



HERVEY BAY CITY CENTRE
REVITALISATION

Frequently Asked Questions

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Australian Government



Fraser Coast
REGIONAL COUNCIL



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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 liveability, 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), City Centre Traffic Management Plan and the City Centre Public Realm & Placemaking Strategy
- 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 Road Extension Roadway, Torbanlea - Pialba Road Upgrade and Hervey Bay City Centre Traffic Management Project. In addition, the Hervey Bay Airport Redevelopment Project has recently been completed.

Q When will construction begin?

A: Several projects funded by the Hinkler Regional Deal have been completed, others are in progress and others are in the early stages.

- The Hervey Bay Airport renewal project was completed in May 2021.
- The Hervey Bay City Centre Master Plan was completed in March 2022.
- The Boundary Rod extension is about 50% completed, expected to be finished by September 2023, weather permitting.
- The Design Concepts for the new Library and Administration Centre in Pialba were released on 27 July 22. Construction on this project is expected to be completed by late-2025, weather permitting.
- The City Centre Traffic Management Plan is nearing completion (expected May 2023)
- City Centre Public Realm and Placemaking planning is currently underway and is expected to be completed mid-2023.

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 is going to happen to the existing Council administration building at Tavistock Street and the existing library on Old Maryborough Road?

A: Hundreds of Council staff currently working in multiple buildings will come together in one location once a new Hervey Bay Library and Council Administration Building is completed by mid-2025. That will mean better collaboration between staff and more efficient services for the community.

The consolidation of staff and services at a new single location in coming years means Council can sell the land and building it owns in a residential area in Tavistock Street in Torquay.

By building a new library in a new location, the university will have the opportunity to expand into the old library building and potentially offer more courses.

In addition, Council will be looking for a developer to buy and develop the Hillyard Street land in a way that is consistent with the strategic objectives of the City Centre Master Plan.

These land sales will help offset the construction costs of the new building in Main Street in the Hervey Bay City Centre.

CITY CENTRE MASTER PLAN

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

A: The Hervey Bay City Centre Master Plan provides a vision for all future development to best achieve the three objectives of the Hinkler Regional Deal: economic growth, resilience and liveability. It also provides 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 was developed to meet the immediate and future needs of the Fraser Coast Region. The project team will establish the Master Plan implementation 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 Building (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 delivered all stakeholder engagement activities relating to the Hervey Bay City Centre Master Plan in collaboration with Place Design Group. Place Design Group was appointed as the Master Planning consultant and worked with the Fraser Coast Regional Council to manage stakeholder engagement and communications.

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 and library visitation), 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: The Hervey Bay City Centre Master Plan was made available to the public in March 2022.



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 recently undertook a Water Security Study for the Fraser Coast, and completed a Recycled Water Strategy, as well as drafting a Drinking Water Catchment Management Strategy (expected to be completed late 2023). 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 late 2023.

Library And Administration Building (Incl Disaster Resilience Centre)

Q: Where will the new library and administration building be located?

A: The new library and administration building will be located on the corner of Main Street and Torquay Road. This site is in close proximity to both the existing library location and the city centre. More than three quarters of the development will be community space.

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

A: It is expected that the new building will be opened late 2025. 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, with a large amount of space such as meeting rooms made available to the public.

More than three quarters of the development will be community space. There will be a new public plaza and flexible community spaces that can be used day and night.

Q: What is the Community Hub?

A: A community hub will be located within the new library. Details are still being developed; however, 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 approximately 100 carparks onsite 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 City Centre Traffic Management Project.

In addition, Council will be extending the existing free parking at the current library site to provide parking spaces for Council workers.

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.

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

A: Council has actively considered the relocation of Council's administration offices from Tavistock Street since 2001, and this proposed relocation was originally supported by a cost-benefit analysis undertaken in 2001. The relocation has been further supported by several 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 is 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 Council's current buildings
- The identification of the need for additional space to house a local Disaster Resilience Centre
- Building more offices in a residential suburb doesn't help revitalise the Hervey Bay City Centre, it doesn't deal with the fact that our current library is not big enough for our growing population, nor would it provide for the university to expand.
- The ability of the new civic centre to be a catalyst to stimulate further commercial activity in the city centre. This is a once in a generation opportunity to reshape our city centre in Hervey Bay, to create jobs, and to drive economic growth and investment.

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

A: It will incorporate Council's Disaster Resilience Centre functionality, core community service delivery functions, a Customer Service Centre, several large meeting spaces available to the public, which will also occasionally double as Council Chambers for Council meetings on a roll-in roll-out basis, and other associated public facilities. More than three quarters of the development is dedicated to community space.

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 Library and Administration Building and will be designed to be used on an as-needs basis. For the remainder of the year, this space will be available to the community for other purposes.

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

A: The Disaster Resilience Centre will be a multi-purpose facility 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: Cottee Parker Architects.

Q: Why wasn't a local firm chosen?

A: The successful candidate was selected on merit following a competitive tender process to obtain best value for money. Cottee Parker Architects have a working partnership with local architects Bloc Design.

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 began in early 2022 and is due to be completed by mid-to-late-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.