

ADVANCEROCKHAMPTON.COM.AU

# ROCKHAMPTON REGION INDUSTRIAL AREAS

The Rockhampton region is ideally positioned to provide goods and services to the wide range of industries which call Central Queensland home.



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**ADVANCE**   
**ROCKHAMPTON**

Economic Development,  
Tourism, Events & Marketing



**SIBELCO**

AUSTRALIA

# ECONOMIC HEART OF CQ

**With a diverse economy, vibrant lifestyle, high quality services and facilities, the Rockhampton region is ideally positioned as a key industrial service centre of CQ.**

Rockhampton's central location linking to major highways to the north, south and west, rail and air networks, and in close proximity to three Queensland coal basins makes it a major resource and industrial hub.

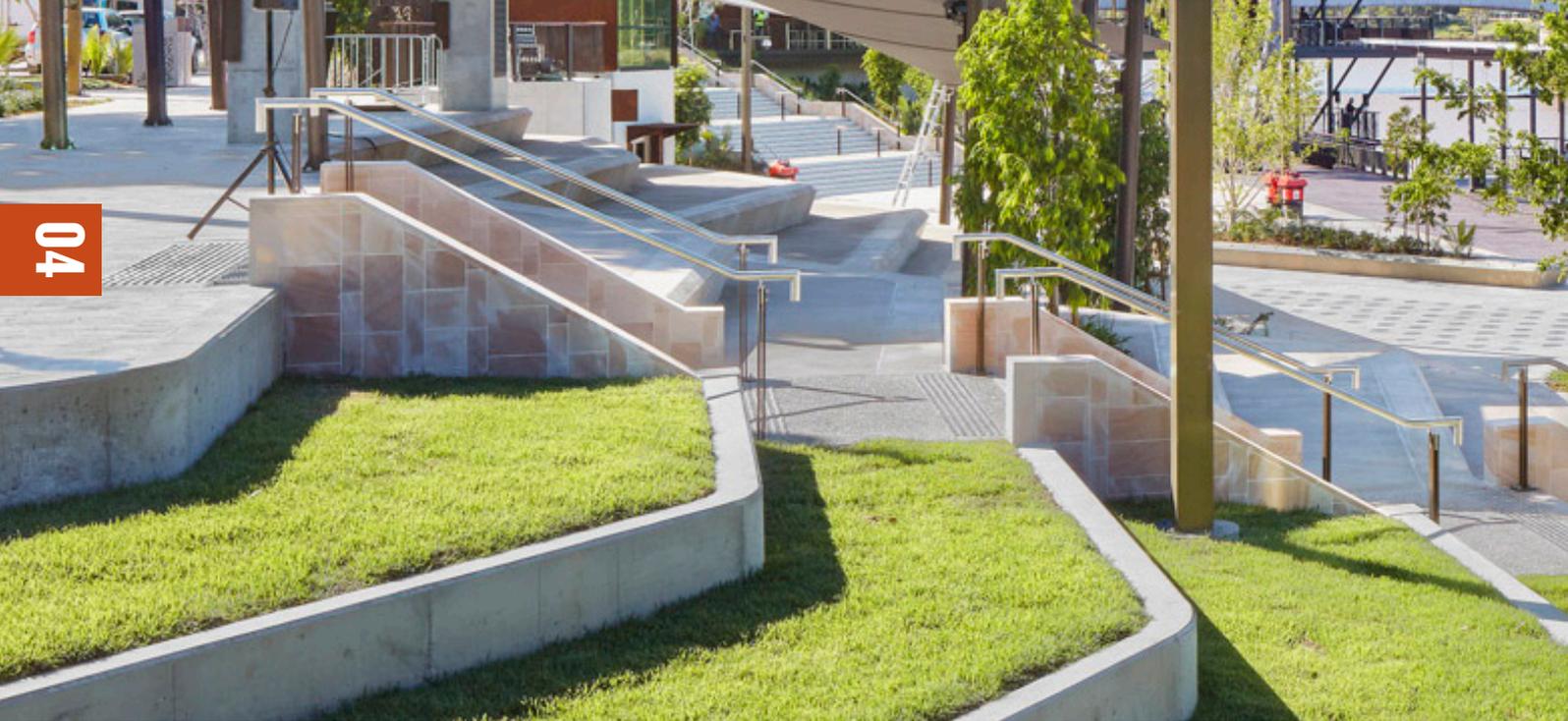
Current and future infrastructure projects earmarked to support the region's sustainability and growth include:

- › Upgrading both the northern entry highway and western directed Capricorn Highway to be four lane highways.
- › Completion of design and early acquisition work for the Rockhampton Ring Road to link Gracemere and Parkhurst with construction expected within five years.

- › Upgrading road, water and waste water infrastructure to continue expansion of the Gracemere and Parkhurst Industrial Areas.

The Rockhampton region offers unique investment opportunities as the broader Central Queensland region continues to grow.

We invite you to inspect Rockhampton's industrial parks to see for yourself why you should invest here.



## PRIME INDUSTRIAL REAL ESTATE

Rockhampton has a choice of quality industrial precincts across our city, servicing different business uses:

- › Gracemere Industrial Area;
- › Parkhurst Industrial Area;
- › North Rockhampton Industrial Precinct;
- › South Rockhampton Industrial Precinct; and
- › Waterfront and Marine Industry Zone.

## CONNECTING ROCKHAMPTON

Connectivity is a key strength in unlocking growth in the Rockhampton region – with a road network providing access to the Capricorn, Burnett, Leichhardt and Bruce Highways linking CQ's goods and services to the nation and beyond.

The Northern Rail Line runs through the region roughly parallel to the Bruce Highway and the Central Line runs west from Rockhampton to Blackwater, Emerald and Longreach.

With direct aviation links and international capacity, the Rockhampton Airport has an abundance of development opportunities to support the growth of the resources sector, agribusiness and tourism.

Only 62km south-east of Rockhampton, Port Alma and the Gladstone Port provides the region's seaborne access. In addition to being Queensland's busiest commodity port, Gladstone has a growing general cargo capacity with regular links to South East Asia. The port also has the capacity to transport special cargo such as explosives.

## DIVERSIFIED ECONOMY

Industry demand and investment play a significant role in the rising prosperity for the region's residents and businesses. The region boasts a robust and diversified economy with major contributions coming from agriculture, manufacturing, power generation, retail, education, health and defence as well as mining.

## WORKFORCE

The region possesses a highly skilled workforce across a wide selection of sectors, offering rewarding roles and career development opportunities giving residents the best of both worlds with its many urban-meets country offerings.

Rockhampton's workforce has key capabilities in construction, manufacturing, agribusiness and transport and logistics.

## COUNCIL FEES AND CHARGES

Under its current Development Incentives Policy, Council will provide a rebate of 75 per cent of the infrastructure charges for developments in the aged care and retirement, destination tourism, education and training, farm stay, medical, health and community services and resources sectors.

Eligibility criteria applies and projects must be completed within three years of the development application being approved by Council.

## SUPPORT SERVICES

Offering world class education, well established high level health facilities, specialist and allied health professionals, a thriving arts and culture scene and a sports and recreation hotspot, the Rockhampton region offers a broad range of support services to meet the community's needs.



© Florian Groehn

## LIVEABILITY AND LIFESTYLE ROCKHAMPTON

The Rockhampton region has one of the most attractive tropical lifestyles on offer in Queensland as it lies just to the north of the Tropic of Capricorn. The city links the Capricorn Coast to the east with the outback to the west and is the eighth largest urban centre in Queensland.



The region boasts a great mix of lifestyles including inner city, riverside, urban, suburban, village, rural residential and rural.

Rockhampton is a vital service centre for the wider Central Queensland region. Known as the “Beef Capital of Australia”, it hosts the internationally

famous Beef Expo every three years. In addition, it’s the commercial capital for CQ industry with numerous government and professional offices, four hospitals and numerous aged care and allied health facilities. The city also has an excellent range of theatre, leisure activities, restaurants, retail outlets, clubs and other recreational facilities.

Rockhampton Airport, which is able to take the largest passenger and freight aircraft, is an important cog in the region’s business and tourism infrastructure. It’s Australia’s 17<sup>th</sup> busiest airport with almost 600,000 domestic visitors annually with regular services to Brisbane and north.

## CAPRICORN COAST

Yeppoon and Emu Park combine to offer residents a picturesque coastal lifestyle close to the Pacific Ocean.

Primary services are located along the coast, but most of the necessary secondary and tertiary services are available in Rockhampton.

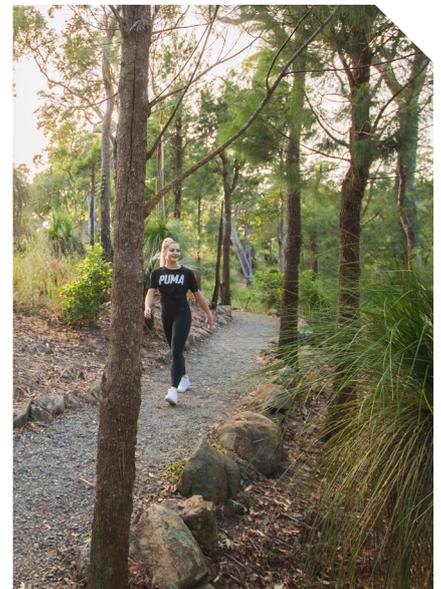
More than 30 per cent of residents living on the Capricorn Coast work in Rockhampton.

## GRACEMERE

The town of Gracemere has a population of 8002 residents as at 30 June 2019. It has a good range of primary services with most other service needs available in Rockhampton.

## RURAL SURROUNDS

There are a large number of rural residential blocks circling Rockhampton which give residents every chance of experiencing a variety of rural lifestyles. Families have every opportunity of undertaking rural pursuits, while having immediate access to the services of a contemporary city.





# ROCKHAMPTON STATISTICAL PROFILE



2019 Population

**80,665**



2036 Population Forecast

**112,701**



2019 Economic Value

**\$5.12B**



Value of Agricultural  
Products

**\$75M**



Added value of Tourism  
and Hospitality into  
Rockhampton

**\$250M**



Passengers through  
Rockhampton Airport  
Annually

**600,000**



Residents with a weekly  
income >\$2500

**15%**



Building Approvals

**123** (2018-19)  
**70** (Nov 2019- Mar 2020)



Residents with a Bachelor  
or higher degree

**12%**



Freight through Port of  
Gladstone (2018-19)

**\$124.8M**  
**tonnes**



Major Industry -  
Construction

**16%**



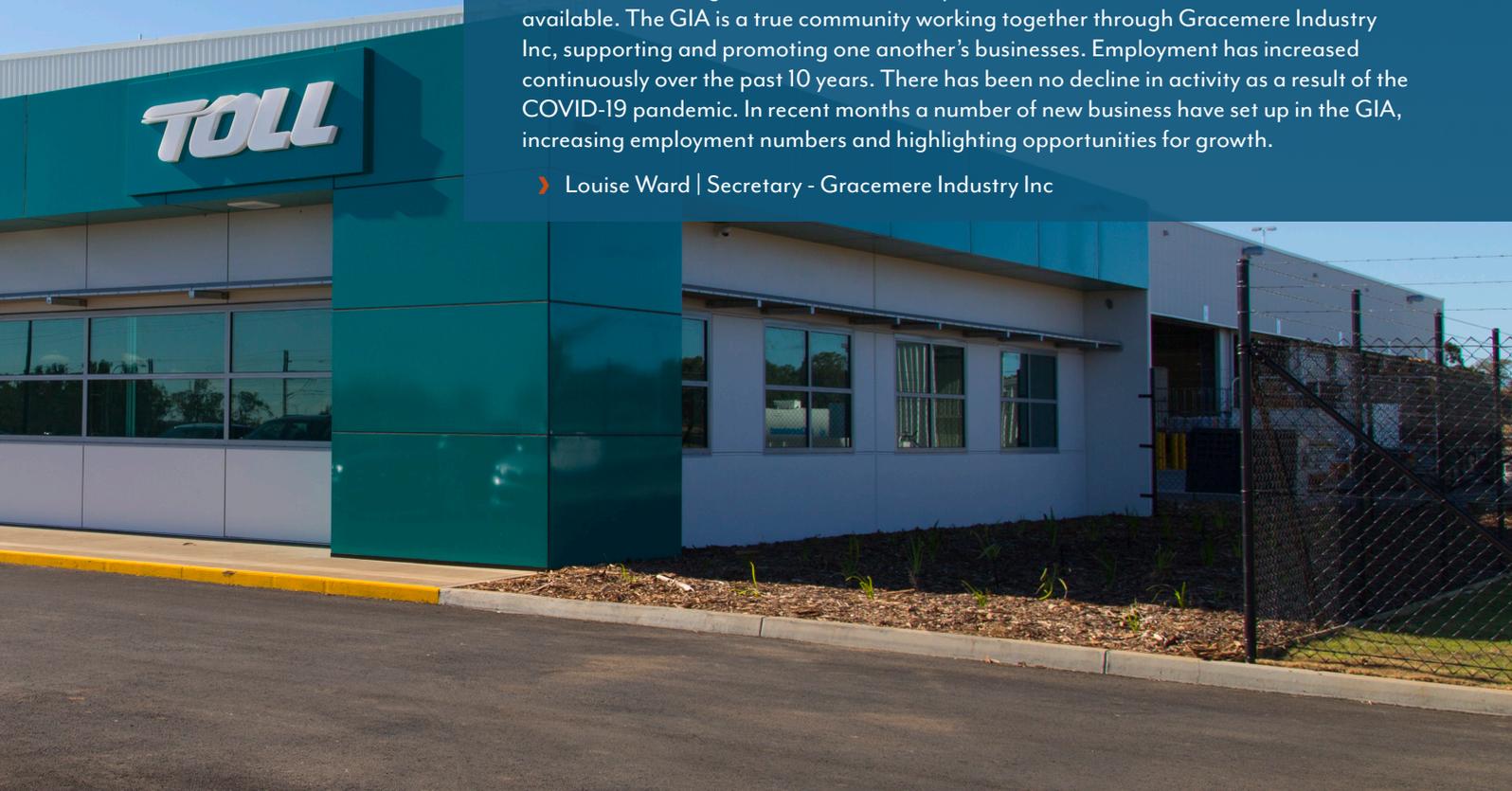
Local Employment by  
Industry

**15% Health**  
**10% Construction**  
**10% Education**



With its central location and great accessibility to the coal mines to the west and rural agricultural properties, the GIA is well established as a transport hub servicing those industries. It is ideal for dangerous goods depots, rail servicing, livestock transport and infrastructure project workshops and feature direct road train access into businesses which makes it a win-win for potential transport operators. GIA includes a major vehicle, earthmoving and transport auction centre, CQLX, fuel companies and transport, and a concrete batching plant. There is ease of access for oversized loads straight off the Capricorn Highway. The availability of established industrial blocks with caretakers' residences on site is a unique feature of the GIA. Fully serviced new industrial blocks are available for high, medium and low impact industries. All size industrial blocks are available. The GIA is a true community working together through Gracemere Industry Inc, supporting and promoting one another's businesses. Employment has increased continuously over the past 10 years. There has been no decline in activity as a result of the COVID-19 pandemic. In recent months a number of new business have set up in the GIA, increasing employment numbers and highlighting opportunities for growth.

› Louise Ward | Secretary - Gracemere Industry Inc



# GRACEMERE INDUSTRIAL AREA (GIA)

The Gracemere Industrial Area (GIA), located 10km west of Rockhampton, is designed to cater for low, medium and high impact industries. It is one of only a few industrial estates in Queensland capable of handling 23 and 25 metre B-doubles and Types 1 and 2 road trains directly off the highway.

The GIA is growing into one of Queensland's premier transport and logistics hubs perfectly located for businesses providing goods and services to the mining, gas and energy, transport, freight and logistics, agriculture and food processing, manufacturing and construction sectors.



SMW Group's location within Parkhurst Industrial Estate has been extremely advantageous to their business, and it suits both staff and clients perfectly, while being extremely affordable. Staff are able to live in Rockhampton's main centres, with only a 5-10 minute drive to work. Heavy equipment is able to be delivered directly from the Bruce Highway, with heavy and oversized loads directly accessing the workshop.

› Jack Trenaman | Director SMW Group



## PARKHURST INDUSTRIAL AREA

The Parkhurst Industrial Area was developed in the 1960s, and is situated to the north of Rockhampton beside the Bruce Highway and the Northern Rail Line with good access to the Shoalwater Bay Military Training Area. This industrial area caters for low, medium and high impact industries.

The Parkhurst Industrial Area, which will be linked to the GIA through the pending the construction of the \$1B Ring Road, is strategically located to support the minerals transformation, defence, mining, gas and energy, transport and logistics, construction, and manufacturing sectors.



Blue Ribbon Stockfeeds has a large Central Queensland bulk feed service area which stretches from Proserpine in the north and Alpha in the west, south to Gin Gin. Our operations base in Dooley Street, North Rockhampton is centrally located. Access, especially during Fitzroy River floods, has improved significantly since the construction of two bridges over the Yeppen flood plain, south of Rockhampton. We're now able to get trucks into and out of Rockhampton, even when the river's in flood. For us, the power system was up and going after two days when Cyclone Marcia struck in February 2015, giving us minimal down time.

Rockhampton is also a good transport hub which enables us to provide feed to clients outside the bulk feed service area and to collect goods from Brisbane and the ports along the Queensland coast.

› Andrew Childs | Director - Blue Ribbon Stockfeeds

# NORTH ROCKHAMPTON INDUSTRIAL AREA

This precinct was developed in the inter-war and post-World War II periods. It was built around the now demolished Rockhampton Power Station, the site of which is now used by Ergon Energy.

The industrial area contains an outside layer of light impact industry, while the core is for medium impact industry. The precinct is augmented by two parcels of special purpose land owned by the Queensland Government and associated entities.



One of the crucial factors which Elders faced when they wanted to relocate their premises in Rockhampton was road safety for their staff and clients. Elders were anxious to avoid the problems associated with negotiating a busy street like Gladstone Road. Our new site at 14 Stanley Street, Rockhampton provides safe access for all descriptions of vehicles from cars to B-doubles, while retaining ready access to the Bruce Highway.

› Virgil Kenny | Sales Specialist Elders Rural Property

## SOUTH ROCKHAMPTON INDUSTRIAL AREA

Rockhampton's original industrial precinct is located adjacent to the CBD. Catering for low impact industries, which provide services to local communities in Rockhampton and Gracemere.

This precinct is next to the special purpose land occupied by the former Rockhampton Railway Workshops. These workshops will be re-established in 2020 as one of the region's industrial and heritage hubs.



# WATERFRONT AND MARINE INDUSTRY ZONE

This zone has two precincts, the first is accessed from the Rockhampton-Emu Park Road and the second in South Rockhampton is bound by Quay, South, East and Stanley Streets.

The Lakes Creek precinct provides land on the Fitzroy River for waterfront and marine industries, which can include a limited number of industries which are ancillary to and support waterfront uses.

The South Rockhampton precinct will provide land for fishing-related activities.

# INDUSTRY ZONES

## LOW IMPACT INDUSTRY ZONE



Low Impact Industry Zones are used for low intensity activities that typically operate during normal business hours, such as manufacturing, producing, processing, repairing, altering, recycling, storing, transferring or treating products.

Business types could include:

- › Motor vehicle repairs
- › Landscape supplier
- › Transport terminal
- › Vehicle depot
- › Warehouse
- › Fitting and turning workshop

## MEDIUM IMPACT INDUSTRY ZONE



Medium Impact Industry Zones cater for a wide range of activities that may operate over extended hours. Uses in this category may require larger sites that are separated from sensitive land use to mitigate noise, dust, light and air emissions.

Examples of potential development include:

- › Spray painting and surface coating
- › Transport depot
- › Wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working)

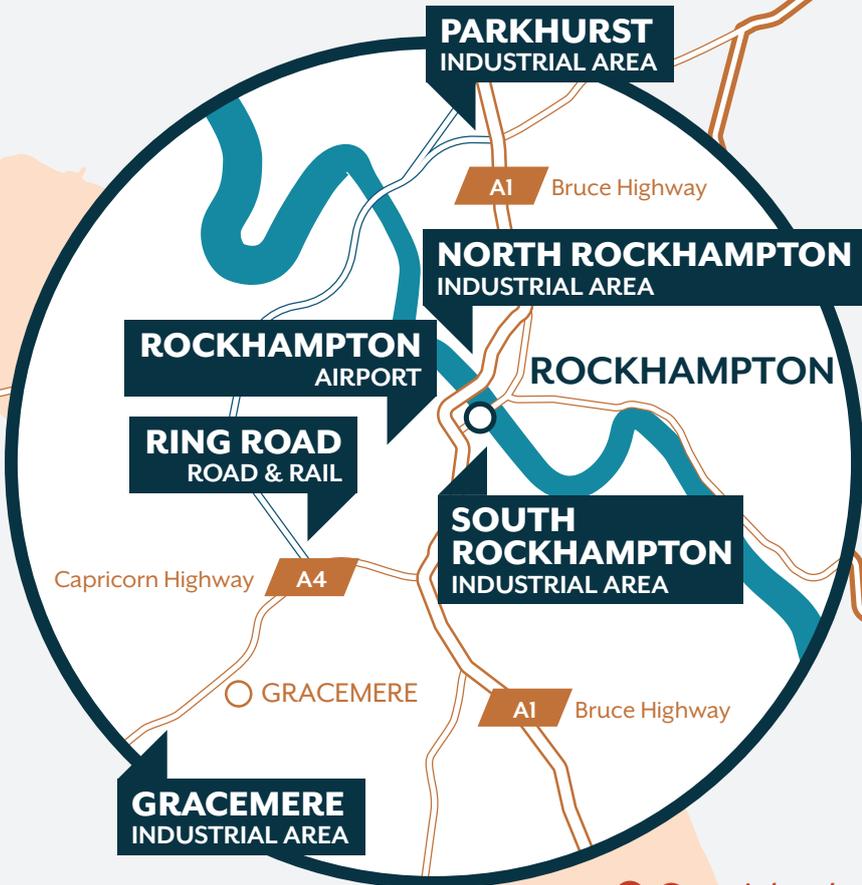
## HIGH IMPACT INDUSTRY ZONE



High Impact Industry Zones accommodate a range of industrial uses that are likely to have a greater potential for off-site impacts and require 24 hour operation.

This zone can predominately accommodate:

- › Abattoir
- › Concrete batching plant
- › Boiler making
- › Engineering and metal foundry



**ROCKY TO**

Bluff	174 km
Blackwater	195 km
Emerald	269 km
Middlemount	278 km
Clermont	381 km
Moranbah	419 km
Dysart	333 km

**GALILEE BASIN**

- Kevin's Corner
- Alpha
- Galilee (China First)
- South Galilee

BARCALDINE

A4  
Capricorn Highway

EMERALD

Collinsville

Byerwen

Moranbah North

MORANBAH

Peak Dov

CLERMONT

Gregory Highway

BOW



**SHOALWATER BAY**  
MILITARY TRAINING AREA

**BOWEN BASIN**

**KUNWARARA**  
MAGNESITE MINE

**ROCKHAMPTON**  
SEE INSET

**ROOKWOOD**  
PROPOSED WEIR

**STANWELL**  
POWER STATION

**SURAT BASIN**

Maps are not to scale and are indicative only

Labels on map: EN, MACKAY, Isaac Plains, Coppabella, Carborough Downs, vns, DYSART, MIDDLEMOUNT, Fitzroy Developmental Road, Yarrabee, Curragh, BLUFF, BLACKWATER, ALD, BLU, Callide, Dawson, BILOELA, GLADSTONE.



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