



Location Report

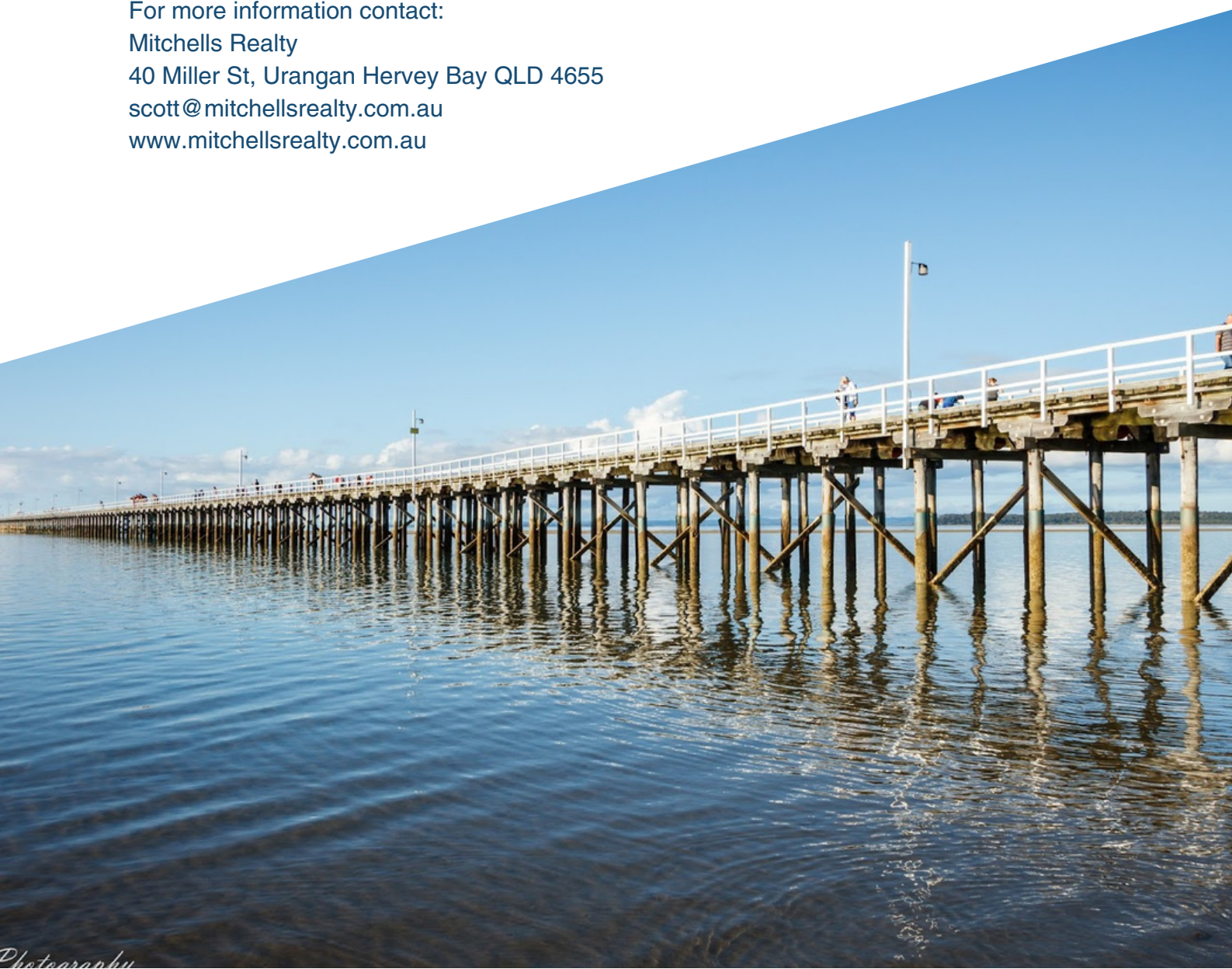
A joint publication of Mitchells Realty & Ryder Property Research

Hervey Bay Fraser Coast, Regional Queensland

Butchulla Country

October 2023

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HERVEY BAY HIGHLIGHTS



High
population
growth



Strong
tourism
industry



Affordable
housing



Emerging
medical
precinct



\$755 million
in new solar
farms



\$300 million
coal mine



\$115 million
shopping
centre
expansion



\$660 million
Mary
Harbour
project



Multiple
Bruce
Highway
upgrades

HERVEY BAY

Fraser Coast, QLD

Butchulla Country

An enticing mix of affordability and a relaxed coastal lifestyle has catapulted Hervey Bay into a 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 continued in 2022 and the first half of 2023 with annual increases in median prices well above 20% common in the region.

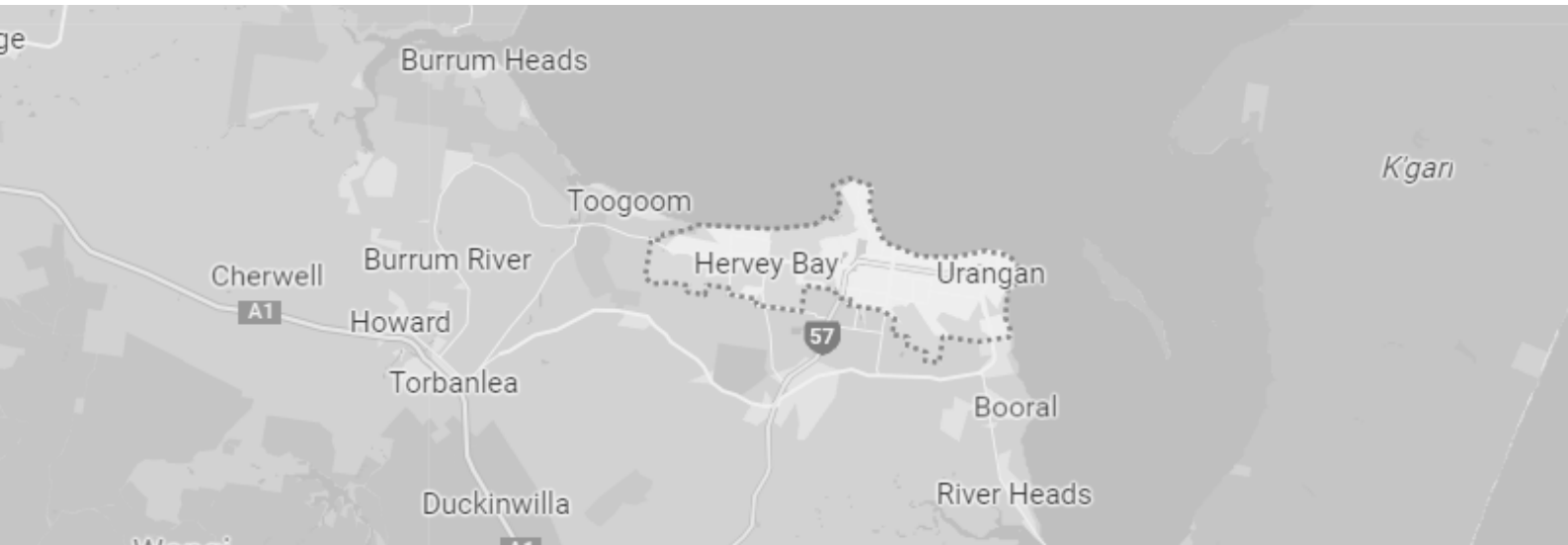
Construction is playing a key role in boosting the economy. Several major projects across the commercial, resources, residential and transport sectors are in the pipeline. These include an evolving health and education hub, aviation precinct and a major harbour development.

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.

Hervey Bay

Location, Employment, Population, Home Ownership

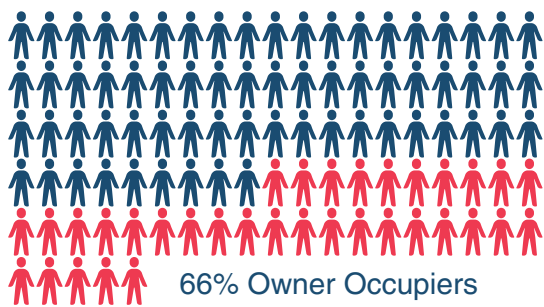


LOCATION

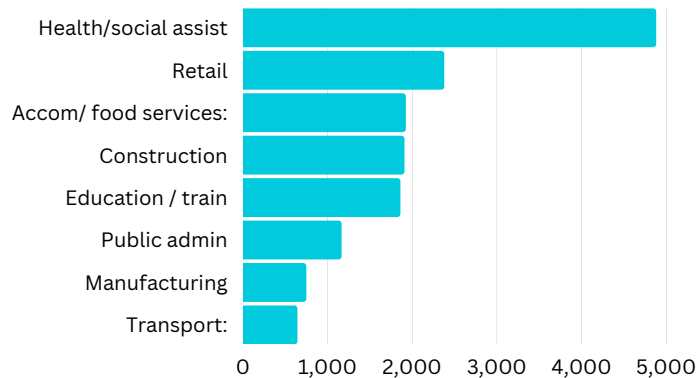
Distance from:
 Brisbane: 295km
 Maryborough: 35km

LGA: Fraser Coast Regional Council

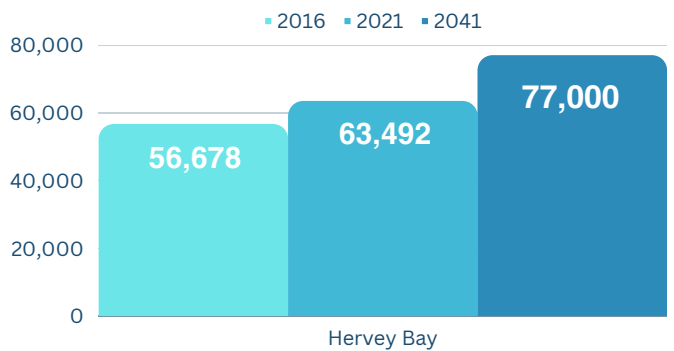
HOME OWNERSHIP



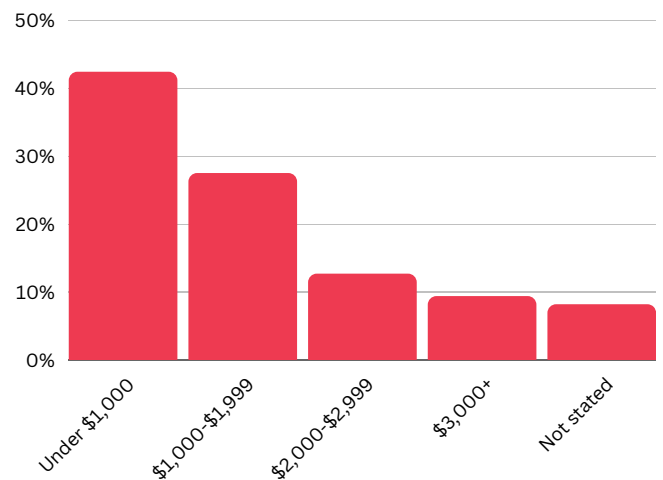
EMPLOYMENT BY INDUSTRY



POPULATION



HOUSEHOLD INCOME PER WEEK



We acknowledge the Butchulla Batjala peoples as the traditional owners of lands within the Hervey Bay region

Hervey Bay

Economy and Amenities

Hervey Bay sits within the Fraser Coast region (which also includes Maryborough and several other small regional towns). The Fraser Coast 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 have grown to 115,173.

In Hervey Bay itself, the population grew from almost 57,000 in 2016 to 63,500 in 2021.

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

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

The town is a particularly popular choice with retirees. Census 2021 figures show that just over half, 51.9%, of its population is 50 years or older, compared with 35.4% of the rest of Queensland.

Historically, tourism has been the region's backbone, and it remains a significant industry, particularly in Hervey Bay.

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

Figures from Tourism and Events Queensland show that Hervey Bay hosted 820,000 domestic overnight visitors in the year to December 2022. There were also 702,268 domestic day trips to the region during the same period.

Despite a lack of international visitors as a result of the Covid pandemic border closures, tourism still accounted for \$658million of expenditure within the region. In total, 7.8% of the Hervey Bay workforce were employed in the tourism industry.

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

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

A \$20 million marine shiplift 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 at 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.



Hervey Bay

Economy and Amenities

Transport and Access

The council operates Hervey Bay Airport, where flights connect to Brisbane, Sydney and Lady Elliot Island, 130km to the north of the city.

Frequent charter operations, as well as passenger and vehicle ferries, are also available to nearby Fraser Island, just off the coast of Hervey Bay. Hervey Bay is serviced by a tilt train with connections from Maryborough West or the town of Howard.

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.

USC Fraser Coast is in the Hervey Bay CBD and has 850 students.



Retail

The region has a number of large shopping centres with further retail development planned. The Stockland Hervey Bay Shopping Centre, has more than 120 tenancies, including Kmart, Best & Less and Cotton On.

The Eli Waters Shopping Centre is anchored by Woolworths and has more than a dozen other tenants, while the Urangan Central Shopping centre is also anchored by Woolworths.

Other centres within the region include Pialba Place and Bay Plaza.

Public services

The Council owns a public swimming pool, the Hervey Bay Aquatic Centre which has an eight-lane 50 metre pool, and a 25 metre heated pool with ramp access and rehabilitation lane.

It also owns the WetSide Water Park, on the foreshore has waterslides, an average course, water play area and eateries.

There is also a library, which is closed as of June 2023, to undergo renovations.



Hervey Bay

Property Profile

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 2020 and annual price growth above 20% has become common.

Fraser Coast, alongside Gympie and Bundaberg, was one of Queensland's top regional performers for price growth and popularity in 2021. Two years later, the Hervey Bay housing market remains strong.

Medians

Median house prices within the Hervey Bay region range from \$520,000 in Scarness to \$950,000 in Dundowran Beach.

More than half the suburbs or towns within the Hervey Bay region recorded double-digit growth in the 12 months to August 2023, according to CoreLogic data. Tangoom continued its strong growth from previous quarters to register 20% annual growth, while Wondunna median house prices increased by 18%.

CoreLogic figures show that more than 1,200 houses sold in the Hervey Bay region in the 12 months to August 2023.

The busiest location was Urangan, with 202 sales, ahead of Urraween (156), Point Vernon (142) and Torquay (135). The biggest selling unit market was located in Urangan, where 122 sales achieved a median price of \$448,000.

Property Valuation experts Herron Todd White, believe the Fraser Coast region's housing and unit markets were both approaching their peaks in 2023.

Vacancies, rents and yields

Vacancy rates in the region continue to remain low. The 4655 postcode (all Hervey Bay suburbs) has long been below the balanced rate of 3%, with SQM Research showing it had dropped from 1.5% to 0.9% in the 12 months to October 2023.

House rents increased in every location during the 12 months to August 2023. Dundowran Beach commanded the highest median weekly rent of \$600, while Scarness and Torquay were able to achieve \$70 per week.

Weekly rents for houses in most other locations within the region were around the \$500 to \$550 mark.

According to SQM Research, asking rents within the 4655 postcode have increased by almost 6% for houses and 2.4% for units in the 12 months.

House yields within the region ranged from 3.6% (Dundowran Beach) to 4.9% in Scarness.

Hervey Bay

Property Profile

Listings

Stock on the market has come back from very a tight situation in January 2022 but is still a lot tighter in numbers than a decade ago.

In September 2023, there was 50% more housing stock on the market than there was at that historically low point. The most common sales time is less than 30 days.

A ripple effect is also providing some of the impetus behind property price growth as southerners move to the Gold and Sunshine Coasts, those residents who have been priced out of the market move a little further north to places like Hervey Bay.

The Spring 2023 edition of the *Price Predictor Index*, published by Hotspotting, said the Fraser Coast was still a struggling market but had pockets which were recovering. Eli Waters featured in the Index's Top 100 Supercharged Suburbs which highlights the places showing the strongest growth patterns - the ones most likely to deliver future price growth.

Nearby the Fraser Coast's Burrum Heads was also a rising market, with transaction number increasing, while Scarness, in the heart of the Hervey Bay region, is a market in recovery in terms of sales and Point Vernon continued to chalk up consistent sales numbers.

Unit market

While the unit market is fairly small within the Hervey Bay region compared with capital cities, most suburbs and towns with unit markets achieved significant double-digit price growth in the past 12 months.

Scarness recorded the largest increase in its median unit price of 20% to \$469,000, followed by Torquay and Urangan, up 18% and 17% respectively. Urangan had the highest number of unit sales for the year, with 122 changing hands. It was well ahead of Torquay (71), Pialba (51) and Scarness (40).

Yields and rents were solid in the unit market, ranging from 5.1% in Scarness to 5.5% in Torquay. Urangan and Torquay both achieved \$400 weekly rents on units.

The Hervey Bay region holds strong appeal for investors for relative affordability of available land and strong returns.

According to the Fraser Coast Council there were 1,001 building approvals granted between during the 2022/23 financial year. This was down on the peak of 1,178 in FY2020/21 but well above the average of around 800 per year.



Hervey Bay

Property Profile

Land Supply

Queensland Government Statistician figures show as at December 2022 there were 3613 hectares of broadhectare land suitable for residential development within the Fraser Coast region.

On a high yield basis this would equate to 25,807 dwellings from broadhectare land and 20,429 dwellings on a medium yield basis.

About 160 hectares of that available land is likely to be developed over the next two years, yielding 711 dwellings in the medium and high yield scenarios.

The figures identify 183 hectares of broadhectare land in the region identified as suitable for higher density residential development and 1920 hectares of land suitable for standard urban density development.

Over half (53%) of the broadhectare land has been identified as suitable for standard urban density development within an unspecified time frame.

In the year ending December 2022, 1,296 lots were approved - a 38% increase on the previous year.

Total lot approvals were 584 higher than the five-year annual average of 712. Of those lots approved in 2022, 1,191 were urban and 105 were rural.

Of the total lots registered in the year ending March 2023, 512 were urban lots, 72 were lower density lots and 19 were unit and townhouse lots.

The medium lot size registered in the past 12 months was 649sqm. 323 vacant land lots sold in the past year and 64 house and land package lots sold with the median price achieved for vacant land, \$270/sqm.



Hervey Bay

Property Profile

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

Suburb	Sales Houses	Median Houses	1-year Growth	10 Year Growth Average	Median Yield
Craignish	40	\$835,000	5%	13%	3.9%
Dundowran Beach	53	\$950,000	8%	10%	3.6%
Eli Waters	102	\$569,000	10%	12%	4.8%
Kawungan	115	\$610,000	11%	12%	4.7%
Pialba	83	\$549,000	16%	13%	4.7%
Point Vernon	142	\$568,000	3%	12%	4.8%
Scarness	79	\$520,000	7%	11%	4.9 %
Toogoom	91	\$690,000	20%	16%	4.4%
Torquay	135	\$560,000	2%	12%	4.6%
Urgan	202	\$598,000	11%	13%	4.5%
Urraween	156	\$647,000	14%	12%	4.8%
Wondunna	50	\$729,000	18%	14%	4.3%

Source: Corelogic

The Hervey Bay unit market can be summarised as follows:

Suburb	Sales Units	Median houses	1-year Growth	10 Year Growth Average	Median Yield
Pialba	51	\$368,000	5%	9%	5.5%
Scarness	40	\$469,000	20%	11%	5.1%
Torquay	71	\$395,000	18%	10%	5.5%
Urgan	122	\$448,000	17%	11%	5.2%

Source: Corelogic

Hervey Bay

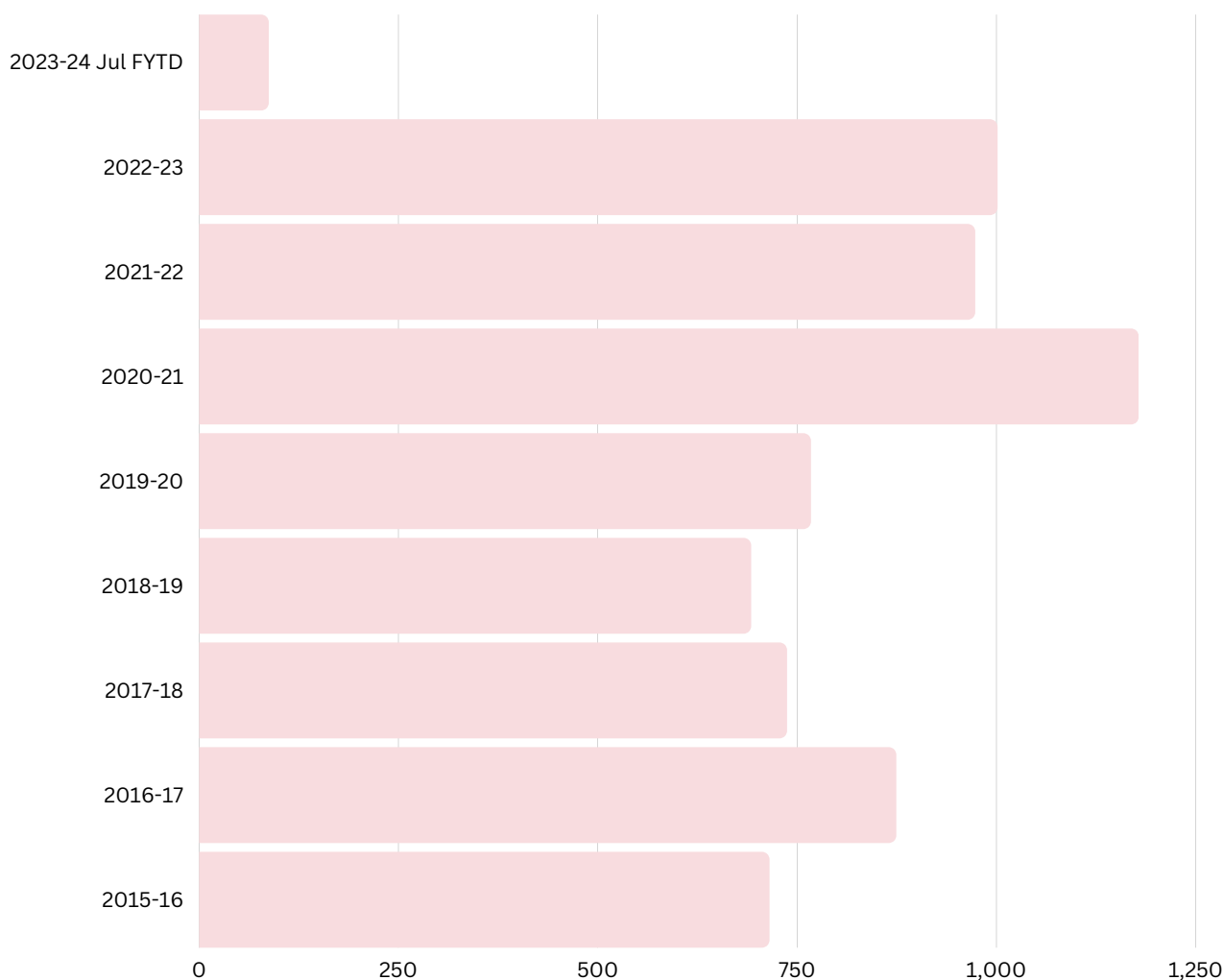
Rents and Vacancy Rate

Rental Statistics

P/code	Suburbs	Vacancy	Median Asking Rent
4655	Torquay houses	0.9%	\$470pw
4655	Torquay units	0.9%	\$400pw
4655	Urangan houses	0.9%	\$500pw
4655	Urangan units	0.9%	\$400pw

Source: SQM Research

Building Approvals - Hervey Bay



Source: Profile.id.com

Hervey Bay

Future Prospects

The Bundaberg–Hervey Bay region is greatly 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.

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

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

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.

In September 2022, Council also approved a funding agreement for a \$3 million basketball stadium at the precinct, which will also offer football fields, tennis and netball courts, and a club house.

Hervey Bay

Future Prospects

The Hervey Bay CBD Master Plan comprises a \$100 million upgrade to the city centre, which will include a new five-storey building comprising the council administrative headquarters plus a library, disaster management centre. Multi-use community spaces and a public plaza are also included in the project, with Fraser Coast Regional Council and the Federal Government each committing \$50 million to it.

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

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 \$26 million Urraween-Boundary Road Extension in Hervey Bay.

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.

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.

The Wide Bay region, which includes Hervey Bay, has been named the state's fastest growing region for jobs by a Jobs Queensland Future Skills report. It is expected to increase by more than 13% before 2026, ahead of the Sunshine Coast, Townsville and Central Queensland and well above the state's predicted 7.6% job growth.

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.



Hervey Bay

Future Prospects

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.

Construction on a \$229 train manufacturing factory in Torbanlea began in August 2022. The project is expected to generate 800 jobs with building on the 120ha site to be completed in 2023. A \$60 million munitions factory opened in Maryborough in May 2022 and will supply the Australian Defence Force and global allied forces.

As well, the State Government has committed \$98 million to upgrade Maryborough's electricity grid.

Medical Infrastructure

Health projects will follow a wave of construction generated by council 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.

A development application was lodged in September 2022 for a 1,000-unit seniors village with a medical centre, restaurant and retail/commercial precincts.

Hervey Bay Public Hospital in Urraween is being expanded as well with the medical precinct including:

- 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 also 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.

Hervey Bay

Future Prospects

Medical infrastructure continued...

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. The marina could also soon be transformed further with Council approving a \$60 million mixed-use hotel development in September 2021.

The 17-storey, 144-room building will be the tallest in the region and will create around 200 jobs during construction and beyond.

Also preparing to stand tall in Hervey Bay is a 16-storey, mixed-use residential tower in Pialba while another extensive development for Wondunna was proposed to council in late 2022.

The five-lot precinct will comprise retail outlets, 200 residential dwellings, a childcare centre, community centre, medical centre and office.

Pialba will soon feature a \$55 million Bunnings warehouse and a \$60 million retail complex, anchored by Spotlight and Anaconda showrooms.

Moves have also been made to create a 21-storey luxury resort town on the Torquay beachfront. Developer Sunny Beach Land Pty Ltd has lodged plans with council for the tallest towers on the Fraser Coast.

If approved, the development at 408-412 The Esplanade would deliver 187 short-stay rooms and 431 residential apartments.

Hervey Bay

Future Prospects

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, near the redeveloped airport.

The precinct 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 hub is adjacent to Avion Airside Precinct, a 12ha logistics park that is home to eight aviation-related businesses - with potential for 2,400 jobs.

Mary Harbour Project

A major coup for the region will be the \$660 million Mary Harbour project, first touted in 2011. A development application was lodged with council for assessment in early 2015.

Steered by MSF Sugar, the 174ha master-planned mixed-use area would see a man-made harbour spanning 2km built along the Mary River at Granville. It would include a 250-berth marina and a residential precinct housing 3,500 residents, while a village centre, waterfront boardwalks, a 100-room resort and conference facilities are also planned.



Recent sales

90 BRADMAN WAY

\$585,000

Oct 2023
25 Days

450 m² 4 2 2

77 DAYMAN ST

\$1,225,000

Oct 2023
197 Days

1,012 m² 3 4 3

2 JENNYLEE CL

\$629,000

Oct 2023
115 Days

661 m² 3 2 2

VILLA 426/74-98 EMERALD PARK WAY

\$510,000

Oct 2023
247 Days

8.76 ha 3 2 2

1/72 HIBISCUS ST

\$649,000

Oct 2023
290 Days

731 m² 4 2 8

17 BRADMAN WAY

\$672,000

Oct 2023
34 Days

614 m² 4 2 2

9 MATTHEW DR

\$515,000

Sep 2023
68 Days

607 m² 3 1 1

42 LIMPUS ST

\$550,000

Oct 2023
23 Days

621 m² 4 2 2

14 RICHARD ST

\$650,000

Sep 2023
8 Days

1,050 m² 3 2 2

37 MILLER ST

\$1,100,000

Sep 2023
12 Days

809 m² 6 4 1

40 DAYMAN ST

\$1,025,000

Sep 2023
294 Days

1,012 m² 4 3 5

43 ORCHID AVE

\$1,265,000

Sep 2023
10 Days

4,607 m² 5 2 10

7 NEW ST

\$735,000

Sep 2023
102 Days

456 m² 4 3 2

16 CARINGA ST

\$515,000

Aug 2023
43 Days

630 m² 3 2 2

37 WILLIAM ST

\$605,000

Aug 2023
20 Days

607 m² 3 2 1

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Urraween-Boundary Road extension, Hervey Bay State & Federal Govts	\$27 million (Plus \$11m in council's FY2023 Budget) Partly funded by Federal Government's Hinkler Regional Deal	Preliminary work began late 2022 Completion expected late 2023	Jobs: 98 1.9km stretch will improve seaside city's east-west road links
Torbanlea-Pialba Rds - flood-proofing between Beelbi Creek & Takura State & Federal Govts	\$30 million	Under construction	Upgrades to 3 floodways to improve road safety & resilience
Pialba-Burrum Heads Rd & Hervey Bay-Maryborough Rd - upgrade State & Federal Govts	\$44 million	Proposed Detailed designs underway	New traffic signals and dual-turn laneways will improve traffic movement & safety
Bruce Highway - upgrade Maryborough-Gin Gin State Government	\$30 million Funded through COVID Recovery Plan	Under construction	Will improve road safety & reduce risk of crashes

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

Major Projects

Major projects currently impacting the region are:-

RESOURCES AND ENERGY

Project	Value	Status	Impact
Forest Wind Farm, Tuan State Forest, Maryborough Clean Sight & Siemens Financial	\$2 billion	Approved Construction delayed with future now uncertain	Jobs: 450 during construction One of Southern Hemisphere's largest wind farms 226 turbines with 1,200MW capacity to power 127,000 homes
Aramara Solar Farm, Aramara Boer Power Holdings	\$170 million	Approved Pre-construction stage	Jobs: 150 325ha facility with 140MW capacity will power 55,000 homes
Woolooga Solar Farm, Lower Wonga Lightsource BP	\$130 million	Under construction	Jobs: 260 500ha solar farm's 3 sites & total of 214MW capacity will power 63,000 homes
Munna Creek Solar Farm Renewable Energy System Technologies (REST)	\$300 million	Approved Design and operational works planning underway.	Job: 300 construction 120MW solar park on 250ha will power 30,000 homes

COMMERCIAL & GENERAL DEVELOPMENTS

Project	Value	Status	Impact
Hervey Bay Police Station State Government	\$14 million	Announced June 2022 Construction to begin in FY2023	Existing 40yo station to be replaced by purpose-built station to meet changing population, social life & police work

Major Projects

Major projects currently impacting the region are:-

COMMERCIAL & GENERAL DEVELOPMENTS

Project	Value	Status	Impact
The Green Retirement Village, Dundowran Beach Dundowran Pty Ltd	TBA	DA lodged early 2020 Submitted again in August 2022	47ha site to feature 1,000 units across 5 gated 'villages' & 4 estates; 6 sport precincts; 4 recreation precincts; restaurant, clubhouse, cafes & medical centres
Mary Harbour development MSF Sugar	\$660 million	Proposed in 2011 DA lodged in 2015	174ha masterplanned mixed-use area with 250-berth marina, 100-room hotel & 1,800 dwellings
NGR train upgrades Downer EDI Rail facility, Maryborough State Government	\$85 million	Under construction First upgraded train services began 2021 Completion expected by 2024	75 New Generation Rollingstock (NGR) trains to be modified for disability access
Train building contract, Downer EDI rail facility, Maryborough State Government	\$600 million	Proposed	Jobs:690 20 trains to be built for next phase of the Rollingstock expansion program
Wide Bay Motor Complex - upgrade, Boonooroo Plains Wide Bay Motor Complex Inc	\$30 million	Stage 1 approved 2018 before stalling Planning continuing with council grant	Motor-sport arena, drag strip & jet sprint boat course
Aircraft factory, Hervey Bay Airport Astro Aero	\$12 million	Approved	Jobs: 200 operational Manufacturing plant would produce 25 aircraft every year

Major Projects

Major projects currently impacting the region are:-

COMMERCIAL & GENERAL DEVELOPMENTS

Project	Value	Status	Impact
Whale Heritage and Marine Experience Centre, Urangan Fraser Coast Council	Whale Heritage and Marine Experience Centre, Urangan Fraser Coast Council	Approved	Tourist attraction with cafe, restaurant & immersive 3D theatre
Retail complex, Boat Harbour Drive, Pialba SPG Developments	\$60 million	Under construction Project to be built in 2 stages	Jobs: 630 retail 3ha site to include 2 showrooms, shops, food outlet & gym
Marina Square project, Urangan Hervey Bay Boat Club and Club Property Solutions	\$60 million	Construction 60% completed September 2023	Jobs: 200 Waterfront 17-storey 144-room hotel & two residential blocks with 120 apartments
Bunnings Warehouse, Pialba Wesfarmers	\$55 million	Under construction Completion expected in 2023	Jobs: 145 17,400m ² warehouse being built on vacant lot adjacent to existing premises
Childcare centre, Urraween Audax Partners	TBC	Under construction	Centre to accommodate 95 children will include 3 outdoor play areas
Mixed-use development, Wondunna BuildX Hervey Bay	TBC	DA lodged with council in September 2022	To comprise 200 residential dwellings plus childcare centre, medical centre, office & retail outlets

Major Projects

Major projects currently impacting the region are:-

COMMERCIAL & GENERAL DEVELOPMENTS

Project	Value	Status	Impact
Mixed-use development, Pialba Invergowrie Properties	TBC	Approved March 2021 Developer now has 4 years to action construction	16-storey tower with 150 units, rooftop bar, restaurant & ground floor retail & hospitality
Train factory, Torbanlea State Government	\$229 million Part of \$7.1bn plan to boost Qld train manufacturing industry	From June 2023, road works around facility begin	Facility on 120ha site will manufacture Queensland train fleet

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Dundowran-Grinsteeds Road, 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	Master-planned project with 529 lots planned
Diamond Waters Hervey Bay Resort, Eli Waters Brisbane-Sydney consortium	\$60 million	Approved	4-storey project with 350 units & 18-hole golf course

Major Projects

Major projects currently impacting the region are:-

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
High-rise project, Urangan 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 & health hub
The Springs, Nikenbah	\$75 million	Under construction	Master-planned project with 300+ lots





MITCHELLS
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