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Location Report

A joint publication of Mitchells Realty & Ryder Property Research

HERVEY BAY **Fraser Coast, Qld**

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HERVEY BAY

Fraser Coast, QLD

Highlights

- High population growth
- Affordable housing
- Strong tourism industry
- Emerging medical precinct
- \$755 million in new solar farms
- \$300 million coal mine
- \$115 million shopping centre expansion
- Bruce Highway upgrade
- \$660 million Mary Harbour project

Suburb - houses	Typical prices	Suburb - houses	Typical prices	Suburb - units	Typical prices
Pialba	\$470,000	Torquay	\$540,000	Pialba	\$335,000
Point Vernon	\$530,000	Urangan	\$520,000	Torquay	\$310,000
Scarness	\$450,000	Urraween	\$540,000	Urangan	\$370,000

An enticing mix of affordability and a relaxed coastal lifestyle has catapulted Hervey Bay into the highly-desirable category for retirees, first-home buyers and investors.

With sales numbers rising and rental demand soaring, Hervey Bay delivered solid price growth throughout the pandemic years of 2020 and 2021. These trends have continued in 2022 and annual increases in median prices well above 20% have been common in the region.

Construction is now playing a key role in boosting the economy. Several major projects across the commercial, resources, residential and transport sectors are in the pipeline. These include an evolving health and education hub, aviation precinct and a major harbour development.

Among the biggest projects is the Hinkler Regional Deal, which has attracted a \$173 million Federal Government contribution. The project is contributing to the region's economic growth as well as its long-term employment prospects.

The improvement of roads and general infrastructure will also be a significant lure for new industries.

The new employment prospects, coupled with an enviable and affordable coastal lifestyle, make Hervey Bay an appealing package.

Economy and Amenities

The Fraser Coast (which includes Hervey Bay, Maryborough and many small regional towns) is one of Queensland's fastest-growing regions, having experienced a 9.4% increase in population between 2016 and 2021.

The latest ABS Census data released in July 2022 showed that from a population of 101,500 in 2016, the Fraser Coast's numbers had grown to 111,000.

With its lifestyle, location and business opportunities as major drawcards, the region's population is projected to increase further by approximately 30,000 people in the next 20 years.

Within the Fraser Coast region, Hervey Bay's population is projected to grow to 77,000 by 2041. The town has been described as a "sea change for battlers", with both retirees and young families appreciating its affordability and lifestyle opportunities.

The town is particularly popular choice with retirees. In 2017, ABS data analysed by CoreLogic revealed the Fraser Coast ranked second out of the 10 most popular places in Queensland for retirees.

The biggest employers are:

- Healthcare & social assistance 18%
- Retail 12%
- Education & training 10%
- Construction 9%

Historically, however, tourism has been the region's backbone and it remains important. Regional Tourism Satellite Accounts data released in December 2019 show tourism accounts for \$478 million of the Fraser Coast's gross regional product and supports 5,000 local jobs.

Sporting, food and wine, and speed boat carnivals, together with the Hervey Bay Whale Festival, attract thousands of visitors annually.

In the five years to 2020-21, international visitor numbers to the Fraser Coast averaged 119,945 with total tourism sales in the region totalling \$369 million, according to Tourism Research Australia.

Tourism is focused on whale watching, World Heritage-listed Fraser Island, Lady Elliot Island and Hervey Bay's beaches and laid-back lifestyle.

The region is also popular for water sports and fishing and esplanade restaurants, cafes, shops, parklands, piers and marina, which have benefited from an \$8 million makeover.



Location

- 295km north of Brisbane
- 35km north-east of Maryborough
- On the coast facing Fraser Island
- LGA: Fraser Coast Regional Council



Population and Demographics

- Fraser Coast LGA
- Population 2016 (Census): 101,500
- Population 2021 (Census): 111,000
- Unemployment (Fraser Coast) March 2022: 7.5%

Source: 2016 Census, .id and Qld Treasury

TOURISM FAST FACTS:

- 662,000 visitors per year
- \$360 million direct expenditure
- \$650 million indirect expenditure
- 6,000 direct & indirect jobs

Source: Fraser Coast Tourism

Meanwhile, a \$20 million marine ship lift in Urangan provides 100 jobs all year round. The lift enables barges, fishing vessels and other 300-tonne ships to be repaired at Hervey Bay rather than Brisbane or Cairns.

Sugar is an important agricultural product in the area as well, with the industry supporting around 500 jobs and injecting \$101 million into the economy in FY2018.

- Transport and Access

The council operates Hervey Bay Airport, where flights connect to Brisbane, Sydney and Lady Elliot Island.

Frequent charter operations are also conducted to nearby Fraser Island.

As well, Hervey Bay is serviced by a tilt train which has connections from Maryborough West or nearby Howard. The town also conducts passenger and vehicle ferries to Fraser Island.

- Education

There are around 40 schools, both public and private, across the Hervey Bay region along with the Wide Bay Institute of TAFE in Kawungan and the University of Southern Queensland.

- Retail

Stockland Hervey Bay completed a \$116 million expansion in 2014. Pialba Place Shopping Centre, in conjunction with Coles, also underwent a \$10 million expansion in 2014 while Aldi opened a new supermarket in Urangan in 2017.

Property Profile

“Nearly all newly developed land across Hervey Bay, including River Heads, Toogoom and Burrum Heads, has been sold and agents have waiting lists for lots yet-to-be developed”.

Herron Todd White, February 2022

The Fraser Coast is a natural beneficiary of the Exodus to Affordable Lifestyle trend. Demand for property in the region, based on Hervey Bay, has been strong since the onset of the pandemic and annual price growth above 20% has become common.

The Gympie, Fraser Coast and Bundaberg regions were some of Queensland’s top regional performers for price growth and popularity in 2021.

Propertyology data reveals the Fraser Coast’s median house price has increased more than 50% in the past decade, but with most of the growth in the past two years.

CoreLogic data also showed Hervey Bay ranked No. 8 in regional Queensland for high growth rates, with prices rising 28% in FY2022.

Hervey Bay house price growth now appears to be moderating, after a couple of years of stellar growth.

HOME OWNERSHIP

43% own their homes outright

25% own with mortgages

23% rent their homes

Source: 2021 Census

Market insight group PropTrack data suggests some areas of the Wide Bay region - which includes Hervey Bay - are now buyer’s markets, with more houses available while demand is dropping.

The Fraser Coast and Wide Bay regions continue to hold strong appeal for investors for their affordability and strong returns.

Toogoom and Point Vernon in Hervey Bay ranked in the top 20 Queensland suburbs for this group, according to *The Courier-Mail’s* August 2022 *Make Your Move Report*, powered by PropTrack.

Local agents report interstate buyers are drawn to Hervey Bay for its warm climate, laid-back lifestyle and attractive prices. You can buy a new four-bedroom home in this suburb and still get plenty of change from \$550,000.

Added benefits include quality schools and plenty of amenities, ensuring the town is an appealing location for young families and first-home buyers.

However, increased level of demand in recent years, plus limited supply of houses and vacant land, has pushed up prices.

Property valuer Herron Todd White (HTW) predicts the Fraser Coast will continue to see increased sales activity and price increases in 2022, although at a slower pace than experienced in 2021.

In its *Residential Review* for February 2022, HWT reported: “Nearly all newly-developed land across Hervey Bay, including River Heads, Toogoom and Burrum Heads, has been sold and agents have waiting lists for lots yet-to-be developed.”

Incentives like the Federal Government HomeBuilder Grant and Regional Home Building Boost Grant (both now closed) have also boosted new home construction.

The number of building approvals for the Fraser Coast rose from 767 in FY2020 to 1,178 in FY2021 and totalled 973 in FY2022.

Renovations also became popular during the pandemic, exacerbating a shortage of building supplies and tradespeople which in turn, drove costs up and further delayed projects.

HTW's February 2022 review says new home-owners are having to wait 9-12 months to secure a builder.

Yet despite building cost increases and rising sales prices, relative affordability remains a key attraction with a median house price of around \$400,000-\$500,000 being typical for Hervey Bay suburbs.

Only two suburbs in the area - Craignish (\$710,000) and Dundowran Beach (\$820,000) - have median house prices above \$600,000.

The median house price in Scarness is \$450,000 following a 30% increase in the past 12 months, according to CoreLogic.

Meanwhile, the highest turnover of houses was recorded in Urangan which, with 238 annual sales, produced a median house price of \$520,000.

Urraween houses are also highly popular with 204 sales in the past 12 months bringing its average house price to \$540,000.

For prices at or below \$500,000, however, buyers can head to Eli Waters (\$500,000) and Pialba (\$470,000).

The price growth recorded over the past two years has bumped up long-term capital growth rates (the average over the past decade).

In 2018, price levels across most suburbs hadn't increased for 10 years.

Now, the capital growth rates have risen to 5% to 6% per year in most Hervey Bay suburbs, with Craignish, Toogoom and Torquay all recording averages of 7% per year.

- Units

Units in Hervey Bay generally provide returns between 5.5% and 6.5%.

Investors can expect a rental return of 6% in Torquay based on a median weekly rent of \$360 while Pialba will return 5.2% based on a weekly rent of \$340.

Urangan is again a popular market for both house and unit buyers, recording 130 unit sales in the past year.

This marks a significant increase since 2019, mainly due to new developments in the area.

But with a median price of \$310,000, Torquay units are some of the most highly affordable in the region.

- Rental Changes

Listings for rental properties are now at their lowest point for 10 years, says SQM Research.

In August 2022, Propertyology's head researcher Simon Pressley, pointed to the area's high population growth and a decline in rental listings as the key causes of protracted high rental prices, which have continually accelerated since 2017.

Hervey Bay currently has a vacancy rate of just 0.6%.

In the worst of the pandemic period (the 18 months to June 2021), the asking rent for an average three-bedroom home in Hervey Bay increased 39%, according to data from Propertyology.

In comparison, Brisbane's rental prices lifted by only 8%.

Further Propertyology data released in February 2022 revealed Hervey Bay recorded the sharpest increase of all Wide Bay, Bundaberg and Gympie regions between December 2016 and December 2021. Tenants are now paying an extra \$8,300 in annual rent for a three-bedroom house.

In comparison, Maryborough's rents increased by \$5,720 while Brisbane rents only lifted by \$3,100.

HTW's *Residential Review* says many investors took advantage of high prices during 2021 and sold to owner-occupiers, which has further tightened the rental market.



The list below provides a sample of the Hervey Bay house market:

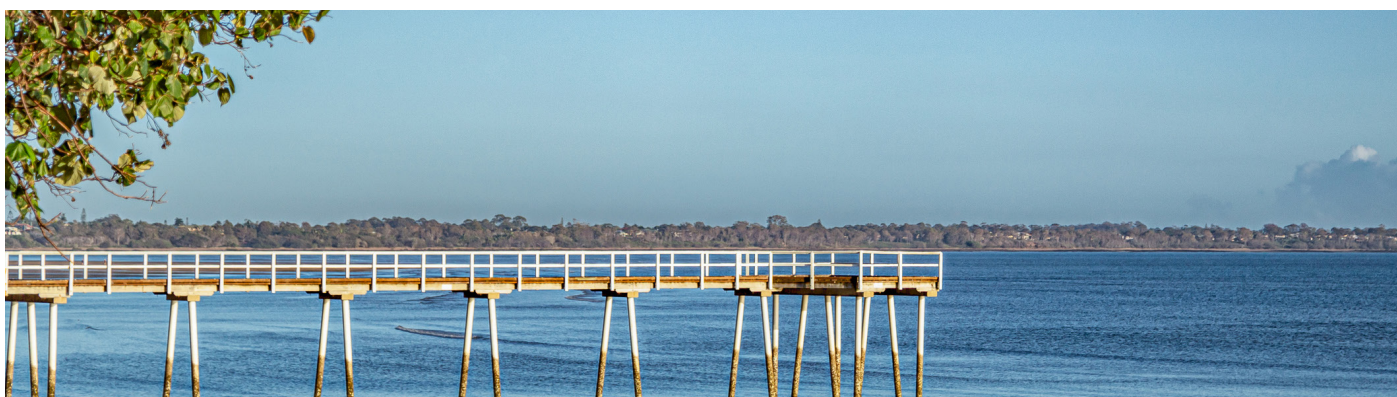
Suburb	Sales Houses	Median Houses	1-year Growth	Growth Average	Median Yield
Craignish	72	\$710,000	27%	7%	4.0%
Dundowran Beach	56	\$820,000	23%	5%	3.1%
Eli Waters	114	\$500,000	31%	5%	4.7%
Kawungan	131	\$540,000	36%	6%	4.4%
Pialba	95	\$470,000	19%	6%	4.7%
Point Vernon	161	\$530,000	39%	6%	4.4%
Scarness	78	\$450,000	30%	5%	4.8%
Toogoom	99	\$550,000	31%	7%	4.7%
Torquay	112	\$540,000	40%	7%	4.2%
Urangan	238	\$520,000	31%	6%	4.6%
Urraween	204	\$540,000	29%	5%	4.6%
Wondunna	80	\$590,000	16%	4%	4.1%

Source: CoreLogic. "No. of sales" is sales over the past 12 months. "snr" = statistically not reliable. "Growth ave." is the average annual growth in median house prices over the past 10 years.

The Hervey Bay unit market can be summarised as follows:

Suburb	Sales Units	Median Units	1-year Growth	Growth Average	Median Yield
Pialba	64	\$335,000	36%	2%	5.2%
Scarness	34	\$380,000	29%	4%	4.7%
Torquay	82	\$310,000	19%	3%	6.0%
Urangan	130	\$370,000	20%	3%	5.0%

Source: CoreLogic. "No. of sales" is sales over the past 12 months. "snr" = statistically not reliable. "Growth ave." is the average annual growth in median house prices over the past 10 years.



Future Prospects

The Bundaberg–Hervey Bay region is benefiting from the \$260 million Hinkler Regional Deal. The five-year plan was announced in November 2018 and featured strong financial commitments from the Federal Government, Bundaberg Regional Council and Fraser Coast Regional Council for the area.

The Federal Government committed \$173 million towards the deal with Bundaberg and Fraser Coast Regional Councils and other key partners contributing \$90 million.

The focus of the plan is to provide economic growth and long-term employment. Some priority projects include:

- The Hervey Bay CBD Master Plan which comprises a new council administration building and the enhancement of the cultural precinct;
- An expansion of the University of the Sunshine Coast's (UniSC) Fraser Coast campus to include student accommodation in the Hervey Bay CBD;
- Transforming Urangan Harbour into a tourist destination with commercial, retail and hospitality outlets;
- Developing the next stages of the Fraser Coast Sports and Recreation Precinct at Nikenbah to potentially host large sporting carnivals and create an indoor sports complex

The first stage of the Sports and Recreation Precinct has now opened and, at a total cost of \$55 million, the complex will continue to be developed in stages over 20 years. Upon completion, it will comprise a stadium, numerous football fields, tennis and netball courts, club house and other facilities

Small transport and other infrastructure projects are also included in the Hinkler Deal.

The Hervey Bay CBD has been earmarked for a \$100 million upgrade and there are also some independent projects in the pipeline.

As part of the CBD Master Plan, the Hervey Bay City Centre revitalisation project will feature a new five-storey building comprising the council administrative headquarters plus a library, disaster management centre, and multi-use community spaces. There will also be a public plaza, with Fraser Coast Regional Council committing \$50 million to the plan.

Construction is expected to start in 2023 and be finished by mid-2025.

CORE INFLUENCES

Government Policy

Sea Change

Lifestyle Factors

The council also announced \$118 million worth of capital works in the FY2023 Budget including \$41 million for roads, bridges and drainage; \$38 million for water, waste and sewerage; \$12 million for a new Material Resource Recovery Facility; and \$11 million for continuing work on the Urraween/Boundary Road Extension in Hervey Bay, which is already partly funded through the Hinkler Deal.

As well, the State Government committed to a \$950 million infrastructure spend for the Wide Bay Region in its FY2021 Budget, which will support 3,400 jobs. It is now looking for a Hervey Bay site on which to build a new Queensland Fire and Emergency Services (QFES) station. The government expects to complete the land purchase in 2022 and start construction in 2023.

Meanwhile, nearby Maryborough's QFES station is already undergoing a redevelopment. The State Government has also committed funds towards another site for new Rural Fire Service brigade headquarters in the Maryborough area.

On a broader scale, several resources projects are approved and promise to bring hundreds of jobs. Details about these are included in the tables at the end of the report.

- Engineering Contracts

Maryborough-based rail manufacturing firm Downer, has been refurbishing rollingstock trains since 2019, in an \$85 million contract with the Queensland Government.

Other government engineering contracts in the pipeline with Downer would see \$600 million spent on 20 new trains and \$300 million spent on refurbishing and maintaining the existing fleet.

A \$60 million munitions factory also opened in Maryborough in May 2022 and will supply the Australian Defence Force and global allied forces.

In providing support to these manufacturing projects, the State Government has committed \$98 million to upgrade Maryborough's electricity grid.

- Hervey Bay Medical Precinct

Health projects will follow a wave of construction generated by council's proactive policies.

An example of this focus is a medical precinct at Urraween, which assists the high number of retirees in the area. The demographics of the area has also seen numerous new retirement villages and aged-care facilities built in the region while Hervey Bay Public Hospital is being expanded as well.

As well as incorporating the public hospital, the medical precinct in Urraween includes:

- St Stephen's Private Hospital;
- The southern end of the Fraser Shores Retirement Living development site;
- The approved commercial development on the southern side of Urraween Road;
- TAFE East Coast campus

The long-awaited expansion of the general hospital through a \$40 million State Government commitment will see a \$35 million health hub and \$12 million emergency department along with a new rooftop helipad constructed on the site. Once current design plans are approved, construction is expected to begin in 2023 with completion and commission expected in 2024.

Development is already underway on the hospital's \$17 million, 22-bed acute mental health inpatient unit, which will enable Maryborough Hospital's mental health inpatient unit to be recreated into a 10-bed, sub-acute specialist unit for seniors.

Together, the two projects generate 215 construction jobs, while the new mental health inpatient unit will create 30 full-time health jobs for local employees.

- Tourism and Retail Projects

Hervey Bay's tourism industry is being massaged through the construction of eco and other resorts including the introduction of RV parks, which are now gaining momentum, according to HTW.

Another tourism boost will come through the construction of a proposed Whale Heritage and Marine Experience Centre at Urangan Marina.

The \$33 million project will focus on the marine tourism experience, confirming Hervey Bay's position as Australia's premier whale watching destination.

Meanwhile, major retail projects in the area include Stockland Shopping Centre Hervey Bay's \$125 million expansion in 2015. The centre is now the largest fully-enclosed air-conditioned mall between Rockhampton and Maroochydore, with more than 90 specialty stores.



Hervey Bay's CBD also is being revitalised with outdoor eateries, an adventure park and rock pool.

Meanwhile, there are plans for an Aldi store at Eli Waters.

- Aviation Industrial Parks

Several industrial parks in the Hervey Bay area offer both business and employment opportunities. This includes the \$100 million Hervey Bay Airport Industrial Park, which is near the redeveloped airport. It is the only industrial park in Queensland with direct-access air freight services allowing for express logistics support to industry and is ideal for avionics and warehousing businesses.

The airport industrial park sits alongside Avion Airside Precinct, a 12ha logistics hub home to eight aviation-related businesses. It has the long-term potential to create 2,400 jobs.

- Mary Harbour Project

A major coup for the region will be the \$660 million Mary Harbour project, first touted more than a decade ago. A development application has been lodged with council for assessment.

Steered by MSF Sugar, the development would see a man-made harbour spanning 2km built along the Mary River at Granville and including a 250-berth marina and a residential precinct housing 3,500 residents. A village centre, waterfront boardwalks, a 100-room resort and conference facilities are also planned.

Major projects currently impacting the region are:

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Bruce Highway - upgrade Hervey Bay-Brisbane State and Federal Governments	\$8 billion Multi-stage project with upgrades from Brisbane to Hervey Bay	Under construction/ partly completed Two new bridges at Deadmans Gully & Saltwater Creek opened in June & August 2022	Multi-stage project will reduce congestion and flooding and improve overall safety
Bruce Highway - upgrade Maryborough-Gin Gin State Government	\$30 million Funded through COVID Recovery Plan	Under construction	Will improve road safety and reduce risk of crashes
Bruce Highway - upgrade Gympie-Maryborough State Government	\$8 million Funded through COVID Recovery Plan	Approved	Will improve road safety and reduce risk of crashes
Urraween/Boundary Road Extension, Hervey Bay State and Federal Governments	\$27 million (Further \$11m commitment in Council's FY2023 Budget) Partly funded by Federal Government's Hinkler Regional Deal	Approved Preliminary work began late 2022 Completion expected mid-2023	Jobs: 98 Will provide Hervey Bay with alternative east-west route, reducing traffic congestion
Flood-proofing of Torbanlea-Pialba Rds State and Federal Governments	\$30 million	Under construction	Upgrades to three floodways between Beelbi Creek and Takura,
Upgrade of Pialba-Burrum Heads Rd & Hervey Bay-Maryborough Rd State & Federal Govts	\$44 million	Proposed Detailed designs underway	New traffic signals and dual turn laneways will improve traffic movement and safety

RESOURCES AND ENERGY

Project	Value	Status	Impact
<p>Forest Wind Farm, Tuan State Forest, Maryborough</p> <p>Clean Sight & Siemens Financial</p>	\$2 billion	Approved Construction delayed until 2023	Jobs: 450 during construction One of Southern Hemisphere's largest wind farms: 226 pine forest turbines, 1,200MW capacity to power 127,000 homes
<p>Aramara Solar Farm, Aramara</p> <p>Boer Power Holdings</p>	\$170 million	Approved Construction to begin 2022	Jobs: 150 325ha solar farm with 140MW capacity will power 55,000 homes
<p>Woolooga Solar Farm, Lower Wonga</p> <p>Lightsource BP</p>	\$130 million	Under construction Power sent to Qld grid May 2022 Completion expected second half of 2022	Jobs: 260 500ha solar farm's 3 sites & total of 214MW capacity will power 63,000 homes
<p>Teebar Solar Farm, Tiaro</p> <p>Teebar Clean Energy</p>	TBA (Stage 1 - \$80mil)	Approved 2017	Jobs: 100 construction 52MW farm will power 15,000-20,000 homes
<p>Colton Coal mine, Maryborough Basin</p> <p>New Hope Group</p>	\$300 million	Subsidiaries in voluntary liquidation in March 2021	Jobs: 120 construction 120 operational Open-cut coking coal project
<p>Munna Creek Solar Farm</p> <p>Renewable Energy System Technologies</p>	\$300 million	Approved Construction to begin in 2022 Operational in 2023	Job: 300 construction 120MW solar park on 250ha will power 30,000 homes
<p>Maryborough electricity grid - upgrade</p> <p>State Government</p>	\$100 million	Approved	

COMMERCIAL & GENERAL DEVELOPMENTS

Project	Value	Status	Impact
<p>Hervey Bay Police Station</p> <p>State Government</p>	<p>\$14 million</p> <p>First \$100,000 allocated in FY2023 State Budget</p>	<p>Announced June 2022</p> <p>Construction to begin in next financial year</p>	<p>Existing 40yo station to be replaced by new purpose-built station to meet changing population, social life & police work</p>
<p>The Green Retirement Village, Dundowran Beach</p> <p>Dundowran Pty Ltd</p>	<p>TBA</p>	<p>DA originally lodged in March 2020</p> <p>Submitted again in August 2022</p>	<p>47ha site to feature 1,000 units across 5 gated 'villages' & 4 estates; 6 sport precincts; 4 recreation precincts; restaurant, clubhouse, cafes & medical centres</p>
<p>Mary Harbour development</p> <p>MSF Sugar</p>	<p>\$660 million</p>	<p>Proposed</p>	<p>174ha masterplanned mixed-use area with 250-berth marina, 100-room hotel and 1,800 dwellings</p>
<p>NGR train upgrades Downer EDI Rail facility, Maryborough</p> <p>State Government</p>	<p>\$85 million</p>	<p>Under construction</p> <p>First upgraded train began services in 2021</p> <p>Completion expected by 2024</p>	<p>75 New Generation Rollingstock (NGR) trains to be modified for disability access</p>
<p>Train building contract, Downer EDI rail facility, Maryborough</p> <p>State Government</p>	<p>\$600 million</p>	<p>Proposed</p>	<p>Jobs:690</p> <p>20 trains to be built</p>
<p>Wide Bay Motor Complex - upgrade, Boonooroo Plains</p>	<p>\$30 million</p>	<p>Stage 1 approved 2018 before stalling</p> <p>Planning now continuing with council grant</p>	<p>Plans include a motor-sport arena, drag strip and jet sprint boat course</p>
<p>Munitions factory, Moonaboola Industrial Estate, Maryborough</p> <p>Rheinmetall NIOA Munitions</p>	<p>\$60 million</p>	<p>Opened May 2022</p> <p>First shells completed August 2022</p>	<p>Jobs: 100 long-term</p> <p>7,000m² facility will produce projectiles for Defence Force and export markets</p>

COMMERCIAL & GENERAL DEVELOPMENTS cont.

Project	Value	Status	Impact
Aircraft factory, Hervey Bay Airport Astro Aero	\$12 million	Approved	Jobs: 200 operational Manufacturing plant would produce 25 aircraft every year
Whale Heritage and Marine Experience Centre, Urangan Fraser Coast Council	\$50 million Designated priority project	Approved	Tourist attraction with cafe, restaurant and immersive 3D digital theatre
Retail complex, Boat Harbour Drive, Pialba SPG Developments	\$60 million	Approved Project to be built in 2 stages	Jobs: 630 retail 3ha site to include showrooms, shops, food outlet and gym
Marina Square project Hervey Bay Boat Club and Club Property Solutions	\$60 million	Approved Construction to begin 2022	Jobs: 200 Waterfront 17-storey 144 room hotel and two residential blocks with 120 apartments

INFRASTRUCTURE – EDUCATION

Project	Value	Status	Impact
Performing arts centre, Hervey Bay State High School State Government	\$10 million	Under construction	Jobs: 34 Will feature dance, drama, music & visual arts spaces



RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Dundowran Grinsteeds Rd, Hervey Bay Leda Holdings	TBA	Approved	212ha of land to include 2,000 lots
Augustus Estate Urraween Villa World	\$250 million	Under construction	763 lots are planned
Mariners Cove Eli Waters Potter Group Developments	TBA	Under construction	Masterplanned project with 529 lots planned
Diamond Waters Hervey Bay Resort, Eli Waters Brisbane-Sydney consortium	\$60 million	Approved	4-storey project with 350 units and 18-hole golf course
High-rise project Urgan Anscape	\$130 million	Approved	Jobs: 300 during construction Two 20-storey towers to include 390 units
Sanctuary Estate, Eli Waters	TBA	Approved All land stages sold	Master-planned community with 175 lots planned
Latitude25 RV Lifestyle Community, Nikenbah Bisa Property	\$100 million	Under construction	Luxury 20ha community with 280 homes, clubhouse and health hub
The Springs, Nikenbah	\$75 million	Under construction	Master-planned project with 300+ lots