

Submission ID: O-0389
Date Received: 23/3/26, 5:50 pm
Name: Glen Winney
Organisation Name: Fraser Coast Property Industry Association
Submission Topic: Electorate Boundaries
Electoral District: Hervey Bay

Submission:

Queensland Redistribution Commission

Electoral Commission of Queensland
GPO Box 1393
Brisbane QLD 4001

Subject: Objection to Proposed Boundary Realignment of the Hervey Bay Electorate

Dear Commissioners,

I write on behalf of the Fraser Coast Property Industry Association (FCPIA) in my capacity as President to object to the Queensland Redistribution Commission's draft proposal to transfer parts of Eli Waters and Urraween from the Hervey Bay electorate to Maryborough and to retain the Nikenbah Sports Precinct in Maryborough.

Our Association represents property owners, developers and allied businesses across the Fraser Coast. Our members are deeply invested in the future of Hervey Bay and rely on strong local representation to support infrastructure, services and community facilities.

1. Hervey Bay Public Hospital

The Fraser Coast Regional Council records Hervey Bay Hospital's address as 141-169 Urraween Road, Urraween. Under the draft proposal, this locality would move into Maryborough. Maryborough already has its own hospital; if the redistribution proceeds, Maryborough would contain two public hospitals while Hervey Bay would have none. Hervey Bay's population is older than Queensland's average (median age 51) and more than one fifth of its workforce is employed in health care and social assistance. Relocating the hospital to a neighbouring electorate would deprive our residents of direct representation over their primary health facility, risking reduced advocacy and future funding.

2. Nikenbah Sports Precinct

Fraser Coast Regional Council's 60 hectare sports precinct at Nikenbah opened in 2019 and includes netball and soccer fields as well as the Bendigo Bank Basketball Stadium, recently finished. The precinct primarily serves Hervey Bay clubs and is a key tool for youth retention. Most Hervey Bay suburbs are

within 5-14 minutes of the site, whereas Maryborough is about 20 minutes away. A Maryborough member will always prioritise facilities in their own city. To ensure continued investment in our sports infrastructure and support youth retention, the precinct should return to the Hervey Bay electorate.

3. Growth in the Dundowran-Nikenbah corridor

The Fraser Coast Council has identified the Dundowran-Nikenbah corridor as a major growth area, with the potential for around 20,000 new homes and a future population of over 50,000 people. Population forecasts anticipate an increase of more than 1000 dwellings a year through to 2046. Large developments in the Dundowran corridor, some proposing 1,800, 900 and 1,000 lots, are either before council or imminent. These new estates will add thousands of residents to the Maryborough catchment.

Our Association's market intelligence indicates that greenfield estates across the Fraser Coast are expected to deliver approximately 800 to 1,200 residential lots each year over the next two decades. A significant share of this supply will be in the Dundowran growth area, within the Maryborough catchment under the proposed boundaries, particularly the large estates we have nominated. This level of development will keep Maryborough's enrolment numbers strong. Returning key infrastructure precincts to Hervey Bay will therefore not harm Maryborough's numbers but will ensure voters who rely on those facilities have proper representation.

4. Population projections and enrolment numbers

According to the Commission's own data, the proposed boundaries would reduce Hervey Bay's enrolment from 45,575 (+13.40%) in September 2025 to 40,984 (+1.98%), with a projected 2032 enrolment of 44,076 (-1.35%). Maryborough's proposed boundaries are projected to have about 45,771 electors in 2032, which is still roughly 2.44% above the quota. These figures demonstrate that Maryborough remains over quota even after gaining parts of Urraween and Eli Waters. Based on our industry knowledge of the development pipeline in Dundowran, the Commission's population forecasts for Hervey Bay understate future growth. Returning the hospital precinct and the Nikenbah Sports Precinct to Hervey Bay will not push Hervey Bay beyond the permissible $\pm 10\%$ variation prior to the next redistribution; it will more accurately reflect where population growth is occurring and modestly reduce Maryborough's enrolment. We acknowledge that Eli Waters may remain in Maryborough; our primary concern is that the hospital and sports precinct are represented by the local member.

5. Road infrastructure advocacy

Hervey Bay state members have long advocated for the major upgrade of the Maryborough-Hervey Bay Road and Pialba-Burrum Heads Road intersection at Eli Waters. The Queensland Department of Transport and Main Roads

commenced Stage 1 works in August 2024 to prepare for construction. The upgrade will signalise the intersection, duplicate sections of road to four lanes and improve safety and capacity for motorists, pedestrians and cyclists. This is a significant infrastructure project that is years behind schedule and needs continued advocacy from our local member to ensure timely completion.

Another important priority is the Maryborough-Hervey Bay Road-Chapel Road intersection. The FCPIA 2024 Priority Projects document lists planning and upgrading this intersection as essential to cater for growth south of the ridge line/Nikenbah and to provide a connection to the Maryborough Rail Trail. This intersection is the next major bottleneck on the route to the sports precinct, and a Hervey Bay member needs to be advocating for its upgrade.

Moving the boundary along Maryborough-Hervey Bay Road will ensure that both the Eli Waters intersection upgrade and the future Chapel Road intersection remain within Hervey Bay, so the local member can champion these projects and associated infrastructure expansions.

Requested change

To preserve community of interest and provide fair representation, we propose that the western boundary of Hervey Bay follow Maryborough-Hervey Bay Road ****all the way down to the Boral Road intersection****. This change would ensure the hospital precinct, the Nikenbah Sports Precinct and any future expansions are clearly within the Hervey Bay electorate. It would also place the key road intersections requiring upgrade under the representation of the Hervey Bay member.

Thank you for considering our submission. We would appreciate the opportunity to discuss these issues further.

Yours sincerely,

Glen Winney
President, Fraser Coast Property Industry Association (FCPIA)

Submission Attachments

Amended State electoral district - Maryborough.pdf
20260320FCPIA Submission Letter Boundary Update.pdf

17 March 2026

Queensland Redistribution Commission

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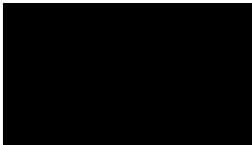
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Yours sincerely,



Glen Winney
President, Fraser Coast Property Industry Association (FCPIA)

MARYBOROUGH

- Proposed state electoral district
- Current state electoral district
- Local Government area (LGA)
- Amended FCPIA recommended State electoral district boundary

