



INDUSTRIAL LAND



SERVICED INDUSTRIAL LAND

The Gracemere Industrial Area, adjacent to the Capricorn Highway, is strategically located just south-west of Rockhampton and is well positioned to attract industries servicing the Bowen, Galilee and Surat Basins and Queensland gas fields.

Development of the industrial precinct has historically been limited by poor access and the absence of appropriate infrastructure to support development.

The Blackwater Railway, a major coal transport link, and the existing level crossings are widely regarded as among Queensland's most dangerous. Safe and efficient access from the Capricorn Highway across the railway and into the industrial area is a priority for both rail and road authorities.

MOTIVATION

Development of the precinct will:

- Provide an attractive location for businesses servicing the growing mining and resources sectors in Central Queensland;

- Build on the areas existing transport related industries and provide opportunities for larger scale logistics operations;
- Generate significant employment and private sector investment;
- Provide local employment opportunities for Gracemere's rapidly growing population; and
- Reduce the need for heavy vehicles to travel through Rockhampton;

Once the planned overpass has been constructed into the industrial area, the area will be one of a select few industrial precincts in Queensland with Type 1 Road Train access.

BENEFITS

The dominant activity associated with this proposal in the initial phase would be construction. Based on the construction industry's multiplier effects within the Rockhampton Region alone - above and beyond the direct benefits of the precinct to industry's ability to grow the state and national economy - the

\$80million of public sector investment would lead to \$330million dollars of public and private sector combined activity. Preliminary estimations of the initial effects include:

- **Jobs: 2743 Full Time Equivalent Jobs**
- **Value Added: \$192.3 Million**
- **Gross Output: \$551.4 Million**

While additional economic benefits would occur within the state and national economy above and beyond these benefits to the Rockhampton Region's economy, Rockhampton Regional Council has not added them within these figures. Thus, this represents a conservative example of the stimulus this proposal could inject for growth.

Just \$80 Million of public funding could produce a boost of over \$551.4 million in the Gross Output above and beyond the significant Output contribution that businesses within the Rockhampton Region already make to the state and federal economy.

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JUST \$80 MILLION OF PUBLIC FUNDING COULD PRODUCE A BOOST OF OVER \$551.4 MILLION IN GROSS OUTPUT TO THE STATE AND FEDERAL ECONOMY.

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WE HAVE

- ✓ State and local government stakeholders have jointly funded the Gracemere-Stanwell Corridor Study to investigate short, medium and long term solutions in this area. This study is nearing completion.
- ✓ \$6M – State Government commitment in the current financial year for planning, design and corridor acquisition for the overpass.
- ✓ \$4M - State Government commitment in next financial year budget for further works.
- ✓ Community consultation undertaken by Department of Transport and Main Roads in September 2009.
- ✓ The Malchi-Nine Mile Road intersection chosen as preferred location of overpass, and alignment approved.
- ✓ Department of Transport and Main Roads has commenced detailed designs which are expected to be completed by mid 2011.
- ✓ Rockhampton Regional Council has undertaken preliminary assessments of local road, water and sewerage infrastructure required to support development of an initial 50ha of industrial land. More detailed planning is underway.

WE NEED

- Confirmation of full funding for this project of \$50M.

WE WANT

- \$50M - Confirmation of full funding for Gracemere Industrial Access Project with construction of the overpass anticipated to be completed by the end of 2012 to coincide with duplication of the rail in that area.
- \$20M – Funding support for local road, water supply and sewerage networks to facilitate an initial 50ha of industrial land to be developed. This will lead to approximately \$250M in private investment and 2,500 jobs for the Region, however only a proportion of the infrastructure costs will be able to be recovered from developers.

“DEVELOPMENT OF STRATEGIC INDUSTRIAL LAND IS A KEY ENABLER FOR MAJOR SUSTAINABLE INDUSTRY INVESTMENT”

Wayne Collins, Acting CEO, Stanwell



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