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# Location Report

A joint publication of Mitchells Realty & Ryder Property Research



**HERVEY BAY**  
Fraser Coast, Qld

**February 2023**

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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
- \$660 million Mary Harbour project
- Multiple Bruce Highway upgrades

Suburb - houses	Typical prices	Suburb - houses	Typical prices	Suburb - units	Typical prices
Pialba	<b>\$525,000</b>	Torquay	<b>\$560,000</b>	Pialba	<b>\$380,000</b>
Point Vernon	<b>\$570,000</b>	Urangan	<b>\$570,000</b>	Torquay	<b>\$380,000</b>
Scarness	<b>\$510,000</b>	Urraween	<b>\$605,000</b>	Urangan	<b>\$430,000</b>

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 annual increases in median prices well above 20% have been 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.

## Economy and Amenities

The Fraser Coast (which includes Hervey Bay, Maryborough and several other 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 have 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.

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 in Hervey Bay are:

- Healthcare and social assistance 24%
- Retail 12%
- Accommodation and food services 9%
- Construction 9%

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

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

The ABS' Regional Tourism Satellite Accounts data show tourism sales in the Fraser Coast LGA contributed \$369 million to the economy in FY2021, with the industry employing 8% of the workforce.

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

There were three million overnight domestic visitor stays to the region in this period with a further 30,000 such visits from international tourists as well as 700,000 domestic day-trips.

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.



## Location

- 295km north of Brisbane
- 35km north-east of Maryborough
- Coastal town, looking to 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) September 2022: 7.1%

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

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 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 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.

## - 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.

## - Retail

A \$116 million expansion of Stockland Hervey Bay Shopping Centre was completed in 2014.

Pialba Place Shopping Centre, in conjunction with Coles, underwent a \$10 million expansion in 2014 while Aldi opened a supermarket in Urangan in 2017.

## 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.

Propertyology data in August 2022 revealed the Fraser Coast's median house price had increased more than 50% in the past decade, but with most of this growth in occurring in 2020-2022.

CoreLogic data also shows Hervey Bay ranked well in Regional Queensland for high growth rates, with prices rising 28% in FY2022.

Figures from CoreLogic in October 2022 revealed the Wide Bay area overall - which includes Hervey Bay, Bundaberg, Gympie and Maryborough - dominated regional Queensland for price growth. Half of the top 10 performing regional suburbs in the 12 months to October 2022 were in this region - with Hervey Bay ranking sixth on this list with an 18.6% rise.

UDIA Queensland notes Urangan (288 sales) and Uraween (218) ranked No.2 and No.3 for annual house sales.

## HOME OWNERSHIP

- 43% own their homes outright
- 23% own with mortgages
- 28% rent their homes

Source: 2021 Census

The median house price for the Fraser Coast was \$510,000 in the November 2022 Quarter, compared to \$400,000 a year earlier.

Hervey Bay growth now appears to be moderating, after several years of stellar growth. In July 2022, PropTrack data suggested some areas of the Wide Bay region had become buyers' markets, with more houses available while demand was dropping.

However, both the Wide Bay and Fraser Coast regions continued to hold strong appeal for investors for their relative 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 reported interstate buyers were drawn to Hervey Bay for its warm climate, laid-back lifestyle and attractive prices.

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

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

Property valuer Herron Todd White (HTW) reported in its *Residential Review* for February 2022: "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."

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

The Wide Bay-Burnett area was the only Queensland region (out of nine) to experience an increase in new home approvals in the final quarter of 2022 - apart from Greater Brisbane.

The data released in February 2023 by Master Builders Queensland showed a total of 573 new residential properties were ticked off in this period (up from 535 in the previous quarter).

In October 2022, Fraser Coast Council deputy mayor Paul Truscott commented that council approved 193 building applications for residential dwellings worth more than \$65 million between April and June.

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

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

Only four suburbs in the area - Craignish (\$820,000), Dundowran Beach (\$950,000), Toogoom (\$640,000) and Wondunna (\$695,000) - had median house prices above \$600,000 as at November 2022.

Busy Urraween recorded a \$600,000 median house price after a 27% annual increase and 196 sales. The highest turnover of houses was recorded in Urangan which, with 282 annual sales, produced a median house price of \$570,000.

Scarness offered the lowest median house price in the Hervey Bay area (\$510,000) and the second highest annual price growth (32%) with Pialba not far behind (\$525,000).

The price growth recorded in 2021 and 2022 bumped up long-term capital growth rates (the average over the past decade), following a period from 2008 to 2018 during which prices stagnated in most suburbs.

Capital growth rates have now risen above 10% per year in most Hervey Bay suburbs.

## - Units

Units in Hervey Bay (postcode 4655) generally provide returns around 5% after dropping from around 6% in early 2021, according to SQM Research.

Investors can expect a rental return of 5.8% in Torquay, based on a median weekly rent of \$380 while Pialba will return 5.2% based on a weekly rent of \$400.

With a median price of \$380,000, Torquay units are also some of the most affordable in the region.

Urangan is a popular market for unit buyers, recording 133 unit sales in the year to November 2022 and giving investors a 5.1% yield from a weekly rent of \$390.

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

## - 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 decline in rental listings as the key causes of protracted high rental prices, which have continually accelerated since 2017.

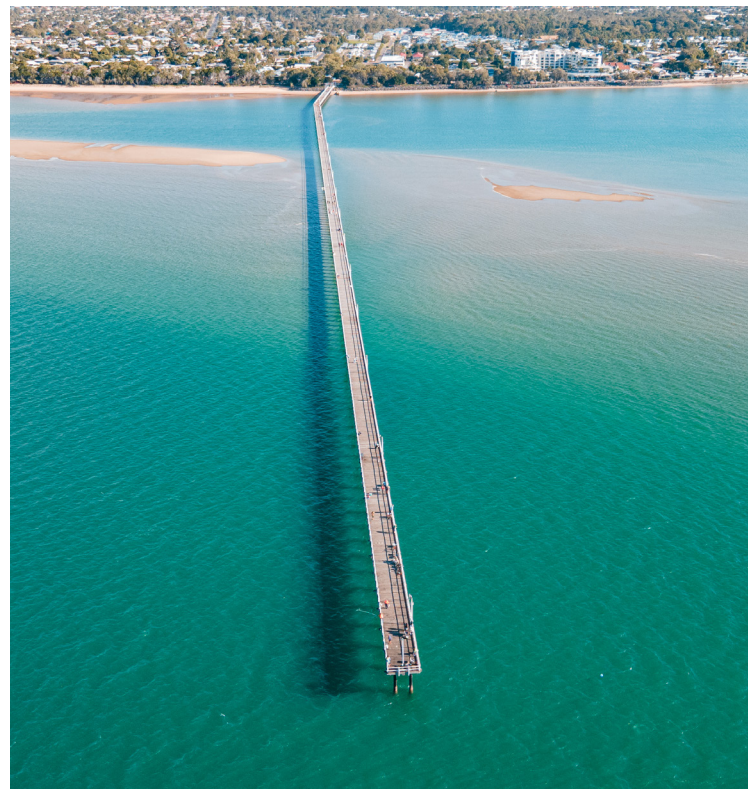
Hervey Bay currently has a vacancy rate of 1%.

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 tightened the 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	60	\$820,000	27%	12%	3.9%
Dundowran Beach	63	\$950,000	30%	11%	3.6%
Eli Waters	111	\$555,000	29%	12%	4.6%
Kawungan	133	\$585,000	27%	11%	4.6%
Pialba	109	\$525,000	22%	12%	4.5%
Point Vernon	164	\$570,000	31%	12%	4.5%
Scarness	92	\$510,000	32%	11%	4.7%
Toogoom	105	\$640,000	35%	15%	4.7%
Torquay	133	\$560,000	29%	12%	4.4%
Urangan	282	\$570,000	26%	12%	4.5%
Urraween	196	\$600,000	27%	10%	4.7%
Wondunna	95	\$695,000	27%	7%	4.5%

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	61	\$380,000	38%	6%	5.2%
Scarness	41	\$440,000	30%	10%	5.1%
Torquay	77	\$380,000	30%	10%	5.5%
Urangan	133	\$430,000	35%	10%	5.1%

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.



## 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.

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.

## 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 \$26 million Urraween-Boundary Road Extension in Hervey Bay, which is already partly funded through the Hinkler Deal.

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 was expected to complete the land purchase in 2022 and start construction in 2023.

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.

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.

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.

## - 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.

As well, the hub is adjacent to Avion Airside Precinct, a 12ha logistics park that is 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 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 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 Maryborough-Gin Gin  State & Federal Govts	\$103 million ((\$82 million Federal Govt contribution)	Completed Dec 2022	11km multi-stage project including 2 new bridges will improve between Maryborough and Torbanlea
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 September 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

## RESOURCES AND ENERGY

Project	Value	Status	Impact
<p>Forest Wind Farm, Tuan State Forest, Maryborough</p> <p>Clean Sight &amp; Siemens Financial</p>	\$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
<p>Aramara Solar Farm, Aramara</p> <p>Boer Power Holdings</p>	\$170 million	Approved Construction was to begin 2022	Jobs: 150 325ha facility 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 was expected late 2022	Jobs: 260 500ha solar farm's 3 sites & total of 214MW capacity will power 63,000 homes
<p>Munna Creek Solar Farm</p> <p>Renewable Energy System Technologies (REST)</p>	\$300 million	Approved Construction was to begin in 2022 Operational in 2023	Job: 300 construction 120MW solar park on 250ha will power 30,000 homes



## 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 FY2023</p>	<p>Existing 40yo station to be replaced by purpose-built station to meet changing population, social life &amp; police work</p>
<p>The Green Retirement Village, Dundowran Beach</p> <p>Dundowran Pty Ltd</p>	<p>TBA</p>	<p>DA lodged early 2020</p> <p>Submitted again in August 2022</p>	<p>47ha site to feature 1,000 units across 5 gated 'villages' &amp; 4 estates; 6 sport precincts; 4 recreation precincts; restaurant, clubhouse, cafes &amp; medical centres</p>
<p>Mary Harbour development</p> <p>MSF Sugar</p>	<p>\$660 million</p>	<p>Proposed in 2011</p> <p>DA lodged in 2015</p>	<p>174ha masterplanned mixed-use area with 250-berth marina, 100-room hotel &amp; 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 services began 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 for next phase of the Rollingstock expansion program</p>
<p>Wide Bay Motor Complex - upgrade, Boonooroo Plains</p> <p>Wide Bay Motor Complex Inc</p>	<p>\$30 million</p>	<p>Stage 1 approved 2018 before stalling</p> <p>Planning continuing with council grant</p>	<p>Motor-sport arena, drag strip &amp; 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>7,000m<sup>2</sup> 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 & 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	Approved Construction was to begin 2022	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 <sup>2</sup> 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
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	Early works began 2022 Major works to be completed in 2023	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
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

