

# Location Report

 **TOWNSVILLE**  
Far North Queensland

April to August 2018



# TOWNSVILLE

## Far North Queensland

### Highlights

- \$250 million stadium
- \$1.4 billion Dugald River zinc mine
- \$1.6 billion Port redevelopment
- \$1.9 billion expansion James Cook University
- Strong population growth
- Strong, diverse economy: military, government admin, tourism, education, export port, manufacturing, resources.

Suburb - houses	Typical prices	Suburb - houses	Typical prices	Suburb - units	Typical prices
Annandale	<b>\$396,000</b>	Hermit Park	<b>\$327,000</b>	North Ward	<b>\$274,000</b>
Cranbrook	<b>\$250,000</b>	Kelso	<b>\$271,000</b>	Townsville City	<b>\$375,000</b>
Gulliver	<b>\$250,000</b>	Kirwan	<b>\$315,000</b>	West End	<b>\$180,000</b>

Townsville ranks among the sturdiest regional economies in Australia. We always seek economic diversity in a property investment location and Townsville has more than most regional cities.

It has strong elements of government administration, education, defence, resources, health, tourism and manufacturing – plus an export port.

Its property market experienced an unbroken run of double-digit growth years from 2002 to 2007 – and, after experiencing some mixed fortunes in the past couple of years, is ready to resume its forward progress. A sign of market recovery is seen in the level of vacancies, which are declining as economic growth resumes.

Townsville's comeback will be boosted by major projects across numerous industries. There are large mine developments, including Adani's Carmichael coal mine, for which the HQ will be in Townsville; a sports stadium; a \$1.9 billion CBD makeover; a \$1.9 billion educational hub being driven by James Cook University; and \$6.5 billion to be spent on residential developments.

Townsville is also receiving considerable economic impetus from growth in the city's military economy and the expansion of the Port of Townsville.

Evidence of ongoing improvement in Townsville's fortunes is seen in the steady decrease in the local unemployment rate during 2017.

## Economy and Amenities

Townsville is regarded as the capital of northern Queensland, having overtaken Cairns as the most important centre in the state's north.

It has the most significant concentration of government, community and business administrative offices in the region.

And Townsville is forecast to become one of Australia's fastest-growing cities, reaching a population of 340,000 by 2050, demographer Bernard Salt told the *Townsville Bulletin* in April 2015.

The biggest employers are public administration, retail trade, construction, education and manufacturing. In terms of economic impact, defence is also important: Townsville has major army and air force bases.

### - Education and Science

Townsville has over 100 education facilities, including the James Cook University (JCU), CSIRO, Australian Institute of Marine Science, TAFE, private schools and state schools. Both CQ University and JCU have campuses in the CBD. Around 13,000 students are enrolled at James Cook University.

JCU contributed \$622 million to the local economy in 2016, an increase of 56% since 2012, according to research by The Western Research Institute.

Tropical science forms a core component of Townsville's professional, scientific and technical services industry and contributes \$370 million to GRP.

### - Tourism and Port

Townsville is near the central section of the Great Barrier Reef and tourism is a significant industry.

Around 12,000 cruise ship passengers and crew visit Townsville each year, bringing an estimated \$2.2 million to the region in direct expenditure.

It is estimated that naval and military ship personnel visiting the region spend about \$480 each per day when vessels are in port.

According to Tourism and Events Queensland, Townsville received 1.2 million domestic visitors in the 12 months to September 2016.

Their total spending of \$925 million reflected an increase of 35% on the previous year.



### Location:

- 1,360km north of Brisbane
- 350km south of Cairns
- LGA: Townsville City Council (an amalgamation of the former cities of Townsville and Thuringowa in 2008).



### Population & Demographics

- Population 2016: 187,000
- Projected population 2036: 289,000
- Median age: 34
- 7% identify as Aboriginal and Torres Strait Islander people.

Source: 2016 Census & Qld Govt Statistician's Office



### Unemployment

- December 2016: 11.2%
- December 2017: 8.5%

Source: ABS & Conus Business Consultancy Services

Trade through the Port of Townsville regularly surpasses one million tonnes per month and it is now Queensland's third largest port.

As a sector, *transportation, postal & warehousing* currently contributes \$635 million to Townsville's GRP. The industry also provides nearly 4,500 jobs, employing over 5% of the Townsville workforce.

Two examples of the port's recent growth include an \$85 million export facility for copper, lead and zinc, opened by Glencore in 2015, and Puma Energy's \$150 million fuel import terminal.

Townsville is the gateway to mining and agricultural regions. Copper, zinc, lead, gold, magnetite and coal are produced and processed within the region.

The mineral and manufacturing sectors contribute \$450 million to GRP each year, and provide around 2,500 local jobs. This is set to rise with the impact of the Carmichael coal project.

Key agricultural products include sugar, beef, and fruit & vegetables. Food product manufacturing contributes \$90 million to GRP each year.

The JBS Swift Australia Meat Works employs around 600 people and has a processing capacity of over 900 beef cattle per day.

## - Military

Townsville is regarded as Australia's largest garrison city, being home to 15,000 Defence Force personnel and their dependants.

There are four major defence establishments:

1. Lavarack Barracks
2. RAAF Base Townsville
3. Townsville Field Training Area
4. Port of Townsville's Berth 10 (designed for the Royal Australian Navy).

The Defence industry contributed \$1.6 billion (18%) of GRP in FY2015.

## - Government Services

Being the administrative hub of North Queensland, Townsville has the largest Government sector in Queensland outside Brisbane.

In 2013 there were approximately 2,015 public servants across the departments of Ergon Energy, the Australian Taxation Office and Townsville City Council.

## Property Profile

### HOME OWNERSHIP

- 23 % Own their homes outright
- 35% Own with mortgages
- 39% Rent their homes

Source: 2016 Census

The Townsville property market showed signs of sparking into action in 2017 after surviving a couple of challenging years, exacerbated by the downturn in the mining sector.

The latest Herron Todd White *Townsville in Focus* report places the residential property market at the start of recovery, similar to the rating at Hotspotting.

"Townsville's residential property markets continue to gain in sentiment and to consolidate but still remain cemented at the start of recovery phase," the report says.

HTW Townsville director Jason Searston says the market was negatively impacted by insolvencies from recent tough economic times.

But there are major projects under way including the Townsville Stadium, Ross River Solar Farm and Haughton pipeline duplication, bringing improved job prospects to the city.

Encouragingly, jobs growth is strong. Townsville's employment growth in the 12 months to February 2018 was 12.6%, well above the state average of 3.5%, according to the ABS.

About 11,900 jobs were created – almost the same number as the total for the greater Brisbane area, which has 10 times the population.

Based on the number of approved construction projects, local economist Colin Dwyer says 2018 looks "more promising" than any of the past five years for workers.

The Herron Todd White *February Month in Review* report says that there will be an increase in activity in the residential market in 2018, while the rental market will tighten.

This is already occurring; the vacancy rate has fallen from around 8% in January 2017 to 3-4% in February 2018.

Townsville has been a good performer in the past. It recorded double-digit growth in median prices from 2002 to 2007.

Price growth occurred at more moderate levels in 2008 and values declined marginally in 2009 and again in 2011.

The overall performance of the Townsville house market was one of the strongest among the Queensland regional cities over the five years to 2011, with its median prices rising 50%.

Only Gladstone and Rockhampton among the Queensland coastal cities had better growth records.

In recent years, there have been few signs of growth and most suburbs have had decreases in their median prices in the past 12 months.

National coverage in 2016 of Clive Palmer's nickel refinery closing did not help the property market.

However, signs of growth are beginning to appear. Data from CoreLogic shows four suburbs have demonstrated positive results in the past year with an upswing in their median house prices: Annandale (up 3%), Currajong (up 6%), Railway Estate (up 3%) and West End (up 4%).

These suburbs are near major projects like the new stadium, the \$450 million revamp of the CBD and the expansion of James Cook University.

Over the last six months, annual sales in the Townsville City unit market have risen from 61 to 85, generating a median price increase of 6%. The median price is now \$375,000.

This is in accord with HTW's assessment.

The HTW residential *Month in Review* report says: "The inner city postcodes are showing signs of starting to pulse again and this is likely to continue throughout 2018.

Historically with an improving residential market, these inner-city locations are the first to see movement before it ripples through to the outer suburbs."

Hotspotting expects the Townsville economy to strengthen and drive better results in 2018, a forecast shared by other industry insiders.

Propertyology managing director Simon Pressley says now is the time to buy in Townsville before price growth begins.

"The best buying time is in anticipation of growth starting which is now because we might not see really exciting price growth until 2019 or the years following that.

"The people that are really going to benefit from Townsville's future price growth will probably be people who buy in 2018," he says.

Pressley said while he expected rental vacancy rates to continue a downward trend, it would be some time before rental prices increased.

"Before you see rent prices increase, vacancy rates need to be between 1.5% and 2% and that may not happen in 2018," he said.

For now, vacancies remain high in suburbs close to the City centre – Railway Estate, South Townsville West End and North Ward, though they are falling. The vacancy rate in this precinct is 4.2%.

With the higher vacancies of recent years have come an adjustment in rents. In the five years to May 2016, rents fell 8.3% for houses and 8.6% for apartments, according to Domain.

Now, houses can be rented for \$300 per week or less in Aitkenvale, Cranbrook, Currajong, Deeragun, Gulliver, Heatley, Kelso, South Townsville, Thuringowa Central and Vincent.

Another indication of affordability comes from CoreLogic which names several suburbs predominately inhabited by Gen Ys. Residents aged 20-29 represent the largest percentage of residents in Douglas, Bohle Plains, Mount Low, Deeragun and Idalia.

Because Douglas is near the university and hospital, it attracts students and nurses, while Bohle Plains is the site of a new land estate.

Long-term growth rates (average annual rise in median prices over the past 10 years) have been dragged down by the negative performance in the last two years.

These will improve as the Townsville economy progresses through a revival and drives stronger demand for real estate.

Despite the recent decline in rents, yields remain an attraction of the Townsville market.

Most suburbs have median yields for houses in the 4.5-6% range. The best results are 6.3% in Vincent, 6.1% in Heatley and 6.0% in Cranbrook.

The median yields for the larger unit markets of Townsville City and North Ward are in the 5.1-5.3% range, though higher results can be found in smaller markets like Hermit Park and West End.

## TOWNSVILLE VACANCY RATES

Postcode	Suburb	Vacancy rate
4810	Townsville, Railway Estate, South Townsville, West End, North Ward	4.2 %
4812	Currajong, Gulliver, Hermit Park	4.1 %
4814	Annandale, Cranbrook, Douglas, Heatley, Mt Louisa	3.2 %
4817	Kirwan	2.8 %

Source: sqmresearch.com.au

The unit market can be summarised as follows:-

Suburb	Sales Units	Median Units	1-year Growth	Growth Average	Median Yield
Hermit Park	23	\$148,000	-8 %	-5 %	7.2 %
North Ward	95	\$274,000	6 %	-3 %	5.3 %
South Townsville	21	\$280,000	-15 %	-2 %	6.3 %
Townsville City	85	\$375,000	6 %	-2 %	5.1 %
West End	23	\$180,000	3 %	-2 %	6.5 %

Source: CoreLogic – “No. of sales” is the number of unit sales over 12mths; “Growth ave.” is the average annual growth in median unit prices over 10yrs; “Snr” is statistically not reliable.



The house market can be summarised as follows (the list includes many, but not all, of the suburbs of Townsville City):-

Suburb	Sales Houses	Median Houses	1-year Growth	Growth Average	Median Yield
Aitkenvale	56	\$280,000	-5 %	-2 %	5.2 %
Annandale	96	\$396,000	3 %	-1 %	4.7 %
Cranbrook	57	\$250,000	-7 %	-2 %	6.0 %
Currajong	28	\$255,000	6 %	-2 %	5.7 %
Deeragun	52	\$283,000	-6 %	-1 %	5.1 %
Douglas	86	\$364,000	-2 %	-1%	5.0 %
Gulliver	43	\$250,000	-11 %	-2 %	5.9 %
Heatley	43	\$238,000	-1 %	-2 %	6.1 %
Hermit Park	37	\$327,000	-5 %	-2 %	4.9 %
Kelso	107	\$271,000	-7 %	-1 %	5.2 %
Kirwan	262	\$315,000	-2 %	-1 %	5.3 %
Mt Louisa	124	\$358,000	-8 %	-1 %	4.9 %
North Ward	42	\$545,000	-7 %	0 %	3.1 %
Railway Estate	42	\$290,000	3 %	-2 %	5.6 %
South Townsville	19	\$325,000	Snr	-2 %	4.7 %
Thuringowa Cntrl	15	\$280,000	Snr	-2 %	5.6 %
Vincent	29	\$219,000	-13 %	-3 %	6.3 %
West End	53	\$350,000	4 %	0 %	4.8 %

Source: CoreLogic – “No. of sales” is the number of unit sales over 12mths; “Growth ave.” is the average annual growth in median unit prices over 10yrs

## Future Prospects

Momentum in Townsville's economy is gathering, with large-scale projects now under way and more in the pipeline.

Local economist Colin Dwyer of DS Economics says approved construction projects in the Townsville region will inject an estimated \$4.3 billion into the economy and create about 7,686 direct jobs.

In addition there are about 40 potential or partially approved construction jobs that could create another 8,000 jobs.

Over the next 12 months, projects like the NQ stadium, the Adani mine project and the Haughton Bridge development will add impetus to jobs growth, says Dwyer.

The \$250 million stadium, \$1.6 billion port expansion, \$225 million Ross River solar farm, Haughton pipeline duplication, \$1.4 billion Dugald River mine, Haughton River Bridge project and Townsville Eastern Access Rail Corridor are just some of the projects that will help to stimulate the tourism, mining, infrastructure and transport industries.

One of the big ticket projects will be the \$1.9 billion CBD makeover. The Townsville City Waterfront Priority Development Area plan will create a modern city space where 30,000 people are expected to be living and working by 2030.

New developments will be built on both sides of Ross Creek, including bars, restaurants, retail stores, apartments and pedestrian walkways.

This will be the site of the new sports stadium, convention centre, arts precinct and a redevelopment of the North Yards railway sheds.

Now under construction, the stadium is expected to be finished in time to host its first National Rugby League fixture in March 2020.

There could also be an accommodation block for international students and a sports rehabilitation and excellence centre.

A feasibility study for an underwater museum is being carried out and if the project proceeds, it would create 150 jobs.

Hilton Hotels has expressed an interest in building a 175-room, 4.5 star hotel within the precinct.

Dovetailing into the Waterfront development plans is the \$450 million project, The Hive. The development is being put together by the Geon Group which is behind several projects in Townsville.

## CORE INFLUENCES

### Boom Towns

### Government Policy

### Urban Renewal

### Lifestyle Features

### Jobs Nodes

The Hive will see the redevelopment of the city block bounded by The Strand, King, Flinders and Wickham Streets. The block will be transformed into civic, retail, commercial, tourism, educational, research and residential land uses.

This includes a new ferry terminal, new ferries, interstate coach transport interchange area, visitor centre, short-stay accommodation, commercial offices, cafés and retail outlets.

Developers hope the civic elements of the project will draw between 750,000 to 1,100,000 visitors annually and add about \$27 million each year to the Townsville economy.

In other parts of the CBD, various independent mixed-use developments totalling around \$50 million are either under way or planned, while a little further out at Aitkenvale, Stockland has just opened a H&M store. Stockland also plans to add a cinema complex to the centre.

The Federal Government will also be weighing in with the \$75 million Cooperative Research Centre (CRC) for Developing Northern Australia to be based in Townsville.

In another sign that the Townsville economy has turned the corner, passenger numbers at the airport increased 7.2% in the four months to October 2017 compared with the same period in 2016.

The projects are likely to be well-supported by long-term population growth.

A recent report from the Regional Australia Institute indicates Townsville could grow at an annual rate of 3.6 % between now and 2031, the third highest rate in the nation.

## - Resources

The resources sector injected \$846 million into Townsville's economy in FY2017 while supporting 5,593 full-time jobs, says the Queensland Resources Council.

This will be boosted further once the Adani project swings into action.

**Adani Coal Mine:** The headquarters for the \$22 Billion Adani coal mine project will be based in Townsville and around 600 employees are expected to take up their positions here in the short-term.

Another 1,000 FIFO workers for the project will be based in Townsville.

The mine project is made up of two open cut pits, five underground mines, a processing plant and a 189km rail line.

The mine has a projected lifespan of between 25 and 60 years, and will inject long-term benefits into the region. More detail about this project can be found under the tables listing "Resources and Energy".

(Since it's been approved, the Adani project has stalled over frustrations with sourcing finance. It has also been plagued by protesters.)

Other mining ventures which are looking to use Townsville as a fly-in-fly-out hub include BHP Billiton's Peak Downs and Saraji mines in the Bowen Basin and the operators of Dugald River zinc mine.

The proximity of the Bowen Basin to Townsville allows other mining opportunities to be explored. Metroof Minerals and Sojitz Coal have approval to explore about 131,100ha in the Bowen Basin.

There is also Pembroke Resources' \$1 billion Olive Downs coal mine in the Bowen Basin which was given co-ordinated project status by the State Government in February 2017.

Townsville is earmarked to become home to one of the world's largest lithium-ion battery plants.

The \$2 billion plant would be built on a former CSIRO research station at Woodstock. The proponent is another consortium consisting of Boston Energy and Innovation; Magnis Resources; Eastman Kodak; C4V and C & D Assembly.

If the battery plant proceeds, the factory would be capable of producing 250,000 electric car batteries, or one million home battery units or supporting 300 microgrids to power small towns.

Meanwhile, the Ravenswood gold mine has received approval to expand its open cut operation. The project will protect 280 existing jobs and create 100 new construction positions.

Renewable energy projects also feature in Townsville's economy. North Qld Bio-Energy Corporation plans to build a \$640 million renewable energy facility, incorporating raw sugar, ethanol and power generation at Ingham.

The facility will be the first of its kind in Australia and will produce 350,000 tonnes of sugar annually, have an ethanol distillery capacity of up to 200,000 litres per day and generate 110–115 MW of renewable "green" power.

The project is expected to be fully operational by June 2021.

Finally, uncertainty clouds reports that Clive Palmer will re-open his Yabulu nickel refinery.

## - Expansion of military presence

Since Sydney's 3rd Battalion Royal Australian Regiment (3RAR) relocated to Townsville in 2012, the Defence Base has continued to expand.

The economic impact of adding 1,500 personnel from the 3RAR to Townsville was estimated at around \$490 billion in direct spending.

Following the 3RAR move, another 350 soldiers, members of the 2nd Cavalry Regiment, relocated to Townsville as part of the Army's 10-year strategy. That move would bring an additional \$105 million to the region's Gross Regional Product.

In the wake of the increase in personnel numbers, military contracts, including additional patrol aircraft and combat vehicles, are now following.

The RAAF Base can expect to receive a share of \$708 million for national upgrades to Defence facilities.

The Base is expecting eight new maritime patrol aircraft which would require an extended runway. The runway upgrade could assist in securing international flights between Townsville and Asia.

As part of the \$5 billion Land 400 defence deal, 52 combat vehicles, known as Boxers, are to be based at Lavarack Barracks. These will require custom-built simulation facilities for training purposes. It is anticipated \$200 million will be spent on these over 10 years.

There are also plans to allow Singaporean Armed Forces to train in Australia at Shoalwater Bay Training Area and Townsville Field Training Area.

Up to 14,000 Singapore personnel will conduct army training in Australia for up to 18 weeks a year by 2021. Land will be used for tank training and \$300 million will be spent on new facilities, including barracks and a mock town for insurgency training in conditions like those faced in Afghanistan and Iraq.

## - Education

James Cook University has plans for a \$1.9 billion expansion, growing the facility over the next 50 years.

The plan includes a Technology Innovation Complex, a Central Plaza, residential accommodation, and an Ideas Market. These will be accompanied by academic and student accommodation together with commercial, retail and public functions.

Work has begun on the Central Plaza project and will be followed by the technology innovation complex, a central plaza and residential accommodation..

It's envisioned that by 2035 the university will have childcare facilities, an aged-care home and a hotel with on-campus jobs expected to increase from 3,483 to 5,000.

Central Queensland University has recently expanded its Flinders Street campus, increasing its capacity to 3,000 students.

## - Infrastructure

A \$450 million re-development of Townsville Hospital has been completed. The redevelopment includes a new ward block, more beds and an expanded cancer centre.

The western suburbs of Townsville now have a new shopping centre. The \$130 million Willows Shopping Centre has opened in Thuringowa, offering Woolworths, Kmart, Harris Scarfe and 45 specialty stores.

Townsville also has three new schools. Early in 2018, North Shore State School welcomed 250 students while St Benedict's Catholic School enrolled 245.

Work on the master-planned community of Elliott Springs began in March 2017. To be built over 40 years, the project would incorporate residential, commercial and employment zones, education facilities, retail areas, shops and cafes. In the process, it will create 7,000 jobs. More detail about this project can be found under the tables listing "Residential Developments".

Retail facilities are being boosted with new and expanded projects at Fairfield Central City Point, Fairfield Homemaker Centre, Willows Shopping Centre and Bushland Beach shopping centre.

## - Water resources

Townsville's catchment area has endured drought conditions for several years with the Ross River Dam being at only 15% capacity in February 2018.

Subsequent rain has replenished the dam, but the need for a secure water supply is a core issue for Townsville City Council.

Within the next 5-10 years, the demand for water will outstrip the capacity of existing sources, so several projects are planned to ensure a stable supply of water during dry conditions.

The Haughton Pipeline which links to the Burdekin Haughton Water Supply Scheme is to be duplicated. Work on this will begin in 2018, with the State Government contributing \$200 million.

Burdekin Falls Dam is undergoing an \$8.5 million upgrade while a feasibility study is being carried out for a new dam at Burdekin Falls.

The proposed dam would be part of an urban water supply option for Townsville, but its primary purpose would be to service large-scale agricultural development such as sugar cane.

## - Transport

Like much of North Queensland, Townsville has regularly been affected by floods during cyclone season.

The State Government has been working to overcome this and recently completed the \$200 Townsville Ring Road.

The ring road provides a freight bypass of Townsville and is designed to deliver improved safety, flood immunity and traffic efficiency.

Passenger numbers through Townsville Airport are expected to increase 2.5% per annum over the next 20 years, increasing from 1.5 million in FY2017 to 2.6 million in 2036.

Hence, Townsville Airport is undergoing an \$80 million upgrade. The redevelopment includes upgrades to the terminal, taxiways, runway apron facilities and core infrastructure.

The growth in business and leisure travellers in 2017 is evident, prompting Airnorth to introduce extra services to Darwin and Toowoomba in 2018.

The State Government is preparing a business case for a rail freight line which would connect the North Coast Line at Cluden to the Port of Townsville.

The Townsville Eastern Access Rail Corridor project would create capacity for the growing tonnage demand on the Mt Isa rail system, a critical link between the mines in the North West Queensland Minerals Province and the Port.

Upgrades to the Bruce Highway, mostly to overcome isolation during floods, have been high on the priority list for North Queensland in recent years.

The State Government and Townsville Council have spent \$137 million on duplicating 7km of the Bruce Highway to four lanes, between Vantassel Street and Cluden Drive.

Now that the Ring Road is completed, 10,400 vehicles a day will be removed from Woolcock Street.

Following the devastation of Cyclone Yasi in 2011, Port Hinchinbrook resort and marina will finally be rebuilt at a cost of \$450 million.

## - Port expansion

The Port has experienced several expansions in recent years. In 2013, \$85 million was spent on delivering a revamped cruise and military terminal. This was followed by the opening of a \$41 million cargo berth in March 2018.

In November 2017, a \$1.6 billion expansion was approved and will deliver:

- a new deep-water outer harbour
- 6 additional berths in the new harbour
- deepening and widening of the existing approach channels
- reclamation of 152ha of existing harbour for new berths, bulk cargo storage and a rail loop.

The channel widening project is expected to take six years to complete. More details on this can be found in the tables listing "Infrastructure - General".

## - Warning: Property insurance

In the aftermath of floods and cyclones in recent years, many North Queensland property owners have incurred large increases in insurance premiums.

The Australian Government Actuary found strata properties increased 300% between 2007 and 2012 but only about 80% for residential and contents policies in the same area.

Investors who cyclone-proof their properties are more likely to receive discounted insurance premiums.



## Major construction projects currently impacting the region are:

### INFRASTRUCTURE – EDUCATION, HEALTH AND MEDICAL FACILITIES

Project	Value	Status	Impact
Mater Hospital expansion Mater Health Services North Queensland	\$100 million	Proposed	A 4-stage development over 40 years
Weststate Private Hospital Geon Group	\$55 million	Approved Work is due to begin in 2018	Townsville West State School will be converted into a private hospital
James Cook University expansion	\$1.9 billion	Under construction Work will be carried out over 50 years	Includes academic and student accommodation, and commercial, retail, and public functions
Townsville Hospital expansion State Government	\$13 million	Approved Tenders went out in April 2018, completion expected in 2019	

### MILITARY CONTRACTS

Project	Value	Status	Impact
Land 400, simulation facilities for 52 combat vehicles	\$200 million Facilities will be built over 10 years	Approved	Jobs 80

## INFRASTRUCTURE – TRANSPORT

Project	Value	Status	Impact
Bruce Highway upgrade between Townsville and Ingham  State Govt	\$119 million	Under construction Completion due in 2018	A 5.8km section will be upgraded
Townsville airport terminal redevelopment	\$80 million The building and apron will be extended; the road network will be reconfigured	Under construction	Jobs 178 construction 54 operational
Townsville Eastern Access Rail Corridor  State Govt	TBA An 8km rail freight line	Proposed	It would connect the North Coast rail line at Cluden to the Port of Townsville
Townsville Port Expansion  Port of Townsville	\$1.6 billion New deepwater harbour, 6 additional berths, cargo storage and rail loop	Approved The Port Authority will chip in \$43mil, the State Govt \$75 mil; balance of funding is still to be sourced	Jobs 174 construction 180 operational
New Strand Ferry Terminal and Tourism Precinct  SeaLink JV Honeycombes Property Group	\$56 million	Proposed If approved, construction would begin in 2018 and be finished in 2020	Jobs 100 during construction
Haughton River Floodplain Upgrade  State & Federal Govts	\$515 million	Approved Work on the project is to begin in August 2018 and be finished in 2021	14km of Bruce Highway and three bridges will be upgraded

## COMMERCIAL DEVELOPMENTS

Project	Value	Status	Impact
The Hive project, Queens Hotel redevt Strand Geon Group	\$450 million Includes civic, retail, commercial, tourism, educational, research and residential land uses	Proposed	Jobs 1,900 construction 1,200 retail
Castletown Shoppingworld expansion, Hyde Park McConaghy Properties	\$40 million	Proposed	
Cowboys Leagues Club upgrade	TBA	Under construction Completion expected in 2018	New dining room for 130, conference room and gaming floor
Fairfield Central shopping centre expansion, Idalia Lancini Group & Fairfield Land	\$32 million	Approved Construction will begin in 2018 and be finished in 2019	A Coles supermarket and 16 specialty stores will be added
Fairfield Homemaker Centre Geon Group	\$110 million	Under construction Stage 1 is completed; stage 2 is due for completion in late 2018	Includes a health and lifestyle precinct
Riverway Plaza expansion, Rasmussen Geon Group	TBA	Approved Work is due to begin in 2018	Jobs 200
Entertainment and cinema precinct, Aitkenvale Stockland	\$50 million	Proposed	

## INFRASTRUCTURE – GENERAL

Project	Value	Status	Impact
Super stadium and entertainment centre, Townsville CBD	\$250 million Funded by federal, state and local governments	Under construction Completion expected by 2020	Jobs 750 The project includes a Hilton hotel
Haughton pipeline duplication  Townsville Council	\$225 million	Approved Work is expected to begin in 2018	A 32km pipeline link will be made with the Burdekin Haughton Water Supply Scheme
Defence Logistics Transformation Program, Lavarack Barracks	\$150 million A one-stop shop for troops being redeployed	Under construction	Jobs 250 Part of an ongoing expansion of the military economy
Motorsport precinct, Calcium	\$27 million	Proposed	Jobs 74  Economic benefit \$23 million
Townsville Field Training Area  Australian Defence Force	\$2 billion Barracks and mock town for insurgency training	Proposed	Requires the resumption of 150,000ha of grazing land
Port Hinchinbrook resort and marina redevelopment	\$450 million	Under construction	Re-development after cyclone damage in 2011

## RESOURCES AND ENERGY

Project	Value	Status	Impact
Dugald River zinc mine MMG	\$1.4 billion	Under construction	Jobs 400 operational
Carmichael coal mine, Galilee Basin Adani	\$22 billion Adani plans to locate its development HQ in Townsville	Approved	Mine jobs 1,075 construction 3,800 operational  Railway line jobs 1,400 construction 140 operational
Sun Metals Solar Farm	\$200 million	Under construction Construction is expected to be completed in 2018	Jobs 250 during construction  Would generate energy to power 38,000 homes
Hydro and solar electricity plant, former Kidston gold mine Genex Power	\$300 million	Approved Expected to be commissioned by 2019	Would generate enough energy to power 100,000 homes
Ross River solar farm, Kelso ESCO Pacific	\$225 million	Under construction	Jobs 250  Would generate enough electricity to power 52,000 homes
Ravenswood gold mine expansion	\$250 million	Approved	Jobs 100 during construction
Renewable energy facility, Ingham North Qld Bio-Energy Corp	\$640 million	Proposed Undergoing due diligence, construction could begin in 2018	Jobs 450 construction 220–250 operational
New solar farm, Woodstock Edify Energy	TBA	Approved Construction is expected to begin in 2018	Jobs 250 construction

Project	Value	Status	Impact
Townsville lithium-ion battery project A consortium	\$2 billion	Proposed	Jobs 1,000 direct A 22ha factory would be built at Woodstock
Floating solar farm HydroSun	\$336 million	Proposed	Jobs 1,200
New solar thermal power station CWP Renewables	\$1.3 billion	Proposed Construction could begin in 2019 and the station would be commissioned by 2021	Jobs 2,000 construction 50 operational
Thalanga Zinc Project re-opening Red River Resources	\$17 million	Proposed The mine went into care & maintenance in 2012. It is currently being refurbished; production to restart in 4Q CY2017	



## RESIDENTIAL DEVELOPMENTS

Project	Developer	Value	Size	Status
North Shore master-planned community	Stockland Group	\$1.45 billion	Community for 15,000 people	Under construction
Elliot Springs (formerly Rocky Springs), Townsville's southern corridor	Lend Lease	\$4.7 billion	12,000 residential lots and a town centre for 26,000	Under construction
Bluewattle residential estate, Rasmussen	Defence Housing Australia	\$262 million	Master-planned community for 450 Defence families and 850 citizens	Under construction
Greater Ascot residential estate	Parkside Devts	\$210 million	Will house 7,000	Under construction
Cosgrove residential estate, Mt Louisa	Parkside Devts	\$350 million	2,700 residences with shopping precinct and schools	Under construction
Rasmussen residential estate	Wingate Properties	\$500 million	1,400 residences	Approved
Kalynda Chase Estate, Bohle Plains	Keir Constructions	\$257 million	1,500 residences	Under construction
Riverway Apartments, Thuringowa	Honeycombes Property Group	\$100 million	280 units	Under construction
Sanctum residential estate	Maidment Devts	\$200 million	3,500 residences	Under construction
Mount Margaret residential estate, AliceRiver	Patrick Property Investments	\$280 million	850 residences	Under construction