



SARINA'S FIRST
MASTER-PLANNED
RESIDENTIAL COMMUNITY

Pacific Parks Estate Investment Information





Pacific Parks Estate



The focus of Pacific Parks Master-Planned Residential Estate is to create a high quality development that continues to grow in value as each stage is completed.

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.

The location of Pacific Parks Estate is within walking distance of Sarina Beach Road Shopping Centre which is moving ahead with its second stage of expansion.

Demand for coastal living is increasing. Affordable land supply in the region is limited. Pacific Parks Estate is Sarina's first master planned residential community and is currently the only residential development of its kind available in the Sarina Shire.

Pacific Parks Estate's close proximity to the township gives residents easy access to schools, health care facilities, shopping and essential services.

A wide range of investment options are available including land only, house & land or townhouse/units & land.

Generous block sizes with wide street frontages, provides buyers with many side access opportunities.

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 lifestyle opportunity like this does not come along very often



The economic drivers influencing Sarina Shire's unprecedented growth



Pacific Parks Estate, the region's market position and the major economic drivers fuelling the region's growth.

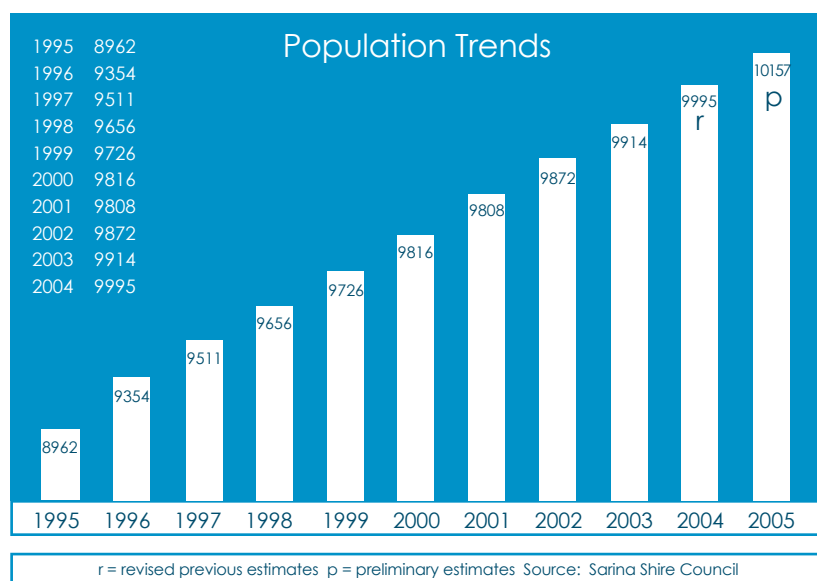
The resources boom is being fuelled by continued demand for coal, in particular from China, India and Japan.

Employment, as a result of this boom, has experienced significant growth in both mining and non-mining activities.

This is having a major impact on economic development in the Shire, as reflected in the upgrades to infrastructure, the construction and expansion of retail outlets and the increase in property values.

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

Population movement from the southern states to Queensland coastal areas is influencing property demand, especially for coastal areas with close proximity to a major regional centre.



The median age of Sarina Shire's population is projected to increase from a median age of 36 years in 2001 to a median age of 41 years in 2026.

Please note: 2006 Census Data will be available from the Bureau of Statistics in November 2007

- Sarina is located along the Serenity Coast, just 30 minutes south of Mackay - the nearest major regional centre.
- This sea change destination is benefiting from the resources boom by capturing the wealth pouring out of the Bowen Basin and Mackay.
- Sarina benefits from its close proximity to Mackay and the Bowen Basin, providing a number of employment, commercial, cultural and social opportunities.
- The township of Sarina is the largest urban centre in the Sarina Shire and provides sub-regional services to the Shire and areas further south to St Lawrence.
- Sarina provides access to major facilities including, schooling and child care, hospitals and health care facilities, emergency services, shopping, financial services, sport and recreational activities, library and cultural activities.

Driving The Economy



Sarina's future growth is well placed with current and future expansions of Infrastructure and Industry underway

Sarina Shire is home to the largest coal exporting facility in the southern hemisphere, Port of Hay Point.

- The two terminals – Hay Point and Dalrymple Bay export approximately 80 million tonnes annually.
- A \$70 million dredging program for the Port of Hay Point will allow larger ships to be loaded to their maximum tonnage.
- A \$300 million project to upgrade coal handling equipment to increase terminal capacity at Hay Point Terminal, to 44 million tonnes per annum is almost complete.
- Dalrymple Bay Terminal has started its \$1.1 billion staged expansion of the terminal to increase its export capacity to 85 million tonnes per annum by 2009.

SARINA SHIRE

Queensland Rail is investing \$2.4 billion into the Goonyella Coal Rail System to improve rail infrastructure and fleet capacity over the next five years. The Jilalan Railway Depot is a short drive south of Sarina and a major focus of the expansion program. The depot is an integral part of the busy Goonyella Coal System in the Bowen Basin.

Sarina's CSR Plane Creek Sugar Mill is currently spending \$2.4 million on upgrades and the anticipated phase completion is June 2007. Ongoing upgrades will continue on a yearly basis.

\$15 million was spent on upgrading and expanding CSR's Plane Creek Ethanol Distillery which produces fuel grade ethanol for the growing national market. The project was completed late 2006, making it the second largest in Australia.

Other major industries in the Shire include Beef, Dairy, Fishing, Prawning, Tropical Fruit Farming and Tourism.

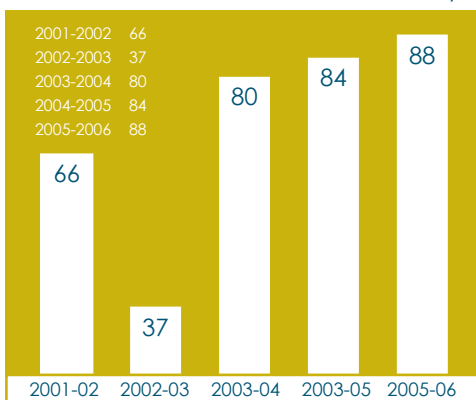
Construction of Woolworths is underway in the town centre and is due to be completed prior to Christmas 2007.

The Bruce Highway runs through Sarina, with Inter and Intra bus services available. Mackay CBD is a 30 minute drive from Sarina. The Mackay Airport is 25 minutes away, providing daily flights to all Australian capital cities with carriers Qantas, Jetstar and Virgin.

Paget, the expanding industrial hub of the Bowen Basin, is only 20 minutes north of Sarina.

The western mine sites are easily accessed via the Marlborough Sarina Range Road.

Sarina Shire - New Residential Activity



Source: Sarina Shire Council



SURROUNDING REGIONS

The **City of Mackay** is the service hub for surrounding Shires with a current population estimated to be at 82,500 +.

Major projects are approved for the city including the Mackay Convention and Entertainment Centre Project, the Mackay Bluewater Lagoon and the Bluewater Quay Project along the Pioneer riverfront.

Mackay has a large commitment to culture and the arts with Artspace Mackay Art Gallery, Mackay Botanic Gardens, Mackay Entertainment Centre and the largest festival in regional Queensland – the Mackay Festival of Arts.

Central Queensland University, the world class Conservatorium of Music and CQ Tafe cater for the local population seeking tertiary education.

Career enhancement in a variety of industries is made possible with a host of training providers offering many opportunities in traineeships and apprenticeships. Basic and ongoing certification requirements for the resource industry are also widely available.

Moranbah is a major service centre in the Bowen Basin and is experiencing issues with severe accommodation shortages and steep property prices.

- Moranbah is only 167 kms from Sarina and it is 'abuzz' with economic activity including:
- The Moranbah Gas Project
- Development of the Poirrel open-cut coal mine, 35 kilometres south-east of Moranbah
- Construction of the \$270 million water pipeline is being fast tracked, to supply much needed water to the Bowen Basin
- Approval of a \$500 million ammonium nitrate plant to be located near Moranbah has been granted



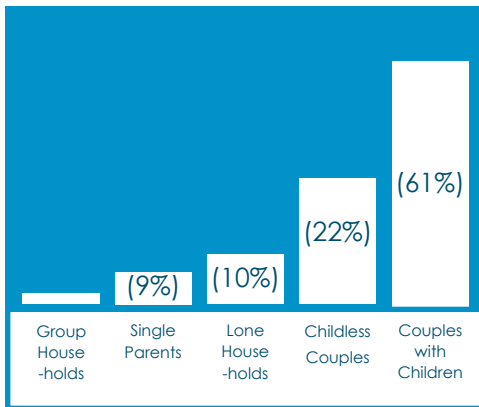
Airlie Beach and

The Whitsundays are only 2 hours drive from Sarina. The region is the gateway to the world renowned Great Barrier Reef and over 74 offshore islands.

The Bowen Basin is Australia's largest coal reserve, with 34 operational coal mines extracting over 100 million tonnes of coal annually



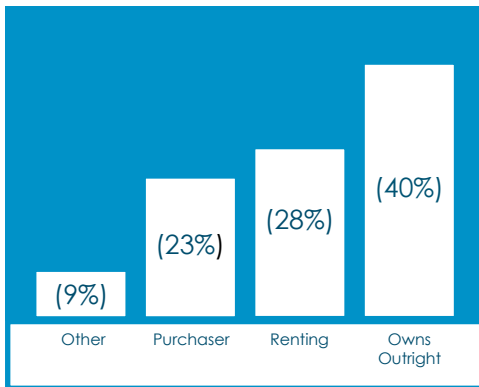
Household Structure



Percentage Change in Median Prices

Units - Sarina	
Period	% Change
2006	45.20%
2005	48.00%
2004	10.80%
2003	121.30%

Household Occupancy



Houses - Sarina	
Period	% Change
2006	43.60%
2005	28.10%
2004	12.80%
2003	26.20%

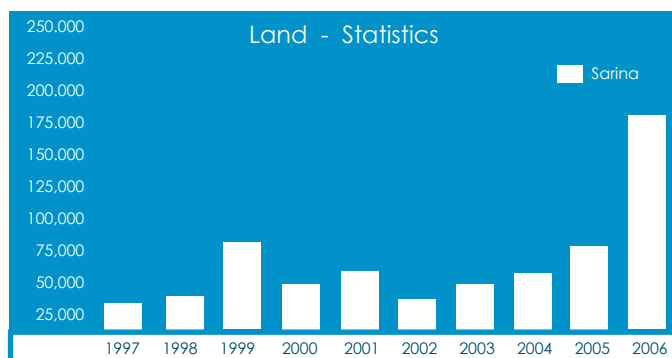
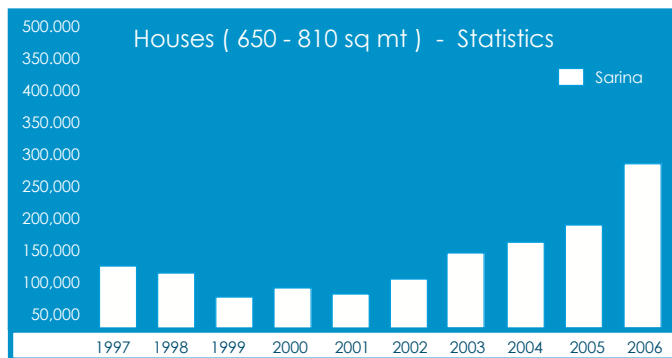
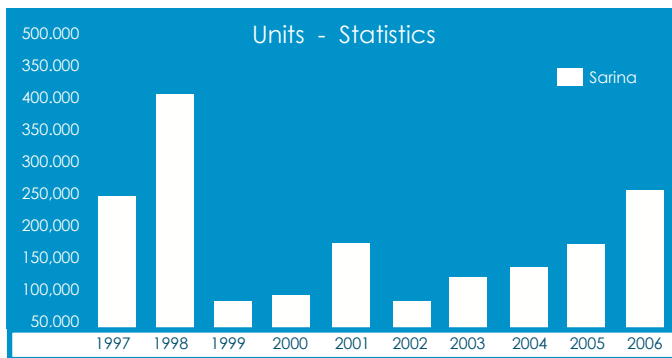
SOURCE: RP Data Report, Sarina 4737, March 2007

Land - Sarina	
Period	% Change
2006	126.70%
2005	51.50%
2004	3.10%
2003	11.60%

SOURCE: RP Data Report, Sarina 4737, March 2007



Capital Growth in the Past 10 Years



SOURCE: RP Data Report, Sarina 4737, March 2007

Resources for Further Reading

Sarina Shire Council
www.sarina.qld.gov.au

Queensland Government - Population & Housing for Local Government Areas
www.lgp.qld.gov.au

Queensland Government - Department of Natural Resources and Mines
www.qld.gov.au

Queensland Rail
www.qr.com.au

Mackay Whitsunday Regional Economic Development Corporation - Sarina Shire
www.mwredc.org.au

Mackay City Council
www.mackay.qld.gov.au

Belyando Shire Council
www.belyando.qld.gov.au

Bowen Basin Mining Communities Research Exchange
www.bowenbasin.cqu.edu.au

RP Data Report - Postcode 4737, 03/2007
www.rpdatareports.com.au

Ports Corporation of Queensland
www.pcq.com.au

Terry Ryder
www.hotspotting.com.au

Pacific Parks Estate
www.pacificparks.com.au

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