

CAPRICORN COAST

A Future of Possibilities



Introduction

CAPRICORN COAST IN DEMAND

The Capricorn Coast stands at an exciting crossroads, where unprecedented growth in the housing, and resources sector, combined with a thriving tourism industry, is unlocking remarkable opportunities for our region.

Strategic infrastructure investments—including the Rockhampton Ring Road, the East-West Connector, the transformative Bruce Highway upgrades and the \$35 million Rockhampton Airport upgrade—are driving economic expansion, enhancing regional connectivity, and reinforcing our position as a key hub for industry, business, community development and tourism.

This surge in investment reflects a shared vision between local and state governments to create an environment that fosters sustainable growth and long-term prosperity. With newly elected representatives bringing fresh energy and commitment, we have a unique opportunity to strengthen collaboration, address long-standing challenges, and champion the needs of our existing and future residents and businesses. This leadership, combined with our region's resilience and innovation, ensures that we are well-positioned

to attract and support significant development projects that align with our aspirations for a thriving, connected, and prosperous future.

As we embrace this dynamic period of transformation, our collective commitment remains steadfast: to build a flexible and supportive framework that encourages investment, fosters economic diversification, and enhances the quality of life for all who call the Capricorn Coast and hinterland home. Now is the time to harness the momentum, turn ambition into action, and secure a legacy of prosperity for generations to come.

Together, we can shape a future defined by opportunity, progress, and enduring success. Let's seize this moment and forge ahead with confidence, collaboration, and an unwavering dedication to regional growth.



**LIVINGSTONE SHIRE COUNCIL
MAYOR ADAM BELOT**

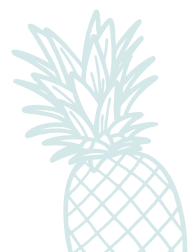


**STATE MEMBER FOR KEPPEL
NIGEL HUTTON**





📷 YEPPON FORESHORE & CBD



Our Economy

AT A GLANCE



\$1.9 BILLION
GROSS REGIONAL PRODUCT
(June 2023)



3.9%
ANNUAL ECONOMIC GROWTH
(2022 - 2023)
Higher than Queensland at 2.4%



41,906
POPULATION
(as at June 2023)
Forecast increase to 62,990 by 2046



12,063
JOBS
(as at 2023)



2.5%
ANNUAL POPULATION GROWTH
(2022 - 2023)
Higher than regional Queensland at 2.2%



4.9%
JOBS GROWTH
(2022 - 2023)
Higher than Queensland at 3.7%

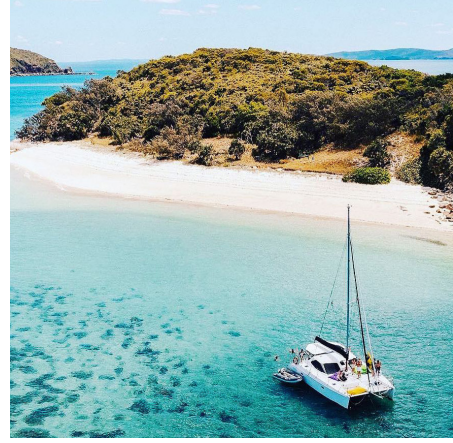


18.8%
10 YEAR POPULATION GROWTH
(2013 - 2023)



3,402+
LOCAL SMALL BUSINESSES





Connecting to Capricorn Coast

ENHANCING INFRASTRUCTURE AND TRANSPORT

Strategic infrastructure investments are strengthening connectivity across the Capricorn Coast and Livingstone Shire, enhancing access for residents, businesses, and visitors.

📷 PANORAMA DRIVE

Major projects, including the Rockhampton Ring Road, the Yeppoon Road upgrades, and Bruce Highway upgrades, are improving transport efficiency, reducing travel times, and unlocking new economic opportunities. With strong support from local and state governments, these developments are set to drive future growth, making the region more accessible and attractive for investment.



1

Bruce Highway Upgrade Program - \$9.2 Billion

The largest road infrastructure program in Queensland, aimed at enhancing safety, flood resilience, and capacity along the Bruce Highway between Brisbane and Cairns.



2

Rockhampton Ring Road - \$1.73 Billion

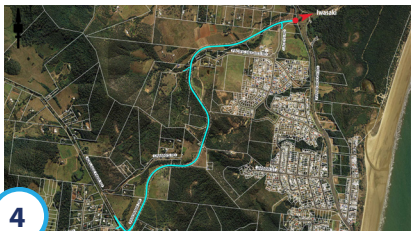
The Rockhampton Ring Road is a long-term Bruce Highway project set to drive economic growth by improving flood resilience, freight efficiency, road safety, and travel times.



3

Rockhampton-Yeppoon Road Upgrade - \$122 Million

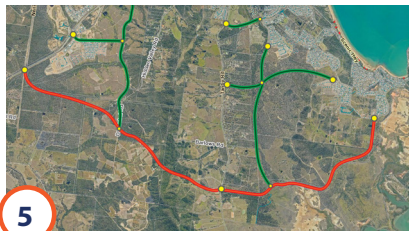
This upgrade will expand key sections of the Rockhampton-Yeppoon Road to four lanes, easing congestion and ensuring safer, more efficient travel for locals and tourists accessing the Capricorn Coast.



4

Panorama Drive - \$30 Million

The completed Panorama Drive provides a vital transport link between West Yeppoon and northern localities, including the Iwasaki property, supporting population growth and tourism development.



5

East West Connector - \$25 Million

Council is advocating for critical enabling infrastructure that supports large residential and commercial developments and links the community to vital tourism assets.



6

Rockhampton-Emu Park Road Upgrade - \$21 Million

The completed project included new overtaking lanes, road widening, and pavement improvements, enhancing safety, travel times, and regional connectivity.

7

Rockhampton Airport Upgrade - \$35 Million and Alliance aircraft maintenance facility - \$25 Million



Byfield National Park

North Keppel Island

Great Keppel (Wop-pa) Island

YEPPOON

4

5

6

3

7

2

1

Rosslyn Bay

Emu Park

Rockhampton

Brisbane
1 Hour

30 Minutes

30 Minutes

BRISBANE

Growing Capricorn Coast

HOUSING, POPULATION & INVESTMENT FOR THE FUTURE

The Capricorn Coast's rapid population growth is outpacing housing supply, driving demand for residential, commercial, and short-term accommodation.

Population growth has surged post-COVID, but declining building approvals and limited land availability are restricting new housing. Demand for residential, commercial, and industrial sites—as well as short-term accommodation—continues to rise, especially with major infrastructure projects on the horizon. Livingstone Shire Council is committed to supporting sustainable growth by streamlining planning, accelerating infrastructure rollout, and unlocking new development opportunities.



10.1%

HOUSING PRICE GROWTH
(2021 - 2024)



\$801,000

AVERAGE HOUSE PRICE
(December 2024)
Doubled from \$400,000 in 2017



6.4%

RENTAL INCREASE
(2021 - 2024)



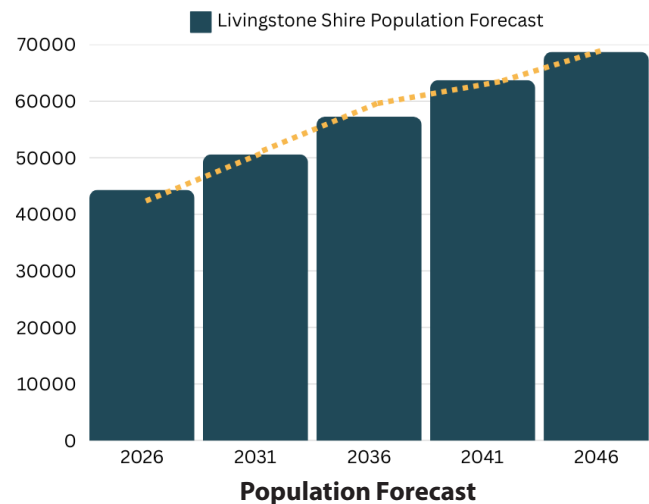
\$640 PER WEEK

MEDIAN RENT 4-Bedroom Home
(June 2024)



0.84%

RENTAL VACANCY RATE
(April 2024)





THE SHOALS RESIDENTIAL ESTATE

INVESTMENT IN INFRASTRUCTURE TO SUPPORT COMMUNITY GROWTH



Normanby Street Upgrade

A full reconstruction of Normanby Street will enhance road safety, improve pedestrian and cycle connectivity, and upgrade essential infrastructure in Yeppoon's CBD.



Capricorn Coast Homemaker Centre – Stage 2

Stage two of the Homemaker Centre will expand large-format retail options, supporting local business growth and enhancing Yeppoon's retail sector.



Gateway Business and Industry Park

A 56-hectare master-planned industrial hub offering prime business and logistics opportunities, with planning underway for Stages 4 and 5 to deliver 21 additional lots.



Disaster Coordination Centre (The Hub)

A multi-purpose facility providing a disaster response hub and community resilience space for training, education, and emergency coordination.



Yeppoon Town Centre

Ongoing development of 'The Station' precinct is transforming Yeppoon's CBD, creating a vibrant community space and supporting housing growth.



Shoalwater Bay Training Area Upgrades

New defence facilities and infrastructure upgrades are strengthening military training capabilities while delivering local economic benefits.



Third Major Shopping Centre

A proposed shopping centre at Tanby and Taranganba Roads will introduce new retail, dining, and specialty stores to the community.



Over 50s Lifestyle Resorts

Several lifestyle resorts are planned, providing high-quality housing and amenities for the growing over-50s community.

Experiencing Capricorn

SUPPORTING THE VISITOR ECONOMY

Recent research shows that the Capricorn Coast and Rockhampton need an additional 1,200 rooms by 2032.

Tourism is a key economic driver for the Capricorn Coast, attracting both domestic and international visitors who contribute significantly to the local economy. With growing visitor numbers, increased cruise ship activity, and major infrastructure projects underway, the region is set to strengthen its position as a premier destination. A snapshot of visitation for the year ending September 2024 is provided below, highlighting the demand for expanded accommodation and tourism facilities.



922,000

VISITORS

(883,000 domestic, 39,000 international)



2.7 MILLION

TOTAL DOMESTIC NIGHTS

(Average 3.2 nights per stay)



\$809 MILLION

OVERNIGHT VISITOR SPENDING

(\$885 average per visit)



289,000

TOTAL INTERNATIONAL NIGHTS

(Top 5 international markets: UK, Germany, NZ, Netherlands, France)



2,500

CURRENT ROOMS



\$2.4 BILLION

QUEENSLAND CRUISE SHIP

ECONOMIC OUTPUT

(Up 49.7% from 2023 to 2024)

TOWARDS TOURISM 2032 TARGETS



1,219

ADDITIONAL ROOMS (+50.2%)



1 MILLION

ANNUAL ROAD USERS (+54%)



8,228

ADDITIONAL MONTHLY

AIRLINE SEATS (+26%)



\$835 MILLION

OVERNIGHT VISITOR SPENDING



YEPPON FORESHORE

PROJECTS BOOSTING TOURISM & DESTINATION APPEAL



Great Keppel Island Rejuvenation - \$25 Million

A major investment is revitalising Great Keppel Island with critical infrastructure upgrades to enhance visitor experiences and attract future tourism development.

Key projects include:

- Sewerage treatment plant and infrastructure – Completion December 2025
- Visitor arrivals plaza, amenities, and commercial tenancy – Completion June 2026
- Headland boardwalks – Completion June 2026
- Wayfinding and interpretive signage – Completion December 2025

\$5M has also been allocated to cleaning up the old resort to encourage new investment.



Yeppoon Aquatic Centre Upgrade - \$19 Million

A redevelopment will deliver a new 50m swimming pool, improved amenities, and all-abilities access, ensuring a modern, inclusive, and community-focused facility for recreation and sport.



Keppel Bay Sailing Club Conference Centre - \$20 Million

A transformation of the Keppel Bay Sailing Club has created a state-of-the-art 400-person conference and event space, positioning the Capricorn Coast as a premier destination for business and tourism events.



Yeppoon Foreshore and Town Centre Revitalisation - \$53 Million

A major investment has transformed the region's premier tourism precinct, featuring the Yeppoon Lagoon, Keppel Kraken, upgraded parks, and a multi-storey car park to enhance visitor experiences and local vibrancy.



Emu Park Town Centre Apartments

A new six-storey development featuring 42 apartments will boost short-term accommodation options, create economic opportunities, and support the growing need for diverse housing in the southern Capricorn Coast.



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SHOALWATER & CORIO BAY WETLANDS

Photo by Gary Cranitch

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