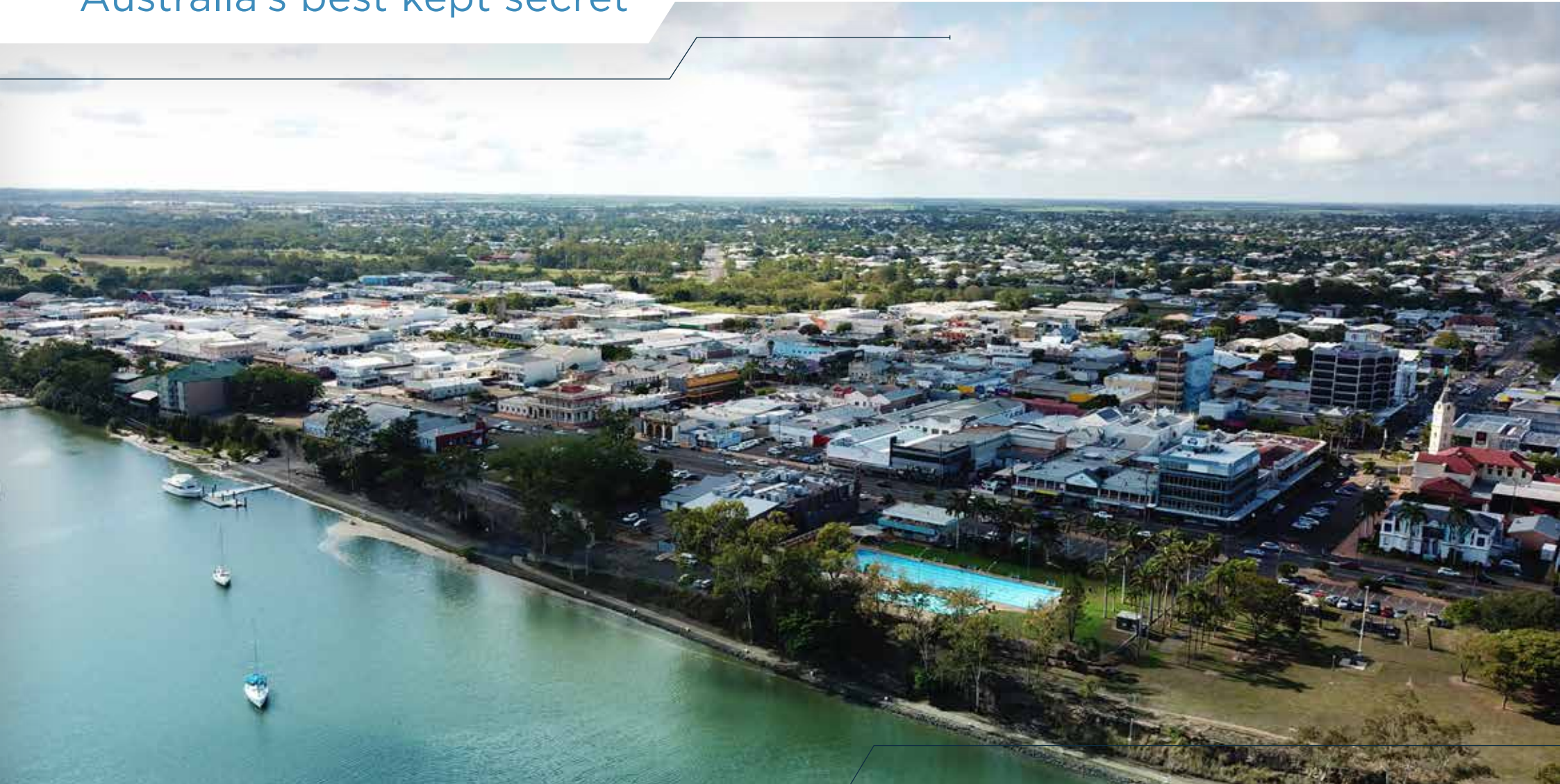


Invest in Bundaberg 2022

Australia's best kept secret



investinbundaberg.com.au



Bundaberg is emerging as one of Australia's best regional communities to invest and live.

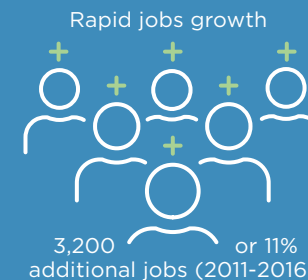
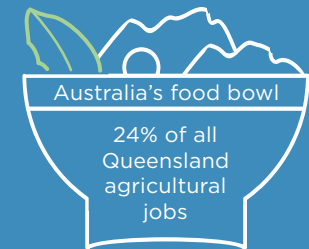
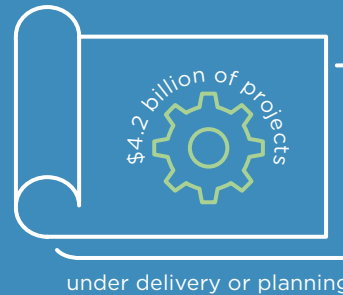
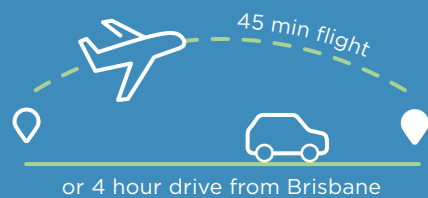
Serving the largest resident population outside of South East Queensland, Bundaberg's economy is growing faster than state and national averages.

Building off a strong and diversified economic base in health, education and agriculture, the region is now looking for new investment in ag-tech, advanced food, bioproducts and defence, along with other sectors.

Bundaberg also has untapped potential locked away in its natural resources, its agricultural lands, its booming tourism industry, along with port and airport infrastructure.

With over \$4.2 billion in capital projects under planning or construction, Bundaberg's spirit of innovation will ensure the region becomes Australia's best regional community.

We invite you to invest in Bundaberg and become part of our success.



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Foreword

Uniquely positioned north of Brisbane in Queensland, Australia, the Bundaberg region is one of Australia's fastest growing regional cities.

Rapid jobs growth and infrastructure investment over the next five years will see the region's economy continue to expand.

Over this period, the region's agricultural, health, education and tourism industries will continue to see significant investment.

Bundaberg is also positioning for growth in its next wave of successful industries including ag-tech, bioproducts, advanced food & beverage manufacturing and defence supply.

This prospectus showcases these opportunities while also profiling our current pipeline of investment projects shaping Bundaberg.

With the perfect mix of infrastructure, people, opportunity and a spirit of innovation, nowhere else in Australia will you find the same ingredients for investment success.

If you're looking to invest, start a business, or just retire and relax, I am sure the information you find in this prospectus, will lead you to conclude, you've found Australia's best kept secret.

Jack Dempsey

Mayor of Bundaberg Region



Overview of Bundaberg

Location

Located at the southern edge of Australia's Great Barrier Reef, Bundaberg spans over 6,000 square kilometres of rural, natural, urban and coastal environments.

Bundaberg via Brisbane, is only 7 – 8 hours flying time to any South East Asian city, as shown below.



Our history

For thousands of years, Bundaberg has been the traditional land of the Taribelang Bunda, Gooreng Gooreng, Gurang, and Bailai peoples. Later, Europeans settled Bundaberg to use its natural resources, with sugarcane quickly becoming one of the region's main industries for over 100 years. Today Bundaberg is known as one of Australia's largest agricultural food bowls and for its iconic food and beverage manufacturing. It is also one of Australia's fastest growing tourism destinations.

Our economy

Bundaberg has one of Australia's most diverse and stable economies. Key indicators include:

- \$4.1 billion economy that's growing faster than state and national averages (*profile.id, 2019*)
- 6,400 businesses (*profile.id, 2019*)
- 40,000 new residents within 20 years (*ABS Population Projections high series, 2017*)
- 3,200 new jobs created between 2011 and 2016 - the second fastest jobs growth rate in Queensland (*ABS Census 2011 and 2016*)
- 2,900 residential lots ready for development (*QGSO, Residential land monitor, 2019*)
- Agriculture is the largest contributor to economic activity (*profile.id, 2019*)

Our community and environment

Bundaberg has one of the most equable sub-tropical climates in the world, regularly compared to Hawaii. Our community is older than the national average with a strong base of social infrastructure such as: community services, schools, and sporting clubs. Reflecting our community spirit, people in Bundaberg volunteer more than any other community in Australia.

Strategic benefits



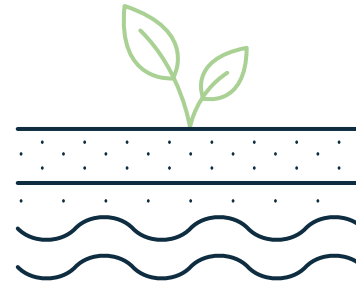
CLIMATE

Fifth most equable climate in the world



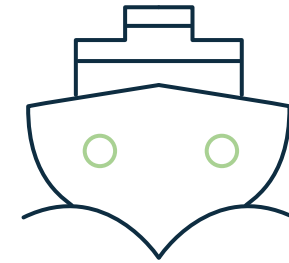
WATER SECURITY

Secure and reliable irrigated water supply, plus an average rainfall 1,110mm pa. Irrigation covers over 57,500 ha in the Bundaberg, Childers and Gin Gin areas.



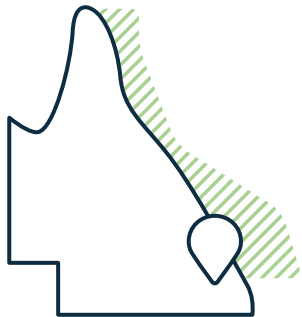
SOIL

Bundaberg has 80 soil types with 63,000 ha suitable for sugarcane, 25,000 ha for macadamias, 56,100 ha for cucurbits, 56,100 ha for vegetables and 28,000 ha for nuts.



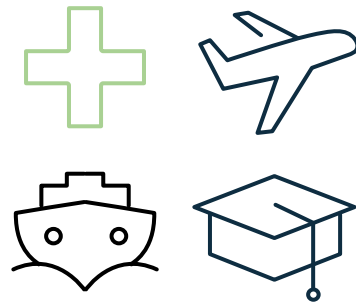
OUTSIDE AUSTRALIA'S DISASTER ZONE

Most northern port outside Australia's natural disaster zone.



SOUTHERN EDGE OF GREAT BARRIER REEF

90km to Lady Elliot and 107km to Lady Musgrave island



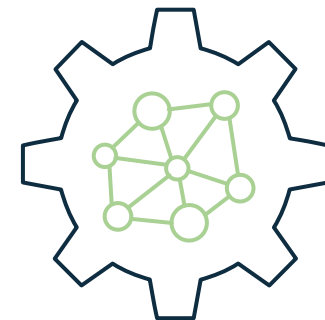
MAJOR ECONOMIC INFRASTRUCTURE

Port, regional airport, hospital, and university



AFFORDABILITY

Median house prices at \$290k are more than half the average of greater Brisbane.

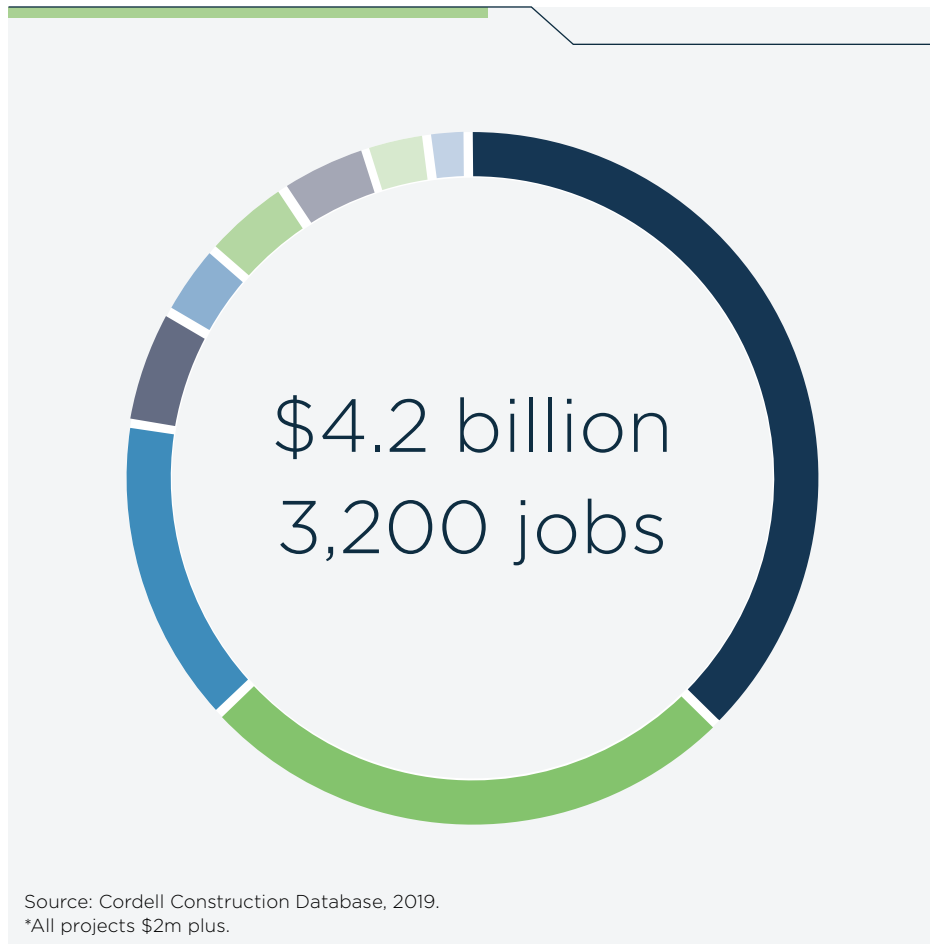


DIVERSE INDUSTRY BASE

While agriculture, forestry and fishing are the main industries in the region, all other industries are well represented in the region's economy.

Our pipeline of investment

Over the next decade, a pipeline of projects are being delivered across Bundaberg that will shape our future. Some of the projects that make up this pipeline, are now profiled.



- **Residential and commercial development**
\$1.5b (38%)
- **Health**
\$1b (26%)
- **Biofutures**
\$569m (14%)
- **Public infrastructure**
\$214m (5%)
- **Recreation and arts**
\$141m (4%)
- **Manufacturing**
\$171m (4%)
- **Tourism**
\$168m (4%)
- **Airport**
\$112m (3%)
- **Other industry**
\$7m (2%)



Projects shaping Bundaberg



New Bundaberg Level 5 Hospital

The Queensland Government has committed to establishing a new hospital in Bundaberg by 2026/27.

This will see many new acute, level 5 health services provided in Bundaberg, including an expanded medical school being delivered in partnership with CQUniversity and University of Queensland.

STATUS

Detailed business case by Building Queensland

LEAD

Queensland Health

VALUE

\$500m and \$1500m

JOBS

800 - 1,000 new specialist health

COMPLETION

2026/27



Bundaberg Civic and Cultural Arts Precinct

Bundaberg Regional Council has established a vision to create a new Civic and Cultural Arts Precinct in the heart of Bundaberg CBD.

This vision will deliver new and reinvigorated cultural arts infrastructure in the CBD, acting as both a catalyst for investment and another reason to live and work in Bundaberg.

STATUS

Under delivery

LEAD

Bundaberg Regional Council

COMPLETION

10 - 15 year vision



Bundaberg Aviation Precinct

Bundaberg Aviation Precinct is an 11 hectare, master planned industrial development adjoining the Bundaberg Regional Airport that will create an exciting home for aviation-related businesses.

Stage 1 is now available with remaining lots currently under construction.

STATUS

Stage 1 available

LEAD

Bundaberg Regional Council

AVERAGE LOT SIZE

3,000sqm

COMPLETION

2025



Bundaberg Aeromedical Hub

Located over two lots of the Bundaberg Aviation Precinct, the Bundaberg Aeromedical Hub is a partnership between the Royal Flying Doctors Service (RFDS) and Life Flight Queensland.

When complete, the Hub will be the main base for RFDS and Life flight in regional Queensland.

STATUS

Under construction

LEAD

Royal Flying Doctors Service and Life Flight Queensland

VALUE

\$6m and future \$15m flight simulator

JOBS

350 direct and indirect

COMPLETION

Early 2020

Projects shaping Bundaberg



International air freight expansion

Council is investigating the feasibility of upgrading the Bundaberg Regional Airport to international air freight designation.

With technical and costing investigations complete, the business case is now being examined to determine options to fund the airfreight expansion project.

STATUS

Business case investigation

LEAD

Bundaberg Regional Council

VALUE

\$70 - \$80m

COMPLETION

Unknown



Port of Bundaberg future expansion

The Port of Bundaberg is currently a small multi-commodity port, shipping sugar, molasses and other commodities.

Council is looking to attract greater private and public investment to the Port of Bundaberg to transform it into a competitive national port.

The Port of Bundaberg is currently operated by Gladstone Ports Corporation.

STATUS

Advocacy

LEAD

Bundaberg Regional Council

JOBS

Over 20,000 region-wide jobs



Gateway Marina Burnett Heads

The Gateway Marina, at Burnett Heads is a proposed \$70 million dollar mixed use marina village development located on the shore of Burnett Heads Boat Harbour.

The project will offer 318 marina berths and a waterfront residential community along with boutique retail, restaurants and open space.

STATUS

Under construction

LEAD

BH Developments Pty Ltd

VALUE

\$70m

COMPLETION

Stage 1, 2020



Bundaberg Brewed Drinks Super Brewery

The makers of Bundaberg's most iconic craft brewed drink - Bundaberg Brewed Drinks - are building a new super brewery in Bundaberg that will support this locally owned company expand into new overseas markets.

STATUS

Construction to commence in 2020

LEAD

Bundaberg Brewed Drinks

VALUE

\$156m expansion

JOBS

147 ongoing

COMPLETION

2022/2023

Projects shaping Bundaberg



Ag Tech Precinct

CQUniversity, the Australian Government and Bundaberg Regional Council are partnering to establish Australia's first Ag Tech Prototyping Precinct, in the Bundaberg region.

This precinct will attract, engage and connect innovators, researchers and industry in the testing and rapid prototyping of Ag Tech that will deliver improvements in local and national agricultural farming systems.

STATUS

Opening early 2020

LEAD

CQUniversity

VALUE

\$5m

COMPLETION

2020



Reducing Urban Glow in Bundaberg

This project is a partnership between multiple stakeholder groups to reduce night time urban glow that disrupts sea turtle breeding along the Bundaberg coast.

75 light sensor poles have been erected along the coast to capture urban glow data that will be used to guide the deployment of new light technologies that will reduce urban glow.

Opportunity exists for partnerships to further leverage this infrastructure.

STATUS

Under construction

LEAD

Bundaberg Regional Council

VALUE

\$1.3m

COMPLETION

2020



Mon Repos Turtle Centre

The new Mon Repos Turtle Centre will cater for over 30,000 eco-tourism visitors to Bundaberg each year.

This project is supporting other proposed eco-tourism projects in the region that will leverage Bundaberg's proximity to the Great Barrier Reef and unique natural environment.

STATUS

Under construction

LEAD

Queensland Government

VALUE

\$22m plus

COMPLETION

2019



100 Gig Bundaberg

This project aims to deliver speeds of up to 10 gigabites (10GB) per second of affordable internet speed in Bundaberg.

By leveraging existing infrastructure networks, this project will drive delivery of Australia's fastest internet connectivity, for business and community.

STATUS

Under planning

LEAD

Bundaberg Regional Council and infrastructure providers

COMPLETION

2 - 3 years

Projects shaping Bundaberg



CBD leisure and water play precinct

To drive the amenity of the Bundaberg CBD as a place to invest, Bundaberg Regional Council will establish a new CBD leisure and water play precinct.

Modelled off national river bank developments, this project will also attract related commercial investment in the CBD.

STATUS

Funding application

LEAD

Bundaberg Regional Council

COMPLETION

2 - 3 years



Bundaberg Challenger Learning Centre

The Bundaberg Challenger Learning Centre is being designed to deliver NASA-inspired STEM training in the region for students from primary through to high school.

This project will support other investments that could be made in education or accommodation.

STATUS

Funding application

LEAD

Bundaberg Regional Council

LEAD

\$7m

COMPLETION

2 - 3 years



Regional Aquatic Centre

To further drive the amenity and appeal of Bundaberg as a place to live and invest, Council is establishing a new national standard Regional Aquatic Centre.

This facility will be part of a multi-stage sport and recreational precinct, located in proximity to existing sport and conference facilities.

STATUS

Funding application

LEAD

Bundaberg Regional Council

COMPLETION

2 - 3 years



Bundaberg State Development Area

Located in proximity to the Port of Bundaberg, the Bundaberg State Development Area (SDA) represents over 5,000 hectares of land intended for future employment use.

While the SDA is not yet adequately serviced, opportunity exists for major users to come forward with proposals for its development.

STATUS

State declared in 2017

LEAD

Queensland Office of the Coordinator General

COMPLETION

10+ years

1. Agribusiness

\$98.5 million
total development value

- › Macadamia Australia Nut Processing Facility
- › Ag Tech Precinct
- › Oreco Group expansion
- › Other agribusiness projects *est. 237 jobs*



2. Airport

\$112.2 million
total development value

- › Airport development and works
- › Bundaberg air freight expansion
- › Bundaberg Aeromedical Hub *est. 35 jobs*



3. Arts & culture

\$45 million
total development value

- › Bundaberg Civic and Cultural Precinct *est. 100 jobs*



4. Bundaberg Port and SDA

\$47 million
total development value

- › Pacific tug
- › Port infrastructure *100 jobs*



5. Environment & energy

\$569.3 million
total development value

- › Branyan solar farm
- › Woongarra solar farm
- › Urban Glow project
- › Bullyard solar farm
- › Childers solar farm
- › Utilitas HUB



6. Hospital

\$500m to \$1.5b
total development value

- › Level 5 Bundaberg Hospital *est. 1800 jobs*



\$4.2 billion*
3,225 potential jobs

7. Manufacturing

\$171 million
total development value

- › Bundaberg Brewed Drinks Planning
- › Other projects *est. 365 jobs*



8. Resilience infrastructure

\$85 million
total development value

- › East Bundaberg Flood Levee *est. 45 jobs*



9. Road infrastructure

\$66.4 million
(two lane interim option cost)

- › Demaining Quay Street



10. Sport, recreation & parks

\$96 million
total development value

- › CBD leisure and water play precinct
- › Regional Aquatic Centre *est. 70 jobs*



11. Digital & STEM

\$16 million
total development value

- › Bundaberg Challenger Learning Centre
- › 100 Gig Bundaberg *est. 10 jobs*



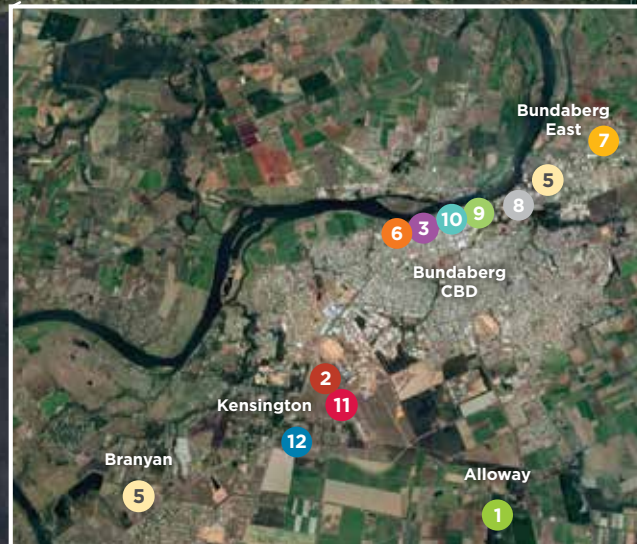
12. Tourism, hotel & leisure

\$167.7 million
total development value

- › Mon Repos Turtle Centre redevelopment
- › 139 Room Ramada Airport Hotel
- › Burnett Heads Marina Development
- › Pontoon Development Lady Musgrave
- › Expansion of Lady Musgrave Experience
- › Elliott Heads Foreshore Development *est. 130 jobs*



Gladstone Regional Council



Fraser Coast Regional Council

*includes over \$2m identified in the region planned and currently under construction

BUNDABERG 10 YEAR MAJOR PROJECT PIPELINE

Our current growth industries

Bundaberg has a range of industries experiencing growth, representing good opportunities for investment. The region's growth is also aligned with three of Australia's top five industries expected to drive the next wave of the nation's economic prosperity.¹

Australia's top five growth industries

AGRIBUSINESS

Global population growth of 60 million per year will increase food demand, with Asia's growing middle classes set to boost their protein intake.

GAS

Rapid growth in emerging economies has polluted the air in major cities to Australia's north. This will underwrite demand for Australia's gas reserves, a cleaner and greener alternative.

TOURISM

Australia's tourism sector is set to double in size over the next 20 years, with Asia's expanding middle classes fuelling this growth.

INTERNATIONAL EDUCATION

Foreign students are already Australia's fourth biggest export earner; with India and China likely to drive growth in Australian education market.

WEALTH MANAGEMENT

Three billion people in Asia will join the middle class by 2030 and by 2050 the region will account for more than half the world's financial assets.

¹ Deloitte, Positioning for Prosperity 2013

Bundaberg's top five industries*



HEALTH



AGRICULTURE + AG TECH



TOURISM
(ACCOMMODATION + FOOD)



EDUCATION



CONSTRUCTION

*as measured by net jobs growth between 2011 and 2016, ABS Census

Health



Bundaberg has three hospitals, each planning major expansions over the coming years.

By 2026/27 the Queensland Government will replace the Bundaberg Base Hospital with a new hospital including significantly more level 5 tertiary services.

The Friendly Society Private Hospital is also investing \$26 million into new cardiac facilities. Many other private and public health-related investments are being planned across Bundaberg.

Investment and business opportunities:

- General construction and medical supply chain
- Medical specialists
- Allied health and disability services

“The combined strengths of both the private and public sectors help to ensure Bundaberg residents receive the majority of health care needs in their own community.”

ALAN COOPER, CEO, FRIENDLIES HOSPITAL, BUNDABERG

Education



Bundaberg is positioning itself as a University city – a place where education is a key focus, from pre-school learning right through to higher education. The region is also looking at new opportunities to reinvigorate its CBD with a university presence, along with new uses for its TAFE campus, including new vocational programs and pathways to higher education.

Other investments are underway for student accommodation and STEM training facilities that will take advantage of growing domestic and international education markets. Bundaberg is focussing on growing its overseas student enrolments through initiatives that will internationalise its locally delivered agriculture and engineering degree programs.

Investment and business opportunities:

- Student accommodation
- Alternative and special education schools
- Language training
- International vocational training

“Bundaberg positioned itself as a University city, with amazing potential to change lives through education. The links and partnerships between education, industry, community and government will lay a foundation for future success”.

LUKE SINCLAIR, ASSOCIATE VICE CHANCELLOR
CQUNIVERSITY, WIDE BAY BURNETT

Agriculture



Bundaberg's agricultural industry is expanding each year. The region already produces over \$1 billion in agricultural output per annum, yet could produce more with investment in local farming systems.

While crops such as macadamias and avocados have driven growth in the regions agriculture sector in recent times, crops such as speciality nuts, medicinal cannabis and others are expected to deliver future waves of growth.

These crops, and others will take advantage of the region's perfect conditions for all year round growing and stable water supply.

Investment and business opportunities:

- Macadamia and avocado farming
- Nuts and berry farming
- Aquaculture farming
- Feedstock for bioenergy and bioproducts

'Bundaberg is an ideal location for those looking to work in agriculture. It offers the perfect growing ingredients - nutrient rich soil, access to water and a temperate climate which allows us to supply our valued clients domestically and abroad 52 weeks of the year.'

PETER GREENSILL, OWNER GREENSILL FARMING

Tourism



Located at the southern end of the Great Barrier Reef, opportunity exists for tourism experience and accommodation providers to establish new products in Bundaberg that leverage the region's unique environment and location.

Recent new operators such as Bundy Food Tours, Lady Musgrave Experience and Kalki Moon Distilling & Brewing have all won tourism awards in relatively short timeframes through leveraging untapped opportunities in Bundaberg.

The region is supported by Bundaberg Tourism which can assist potential operators understand our visitor market and plan new investment.

Investment and business opportunities:

- Eco-tourism
- Visitor accommodation (including resorts)
- Culinary tourism experiences
- Nature-based and sustainability tourism

"The Bundaberg region's tourism industry is an engaged and proactive collective, with clear sense of passion and commitment to delivering extraordinary visitor experiences".

KATHERINE REID, GENERAL MANAGER BUNDABERG TOURISM

Our future growth industries

Building off a strong foundation of industries, a range of future growth industries will drive the growth of the region's economy.

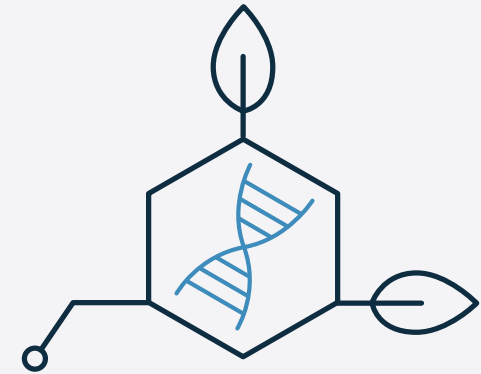
Current growth industries

HEALTH CARE + SOCIAL SERVICES
AGRICULTURE + FISHING
EDUCATION + TRAINING
ACCOM + FOOD (TOURISM)
CONSTRUCTION

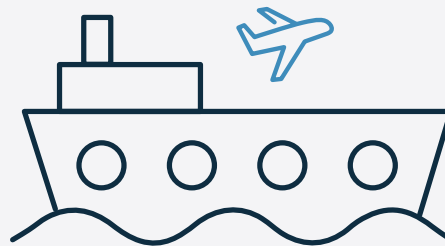
Future growth industries



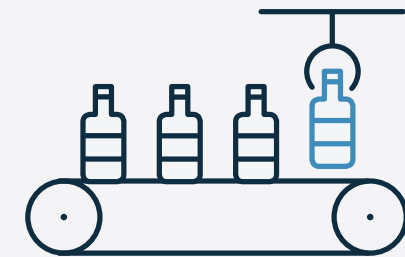
AG TECH



BIOPRODUCTS



DEFENCE



ADVANCED FOOD

Ag-Tech



Leveraging off the local agricultural base, the region is specialising in the development and use of technology in agricultural, known as Ag-Tech.

CQUniversity's Institute for Future Farming Systems assists farmers with world leading, non-invasive and precision agricultural techniques, while a new Ag-Tech Precinct/ Accelerator will ensure the region grows Australia's next generation of agricultural leaders.

In 2020, a new Ag-Tech Precinct will be established in Bundaberg that will drive innovation and investment in the region's potential as a national Ag-tech centre of excellence.

Investment and business opportunities:

- Ag-tech developers and companies
- Data analytics organisations
- Ag-tech start-ups and investors

"Bundaberg is the largest and most diverse fruit and vegetable production region in Australia and is the perfect location for a horticultural researcher to be based."

PROFESSOR PHIL BROWN, DIRECTOR
INSTITUTE FOR FUTURE FARMING SYSTEMS, CQUNIVERSITY

Bioenergy and bioproducts



With an abundance of agricultural land already growing commercial volumes of feed stock, Bundaberg is attracting innovative companies producing bioenergy and bioproducts.

The region is already a national leader in solar energy use, with untapped potential to turn existing feed stocks, and agricultural waste, into viable forms of bioenergy and bioproducts.

The region has adequate industrial land in proximity to utilities and feed stocks, with the Port of Bundaberg already exporting biofuels to various Asian markets.

Investment and business opportunities:

- Bioenergy and bioproduct manufacturers
- Biotech companies and technical services
- Bioenergy export services

"Our Bundaberg Bio Hub will digest a number of locally supplied industrial liquid wastes to produce synthetic diesel from biogas, fertiliser and clean water for local customers. Later stages of the Bio Hub will provide warehouse tenancies coupled with solar energy."

FIONA WATERHOUSE, CHIEF EXECUTIVE OFFICER, UTILITAS GROUP PTY LTD

Advanced food and beverage manufacturing



Bundaberg has a long history of food and beverage manufacturing, with iconic brands such as Bundaberg Sugar, Bundaberg Rum and Bundaberg Brewed Drinks located in the region, to name a few.

As Australia's largest food producing region, nowhere else in Australia is better positioned to develop new high-quality advanced food and beverage products.

Examples of new beverage manufacturers include Kalki Moon Gin Distilling and Brewing and Bargara Brewing Company. Examples of new food product manufacturers include Farm Fresh Fine Foods and Gin Gin & Dry Gourmet Dried Foods.

Investment and business opportunities:

- Niche health and wellness food products
- Food and beverage processing operations (including freeze dried)
- Micro breweries and distilleries

"We choose the Bundaberg region as the headquarters for our Ag-Tech, Brewing and Biologics businesses because it is the food and beverage production capital of Australia."

JACK MILLBANK, DIRECTOR, BARGARA BREWING COMPANY

Defence supply



Bundaberg Regional Council is working to expand the capability of its local business sector to supply Australia's growing defence industry.

This initiative is building local industry skills and capabilities to service Queensland's defence training facilities and supporting industry to partner with prime contractors to win large defence work projects.

In 2012, Bundaberg Regional Council and Gladstone Ports Corporation established the technical feasibility for the Port of Bundaberg to accommodate a future naval base. Achieving the aspiration, would be a game changer for the region.

Investment and business opportunities:

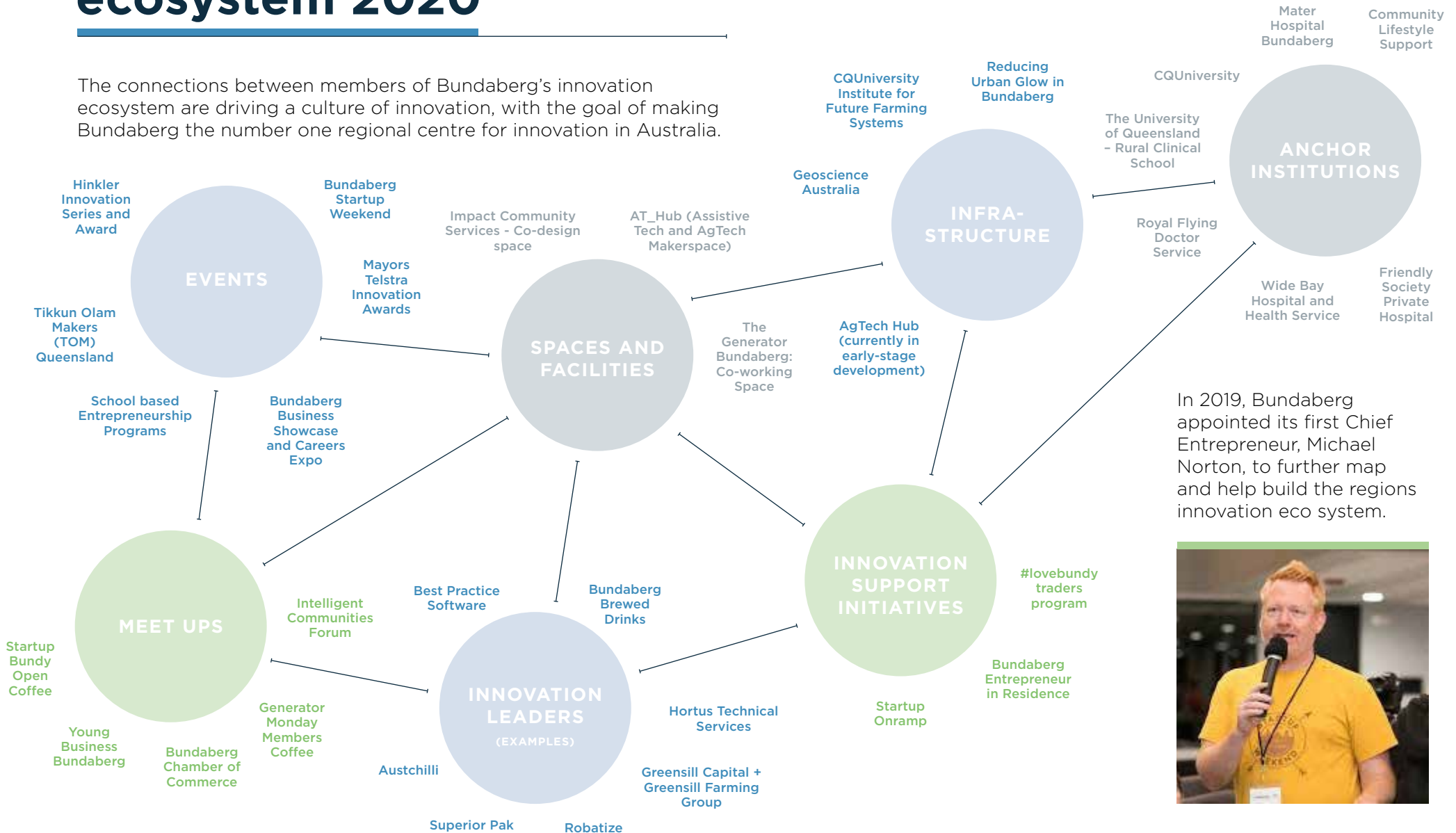
- Defence facilities
- Engineering, facility and land management contractors
- Specialist defence supply organisations

"The Bundaberg region has features that will appeal to Defence and current contractors who provide services for Defence, which can foster future opportunities".

VAXA GROUP, 2018

Our innovation ecosystem 2020

The connections between members of Bundaberg's innovation ecosystem are driving a culture of innovation, with the goal of making Bundaberg the number one regional centre for innovation in Australia.



In 2019, Bundaberg appointed its first Chief Entrepreneur, Michael Norton, to further map and help build the regions innovation eco system.



Living and working in Bundaberg

With access to world class pristine beaches and hinterland, Bundaberg is also one of the most affordable places to live, work or establish a business in Australia.

Housing and industrial land

In Bundaberg, an average three-bedroom house will set you back \$290,000, compared to \$550,000 in Brisbane. The region boasts executive housing options, many fronting beaches and water.

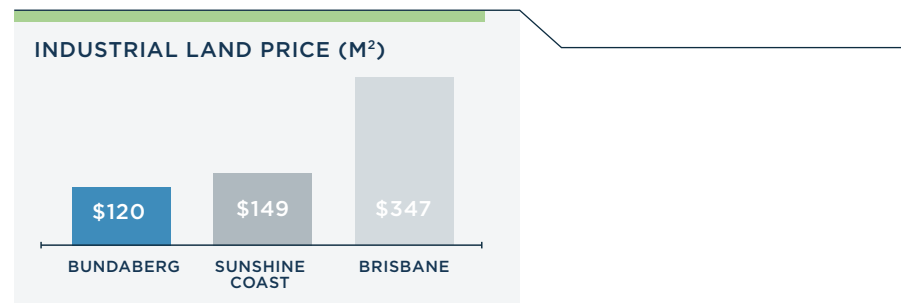
Bundaberg also has a ready supply of available residential land, to start building today.

If establishing a new industrial enterprise, industrial land will set you back an average of \$120/m², compared to \$149/m² on the Sunshine Coast or \$347/m² in Brisbane.

Social and cultural infrastructure

The region has extensive social and community infrastructure to support families and individuals. Almost every sporting code in Australia has a facility in Bundaberg.

With a total of eight private and public schools, and an all year-round calendar of events and festivals, Bundaberg is the ideal place to live and work.



"I can be home from work and at the beach in around 6 minutes."

LESLEY SIMS, DIRECTOR OF COMMUNICATIONS, ST LUKE'S ANGLICAN COLLEGE



Kellys Beach, Bargara



The Generator Bundaberg



Community Lifestyle Support AT_Makerspace



Executive housing



Industrial land for development near the Bundaberg Regional Airport

Investment contacts

investinbundaberg.com.au

BUNDABERG REGIONAL COUNCIL

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