

Location Report

GLADSTONE Central Queensland

Goeng Country

March - June 2024



GLADSTONE HIGHLIGHTS



Low
Vacancy
Rate



\$1.4 billion
Riverstone Rise
Master-planned
Community



\$2 billion
Hydrogen
Headstart Plan



\$1.2 Billion
Surat Basin
Rail Project



Renewable
Energy
Industrial
Precinct



\$1.2 billion
Hummock Hill
Island Tourism
Development

Gladstone Central Queensland

Goeng Country

The important regional centre of Gladstone is once again firing. There is billions of dollars worth of infrastructure projects underway and a burgeoning alternative energy industry, leading to job growth and in turn increasing demand for property, driving up prices.

House prices for the most part remain extremely affordable within the \$300,000 to \$400,000 range and growing rents and low vacancy rates offer investors reasonable returns.

Regional Queensland as a whole has been identified in the Summer 2023/24 *Price Predictor Index* by Hotspotting as one of Australia's most bullish regional markets and this is led by markets such as Gladstone.

The region has a wide variety of diverse projects enhancing the Gladstone economy and creating employment. The city is fast becoming Queensland's clean energy capital, with the region now home to the highest number of hydrogen projects in the state, helped by a \$2 billion hydrogen program announced by The Federal Government in May 2023.

Heavy industry plays a major role in the city as well, as does manufacturing and construction. With a regional airport plus plenty of local amenities, there is little doubt this city will continue to expand in the future - as will its property market.

Gladstone

Location, Employment, Population, Home Ownership

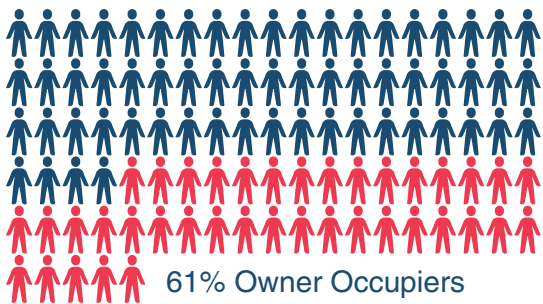


LOCATION

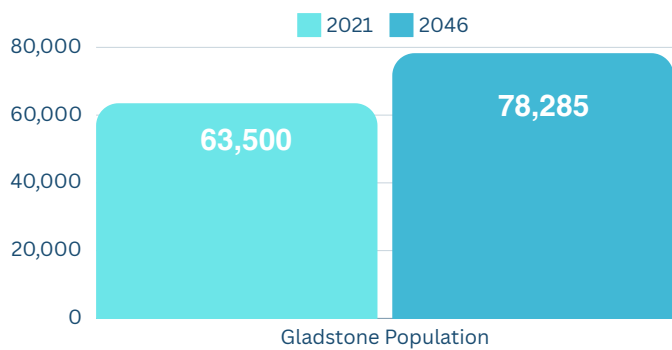
Distance from:

Brisbane: 550km
 Rockhampton: 100km

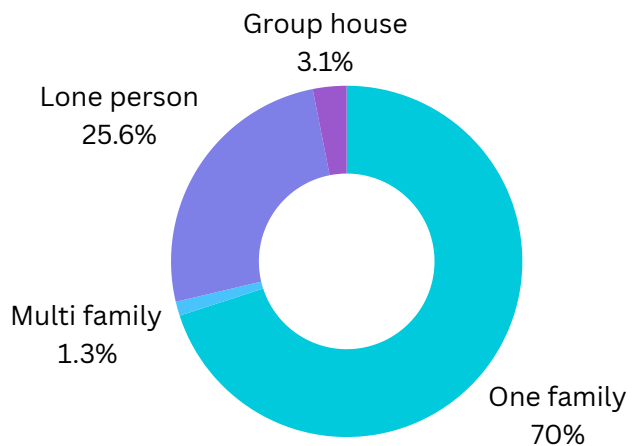
HOME OWNERSHIP



POPULATION



HOUSEHOLD COMPOSITION



EMPLOYMENT BY INDUSTRY



Source: 2021 Census

We acknowledge the Goeng peoples as the traditional owners of lands within the Gladstone region

Gladstone

Economy and Amenities

With a gross regional product (GRP) of \$5.93 billion in 2022 the Gladstone Region is home to 3900 businesses and about 28,000 jobs.

According to REMPLAN it has an economic output of \$20.886 billion. Australian Government figures for the September quarter 2023, show that the unemployment rate has increased slightly to 5.9%, up from 4.8% in June 2023.

Gladstone's largest industry of employment is the manufacturing industry which accounts for 13.7% of jobs. Its current population is estimated to be about 65,000 people with projections it will reach 78,000 residents by 2046 or earlier.

The Gladstone Regional Council has a budget in FY2024 of \$333 million of which it has allocated \$68 million to its capital works program.

In recent decades the region's economy has been built around heavy industry and its deepwater harbour for export trade.

It is home to two of the world's largest alumina refineries and much of the coal mined in Central Queensland is sent to the Port of Gladstone. From there, it is exported to Europe and Asia for high-quality steel manufacturing.

The region's economy has been built around heavy industry and its deepwater harbour for export trade

Other commodities handled by the port are bauxite - the most common ore of aluminium - plus alumina, aluminium, cement and LNG.

Several renewable energy projects including hydrogen, biofuels and solar energy are now either underway or proposed, with the Council hoping this will position the region as a renewable energy hub and further grow its economy.

In FY2023, the Port had a total throughput of 111 million tonnes (Mt) with 22 Mt of that Liquefied Natural Gas. Coal accounted for 54% of the throughput, which was slower than budgeted due to several external mine and rail-related supply issues. In May 2023 worldwide shipping line, ANL, commenced a regular container service out of the Port.

As an industrial port city, Gladstone has developed specialisations in manufacturing, utility services, oil and gas extraction, and transport and logistics.

The Gladstone State Development Area (SDA), adjacent to the port, also continues to attract large industries to the area.

Gladstone

Economy and Amenities

A strong retail and services sector also exists in the city, while primary production - particularly beef cattle and timber - provides options for workers and investors.

The tourism sector is strong too with Heron Island - part of the Great Barrier Reef - accessible from Gladstone by boat and attracting snorkellers and scuba divers from throughout the world.

Popular seaside towns, Agnes Water and 1770 are also within the LGA and attract thousands of visitors to their beaches every year. Both locations are experiencing a development boom at the moment including a new shopping centre which opened in July 2023 and several residential developments.

Fishing and crabbing charters are also popular while the beef cattle and timber industries are well-established around Calliope and Mount Larcom

Qantas and Alliance service Gladstone's airport with flights connecting to most capital cities and major regional areas. The new low-cost airline, Bonza, launched direct flights from Gladstone to Melbourne in May 2023. Other transport options include access via the Bruce Highway plus passenger and freight train networks.

The Gladstone region is serviced by the 79-bed public Gladstone Hospital and the private Mater Hospital. Gladstone Hospital underwent a \$42 million expansion in 2020, including a new emergency department.

Central Queensland University (CQUniversity) has two campuses in Gladstone – Gladstone Marina and the CBD - and there is also a TAFE Queensland college. There are more than a dozen private and public schools in Gladstone and surrounding areas.



Gladstone

Property Profile

Gladstone has overcome its volatile property history - often impacted by fluctuations in the resources sector - to become a strong and steady property market.

In the Summer 2023/24 *Price Predictor Index* by Hotspotting it was identified as one of the National Top 10 Performing LGAs with notable growth in the number of suburbs with increasing sales numbers. West Gladstone was on the list of Australia's National Top 100 Super-charged Suburbs which highlights locations most likely to deliver future price growth.

Of the 14 property markets analysed in the PPI, 12 Gladstone locations have positive ratings in terms of transaction numbers. Gladstone Central, Glen Eden, West Gladstone, Calliope, Kin Kora, Kirkwood, South Gladstone, and Telina have all recorded rising transaction numbers from quarter to quarter, which is generally a precursor to property price growth.

The continued increase in population in the Gladstone region has been a major contributor to the strong sales activity, with prices around half that paid in Brisbane.

The majority of housing stock in Gladstone is freestanding houses (86%), although some towns, particularly those at the beach have unit markets.

Gladstone is becoming a “destination” town for investors and home buyers looking for a seachange, although recent data shows the prices paid in sought-after seaside locations are on a steady upward trend.

While prices for the most part are affordable, the region has a growing high-end market as well. It's now not common to see homes in the Gladstone LGA sell for \$1 million or more, particularly around Agnes Waters and 1770. A house on the beach at Agnes Water sold for \$6 million in June 2023.

Median house prices have remained stable in the past 12 months, although Kin Kora recorded 9% growth to \$365,000 and Gladstone Central was up 8% to \$334,000.

New Auckland was most popular with house buyers with 185 changing hands, followed by Clinton, 184 sales, and West Gladstone, 154 sales.

Sun Valley had the most affordable median house price of just \$327,000 while the highest was Agnes Water, \$727,000. Over the long term, average annual growth was mostly in the 7% to 8% range.

Like many regional towns the unit market is not as substantial and is mostly based around the main CBD of Gladstone as well as waterfront locations. South Gladstone had 67 unit sales in the past 12 months while West Gladstone had 55. South Gladstone's median unit price increased by 9% to \$180,000.

PropTrack data released in late 2023 shows Gladstone had received a big spike in demand in the past 12 months. It says the demand was from buyers searching for beach houses at half the cost of traditional coastal markets.

Gladstone

Property Profile

Vacancy Rates & Rental Yields

A key sign of improvement in any property market is its vacancy rate - and Gladstone's rate is now just 1.2% having peaked at 12% in mid-2016.

The vacancy rate has fallen steadily over the past six years in the coastal towns of Agnes Water and 1770, the vacancy rate was slightly higher at a still very low 1.4% according to SQM Research.

Property demand is also resulting in multiple applications for rental properties - and rents have risen accordingly. SQM Research figures show that median asking rents for houses in the 4680 postcode which includes most Gladstone suburbs have risen 10% in the past 12 months for houses and 20% for units.

In Agnes Water and 1770, the median asking rent for houses has risen by 3% in the past 12 months for houses and 6% for units.

Typical yields in the housing market are reasonably high, ranging from 4.6% in Agnes Water where properties are more expensive, to 6.7% in Gladstone Central.

Unit market yields are mostly in the high 7% range.



Gladstone

Market Summary and Vacancy Rate

A sample of the Gladstone house market includes the following suburbs:

Suburb	Sales House	Median Houses	1-year Growth	10 Year Growth Average	Median Yield
Agnes Water	82	\$727,000	0%	14%	4.6%
Boyne Island	138	\$449,000	6%	9%	5.5%
Clinton	184	\$387,000	5%	8%	6.2%
Gladstone Central	22	\$334,000	8%	1%	6.7%
Glen Eden	99	\$410,000	6%	11%	6.0%
Kin Kora	68	\$365,000	9%	4%	6.5%
Kirkwood	88	\$449,000	0%	7%	5.8%
New Auckland	185	\$408,000	-2%	7%	6.0%
South Gladstone	116	\$330,000	-3%	7%	6.5%
Sun Valley	30	\$327,000	0%	NA	6.5%
Tannum Sands	130	\$518,000	0%	8%	5.1%
Telina	59	\$401,000	0%	8%	6.3%
West Gladstone	154	\$326,000	0%	12%	6.6%

A sample of the Gladstone unit market includes the following suburbs:

Suburb	Sales Units	Median Units	1-year Growth	10 Year Growth Average	Median Yield
Agnes Water	52	\$390,000	-20%	14%	5.3%
Gladstone Central	78	\$255,000	5%	7%	7.8%
New Auckland	19	\$182,000	4%	NA	8.5%
South Gladstone	67	\$180,000	9%	2%	7.8%
West Gladstone	55	\$195,000	-9%	7%	7.6%

Source: CoreLogic

Gladstone

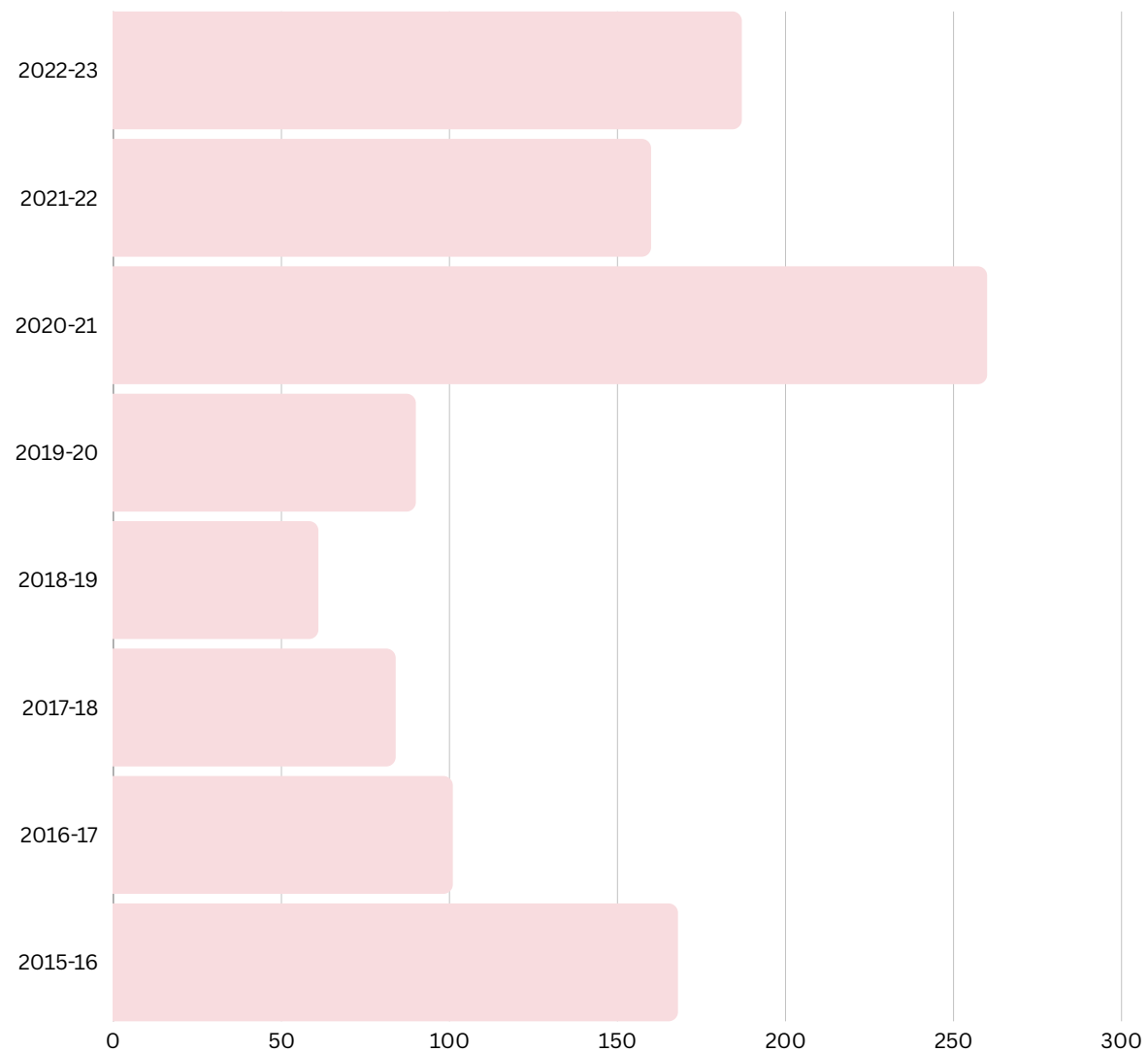
Market Summary and Vacancy Rate

Rental Statistics

Postcode	Suburbs	Vacancy	Median asking rent
4680	Gladstone	1.2%	Houses: \$500pw Units: \$390pw
4677	Agnes Water/1770	1.4%	Houses: \$625w Units: \$500pw

Source: SQM Research

Building Approvals - Gladstone



Source: REMPLAN

Gladstone

Future Prospects

Several major projects now in the pipeline - all of them diverse in nature and relatively moderate in size - are expected to create jobs in the Gladstone economy.

This should ensure that, unlike the boom era of the mega LNG projects, the economy and property market should experience sustainable growth rather than a boom-bust scenario.

Gladstone is becoming a “hydrogen powerhouse” with about a third of the state’s 40-plus hydrogen-related projects located in Central Queensland - with a number of the major ones planned for Gladstone.

To further enhance and grow the economy the Council developed the Gladstone Region Economic Development Strategy 2021-2025. The strategy in part aims to support the capacity of business and industry in the Gladstone region to prosper in a post-carbon economy, improve its tourism economy and make it an appealing place to live.

Inland Rail Link

The \$30 billion Inland Rail Link is the largest infrastructure project in the nation. Originally planned to create a 1,700km rail freight link between Melbourne and the Port of Brisbane, there are now calls for the line to be directed north to Gladstone.

An AEC Group report in February 2021 concluded the Gladstone route would be \$4.8 billion cheaper to build if the project didn’t go to Brisbane. The extension could mean 10,000 jobs for regional Queensland and open up \$15 billion in extra investment.



Gladstone

Future Prospects

Tourism and Leisure Projects

While it's known as an industrial city, Gladstone also has a significant tourism industry courtesy of its sub-tropical coastal location. Positioned near the southern end of the Great Barrier Reef, Gladstone attracted 548,000 overnight visitors in 2022, bringing in \$326 million.

Gladstone is a regular stop for cruise ships and in 2022, the port's oldest wharf experienced a \$6 million upgrade. Modernised berthing now enables the handling of large cruise vessels.

A major project set to further boost the local tourist industry is Eaton Place's Hummock Hill Island development, with the Pacificus Tourism project approved in November 2018. Initially declined by the Gladstone Regional Council, the State Government intervened in mid-2022 and approved the expansive island resort proposal. The \$1.2 billion project 30km south of Gladstone comprises two hotels, a health spa, retail outlets, a residential precinct, an 18-hole golf course and an airstrip, across a 518ha special lease area.

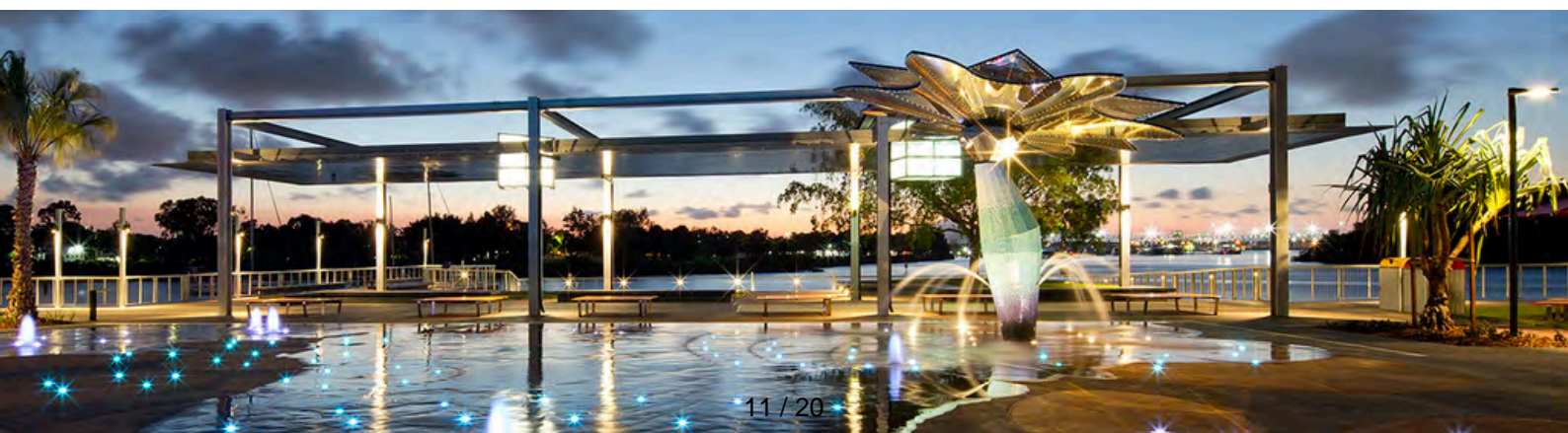
Gladstone Ports Corporation (GPC) has completed a waterfront recreational precinct at East Shores. The leisure precinct includes a waterfront café, cruise ship passenger terminal, outdoor theatre, sports and exercise facilities, and a water play park.

Several other leisure and community facilities are planned. The ongoing redevelopment of Marley Brown Oval – known as the Gladstone Coal Exporters Sports Complex – has enabled the city to host large sporting events, such as NRL, A-League and National Rugby Championship fixtures, as well as concerts.

Boyne River precinct private developer, ZenDev, plans to construct a marina, hotel and boat club - when its aquatic centre at Boyne Island is completed. The Boyne Tannum Aquatic Recreation Centre will include an outdoor sport and recreation facility with a 50m pool, grandstand, cafe and gym.

The Council developed its Gladstone Region Visitor Economy Strategy 2025 to help drive tourism in the region while managing the environmental and social impacts.

The strategy says the region stages more than 200 festivals and events annually, including the famous Brisbane to Gladstone Yacht Race and harbour celebrations, Australia's largest family-friendly fishing tournament, the Boyne Tannum Hook-up and destination events, such as the Agnes Blues and Roots Festival, Luminous, Captain Cook 1770 Festival and Under the Trees Festival. Total overnight tourism expenditure is expected to hit \$348 million by 2025.



Gladstone

Future Prospects

Industrial Projects

Heavy industry plays a major role with Boyne Island - 25km southeast of the Gladstone CBD - home to the nation's second-largest aluminium smelter. A joint venture between Rio Tinto (59%) and other companies, Boyne Smelters Limited (BSL) employs 1,300 people and produces up to 558,000 tonnes of aluminium per year.

Rio's \$2.6 billion bauxite mine in Cape York will process the product at Rio's alumina refineries at Yarwun and Parsons Point in Gladstone, and BSL. In early 2024 Rio Tinto agreed to a \$1bn deal to buy solar power to drive its aluminium production in Gladstone. Under the 25-year agreement, with European Energy Australia, Rio Tinto will buy all electricity from the 1.1GW1 Upper Calliope Solar Farm. Once complete, the farm will provide enough electricity to meet about 5% of Queensland's current demand.

The deal is expected to provide greater certainty for Rio Tinto's operations in Gladstone after it wrote off the value of its Boyne aluminium smelter in Gladstone in 2023.

The plant will be built and operated by European Energy, at a site about 50 kilometres southwest of Gladstone, pending development and grid connection approvals. Once approved and developed, Upper Calliope would have the potential to lower Rio Tinto's operating carbon emissions by 1.8 million tonnes per year.

Enhancing Gladstone's industrial future is the State Government's \$45 million investment in the three-year Regional Industrial Land Improvement Program (RILIP) for the city, plus nearby Mackay. Promised in the 2023-24 State Budget, the RILIP will deliver land for road, energy and water infrastructure.

In April 2023, the State Government also announced \$21.7 million in funding for Gladstone's first high-purity alumina project. The grant will assist Alpha HPA in its plans for the second stage of a project designed to utilise this product for LED screen production, semiconductors, and e-mobility.

Alpha HPA is set to become the first Australian company to produce high-quality manufactured sapphire glass. Sapphire Glass is commonly used in smartphones, watches and LED lighting. It will produce four tonnes of sapphire glass at its Yarwun facility every year, out of high-purity alumina.

The State Government will fund two purpose-built furnaces used to grow sapphire glass at Alpha HPA. The commissioning of the project is set to begin in early 2024.

A \$760 million upgrade is proposed for the Port of Gladstone, with a channel duplication planned. It will create almost 400 jobs and increase port capacity.

In May 2023, GPC began a partnership with container shipping company ANL - the lead carrier for the intermodal logistics network, CMA CGM, in the Oceania region. GPC wants to develop the port into a regional container hub and create a precinct for cold storage and warehouse facilities.

Gladstone

Future Prospects

Renewable Energy Projects

Gladstone is becoming one of the clean energy capitals of Australia. In May 2023, the Federal Budget announced a \$2 billion Hydrogen Headstart program for Gladstone. According to the Federal Government's Renewable Energy Agency, Headstart will support flagship projects to deliver a gigawatt of electrolyser capacity by 2030. Treasurer Jim Chalmers said the program could see Australia become a "world leader in producing and exporting hydrogen power".

Enhancing the city's renewable energy future, the \$45 million SuperGrid Training Centre and Transmission Hub opened in June 2023 to upskill people to work in the industry.

The \$550 million Central Queensland Hydrogen Project – known as CQ-H2 – is Australia's largest hydrogen project and is proposed to become a liquified hydrogen production and export facility.

CQ-H2 could produce 800 tonnes of "clean" hydrogen by the early 2030s - twice the amount needed to fuel the nation's heavy vehicles. At its peak, CQ-H2 is expected to create 8,900 new jobs and deliver \$17.2 billion in hydrogen exports, which would inject \$12.4 billion into Queensland's Gross State Product.

In August 2023, Andrew Forrest's Fortescue Future Industries (FFI) announced plans to commence work on the \$225 million second stage of a green hydrogen plant west of Gladstone. It is expected to deliver up to 120 construction jobs and between 20 and 40 permanent positions.

In July 2023, the Australian Renewable Energy Agency announced a \$32.1 million co-funding boost for a groundbreaking hydrogen project being run by resources giant Rio Tinto. The world-first hydrogen technology is tipped to reduce emissions the equivalent of taking 100,000 cars off the road.

Among other projects, the \$4.7 billion Gladstone Energy and Ammonia Project (H2-Hub™), designed to convert coal to ammonia, gas and electricity, will create 800 construction and 200 operational jobs. The hub will also connect to the port facilities to enable exports of green hydrogen and ammonia to Japan and Korea.

FFI has begun building the world's largest hydrogen electrolyser facility. The site aims to transform Queensland into a renewable energy superpower with the \$1 billion Green Energy Manufacturing Centre (GEM) to be built over six stages.



Gladstone

Future Prospects

Renewable Energy Projects Continued...

The Yarwun Industrial Precinct has also been selected for a \$500 million renewable diesel and sustainable aviation fuel bio-refinery. Development has already started and the project is expected to be producing fuel in 2025.

In March 2023, the Burnett Mary Regional Group announced plans to produce green aviation fuel from Australia's first-ever commercial plantation of the Indian Pongamia plant.

The group has secured land near Miriam Vale, 70km south of the Gladstone CBD, for the plantation and is partnering with Japanese firms Idemitsu and J-Oil Mills to produce the green aviation fuel from the oil-rich pongamia plant.

A new solar farm is under development on 2700ha of land about 50km southwest of Gladstone. The Upper Calliope Star Farm project is expected to generate 2.8 terawatts per hour. Danish owner, European Energy, revealed it will have 2 million solar panels. It is expected to connect to the grid in 2026.

A major new battery energy storage system (BESS) is planned for Gladstone by Akaysha Energy, an Australian renewable projects developer. In early 2024 it lodged an application to build a large scale facility on Hughes Rd at Wurdong Heights.

The project would include a 275 kV HV substation and a transmission line into the existing substation. Battery storage units would have a maximum capacity of up to 400MW/1600MWh.

Other Developments

A 117km water pipeline from Gladstone to Fitzroy will see 30,000ML of water transferred from the lower Fitzroy River to Gladstone every year. The \$983 million project will also include a water treatment plant, reservoirs and pumping stations.

The contract was awarded in February 2023 and completion is expected in 2026. The 2023-24 State Budget also committed \$548 million to the project's construction.

About \$200 million is being spent on upgrades to the Bruce Highway and the Gladstone to Benaraby Road, with six projects recently completed or underway.

Gladstone

Future Prospects

Residential Development

There are numerous housing estates under development within the Gladstone Region.

To address the housing shortage, the State Government bought and converted a former serviced apartment block into 34 fully self-contained units for social housing. Residents began moving in at the end of September 2023.

A development application has been lodged for a 14-storey building with 40 units in Central Lane in Gladstone. The property at 20 Central Lane is owned by Brisbane-based HP Property Group. The development will include a rooftop garden.

Work has started on a new retirement village at Agnes Water. Once complete it will have 190 independent, detached homes within a gated resort-style community. Community facilities will include indoor and outdoor pools, a theatre, a billiard room, communal areas, outdoor entertaining facilities, and secure parking areas for boats and RVs. The development will be built at 101 Bryant Street.

Construction is currently underway, with the first 20 homes expected to be completed and move-in ready by April 2024.

Stockwell, which recently completed the new Agnes Water Central Shopping Centre, is developing a retirement village, The Solana, at Agnes Water. The project will include 201 homes and a Livewell Centre with cinema, craft and meeting rooms, library and residents lounge.



Recent sales



11 BLACKNEY ST, TURKEY BEACH 4678

3 1 3

Sale Price: **\$330,000 (Normal Sale)**
 Sale Date: **13/02/2024**
 Original Price: **\$330,000 (Under Offer)**
 Final Price: **\$330,000**
 Office Name: **LJ Hooker Boyne Tannum**
 Agent Name: **Celina Solis**
 RPD: **L28 FD1090**
 Features:

Property Type: **House**
 Property Area: **800m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **7**



10 GWEN ST, TANNUM SANDS 4680

3 2 2

Sale Price: **\$500,000 (Normal Sale)**
 Sale Date: **07/02/2024**
 Original Price: **\$530,000 (Under Offer)**
 Final Price: **\$530,000**
 Office Name: **Ray White Tannum Sands**
 Agent Name: **Racheal O'Connor**
 RPD: **L1 RP608355**
 Features:

Property Type: **House**
 Property Area: **607m²**
 Original % Chg: **-5.7%**
 Final % Chg: **-5.7%**
 Days to Sell: **14**



16 GEORGE ST, WEST GLADSTONE 4680

2 1 4

Sale Price: **\$335,000 (Normal Sale)**
 Sale Date: **07/02/2024**
 Original Price: **\$325,000 (Under Offer)**
 Final Price: **\$325,000**
 Office Name: **Locations Estate Agents**
 Agent Name: **Hayley Ward**
 RPD: **L3 RP605093**
 Features:

Property Type: **House**
 Property Area: **1,012m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **4**

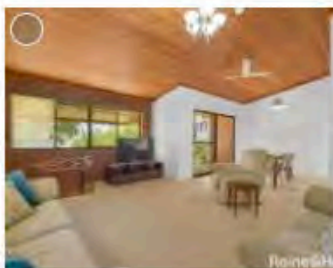


23 CORAL ST, TURKEY BEACH 4678

3 1 2

Sale Price: **\$390,000 (Normal Sale)**
 Sale Date: **05/02/2024**
 Original Price: **OFFERS OVER \$390,000**
 Final Price: **OFFERS OVER \$390,000 (Under Offer)**
 Office Name: **PRD - Tannum Sands**
 Agent Name: **Deardrie Keleher**
 RPD: **L914 T96710**
 Features: **AIR CONDITIONED, STUDY, CLOSE TO SCHOOLS, I--**

Property Type: **House**
 Property Area: **740m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **139**

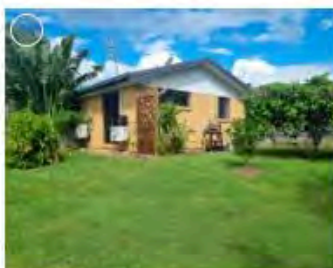


4/50 OAKA LANE, GLADSTONE CENTRAL ...

2 2 1

Sale Price: **\$270,000 (Normal Sale)**
 Sale Date: **04/02/2024**
 Original Price: **\$229,000 (Under Offer)**
 Final Price: **Contact Agent (Under Offer)**
 Office Name: **Raine & Horne - Gladstone**
 Agent Name: **Steven James**
 RPD: **L4 GTP60023**
 Features:

Property Type: **Unit**
 Property Area: **214m²**
 Original % Chg:
 Final % Chg:
 Days to Sell: **24**



42 HAMPTON DR, TANNUM SANDS 4680

3 1 1

Sale Price: **\$413,000 (Normal Sale)**
 Sale Date: **02/02/2024**
 Original Price: **\$399,000**
 Final Price: **\$399,000**
 Office Name: **Ray White Tannum Sands**
 Agent Name: **Racheal O'Connor**
 RPD: **L521 RP615725**
 Features:

Property Type: **House**
 Property Area: **620m²**
 Original % Chg:
 Final % Chg:

Major Projects

Major projects currently impacting the region are:-

INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Bruce Highway upgrade - Benaraby to Gin Gin (State & Federal Govts)	\$43 million	Completed March 2023	12km of wide centre line treatment plus intersection upgrades & safety barrier installations
Glenlyon St Upgrade (Council)	TBA	Under construction	Widening Glenlyon Sst and pavement renewal. Completion expected June 2024
Toowoomba to Gladstone inland rail extension	\$10 million	In planning	\$10 million business case underway investigating the viability of a complementary Inland Rail extension to the Port of Gladstone
Gladstone Port Access Road	\$102 million	Planning phase	Alternate route for heavy vehicles to Port of Gladstone
Dawson Hwy, Gladstone to Biloela	TBA	Completed March 2023	Strengthen bridges and widen and rehabilitate pavements

DEVELOPMENTS – COMMERCIAL

Project	Value	Status	Impact
Pacificus Tourism project, Hummock Hill Island (Eaton Place)	\$1.2 billion	Approved with conditions	Tourist accommodation, residential housing, golf course. Infrastructure, including a bridge connecting the Hummock Hill Island to the mainland
1770 Agnes Water Central Shopping Centre (Stockwell)	TBA	Opened July 2023	New shopping centre on 24ha site to be anchored by 2,000m ² IGA supermarket

INFRASTRUCTURE - EDUCATION

Project	Value	Status	Impact
Calliope State High School - upgrade (State Government)	\$66 million	Completed	Six general learning areas plus art and drama rooms, staff room and amenities

Major Projects

Major projects currently impacting the region are:-

RESIDENTIAL DEVELOPMENTS

Project	Value	Status	Impact
Riverstone Rise, Boyne Island (Devine)	\$1.4 billion	Under construction	2900 homes, shopping centre and school
Beecher Estate, Beecher (Lowtlan)	TBA	Under construction	350 acreage lots on 2,000 acres bordered by Beecher State Forest & Dawson Highway
Tannum Blue Estate, Tannum Sands (Economic Development Qld)	\$100 million	Under construction	186 homes in UDIA-accredited green friendly estate
Little Creek Estate, Kirkwood (AVID Property Group)	TBA	Completed	Master planned community with 600sq m - 900sq m sites
Solana Lifestyle Resort, 1770-Agnes Water (Stockwell)	TBA	Under construction over 5 stages	201-home retirement facility on 12ha with community centre including hall, cinema, meeting rooms, library & bowling green
Laguna Estate, Agnes Water (Villawood Properties)	\$150 million	Proposed	149 large lots in 235-acre master-planned community
Shores Estate, Agnes Water (Stockwell)	\$7 million	Under construction	15 lot land subdivision
Central Lane Gladstone (HP Property Group)	TBA	Proposed	14 storey-building with 40 units and rooftop garden
Retirement Village Bryant St, Agnes Water	TBA	Under construction	190 independent detached homes in gated resort-style community

Major Projects

Major projects currently impacting the region are:-

ENERGY AND RESOURCES

Project	Value	Status	Impact
Gladstone PEM50 Project (Fortescue)	TBA	Expected to start construction 2024	50MW clean hydrogen production facility to produce up to 22 tonnes a day. To be built next to existing electrolyser manufacturing facility
Gladstone Energy and Ammonia Project (H2-Hub), Yarwun (Australian Future Energy & ITOCHU Corporation)	\$4.7 billion	Construction to start 2025	Production to start July 2025 converting coal to ammonia, gas and electricity
Central Queensland hydrogen project (CQ-H2), Aldoga (Stanwell Corp with multi-national consortium partners)	\$550 million	Construction to begin 2024	Front End Engineering Design (FEED) stage began May 2023. The largest in Qld to produce 3,000MW of clean hydrogen by early 2030s
Aldoga Solar Farm - expansion (Acciona Energy)	\$550 million	Construction to begin 2024	Expanded 600MWp PV farm to power 222,000 homes
Rodds Bay Solar Farm (Renew Estate with United Green)	\$400 million	Approved	300MW facility would power 88,000 homes
Raglan Solar Farm and Hydrogen Plant (Eco Energy World)	\$550 million	Approved	New plans include 200MW hydrogen electrolyser & 100MW battery storage
Hydrogen Park (HyP) Gladstone, (Australian Gas Networks)	\$4.2 million	Approved	Will deliver 10% by volume renewable gas blended with natural gas to local businesses & homes
Djandori Gung-i Superhybrid project (Sunshine Hydro)	\$5.5 billion	First production planned for 2028	"Super-hybrid" project includes wind generation
Diesel & sustainable aviation fuel bio-refinery, Yarwun Industrial Precinct (Oceania Biofuels)	\$500 million	Approved	Australia's first facility of this kind will use waste & feedstock to produce 350ML of fuel & diesel every year
Mount Hopeful, Wind Farm (Neoen and Stanwell (15-year, 215MW off-take agreement))	TBA	Proposed	116 wind turbines with total capacity of 30MW on 16,745ha
Sapphire Glass production facility (Alpha HPA)	TBA	Proposed	Construction of two purpose built furnaces to grow sapphire glass
Upper Calliope Solar Farm (European Energy)	TBA	Under construction	Will have 2 million solar panels and generate 2.8 terawatts per hour.

Major Projects

Major projects currently impacting the region are:-

SPORTS AND ENTERTAINMENT

Project	Value	Status	Impact
Coal Exporters Sports Complex - redevelopment (Council)	TBA	Proposed	Increase capacity to 10,000
Boyne Tannum Aquatic Centre, Tannum Sands (ZenDev)	\$21 million	Proposed	Olympic-sized 50m pool with shaded grandstand plus lagoon and play areas
Boyne Tannum Aquatic Recreation Centre (BTARC) (Council)	TBA	Tenders to be called early 2024	Aquatic centre with 8-lane 50m outdoor heated pool & recreation zone

INFRASTRUCTURE GENERAL

Project	Value	Status	Impact
Port of Gladstone - channel duplication (Gladstone Ports Corp)	\$760 million	Approved	Jobs: 386 during construction Existing two channels in outer harbour region to be duplicated
Gladstone-Fitzroy - water pipeline (State Government)	\$983 million	Under construction completion in 2026	Jobs: 200 during construction 117km project will transfer 30,000ML of water from lower Fitzroy River to Gladstone every year