

# CARNARVON WATERFRONT

## Development Opportunity

Commercial | Tourism | Mixed-Use



Located in the heart of Carnarvon are multiple sites presenting exciting opportunities for commercial, tourism or mixed-use developments.

Image courtesy: Tourism Western Australia

Strategic State Government lots on the waterfront are being released to facilitate private investment, create new job opportunities and contribute to State objectives such as regional prosperity.

Development possibilities include boutique hotel accommodation, fine dining featuring local produce, a range of flexible commercial spaces, and more.

Information and investment facilitation support is available to prospective investors looking to develop an iconic precinct for Carnarvon, a town that's been labelled the next Broome.





## About CARNARVON

Carnarvon overlooks the Indian Ocean, 900 kilometres north of Perth and is ideally positioned as the regional centre of the Gascoyne.

It is home to the majority of the region's residents and is an important hub for a range of government departments and services.

Known by many as WA's food bowl, Carnarvon boasts a world-class fishery and the famous Gascoyne horticultural district.

The town is nestled between two beautiful World Heritage areas, Shark Bay to the south and Ningaloo Coast to the north.

Inland, you'll find Mount Augustus (the world's biggest monolith), authentic pastoral experiences and, at the right time, a spectacular wildflower show.

Carnarvon enjoys an enviable temperature range throughout the year, only 0.2 degrees warmer than Perth in the height of summer, and around 4 degrees warmer in winter.



## VISITORS

The domestic tourism season is from April/May to September/October, with the Gascoyne being of importance as a winter getaway for intrastate tourists.

This period in the Gascoyne is typified by mild and sunny weather and coincides with the annual visitation of whale sharks and other marine megafauna.

International tourists tend to visit during the summer period of October to December which coincides with winter in the northern hemisphere.

## ACCOMMODATION

Accommodation providers in the coastal areas of the region, including Carnarvon, operate at almost 100%

occupancy in peak season from April to September with demand being greater than supply during these months.

In Carnarvon, the accommodation options are primarily caravan parks and hotels/motels, with backpackers, apartments and holiday house rentals also available.

## ACTIVITIES AND EVENTS

The Gascoyne is primarily a nature-based destination with the most popular visitor activities being marine encounters and outdoor activities.

In general, the region attracts domestic visitors for wildlife experiences, beach, fishing and boating, exploring national parks, and four-wheel drive touring.

Many annual events continue to grow and bring visitors to Carnarvon, including the Gascoyne Food Festival, Gascoyne in May, Carnarfin Fishing Tournament, Gascoyne Dash and Carnarvon Windfest.



## CULTURAL CONNECTIONS

Australia's Aboriginal people are recognised as the oldest living culture on earth and Tourism WA data shows that almost 80% of visitors to WA in 2018 expressed an interest in taking part in an Aboriginal cultural experience.

Carnarvon's Gwoondwardu Mia, Gascoyne Aboriginal Heritage and Cultural Centre, celebrates the culture and country of the five Aboriginal language groups of the Gascoyne Region: Yinggarda, Bayungu, Malgana, Thadgari and Thalanyji.

With a permanent collection, exhibitions, Artist-in-Resident program, event space, shop, garden and café, the centre provides an exceptional opportunity for visitors to experience a spiritual, cultural and emotional connection to the landscape and its people.





## **85 OLIVIA TERRACE**

**LAND AREA:**  
**7422sqm of**  
**shovel-ready**  
**land**

**ZONING:**  
**Zoned**  
**Regional**  
**Centre**

In a prime location on the Carnarvon Fascine waterfront, the site of the former police and courthouse precinct is now ready for development, following recent demolition of the original buildings.

This large block on the corner of Robinson Street is considered the best commercial or tourism site available in town.

It is identified in the Carnarvon Civic Precinct Revitalisation Plan 2020 as having the potential to transform the streetscape and enhance vitality by creating active and lively street frontages.

## **69-71 OLIVIA TERRACE**

**LAND AREA:**  
**1305sqm of**  
**shovel-ready**  
**land**

**ZONING:**  
**Zoned**  
**Regional**  
**Centre**

Two adjacent lots are available, with a combined area of 1305 sqm (0.32 acres):

- 69 Olivia Terrace, Lot 1324 – 609 sqm (0.15 acres)
- 71 Olivia Terrace, Lot 1325 – 696 sqm (0.17 acres)

Directly opposite these lots is the landscaped foreshore area with playground, barbecue and picnic areas, walking paths and the town beach.



Gascoyne Development Commission is interested to talk to prospective investors about co-investment opportunities where there are clear public benefits associated with the development of this land.

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For more information about the properties for sale, please contact the appointed agent, Ray White Carnarvon.

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Please note: All prospective investors must do their own due diligence and seek independent advice on this investment and development opportunity.