

Livingstone SHIRE COUNCIL

Planning scheme
Information sheet #6

Northern Growth Corridor

As Central Queensland grows, more people will need places to live and work. The Northern Growth Corridor, extending north from Rockhampton, provides plenty of opportunity for regional economic growth.

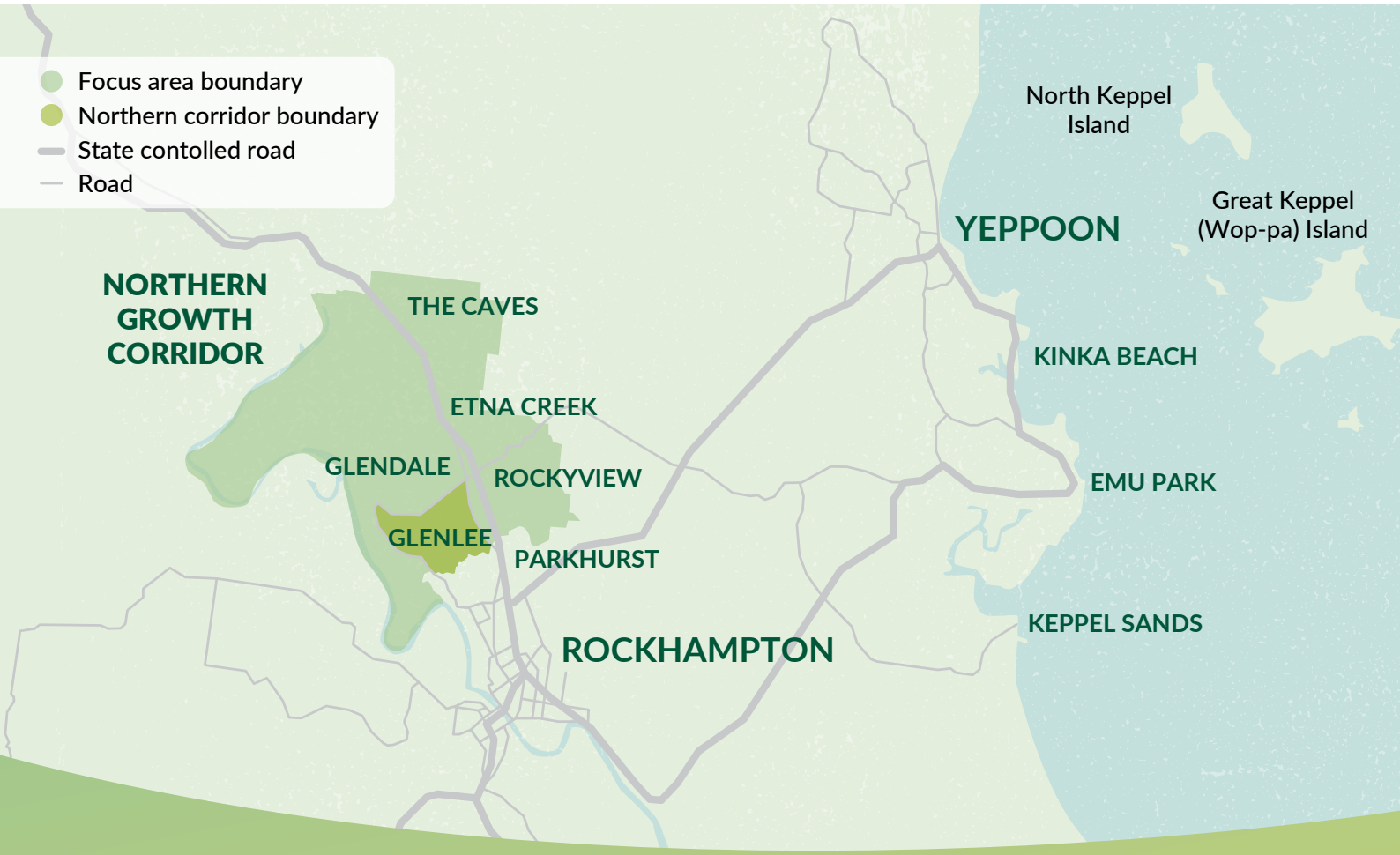
The State Government's Central Queensland Regional Plan has identified parts of this area as having long-term potential for urban development. It's close to Rockhampton and key transport routes, making it well placed to support future growth as our population increases.

As part of its 10-year planning scheme review, Council will ensure the right framework is in place to support future investment in this critical area, while preserving the character of Livingstone Shire.

Where is the growth corridor?

The Northern Growth Corridor sits on the northern edge of Rockhampton and includes Glenlee, Rockyview, Glendale, Etna Creek and The Caves.

Major projects like the Rockhampton Ring Road are expected to improve connections to the Northern Growth Corridor over time, creating new opportunities to deliver much needed housing, industry and jobs for our region.



Residential development

Some developments are already underway such as:



Midura Rise, Rockyview[1]

Council approved this estate in 2025. It will provide around 400 new residential lots.

Dawson Road[2]

This land was previously approved for rural residential development, and a revised proposal is now being assessed. It could increase housing opportunities from around 575 lots to around 1,800 lots.



Council is committed to ensuring new neighbourhoods are well planned, with the right infrastructure, open space, connections and access to services. These projects include significant investment in roads, water, wastewater and other essential services.

[1] *Mildura Rise. (2026) Staging Plan [site plan]. Available at: https://mildurarise.com.au/ (Accessed: 10 November 2026).*

[2] *The Courier-Mail. (2026) Aerial view of proposed Rockhampton residential development site (photograph). Available at: https://www.couriermail.com.au/news/queensland/rockhampton/property/vast-rockhampton-land-parcel-for-1800home-community-hits-the-market/news-story/a08a73fa19cf4c7da75bc030ecc0dc63 (Accessed: 10 November 2026).*

Economic growth

The Northern Growth Corridor also presents opportunities for regional economic growth through industry and employment.

The area would suit low and medium-impact industries that support local businesses, logistics, transport services and emerging sectors such as defence-related supply chains, supporting our regional economy.

Once complete, the Rockhampton Ring Road will strengthen freight connections across the region. This will unlock much needed land for future industry and employment.

A critical part of Council's 10-year planning scheme is to ensure that suitable land remains available for this purpose.



By planning ahead, Council can make sure the Northern Corridor is ready to provide housing choice, local jobs and long-term prosperity for the region, while preserving the lifestyle and character of Livingstone that we know and love today.



Future planning

Planning for growth is about more than identifying land. Before large parts of the corridor can be developed, significant infrastructure will be needed. This includes new:

- local roads
- water
- wastewater
- community facilities

Because of the cost, development is likely to happen gradually, as demand grows and funding becomes available.

For this reason, Council is considering planning scheme amendments to keep future options open for the growth of the area. These changes will:

- recognise the area's long-term potential
- provide a framework for future investment, infrastructure planning and detailed investigations
- make sure decisions made today don't limit future housing, jobs and investment

These changes will not commit land to immediate development.

Your input helps make sure our planning scheme reflects what matters most to our community. Keep an eye out for upcoming consultation, and have your say on our shire's future.

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