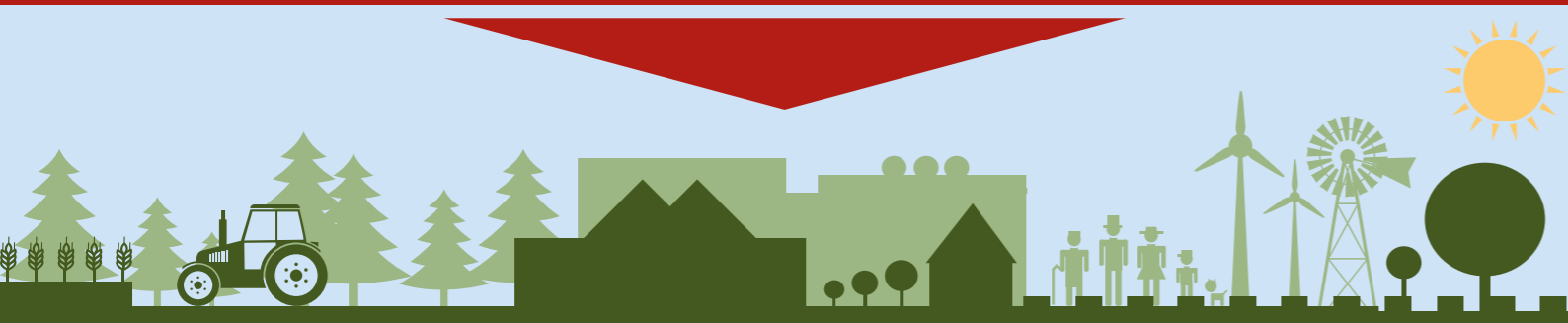


# MODERN LIVING, COUNTRY LIFESTYLE



# DALBY

## RETAIL INVESTMENT PROSPECTUS



"thanks to the Western Downs Region Council for their timely and professional conduct throughout the consideration of our Development Application"

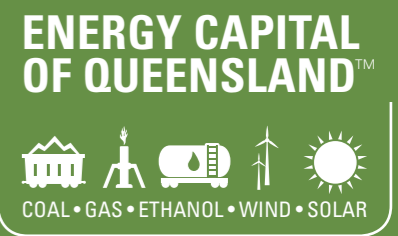
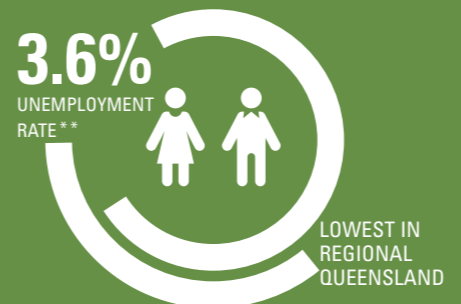
**ORIGIN ENERGY**  
Solar Farm Development - 6 week approval

"you've got gas you've got wind, you've got solar... this electorate is at the heart of the Australian economy... the energy, the food, the fibre... This is a very productive electorate"

**PRIME MINISTER MALCOLM TURNBULL**  
when visiting Western Downs  
March 2017



For more information and to discuss how we can assist, please contact: **Council's Economic Development Department**  
**1300 COUNCIL (07 4679 4000)**



\*\* FIGURES FOR WESTERN DOWNS LGA  
\* FIGURES FOR DARLING DOWNS - MARANOVA



# WE'RE OPEN FOR BUSINESS

## ACTIVE & VIBRANT TOWN CENTRE

NO FEES FOR FOOTPATH SIGNAGE, ADVERTISING, & SELLING

"30% OF MY BUSINESS COMES FROM WEST OF DALBY" EXISTING RETAILER

**5,500**  
NEW HOUSEHOLDS\*  
PROJECTED TO 2036

\$230K AVERAGE HOUSE PRICE\*

**63** DIVERSITY OF 15,220M2 GFA  
VACANT RETAIL SITES  
READY & WAITING

**IDENTIFIED OPPORTUNITY FOR**

- BAKERY/PÂTISSERIE
- RESTAURANTS & CAFES
- FASHION STORES
- FURNITURE/BEDDING

**\$450K\***  
AVERAGE BUSINESS  
TURNOVER

360+ MEMBERS DALBY  
CHAMBER OF COMMERCE

- ADVICE
- TRAINING
- SEMINARS
- NETWORKING
- INFORMATION

**11.5%**  
OF THE TOTAL MAJOR  
CENTRE ZONE SITE SPACE  
= UNDEVELOPED LAND

**4,865\***  
BUSINESSES

POPULATION  
**34,030\***  
AV. ANNUAL GROWTH 1.4%

**\$3.3BILLION**  
GRP↑\$600M

12.5% ANNUAL\*  
GROWTH PER CAPITA

**3.6%\*\***  
UNEMPLOYMENT

**BIG BOX RETAILERS**

COLES  
WOOLWORTHS  
SUPERCHEAP AUTO  
TARGET COUNTRY  
BIG W  
HARVEY NORMAN ELECTRICAL

DOMINOS  
SUBWAY  
BUNNINGS\*  
ALDI\*  
\*BEING DEVELOPED

= CUSTOMER PULLING POWER!

WIND FARM  
= 350 NEW JOBS

**83.7%\***  
LABOUR PARTICIPATION  
RATE

**EXPANDING AGRICULTURE**

ROUNDED AND DIVERSE ECONOMY

**ENERGY CAPITAL OF QUEENSLAND™**

COAL • GAS • ETHANOL • WIND • SOLAR

**4**  
NEW  
SOLAR FARMS =  
1,000 NEW JOBS

**2ND LARGEST SALE YARDS**  
IN QUEENSLAND

ROMA 3HRS

WARREGO HIGHWAY

BRISBANE 2.5HRS

## INCREASED CERTAINTY + REDUCED RISK + SHORTENED TIMELINES = GREATER INVESTOR CONFIDENCE

### WELCOME...

With exceptionally low unemployment, averaging at just above 3% for the last three years, Dalby is the service epicentre of a growing and diverse regional economy; across numerous forms of agriculture, mining and manufacturing.

And most recently, \$700 million invested in renewable energy.

Dalby is the gateway to the Western Downs, one of Australia's strongest regional economies, and centrally located less than three hours west of Brisbane.

With the Toowoomba bypass set to open in 2018 and the new Wellcamp Airport already operational, access to east coast and international markets has never been easier.

Some big retail players like Bunnings and ALDI have already realised this potential, both set to open in Dalby in 2017.

They will complement the existing mix of independent retailers across fashion, furniture, Fast Moving Consumer Goods (FMCG), hardware, sport and recreation as well as food and beverage.

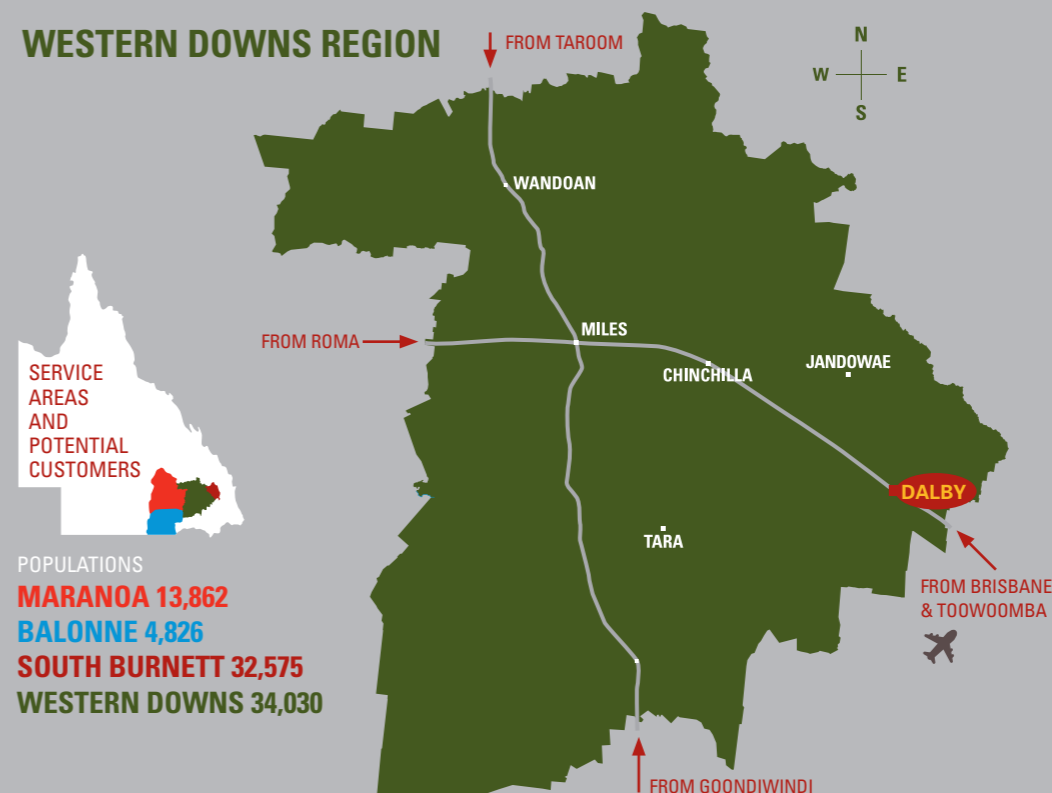
Dalby is open for business and we are inviting retailers, franchisors and investors to get in quick, because there is no better place than the Western Downs.

Dalby not only offers modern living with a country lifestyle, but amazing retail opportunities.

### WDRC is a Council committed to enabling economic growth

- New planning scheme makes investment simple
- A pragmatic approach to assessment
- Highly competitive application fees
- Support through the process

## WESTERN DOWNS REGION



We'll be the first rest stop, west of Brisbane when the Toowoomba bypass is completed

"WE'VE MADE A COMMITMENT TO BUY LOCAL BECAUSE LOCAL SPEND BUILDS STRONGER LOCAL ECONOMIES, WHICH IN TURN CREATES STRONGER LOCAL COMMUNITIES"

*Cr Paul McVeigh, Mayor, Western Downs Regional Council*

INFORMATION IS THE LATEST AVAILABLE AT TIME OF PRINT  
\*FIGURES FOR WESTERN DOWNS LGA  
\*\*FIGURES FOR DARLING DOWNS - MARANOA