

## AN ACCESSIBLE REGION

A central base located within some of Australia's best regional air, sea, rail, road, water, communications, and energy infrastructure. Growth in demand is fueling further improvements. For example, operations (throughput) at the Region's international Port Alma facility grew by 208% between 2005 and 2010 to service demands for commodities such as petroleum, bio-fuels, and ammonium nitrate.

The Rockhampton Region's \$5.2 Billion economy ticks all the boxes and is recognised nationally as a growth centre offering a diversity of business and lifestyle opportunities.

Consider the competitive advantages of the Rockhampton Region - perfectly located and linked as a critical exporter and service hub for Central Queensland, servicing a 3½ hour catchment of over 450,000 people and offering one of the most reliable and generous water supplies in Queensland.

Ideally positioned between mining and agricultural pursuits in the west, home to defence facilities and government directorates, and linked to key export ports and industrial centres, the region is reinforced by a stable base of health, education, retail, and industry.

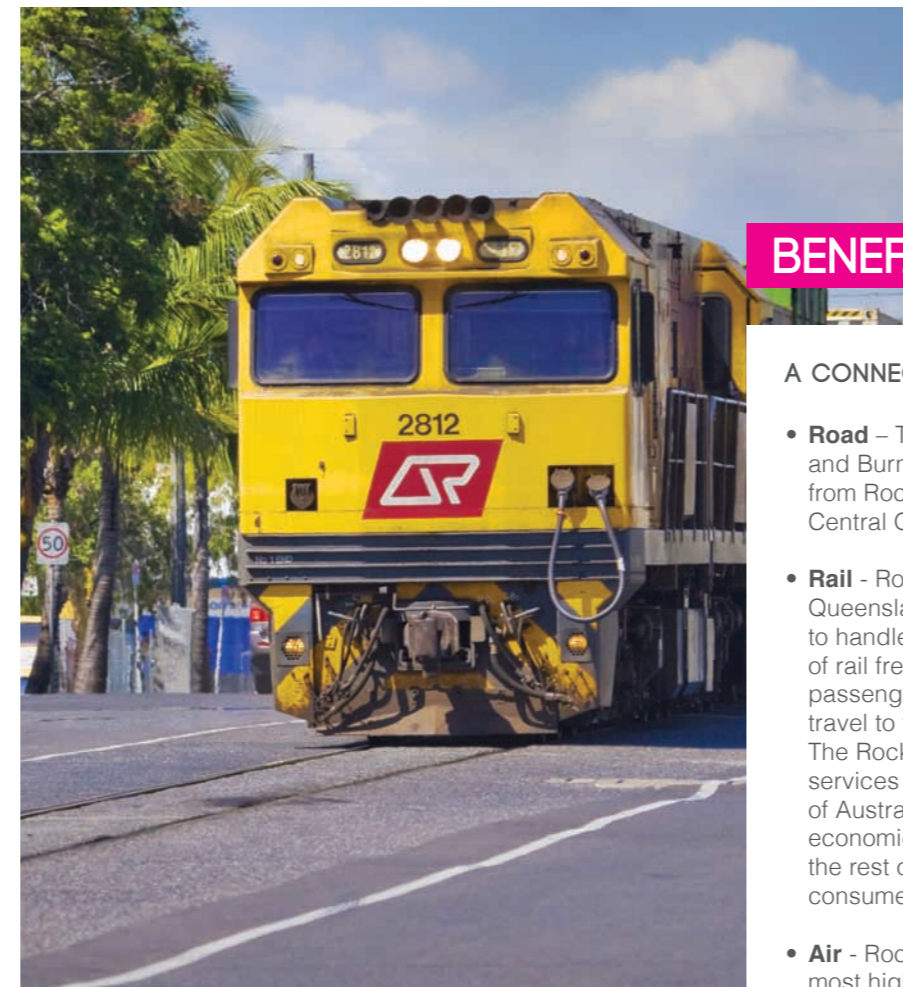
### A PRODUCTIVE REGION

- Rockhampton Region Gross Product is \$5.2B (2010).
- Part of the Fitzroy Area, which offers the highest business productivity in Queensland (2009), growing 18% since 2004 compared with 10% for Queensland overall and currently 15% higher than the state's overall business productivity.\*
- Fast emerging as an optimal destination for lucrative knowledge, logistics, medical and professional services activities.

- **Mining Industry** - Mining is the prominent industry in the greater Central Queensland region.

- The Rockhampton Region boasts a majority share in production of the state's gold, limestone, magnesium and salt with its ports helping facilitate 25% of the state's exports with Central Queensland's contribution to this increasing by 104% in recent years.

- **Diverse Agricultural Sector** - The Region is home to the Central Queensland Livestock Exchange, two of the largest abattoirs in the country which provides added value with the processing for market also undertaken within the Region and lush pastures and water availability resulting in livestock making up 65.6% of the Region's total agricultural production.



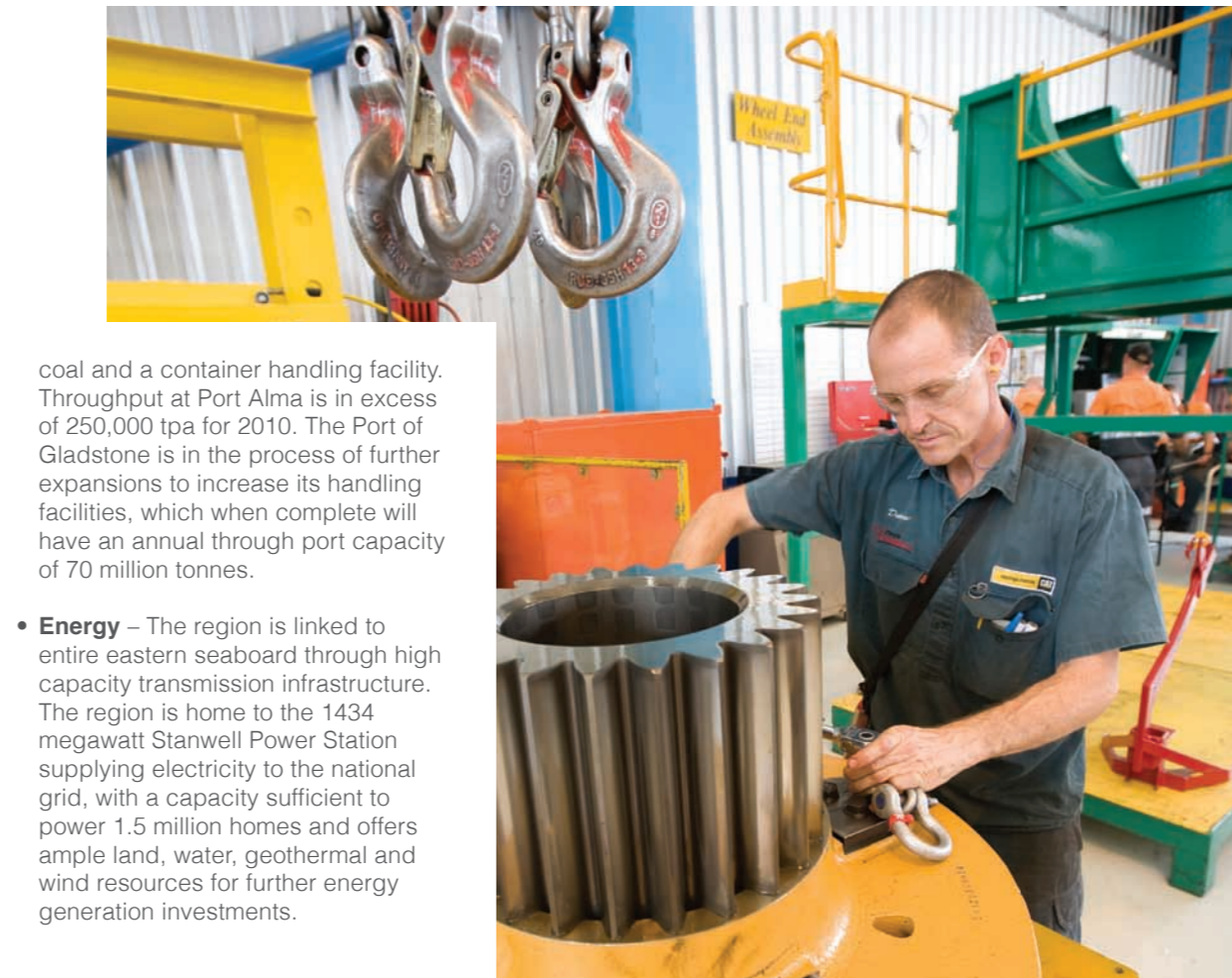
## BENEFITS

### A CONNECTED REGION

- **Road** - The Capricorn, Leichhardt and Burnett Highways radiate out from Rockhampton linking the city with Central Queensland's coal resources.
- **Rail** - Rockhampton is a major Queensland Rail centre with the ability to handle close to 200 million tonnes of rail freight each year. High-speed passenger trains and tourist trains travel to the west, south and north. The Rockhampton Region provides services and infrastructure for 100% of Australia's rail freight between economies north of Gladstone and the rest of the nation's producers and consumers.
- **Air** - Rockhampton has one of the most highly serviced regional airports

in Australia, with more than 750,000 passengers in the last 12 months. It provides valuable international heavy-lift air freight capabilities, defence services for three nations, charters, training and extensive direct domestic passenger and freight flights. Facilities include unrestricted wide-bodied operations and a mix of wide-bodied aircraft including the B747 to B777 and A340 types.

- **Port** - Port Alma is a bulk shipping port located south east of Rockhampton operated by the Gladstone Port Corporation, which also operates the internationally recognised Port of Gladstone, one of the largest ports on Australia's east coast responsible for handling billions of dollars worth of cargo each year, including 45.2 million tonnes of



coal and a container handling facility. Throughput at Port Alma is in excess of 250,000 tpa for 2010. The Port of Gladstone is in the process of further expansions to increase its handling facilities, which when complete will have an annual through port capacity of 70 million tonnes.

- **Energy** - The region is linked to entire eastern seaboard through high capacity transmission infrastructure. The region is home to the 1434 megawatt Stanwell Power Station supplying electricity to the national grid, with a capacity sufficient to power 1.5 million homes and offers ample land, water, geothermal and wind resources for further energy generation investments.

### A SKILLED AND GROWING REGION

- Almost 450,000 people live within a 3½ hour drive of Rockhampton.
- Estimated resident population of the Rockhampton Regional Council area in 2009 was 114,105 (2.6% of the total Queensland population), with an average age of 37 years.
- Population projections published by the Department of Infrastructure and Planning in 2008 indicate that the population of the Rockhampton Regional Council area will increase to 153,256 persons by the year 2031.
- The Rockhampton Region's population growth rate of 1.9% is currently keeping pace with the Australian average population growth rate of 2%.

### A REGION OF ABUNDANT LAND

- 18,300km<sup>2</sup> of land and lucrative markets in industrial, commercial, agricultural, residential and retail property.
- The Rockhampton Region's market for residential homes has averaged well above inflation and CPI movements during the last 5 and 10

year periods to 2010. The value of homes in the Region's Lakes Creek suburb, for example, has seen an average capital growth performance of 16% per annum over the 10 years between 2000-2010. The Region's strong performance is supported by providing investors with sustained yields equivalent to or above capital city suburbs.

- The Rockhampton Region has approached its vast land holdings strategically and with new business in mind with designated industrial estates for business and light industry.

- Purpose-planned space away from residential areas has been created for heavier high impact industries in the Stanwell Energy Park, located west of Rockhampton and separate from residential areas while still being a close commute.

- An abundance of good quality agricultural land and consistent water availability has attracted a variety of land-based industries. Directly west of Rockhampton, 50,000ha of land has been strategically identified for its irrigation and intensive animal production properties. Further planning has also identified options

for the development of low cost water infrastructure to support irrigation, industrial development and urban expansion.

### A REGION WITH DEFENCE TRAINING WORTH MILLIONS

- The Shoalwater Bay Military Training Area (SBMTA) north east of Rockhampton is one of the Australian Defence Force's largest training areas, delivering regular and significant stimulus to the Rockhampton regional economy.
- Training exercises at SBMTA frequently see in excess of 30,000 troops deployed, with ongoing Australian military training activities, annual military training activities of the Singaporean Armed Forces and bi-annual training exercises with the US military.
- The Department of Defence advises that in 2005, the local economic impact of Operation Talisman Sabre (USA/Australian training exercise) was estimated at \$4M - \$5M in expenditure; and that in 2008, the local economic impact of Operation Wallaby (Singaporean/Australian training exercise) was estimated at \$24M in additional expenditure.

# REGIONAL OVERVIEW

18,300KM<sup>2</sup> OF LAND AND LUCRATIVE MARKETS IN INDUSTRIAL, COMMERCIAL, AGRICULTURAL, RESIDENTIAL AND RETAIL PROPERTY

“ THE ROCKHAMPTON REGION'S \$5.2 BILLION ECONOMY TICKS ALL THE BOXES ”



#### A WELL REPRESENTED REGION

- A full range of Queensland and Australian Government departments and agencies have offices in Rockhampton, which in collaboration with regional council operations has led to the government sector becoming the second most significant employer in the Region and the most significant sector in terms of contribution to the Gross Regional Product. This gives the economy the advantage of significant stability.
- QPS employment contributes approximately \$320M of income to the Rockhampton Region, with Rockhampton hosting regional offices for all Queensland Government Departments with the exception of only Queensland Treasury and Department of Premier and Cabinet, and a range of Australian Government agencies including Department of Education, Employment & Workplace Relations (DEEWR) and Centrelink.

#### A REGION RICH IN NATURAL RESOURCES

- The Rockhampton Region has one of the best water supplies in Queensland, with the Fitzroy River offering supply from the largest water catchment of eastern Australia.
- Extensive water storage, treatment and reticulation services link residents, business and heavy industry to reliable and generous supplies.
- Queensland Magnesium operates a major magnesium processing facility at Parkhurst, generating significant regional exports to international markets, \$85 million in spending, and hundreds of jobs.
- The Region is a major manufacturing base including Hastings Deering, which provides significant services for the Central Queensland industry and over 600 jobs within an employee workforce that has grown over 178% since 2006.

#### A REGION WITH ADVANCED HEALTH CARE

- Health and Social Assistance is the Region's largest sector in terms of employment and has the most significant flow on effects of any sector within the Region.
- The Rockhampton Hospital is the Region's major hospital, providing advanced levels of health care and leveraging a major private health care sector. The Rockhampton Hospital is also a major teaching hospital with linkages to CQUniversity and the University of Queensland.
- Queensland Health employs more than 3,000 people in the Central Queensland region, with more than 1,000 of those working in Rockhampton alone. The Central Queensland Health Service District has an operating budget of more than \$300M a year.

# REGIONAL OVERVIEW



PERFECTLY LOCATED

AND LINKED