



## Construction

Construction is a top performing sector, aided by the delivery of major local projects equating to a staggering \$6 billion plus, with the majority planned for delivery within the next 5 years.



## Facts



Total Value:  
**\$191.1 million** (2018/19)



Supported Jobs:  
**1,661** (2018/19)

Source: Economy ID (2018)





## Delivered in 2017-18



Yeppoon Foreshore & Town Centre  
Revitalization \$55 M +



Statue Bay



Wreck Point



'The Hub'



Panorama Drive \$30 M +



Capricorn Coast Homemaker  
Centre Stage 1



Hartley Street Sport and  
Recreation Reserve



Appleton Park



## Our Construction Pipeline

### Shoalwater Bay Military Training Area - Remediation Project

<b>Investment</b>	\$140+ million
<b>Description</b>	The Shoalwater Bay Training Area is world-renowned. With the number of Singapore Armed Forces troops anticipated to triple in the next 20 years, investment is essential. The project includes the construction of a freshwater beach landing area, introduction of new armed intelligence, surveillance and unmanned reconnaissance aircraft in the early 2020's, and the subsequent upgrade of the Williamson and Samuel Hill Airfields to accommodate the new technology.
<b>Timing</b>	2019 - 2022

### Australian - Singapore Military Training Initiative (ASTMI)

<b>Investment</b>	> \$800 million
<b>Description</b>	ASMTI will provide Australian troops with better training opportunities and strengthen relationships with Singapore, an important Defence partner. Development is anticipated to include construction of a new accommodation camp for up to 3,000 military personnel, urban operations live fire buildings, combined arms air land range, construction of a coastal village, hardened manoeuvre corridors and beach landing site pier to assist in amphibious vehicle landing.
<b>Timing</b>	2018 - 2028

### Bruce Highway - Rockhampton Northern Access Upgrade

<b>Investment</b>	\$121 million
<b>Description</b>	The upgrade will duplicate approximately 4.9km of the Bruce Highway between Rockhampton-Yeppoon Road intersection and Terranova Drive to cater for increasing traffic demand for adjacent industrial, commercial and residential developments and provide amenity, access and road safety outcomes for all road users.
<b>Timing</b>	Project commencement in 2018, completion in 2020.

### Capricorn Highway - Rockhampton to Gracemere Duplication

<b>Investment</b>	\$75 million
<b>Description</b>	Will create a 4-lane highway between Rockhampton and Gracemere, which will enhance the capacity of the Capricorn Highway and improve connections between these communities, whilst also improving safety on this section of the regional road network.
<b>Timing</b>	Completion in 2020.

### Great Keppel Island Rejuvenation Project

<b>Description</b>	The Queensland Government has committed up to \$25 million to provide common-user water and electricity infrastructure to the island to support existing tourism operators, residents and future tourism development projects.
<b>Timing</b>	Project commencement 2019



## Our Construction Pipeline

### Capricornia Correctional Centre

<b>Investment</b>	\$241 million
<b>Description</b>	When complete, the centre will provide a minimum of 349 new cells and an additional 396 beds, a new residential officers station, and a site-wide electronic security upgrade. The project will bring 100 construction jobs and more than 130 full-time permanent jobs. Additional indirect jobs will be generated in service provision.
<b>Timing</b>	Commencement in 2018, completion in 2020.

### Rookwood Weir - Gladstone Area Water Board and SunWater Ltd Projects

<b>Investment</b>	\$352 million
<b>Description</b>	The project will supply an additional 76,000 megalitres per annum to future proof the Gladstone water supply and support high-value agricultural and industrial activities in the Capricorn Coast region. The region has potential for irrigated vegetables, as well as cattle feedlots. The project will create 100 construction jobs and increased agricultural production will generate more direct jobs.
<b>Timing</b>	Project commencement 2019

### Yeppoon Heritage Railway Precinct - Yeppoon Town Centre location

<b>Investment</b>	Unknown
<b>Description</b>	The old Yeppoon railway site at the entry to Yeppoon Town Centre has been master planned by Economic Development Queensland and developers are currently being sourced. Conceptual plans include a mix of residential, retail and commercial, bringing new opportunity to the western end of the Yeppoon town centre.

### Clark Creek Wind and Solar Project

<b>Investment</b>	\$1.5 billion
<b>Description</b>	Once operational, this wind farm will generate approximately 2,000 gigawatt hours of renewable electricity each year, equivalent to approximately 3% of Queensland's current electricity demand. Up to 350 construction jobs will be created over the 36-month project and will see 195 turbines installed. The wind farm has been approved with battery storage capability and will be developed to be co-located with a solar farm.
<b>Timing</b>	Project commencement 2019



## Our Construction Pipeline

### Keppel Bay Sailing Club Convention Centre and Sporting Hub

<b>Investment</b>	\$65 million (\$20 million election commitment Australian Government 2019)
<b>Description</b>	The project will include a 1,000+ seat convention centre, accommodation, retail as well as support facilities and services. The development will provide 298 new jobs and \$39.8 million injected into the regional economy during construction and 272 full-time equivalent jobs following completion with an additional \$11.1 million injected into the regional economy annually once operational.

### Great Keppel Island

<b>Description</b>	Council is working with the Queensland Government and Great Keppel Island tourism operators to enhance the offering and visitor experiences on the island, to help realise its full potential as an iconic tourism destination. Approvals are currently in place for a 250-room hotel, 750 eco-tourism villas, 300 eco-tourism apartments, 250-berth marina, ferry terminal, yacht club, retail village, 18-hole championship golf course and 575 ha environmental park.
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### Capricorn Resort

<b>Investment</b>	\$600 million
<b>Description</b>	Resort owners are currently preparing an environmental impact statement for a 300-room five-star resort, caravan and recreational vehicle park, wagyu cattle farm, residential community for 8,000 dwellings and village centre, conservation precinct, airstrip and refurbishment of the existing Mercure Capricorn Resort (independent of EIS process).

### Causeway Lake Revitalisation

<b>Investment</b>	Unknown, feasibility stage only.
<b>Description</b>	Once a premier coastal attraction, the Causeway Lake has been severely impacted by siltation, limiting its recreational and environmental functionality. For this area to meet the demand for recreational activities such as skiing, boating and kayaking there is a need for dredging as a first act towards restoration. Additionally, improvements are needed along the shoreline to support the expected water activities. Council is currently working with the State Government to identify the constraints, opportunities and future for this valued coastal asset.

### Gateway Business and Industry Park

<b>Investment</b>	\$25 million
<b>Description</b>	The Gateway is a 56-hectare master-planned business and industry park, strategically located 5 minutes from the Yeppoon town centre, offering the most accessible and sought-after industrial lots in Central Queensland. With major projects worth over \$6 billion dollars planned for delivery in the next five years, the Gateway is the ideal location for a wide range of supporting industries to reside.
<b>Timing</b>	Preliminary approval, offering simple self-assessable development for low to medium impact use.



## Opportunities

Opportunities for construction exist surrounding:

- » Meeting the service demand for the construction industry - warehousing, secure storage and trade servicing.
- » Civil engineering and construction involved with the construction of roads, airfields and accommodation related to the investment from the Australian Defence Force and Singapore Armed Forces.



## How to Invest - Where to Now?

Livingstone Shire Council offers support to projects where the nature and scale of the investment will stimulate significant economic and community benefits, job creation and value-add to the entire regional economy.

- » **Investment advice and in-kind support** are available through a variety of resources. Livingstone Shire Council can provide advice in regard to economic and demographic trends, grant opportunities and provide economic impact modelling to validate business case and grant development for projects.
- » **Flexible planning scheme** to make it easier to invest in the Capricorn Coast region. Improved measures encourage new business in centres with reduced levels of assessment allowing business to get on with business. If you're in a dedicated business zoned area, this scheme will allow you to attract tenants, within the scope of approved uses, without having to consult council every step of the way.
- » The Livingstone Shire's planning scheme allows for the accommodation of forecast population growth, with urban development expanding in proximity to established urban localities focussed around Yeppoon and Emu Park. Planning for growth will ensure cost effective and sequential provision of infrastructure.
- » **Free general planning and property advice** and access to pre-lodgement discussions for developers offering access to a range of experts across council departments.

If you are interested in a confidential discussion on the investment opportunities available, contact: