

Discover abundant opportunities for development and investment in Dalby, the gateway to the prosperous Western Downs.

DALBY CBD DEVELOPMENT INVESTMENT PROSPECTUS



The opportunity to invest in the west is now.

WESTERN DOWNS REGIONAL COUNCIL

Mayor Paul McVeigh

For almost 150 years, the Dalby CBD has been such an important commercial and retail hub for the Western Downs region. This hub has a great mix of small and medium sized retail stock, as well as a strong regional shopping centre that caters well for our progressive community base.

The Dalby CBD maintains a strong country town 'high street' feel, but our Council recognises that the Dalby CBD has the potential to be so much more. There are great investment opportunities for those wanting to grow with new, contemporary residential, commercial and retail development.

We are ready for contemporary development forms that you see in other major centres in South East Queensland. Mixed use developments, residential CBD living in medium rises, and general contemporary commercial stock are all in high demand, and are the next logical development for the Dalby CBD.



Our Council has confidence. Take a look at the 120 Cunningham Street project. This new public space will bring a new sense of place, activation, and active areas which will provide a once in a generation opportunity for nearby developments to leverage.

This CBD plan is meant to showcase what is possible in our CBD. Our Council engaged distinguished architects Blight Rayner to prepare some real-life and achievable designs for new developments which are modern, architecturally stunning, functional, and would be transformative for our CBD.

We also know that to be future fit, this Concept Plan showcases the types of developments that our community needs. Whilst we have selected 6 sites that have high development potential, the designs are suitable for many other sites and are easily transferred to other sites within the CBD.

We know that many Councils are happy to tell you what can't be done. This concept plan shows you that our Council is unlike most others. Our modern planning scheme is geared up for development, we have a strong reputation for enabling good development, and we're 'open for business'.

Our community is strong. There is a long pipeline of major project investment in the Western Downs that will provide you with a sound basis for a major investment in the Dalby area.

We look forward to your interest in the Dalby CBD, and we encourage you to get in contact with the WDRC team to discuss further opportunities in the Western Downs.

A handwritten signature in black ink that reads "Paul McVeigh".



Dalby Chamber
of Commerce
and Industry



“The local business sector is poised for significant growth with a number of local businesses expressing their desire to expand to capture growth market opportunities.”

Dalby has historically enjoyed a strong business community which leverages regional advantages, as well as a diverse mix of agriculture, energy and supporting manufacturing industry.

The local retail and hospitality sector which features an interesting mix of independent retailers, specialty boutiques, franchise systems and large chain stores whose operation and commitment to Dalby demonstrates faith in the opportunity and support of the local economy.

With the assistance of its members, the Dalby Chamber of Commerce and Industry proactively supports local business and industry by continually identifying opportunities for existing and new business. The Chamber also advocates for projects and initiatives which stand to improve the local economy.

In recent years, Dalby has welcomed big name businesses including Bunnings, Aldi, K Mart (K Hub), Best&Less and Cafe 63.

Currently the local business sector is poised for significant growth with a number of local businesses expressing their desire to expand to capture growth market opportunities.

Our members have raised the challenge of available housing for new staff and available commercial stock as key factors applying a handbrake to their plans for expansion.

This speaks strongly to an appetite within the community for the construction of projects such as those outlined in concept within this Dalby CBD Development Prospectus.

Dalby is a prime location for development, with a motivated and supportive Council offering a generous and facilitating Planning Scheme and impressive response and approval timelines for developments.

The CBD benefits from great accessibility, convenient access and parking for passing visitors, recently reinvigorated spaces and a comfortable density of unique and high quality retail and hospitality establishments.

CBD development within Dalby has the potential to transform the centre of the town and accelerate regional expansion and growth opportunities.

Dalby Chamber of Commerce and Industry President
David Briese

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REGIONAL APPETITE STATEMENT



Migration

The Covid-19 pandemic saw a doubling in NET migration from capital cities to regional Australia, with annual migration to the Western Downs growing by an incredible 56% to March 2022. Young people accounted for the largest proportion of movers, young families and singles seeking bigger living space and more affordable costs of living. Western Downs residents currently spend 9% less household income on housing, allowing for higher expenditure on recreation and leisure. In 2022, the retail sector witnessed a 10.7% increase in employment, spurred on by growth. Dalby is forecast to grow in population by 12.7% by 2046 driving demand for varied housing options and new commercial and retail services locally.



Local Appetite

In a region which prides itself on a nation-serving agricultural industry it's no surprise that Dalby boasts incredible hospitality venues, featuring local produce.

Owners of local food retailers will be the first to speak of the attractiveness of high-quality, locally sourced and readily available protein and produce.

While the town's historic country pub fare is still a popular choice, CBD located hospitality venues catering to diverse and growing local and traveller tastes can take advantage of Dalby's location at the 'gateway to the west'.



Development

\$6.57 billion of project investment was identified within the Western Downs Region in 2022 which demonstrates that the Western Downs is a true powerhouse in regional Queensland and the confidence and opportunity within the region continues to grow.

From large scale energy generation projects to feedlot expansions and infrastructure and service investments, these projects spur local growth and an increased local appetite for supporting housing, commercial, retail and hospitality stock and services, particularly in the major hub of Dalby.

Economic Outlook



Toowoomba and Surat Basin Enterprise (TSBE) have a valuable partnership with the Western Downs Regional Council to work on investment attraction, industry growth and regional advocacy.

Known as the energy capital of Queensland, the Western Downs is currently experiencing strong economic growth, attracting substantial investment, delivering consistent employment opportunities, and encompassing an expansive land area of approximately 38,000 square kilometres.

A standout feature of the region is a portfolio of approved renewable projects, valued at a staggering \$4 billion, with \$2.4 billion already in the construction phase. This robust investment in renewables underscores the region's commitment to sustainable energy solutions.

One of the key advantages of the Western Downs is its strategic connectivity and proximity to vital supply chains and relevant markets. Additionally, a well-connected labour pool fosters harmonious workforce relations, high retention rates, and a diverse range of industries, making it an attractive destination for potential employees. The Gross Regional Product (GRP) of the Western Downs has more than doubled over the past 15 years, reaching an impressive \$4.07 billion.

The liveability and investment potential of the Western Downs are further enhanced by its affordability, including a lower cost of living and housing options. The region offers ample work opportunities, a strong cultural heritage, and a welcoming community, creating an environment conducive to growth.

Investing in the Western Downs presents a compelling opportunity to tap into a thriving region with a booming energy sector, strong economic foundations, and a supportive community. Whether it's the allure of global sustainable energy ventures or the prospect of a balanced lifestyle, the Western Downs offers prosperous and fulfilling opportunities.

Greg Bowden
CEO - TSBE

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STRENGTHS OF DALBY FOR DEVELOPMENT

A well supported, diversified and prosperous economy

Dalby accommodates the Western Downs' largest concentration of urban land uses and development in a compact, vibrant and active major centre. This centre accommodates regionally significant health care facilities, business services, manufacturing and retail markets, education facilities, government services, entertainment and sporting facilities, and civic and functions spaces.

The Western Downs supports a diversified and prosperous economy which builds upon existing economic strengths of the region including agriculture, intensive agriculture, energy and resource development, manufacturing, with retail and tourism continuing to grow.

Unlike many areas, the Western Downs economy continues to grow, and Council has a highly active approach to aggressively attracting business and investment opportunities.



Spurred on by demand-led growth, and record city-to-regional migration, the Western Downs remained somewhat insulated from the effects of the Covid-19 pandemic.

This translated into confidence for local business and industry growth which has further fueled strong demand for accommodation, retail and commercial services.



Blight Rayner's Architecture's portfolio encompasses commercial, residential, and mixed use projects, design of state significant projects, and they are the architects responsible for our new public square 'Mary's Place' at 120 Cunningham Street in the Dalby CBD. They are also designing the New Performing Arts Venue in Brisbane's South Bank.

BlightRayner

DEVELOPING DALBY

IDENTIFIED SITES

To achieve the vision of an active and vibrant community in Dalby, Council identified several sites of opportunity, primed for development right now. In April 2022, pre-eminent architects Blight Rayner were commissioned by Western Downs Regional Council.

Their task was to utilise the existing Planning Scheme and assess the Dalby CBD for opportunities, before developing notional concept designs for a number of sites.

These concepts serve as realistic examples of the types and scales of redevelopment opportunities which site owners, or owners of similar sites, could pursue under the current Planning Scheme.

This Development Investment Prospectus showcases redevelopment opportunities for a number of these locations, but is in no way an exhaustive or prescriptive document.

These development configurations could be pursued and presented, or used as a guide. Alternately, several of these examples are easily scalable or transferable to a number of other similar locations within the Dalby CBD.

SITES

Cunningham St & Stuart St Residential Over Retail



SITE 1: Residential Over Retail				
Level	Use	GFA (m ²)	GLAR (m ²)	No. of Apartments
Level 3	Residential	1,810		18
Level 2	Residential	1,810		18
Level 1	Residential	1,810		18
Ground	Retail, Lobby, Service	2,543	2,548	
Basement	Residential Car Park	4,580		
Total		12,553	2,548	54
Site Cover %				86%
Residential Density				2.9 Dwellings per 250 m ²

GFA; Gross Floor Area | GLAR; Gross Lettable Area Retail



Site Area 1,638m²

54 147

Site 1 is located on the corner of Cunningham and Stuart Streets. This large site will benefit from the exciting activation of the nearby 120 Cunningham Street square, 'Mary's Place'. The location offers strong potential for ground level retail and food and beverage outlets fronting Cunningham Street, as well as an internal urban destination space activated by outlets and accessed by laneways.

A primary laneway off Cunningham Street extends through to Marks Lane while the longitudinal laneway connects to Stuart Street to optimise permeability. Long's Lane could itself become another retail food and beverage laneway, particularly with adjoining owner involvement and support.

With vehicular access from Marks Lane, subject to traffic capacity, a basement level could accommodate approximately 147 car spaces providing support to retail and residential development above.

This plan provides an example outlet configuration which could readily varied to suit different sized tenancies.

This concept includes three levels of two and three bedroom apartments above, however the Major Centre Zone will allow up to two further levels. Eighteen apartments per level offers a total 54 apartments, and the configuration allows for possible staging of development.

Exposure to both external street or lane and internal courtyard provides deep daylight penetration and natural ventilation for the majority of apartments.

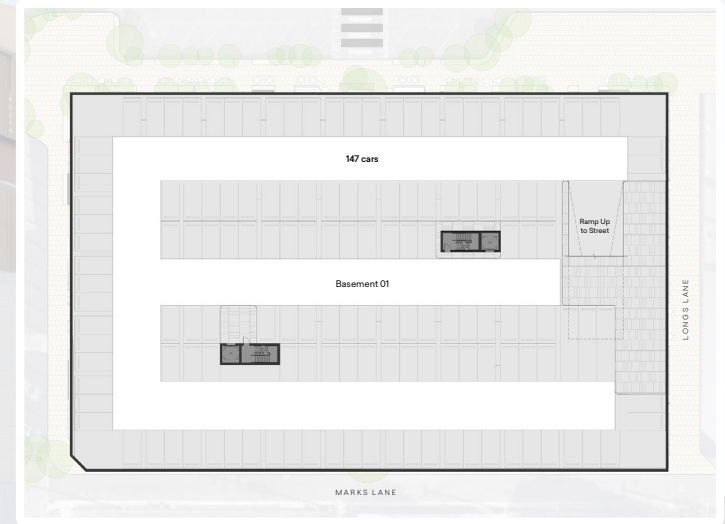
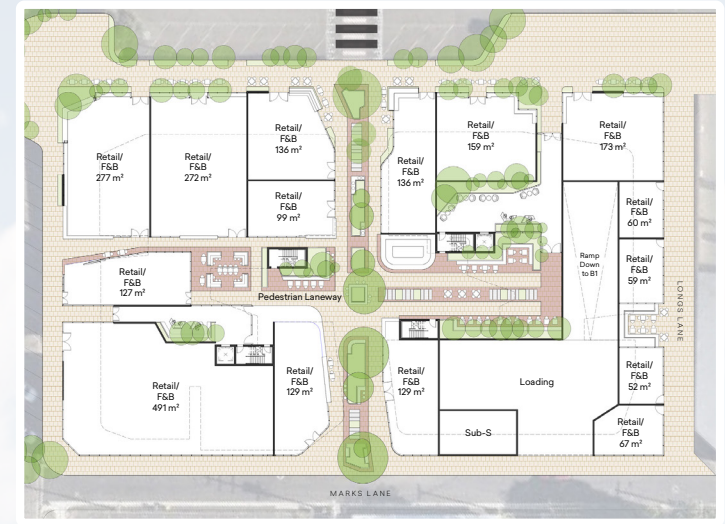
Apartments are accessed via lift to balconies for access which could be open or glazed as internal air-conditioned circulation spaces.

This concept is architecturally designed to highlight the corner of Cunningham and Stuart Street with primarily masonry construction and inset apartment balconies. This plan does not include character building street trees for illustrative purposes of the building design, however, trees could feature to enhance the outdoor appeal in 'bumpouts' in the footpath between parking spaces.



Site 01 Roof Plan

1800@A3 0 8 16 24m



Design by

BlightRayner

Archibald St & Condamine St

Residential Over Retail



Site 2 fronts Archibald Street and is a long, wide space that lends itself to several potentials due to its scale. The concept illustrated is designed to avoid basement carparking cost by providing at-grade parking along Dowies Lane, providing approximately 62 spaces.

Although the Planning Scheme allows up to six storeys, this concept illustrates three levels of apartments above a retail outlet and commercial office ground level. The development is divided in half to enable staging if desired.

The concept offers eight apartments per portion, per level totaling 45 apartments, with the assumption of one car space per apartment and 17 spaces for retail and commercial outlet staff, thus no public carparking subject to Council approval. One basement level could optionally allow the ground level to be used for public carparking if desired.

Apartments may comprise two and three bedroom configurations serviced by a central lift core in each portion, and a courtyard space that could be used for outdoor dining or passive recreation.

Site Area 4,680m² 🏠 45 🚗 62

SITE 2: Residential Over Retail				
Level	Use	GFA (m ²)	GLAR (m ²)	No. of Apartments
Level 3	Residential	1,457		15
Level 2	Residential	1,457		15
Level 1	Residential	1,457		15
Ground	Retail, Lobby, Service	1,315.6	1,245.4	
Total		5,686.6	1,245.4	45
Site Cover %				62%
Residential Density				2.4 Dwellings per 250 m ²

GFA; Gross Floor Area | GLAR; Gross Lettable Area Retail



Design by

BlightRayner



Patrick St & Marble St

Hotel Over Retail

SITE 3



Site Area 3,773m² 🏠 54 🚗 48

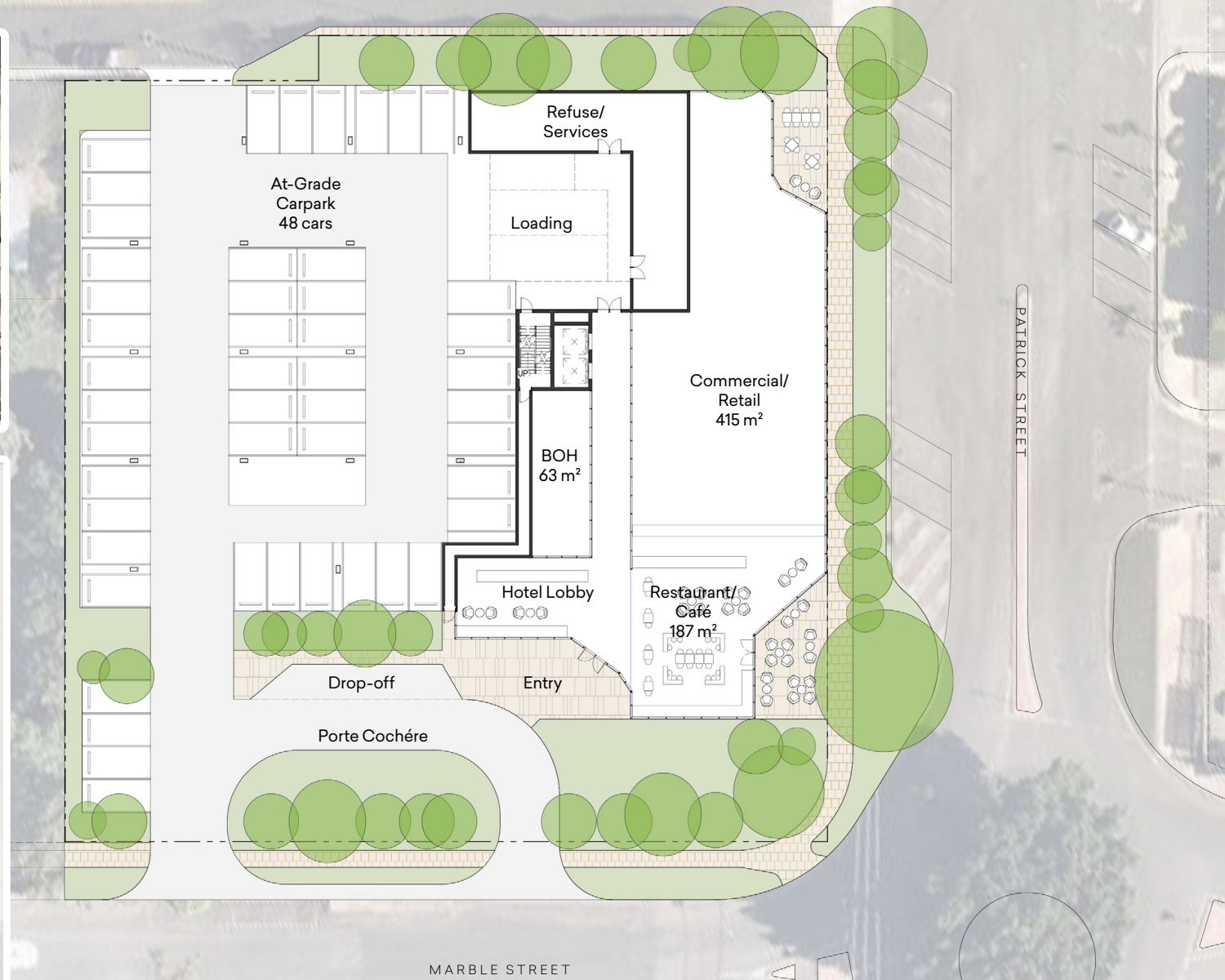
SITE 3: Hotel Over Retail				
Level	Use	GFA (m ²)	GLAR (m ²)	No. of Suites
Level 3	Hotel	800		18
Level 2	Hotel	800		18
Level 1	Hotel	800		18
Ground	Retail, Lobby, Service and Carpark	728	602	
Total		3,368	602	54
Site Cover %				63%
Accommodation Density				1.4 Suites per 100 m ²

GFA; Gross Floor Area | GLAR; Gross Lettable Area Retail

Site 3 features an approximately square, sloping site with strong potential for a hotel or serviced apartment development, taking advantage of frontage and views to Myall Creek and parkland.

This concept presents three levels of hotel units or serviced apartments above a lobby, retail and commercial level, with ground level carparking for approximately 48 car spaces. The site is designed to coincide with the height of Marks Lane so that it is largely above flood level. The porte cochere up from Marble Street should be sloped to create a bund defence against flooding.

18 studio and one bed units on each level provide for a total of 54 suites, however a hotel configuration would provide a greater number of units per level. Development on the site could be as high as 6 levels under the Planning Scheme, which would require more carparking or basement space and therefore flood mitigation measures.



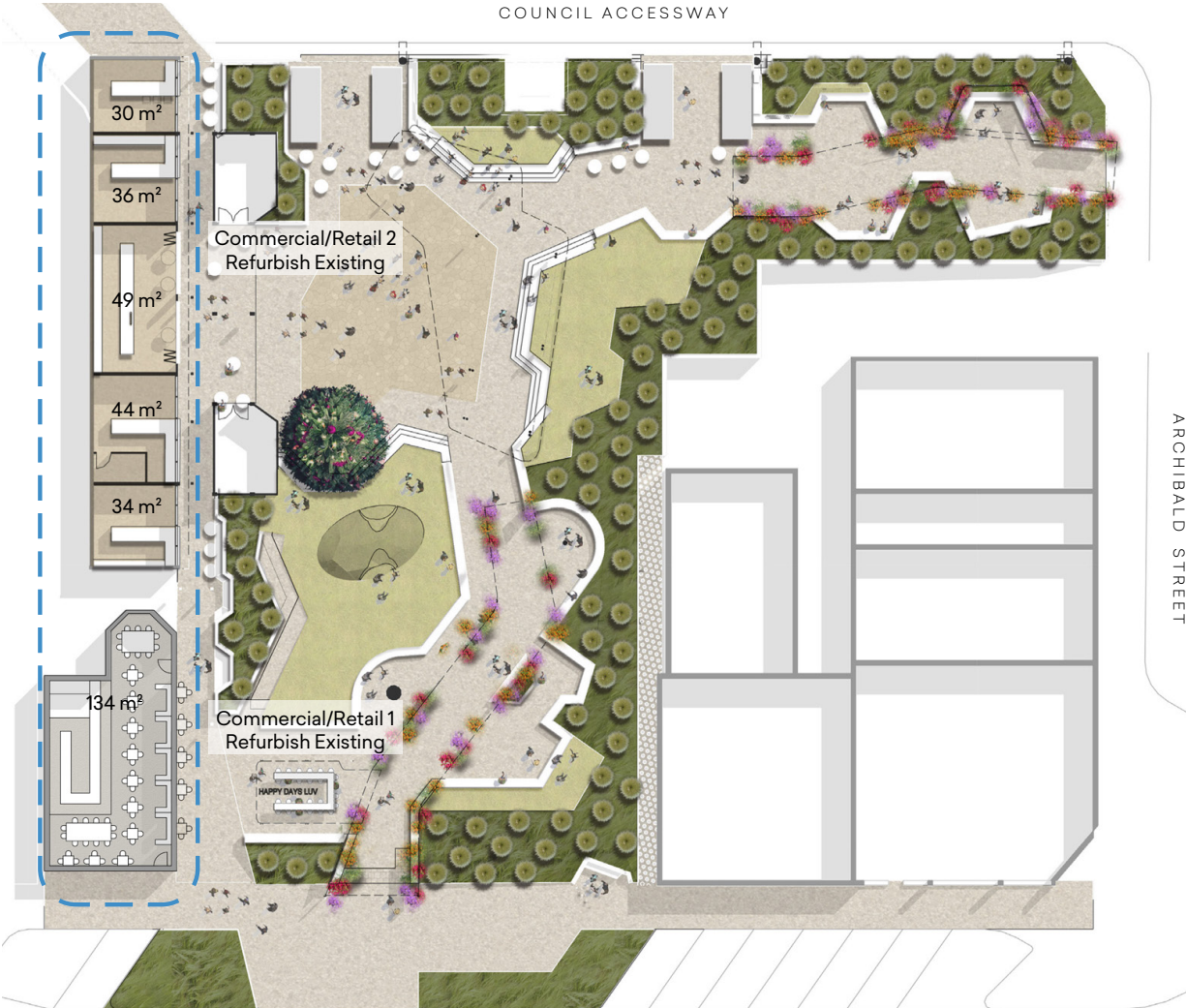


126 Cunningham St Commercial/Retail Refurbishment

SITE



Site Area 6,353m² 🚗 64



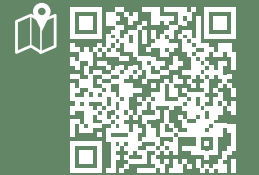
Dalby's newest outdoor community space, Mary's Place at 120 Cunningham Street offers the heart of Dalby a vibrant and active place within the CBD. This concept illustrates the potential in converting the historic building on Cunningham Street into a fine dining restaurant to take advantage of its adjacency to Mary's Place.

The building adjoins the main arrival space into Mary's Place and an easement which connects Cunningham Street to public carparking beyond the square. The arrival space and easement draws extensive pedestrian movement which would enable a restaurant in the building to become a central and prominent attraction of Dalby.

The long, narrow single-storey building could be re-imagined as a series of small outlets serving the public square, including food outlets, cafés or bars. The accompanying 3D image illustrates a potential view along the easement with outdoor seating for the outlets.

This attractive walkway is covered in translucent polycarbonate for daylight penetration and features hanging planting to enhance attractiveness and provide shelter for dining and socialising.

The concept shown is diagrammatic only



Design by
BlightRayner

SITE 5

Condamine St & New St
Office Over Retail

Site Area 6,353m²
NLA 2,471 m²



 64

Level 1: Office Use
GFA 2,541m²
Ground: Retail & Carpark
GFA 2,765m²

Total GFA: 5,306m²
Site Cover: 56%



A long, linear site fronting Condamine Street (Bunya Highway) has great exposure and traffic access suitable for a commercial redevelopment, with strong potential for considered residential apartments above commercial offices and showrooms.

The concept details a series of ground level commercial units featuring four office floorplates with an approximate area of 900m² NLA each. Upper floorplates can be readily subdivided into 450m² NLA segments.

Designed to feature 3 levels overall, this concept could be higher to cater for identified demand. To facilitate staging in two portions, this concept features centralised service cores.

In the event that basement carparking was cost prohibitive, this design provides for at-grade carparking at the rear of the site along Starlings Lane. This will cater for approximately 64 car spaces, equating to approximately 1 car space per 85m² excluding visitor parking.

The site adjoins the State heritage-listed Dalby Fire Station which necessitates heritage approval for adjacent new development.



Cunningham St & Roche St

Office Over Retail



SITE 6



Site Area 3,300m² NLA 2,918m²  36

Site 6 occupies a prominent corner site which presents to traffic entering Dalby via Cunningham Street and nearby roundabout.

The concept features an attractive two storey building with large floorplate office space over ground level of smaller commercial office or retail outlets, most likely facing Cunningham Street. At-grade parking accessed off Roche Street or Starlings Lane is illustrated to provide an example of construction without undercover parking.

Ground level could offer great showrooms facing Cunningham Street, and service type retail or commercial offices at the rear.

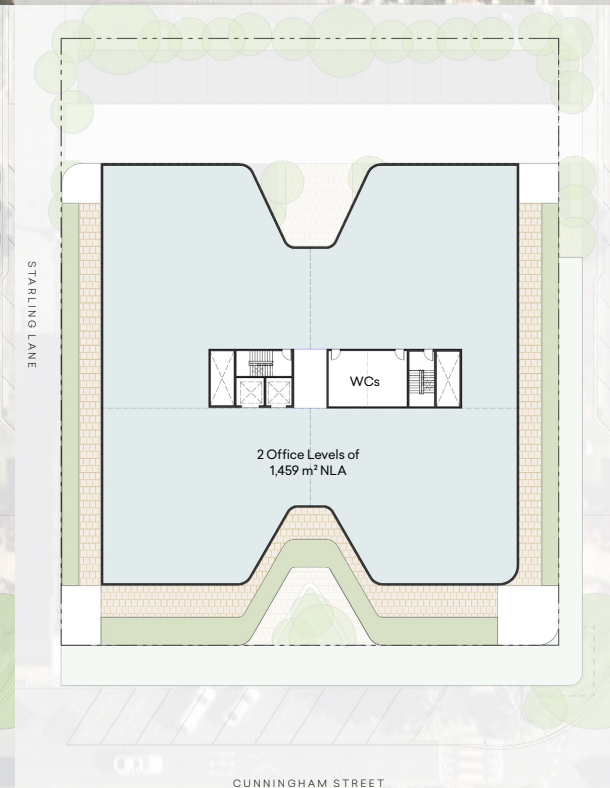
The two upper office levels provide 1500m² NLA or greater totalling over 3,000m² NLA, suited to a government department or similar.

The concept design adopts the principle of creating strong corner identity as also illustrated for Site 1 further along Cunningham Street. The building can in-fact be higher than 3 storeys as allowed by the Planning Scheme.

The concept allows for extensive subdivision of the office tenancy spaces as required.

SITE 6: Office Over Retail				
Level	Use	GFA (m ²)	GLAR (m ²)	NLA (m ²)
Level 3	Hotel	1,647		1,459
Level 2	Hotel	1,647		1,459
Level 1	Retail and Office	1,633	1,538	
Ground	Retail, Service and Carpark	1,351	1,403	
Total		6,278	2,941	2,918
Site Cover %				77.5%

GFA; Gross Floor Area | GLAR; Gross Lettable Area Retail



**LET OUR PLANNING
SCHEME WORK
FOR YOU**



The Dalby CBD Development Investment Prospectus is designed to provide conceptual examples of how the Planning Scheme could be applied, with application-ready concepts.

These concepts are not prescriptive, and could be adapted to suit different application or location within Dalby.

www.wdrc.info/western-downs-planning-scheme

The Western Downs Planning Scheme supports a strategic vision of creating a vibrant and sustainable region by shaping the future of land use development decisions and instilling a fresh and innovative approach to managing long-term population and economic growth in the region.

Western Downs Regional Council prides itself on a supportive and facilitating Planning Scheme and a recognised track record of rapid development approvals for beneficial developments.

Supporting this scheme are proactive and forward thinking Planning and Development, and Economic Development Teams within Council. To investigate how the Western Downs Planning Scheme can work for you and your development, phone **1300 COUNCIL (1300 268 624)**

Café 63

In May 2023, hospitality chain Café 63 opened its doors in the Dalby CBD to capture a demand for alfresco dining within the CBD.

Franchise co-owner Linh Phan said the main driver to invest within the Dalby CBD was the strong and growing local appetite for contemporary and atmospheric hospitality destinations.

“We have enjoyed a fantastic and immediate local uptake from the community and passing travellers after opening our cafe on Dalby’s Cunningham Street,” Ms Phan said.

“Now is a fantastic time to further-enhance opportunities for Dalby’s CBD, and we’re excited for what’s in store for this great part of Queensland.”



WHO SHOULD INVEST?

Regional opportunities, strengths and capacities which support demand and facilitate business growth make Dalby a prime location for investors, business owners, entrepreneurs and startups.

If you are a:	There's opportunity for your investment
Local Investor	A great opportunity to redevelop your current property and take advantage of our growth
Developer	An opportunity to purchase competitively-priced properties and undertake some contemporary developments for a long term return
Business Developer	A great place to grow your business and capitalise on our pipeline of growth
Private or Government Corporation	An opportunity to invest in a fast-growing regional centre with great liveability

The opportunity to invest in the west is now.



1300 COUNCIL (1300 268 624) | WDRC.INFO

WESTERN DOWNS REGIONAL COUNCIL