CERTAINTY
&
DELIVERY

Fraser Coast's Critical Project Window: Locking in Workforce Accommodation at Susan River Village

REGIONAL COMPETITION AND STRATEGIC CERTAINTY

The **Fraser Coast** is on the cusp of a historic project boom. Infrastructure upgrades, renewable energy initiatives, and health precinct redevelopments are converging in the region, as documented in the latest Queensland Major Projects Pipeline Report and Fraser Coast Regional Council economic updates. As projects start and workforce mobilisation intensifies, senior executives and government decision-makers face a hard strategic fact: the supply of fit-for-purpose workforce accommodation is finite, and hesitation can imperil delivery, cost, and risk.

THE REGIONAL PROJECT LANDSCAPE: A FINITE WINDOW OF OPPORTUNITY

Queensland's government pipeline reporting highlights billions in investments across the Fraser Coast from 2025 onwards, including the new Bundaberg Hospital, new hotel developments, and large-scale renewable energy projects (QMPR, 2025). The region's economic development authorities have issued repeated warnings about housing and accommodation shortages, with local industries from tourism to health already experiencing capacity constraints (Fraser Coast Regional Council Media Releases, 2025). As major construction, resource, and infrastructure ventures mobilise, the risk of accommodation bottlenecks grows. Historical case studies, including statements from council officers and industry leaders, underscore that leaving workforce accommodation arrangements to the last minute is not just a logistical inconvenience, it is a project-level risk with consequences for safety, retention, and delivery.

ACCOMMODATION AS A STRATEGIC PROJECT ASSET, NOT A COST LINE

Quality accommodation is a critical enabling asset, not merely an operational afterthought. Base Quadrant's Susan River Village is a purpose-built, strategically located workforce accommodation facility on the Fraser Coast. With 330

modern ensuite rooms (and DA approval to expand beyond 400), the site's finite capacity and professional management offer unmatched certainty, allowing project leaders to avoid last-minute cost premiums, long commutes, fragmented crews, and fatigue-related safety issues (Safe Work Australia, 2024). Fit-for-purpose villages like Susan River offer proximity to site, integrated operations, and scalable bookings, directly supporting productivity, safety, and workforce retention. As recent FIFO workforce studies show, substandard or scattered accommodation arrangements lead to measurable productivity losses, with over $20 million lost per 1,000 workers annually due to fatigue and churn (Australian Financial Review, 2024).

CAPACITY CONSTRAINTS AND THE RISK OF DELAY: THE COST OF INACTION

Once the bed capacity at Susan River Village is allocated to projects, late movers are forced to cobble together inferior, and often, more expensive solutions across the region. This creates logistical chaos: crews scattered from Gympie to Hervey Bay, increased travel allowances, short-term leases expiring mid-project, and a reliance on motels vulnerable to tourism peaks. Local council officials have cited instances where even critical workers have resorted to caravans during peak shortages, a risk no major project can afford (Fraser Coast Chronicle, 2025). This is not conjecture. Recent Queensland pipeline reports have repeatedly flagged accommodation supply as a key constraint threatening project timelines and cost certainty (QMPR, 2025). Purpose-built

capacity, like that at Susan River is rapidly snapped up by those who pre-commit. Once gone, returning fit-for-purpose supply mid-project is logistically and commercially improbable.

EXECUTIVE RECOMMENDATION: SECURE CERTAINTY, MITIGATE DELIVERY RISK

For C-suite leaders, government agencies, and major contractors, workforce accommodation must be central to project risk management and delivery strategy. Securing beds at Susan River Village early, with firm contracts, ensures:

- Delivery certainty: Schedules based on secure, proximal workforce deployment.
- Cost control: Avoiding last-minute pricing surges and inferior alternatives.
- Workforce wellbeing: Modern, managed accommodation to retain and support skilled workers.
- Risk mitigation: Reducing exposure to fatigue, safety, and compliance risks that escalate with scattered or short-term housing ("last-minute fix").

SECURE FRASER COAST'S STRATEGIC ACCOMMODATION ADVANTAGE BEFORE IT'S TOO LATE

The Fraser Coast will continue to attract major investment, but its workforce accommodation window is finite and closing fast. Sector and council data confirm that quality, scalable options like Susan River Village are the exception, not the norm. Strategic leaders and project owners must act decisively: guarantee operational runway by locking in workforce accommodation now, or risk being left with uncertainty, escalating costs, and delivery risk.

For further information on guaranteed workforce accommodation or to discuss project-specific requirements, stakeholders are encouraged to engage early to avoid last-minute risk and guarantee certainty of supply.

To arrange your visit, please contact Laif Jones 0417 296 373, to coordinate a time that works for you.