



Chief Executive Officer  
Gladstone Regional Council  
PO Box 29  
Gladstone, QLD 4680

2<sup>nd</sup> January 2020

**Request to apply the “Infrastructure Rebate Scheme” (Policy No. P-2019-28) to DA/ 8/2019 for Nature-based Tourism at 2143 Round Hill Road, Round Hill QLD 4677, Lot 13 RP 619103**

Dear Sir or Madam,

we have been approved for DA/8/2019 – Material Change of use – Code Nature-based Tourism (15 Sites – 3 Stages) on the 1<sup>st</sup> May 2019. We have completed the build of the required amenities block on the 19<sup>th</sup> December 2019 and are now ready to open our campground to the public. Eugene and John from Gladstone Regional Council did their final inspection in regards to the DA requirements on the 19<sup>th</sup> December 2019 and provided photo evidence to Shaunte Farrington, Senior Planning Specialist. Final Inspection Certificate for the Plumbing Completion has been received on the 20<sup>th</sup> December 2019. An adopted Infrastructure Charge Notice was issued on the 1<sup>st</sup> May 2019, stating the following:

- Stage 1: \$ 26,700
- Stage 2: \$ 8.900
- Stage 3: \$ 8.900
- Total: \$ 44,500

Before we can open, we would kindly ask Gladstone Regional Council to consider us for approval of a 50% reduction in Infrastructure charges under the “Infrastructure Charges Rebate Scheme” (P-2019-28), so we are able to continue to deliver economic development and growth for our nearest Priority Infrastructure Area (Agnes Water), and to make our business viable and prosperous for the future of our family, as well as the Discovery Coast Region. Should Gladstone Regional Council decide to apply the discount, \$ 22,250 in income from the current applicable Infrastructure Charges would not be charged.

We have reviewed the policy thoroughly and know that our business meets the purpose perfectly. We will not only positively affect the growth of the tourism industry for Agnes Water/1770, but also the building industry and local suppliers. We only used local builders / tradesmen (BrightLife Homes, Oceanlink Plumbing, Discovery Driveways...), and supported businesses in the wider Gladstone region, like Isenring and Ken’s Plumbing in Gladstone. We joined the local, non-for-profit tourism and commerce organisation “Discovery Coast and Tourism Commerce” earlier this year, as we believe it is important to support this body. We have attended their monthly meetings throughout the year to learn more about their goals for the Discovery Coast Tourism Sector and we know that our business 100% supports their mission statement:” by promoting the Discovery Coast as a must-see destination the community and all businesses in the area will prosper through social, environmental and economic development”! We appreciate the opportunity of free advertising



DCTC gives us and are always happy to volunteer for local events, like the annual Captain Cook Festival.

By presenting “The Original Discovery Coast Slideshow”, we offer a unique experience that will attract tourists to stay in our campground, but will also offer other tourists, an additional attraction, which will then make them stay longer, which will benefit other local businesses. We are also hoping to present the slideshow to locals, e.g. school groups, in the future. In regards to the slideshow, we have been gaining knowledge from locals and local indigenous people and are hoping to provide a platform for indigenous people, who are interested, to be able to share their knowledge about local history, culture, flora and fauna in the past, present and future to an interested audience.

Gladstone Regional Council’s Planning Scheme “Our Place Our Plan” states:” The vision for the Gladstone Region is to be recognised, nationally and internationally, as a sustainable 'region of choice' for achieving the best integration of large industry and commerce, environmental protection and community wellbeing. The region will be renowned for balance: a friendly, clean and vibrant place in which to live, work and retire.”

That’s why we appreciate the opportunity Gladstone Regional Council has given us by opening up a “Nature-based tourism” campground and being part of their vision for the future. Tourism is the best way to make the Discovery Coast known nationally and internationally, whilst supporting the growth of the local economy in a manageable speed. We would now like to address the required criteria of the above-mentioned policy:

## 6.0 Policy Statement

### 6.1. Application of Policy

1. We have lodged a development application for making a Material Change of use of Premises, in the form of Nature-based Tourism, on the 15<sup>th</sup> March 2019. This meets the policies criteria of development applications being lodged after the 1<sup>st</sup> July 2018. We received “Confirmation Notice” from Council on the 25<sup>th</sup> March 2019. Gladstone Regional Council sent us a “Information Request” on the 1<sup>st</sup> April 2019, which we responded to satisfactorily on the 5<sup>th</sup> April 2019

2. We have identified “Nature-based Tourism” as not being an excluded use, as stated in SC 1.1 Use definitions of the Our Place Our Plan Gladstone Regional Council Planning Scheme V2. This means we meet this requirement in regards to Policy No. P-2019-28

3. We understand that our development is not located within a Priority Infrastructure Area or Township Zone as defined in the “Our Place our Plan Gladstone Regional Council Planning Scheme V2.” But we are asking Gladstone Regional Council to strongly consider to grant our request to apply the “Infrastructure Rebate Scheme” (Policy No. P-2019-28) to our development approval, because:

- our business is delivering economic development and growth, not only for our business but for many businesses located in the Priority Infrastructure Area of Agnes Water/1770 such as, other campgrounds (tourists who will attend our Slideshow), cafes, restaurants, tour operators, supermarkets/shops, petrol stations etc. We are only six minutes drive from Agnes Water (PIA) and our tourists will use those businesses.

The “Infrastructure Rebate Scheme” has been put in place by Gladstone Regional Council as an incentive to encourage developers to the region. Despite our property being classed “rural”, we are



still close enough to Agnes Water (PIA) to be able to influence the growth of the economy in a positive way.

- We have completed Stage 1 in 7.5 months using local builders BrightLife, tradesmen and companies located in Agnes Water and we are ready to have an impact on the local tourism sector. This means we meet 6.3. Rebate conditions:
  1. Developments must be completed within two years from when the Material Change of Use of Premises Development Permit starts to have effect.
  2. If staged, the first stage be completed within two years of when the Material Change of Use of Premises Development Permit starts to have effect.
- we decided to go ahead with our business idea even though we had to take it upon ourselves to invest into our own water supply and sewer installations at a high expense. We understand that Council identifies expected urban development over a 10 to 15 year period for the PIA, and it would not be cost effective to include our property in the PIA as of yet. By providing our own water supply and sewer installations we did not jeopardize Council's plan of building major trunk infrastructures any earlier then described. We will not have any negative impact on Council's Long-Term Financial Plan and the flow -on effects on rates and the ability for Council to efficiently maintain assets. Local businesses will benefit from our business, and so will Gladstone Regional Council!
- Small businesses are a vital part of Agnes Water's local economy and employment rate. To make our business viable and to be able to continuously support local business and employ local residents, we need you to consider our business idea for the 50% Rebate for the requested Infrastructure charges.

We have not been able to locate the required "Request-Levied Charge Rebate Form", so we ask Gladstone Regional Council to allow this letter as Request to apply the "Infrastructure Rebate Scheme".

This development application has not been made by, or on behalf of a Federal or State Government agency.

We are positive that Gladstone Regional Council, as well as the local tourism industry will benefit from the "Infrastructure Charges Rebate Scheme" being granted for our business.

We believe that the information we have provided supports our case in a positive manner. Gladstone Regional Council's final decision will support the "Infrastructure Charges Rebate Scheme" and will conclude in a favourable outcome for "The Ole Gumtree-Traveller's Rest". If you have any further questions, please do not hesitate to contact us. We appreciate that Gladstone Regional Council gives us the opportunity to present this request!

Kind regards,

The Ole Gumtree – Traveller's Rest  
Michael Oliver and Michaela Prutscher

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