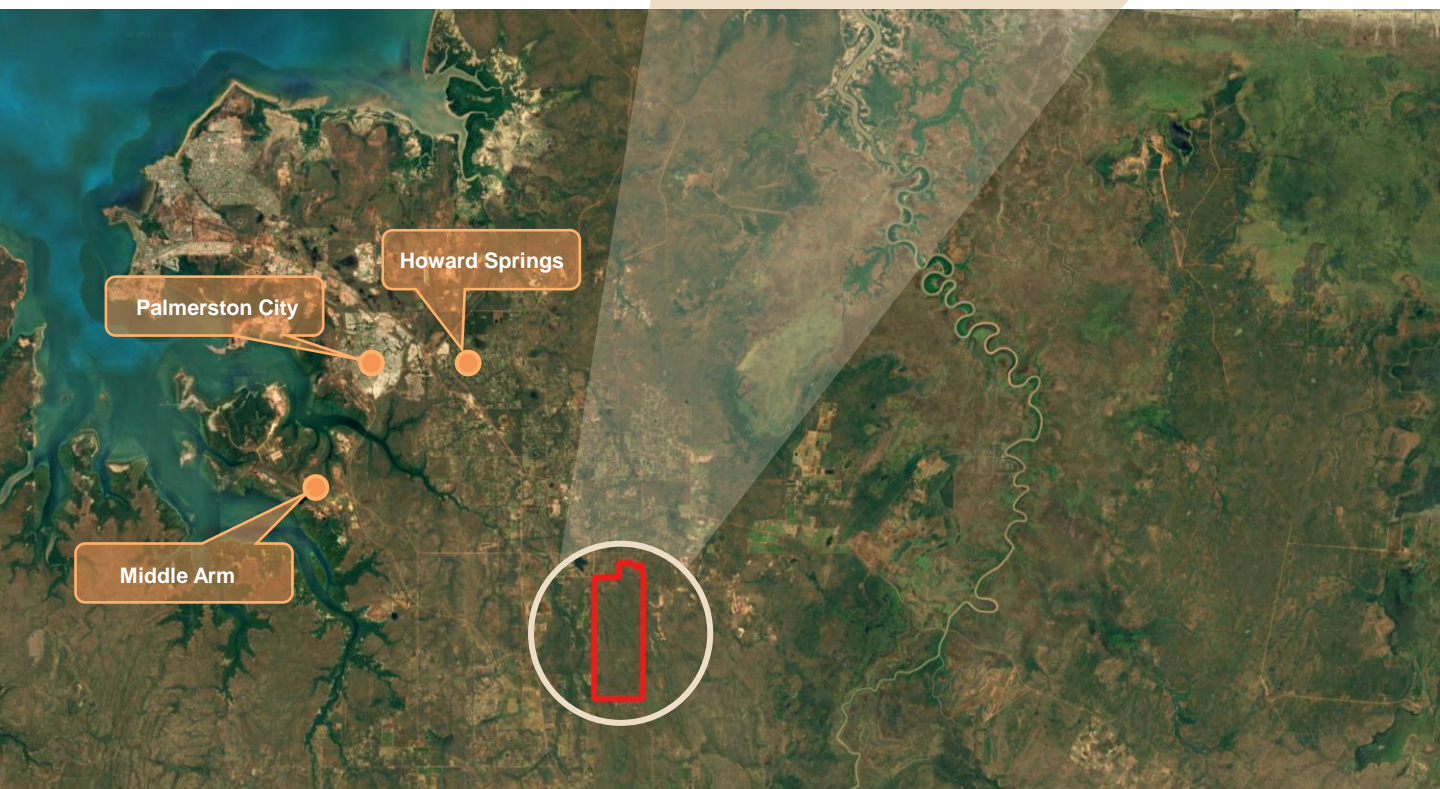
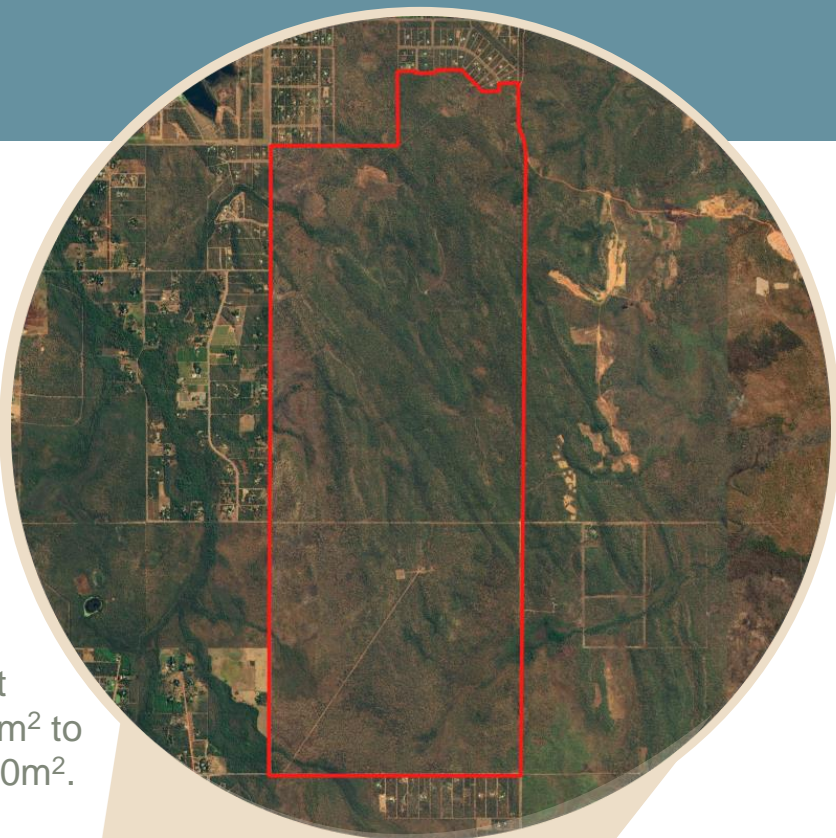
Development of the **Beetaloo Basin** will generate **6,000 FTE jobs and economic activity of \$18.0-36.8 billion** in total by 2040.

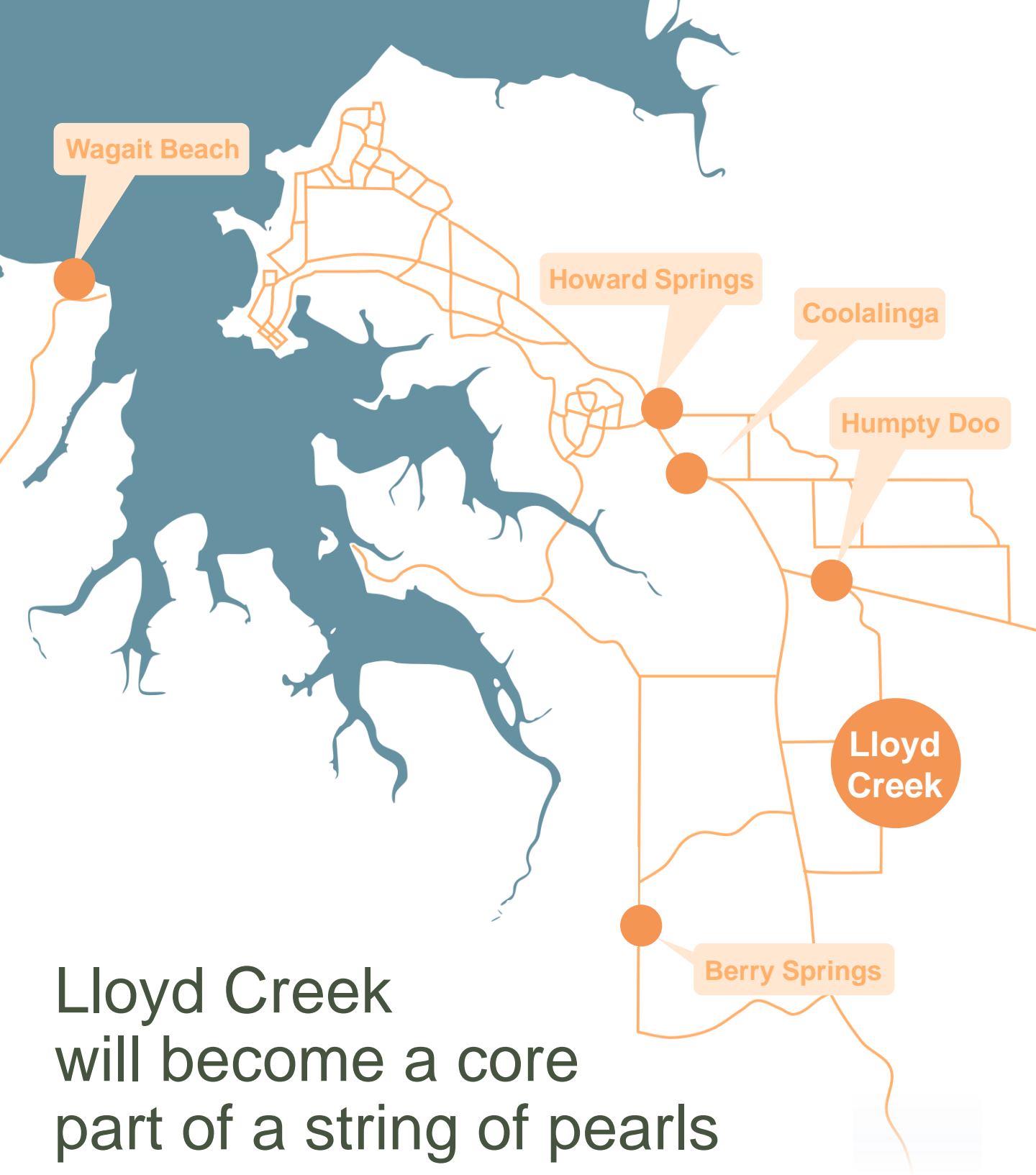
Lloyd Creek Rural Village

will be located 36km south-east of the Darwin CBD.

Lloyd Creek Rural Village will Deliver **4,200 new dwellings** over 30 years.

Located in the Litchfield LGA and covering **2,640 hectares**, it will be a high-quality rural village with a large range of lot sizes, from smaller lots of 800m² to 4,000m², to lots of up to 20,000m².





Lloyd Creek will become a core part of a string of pearls

These pearls are the nuclei of growth in the Darwin region, where key services such as medical, education, recreation can be concentrated sustainably and maintain themselves.

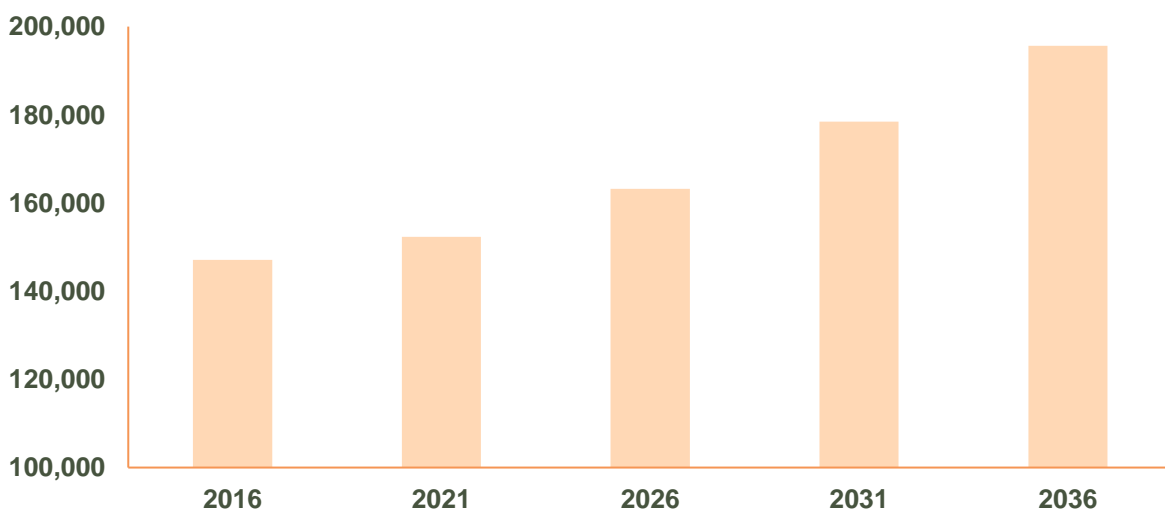
According to N.T. Government forecasts, there will be **43,000 additional people** in Greater Darwin by 2036.

Lloyd Creek is an all-inclusive, **master planned rural community** designed to provide affordable, large, shed-on-lot rural living opportunities, but also the benefits local infrastructure like town water, schools, local shopping and recreational facilities.

Most of this growth will occur in greater Holtze, however there is a segment of the Top End market that prefers the **rural living lifestyle** – despite this there are no large scale coordinated rural living development programs south of Darwin.

The development of Lloyd Creek is crucial to support existing communities in the long term such as Humpty Doo, which remains approximately **2,000 people** below a 'sustainable size' required to support its existing infrastructure and local businesses

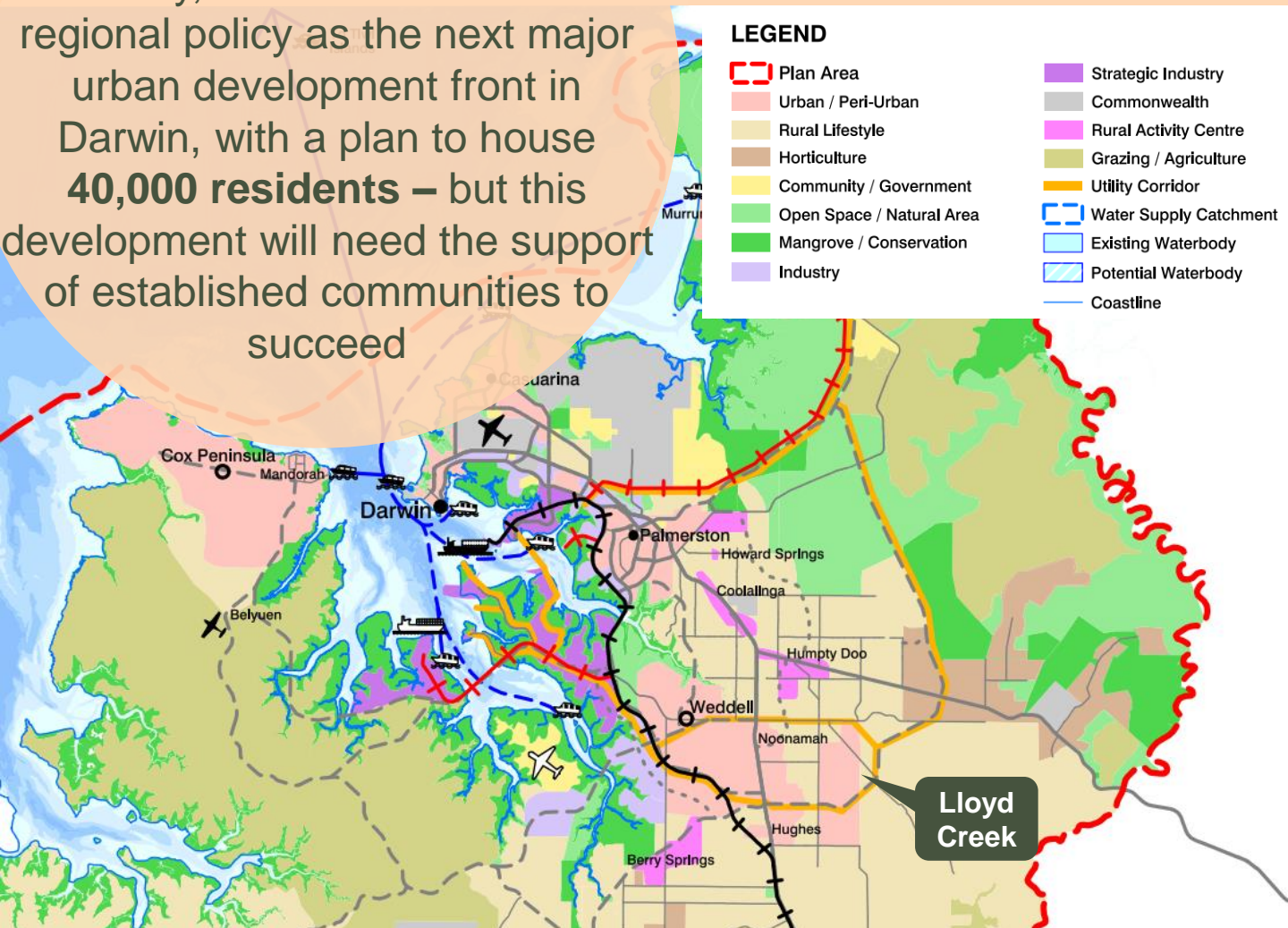
Population Greater Darwin – Forecast to 2036



Source: Northern Territory Government

Lloyd Creek is identified as **Urban/Peri-Urban** in the Darwin Regional Land Use Plan

With the development of Holtze underway, Weddell is identified in regional policy as the next major urban development front in Darwin, with a plan to house **40,000 residents** – but this development will need the support of established communities to succeed



Forming communities in the area to lay the groundwork for long term development will be crucial to supporting Weddell and ensuring sustainable local demand for infrastructure and services such as schools, transport and medical centres.

Lloyd Creek Rural Village

is perfectly situated to become the next rural lifestyle centre.

Palmerston City is currently the preferred location for people looking for the perfect mix of rural living and access to amenities. It will ultimately be larger than Urban Darwin. However, this popularity comes with a literal price attached –

the loss of affordability.

Businesses are now moving south of Palmerston to avoid high land prices and excessive traffic.

A large number of smaller businesses locate their sheds, storage and truck parking on their residential site.

Growth is expected in the blue-collar sectors due to projects like Sun Cable, Beetaloo Basin Strategic Plan, and the Robertson Barracks upgrades.

These projects will accelerate growth in blue collar sectors and increase demand for rural living.

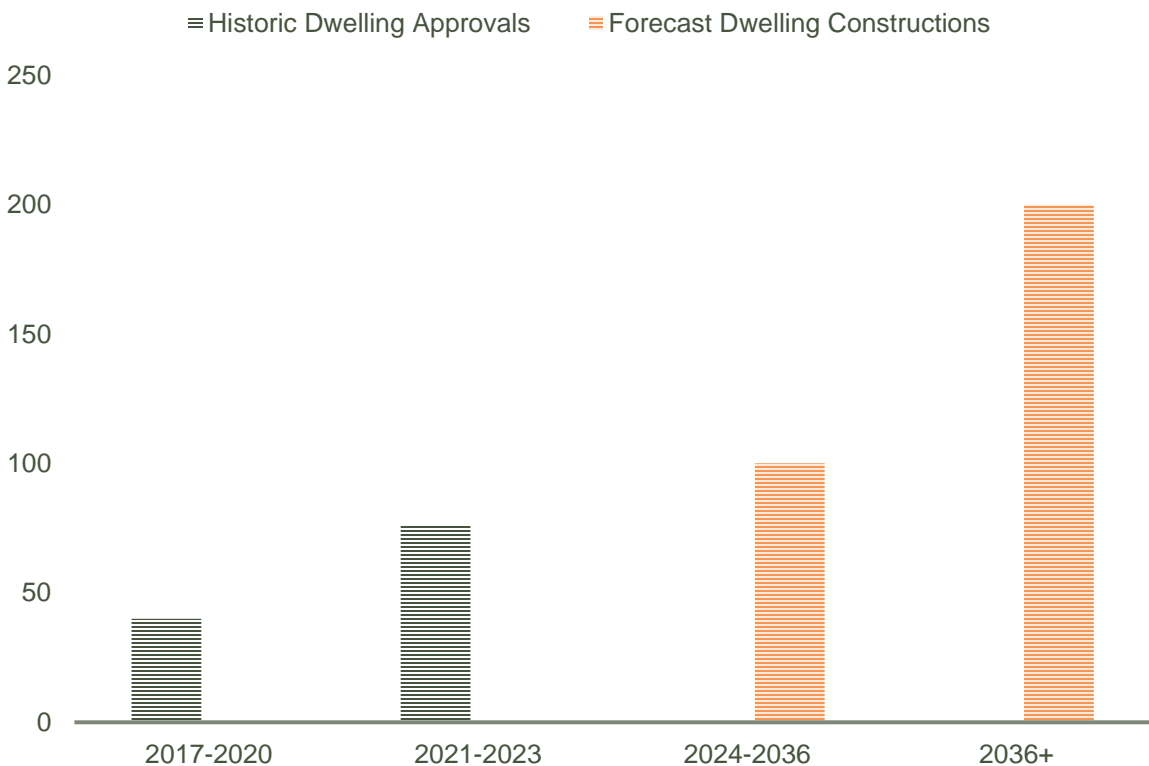
Lloyd Creek, as a master planned community with roads, water, local service hubs, community facilities, schools, and retail will receive a higher proportion of dwelling demand.

The facilities guaranteed by **master planned communities** attract higher demand.

Lloyd Creek will support the **Humpty Doo Town Centre**, which currently has around 8,000 people, but needs to reach 10,000 people for sustainability. Long term development will support a full scope of additional infrastructure.

Lloyd Creek Rural Village will provide 80-100 lots per annum in the area initially based on significant recent growth in demand. It will build up to 200 lots per annum after 2036.

Dwelling Approvals/Dwelling Forecast



Source: ABS

Big defence projects worth over \$2.7BN

are bringing people to the Top End

RAAF Base Darwin

has **\$170 million** for the P-8A Poseidon forward operating base, **\$12.3 million** for an upgrade to the Joint Health Command garrison facilities and **\$3.7 million** for offshore patrol vessel facilities.

Robertson Barracks

will undergo **\$390 million** in improvements that could provide around **1,050 employment opportunities** in the region and increase the capacity of the base.

RAAF Base Tindal

is undergoing stage 6 of its redevelopment with a budget of **\$1.12 billion**. This will include USFPI airfield works and infrastructure to support a KC-30A platform.

HMAS Coonawarra

has a **\$270 million** budget for facilities and infrastructure to support offshore patrol vessels as part of the Larrakeyah Defence Precinct Redevelopment Program.

Delamere Air Weapons Range

is in the process of a **\$298 million** upgrade, which includes demolition of old buildings, and three new Mobile Emitter Site Mounds.

Larrakeyah Defence Precinct

will be upgraded and developed through a **\$520 million** investment, including a new Larrakeyah Health Centre.

Middle Arm Sustainable Development Precinct seeks to create a 'development ready' location for investment designed to de-risk development while staying focused on jobs and sustainability



\$1.5 BN

Commonwealth funding has been allocated to the project, with an additional \$270M from the N.T. Govt.

The 1,200-hectare precinct will house 20,000 permanent, high skilled jobs and works are already underway to deliver the entire precinct by 2026

New ownership has revived the **SunCable** promising a new era of energy

SunCable will produce the world's first intercontinental power grid, starting with the Australia-Asia Power Link in the Northern Territory.



The Australia-Asia Power Link will create 1,750 construction jobs and 350 long-term operational jobs, **but it will be up to the NT to keep that employment local.**

The **SunCable** will consist of

12,000 hectares of solar arrays

near Elliot and a battery storage facility in Darwin, linked to a massive international power line. This will enable the Top End to sell energy directly into the Asian market. This will create hundreds of high-skill, long term jobs and permanently boost the NT Economy.



The Beetaloo Basin contains globally significant gas reserves with over **500 trillion cubic feet** of gas. That's enough to meet Australia's needs for over 1,000 years.

The Beetaloo Strategic Basin Plan indicates that the project would produce

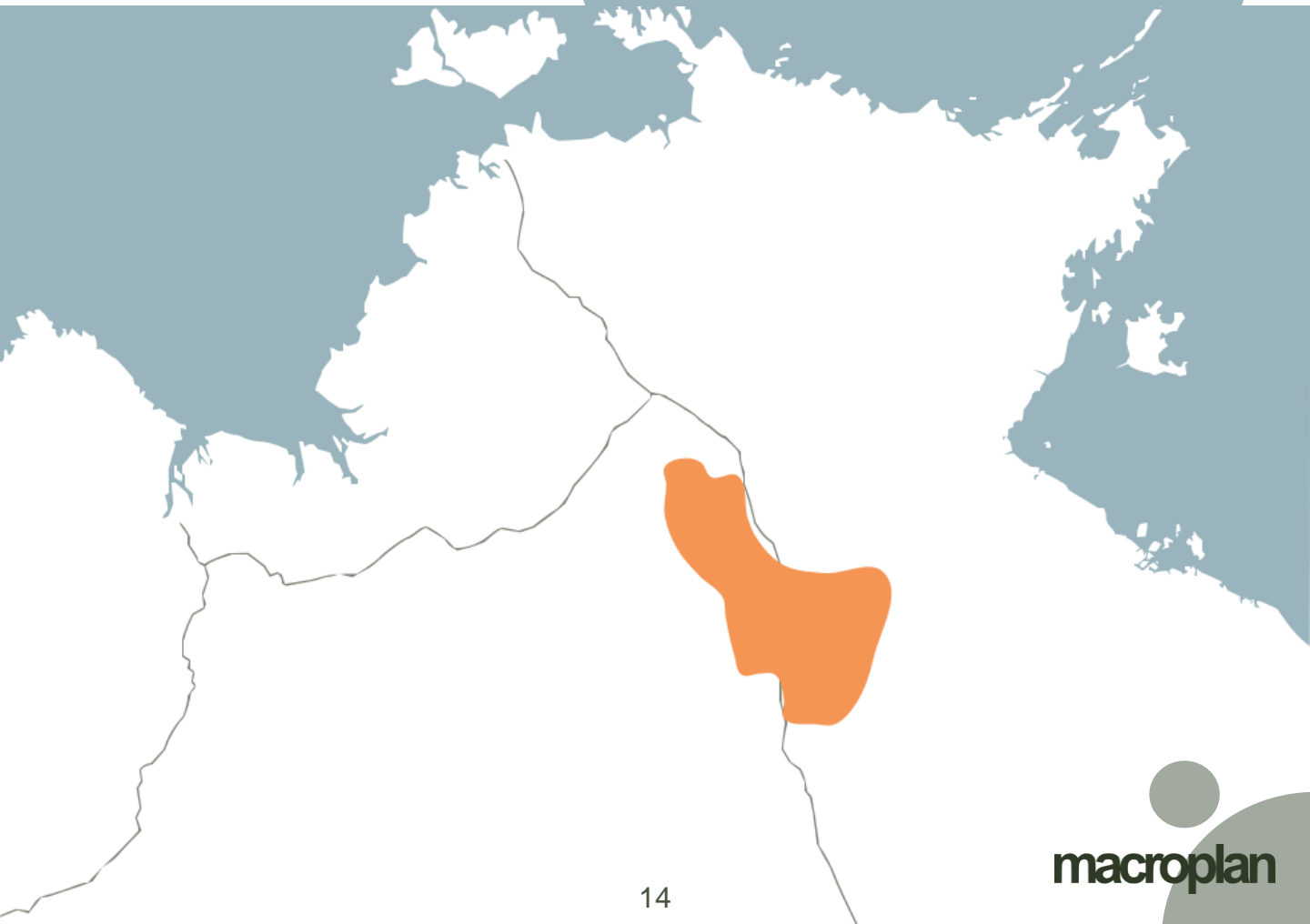
6,000 FTE jobs

and generate economic activity of

\$18.0-36.8 billion

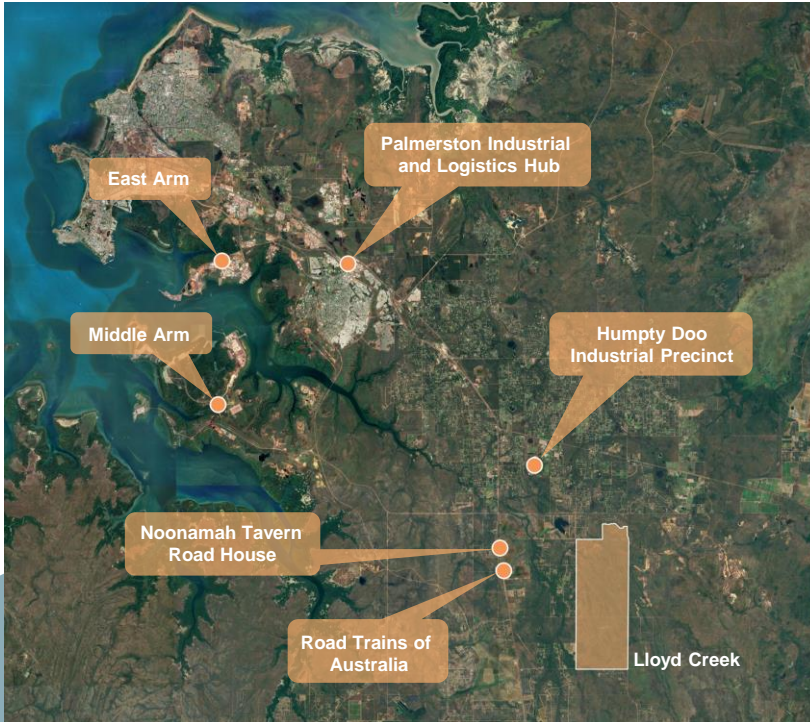
in total by 2040.

The Beetaloo Strategic Basin Plan has been created to develop the system and the infrastructure required to extract the gas.



Blue Collar hubs are moving south of Darwin.

Lower costs in the south have attracted industry and this affordability is also reflected in the cost of housing



Developing activity hubs with built-in infrastructure instead of encouraging sprawl-led development is key to supporting this low-cost model.

Major projects in the Northern Territory give these secondary hubs the potential to develop **high value ancillary industries** that keep supporting jobs local.

Lloyd Creek will be a key supporting area for the existing industrial area at Humpty Doo



The Territory cannot afford to miss out on this opportunity to capture growth

The N.T. has been struggling lately. Major investments in resources and projects like the SunCable are a great opportunity to build towards the future – but there is no guarantee that Territorians will see the benefits. If the N.T. doesn't take action to capture value locally, most of it will go outside the Territory.

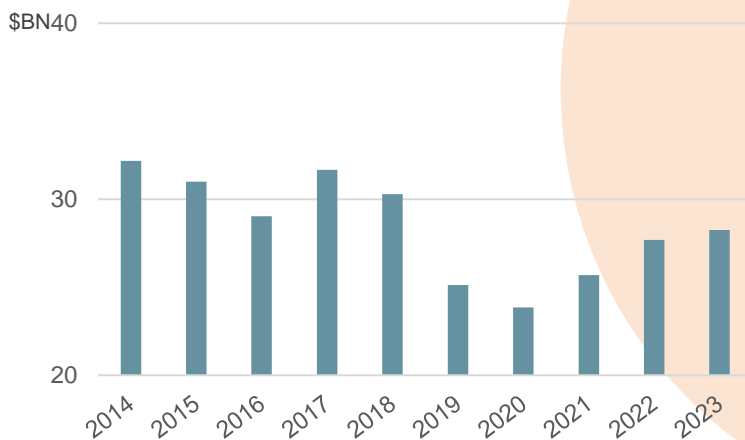
Without reasons to stay in the territory, a large proportions of workers will be FIFO.

Despite the high expenses associated with FIFO, workers and companies pay the price for lifestyle to secure employees. This means profits go to airlines and workers spend their money back home down south.

The Territory Economic Reconstruction Commission identified a \$40bn economy target by 2030.

State Final Demand in the Territory had been up over \$30BN prior to the pandemic but has since slumped to the mid 20s. Innovative economic development policy will be required to achieve the 2030 target.

N.T. State Final Demand (Year to June 30)



Lloyd Creek Rural

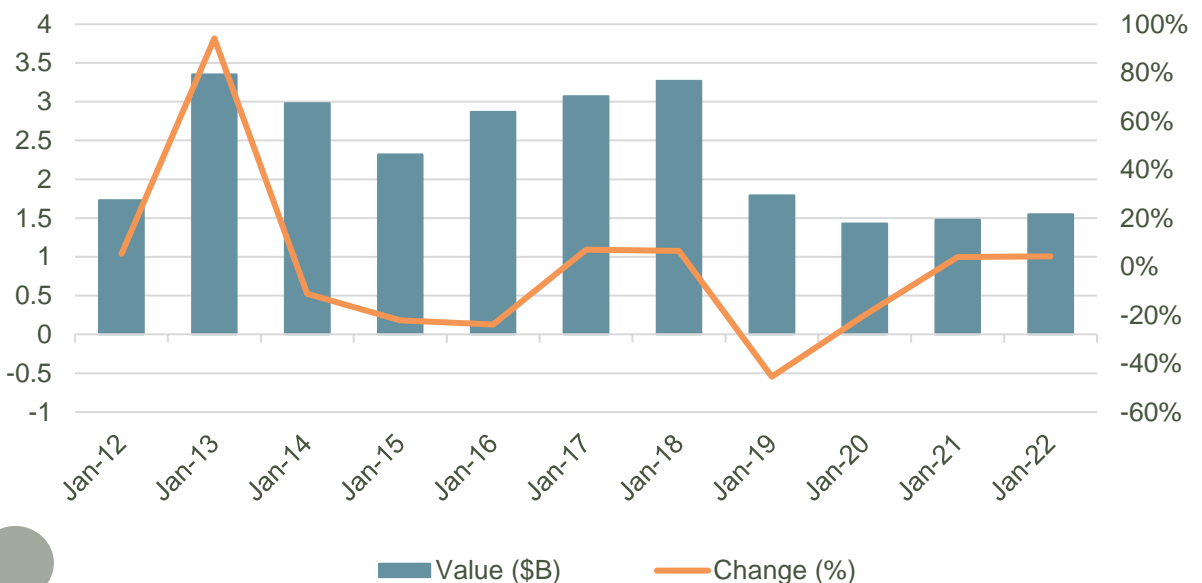
Village will generate significant economic benefits both locally and in the context of the wider Northern Territory.

The total economic benefits generated during the construction phase totals **\$3,384.5 million** of construction-based direct and indirect output to the economy and **266** construction related FTE direct and indirect jobs per annum over the 30-year construction period.

An initial estimated construction investment of **\$1,765.6 million** will provide a boost to the NT's construction industry by creating **132 FTE construction jobs per annum**.

This initial investment will increase output amongst other sectors, generating a further **\$1,787.9 million** of indirect output and **148 indirect FTE jobs per annum** in the wider Northern Territory economy.

NT's Construction Industry



Upon completion, **Lloyd Creek Rural Village** will create ongoing economic benefits and impacts.

The delivery of 4,200 dwellings will support population and employment growth across the corridor

Initial floorspace estimates indicate a total of **303** direct and indirect operational phase FTE jobs supportable within the development.



Artists Render - Subject to Planning Approval

Lloyd Creek Rural Village

includes a **significant provision of housing and community facilities that will work to support future key infrastructure projects** outlined in the Northern Territory Infrastructure Strategy, while also providing a sustainable growth front in emerging population centres such as Humpty Doo and Berry Springs.

NT Infrastructure Strategy 2022-2030 – Key Projects

Project

Middle Arm Sustainable Development Precinct

Creating a network of regional logistics hubs and intermodal facilities

Investing in common user infrastructure in preparation for the Beetaloo Sub-basin development

Outcome

A unique sustainable master planned development precinct that will accommodate large strategic industries for downstream gas processing, mineral processing, renewable energy and related developments.

Reliable supply chains are essential to provide critical goods and services across the Northern Territory.

Development of the Beetaloo Sub-basin is a significant opportunity for the Northern Territory. Planning ahead of this development will be essential to minimize impacts and maximise benefits



Important Notice

© Macroplan Holdings Pty Ltd All Rights Reserved. No part of this document may be reproduced, transmitted, stored in a retrieval system, or translated into any language in any form by any means without the written permission of Macroplan Holdings Pty Ltd. All Rights Reserved.

All methods, processes, commercial proposals and other contents described in this document are the confidential intellectual property of Macroplan Holdings Pty Ltd and may not be used or disclosed to any party without the written permission of Macroplan Holdings Pty Ltd.

Contact

(03) 9600 0500
info@macroplan.com.au

