

Livingstone SHIRE COUNCIL

**Planning scheme**
Information sheet #5

# Industrial land

It is anticipated that Livingstone Shire will need between 25 – 50 hectares of new industrial land over the next 20-years. To ensure future development opportunities are available, suitable industrial land needs to be identified and protected.

# What is industrial land?

Industrial land provides space for local businesses, manufacturing, warehousing, transport and distribution, and the services that support our growing community. Planning for future industry supports jobs, investment and economic growth across Livingstone Shire.

**When planning for future industrial areas, we need to consider:**

- Access to major road networks.
- Availability of essential infrastructure such as water and sewer.
- Proximity to workers, businesses and service centres.
- Enough separation from other zones such as residential areas.



## Consultation process

**Any changes to the planning scheme must go through a formal consultation process. Livingstone Shire community members will have a chance to provide feedback on the Planning Scheme amendment in 2027 when the formal consultation process begins.**

# Where does industrial land need to go?

Most industrial land in Livingstone Shire is located close to Yeppoon. However, future growth is expected to include more low and medium impact industries that support local businesses, jobs and community needs.

### Gateway industrial park

Council has developed the Gateway Business and Industry Park along Yeppoon-Rockhampton Road to create industrial land development opportunities in Livingstone. This has been a successful way to bring industrial land to the region, and to accommodate local businesses serving Yeppoon.

The 17.5 hectares of industrial land made available from the Gateway Business and Industry Park is likely to be fully taken up by 2030. This means that new industrial land will be needed in the near future to continue to service the region's industry needs.

### Other potential areas

Council is looking at other potential industry areas by investigating:

**Whether future road connections, such as the East West Connector, could unlock new industrial land opportunities.**

**Whether existing industrial areas, or land near existing industrial and extractive industry operations, could be expanded to support future growth.**

**Whether planned infrastructure can service new industrial areas in the future.**

**Whether the Northern Growth Corridor could become the region's next major industrial growth area once supporting infrastructure is in place.**

These decisions will help ensure the Shire has the right land available to support future employment opportunities and a strong, diverse local economy.

# Industrial land study

Council conducted an industrial land supply assessment to identify land suitable for future development. The assessment reviewed over 100 hectares of land to determine which locations could accommodate industrial growth, and identified the following suitable areas:

| Location | Available land | Priority |
|---|---|---|
| Hidden Valley (Gateway industrial estate) | 17.5 ha | 1 |
| Barmaryee (Pony club site) | 13 ha | 2 |
| Bondoola | 21.7 ha | 3 |

The report also identified a series of improvements to Council's planning scheme to improve the way that industrial development is assessed. Council will consider planning scheme amendments to support the supply of industrial land in Livingstone Shire as a vital part of its economy, and to support our growing population.

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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