



BLUEPRINT LIVINGSTONE COMMITTEE AGENDA

7 JULY 2026

Your attendance is required at a meeting of BluePrint Livingstone Committee to be held in the Council Chambers, 4 Lagoon Place, Yeppoon on 7 July 2026 commencing at 9:00am for transaction of the enclosed business.

Thomas Upton
CHIEF EXECUTIVE OFFICER
2 July 2026

Next Meeting Date: 1 September 2026

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1 OPENING

Acknowledgement of Country

"I would like to take this opportunity to respectfully acknowledge the Darumbal People. The traditional custodians and elders past, present and emerging of the land on which this meeting is taking place today."

Opening Prayer

Councillor Lance Warcon is scheduled to deliver an opening prayer.

2 ATTENDANCE

Members Present:

Mayor, Councillor Adam Belot
Deputy Mayor, Councillor Pat Eastwood
Councillor Glenda Mather
Councillor Rhodes Watson
Councillor Wade Rothery
Councillor Lance Warcon
Councillor Andrea Friend

Officers in Attendance:

Thomas Upton – Chief Executive Officer
Michael Kriedemann – General Manager Infrastructure
Katrina Paterson – General Manager Communities and Environment
Andrea Ellis – General Manager Corporate Services
Kristy Mansfield - Chief People and Performance Officer
Graham Scott – Project Director Blueprint Livingstone

3 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Minutes of the Ordinary Meeting held 16 June 2026

Minutes of the Special Ordinary Meeting held 22 June 2026

Minutes of the Special Ordinary Meeting (budget) held 23 June 2026

4 DECLARATION OF INTEREST IN MATTERS ON THE AGENDA**5 PRESENTATION OF PETITIONS**

Nil

6 NOTICES OF MOTION

Nil

7 QUESTIONS ON NOTICE

Nil

8 COMMITTEE REPORTS

Nil

9 REPORTS

9.1 BLUEPRINT LIVINGSTONE COMMITTEE MEETING UPDATE

File No:	fA100568
Attachments:	Nil
Responsible Officer:	Graham Scott - Project Director - Blueprint Livingstone Tom Upton - Chief Executive Officer
Author:	Deb Woolford - Support Services Officer Greg Abbotts - Land Use Planning Specialist Stephanie McIntosh - Communications and Engagement Officer Graham Scott - Project Director - Blueprint Livingstone

SUMMARY

Following the Council election in March 2024, there was recognition that Council was at an “inflection point”. Population growth was surging since Covid, directly causing a housing shortage and increased traffic congestion. However, supply of land, and most community services were not keeping pace with the increased demand.

Blueprint Livingstone is a project to focus on a series of important initiatives that will assist in closing the gap between demand and supply. The initial focus has been on housing, but projects are also assisting with traffic congestion, commercial, industrial, retail opportunities and community infrastructure.

Good progress has been made (with limited resources) including:

- negotiating numerous Planning appeals to beneficial outcomes;
- implementing a Temporary Local Planning Instrument to streamline residential approvals;
- successfully securing a \$25M grant from Government’s residential activation fund round 1 for the Hidden Valley residential Precinct;
- developing Homemaker Stage 2, under contract. Plans to relocate the depot underway;
- Increasing supply of low impact industry land, Gateway Stage 4 under construction, Gateway 5 being designed;
- Preparing a major amendment to the Planning Scheme and Trunk Infrastructure Plans; and
- Identifying opportunities to activate the Town Centre, initially looking at the John Street site

There has already been a response from the market with development of residential lots increasing from lows of 200 per year, now around 400 per year, closer to the anticipated demand of 450 to 600 per year.

OFFICER’S RECOMMENDATION

THAT Council resolves to receive the report.

BACKGROUND

Timeline:

2014 - De-amalgamation from Rockhampton Regional Council

2020 - Focus on debt reduction and cost savings, simultaneous with a dramatic increase in population growth triggered by COVID

2024 - Council election with a focus on managing growth and addressing community concerns regarding the impacts of population growth including:

- Housing shortage;
- Traffic congestion;
- Lack of commercial and retail opportunities; and
- Outgrown many community services and infrastructure.

The Genesis of Blueprint Livingstone:

- Mid 2024: Strategic development consultant engaged to focus on the housing shortage;
- Resolve numerous planning appeals regarding residential development applications;
- Prepare a temporary Local Planning Instrument to assist with fast tracking appropriately located residential developments; and

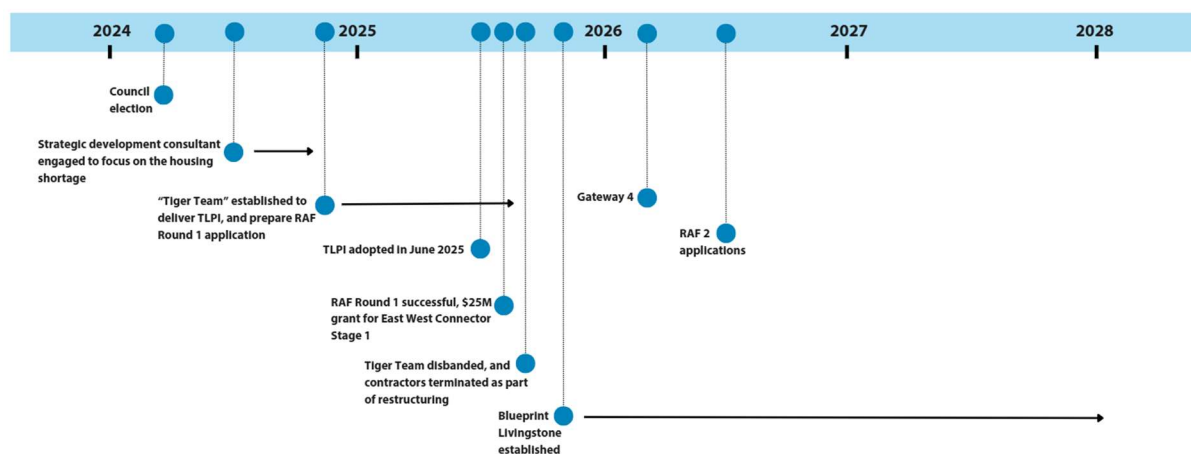
- Finalise the planning for Homemaker Stage 2 including relocation of the Council Depot

Late 2024, early 2025: “Tiger Team” established to deliver TLPI, and prepare RAF Round 1 application:

- TLPI adopted in June 2025; and
- RAF Round 1 successful, \$25M grant for East West Connector Stage 1.

Mid 2025: Tiger Team disbanded, and contractors terminated as part of restructuring and all projects paused.

Late 2025 to present: Blueprint Livingstone established.



There are two critical criteria for becoming a Blueprint project:

1. Make a significant contribution to the Livingstone Community; and
2. Not able to be adequately delivered through “business as usual” channels.

As a result of this Seven projects have been established, building on earlier work:

- BL01 - Hidden Valley Residential Precinct, including East West Connector, stages 1 and 2;
- BL02 - Trunk Roads, including Chandler Road, Carige Boulevard, major collector from Barmaryee Road to Limestone Creek Road, East West Connector stage 3;
- BL03 - Millroy Drive Precinct masterplan;
- BL04 - Northern Corridor Infrastructure planning;

- BL05 - Planning Scheme amendment including Local Government Infrastructure Plan;
- BL06 - Homemaker Stage 2 project including Gateway stage 5 and Council Depot relocation; and
- BL07 - Community and Town Centre activation. Initially focused on the redevelopment of the John Street site.

The BL projects are focusing on the issues identified in our recent community survey.

Community Needs / Issues



Housing shortage



Health / Education



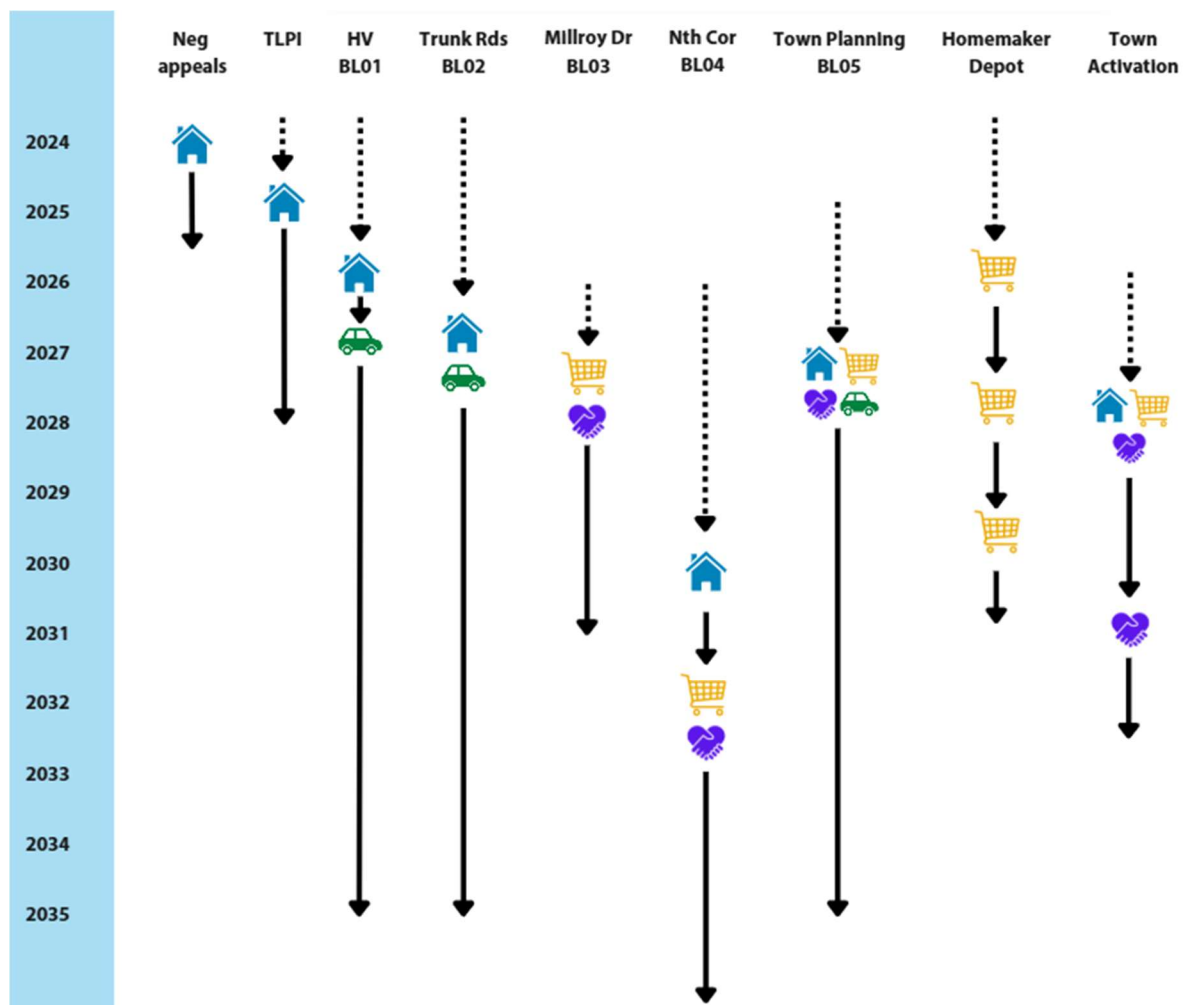
Traffic congestion



Commercial retail opps



Community / social infrastructure



PREVIOUS DECISIONS

As outlined, Blueprint has developed from earlier activities focused on addressing the housing shortage and other needs and issues raised by the community. The establishment of the Blueprint Livingstone Committee was confirmed by Council Resolution at the Ordinary meeting of 05 May 2026.

Individual Blueprint Projects are confirmed by the Project Oversight Group comprised of members of the Executive Leadership team.

ENGAGEMENT AND CONSULTATION

Any engagement and consultation activities will be addressed in the individual Blueprint Livingstone Council report.

BUDGET IMPLICATIONS

Many of the early activities undertaken prior to establishing Blueprint Livingstone have avoided significant future liabilities.

Negotiated outcomes of numerous Planning Appeals:

- Reduction in ongoing legal fees; and
- Major reduction in trunk infrastructure liabilities requiring delivery by Council. Negotiated alternative trunk networks were in the order of \$40MILL less than proposed.

Temporary Local Planning Instrument:

- Identified the most cost-effective future trunk networks, avoiding the potential of trunk conversion claims for less efficient solutions; and
- East West Connector was identified in the TLPI as critical road infrastructure which subsequently attracted a RAF grant of \$25M.

Looking Ahead

Many individual Blueprint project, whilst requiring a significant capital budget, still represent the most cost-effective solution and frequently provide significant indirect benefits or avoid future costs that still fail to address the need for upgrade infrastructure.

The East West Connector is an example of indirect benefits. It has been funded as it unlocks residential development in Hidden Valley but has a major indirect benefit as a strategic road ultimately providing a traffic congestion solution.

The Town Centre Activation project will increase service delivery to match community expectations and will remove the need for significant ongoing maintenance on facilities that have reached end of life and are no longer fit for purpose.

Blueprint Budget

The internal Blueprint team is very small, comprising 3 permanent members with assistance from staff from other sections. The total employee commitment to Blueprint will be in the order of 4 FTE.

As the projects are not Business as Usual, a preferred supplier panel of qualified consultants has been established to supply critical skills to support Blueprint projects.

Overall Blueprint consultant budget for FY26/27 is \$1.52M

Budget for land acquisition for road corridors is \$1.8M

By nature, these projects are dynamic as project scopes evolve.

It is likely at Budget review 1, that budgets may need to be transferred between projects.

The interaction between Blueprint projects and the capital works budget, including the forward works is challenging. Blueprint is a new process and does not fit neatly into the

forward works. At this stage most of capital projects have been identified, but delivery timing is likely to require frequent review.

The capital works budgets are generally not included within the Blueprint budget.

Projects are generally developed by Blueprint through inception, planning and feasibility phases. Projects are then moved to other Council teams for delivery. To date delivery has been managed by Council's major projects team, with Blueprint maintaining a supporting role and focusing on any emerging critical issues. The Hidden Valley residential precinct is a good example of this collaboration with the construction of the east west Connector being managed by Major Projects, while Blueprint assists as required such as exploring options for local fill sources and managing the interface with property developers.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The Legislative context and any Legal implications will be addressed in the individual Blueprint Livingstone Council report. Most projects have a strong connection to the *Planning Act 2016* and Council's Planning scheme.

RISK ASSESSMENT

Specific risk assessments are contained within following project reports.

Blueprint is an important measure to address the risk that Council infrastructure and services do not keep up with community needs.

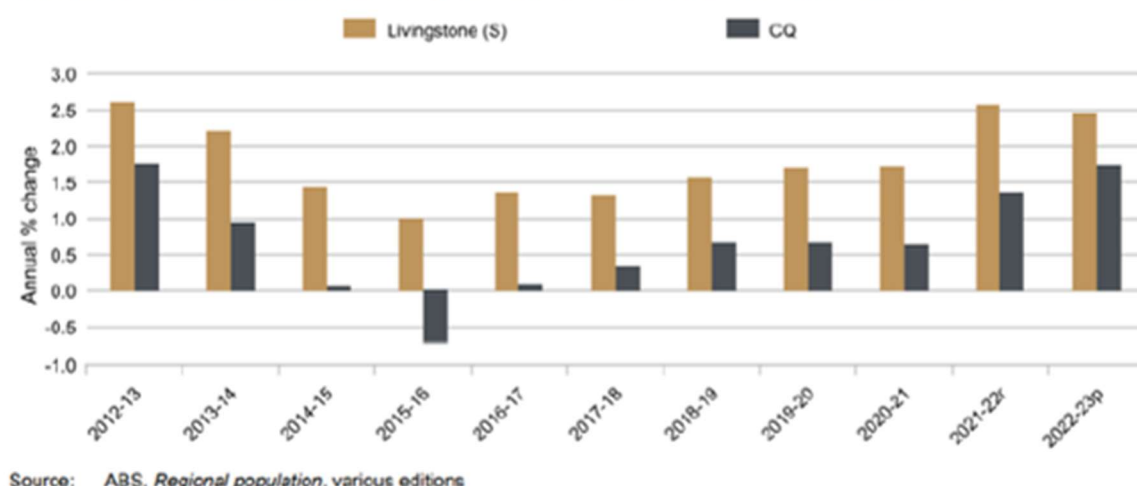
Livingstone Shire Council reformed in 2014, following de-amalgamation from Rockhampton Regional Council. Council set a clear pathway to upgrade services and infrastructure to overcome a perceived lack of delivery by RRC.

Annual capital works budgets rose, total Council debt rose and many important elements of community infrastructure were delivered, such as the foreshore redevelopment including the Lagoon, Panorama Road connection, the "Hub" and a new Planning scheme.

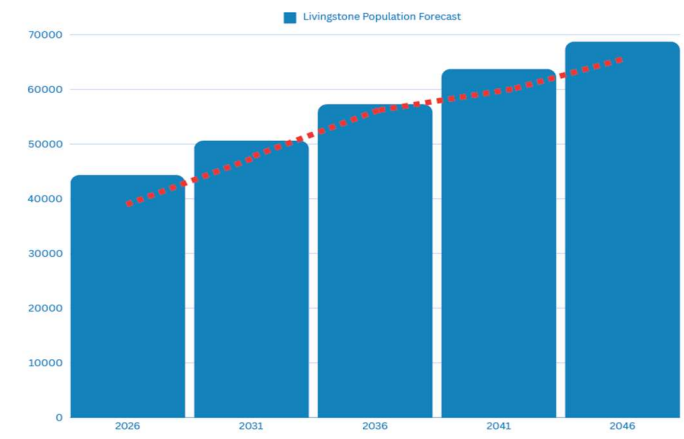
Following the 2020 Council elections, the focus shifted to improving long term sustainability, by reining in capital expenditure and reducing debt. This was a sensible approach and population growth remained low from 2014 to 2020.

However, the shift in focus unfortunately coincided with a period of very strong population growth (driven by COVID escapees initially). Logically this growth created the need for additional services and infrastructure at a time when Council focused on consolidation and sustainability.

Estimated resident population growth, Livingstone LGA and Central Qld RPA



Population Forecast



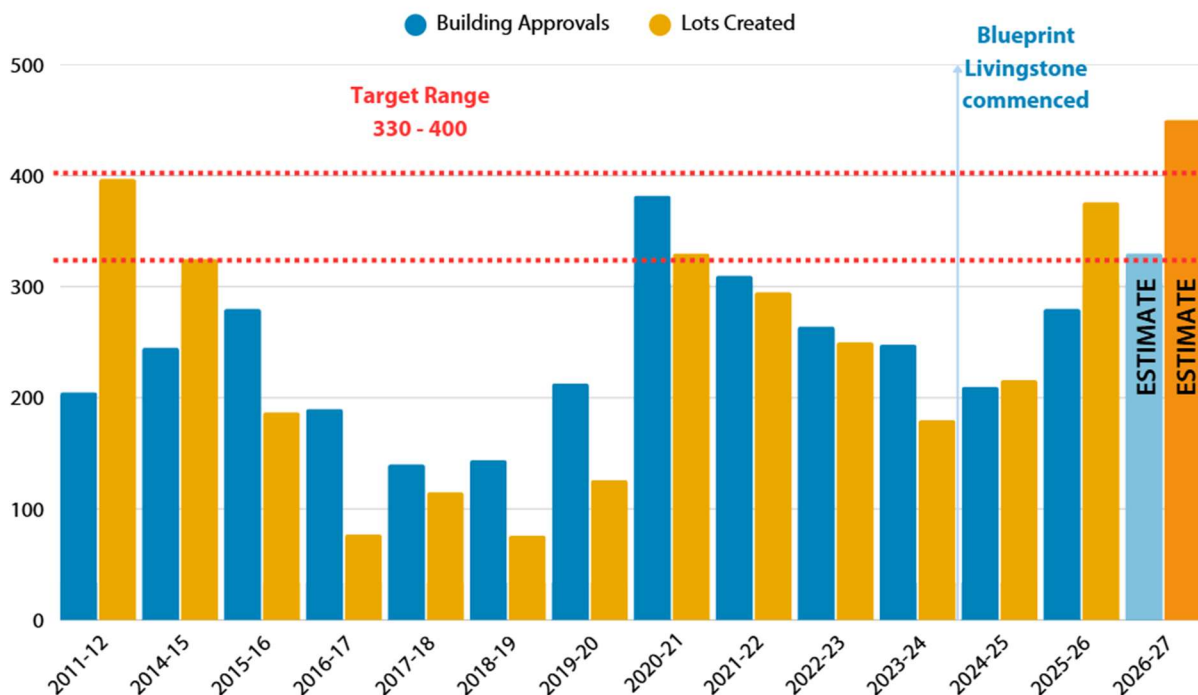
Growth is continuing to remain very strong as predicted to continue.

Following the 2024 Council elections, Council identified the need to increase services and infrastructure to close this “gap”.

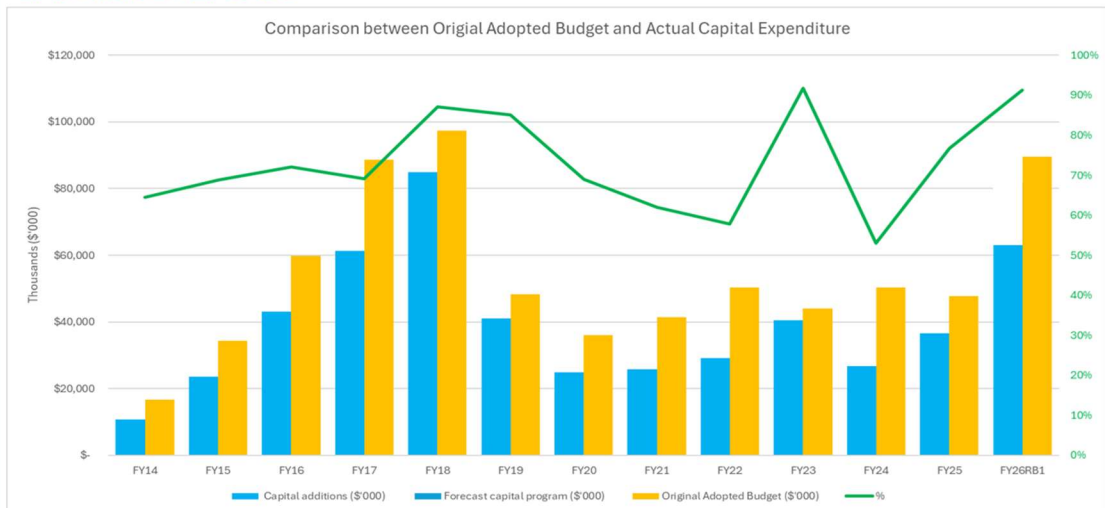
Blueprint is fundamentally a project focused on addressing the issues created by services not matching the demands of growth.

This pattern of growth driven need and response can be seen in numerous indicators including:

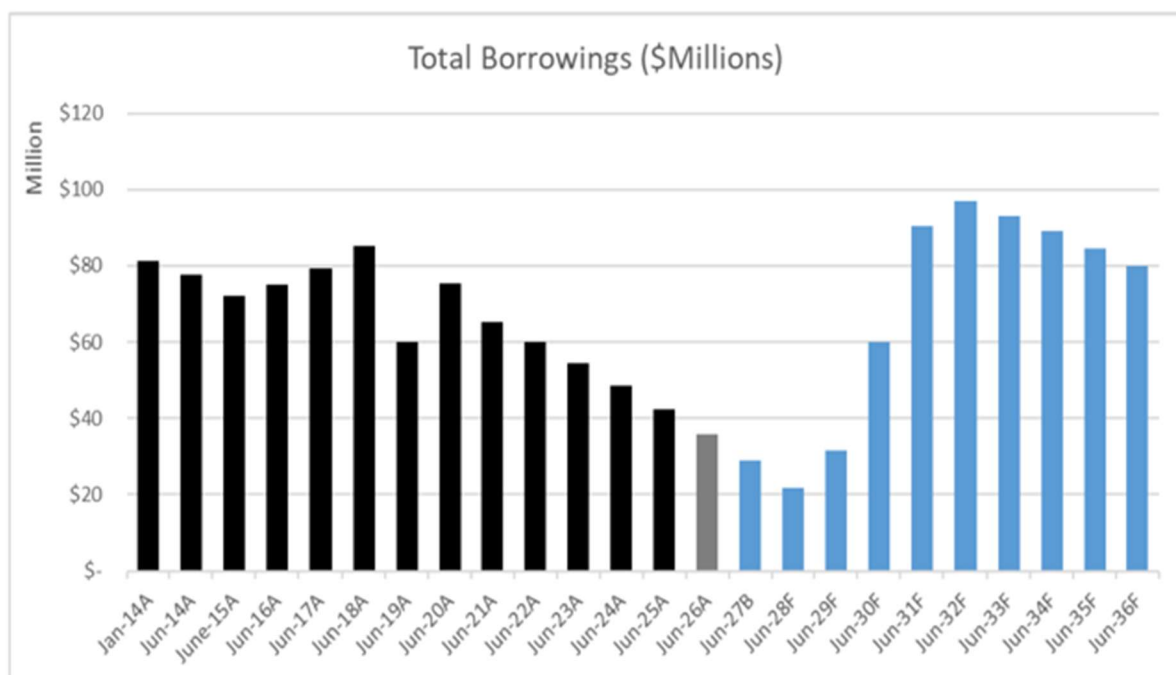
- Residential lots created;
- Annual capital expenditure; and
- Council borrowings.



CAPITAL DELIVERY



- Past 5-year average (not including FY26BR1) indicates ~68% of adopted budget is delivered
 - \$7.1 million in carryovers for 2025-26
- 5-year average gross delivery \$31.7m per annum vs an average \$46.8m adopted program
- Best spend delivery in 2017-18 with \$84.9m and in 2022-23 with 92% of the original adopted budget expended.



Graph 1 - Total Borrowings since 1 January 2014 to the forecast balance at 30 June 2036.

If Council does not address the needs of a growing community there is a risk that the shortfall adversely impacts all residents and has a long-term negative impact on our community. However, the Council must also remain financially sustainable during this period.

CORPORATE PLAN REFERENCE

Vibrant Culture & Healthy Community

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

9.2 BLUEPRINT LIVINGSTONE PROJECT 01 - HIDDEN VALLEY RESIDENTIAL PRECINCT

File No: fA100568

Attachments: 1. BL01 HVRP Locality Plan

Responsible Officer: Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer

Author: Greg Abbotts - Land Use Planning Specialist
Graham Scott - Project Director - Blueprint Livingstone
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer

SUMMARY

BL01 – Hidden Valley Residential Precinct aims to unlock a major growth area within Livingstone Shire through the coordinated delivery of strategic transport, water and sewer infrastructure. The project will facilitate significant new housing supply, commercial, industrial, and employment opportunities while supporting long-term population growth, improving housing affordability and strengthening the economic prosperity of the region.

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report

BACKGROUND

The Hidden Valley Residential Precinct (HVRP) is a major growth area identified via Livingstone Shire Council's Temporary Local Planning Instrument (TLPI) and represents one of the region's most significant opportunities to address housing supply, support population growth and facilitate long-term economic development.

The project integrates the delivery of critical transport, water and sewer infrastructure required to unlock residential, commercial, industrial and employment opportunities within the precinct. The initial stages enabled through the East West Connector (EWC) Stage 1 will facilitate up to 1,500 residential dwellings together with supporting commercial and industrial opportunities, creating a self-sufficient community rather than a stand alone residential estate.

The Hidden Valley Residential Precinct is strategically located adjacent to existing and planned trunk infrastructure, including:

- Rockhampton–Yeppoon Road;
- Future East West Connector and Tanby Road connections;
- Rockhampton–Yeppoon Water Pipeline;
- Future Sawmill Road Reservoir; and
- Yeppoon Sewerage Treatment Plant.

The precinct is expected to accommodate up to 1,500 dwellings in its initial stages and up to 3,500 dwellings overall when fully developed. The project is a critical component of Council's housing supply strategy and will assist in addressing ongoing housing shortages and affordability challenges across the region.

Beyond housing delivery, the project will stimulate economic activity through commercial and industrial development opportunities, including the ongoing development of the Gateway

Business and Industry Park, and provide significant transport network improvements through delivery of the East West Connector, Pineapple Drive extension and associated collector road network.

Project Scope

Major Projects:

- East West Connector Stage 1 design and construction; and
- Pineapple Drive extension design and construction.

Infrastructure:

- Hidden Valley water infrastructure planning, design and construction; and
- Hidden Valley sewer infrastructure planning, design and construction.

Blueprint Livingstone

- North-South Major Urban Collector Road planning and corridor acquisition;
- Investigation of commercial development opportunities;
- Strategic planning and liaison to support future development;
- Design review and project support for Major Projects;
- Identification of cost optimisation opportunities for East West Connector Stage 1;
- Identification of cost optimisation opportunities for Hidden Valley sewer and water infrastructure; and
- Management of East West Connector Stage 2 concept design updates and stakeholder engagement.

PREVIOUS DECISIONS

At Council's Ordinary Meeting held on 5 May 2026, Council resolved to establish the Blueprint Livingstone Committee to provide strategic oversight and direction for priority projects that support economic development, community outcomes and regional growth across Livingstone Shire.

Council has also entered into a Funding Agreement for \$25M under the Residential Activation Fund (RAF) to support delivery of East West Connector Stage 1 and associated transport infrastructure.

ENGAGEMENT AND CONSULTATION

Engagement activities undertaken include:

- Ongoing liaison with surrounding developments regarding development timing, infrastructure interfaces and planning matters;
- Landholder engagement associated with East West Connector Stage 2 alignment investigations and future corridor acquisition requirements;
- Discussions with the Department of Transport and Main Roads regarding rehabilitation opportunities along Rockhampton–Yeppoon Road and potential funding partnerships;
- Consultation with infrastructure providers regarding water, sewer and transport servicing requirements; and

Stakeholder engagement will continue as preliminary design work progresses and acquisition discussions commence.

BUDGET IMPLICATIONS

Current funding sources include:

- \$25 million RAF Grant (State and Federal funding) for East West Connector Stage 1 and the Neils Road/Rockhampton–Yeppoon Road intersection;

- Approximately \$13.8 million Council contribution towards Pineapple Drive and Hidden Valley water and sewer infrastructure;
- Potential future Department of Transport and Main Roads Black Spot Program funding opportunities;
- Potential future State funding opportunities for East West Connector Stage 2;
- Project remains within budget at this stage;
- Clearing works awarded to JRT;
- Pineapple Drive contract awarded to JRT; and
- Approximately \$2.87 million of contracted roadworks costs eligible for grant reimbursement; and tender pricing remains broadly consistent with the grant submission estimate of \$2.82 million.

Value management initiatives are currently underway for East West Connector Stage 1 following significant increases in asphalt, concrete and petroleum-based product costs. Current market conditions, including international supply pressures, have resulted in estimated cost increases of between 20% and 30%.

Design refinements and alternative drainage solutions are being assessed to maintain project affordability while preserving project outcomes. Blueprint Livingstone expenses to date are:

The Major Projects team in managing the construction contracts.

The Blueprint team also has a budget (as below) to provide the services listed above:

2025/26 COMMITMENT	2025/26 YTD ACTUALS	2026/27 BUDGET
\$102,523.00	\$21,974.00	\$200,000.00

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The project is subject to a range of legislative and statutory requirements, including:

- Planning Act 2016;
- Local Government Act 2009;
- Acquisition of Land Act 1967;
- Environmental Protection Act 1994; and
- Funding agreement obligations associated with the RAF Program.

RISK ASSESSMENT

Risk	Impact	Mitigation
Approval and statutory assessment timeframes	Delays to project delivery, infrastructure construction and development outcomes.	Continue proactive engagement with approval authorities and maintain project readiness to respond to information requests.
East West Connector Stage 1 design standards could exceed current budget allocations.	Increased project costs, scope reductions or project delays.	Undertake value management and design optimisation, including review of road typology and drainage solutions.

Construction cost escalation associated with asphalt, concrete and petroleum-based products.	Budget pressure and potential funding shortfalls.	Continue cost reviews, market monitoring and identification of alternative design and construction methodologies. Identify potential savings in other areas of cost such as water and sewer.
Pineapple Drive construction costs exceed grant assumptions.	Reduced project contingency and additional Council contribution requirements.	Ongoing contract management and cost control measures. Current tender pricing remains within acceptable parameters.
Ongoing progress by the private developer is critical to project delivery.	Delays to housing supply, infrastructure delivery and precinct activation if development timelines are not achieved.	Maintain regular engagement with the developer and align infrastructure planning with development milestones. First significant development application has been lodged
Delay in completing the EWC Stage 2 preliminary design.	May delay corridor acquisition, reduce project readiness and impact eligibility for future State funding opportunities.	Prioritise completion of preliminary design work and maintain stakeholder engagement to support future acquisition processes.

OPPORTUNITY

The project presents several significant opportunities for Council, including:

- Delivery of up to 3,500 future dwellings within a strategically located growth area.
- Increased housing supply to address ongoing demand and affordability pressures.
- Creation of a self-sufficient residential precinct incorporating commercial and employment opportunities.
- Utilisation of surplus fill from surrounding developments could significantly reduce construction costs for East West Connector and Gateway 5 projects.
- Investigation of additional fill opportunities from the Neil Street Landfill site, Sawmill Reservoir site and East West Connector Stage 2 corridor.
- Future State funding opportunities for East West Connector Stage 2.
- Potential Department of Transport and Main Roads funding support for Rockhampton–Yeppoon Road rehabilitation works.
- Strategic corridor protection for future transport infrastructure.
- Unlocking significant residential, commercial, industrial and economic development opportunities.
- Collaboration with Ergon to accommodate HV distribution and sub stations within the trunk road corridor.

Any arrangement involving fill sourced from a surrounding development will require appropriate probity controls and be managed through appropriate instruments, Operational Works approvals and construction contract processes.

CORPORATE PLAN REFERENCE

Vibrant Culture & Healthy Community

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

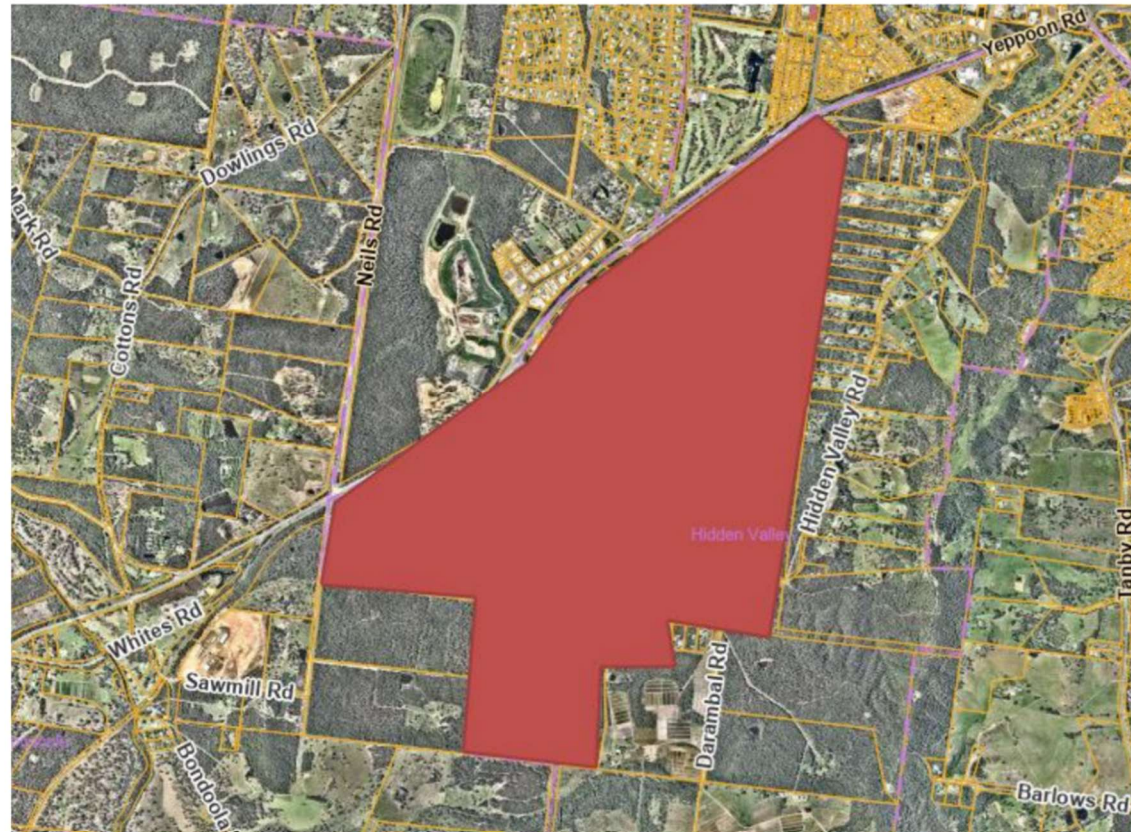
9.2 - BLUEPRINT LIVINGSTONE PROJECT 01 - HIDDEN VALLEY RESIDENTIAL PRECINCT

BL01 HVRP Locality Plan

Meeting Date: 7 July 2026

Attachment No: 1

BL 01 – HVRP – Locality



9.3 BLUEPRINT LIVINGSTONE PROJECT 02 - TRUNK ROADS

File No:	fA100568
Attachments:	1. Trunk Roads Plan
Responsible Officer:	Graham Scott - Project Director - Blueprint Livingstone Tom Upton - Chief Executive Officer
Author:	Greg Abbotts - Land Use Planning Specialist Deb Woolford - Support Services Officer Stephanie McIntosh - Communications and Engagement Officer Sonia Tomkinson - Manager Economy and Places

SUMMARY

The BL02 Trunk Urban Roads Program is progressing strategic planning and concept design for priority trunk road infrastructure required to support future population growth, improve network connectivity, reduce congestion, and facilitate residential and commercial development across the Livingstone Shire.

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report.

BACKGROUND

The existing urban road network is approaching capacity in key growth areas, particularly within the Yeppoon and Taranganba catchments. The BL02 Trunk Urban Roads Program was established to identify, plan and protect future trunk road corridors that will improve network resilience and accommodate long-term residential and commercial growth.

Blueprint Livingstone is undertaking early concept planning, site investigations and corridor protection activities to focus the application of trunk infrastructure funds, position Council for external funding opportunities, reduce future land acquisition costs, and enable timely project delivery. The Priority projects currently being progressed include:

- Chandler Road.
- Limestone Creek/ Barmaryee link road.
- Carige Boulevard North.
- Carige Boulevard South.
- North/South Major Urban Collector Road (Hidden Valley).
- East West Connector – Stage 3 including Mulambin Road, Clayton Road and connection to the Scenic Highway

This program focuses on undertaking concept-level planning well in advance of development to:

- secure future road corridors before land values increase.
- identify high-level engineering solutions.
- undertake preliminary environmental and technical investigations.
- position Council to secure State and Federal grant funding; and
- reduce the overall cost and delivery timeframe of future infrastructure projects.

The east west Connector stages 1 and 2 are also critical trunk roads. They are being delivered through BL-01 Hidden Valley residential Precinct. Stage 1 is advancing towards construction

in 2027 and Stage 2 is at concept design with the focus being to secure the road corridor in 2027.

The Current project activities include:

- development of concept designs and cost estimates for Chandler Road and Carige Boulevard North to support the Residential Activation Fund (RAF) Round 2 application. (further discussion in the confidential report)
- concept design for the North/South Major Urban Collector Road (Hidden Valley) to support future land acquisitions.
- concept design and site investigations for East West Connector Stage 3 to facilitate corridor acquisition.
- concept design and investigations for Carige Boulevard South; and
- site investigations and concept planning for Mulambin Road.

PREVIOUS DECISIONS

A Council's Ordinary meeting of 5 May 2026 it was resolved to establish the Blueprint Livingstone Committee.

Council has previously endorsed the progression of strategic trunk road planning through the Blueprint Livingstone program and approved funding allocations to progress concept planning, investigations and grant applications.

Significant funding milestones include:

- Residential Activation Fund Round 2 application seeking \$22.1 million (including \$15.5 million in State funding) for the construction of Chandler Road west and Carige Boulevard North.

ENGAGEMENT AND CONSULTATION

Blueprint Livingstone continues to work collaboratively with Major Projects, Infrastructure Services and external stakeholders to progress the program.

Current consultation includes:

- engagement with the Department of Transport and Main Roads regarding future intersection requirements;
- preliminary engagement with relevant State agencies to identify environmental and approval requirements;
- environmental site investigations for East West Connector Stage 3, including assessment of the saltpan interface; and
- coordination of technical investigations to support future land acquisition and concept design.

Further stakeholder and community consultation will be undertaken as projects progress into detailed planning and design phases.

BUDGET IMPLICATIONS

The program is heavily reliant on external grant funding to deliver major infrastructure outcomes. Successful grant applications will significantly reduce Council's financial contribution while accelerating delivery of key transport infrastructure.

2025/26 COMMITMENT	2025/26 YTD ACTUALS	2026/27 BUDGET
\$141,993.00	\$136,787.00	\$0.00

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The program supports Council's strategic planning responsibilities under the Planning Act 2016 and aligns with the Local Government Infrastructure Plan by identifying and protecting future transport corridors required to service planned growth.

Future land acquisition, environmental approvals and construction activities will be undertaken in accordance with relevant legislative requirements and Council's procurement and governance frameworks.

RISK ASSESSMENTIf Residential Activation Fund Round 2 unsuccessful

- Delay to Chandler Road west and Carige Boulevard North;
- Increased reliance on Council funding or infrastructure charges; and
- Potential constraints on future residential development due to capacity limitations on Carige Boulevard and Taranganba Road.
- Mitigation: Co-ordinate timing of the road construction to match development and maximise the use of trunk infrastructure charges.

Residential Activation Fund Round 2 successful

- Accelerated delivery timeframes requiring construction to commence within 12 months;
- Limited time to complete detailed design, approvals and procurement; and
- Potential delays associated with Department of Transport and Main Roads approvals, creek crossing approvals and environmental requirements.
- Mitigation: investigations and mapping of the approval process have commenced in anticipation of funding approval.

Opportunities

- Securing Residential Activation Fund Round 2 funding to accelerate delivery of priority infrastructure;
- Positioning East West Connector Stage 3 for future State and Federal funding opportunities;
- Early acquisition of strategic road corridors before development increases land acquisition costs; and
- Completing concept planning and investigations to improve project readiness and reduce future delivery risk.
- Chandler Road west provides an alternative crossing of Ross Creek with a high flood immunity reducing the need to upgrade the existing Taranganba Road crossing.

CORPORATE PLAN REFERENCE***Vibrant Culture & Healthy Community***

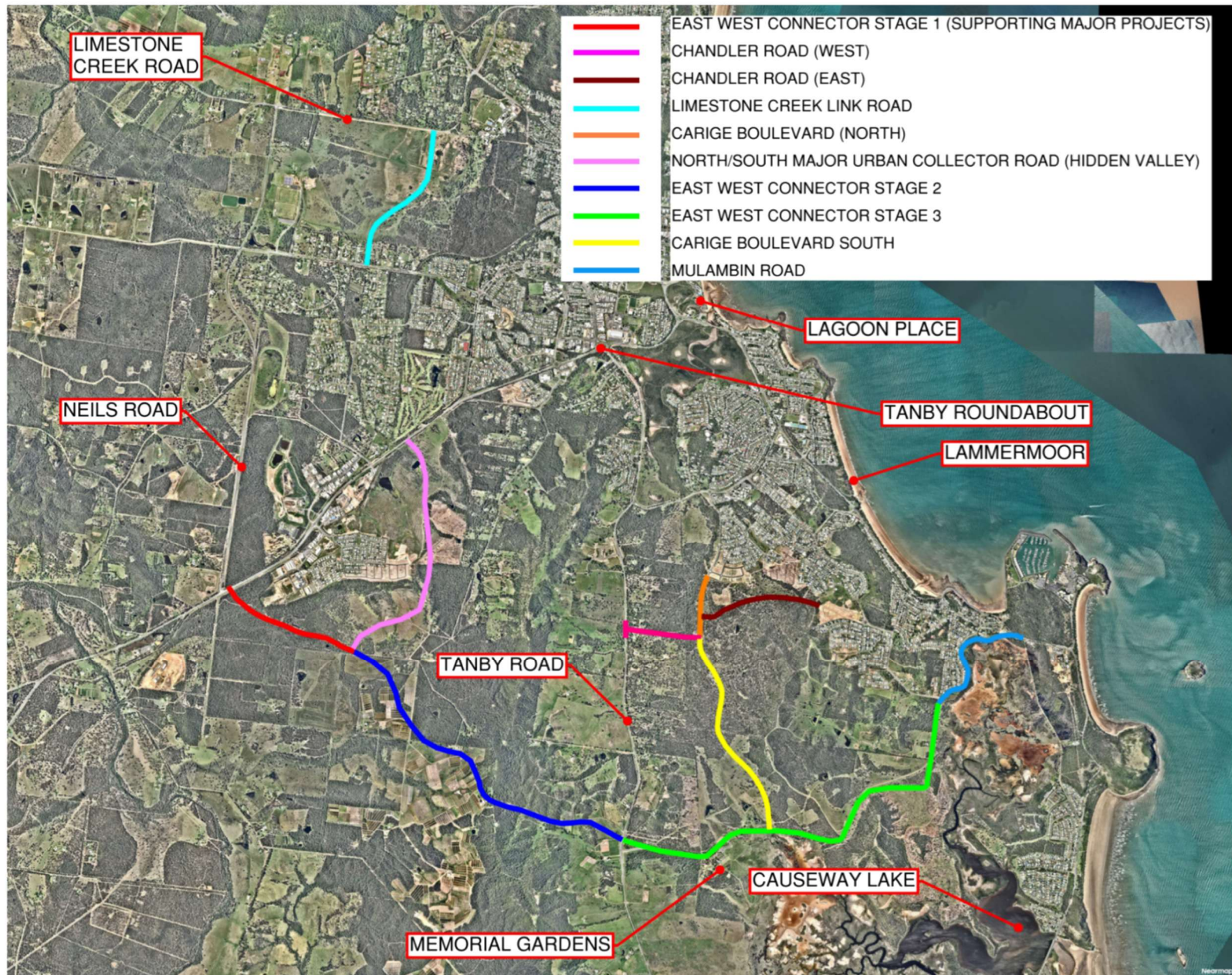
Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

9.3 - BLUEPRINT LIVINGSTONE PROJECT 02 - TRUNK ROADS

Trunk Roads Plan

Meeting Date: 7 July 2026

Attachment No: 1



9.4 BLUEPRINT LIVINGSTONE PROJECT 03 - MILLROY DRIVE PRECINCT

File No: fa100568
Attachments: 1. BL03 Millroy Drive Precinct
Responsible Officer: Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer
Author: Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer

SUMMARY

The Millroy Drive Precinct Master Planning Project was initiated following the establishment of a steering committee by the Yeppoon and District Show Society to explore opportunities to accelerate the relocation of the showgrounds from Park Street to the Society's Millroy Drive site. This process identified a range of overlapping land use interests within the precinct, including the Pony Club, racecourse, industrial estate expansion, Council operations (including landfill activities), and motorised sports groups.

The aim of the project is to engage with all stakeholders and develop a coordinated master plan that maximises the social, environmental and economic value of the precinct. The master plan will establish a long-term framework for future land use, infrastructure, community facilities and environmental management, while providing certainty for existing users, identifying opportunities for future growth, and supporting Council's strategic objectives for the region.

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report.

BACKGROUND

The Yeppoon and District Show Society established a steering committee to investigate opportunities to accelerate the relocation of the showgrounds from Park Street to its Millroy Drive property. This process identified a range of overlapping land use interests within the broader precinct, including:

- Yeppoon and District Show Society;
- Pony Club;
- Council's Nursery
- Existing and future industrial land uses;
- Racecourse operations;
- Council operational activities, including landfill operations;
- Motorised sports and recreational users; and
- Environmental and open space values.

Given the competing and complementary interests across the precinct, Council initiated a master planning process to establish a strategic framework for future land use, infrastructure requirements, environmental considerations and stakeholder outcomes.

The master plan aims to maximise the long-term social, environmental and economic value of the precinct while providing greater certainty for existing and future users.

PREVIOUS DECISIONS

At Council's Ordinary Meeting held on 5 May 2026, Council resolved to establish the Blueprint Livingstone Committee to provide strategic oversight and direction for priority projects that support economic development, community outcomes and regional growth across Livingstone Shire.

ENGAGEMENT AND CONSULTATION

Extensive consultation has been undertaken with stakeholders throughout the project to understand existing operations, future requirements and potential relocation implications.

Stakeholders consulted include:

- Yeppoon and District Show Society;
- Pony Club representatives;
- Motorised sports user groups;
- Racecourse stakeholders;
- Industrial land users;
- Internal Council departments; and
- Environmental and planning specialists.

An independent consultant has been engaged to undertake stakeholder engagement and planning activities and is acting as Project Manager for the master planning process. This ensures all affected parties have the opportunity to contribute to the master planning process. Ongoing consultation will continue as preferred land use arrangements and potential relocation options are further developed.

Environmental investigations are being undertaken by an independent consultant and, coordinated by Council's Principal Strategic Planner and Co-Ordinator Natural Resource Management.

BUDGET IMPLICATIONS

Current project expenditure relates primarily to:

- Stakeholder engagement and project management services;
- Planning and master planning consultancy services;
- Environmental investigations and assessments; and
- Preliminary concept design development.

The master planning process may identify significant future capital expenditure requirements, including:

- Relocation of existing user groups;
- Development of replacement facilities;
- Land acquisition requirements; and
- Supporting infrastructure upgrades and servicing.

Future funding requirements will be subject to Council consideration following completion of the master plan and associated business cases.

2025/26 COMMITMENT	2025/26 YTD ACTUALS	2026/27 BUDGET
\$70,077.00	\$32,204.00	\$170,000.00

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The project is subject to a range of legislative and statutory considerations, including:

- Planning Act 2016.
- Local Government Act 2009.
- Environmental Protection Act 1994.
- Land acquisition and tenure requirements where additional land is required.
- Development approval requirements for future relocation sites and facility developments.

The master planning process will inform future statutory planning, development assessment and land management decisions within the precinct. Potential land acquisitions identified through the planning process may require separate Council consideration and approval.

RISK ASSESSMENT

Risk	Impact	Mitigation
Master planning outcomes may be challenging for some stakeholders.	Potential stakeholder dissatisfaction and resistance to proposed changes.	Continue transparent engagement and collaborative planning processes.
Significant costs associated with relocation or establishment of replacement facilities.	Financial implications for Council and affected community groups.	Assess funding opportunities and stage implementation where appropriate.
Preferred master planning outcomes may require land acquisition.	Increased project costs and extended delivery timeframes.	Early identification of acquisition requirements and investigation of feasible alternatives.
Environmental constraints identified through investigations.	May limit future development opportunities and increase costs.	Ongoing environmental assessments to inform planning decisions.
Stakeholder expectations exceed available funding or land availability.	Delays to implementation and reputational impacts.	Maintain realistic communication regarding project scope and delivery constraints.

Opportunities

The project presents several strategic opportunities for Council, including Development of a coordinated long-term vision for the Millroy Drive precinct; and

- Improved Council policies and processes to support community organisations through planning and approval pathways;
- Resolution of several longstanding land use and tenure issues affecting community groups;
- Creation of opportunities for future industrial, recreational and community development;
- Improved utilisation of Council-owned land and infrastructure assets;
- Alignment with Blueprint Livingstone Project BL07 and future planning for the existing Park Street Showgrounds site; and

- Delivery of enhanced facilities and long-term certainty for key community organisations.

CORPORATE PLAN REFERENCE***Vibrant Culture & Healthy Community***

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

9.4 - BLUEPRINT LIVINGSTONE PROJECT 03 - MILLROY DRIVE PRECINCT

BL03 Millroy Drive Precinct

Meeting Date: 7 July 2026

Attachment No: 1

BL03 – Millroy Drive Precinct



**9.5 BLUEPRINT LIVINGSTONE PROJECT 04 - NORTHERN CORRIDOR
INFRASTRUCTURE**

File No: fA100568
Attachments: Nil
Responsible Officer: Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer
Author: Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone

SUMMARY

BL-03 Northern Growth Area Infrastructure Planning is a strategic project focused on facilitating future residential and longer-term demand for growth expanding from Rockhampton into the Northern corridor as Rockhampton's vacant land stocks are exhausted. The project seeks to ensure that critical transport, water and sewer infrastructure is planned in advance of development, enabling timely residential and commercial expansion while reducing future infrastructure costs.

The project is currently centered on securing external funding through the Residential Activation Fund (RAF) Round 2 Special Infrastructure Planning Project (SIPP), together with planning for future trunk infrastructure and servicing solutions.

This project will advance the recently completed Structure Planning work undertaken by AECOM as well as working closely with current developers.

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report.

BACKGROUND

The Northern Growth Area represents one of Livingstone Shire's key future urban expansion areas. Significant residential development opportunities exist; however, coordinated planning of transport, water and sewer infrastructure is required to enable orderly development.

The project is focused on identifying preferred servicing strategies, securing strategic funding opportunities and working collaboratively with landowners, developers and infrastructure providers to facilitate future development.

A key component of the project is the RAF Round 2 application for a Special Infrastructure Planning Project (SIPP), which will provide the investigations and planning required to support future infrastructure investment decisions.

The project also considers long-term sewer servicing options, including regional infrastructure solutions, interim servicing arrangements and opportunities for collaboration with neighbouring local governments and private developers.

Current project progress includes:

- Awaiting the outcome of the RAF Round 2 application for the Special Infrastructure Planning Project (SIPP);
- The Sutherland Estate property owner intends to amend their existing Preliminary Approval;
- The Preliminary Approval area has been placed on the market, with strong interest reported; and
- Infrastructure planning continues pending confirmation of future land ownership arrangements.

There are ongoing investigations into long-term sewer servicing options.

PREVIOUS DECISIONS

At Council's Ordinary Meeting held on 5 May 2026, Council resolved to establish the Blueprint Livingstone Committee to provide strategic oversight and direction for priority projects that support economic development, community outcomes and regional growth across Livingstone Shire.

ENGAGEMENT AND CONSULTATION

Council continues to engage with a range of stakeholders, including:

- Infrastructure Planning Solutions (IPS), engaged to provide specialist planning and infrastructure advice;
- Current landowners and developers within the northern growth area;
- Sutherland Estate representatives regarding future development intentions;
- Regional infrastructure providers;
- Neighbouring local government representatives regarding potential regional sewer servicing opportunities; and
- State Government agencies regarding RAF funding opportunities.

Further engagement will continue following determination of the RAF funding application and any changes in land ownership

BUDGET IMPLICATIONS

Current budget implications include:

- Delivery of the Special Infrastructure Planning Project is dependent upon the outcome of the RAF Round 2 funding application;
- If external funding is not secured, Council may need to consider funding the planning work through its own capital/infrastructure program;
- Additional future infrastructure investment requirements will be identified following completion of the planning studies; and
- Specialist consultancy services have been engaged through Infrastructure Planning Solutions (IPS).

2025/26 COMMITMENT	2025/26 YTD ACTUALS	2026/27 BUDGET
\$43,123.00	\$43,123.00	\$150,000.00

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The project is subject to relevant legislative and statutory requirements, including:

- Planning Act 2016;
- Local Government Act 2009;
- State infrastructure planning requirements;
- Environmental approval processes associated with future sewer infrastructure; and
- Future land acquisition and infrastructure agreement requirements where applicable.

The planning investigations will inform future statutory planning, development assessment and infrastructure investment decisions.

RISK ASSESSMENT

Risk	Impact	Mitigation
RAF Round 2 funding application is unsuccessful.	Council may need to fund the Special Infrastructure Planning Project, placing additional pressure on future budgets.	Continue engagement with funding agencies and prepare alternative funding strategies if required.
Approval of a future Sewage Treatment Plant may be complex and challenging.	Delays to development and increased infrastructure costs.	Continue investigations into alternative servicing options and early engagement with approval authorities.
Sutherland Estate may change ownership.	New ownership may alter development priorities and require establishment of new working relationships.	Maintain engagement with current proponents and establish relationships with future owners as required.
Developer relationship challenges.	Potential impacts on coordinated infrastructure planning and delivery.	Continue regular engagement and pursue collaborative infrastructure solutions where possible.
Delays in infrastructure planning.	May affect the timing of future residential development and external funding opportunities	Progress planning investigations as funding and approvals allow.

Opportunities

The project presents several strategic opportunities for Council, including:

- Securing RAF Round 2 funding to undertake comprehensive infrastructure planning;
- Potential delivery of the Olive Street intersection and rail crossing through separate RAF funding being pursued by another developer, which may accelerate urban expansion across Ramsay Creek;
- Continued opportunity to negotiate a bulk sewerage servicing agreement with Rockhampton Regional Council;
- Investigation of an interim on-site Sewage Treatment Plant within the Mildura Rise development to support early development stages;
- Improved coordination of infrastructure delivery across multiple private developments and
- Positioning Council to unlock significant future residential growth while reducing long-term infrastructure costs.

CORPORATE PLAN REFERENCE***Vibrant Culture & Healthy Community***

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

9.6 BLUEPRINT LIVINGSTONE PROJECT 05 - PLANNING SCHEME AMENDMENT**File No:** fA100568**Attachments:** Nil**Responsible Officer:** Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer**Author:** Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone

SUMMARY

BL-05 Planning Scheme Amendment aims to deliver a comprehensive Planning Scheme Amendment and Local Government Infrastructure Plan (LGIP) review that provides a contemporary planning framework to support housing supply, economic development and infrastructure delivery across Livingstone Shire.

The project seeks to remove planning barriers, improve development certainty, strengthen infrastructure planning and establish a planning framework that supports sustainable growth while protecting the Shire's environmental values.

Council is undertaking a review of the current Livingstone Planning Scheme 2018 which commenced on 1 May 2018. Since that time, in 2018, 2021 and 2025, there have been amendments to update scheme provisions, overlays, codes and zones. There are also more amendments to commence in 2026 in relation to the Ministers approval of amendments to the Local Government Infrastructure Plan (LGIP).

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report

BACKGROUND

Council's existing Planning Scheme and LGIP require review to respond to changing growth patterns, housing demand, infrastructure requirements and State planning priorities.

The project includes a range of technical investigations to identify gaps in the current planning framework and provide the evidence required to support amendments to the Planning Scheme and LGIP for the 10 Year Planning Scheme Review.

A lead planning advisor has been engaged to undertake a gap analysis and coordinate the preparation of supporting technical studies, including housing supply, building height and environmental values investigations.

The project has transitioned to Blueprint Livingstone to provide strategic oversight and project management, ensuring the various technical workstreams are coordinated and aligned with Council's broader strategic objectives.

Current project progress includes:

- Lead advisor, John Gaskell, is completing the Planning Scheme gap analysis;
- Approximately \$200,000 in technical studies has been commissioned, compared with an original budget allocation of less than \$400,000;
- PIE Solutions (Jason Miller) engaged as LGIP advisor;
- Greg Abbotts has been appointed to manage the LGIP review;
- Sonia Tomkinson and Melissa Warwick leading the 10 Year Planning Scheme review;

- PSA Consulting are undertaking the Livingstone Housing Strategy and embedding the TLPI 1/2025 the 10 Year Planning Scheme review process. As part of this project the Economic Population Study is complete, Land Supply Analysis received and under review, Housing Needs Assessment, Livingstone Housing Strategy and planning scheme amendments for the TLPI 1/2025 still to be completed, timing is on track;
- Building Height Investment Reality Review has reached final draft stage; and
- Environmental Values Study (MLES) is progressing.

Technical investigations continue to support preparation of a comprehensive Planning Scheme Amendment and LGIP review.

PREVIOUS DECISIONS

At Council's Ordinary Meeting held on 5 May 2026, Council resolved to establish the Blueprint Livingstone Committee to provide strategic oversight and direction for priority projects that support economic development, community outcomes and regional growth across Livingstone Shire.

ENGAGEMENT AND CONSULTATION

Engagement includes:

- John Gaskell providing overall strategic planning advice and project management;
- PIE Solutions undertaking the LGIP review and infrastructure planning;
- Greg Abbotts coordinating the LGIP work program;
- Start Planning and Economic Development managing supporting technical investigations;
- Ongoing liaison with the Department of State Development, Infrastructure and Planning regarding amendment pathways; and
- Continued engagement with internal Council departments to ensure alignment between planning, infrastructure and economic development priorities.
- Councillor updates from consultants in May and June 2026 included::
 - GPC Planning Scheme Strategic Intent and Program
 - PSA Land Supply Analysis
 - Building Heights Investment Reality Review findings

Further consultation with State agencies and the community will occur as the statutory amendment processes progress.

BUDGET IMPLICATIONS

The planning scheme amendment process remains within the allocated budget. Current budget implications include:

Council was successful in a grant of \$247,500 from the state government scheme supply fund, with a Council co-contribution of \$82,500 and total project value \$330,000. This project consists of four phases resulting in a Livingstone Housing Strategy and a planning scheme amendment to embed TLPI 1/2025 and responses to the Housing Strategy in the 10 Year Review process. PSA Consulting have been engaged for this project.

Approximately \$240,000 has been committed to technical investigations, which remains well below the allocated budget of approximately \$400,000.

Additional costs may arise if further technical investigations are required following completion of the gap analysis.

Any future statutory amendment processes will be subject to separate budget considerations. Blueprint Livingstone expenditure to date has been:

2025/26 COMMITMENTS	2025/26 YTD ACTUALS	2026/27 BUDGET
\$239,063.00	\$53,677.00	\$710,000.00

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The project is being undertaken in accordance with:

Planning Act 2016;

Local Government Act 2009; and

Minister's Guidelines and Rules.

RISK ASSESSMENT

Risk	Impact	Mitigation
Delays in completion of external consultant work.	Delays to the Planning Scheme Amendment and LGIP review program.	Continue close project management and monitoring of consultant deliverables.
Existing Planning Scheme and LGIP continue to constrain development opportunities.	Reduced housing supply, infrastructure coordination and investment certainty.	Progress comprehensive review and prioritise key planning reforms.
Recommendation to divide the Planning Scheme Amendment into multiple smaller amendments.	Increased project complexity, longer delivery timeframes and additional costs.	Continue discussions with State Government officers, with the lead advisor pursuing alternative approaches through Brisbane contacts.
Additional technical work identified through the gap analysis.	Increased project costs and potential delays.	Prioritise studies and manage remaining budget to address critical gaps.
Project governance and reporting arrangements.	Potential uncertainty regarding project responsibilities.	Blueprint Livingstone has assumed overall project management with clearly defined consultant and internal responsibilities.

Opportunities

The project presents several strategic opportunities for Council, including:

- Progressing an interim LGIP amendment to address priority infrastructure planning matters ahead of the comprehensive review;
- Ministerial support for a streamlined Planning Scheme Amendment process, potentially reducing approval timeframes;
- Improving housing supply through a more contemporary planning framework;
- Providing greater certainty for developers, infrastructure providers and the community;
- Improving coordination between land use planning and infrastructure investment;
- Updating and modernizing the Planning Scheme to better reflect Council's strategic vision and future growth areas; and
- Strengthening Council's ability to attract investment and respond to future housing demand.

CORPORATE PLAN REFERENCE

Vibrant Culture & Healthy Community

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

9.7 BLUEPRINT LIVINGSTONE PROJECT 06 - HOMEMAKER STAGE 2 AND DEPOT RELOCATION

File No: fA100568

Attachments: Nil

Responsible Officer: Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer

Author: Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone
Sonia Tomkinson - Manager Economy and Places

SUMMARY

The BL06 Capricorn Coast Homemaker Stage 2 and Depot relocation project aims to unlock and maximise the value of Council-owned land through coordinated commercial, industrial and community development. The projects support economic diversification, job creation, population growth and investment attraction while ensuring the timely delivery of supporting infrastructure and community facilities required to meet future growth demands.

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report.

BACKGROUNDCapricorn Homemaker Stage 2

In May 2025 Council resolved to commence a two-stage tender process for the sale of two parcels of land at the Council's existing depot site. During the Expression of Interest period Council received three submissions. These three submitters were sent an Invitation to Tender. The tender closed on 22 September 2025 and three proposals were received. In October 2026 Council approved due diligence and sales negotiations with the preferred tenderer to commence.

Councils' legal counsel has completed a draft sale contract, which has been provided to the preferred tenderer for review. As per the preferred tenderers request a one lot reconfiguration of a lot (originally two) proposed amendments to the survey plan will need to be incorporated into the sales contract. These changes and the final Homemaker Drive design have been issued to a planning consultant to finalise the survey plan and lodge a minor change request.

Additional project activities include completion of the survey plan for proposed pylon signage, preparation of a lease arrangement for the signage site, management of a site flood study by AECOM, and ongoing planning and delivery activities across the wider Gateway development precinct.

Gateway 4

- Development is currently under construction; and
- Elders Rockhampton have been appointed as sales agent for the development;

Gateway 5

- Impact assessable development application is at the decision stage, with a determination expected shortly;
 - Depot Relocation planning is well underway, with an alternative simplified concept building design drafted. This plan is being realigned to the future Gateway Stage 5 depot site and the latest East West Connector Flood modelling to maximise site use and laydown areas.
-



PREVIOUS DECISIONS

At Council's Ordinary Meeting held on 5 May 2026, Council resolved to establish the Blueprint Livingstone Committee to provide strategic oversight and direction for priority projects that support economic development, community outcomes and regional growth across Livingstone Shire.

At Council's Ordinary Meeting held on 9 October 2025, Council resolved to:

- (a) approve the tenderer detailed in the section, Evaluation and overview of proposals, number (2) of this report to advance to preferred tender stage; and
- (b) delegate to the CEO to enter contract negotiations with the preferred tenderer to advance the development of the Capricorn Coast Homemaker 2.

ENGAGEMENT AND CONSULTATION

Council officers continue to engage regularly with Harvey Norman representatives to progress due diligence requirements and contract negotiations.

Consultation and coordination are occurring with:

- Council's legal counsel regarding contract preparation and negotiations.
- Capricorn Survey Group regarding survey plan amendments and re-lodgement.
- Demolition firms regarding demolition cost estimates.
- AECOM regarding flood assessment of the site.
- Major Projects and Infrastructure teams regarding Homemaker Drive, Gateway developments and depot planning.

A site inspection with preferred tenderer representatives is scheduled for July 2026.

BUDGET IMPLICATIONS

Budget implications are commercial in confidence and are detailed in the confidential Council report relating to these projects.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The proposed land sale and associated development activities are subject to relevant legislative and statutory requirements, including:

- *Local Government Regulation 2012* and contractual obligations associated with the disposal of Council-owned land;
- Requirements associated with land listed on the Environmental Management Register;
- Planning and development approval processes under the *Planning Act 2016*;
- Survey and subdivision requirements associated with reconfiguration of lots; and
- Lease and tenure requirements associated with the proposed pylon signage site.

Legal review of contractual documentation is ongoing, with final execution dependent upon completion of due diligence requirements and environmental investigations.

RISK ASSESSMENT

Project	Risk	Mitigation
Capricorn Coast Homemaker Centre Stage 2	Ongoing contract negotiations may delay project progression and settlement.	Continue negotiations and maintain engagement with all stakeholders to achieve a commercial outcome.
Gateway Stage 4	A Judicial review proceeding has been lodged and may impact project delivery.	Ongoing management and legal review. Further update to be provided separately.
Gateway Stage 5	A submitter appeal may delay project commencement following approval.	Early preparation of appeal management and strategy.
Depot Relocation	Timing of relocation and project delivery remains a key risk.	Continue planning and design refinement to support future delivery.
Depot Relocation	Risk of project costs exceeding the target budget.	Ongoing design review and value management processes.

Project	Opportunity
Capricorn Coast Homemaker Stage 2 and Gateway Precinct	Capricorn Coast Homemaker Stage 1 has created over 200 local jobs, created diversity of bulky goods and reduced spend leakage to Rockhampton and other areas. Capricorn Coast Homemaker Stage 2 development estimate is over \$60M for construction and the creation of an additional 150-180 local jobs.

	Continued growth in the Gateway precinct land values presents an opportunity to maximise returns from future land sales and strengthen Council's industrial and economic development outcomes.
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CORPORATE PLAN REFERENCE***Vibrant Culture & Healthy Community***

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability

9.8 BLUEPRINT LIVINGSTONE PROJECT 07 - COMMUNITY AND TOWN ACTIVATION

File No:	fA100568
Attachments:	Nil
Responsible Officer:	Graham Scott - Project Director - Blueprint Livingstone Tom Upton - Chief Executive Officer
Author:	Greg Abbotts - Land Use Planning Specialist Deb Woolford - Support Services Officer Stephanie McIntosh - Communications and Engagement Officer Graham Scott - Project Director - Blueprint Livingstone Sonia Tomkinson - Manager Economy and Places
Previous Items:	16.2 - Yeppoon Town Centre and Community Activation Proposal - Ordinary Council - 17 Mar 2026 9:00 AM 16.3 - Community Housing Location Options - Ordinary Council - 17 Mar 2026 9:00 AM 16.2 - Budget for demolition of buildings on Council owned land and relocation of services - Ordinary Council - 16 Jun 2026 9:00 AM

SUMMARY

Council's services and staff are spread across numerous buildings in Yeppoon, many of which have reached "end of life" and will require substantial maintenance and still not meet the needs of a growing community.

This project aims to support the long-term revitalisation and activation of the Yeppoon Town Centre through the strategic redevelopment and optimisation of Council-owned assets. The first step aims to facilitate the delivery of community and supported housing on 78-84 John Street site while retaining 23 James Street site beside The Station for future civic, community and town activation initiatives. This will necessitate the interim relocation of the existing services currently delivered from 78-84 John Street, including the Library, Community Centre and food bank.

The broader BL-07 Community and Town Activation project seeks to create opportunities for a modern Civic Centre, contemporary library facilities, integrated community services and flexible public spaces that better meet current and future community needs. By consolidating services into purpose-built facilities, the project aims to improve service accessibility, operational efficiency and community outcomes while strengthening the Town Centre's role as the social, economic and civic heart of Livingstone Shire.

Importantly the broader project also releases the Lagoon Place site for a major short-term accommodation and tourism opportunity, as well as the two Council owned sites at 23 and 40 James Street.

The current project is strongly focused on the 78-84 John Street site.

OFFICER'S RECOMMENDATION

THAT Council resolves to receive the report.

BACKGROUND

BL-07 Community and Town Activation was established to identify and facilitate projects that support community outcomes, housing provision and activation of the Yeppoon Town Centre.

Current Council and community service facilities within the town centre are not purpose-built for their existing functions and, in several cases, are approaching the end of their operational

life. Facilities such as the library no longer meet contemporary service delivery requirements, accessibility expectations or modern workplace standards.

Consolidating Council operations and community services into purpose-built facilities will make a significant contribution to the prosperity of the region by strengthening the economic, social and functional role of the Town Centre as a key community hub. By increasing visitation, supporting local businesses and attracting private investment, the project will stimulate economic activity and reinforce the Town Centre as a focal point for community life.

Consolidation of Council services also allows the current properties at Lagoon place and James Street to be redeveloped as commercial and tourism facilities further activating the Town Centre.

The project encourages the growth and activation of the Town Centre by facilitating opportunities for a future Civic Centre, incorporating a modern library, the relocation of community services and the provision of flexible shared public spaces. It demonstrates strong strategic leadership, a clear vision and a commitment to coordinated growth, positioning Council as investment-ready and capable of delivering complex place-based projects.

The first defined component of the project, BL-07.1, focuses on facilitating a community housing development on Council-owned land at John Street.

The proposed arrangement includes:

- Retaining Council ownership of the 23 James Street property to support future Town Activation opportunities.
- Selling 78-84 John Street site to a provider of community housing.
- The purchaser progressing the required development application process.
- Council vacating the existing site and relocating affected services.
- Investigate financial costs of relocating the Community Centre “Blue House” to the Showgrounds precinct.
- Demolishing other existing structures to prepare the site for redevelopment.
- Identifying and securing interim accommodation arrangements for existing occupants and services.

This project represents an opportunity to achieve both housing and urban activation objectives while improving utilisation of Council-owned assets.

PREVIOUS DECISIONS

At Council's Ordinary Meeting held on 5 May 2026, Council resolved to establish the Blueprint Livingstone Committee to provide strategic oversight and direction for priority projects that support economic development, community outcomes and regional growth across Livingstone Shire.

At Council's Ordinary meeting held on 16 June 2026, Council resolved to:

1. Endorse the course of action to progress site preparation works, including demolition and relocation of existing services, to support redevelopment outcomes on the council owned land as mentioned in this report; and
2. Subject to successful negotiation with the proponent, authorise the chief executive officer to proceed with the sale of L2 SP341078; and
3. Allocate, through the 2026/27 budget process, appropriate operational and capital funding to enable delivery of these abovementioned works.

ENGAGEMENT AND CONSULTATION

Engagement has occurred with key stakeholders including:

- Community housing provider regarding project scope, site requirements, development

intentions and delivery timeframes.

- Internal Council departments regarding property, community services, asset management and future Town Activation planning.
- A demolition and house removal contractor regarding demolition and site clearance cost estimates.
- Community service providers and stakeholders through development of the Social Infrastructure Plan.
- Potential providers and landowners regarding interim accommodation opportunities.

Further consultation will occur as the project progresses, and relocation arrangements are refined.

BUDGET IMPLICATIONS

Budget items are detailed in the confidential Council report as they are commercial in confidence.

Blueprint Consultant Budget:- planning and feasibility

2025/26 COMMITMENT	2025/26 YTD ACTUALS	2026/27 BUDGET
\$196,702.00	\$42,724.00	\$100,000.00

Preliminary cost estimates have been received; however, the total capital expenditure required to implement the project has not yet been fully quantified and remains subject to further investigation and budget consideration.

LEGISLATIVE CONTEXT AND LEGAL IMPLICATIONS

The project will be subject to relevant legislative and statutory requirements, including:

- Local Government Act 2012
- Planning Act 2016.
- Property transaction and contractual requirements associated with the sale of the John Street site.
- Building and demolition approval requirements where applicable.
- Lease, tenure and relocation arrangements for existing site users and services.

Formal contractual arrangements and land transactions will require Council approval and completion of appropriate due diligence processes.

RISK ASSESSMENT

Risk	Impact	Mitigation
Total capital expenditure associated with relocation, demolition and interim accommodation has not yet been fully quantified.	Potential budget pressures and funding gaps.	Complete detailed cost estimates and implementation planning before project commitment.
Housing provider elects not to proceed with the project.	Delays housing outcomes and future Town Activation opportunities.	Maintain ongoing engagement and seek formal commitment before progressing significant expenditure.

Suitable interim accommodation options are limited.	Delays relocation and project implementation.	Continue market sounding and investigate multiple relocation alternatives.
Relocation of existing services and facilities is more complex than anticipated.	Increased project costs and delivery timeframes.	Undertake detailed relocation planning and stakeholder engagement.
Development approval processes take longer than anticipated.	Delays commencement of redevelopment and housing delivery.	Early engagement with relevant assessment authorities and project partners.
Existing facilities continue to deteriorate while redevelopment planning progresses.	Increasing maintenance costs and declining service outcomes.	Continue strategic planning and prioritise implementation of key project stages.

Opportunities

The project presents numerous strategic opportunities for Council, including:

- Increased likelihood of project delivery due to a relatively straightforward development approval pathway;
- Delivery of much-needed community and supported housing within the Yeppoon Town Centre;
- Recovery and retention of the James Street site to support future Town Activation initiatives;
- Establishment of a future Civic Centre incorporating a modern library and integrated community services;
- Consolidation of Council and community services into purpose-built facilities that better meet contemporary service delivery requirements;
- Increased visitation to the Town Centre, supporting local businesses and stimulating economic activity;
- Attraction of private sector investment and complementary development opportunities;
- Creation of flexible and adaptable community spaces that respond to evolving community needs;
- Provision of wrap-around support services by the housing provider, reducing reliance on Council and other service providers;
- Demonstration of strong strategic leadership and Council's ability to deliver complex place-based projects;
- Strengthening Council's credibility and investment readiness with State and Federal Governments and private sector stakeholders; and
- Advancement of Council's broader economic development, community wellbeing, placemaking and town centre revitalisation objectives.

CORPORATE PLAN REFERENCE

Vibrant Culture & Healthy Community

Deliver strategic land use, infrastructure planning and urban design activities that support growth, liveability, and sustainability.

10 URGENT BUSINESS/QUESTIONS

Urgent Business is a provision in the Agenda for members to raise questions or matters of a genuinely urgent or emergent nature, that are not a change to Council Policy and cannot be delayed until the next scheduled Council or Committee Meeting.

11 CLOSED SESSION

In accordance with the provisions of section 254J of the *Local Government Regulation 2012*, a local government may resolve to close a meeting to the public to discuss confidential items, such that its Councillors or members consider it necessary to close the meeting.

RECOMMENDATION

THAT the meeting be closed to the public to discuss the following items, which are considered confidential in accordance with section 254J of the *Local Government Regulation 2012*, for the reasons indicated.

12.1 **Blueprint Livingstone Project 01 - Hidden Valley Residential Precinct**

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

12.2 **Blueprint Livingstone Project 02 - Trunk Roads**

This report is considered confidential in accordance with section 254J(3)(i), of the *Local Government Regulation 2012*, as it contains information relating to a matter that local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

12.3 **Blueprint Livingstone Project 03 - Millroy Drive Precinct**

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

12.4 **Blueprint Livingstone Project 06 - Homemaker Stage 2 and Depot Relocation**

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

12.5 **Blueprint Livingstone Project 07 - Community and Town Activation**

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

12 CONFIDENTIAL REPORTS

12.1 BLUEPRINT LIVINGSTONE PROJECT 01 - HIDDEN VALLEY RESIDENTAL PRECINCT

File No: fA100568
Attachments: Nil
Responsible Officer: Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer
Author: Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

SUMMARY

The purpose of this briefing is to confidentially discuss matters that pertain to keys risks for the Blueprint Livingstone projects.

12.2 BLUEPRINT LIVINGSTONE PROJECT 02 - TRUNK ROADS**File No:** fA100568**Attachments:** Nil**Responsible Officer:** Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer**Author:** Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone

This report is considered confidential in accordance with section 254J(3)(i), of the *Local Government Regulation 2012*, as it contains information relating to a matter that local government is required to keep confidential under a law of, or formal arrangement with, the Commonwealth or a State.

SUMMARY

This report is to discuss confidential matters pertaining to the Trunk Roads Project

12.3 BLUEPRINT LIVINGSTONE PROJECT 03 - MILLROY DRIVE PRECINCT**File No:** fA100568**Attachments:** Nil**Responsible Officer:** Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer**Author:** Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

SUMMARY

This report is to discuss confidential matters pertaining to the Millroy Drive Precinct project

12.4 BLUEPRINT LIVINGSTONE PROJECT 06 - HOMEMAKER STAGE 2 AND DEPOT RELOCATION

File No: fA100568
Attachments: Nil
Responsible Officer: Graham Scott - Project Director - Blueprint Livingstone
Tom Upton - Chief Executive Officer
Author: Greg Abbotts - Land Use Planning Specialist
Deb Woolford - Support Services Officer
Stephanie McIntosh - Communications and Engagement Officer
Graham Scott - Project Director - Blueprint Livingstone
Sonia Tomkinson - Manager Economy and Places

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

SUMMARY

The BL06 Capricorn Coast Homemaker Stage 2 and Depot relocation project aims to unlock and maximise the value of Council-owned land through coordinated commercial, industrial and community development. The projects support economic diversification, job creation, population growth and investment attraction while ensuring the timely delivery of supporting infrastructure and community facilities required to meet future growth demands.

12.5 BLUEPRINT LIVINGSTONE PROJECT 07 - COMMUNITY AND TOWN ACTIVATION

File No:	fA100568
Attachments:	Nil
Responsible Officer:	Graham Scott - Project Director - Blueprint Livingstone Tom Upton - Chief Executive Officer
Author:	Greg Abbotts - Land Use Planning Specialist Deb Woolford - Support Services Officer Stephanie McIntosh - Communications and Engagement Officer Graham Scott - Project Director - Blueprint Livingstone Sonia Tomkinson - Manager Economy and Places
Previous Items:	16.2 - Yeppoon Town Centre and Community Activation Proposal - Ordinary Council - 17 Mar 2026 9:00 AM 16.3 - Community Housing Location Options - Ordinary Council - 17 Mar 2026 9:00 AM 16.2 - Budget for demolition of buildings on Council owned land and relocation of services - Ordinary Council - 16 Jun 2026 9:00 AM

This report is considered confidential in accordance with section 254J(3)(g), of the *Local Government Regulation 2012*, as it contains information relating to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interest of the local government.

SUMMARY

Council's services and staff are spread across numerous buildings in Yeppoon, many of which have reached "end of life" and will require substantial maintenance and still not meet the needs of a growing community.

This project aims to support the long-term revitalisation and activation of the Yeppoon Town Centre through the strategic redevelopment and optimisation of Council-owned assets. The first step aims to facilitate the delivery of community and supported housing on 78-84 John Street site while retaining 23 James Street site beside The Station for future civic, community and town activation initiatives. This will necessitate the interim relocation of the existing services currently delivered from 78-84 John Street, including the Library, Community Centre and food bank.

The broader BL-07 Community and Town Activation project seeks to create opportunities for a modern Civic Centre, contemporary library facilities, integrated community services and flexible public spaces that better meet current and future community needs. By consolidating services into purpose-built facilities, the project aims to improve service accessibility, operational efficiency and community outcomes while strengthening the Town Centre's role as the social, economic and civic heart of Livingstone Shire.

Importantly the broader project also releases the Lagoon Place site for a major short-term accommodation and tourism opportunity, as well as the two Council owned sites at 23 and 40 James Street.

The current project is strongly focused on the 78-84 John Street site.

13 CLOSURE OF MEETING