



ADVANCE Rockhampton
ROCKHAMPTON Regional Council

ROCKHAMPTON REGION

INVESTMENT PROSPECTUS

YOUR GUIDE TO INVESTING AND INVESTMENT
PARTNERSHIPS IN ROCKHAMPTON REGION,
AND HOW WE CAN HELP YOU.



ROCKHAMPTON REGION

Since its establishment in 1859, the Rockhampton region has proudly served as the vibrant economic heart of Central Queensland, showcasing our robust sectors in agriculture, energy, and resources.

Over the next four years, we anticipate an exciting influx of projects totalling approximately \$12 billion, aimed at fostering a clean economy, expanding the Fitzroy Food Bowl, and unlocking our region's distinctive mineral deposits crucial to Queensland's energy transition.

With its extensive air, road, rail, and sea infrastructure, Rockhampton stands as a strategic gateway to both Northern Australia and global markets, offering unparalleled access and opportunities.

As we actively promote investment, it's imperative that we simultaneously nurture our existing businesses, seize new prospects, and foster sustainable job creation and population growth.

The Rockhampton region presents a wealth of employment, investment, and development opportunities, supported by a thriving economy and an array of lifestyle amenities.

I take immense pride in our region and firmly believe that we are in an excellent position to attract new investments and foster partnerships that will enable us to seize the vast economic opportunities that lie ahead in the coming years.



MAYOR TONY WILLIAMS
Rockhampton Regional Council



ADVANCE ROCKHAMPTON

As the lead economic development agency of Central Queensland, Advance Rockhampton is proud to be part of Rockhampton Regional Council's commitment to drive economic growth.

Advance Rockhampton's vision is to spread the word nationally and globally that our region is the best place to live, visit and invest with a team of talented professionals dedicated to the Heart of Central Queensland.

Advance Rockhampton and Rockhampton Regional Council are committed to our five-year economic strategy and action plan.

Our economic mission is to support growing Rockhampton as the Capital of Central Queensland and the region to become a more vibrant, diverse and progressive place to live, visit and invest.

Find out more at advancerockhampton.com.au

OUR FIVE ECONOMIC PILLARS

**FUTURE JOBS
AND INVESTMENT
ATTRACTION**

**INFRASTRUCTURE
FOR FUTURE
GROWTH**

**REGIONAL
PROMOTION AND
MAJOR EVENTS**

**REGIONAL
COLLABORATION
AND PARTNERSHIP**

**TALENT
RETENTION AND
ATTRACTION**





HOW WE CAN SUPPORT YOUR BUSINESS

ADVANCE ROCKHAMPTON CAN SUPPORT YOUR JOURNEY TO BECOME PART OF THE GROWING ROCKHAMPTON ECONOMY THROUGH THE FOLLOWING SUPPORT:

BUSINESS TO BUSINESS CONNECTIONS

Industry support and alignment with commercial opportunities.

DEVELOPMENT AND PLANNING ASSISTANCE

Services to assist with the development process which includes pre-lodgement planning meetings.

ECONOMIC IMPACT MODELLING

Economic impact analysis that explores how new projects can generate direct and indirect employment and broader economic outcomes for the Rockhampton Region.

INVESTMENT AND SITE TOURS

Local insight through site tours to understand the Rockhampton business and investment landscape.

TAILORED DATA

Site selection assessment, target market data and statistics relevant to the region.

SOLUTION BROKERING

Government introductions, business introductions, industry introductions, local content engagements and navigation.



Speak to Wade and the Advance Rockhampton team

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THE GATEWAY TO NORTHERN AUSTRALIA

Rockhampton



OUR REGION

Positioned as the gateway to Northern Australia and international markets, Rockhampton is the economic heart of Central Queensland.

Well-connected and supported by major air, road, rail and sea infrastructure, the Region offers easy connectivity to:



KEY INDUSTRY STATISTICS



PROJECT PIPELINE

\$12B

\$12 billion project pipeline to be rolled out over the next four years.



FITZROY FOOD BOWL

\$1B

One of Queensland's major agricultural food bowl regions, with an industry contribution of \$1 billion.



INDUSTRY GROWTH

47% ↗

Over the past five years a 47% growth in the value-add contribution of Agriculture, Fishing and Forestry sectors.



BEEF CAPITAL

3M HEAD

We are the Beef Capital of Australia holding between 2.5 million to 3 million head of cattle.



AIRPORT (ROK) PASSENGERS

600K

Just under 600,000 passengers through Rockhampton airport terminal for 2022-23.



VISITOR EXPENDITURE

\$416M

Strong visitor economy with \$416 million spent in 2023. Hotel vacancy occupancy rate of 72.4%



AFFORDABLE LAND

\$125/M²

Affordable industrial allotments from \$125/sq m for serviced hectare blocks at Gracemere Industrial Park.



AFFORDABLE HOUSING

\$398K

Median house price 52% more affordable than Greater Brisbane. 35% more affordable than regional Australia.



ENVIALE LIFESTYLE

300 DAYS

An enviable lifestyle with 300 plus days of sunshine.



QUALITY SERVICES

Medical services and quality education delivered by schools, CQUniversity and TAFE Queensland.



BUILDING OPPORTUNITY

0.5%

Residential vacancy rate of 0.5%.



SECURE WATER

5.9TL

12 Sydney Harbours flow through the Fitzroy annually.

OUR ECONOMY

ROCKHAMPTON IS ONE OF AUSTRALIA'S MOST DIVERSE AND RESILIENT ECONOMIES:

- + **240,000 PEOPLE** located in Central Queensland.
- + **84,518 PEOPLE** in the Rockhampton Region Local Government Area.
- + **\$5.7 BILLION** economy that is supported by a diverse industry base (*profile id economy*).
- + 45,000 local jobs in Rockhampton, **GROWING 3.5%** over the last year (*SALM, 2024*) which is faster than the region's population growth.
- + As at, February 2024, Rockhampton had a residential vacancy rate of 0.5%, **ONE OF THE LOWEST IN QUEENSLAND.**
- + **906HA** that can yield 5435 dwellings across the Rockhampton Region Local Government Area.
- + **5,500 BUSINESSES** in Rockhampton (*profile Id economy*).

INVESTMENT DRIVERS

- + A **\$12 BILLION** major project pipeline across the Rockhampton region.
- + An estimated **9,000 ADDITIONAL JOBS** across the regional economy over the next four years.
- + **3,500HA** State Government declared aquaculture development area.
- + Affordable cropping and horticulture opportunities with **ACCESS TO IRRIGATION.**
- + Approximately **1,700HA** of industrial zoned land across the region.
- + Gateway to the Southern **GREAT BARRIER REEF.**
- + **DIRECT FLIGHTS** from Rockhampton to Brisbane, Mackay, Cairns, Melbourne, Gold Coast and the Sunshine Coast.
- + Heavy lift capability and **INTERNATIONAL STANDARD** runway at the Rockhampton Airport.
- + **PORT OF ROCKHAMPTON** (formerly Port Alma) Shipping Terminal capable of specialised cargo.
- + Enriched with **CRITICAL MINERALS** and resources, the region is capable of supporting the transition to the clean economy.
- + The Fitzroy River, the **LARGEST AND MOST SECURE RIVER** catchment system on the Eastern seaboard of Australia.
- + Well established **CONNECTED FREIGHT ROUTES** via the Capricornia, Bruce, Leichardt, and Burnett Highways.



PROJECT PIPELINE

DRIVING INVESTMENT TO THE REGION IS A \$12 BILLION PROJECT PIPELINE.

ROCKHAMPTON RING ROAD

PROJECT VALUE \$1.7 BILLION
JOBS 780 construction
STATUS Under construction
COMPLETION 2030/31

ROOKWOOD WEIR

PROJECT VALUE \$569 MILLION
JOBS 230 construction
STATUS Completed
COMPLETION 2023

BROWNE PARK REDEVELOPMENT

PROJECT VALUE \$54 MILLION
JOBS 170 construction
STATUS About to begin
COMPLETION 2025

BOULDER CREEK WIND FARM

PROJECT VALUE \$700 MILLION
JOBS 300 construction
15 operational
STATUS About to begin
COMPLETION 2026

MOUNT MORGAN TAILINGS PROCESSING & REHABILITATION PROJECT

PROJECT VALUE \$150 MILLION
JOBS 250 construction
150 operational
STATUS Under construction
COMPLETION 2025

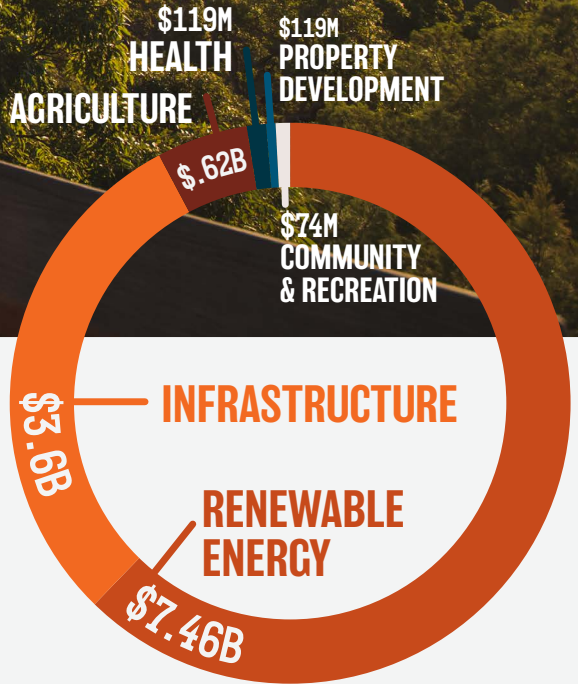
MORT AND CO FEEDLOT AND FERTILISER FACILITY

PROJECT VALUE \$128 MILLION
JOBS 250 construction
150 operational
STATUS About to begin
COMPLETION 2026

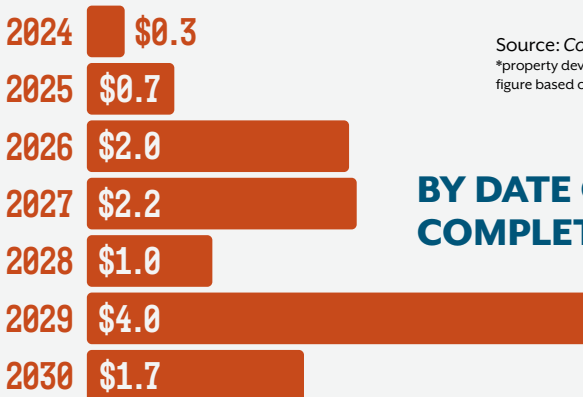
RIVERTON MACADAMIA ORCHARD

PROJECT VALUE \$200 MILLION
JOBS 100 operational
150 harvest
30 processing
STATUS Under construction
COMPLETION 2026

\$12B TOTAL



BY INDUSTRY SECTOR 2024-2030



Source: Cordell Connect 2024

*property development figure stated is a current not projected figure based on approved projects announced as at, 2024

BY DATE OF COMPLETION

Source: Cordell Connect 2024

MACKAY 30MIN
TOWNSVILLE 60MIN
CAIRNS 90MIN



Lotus Creek Wind



Norwich Park Mine



Galilee Basin



German Creek Mine



Oaky Creek Mine



Bravus Carmichael Mine



Clermont

CENTRAL HIGHLANDS REGION

ISAAC REGION

Bowen and Galilee basin mines are connected to Rockhampton via rail



Curragh Mine



Bluff

Emerald

Blackwater

Rockhampton serves as the health and education hub for Central Queensland

A4 CAPRICORN HIGHWAY



BMA Blackwater



Blackdown Tablelands National Park



Carnarvon National Park

THE HEART CENTRAL QUEENSLAND

Rockhampton is at the nexus of Qld's major regional highway and rail network

SHOALWATER BAY Training Area

Shoalwater serves for training area for Australian, US, and Singaporean forces

A1 BRUCE HIGHWAY

Clarke Creek Wind

LIVINGSTONE SHIRE

FITZROY RIVER

Fitzroy Basin is the largest catchment flowing to Australia's east coast discharging 5,900 gigalitres annually

Byfield National Park

Fast access to Great Keppel Is and the Great Barrier Reef

Boomer Green Energy Hub

Goodedulla National Park

Eden Bann Weir

Fitzroy River Plantation

ROCKHAMPTON REGION

Parkhurst Industrial Area Ring Road

Rockhampton Airport

Rockhampton

86,000 megalitre yield project complete 2023

Moah Creek Wind & battery

Gracemere Industrial Area

Teys Rockhampton abattoir

Stanwell Power Plant

Riverton Macadamias

Rookwood Weir

Gogango Feedlot

Mount Morgan Gold Mine

Bouldercombe Battery

Port of Rockhampton

Aquaculture development area

Woorabinda Aboriginal Shire

Westwood

Boulder Creek

Mount Morgan

Mt Hopeful Wind

Duaranga

Gogango

BANANA SHIRE

GLADSTONE REGION

AUSTRALIA'S COUNTRY WAY **A3**

A5 LEICHHARDT HIGHWAY

BRISBANE 60MIN



CONNECTIVITY

ROCKHAMPTON IS STRATEGICALLY PLACED AS THE GATEWAY TO NORTHERN AUSTRALIA AND ADDITIONALLY TO INTERNATIONAL MARKETS. THE REGION OFFERS THE FOLLOWING:

- + B double access 23 and 25 metre and Type 1 road trains directly off highway to major industrial estate.
- + Dedicated Heavy Rail and Road Routes.
- + Western realignment of the Bruce Highway creating the Rockhampton Ring Road and a third bridge that will link the industrial growth areas of Parkhurst and Gracemere.
- + Easy accessibility and connectivity to the Capricorn, Leichardt, and Bruce Highways.
- + Rail line supporting JBS and Teys Australia Rockhampton abattoirs located in North Rockhampton.



PORT OF ROCKHAMPTON

(formerly Port Alma)

- + Largest hazardous goods hub in Australia.
- + Strategic advantage of a road transport corridor for specialised cargo.
- + 140ha of available storage on site.
- + B Double approved road network.
- + High berth availability capability.
- + 3 berths operating services for defence vessels quarantine services with continuous 24/7 operations.

ROCKHAMPTON AIRPORT

- + Direct flights from Rockhampton to Brisbane, Sunshine Coast, Cairns, Mackay, Gold Coast and Melbourne.
- + 3rd longest main runway in Queensland and the 5th longest in regional Australia.
- + The largest Local Government owned and operated airport in the Nation by way of passenger numbers and aircraft movements as well as being ranked by the Bureau of Infrastructure Transport and Regional Economics as Australia's 9th busiest regional airport.

INDUSTRIAL PRECINCTS

1700 HA OF INDUSTRIAL LAND IS AVAILABLE ACROSS ROCKHAMPTON FOR DEVELOPMENT IN THE REGION.



GRACEMERE INDUSTRIAL AREA

- + Situated 10km west of Rockhampton.
- + Capable of handling 23 and 25 metre B-doubles and Type 1 road trains directly off the Capricorn highway.
- + Low, medium, and high impact zoned industry land available.
- + Easy accessibility to mining projects, agricultural food bowl and gas and energy developments.
- + Opportunities for transport and logistics, advanced manufacturing and food and beverage processing sectors.



PARKHURST INDUSTRIAL AREA

- + Situated 5km north of Rockhampton CBD.
- + Good connectivity with North Coast Railway line.
- + Shoalwater Bay Military Training Area located in the region.
- + Future connectivity with Gracemere Industrial Area through pending construction of \$1.7 billion Rockhampton Ring Road.
- + Low, medium, and high impact zoned industry land available.
- + Opportunities for defence, mining, construction, and manufacturing sectors.



ENVIABLE LIFESTYLE

MAJOR EVENTS

The region hosts some of the biggest events in the country attracting several hundred thousand local and international attendees per year to events such as:

- + Rockynats
- + Rocky River Run
- + Rockhampton River Festival
- + Capricorn
- + Rockhampton Agricultural Show
- + Pop Up Polo
- + Capricorn Food & Wine Festival
- + Paradise Lagoons Campdraft
- + Queensland Touch Football Junior State Cup
- + Beef Australia (triennial)

During Rockhampton's major events it is not uncommon to see all accommodation booked out with many attendees' only option to stay out of town. This may provide the opportunity for accommodation operators and developers to tap into this unmet demand with the construction of new stock.

HEALTHCARE AND EDUCATION

Well established health and medical facilities, specialists and allied health professionals are all available in the region. Rockhampton also boasts world class education facilities with CQUniversity's main campus in Rockhampton. The region is highly regarded for the depth and diversity of teaching, research, vocational education, and training activities.

RESIDENTIAL AFFORDABILITY

Rockhampton is one of the most affordable regions along the Eastern seaboard of Australia. As at the December Quarter 2023, the median house price in Rockhampton Local Government Area was \$398,000 making it 59% more affordable than the Sunshine Coast, 52% than greater Brisbane and 35% more affordable than the combined median price for regional Australia.



INVESTMENT OPPORTUNITIES

ACCOMMODATION

Hotel, short and long-term and workforce accommodation.

ADVANCED FOOD AND BEVERAGE MANUFACTURING

Micro-breweries and distilleries, health and wellness, food and food processing such as freeze-dried products.

AGRICULTURE AND AG TECH

Horticulture including macadamias, lychees, mandarins, limes, mangoes and avocados. Agricultural technology such as data analytic organisations and Ag-tech start-ups and investors.

AQUACULTURE

Black tiger prawns and barramundi along with other fin-fish species. Algae and seaweed products can also be produced.

CLEAN ECONOMY

Biofuels and biomanufacturing, clean economy supply chains and component manufacturing. Commercial seaweed production for food, fodder, plastics and biofuel.

DEFENCE CAPABILITY AND SUPPORT

Aircraft storage and maintenance, engineering, facility, land management contractors and storage of hazardous goods.

HEALTH

Including e-health, tele-health, mental health practitioners, NDIS providers, specialists and services for aged care.

MINING, TECHNOLOGY, EQUIPMENT AND RESOURCES

Mining equipment and servicing. Digital technologies to improve mine productivity, environmental services, mine safety equipment and services.

PROFESSIONAL SERVICES

Corporate office relocation, satellite office establishment to service key industry opportunities and professional consultancies.

TRANSPORT AND LOGISTICS

Maintenance, repair and overhaul facilities, intermodal facilities, cold storage solutions, industrial irradiation facilities.



Speak to Wade and the Advance Rockhampton team
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