



HERVEY BAY CITY CENTRE
REVITALISATION

Frequently Asked Questions

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Australian Government





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FREQUENTLY ASKED QUESTIONS

THE HINKLER REGIONAL DEAL

Q: What is the Hinkler Regional Deal?

A: The Hinkler Regional Deal is a government-funded urban development project which will deliver 13 priority transport, asset and community-related projects throughout the Bundaberg and Hervey Bay Region.

Q: How much has been committed to the Hinkler Regional Deal?

A: The Hinkler Regional Deal is a \$260 million investment and program funded by the Australian Government, Fraser Coast and Bundaberg Regional Councils.

Q: How is the Hinkler Regional Deal being funded?

A: The Australian Federal Government has committed \$172.9 million to the Hinkler Regional Deal. Of which, \$90 million has been allocated to Fraser Coast and Bundaberg Regional Councils.

Q: What is the Fraser Coast Regional Councils role in the Hinkler Regional Deal?

A: Fraser Coast Regional Council is partnering with the Australian Federal Government to develop and deliver key infrastructure projects across the Region.

Overseeing the program of work and deliverables for Fraser Coast, Council will participate in an Executive Board, working with delivery partners and consultants to manage the delivery of the long-term outcomes for the Region.

The Hinkler Regional Deal will support key projects within the Fraser Coast Region to improve the community's livability, economic stability, and resilience.

These projects include:

- Hervey Bay City Centre Revitalisation, including the Hervey Bay City Centre Master Plan, Library, Council Administration Centre (incorporating Disaster Resilience Centre) and City Centre Traffic Management Plan.
- Urraween to Boundary Road Extension.
- Hervey Bay Airport Redevelopment.

Q: Will there be job opportunities from the Hinkler Regional Deal?

A: The Hinkler Regional Deal will provide Hervey Bay local and non-local companies (including individuals) with a unique and rare opportunity to be part of this significant program of works at different stages. Given the potential extent of work and expertise required, there will be a mix of local and non-local companies involved at various stages.



Q: How will the Hinkler Regional Deal enhance the Fraser Coast transport network?

A: Both Fraser Coast Regional Council and Bundaberg Regional Council have identified several critical transport network upgrades that require immediate attention to ensure the safety and connectivity of road users throughout the Region. These include the Boundary Rd Extension Roadway, Torbanlea - Pialba Road Upgrade and Hervey Bay Town Centre Traffic Management Project. In addition, the Hervey Bay Airport Redevelopment Project has recently been completed.



RELEVANT FRASER COAST REGIONAL COUNCIL INVESTMENTS

Q: How much will the Hinkler Regional Deal cost the Fraser Coast Regional Council?

A: The Fraser Coast Regional Council has initially budgeted approximately \$79 million towards the Hinkler Regional Deal. The final budget will be determined upon the completion of detailed design works. Fraser Coast Regional Council will also contribute Council staffing resources throughout project planning and delivery

Q: What will happen to the existing Fraser Coast Regional Council assets?

A: As part of the Hinkler Regional Deal, Fraser Coast Regional Councils current Hervey Bay Administration Building and Library will be relocated to new facilities. Once these services have been relocated, Council will determine how to utilise the existing property holdings.

MASTER PLAN

Q: What is the Hervey Bay City Centre Master Plan?

A: Once developed, the Hervey Bay City Centre Master Plan will provide a vision for all future development to best achieve the three objectives of the Hinkler Regional Deal: economic growth, resilience, and livability. It will also provide the initial basis for the imminent Local Planning Scheme update and recommended amenity improvements and catalytic developments that will improve community resources, public spaces, and traffic management throughout the Hervey Bay City Centre.

Q: What timeframe does the Master Plan address?

A: The Master Plan will be developed to meet the immediate and future needs of the Fraser Coast Region. The project team will establish the Master Plan in line with the needs of the Region up to 2041.

Q: Who will be project managing the Hervey Bay City Centre Master Plan?

A: Through the public tender, Savills was appointed to project manage the Hervey Bay City Centre Master Plan, in addition to their role as overall Hinkler Regional Deal Program Manager. This includes the coordination of the Commonwealth Funding Agreement and the coordination of program-wide consultants. Savills are Project Manager for the Master Plan as well as the new Library and Council Administration Centre (incorporating the Disaster Resilience Centre).

Q: Who will be managing stakeholder engagement for the Hervey Bay City Centre Master Plan?

A: The Fraser Coast Regional Council will deliver all stakeholder engagement activities relating to the Hervey Bay City Centre Master Plan in collaboration with Place Design Group. Place Design Group has been appointed as the Master Planning consultant and will work with the Fraser Coast Regional Council to manage stakeholder engagement and communications.

Q: Who oversees this Master Plan, and how can I contact them?

A: The Fraser Coast Regional Council is working in partnership with the project team to develop the Master Plan and deliver it for community consultation. Council will announce upcoming community consultation events where residents, key stakeholders, businesses, and industries will be able to provide their feedback and suggestions to the Project Team.

Q: Who will build the Master Plan development?

A: The Master Plan is the vision, not the built form. The built elements will be delivered by a combination of businesses, developers, hospitality providers, community groups and education providers. The infrastructure elements will be built into forwarding projects funded by future Council budgets, and where possible, some will be built as part of the current Hinkler Regional Deal building projects.

Q: How will the Master Plan help boost the Fraser Coast economy?

A: This project will improve the lifestyle of the Region, as well as stimulate the local economy by generating City Centre activity through critical mass (Council staff), decongesting the Hervey Bay City Centre within Pialba, encouraging inward business migration and establishing a vibrant City Centre.

Q: When will the Master Plan be released to the public?

A: Significant community consultation will occur on the Master Plan. Once the Fraser Coast Regional Council has finalised the Master Plan, it will be made available to the public.

Q. Has water sustainability and security been considered in the Master Plan?

A: The Hervey Bay City Centre Master Plan is a strategic level document that addresses a 20-year timeframe. Elements such as sustainable water management are considered and embedded in the strategies for the public realm and buildings. It is anticipated that future investigations and studies will be required to inform Council’s position on future policy (e.g. scheme amendments addressing built form) and the region’s Sustainable Growth Strategy.

The draft Hervey Bay City Centre Master Plan does allow for consideration of water sustainability, specifically within Strategy 2 Public Realm and Placemaking, Sub-strategy: Invest in Resilience, and within the Priority Project: Pialba Parklands, as well as Strategy 3 City Centre Buildings, Sub-strategy - Sustainable, resilient buildings.

In addition, Wide Bay Water is currently undertaking a Water Security Study for the Fraser Coast. The project is investigating the options available for future water sources, which considers population growth, reliability and climate change. The study is also investigating emergency measures that can be implemented to improve the resilience of water supply in the region. To date the water source options have been established and modelling of the options is underway. At this stage, the study is expected to be completed in March 2022.

LIBRARY

Q: Where will the new library be located?

A: The new library's location has not yet been determined; however, a preferred site has been identified on the corner of Main Street and Torquay Road, subject to final preliminary investigation works. This site is in close proximity to both the existing library location and the City Centre. Once the Master Plan has been finalised, the proposed site for the new library will be announced.

Q: When will the new library be available for public use?

A: Once the detailed design for Hervey Bay's new library has been confirmed, a construction timeline will be developed, including a proposed opening date.

Q: What are some of the new library's features and services?

A: While exact details and services for the new library are not yet confirmed, basic services including book borrowing, printing, public computers, and internet access will be available. The new library will also incorporate contemporary uses and amenities not currently in any of the libraries within the Fraser Coast Region.

Q: What is the Community Hub?

A: A Community Hub will be located within the new library. Whilst exact details of the Community Hub are not yet known, it may contain facilities and spaces to fill some community needs that can be addressed within the framework of the building. It is not envisaged to be another theatre space.

Q: Will there be a children's play area in the library?

A: While exact details of the new library are not yet known, the library will incorporate different types of spaces for children and families to enjoy and engage with.

Q: Will there be parking?

A: The Fraser Coast Regional Council understands the primary mode of transport within the Region is private vehicles, and parking is a must-have for any public amenity. Council is committed to providing some on-site parking for the new library, enabling the community to access this exciting new facility easily. This will be balanced with the detailed investigations and recommendations of the Hervey Bay Town Centre Traffic Management Project.

Q: Will sustainable design measures be included in the building design?

A: Sustainable design measures and benchmarks are currently being explored and considered.

Q: Will local contractors and suppliers be part of the project?

A: Yes. One of the key drivers for the project is to drive local employment and the economy. Local Contractors and Suppliers will therefore be prioritised in the project.

COUNCIL ADMINISTRATION CENTRE (INCORPORATING DISASTER RESILIENCE CENTRE)

Q: Where will the new Council Administration Centre be located?

A: The location of the new Council Administration Centre has not yet been determined; however, a preferred site has been identified on the corner of Main Street and Torquay Road, subject to final preliminary investigation works. This site is in close proximity to the City Centre and local businesses. Once the Master Plan has been finalised, the new Council Administration Centre's proposed site will be announced.

Q: Why isn't Council building more on its existing site at Tavistock Street?

A: Council has actively considered the relocation of Councils Administration Offices from Tavistock St since 2001, and this proposed relocation was originally supported by a cost-benefit analysis undertaken in 2001. The relocation has been further supported by a number of important developments, namely:

- The amalgamation of Hervey Bay City Council, Tiaro Shire Council, Woocoo Shire Council and Maryborough City Council;
- Significant growth within the Region since 2001 and post amalgamation;
- Council currently leasing commercial office space within the City Centre due to the shortage of office accommodation;
- Ongoing hire costs associated with training and workshop facilities, which aren't available in Councils current buildings; and,
- The identification of the need for additional office accommodation to house a local Disaster Resilience Centre.
- The ability of the new Administration building to be a catalyst to stimulate further commercial activity in the city centre

Q: What facilities will the new Council Administration Centre accommodate?

A: While exact details and services for the new Council Administration Centre are not yet confirmed, it will incorporate Councils Disaster Resilience Centre functionality, core community service delivery functions, a Customer Service Centre, Council Chambers, and associated public facilities.

Q: What is the Disaster Resilience Centre?

A: The Disaster Resilience Centre is an important facility that is used to coordinate emergency planning, response and management of Local Disasters such as floods and fires. This will be incorporated into the new Council Administration Centre.

Q: Will the Disaster Resilience Centre be utilised outside of local disaster events?

A: While exact details of the Disaster Resilience Centre are not yet known, the Disaster Resilience Centre is currently being explored to be multi-purpose to also allow for Council/Community use outside of local disaster events.

Q: Will sustainable design measures be included in the building design?

A: Sustainable design measures and benchmarks are currently being explored and considered.

Q: Who is designing the new building?

A: Through a detailed tender process, an award-winning architecture firm, Group GSA, was awarded the architect and interior design contract for the new Library and Council Administration Centre (incorporating Disaster Resilience Centre). Group GSA is providing a full design service from the initial brief preparation to construction completion.

Q: Why wasn't a local firm chosen?

A: The successful candidate was selected on merit following a competitive tender process. Group GSA has an outstanding record of success in Australia and overseas with specific experience in urban planning, architecture, and interior design of this scale. Based on these credentials, the firm was best placed to undertake this pivotal contract for the project. Group GSA have included a local consultant, Keystone Architects, to assist with the delivery of the project.

Q: Will the community have input into the design process?

A: Yes. There will be an extensive stakeholder and community engagement throughout the Hervey Bay City Centre Revitalisation project, including the design of the new Library and Administration Centre (incorporating Disaster Resilience Centre).

In addition, one of the key drivers for the project is to drive local employment and the economy. Local Contractors and Suppliers will therefore be prioritised in the project

URRAWEEEN TO BOUNDARY ROAD EXTENSION

Q: When will construction of the Boundary Road Extension begin?

A: Construction of the Boundary Road extension will begin in early 2022 and is due to be completed by mid-2023.

Q: What is the purpose of the Boundary Road Extension?

A: The Boundary Road Extension will improve current traffic congestion and meet the needs of the Region's growing population and future traffic demands. The project includes a new set of traffic lights at the intersections at Grevillea Street, and Denmans Camp Road and concrete shared pathways on both sides of Boundary Road with on-road cycle lanes also being included.

Q: How will it help reduce the congestion?

A: The 1.9km Boundary Road extension will create a second East-West thoroughfare through Hervey Bay, reducing traffic from Boat Harbor Drive and providing better access to the Hervey Bay City Centre, major shopping centres, tourist destinations and medical precinct.