

# PACIFIC PARKS ESTATE INVESTMENT UPDATE



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**Pacific Parks Estate is an expanding residential community surrounded by sweeping mountain ranges and cooling coastal breezes; with a wonderful mix of housing styles to suit a wide variety of people.**

The estate is ideally positioned in the heart of Sarina...being less than 2 minutes' drive from the CBD and within walking distance of established shopping centres, schools, cafes and health facilities.

Sarina's beautiful beaches are just minutes away and the Mackay City Gates is a 20 min drive north of the estate.

Facilities such as a child care centre on site, parklands and open spaces, walk/bike paths, recreational activities and close attention to the building and design guidelines, only add to the value of this coastal community environment.

Pacific Parks Estate is Sarina's first master-planned residential community and is currently the only development of its kind available in the Sarina region. A well connected community, already home to over 150 families.

A wide range of investment options are available including house and land packages from leading local builders, or land only (villa or traditional size), for those who have already selected their preferred builder.

Images courtesy Mackay Regional Council

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## AT A GLANCE...

### FACILITIES & SERVICES CLOSE TO PACIFIC PARKS ESTATE

Sarina Beach Rd Shopping Centre.....	1 min
Daycare, Kindys & Schools.....	2 min
Woolworths.....	2 min
Emergency Services.....	3 min
Sporting grounds & clubs.....	1 min
Sarina's beaches & boat ramps.....	8 min
Sarina Hospital.....	3 min
Doctors, Dentists & other healthcare.....	2 min
Financial & legal services.....	2 min
Restaurants, pubs & clubs.....	1 min

### KEY INDUSTRY CLOSE TO PACIFIC PARKS ESTATE

Ports of Hay Point & proposed Dudgeon Point .....	15 min
Qld Rail's Jilalan Yard.....	10 min
Sucrogen's Plane Creek Sugar & Ethanol Mill .....	5 min
Paget Industrial Estate.....	20 min
Nebo & other mining towns.....	50 min
CQ University.....	20 min
Mackay Airport.....	25 min
Mackay CBD.....	30 min

## MAJOR ECONOMIC DRIVERS FUELLING THE REGION'S GROWTH

**The resources expansion is being fuelled by continued demand for coal, in particular from China, India, Japan & South Korea.**

Employment, as a result of this expansion's higher demand for labour, will experience significant growth in both mining & non-mining activities. This will continue to have a major impact on economic development in the region, as reflected in the upgrades to infrastructure, the construction & expansion of retail outlets, tighter rental markets & the increase in property values.

Favourable climatic conditions means Sarina's coastal setting is a popular lifestyle choice for those seeking the 'seachange' destination.

## DRIVING THE ECONOMY

**Pacific Parks Estate is a vibrant residential community development...close to everything that matters...along one of the best coastline regions of Eastern Australia...**

A unique investment opportunity like this does not come along very often.

When you choose to invest at Pacific Parks Estate in Sarina, you'll benefit from being primly located to a host of facilities, local beaches, the city of Mackay, Airlie Beach & the Whitsundays, along with key employment hubs, like the Bowen & Galilee Basins, Queensland Rail's Jilalan Yard, Paget Industrial Estate, the Ports of Hay Point & proposed Dudgeon Point.

Population movement from inter-state & overseas to Queensland coastal areas is influencing property demand, especially for coastal areas with close proximity to a major regional centre. Sarina is the second largest urban centre in the Mackay region & is well positioned to capitalise on the considerable growth predicted for the Mackay region.

>> Figures released by the Queensland Government, indicate the Mackay Isaac Whitsundays area will be the second fastest growing in Queensland over the next 20 years. Sarina has a 2008 resident population of 11,992, with estimates of reaching 17,091 by 2031.

*Source: Queensland Government; The Queensland Government Population Projections for 2031 report.*



Future growth for Sarina is well placed, with continuous expansion of major existing infrastructure & plans for significant new infrastructure underway; under-pinning the long-term capital growth for your new home investment.

## KEY PROJECTS SNAPSHOT

- Queensland Rail has recently completed a \$450 million upgrade of its Jilalan Rail Yard, located approx. 10km south of Sarina; to support the growing demand for coal transportation, with a current capacity of 130Mtpa.
- \$76 million construction of new power line & substation at Louisa Creek to increase capacity to Dalrymple Bay & Hay Point coal terminals has recently been completed.
- BMA is investing \$2.5 billion for its Stage 3 expansion of Hay Point Services Coal terminal. 1000 construction workers will be required for construction & once completed in 2014 will increase throughput capacity from 44Mtpa to approximately 55Mtpa. As part of a 7 year staged plan, BMA has future Stage 4 plans to increase capacity to 75Mtpa.
- Queensland Rail has approved a \$185 million expansion of its Goonyella Coal Rail Network. The Goonyella System Expansion 140 project is supporting the Stage 3 expansion of BMA's Hay Point Services Terminal & will come on line in 2014. Future expansions are planned in support of BMA's Stage 4 expansion, along with the proposed port development at Dudgeon Point.
- Sunwater has commenced construction of a 56,000 mega litre dam on the Connors River, 75km south of Sarina, to fuel the water requirements of coal mines in the region. The project will create 500 jobs during construction, with completion in late 2013.
- North Queensland Bulk Ports Corporation (NQBP) has selected Adani Mining & Dudgeon Point Project Management as the preferred developers of new coal export infrastructure & coal birth facilities at the proposed Dudgeon Point development, near the existing Port of Hay Point. This new port will have potential capacity of 120Mtpa. Total investment levels are anticipated to be greater than \$10 - \$12 billion which includes the new terminals at Dudgeon Point, a rail connection to Dudgeon Point & ancillary services
- North Qld Bulk Ports Corporation (NQBP) & Aurecon Hatch are developing a master plan for the Port of Hay Point's expansion, including the proposed port at Dudgeon Point. Between the two current terminals, Dalrymple Bay Coal Terminal & the BMA's Hay Point Services Coal Terminal, they currently have a capacity of approximately 130Mtpa. However, future export projections are indicating a need of between 250 to 300Mtpa.
- Within the WHAM region ( Whitsunday Mackay Isaac areas), of the Bowen Basin there are 30 operating coal mines, with 45 new coal developments/projects planned; along with 4 operating mineral mines, with 23 new mineral developments/projects planned.
- There are 5 major coal projects planned in the Galilee Basin, with investment levels anticipated to be approximately \$12 billion. For these 5 projects alone an expected operational workforce of more than 10,000 people will be required. 1 of most significant projects is Adani's Carmichael Mine Project. When fully operational with output of 60mtpa, it will be the largest coal mine in Queensland.

## KEY PROJECTS SNAPSHOT Cont.

- New project in the Styx Basin is the Styx Coal Project, 170kms south of Sarina. This is a joint venture between Queensland Nickel & Waratah Coal, with output of 1mtpa. Proposed start up is planned for 2013.
- The expanding industrial & employment hub of the Bowen Basin, Paget, is just 20 minutes north of Sarina. A new industrial centre has also been identified for the suburb of Rosella, 15 minutes north of Sarina.
- Sucrogen has completed its expansion & upgrades of its Ethanol Plant in Sarina, with current capacity allowing up to 60 million litres per annum to be produced. Plane Creek is currently the largest sugar based Ethanol plant in Australia, with further investment planned.
- The Queensland Government has announced a \$41 million Trade Training Centre will be constructed at the CQ University campus, creating 200 building jobs during construction and placement for 1500 students once completed. CQ University is 20mins north of Sarina.
- \$230 million redevelopment has just been completed by Lend Lease for Mackay's Caneland Central Shopping Centre, incorporating a new Myer Centre. The redevelopment created a1000 jobs during construction, along with new retail & hospitality employment positions.
- Mackay Regional Council has recently completed the \$27 million Sarina Pipeline Project from Bakers Creek to Sarina. Commissioning of the project is underway.
- Mackay Regional Council has planned the construction of the new Sarina Waste Water Treatment Plant at an estimated cost of \$40 million.
- Mackay Regional Council has commenced the construction of its \$16 million development to expand the existing Mackay Botanic Gardens, including a community outdoor Amphitheatre. The precinct is 20 mins drive north of Sarina.
- Mackay Base Hospital's \$408 million redevelopment is underway & this expansion will almost double its current capacity. The project is expected to be completed in 2013.
- Mackay City Centre is recognised as the centre for the wider region, with a service population catchment currently in excess of over 175,000 people. Continued strong growth in the Mackay City Centre, including major new developments such as the expanded Caneland Shopping Centre & new MYER Department Store help to underpin the attraction & facilities that will continue to see the city as a vital hub for the growing region into the future.
- Council has a new local area planning process & enhancement concept underway for the City Centre, with millions of dollars of investment planned & underway. Capital work for major city streets including River Street & others are planned for 2012. The Mackay CBD is approximately 30 mins drive from Sarina.

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## SOURCES OF INFORMATION FOR FURTHER READING

### **Mackay Regional Council**

- with particular thanks to the  
Economic Development Department  
[www.mackay.qld.gov.au](http://www.mackay.qld.gov.au)

### **Mackay Whitsunday Regional Economic Development Corporation**

[www.mwredc.org.au](http://www.mwredc.org.au)

### **Queensland Government**

[www.dme.qld.gov.au](http://www.dme.qld.gov.au)  
[www.deedi.qld.gov.au](http://www.deedi.qld.gov.au)

### **Queensland Rail**

[www.qrnational.com.au](http://www.qrnational.com.au)

### **North Queensland**

**Bulk Ports Corp**  
[www.nqbp.com.au](http://www.nqbp.com.au)

### **Waratah Coal**

[www.waratahcoal.com](http://www.waratahcoal.com)

### **Dalrymple Bay Coal Management**

[www.dbct.com.au](http://www.dbct.com.au)

### **BHP Billiton - BMA**

[www.bhpbilliton.com](http://www.bhpbilliton.com)

### **Adani Group**

[www.adanigroup.com.au](http://www.adanigroup.com.au)

### **Aurecon Hatch**

[www.aureconhatch.com.au](http://www.aureconhatch.com.au)

### **Mackay Daily Mercury**

[www.dailymercury.com.au](http://www.dailymercury.com.au)

### **Australian Mining**

[www.miningaustralia.com.au](http://www.miningaustralia.com.au)



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