



Community Engagement Results Report

Boyne Tannum Aquatic Recreation Centre & Mixed Use
Retail Precinct (DA/24/2021)

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1.0 Introduction

ZenDev's has lodged a development application (DA/24/2021) with Gladstone Regional Council to seek approval for Outdoor Sports and Rec (Aquatic Recreation Centre & Mixed Use Retail Precinct -DA/24/2021)]. ZenDev has undertaken significant community consultation, prior to and as part of the statutory notification period, to gain community and stakeholder feedback on the proposal.

This report provides a summary of the engagement activities undertaken and results.

Background

In March 2018 Council resolved to consider options for an aquatic recreation centre in the Boyne Island and Tannum Sands area. In late 2018, community consultation was undertaken to help shape the Boyne Tannum Aquatic Centre Recreation Feasibility Study. This study was adopted by Council in January 2019.

Council completed a successful community engagement campaign which resulted in over 1,400 survey respondents, 94% of which were in favor of the proposed Boyne Tannum Aquatic Centre and 80% were from the Boyne Tannum Region.

Developer Deputation

On November 3 2020, ZenDev presented a deputation proposing to work with Council to deliver an aquatic recreation facility on an alternative site to that adopted by Council in June 2019. This alternate site had already been considered by Council as part of the feasibility study in 2019. ZenDev carried out its own re-evaluation of the candidate sites which resulted in the subject site as the highest scoring candidate.

On the 3rd of February 2021, Council Published a statement on their website(<https://conversations.gladstone.qld.gov.au/>) stating that Council will continue with the BTARC facility without partnering with a commercial developer due to Council's commitment to deliver concept designs by June 2021.

Council's statement listed a number of reasons for its decision to dismiss ZenDev's proposal such as;

1. "Their proposal does not allow Council to assess and progress the development based on the best interests of the Boyne Island and Tannum Sands community. Partnering with ZenDev would require the development to be independently assessed and preclude Council from input into the decision-making process.
2. Their proposal does not separate the aquatic centre from the rest of the proposal, and therefore any development application would infer Council was in favor of the entire project without proper assessment or input from Council.
3. Their proposal does not clearly indicate that their proposed site is large enough to host the entire facility.
4. Their proposal does not provide enough details to clearly indicate an actual project delivery date or project funding. This does not improve Council's current position as Council has committed to progress with concept designs for BTARC by June 2021. Following delivery of these designs, we may choose to invite developers to express their interest in further development."

Council also stated that they are open to doing business with developers but must always be mindful of making decisions in the best interest of the community.

ZenDev's Development application (DA/24/2021)

In consideration of Councils feedback resulting in their decision to reject ZenDevs proposal, ZenDev set out to rectify each issue raised, by preparing a development application which was submitted to Council in May 2021. The design and components included in the proposed plans, were largely derived from engagement activities with the Boyne/ Tannum residents, community groups and facility operators.

This report states the activities which were undertaken and details the results from each activity.

2.0 Community Engagement Background

2.1 Engagement Objectives

The purpose of engagement was to:

1. Seek the community's views on the proposed location and understand their concerns in relation to potential impacts such as Environmental Impacts, Traffic and Noise.
2. Seek to provide clarity and reduce confusion regarding ZenDevs relationship with GRC and why two Aquatic Centres are being proposed in the Boyne Tannum region at the same time.
3. Provide open and transparent communication on the proposal and development application through social media and mainstream media.
4. Regularly release updates providing consistent information addressing topics frequently raised by the community.
5. Provide easily accessible project information and user-friendly project enquiry page on ZenDev website for the community to submit their suggestions, comments, concerns and to provide a streamlined innovative platform for residents to submit support submissions.
6. Seek feedback from residents regarding desirable and un-desirable components and inclusions in the Aquatic Centre Designs
7. Seek feedback and suggestions from residents regarding desirable and un-desirable potential uses for the future stages of the Retail, Recreational and Tourism precinct.

3.0 Community Engagement Activities Overview

3.1 Community Engagement Period

The community engagement included various activities undertaken between November 2020 to November 2021.

3.2 How we engaged

The following table provides a summary of the Engagement Activities undertaken for the Boyne Tannum Mixed Use Retail, Rec and Tourism Precinct, including the proposed Aquatic Recreation Centre known as (BTARC) being stage 1 of the 3 stage precinct.

Number of engagements	Type
Engagement activities with Local, State and Federal Authorities & agencies	
	SARA (DAF, DES, DSDMIP, MSQ, DNRME)
	Gladstone Ports Corporation (GPC)
	Gladstone Regional Council – Planning team (GRC)
	Gladstone Regional Council – Economic Development Team (GRC)
	Deputation presentation at Council’s General meeting
	Meeting with Glen Butcher MP
	Meeting with Deputy Mayor (Cr Goodluck)

Meetings and Engagement activities with Groups and Stakeholders	
	Community Groups
	Engagement activities with GAPDL
	Engagement activities with BTARC Community Working Group
	Engagement activities with Boyne/ Tannum Swim Club (Bullets)
	Meeting with Tannum Sands Surf Lifesaving Club
	Meeting with Local Aquatic Centre Facility Manager - Bluefit Swim
	Meeting with Boyne Tannum HookUp president
	Local business owners
	Boyne Island McDonalds
	BITS Medical
	Events QLD
	Boyne Island Motel & Villas
	Junction Cafe
	Tannum Garden Centre
	LJ Hooker – Tannum Sands
	Discovery Holiday Park

Public Notification Engagement activities (commenced 7 October ending 27 October)	
8/10/2021	2,000 letters distributed to Boyne/ Tannum Residents (<i>delivered and distributed by Boyne Tannum Bullets Swim Club</i>)
10/10/2021	Flyers distributed at Bullets tenant at BAM
8/10/2021	7News Interview: ZenDev Directors Jacob Scatt and Mic Emanuelle
7/10/2021	Facebook post informing residents of Public Notification Commencement
8/10/2021	Facebook post sharing 7news interview
7 th – 29 th of October 2021	Support submissions to Council via ZenDevs web page

4.0 Media Reach

4.1 Summary

Media have been a key channel to reach the local community. It is estimated that around 75% of all enquiries (meetings, emails, comments etc.) were as a result of local media items, which included:

- ✚ Interviews with Local TV station News (TELEVISED)
- ✚ Local Radio station interview
- ✚ Print Media (news paper and digital)

4.2 Media engagement results

Type	No. of responses e	Reached
Radio interview ABC Capricornia	5	3,000
Televised news Interviews	250	35,000
7 NEWS (October 8 th 2021)	200	20,000
7 NEWS (November 2 nd 2021)	50	15,000
Media Release – November 2020	150 (estimate)	30,000 (estimate)
Courier Mail		
The Courier Mail		
The Chronicle		
Townsville Bulletin		
Gladstone Observer		
Queensland Times		
Daily Mercury		
Media Release – May 2021	100 (estimate)	50,000 (estimate)
The Courier Mail		
The Chronicle		
Townsville Bulletin		
Gladstone Observer		
Queensland Times		
Daily Mercury		
Media Release – September 2021	200 (estimate)	50,000 (estimate)
The Courier Mail		
The Chronicle		
Townsville Bulletin		
Gladstone Observer		
Queensland Times		
Daily Mercury		
Queensland Times		
Daily Mercury		
Media Release – November 2021	50	50,000
The Courier Mail		
The Chronicle		
Townsville Bulletin		
Gladstone Observer		
Queensland Times		
Daily Mercury		
Queensland Times		
TOTAL MEDIA RESULTS	755	218,000

5.0 Social Media Reach

5.1 Summary

Facebook was the predominant channel used to inform the community of the project and gain feedback, followed by Linked in and then Instagram. Gladstone region, specifically the Boyne Tannum Community have an active social media community.

The main community social pages used through this project include:

Boyne Island – Tannum Sands Discussion and Community group	6,000 members
BTARC community working group	500 members
Tannum/Boyne & Surrounds Community Clan	1,300 members
Boyne Tannum Classifieds	16,000 members

In total, ZenDev created approximately 40 post's which reached over 50,000 people, were shared over 300 times by Boyne/ Tannum residents and generated over 15,000 engagements (likes shares or comments).

5.2 Social Media Results

Type	No. of engagements	Reached
Facebook post (project update) November 2, 2021	415	515
Facebook post (project update) October 8, 2021	453	2460
Facebook post (project update) October 7, 2021	1,062	3,028
Facebook post (project update) September 30, 2021	71	524
Facebook post (project update) September 29, 2021	3360	9643
Linked in (project update) October 13, 2021	25	1,063
LinkedIn (Project update) August 4, 2021	7	398
Instagram (Project update) August 4, 2021	13	65
Facebook (project update) August 4, 2021	766	68
LinkedIn (Video animation of water slide) May 21, 2020	23	510
Facebook (share post – Gladstone Observer) May 21, 2021	32	238
Facebook post (video animation of water slide) May 19, 2021	2,285	6,528
Facebook post (Render of lagoon style pool) May 15, 2021	6	206
LinkedIn post (Announcement – DA lodged) May, 14 2021	37	2,253
Facebook post (Announcement – DA lodged) May 14, 2021	699	1,134
Facebook post (share – Aerial Media Gladstone) April 20, 2021	11	209
LinkedIn post (project update) March 8, 2020	19	788
Instagram post March 8, 2021	9	55
Facebook (project update) March 8, 2021	2,138	4,754
Instagram post February 16, 2021	6	46
Facebook Post (project update) February 16, 2021	97	782
LinkedIn post (project update) February 16, 2021	29	1,381
Instagram post December 18, 2020	10	49
Facebook post (project update) December 18, 2020	1,843	6,400
LinkedIn post (community engagement) December 16, 2020	5	221
Instagram post December 17, 2020	4	51
LinkedIn post (project update) December 18, 2020	8	290
Instagram post December 15, 2020	9	43
LinkedIn post (community engagement) December 12, 2020	2	214

Instagram post December 14, 2020	10	49
Facebook post (project update) December 10, 2020	12	252
Facebook Post (Project update) December 7, 2020	913	5,172
Facebook post (community engagement) December 3, 2020	283	1,229
Facebook post (Video animation of waterslide) December 3, 2020	905	3,769
Instagram post (December 2, 2020)	7	61
Facebook post (community announcement) December 2, 2020	10	263
LinkedIn post (Community announcement)	6	277
Instagram post (December 1, 2020)	7	62
Facebook post (community engagement) December 1, 2020	115	1,193
Total Social Media Engagements	15,712	56,243

Engagements are calculated by the number of reactions, comments and shares recorded from each post. Calculated as the number of people who engaged)

Reach is calculated by the number of people who saw any content from each post. (calculated as the number of people the post reached)

6.0 Website Reach and Engagements

6.1 Summary

The Boyne Tannum Project webpage is regularly updated and shared via social media to keep the community informed with the progress of the project. The page holds valuable project information, updates, media coverage and information on how to get in contact. Visitors are also encouraged to leave a comment or suggestion on the webpage which generated over 1,000 submissions in the last 12 months. These submissions allowed us to assess and include components which were clearly desirable by the community, or remove items which proved to be less desirable, and amend the plans accordingly throughout the initial design phase.

6.2 Boyne Tannum Project Page

The proposed development by ZenDev, situated on the picturesque bank of the Boyne Tannum River (next to the bridge on Boyne Island), has been designed and is influenced by what we have come to understand the community of the region has been desiring.

With over 2 years of conceptual planning and market feedback, the ZEN Team are so excited to have this proposed community and lifestyle hub moving closer to becoming a reality by the day.

Offering a state-of-the-art aquatic centre, which includes a 50m pool, Learn To Swim and Aerobics Pool, swim meet facilities, lagoon and water slide. This Aquatic Centre has been designed as a result of community feedback from the local community, to ensure that it will be an asset that is utilised for generations to come.

A community pool has been in demand for decades. Understanding the needs of the community, we have developed the concept design of the Boyne Tannum Aquatic Centre as stage 1 of this development, which has now been lodged as a development application with Gladstone Regional Council. With the support of GRC, we are committed to delivering this part of the project ASAP.

The rest of the development is still undergoing its design phases and will be lodged as separate applications.

The best chance for the project going ahead relies on positive support from the community. If you'd like to help by submitting a letter of support to council, please click the button below.

[SUBMIT A LETTER OF SUPPORT TO COUNCIL](#)

As circled above in red, the Project Webpage provided respondents with easy and convenient access to a template submission form allowing them to have their say during the public notification period.

6.2 Frequently asked questions

The high volume of enquiries generated through our website and via social media were recorded to help develop a set of frequently asked questions. Our team posted responses to those questions to keep the community informed and provide accurate information about the proposal.

The Q&A's were monitored and updated based on the stage of the project to make sure the information on the project page remained relevant.



COMMUNITY FEEDBACK

“

Finally, something to bring some spark into our beautiful town and get local business thriving again!!

– Hayley Bracewell

”

FREQUENTLY ASKED QUESTIONS

WHAT INSPIRED THE DESIGN?

The design for the pool was created under careful consideration of:

- The previous BTARC survey which was conducted by GRC
- Discussions with the Bullets Swim Club
- Consultation with local/ national aquatic centre operators
- Feedback from a range of local community clubs to understand how other clubs can utilise the facilities
- Feedback from local business owners
- Feedback from several pool builders and designers
- And most important, feedback from **YOU**, the community!

We're dedicated to taking on as much feedback from the community as possible. Our primary goal is to deliver something that the community can utilise for generations to come.

WHO WILL OPERATE THE FACILITY?

Our proposal is for GRC to Lease the Aquatic Centre, with mechanisms in place for Council to purchase the facility if/ when its feasible for Council to do so. As the tenant, Council will likely outsource management of the facility to a third party, similar to the Gladstone Aquatic Centre.

WHAT ABOUT THE SITE COUNCIL SELECTED FOR BTARC?

GRC is currently preparing concept designs and costings for an Aquatic Centre at their preferred Coronation Drive site. Our proposed site was short listed as a preferred location in councils initial report in 2019. It is our opinion that the circumstances of the 2019 assessment have now changed and as such, based on the social and economic benefit, physical criteria, location requirements, the sites ownership and availability and environmental constraints, our site would achieve the highest score based on the same criteria used in the 2019 report.

WHAT WILL GO ON THE REST OF THE SITE?

Our vision is to create a catalyst recreation, tourism and retail precinct, taking advantage of the world-class adventure tourism, fishing and boating potential this region has to offer. Some potential uses may include a boat club, hotel and a small marina for both private and public use to attract recreational visitors to Boyne/ Tannum and provide opportunity for tourism-based business's such as marine tours, scuba diving/ snorkelling and fishing charters to grow and thrive.

We want to ensure this is something the community will use and be proud of. Therefore, we are still seeking the most desirable outcome and will continue to engage with the community and our team of consultants to explore the best possible use of the site.

HAVE YOU CONSIDERED TRAFFIC IMPACTS?

Yes, we had a highly qualified, independent traffic consultant undertake all necessary assessments. GRC will undertake detailed and rigorous assessments of all specialist reports during the approval process.

WHAT WILL THE HOURS OF OPERATION BE?

The final operating hours will be up to local Council laws and the tenant, but typically aquatic centres operate from 5:00am – 8:30pm : Monday – Sunday.



50M POOL & GRANDSTAND



HEATED LEARN TO SWIM & AEROBICS



TWIN WATER SLIDES



CAFÉ & GYM

HOW LONG WILL IT TAKE TO BE BUILT?

We are hoping to receive our approval from GRC within the next 3 months. From the date the application is approved, we anticipate the detailed design and construction period will be a further 15 - 18 months.

WILL THE FACILITY BE ACCESSIBLE TO PEOPLE WITH DISABILITIES?

We intend for the facility to meet all accessibility requirements, but the details will be up to the preferences of the tenant during the detailed design phase.

WHO CAN I GET IN CONTACT FOR FURTHER INFORMATION?

You can contact our office via our website, email or via phone or you can get in touch with our director Jacob Scott directly. (see next page for contact details).

We travel to Boyne/ Tannum as often as possible to meet with the community, council and stakeholders involved in the project. If you would like to meet with us to discuss the project, any concerns, suggestions or comments then please get in touch, we'd love to hear from you!

6.3 Media section


The mainstream media proved to be a crucial element of this community engagement strategy, it proved to be the most successful channel to reach people, with an estimated total of 218,000 reached over the last 12 months out of 286,000 collectively (75%). The number of engagements generated from media coverage were significantly lower than other channels, contributing to approximately 5% of the total number of engagements overall, however it is evident that the indirect impact of the media contributed significantly which is reflected in the spike of engagements around the time of recently published media.

The media industry has evolved significantly over the past decade in terms of how the news is distributed, how it is consumed by the public and where. Print Media is fast becoming a thing of the past, overturned by the digital age with social media, blogs, podcasts and email distribution (e-news) becoming increasingly popular ways for the public to access the news.

The notable barrier to the consumption of online news, especially in regional areas is that the News sites are subscription based limiting access for residents who don't subscribe.


Each online news article or broadcast news (radio and television) released has been loaded to the project page so that it is free and easy to access for the community to read and listen to.

BOYNE TANNUM AQUATIC CENTRE NEWS & MEDIA




BIG NEW HOTEL, SPORTING DEVELOPMENT FOR BOYNE ISLAND

[READ MORE ▶](#)




BOYNE TANNUM AQUATIC CENTRE DEVELOPMENT 7NEWS INTERVIEW

[READ MORE ▶](#)



BOYNE TANNUM AQUATIC CENTRE DEVELOPMENT PROGRESSES AS APPLICATION SUBMITTED

[READ MORE ▶](#)



RADIO INTERVIEW – ABC CAPRICORNIA – BOYNE RIVER PRECINCT

[READ MORE ▶](#)

6.4 Website Engagement results

Type	No. of engagements	Reached (estimate)
Website Enquiry	120	120
Project page visits	14	7,000
Total Website Engagements	134	7,120

“Engagements” are the number of enquiries generated from media publications and reactions, comments or shares recorded from sharing the publications on social media.

“Reach” is the estimated number of people who saw, read or listed to the media article, report or radio/ TV interview.

7.0 Naming competition

7.1 Summary

Prior to the Public Notification Period, ZenDev invited the Community to submit their preferred name for the precinct (whole site – not just the aquatic centre). This exercise taught us a lot with respect to the history, background and what this region means to the residents.

7.2 Precinct name submissions

	Development Name Submission	Rationale / Story Behind Name Idea
1	Boyne Rejuvenation Marina (or something like that)	The Boyne River takes it's name from the river in Ireland, which itself is named after the Irish Goddess Boann, a goddess of inspiration, creativity, fertility and Rejuvenation. The name therefore pays homage to the past and the origins of the area name, while also sparking hope for a fresh, rejuvenated future as the development becomes a hub for our community to gather, enjoy and refresh, while the economic boon will rejuvenate an area struggling with unemployment.
2	Boyne Marina and Leisure Centre	Perhaps not super creative haha but it has a nice ring to it.
3	Mackerel waters/ sunrise	A popular fish in our waters
4	The island on Boyne	
5	Dune Habitat	I believe a development should be named after the location. This ensures easy searches when people are google searching the particular venue. Keep it simple!
6	Carnym Marina	Name it after the aboriginal name for the original orchid area here. Or even Wyndham Marina if preferred.
7	Boyne Beauty	Boyne Tannum is such a beautiful area and this will be a wonderful enhancement
8	Boyne Beauty	Boyne Tannum is such a beautiful area and this will be a wonderful enhancement
9	BITS recreational centre	Name it after the town and what its for. Simple yet effective.
10	Boyne river view	The view of the boyne river is stunning and almost every time of the day. Having a park directly looking into it will be so special for our community.
11	Wyndham Marina and Aquatic Centre	Named after the original land owners of the Boyne island area, the Wyndham Family.
12	BITS AQUA PARK	'Boyne Island Tannum Sands' is reflected in the name, and each of the words has 4 letters to match BITS. It's easy for people to remember and being a "park" means it will appear in social/ google searches for regular parks, marine parks, theme parks and more. Our region needs more tourism, and so a practical name would be ideal to drive visitors.
13	Turtle Way Aquatic Precinct	Turtle way, carry on from the local community footpaths in the area as well as close proximity to turtle rehabilitation centre in quoin Island. Turtles are a big focus in the area. Aquatic Precinct. Cause it sounds awesome. Direct and to the point.
14	Connect	Very simple connecting Boyne Island Tannum Sands
15	BITS pool and recreation	boyne Island tannum sands pool and recreation for the town would be great
16	BITS PARADISE	Bone Tannun is paradise for many
17	Multishore Precinct	Multishore because the name is obvious on the banks of the Boyne River. Multi because it will serve multiple purposes.
18	The 1823 Precinct	John Oxley named the Boyne River 1823. Why not have some history in the name like the year Boyne Island was named.
19	Boyney McBoyne Face	Its inspired
20	Riverside	I'm fairly certain it's self-explanatory. And easy to remember.

7.3 Naming competition engagement results

Type	No. of engagements	Reached
Total Engagements	22	670

"Engagements" are the number of people who submitted, enquired or whom we directly engaged with in relation to the naming competition.

"Reach" is the estimated number of people who were reached when promoting the naming competition through social etc.

8.0 Project Support poll

8.1 Summary

ZenDev carried out activities such as the naming competition and the support poll as a way to connect and communicate with the Boyne/ Tannum community. The poll was hosted on ZenDev’s project page where an abundance of valuable project information, updates, media coverage and information on how to get in contact are found. The visitors were also encouraged to leave a comment or suggestion on the project webpage which generated over 1,000 submissions. These submissions allowed us to assess and implement components which were clearly desirable and amend the plans accordingly through out the initial design phase.

I think that Council would be interested in knowing what aspects of the proposal people wanted included? Or the nature of the comments? If there are a few dot points which summarize the main types of feedback you received?

8.2 Project support poll engagement results

Type	No. of engagements	Reached
Online Poll	450	1,450

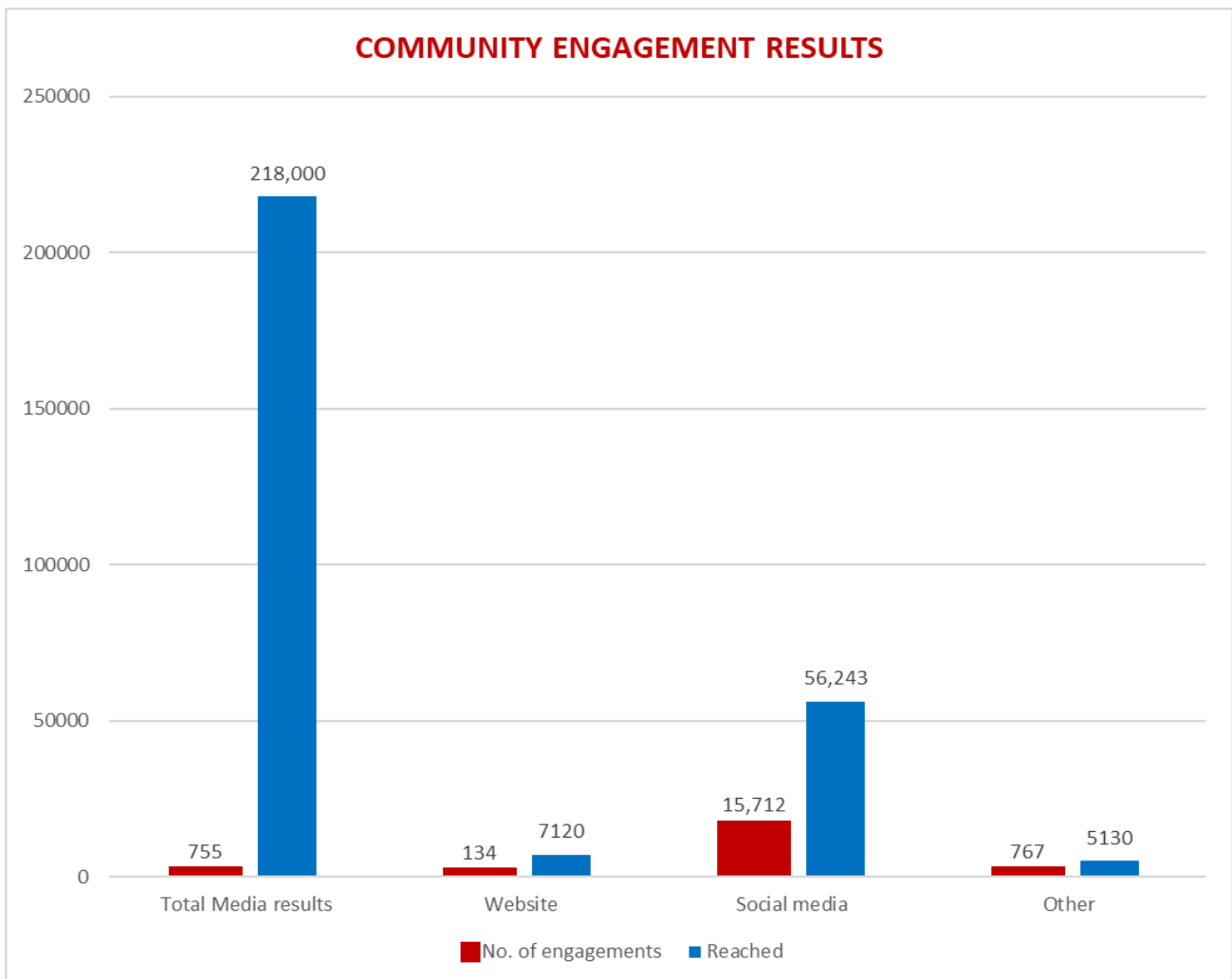
9.0 Other engagements

9.1 Summary

Type	No. of engagements	Reached
Other	767	5130
News letter delivered to residents	100	2000
Deputation	100	500
Email Enquiry	70	70
Phone Enquiry	30	30
Meetings	50	50
E-news letter (public notification)	5	420

10.0 Community engagement results summary

	Engagements	Reached
Total	17,428	286,553








11.0 Public Notification Period – Respondent responses

11.1 Overall Summary

During the public notification period, submitters were encouraged to make a submission to convey their support or opposition to the proposal by using a template prepared by ZenDev.

The results from the ZenDev’s submission’s page were as follows.

-  **270 submissions** (support)
-  **267 submissions are in support of the development**
-  **3 submissions objected to the development**
-  **250 from 4680 postcode** (92%)
-  **128 comments** (*refer to 11.2 below*)

[Respondent names removed for privacy]

11.2 Comments of support

	Choose your own reason why Council should approve this Development Application?
1	Swimming in the river itself is not safe with stonefish & other dangers, tides & currents. A township of this size deserves a swimming pool.
2	The region needs to continue to evolve and be appealing for young families . It can't just be a sleepy old coastal town forever . Let's get with the times and make it a tourism hotspot
3	It would be a great facility to have for both the locals and tourists that visit the area. It would be amazing for the local schools who have to travel into town for swimming events or even just learning how to swim, which is part of their curriculum. My child currently only gets 2 lessons in swimming through her school and has to travel to the aquatic centre in Gladstone for them. She then has weekend lessons in Benaraby. Both myself and other parents recently discussed how beneficial would be for our children.
4	It will be beneficial for all residents and visitors to the BITS area
5	Our community needs new projects to keep prospering. A development that potentially improves the health and livelihoods of our community can only be positive. As well as the draw card this will be to help build our tourism prospects
6	The area does not have any descent accommodation for visitors. It will bring more people to our area and give kids more to do highly recommend going through with the development only wish that it had been done sooner
7	To give our kids the opportunity to learn to swim, we deserve this!
8	This is a critical project for the Boyne Tannum Region.
9	Continued fitness for all ages- swimming is a great all round activity. It is also a basic necessity for all children to learn to swim especially when we have a river and beach so close by. Many people do not feel safe swimming in open water at the beach but would enjoy and commit to regular exercise and rehab at a local facility instead of driving into Gladstone. Every country town you drive through has a local pool. This needs to happen.
10	This is a well considered, substantially researched proposal with a core offering of amenity and social infrastructure that will be a lasting legacy for the community.

11	Boyne/Tannum needs this for our little towns, Gladstone Council puts nothing towards anything for Boyne/Tannum, it's always about Gladstone, Boyne/Tannum has so much to offer, it is wasted piece of paradise that could generate so much tourism
12	Help the area
13	I feel this amazing development will be great value for all ages for a healthy lifestyle and promote more jobs for locals
14	This is a long time coming, I'm the current manager of the Discovery holiday park and know that our current and future guests will love this facility it will be an amazing boost for the accommodation businesses in town
15	Increased Community facilities and long term future for the Boyne Tannum area
16	Bone/Tannum is a beautiful town which attracts friendly, honest and hard working people. However it lacks job opportunities, amenities and a healthy culture. The proposal of an aquatic centre would bring out the best in people and see them working and living again. It might just happen to improve the communities health and well being. Too many people end up moving away as it's stagnated. I would know because I was one of those people that had to leave after high school. When I visit friends and family the town is missing something. Bring Boyne/Tannum back to life with an aquatic centre! I can't wait to take my nieces and nephews to the new pool!!
17	Our area needs something like this and Boyne has missed out on any improvements over the past decade. It will do wonders for bringing in tourism to our community.
18	I've lived in a country NSW town where a similar development was approved; and back then I worked in realestate so I seen first hand the value a facility like this brings to a town. I feel this is very much needed here and will be an absolute asset to our community.
19	Our family has recently moved to Gladstone from Adelaide and I've met many families who have moved since. This idea is perfect for a growing place with so many families. It is a safe place for young children up to teenagers which is a definite need here.
20	More reason doesn't young families to not move away from Tannum and Boyne!
21	This is also important for the children in the community as there is not a lot of recreation in the area for them.
22	Residents of the area will be able to send children to local swimming lessons and it will provide social activities for all ages that promote a healthy lifestyle. I personally will use it to swim laps rather than a one hour round trip to Gladstone. It will make Boyne Tannum an even better place to live.
23	This is as great 😊 adventure for Boyne Tannam. I really love Hymenoptera idea let's go for it 👍😊
24	It will be great for all ages but will benefit the health of the older residents swimming is the best exercise
25	Will be an amazing resource for the people of Boyne Island Tannum Sands. A great way to keep the youth of our community busy and "off the streets."
26	<p>I believe this is a much needed development for Boyne Island and Tannum Sands.</p> <p>We have been waiting so long for this development for an Aquatic and Community Recreational Centre to finally happen. The economic opportunities for all the township people alone would be so beneficial and and will get full use by all local sporting clubs.</p> <p>I believe it would be an enormous added attraction for tourist coming into our beautiful area to enjoy.</p> <p>Boyne Island Tannum Sands community are in need of this Development and I'm praying for Council approval for this Development Application to be accepted.</p> <p>Yours Sincerely Catherine Cornwell</p>

27	As a former resident of Tannum Sands and current investment property owner in This location and Gladstone I can only implore you to back this submission and make this long needed project to proceed. Tannum Sands has been vying for this project for far too long. The residents and community should now be rewarded for their diligence and patience in not loosing sight of the vision and now making it a reality. The benefits of a project of this magnitude are endless now and into the future for the region economically and for the communities health and well being. It will provide the Tannum Boyne community the draw card that has been long needed to showcase the area and potential investors like myself to stay because of what the area can provide now and into the future. Queensland is welcoming new residents at a rate that is unprecedented, let's give them reason to relocate in this region!
28	It is fantastic development of local infrastructure to support a growing community!
29	Great for the community and visitors to the region!
30	To enhance the local area for our children
31	It will be a great asset to the town.
32	I believe that having this Aquatic Centre would be highly beneficial for our small community. The current parks available for parents and children have remained the same for years, these parks are old. Our children deserve a new, updated park. And what would be better then a water park? Being able to walk to this Aquatic centre would save the drive to Gladstone. Having 3 children of my own, I know the convenience of being able to avoid driving to town, and back. Our oldest daughter is currently enrolled in Bullets swim school, and unfortunately we are unable to practice swimming outside of these lesson due to having no local pool. The approval of this aquatic centre would be so appreciated from all.
33	Boyne Tannum has probably the highest council rates of CQ, without any council development or facilities at the esplanade that even comes close to its counterparts in Yeppoon, Rocky, Bagara, Hervey Bay etc. We only have paths put in during the MILLENNIUM and council/rate payers pay for regular maintenance of these. Yeppoon, Rocky, Hervey Bay, Bagara all have better waterpark and park facilities yet they don't even have the MILLIONS that is being put into their region's council pockets EVERY YEAR by GLADSTONE INDUSTRY. Particularly given one of the largest and longest established (Boyne Smelter) is in the preposed area and would have already paid for this development in its taxes, yet the council has spent all this elsewhere. This development needs to not only be approved but be funded through existing council funds and not increase rates or ask for additional funds elsewhere, the council needs to take ownership for its long-standing undercommitment to the Boyne Tannum region by making this happen now.
34	It would be a fantastic addition to the area for all the community know matter what that age and ability. A vacant site filled with enjoyment and physical activity for all. Already access via path and roads.
35	It's what the community wants and needs
36	It will also be great for my grandchildren to be able to learn and practice swimming closer to home! We live just up the road from the proposed site and are 100% in favour of this exciting development!
37	The Boyne / Tannum area has a large group of triathletes and swimmers, recreational and competitive. The addition of this aquatic facility will become a training ground for all of these associated groups and clubs. With this new, local, pool for training, it will attract more people to the sports, young and old.
38	Kids need more things to do and more jobs in the activity/entertainment industry here We also need a pool as it is a whole day task for family's with little kids to go into the pool in gladstone. The gladstone pool seems old and unhygienic we need something more fresh
39	Asset to the community and the kids.
40	Progress in the tourism of our shire!
41	Tourism to the area and promote local sports and fitness. Entice people to move to the town, in our shire.
42	I am a competitive triathlete and do running and cycling training several times a week in my local area of Boyne / Tannum but lack the opportunity to do swimming training on a regular basis as my only option is driving into town to swim. Due to work and family schedules this is only possible once a week which is not sufficient and leaves me with the only other option of swimming in the ocean at Tannum at hours that are not regarded as safe swimming times.

43	The development of this site as an aquatic centre would be a welcome addition to our community facilities. It gives another boost to our growing tourism industry and offers children and adults alike, a safe place for exercise and recreation. I fully support this proposal.
44	This facility is very needed in this area and will be very popular amongst locals and tourists all year round in our perfect climate
45	Exactly what the community needs
46	It's high time something was put out here for all the locals in the area. We pay just as much rates if not more than Gladstone but it's something that has been needed for years. Plus we are a holiday destination.
47	It's in a better location than the proposed site back in 2019. Council has already wasted so much money getting proposal they should just treasure it over to the Zen Group so our Rates don't rise because of the council pool
48	This will be so beneficial to our community
49	Community has been waiting way too long for this, our kids need to learn to swim properly for all safety purposes, other than short stints during swimming seasons at school.
50	It is so over due and needed for residents!
51	Bring more people to town
52	I have a young family and it would be great to have this resource close by
53	My kids will love to use the lagoon.
54	Access to a marina berth without the coal dust. Winning
55	Kids need it
56	I think it would be great for the Boyne Tannum and surrounding communities.
57	I like the fact the development is in an area which is already a commercial centre and requires no cutting down of existing trees! It would be a great addition to the area and in the location the developer has chosen would be a great impression for people arriving into BITS! The future of the development will assist in the growth of our seaside town!
58	This is exactly what our area needs....the sooner the better. Council....get this application approved asap, so construction can begin. This will bring more visitors/tourists, thus bringing more revenue into the area. Young and old residents will benefit greatly from a complex such as this. I think we have waited long enough.
59	We need something like this at Boyne. Most of the development here has been around the Tannum area. It would be nice to have something this side of the bridge.
60	This will be so great for the community of Boyne/Tannum and Gladstone.
61	The Boyne/ tannum residents have been asking for something like this for years. Another amazing attraction for everyone near and far to use and not to mention a fun place for all the kids and teenagers to go to on holidays and weekends.
62	As soon as the aquatic centre is approved by Council the development application for the accompanying motel and bistro needs to be approved; because Boyne Tannum Community Groups are waiting to operate this complex to further contribute financially to the community. EG: Rocky Sports Club, Waves in Bundaberg are successful operating models this community engagement, effort and reward is based on. In addition, this ZenDev development will be the first tourism attraction in Boyne Tannum. Council should not stand in the way of what the Boyne Tannum community wants. Council needs to follow the development applications approval process.

63	<p>It is desperately needed as the region is expanding and Boyne Tannum is a community that deserves its own amenities. it is also desperately needed for NDIS funded residents who have to pay \$100 in round trips to visit Gladstone aquatic centre for therapy, and there is no where else to go locally for hydrotherapy when the Gladstone pool is unavailable.</p> <p>I urge council to approve,</p>
64	- so my kids learn to swim , so I'm not traveling to Gladstone 1 hr drive in Back. - good for the community.
65	This is what Boyne needs to bring Tourism back to the are
66	This will be huge thing for community and help us grow
67	This will also help drive tourism to our area and boost our economy now we have the lack of cruises. Fantastic opportunity for locals and tourists alike.
68	Would be great for Boyne Tannum without having to travel into Gladstone to go to the pool or splash zone! It would be a beautiful spot and a tourist attraction for our town
69	Boyne/Tannum could really use some more local activities for families and tourists and this would be a great way to make the most of our wonderful climate and location.
70	This would be great for the community 🍷
71	Love the plan as proposed
72	<p>We visit regularly to see family and friends and this would be a fantastic place to bring our children and would visit alot more regularly bringing friends n family as far as blackwater, rockhampton, bundaberg and Gladstone having a fun meeting place that is easily accessible would be a big attribute to bringing money to the tow. As we look at relocating in the future this would be decision maker pending children/families having more things to do.</p> <p>We can't always access the beach having some family members with mobility challenges amputees/ aging challenges. We can visit without having to leave family behind.</p>
73	Access to water activities in boyne tannum for those with a disability.
74	<p>This beautiful town deserves it.</p> <p>Many people have become rich from Boyne/Tannum and not much has been given back to this wonderful community. Something like this would also bring more tourism to the area.</p> <p>Perfect addition to the boating/fishing lifestyle.</p>
75	<p>Encourage water safety and play for children and all community members.</p> <p>Encourage and promote children to connect with nature, be active outside and live a healthy lifestyle.</p> <p>Boost in tourism industry.</p>
76	This provide endless fun for children of all ages and would be a shame if this were turned down. It will also provide jobs from many avenues.
77	<p>I am a health care provider in our community and I regularly see patients who require a non weight bearing form of exercise but struggle to access the Gladstone pool. A local pool will improve health outcomes across all ages in Boyne Tannum.</p> <p>As a business owner, I believe that it would benefit our local economy greatly.</p> <p>Side note- i am concerned about the large number of marina berths and how this would affect the river ecosystems and hope this is addressed responsibly.</p>
78	It will provide local access for residents who may use the facility for rehabilitation purposes. It is also a great resource for all local school students to access to save the time and expense of traveling into town to utilise this type of facility.
79	Will be so amazing for our community.
80	We need a community pool simple as that. It will bring people and tourism into our community.

81	A great asset for the local community and to attract tourism to the area
82	The town needs this and deserves it. I have lived here for 23 years and it's about time we give the kids something excited to look forward too.
83	Great investment for the town
84	<p>I work at St Francis Catholic Primary School and we need to transport our students to Gladstone every year for swimming lessons and the swimming carnival. This is a huge expense to our families and school. If the development is approved, we could have weekly lessons, more often, improving swimming ability and allowing optimal learning time in class, rather than an hour bus travel to Gladstone and back.</p> <p>The eyesore of the vacant block where the development is planned for needs to be more attractive. The destroyed bushland was a disgrace.</p> <p>Boyne-Tannum is a jewel in the Gladstone region and our families deserve a community meeting place, such as this. Thank you.</p>
85	This would be an amazing space for children and families to go. It will provide a safe place for children to locally do swimming lessons. The Gladstone council has talked about building a pool here themselves for years but never done it. As a family we would use this facility all the time and it would be an amazing asset for the growth of the town.
86	Such a positive opportunity for the whole community!
87	<p>It would mean that the children of Boyne Tannum no longer have to travel by bus in to Gladstone to undertake basic swimming lessons during school time which more often than not means they spend more time in a bus than in a pool. It also would bring more tourism, using the Yeppoon lagoon as an example of what this development could do for Boyne Tannum.</p> <p>It would also mean that the whole community would gain access to a fitness activity that is suitable for all ages from the youngest in our society to the elderly who could remain fitter for longer and potentially lessen demand on health services.</p>
88	It is so overdue for our community. Our children deserve a healthy outdoor sport / activity
89	The community absolutely requires this.
90	<p>The proposed development will support the development of skill based, health lifestyles for many children and adults and for those involved in training for the Tannum Beach Surf lifesaving club members.</p> <p>Your dedication to this project will be appreciated by many generations to come.</p> <p>Kind regards Mary-Jane Pedwell</p>
91	Boyne Tannum area has needed something like this for the last 20 years! Just approve it!
92	Providing the community with facilities for families and individuals as there is currently nothing in boyne or tannum
93	Boyne / Tannum lack a facility like this. This would be a perfect addition to the area for locals and tourism
94	As an educator at St Francis Catholic Primary school, we would be so grateful for a community pool complex that allows our school swimming program to occur efficiently. For over a decade we have travelled by bus at considerable expense to Gladstone ensure our students have access to swimming programmes, an essential element of learning for children growing up in a coastal community. I am so excited for this venture.
95	I think this will be a great asset to our beautiful area. Boyne Tannum miss out a lot on development and project like this brings so many things our area lacks.
96	As to date the council has done nothing but waste rate payer money on promises that they are planning and then would need more money from other governments anyway like get real
97	This will aid with people in my condition whose only option for exercise for a healthier life is swimming. Currently I have to drive into town 4 times a week to swim and this is very costly for someone who currently can't work for medical reasons. It will also be great for our local schools so they don't have to drive into town for swimming carnivals every year and the little ones can have a return to the learn to swim programme.

98	The community desperately needs a public pool. No one wants to drive 20mins to Gladstone town pool. Also we need water slides back in our region.
99	All of the above
100	It looks amazing and can't wait for it to be built
101	My question is why wouldn't be have something like this in our area? East Shores, the marina and lions park have been great for our region, so let's add more recreational things to the area
102	We desperately need something like this here.
103	This town needs this, we have a lot of travelers through and everyone I have spoken to has said this town is missing a beautiful place for all to enjoy. Every other coastal town has a spot for people to go and eat, swim enjoy the water view. The local people here want this in Boyne and tannum so we can enjoy with our families and friends and will bring new jobs to the area as well.
104	We need a public pool in the area
105	We desperately need a public pool here for all to enjoy and promote safety around the waterways in which we live by learning to swim in a safe environment. My family will use these amenities frequently and fully support the development and the positive outcomes it will create.
106	I have been a local in the Boyne tannum area for over 30 years. I believe that the area has always been lacking in making use of the Boyne river. This development would be perfect for locals and visitors alike to enjoy our beautiful scenery and bring more business to our local area.
107	We have nothing in our region like this and have to travel all the way to Gladstone to swim safe
108	Such a development is well over due for the area and will be a valuable asset.
109	This would be an absolute asset to our community it would help support the growth and small businesses not only that it would lift the community spirit !! We need this.
110	The Boyne-Tannum area is lacking something of this caliber and would be a valuable asset to the area. This would also encourage and support those from Benaraby, Bororen and Miriam Vale to make the most of this beautiful area even more.
111	We need a pool, let the community go ahead and stop stopping things happening. Nothing has happened at Boyne Tannum sence the millennium esplanade was made. Or should I say Since Gladstone council took over 😞. The committee wants it
112	We need growth. This will also support local employment
113	It would be a great addition to our community!
114	Please consider approving this inclusive water development for the Boyne Tannum Community who so desperately have been advocating for this exact development for a very long time.
115	With the proposed increase of people to the area this will boost tourism and also help our local kids learn to swim.
116	Gives us a place to go with our families when we come up to visit.
117	Just let it happen.
118	The town would really benefit from something like this and it would be a great option for parents and kids who are not fond of the beach.
119	Support & offer opportunities for rehabilitation session in water and access for elderly to keep fit and active without driving to gladstone.
120	it'll give kids and teens a thing to do in the boyne tannum area over summer
121	Family friendly establishment that everyone can enjoy
122	The aquatic centre would be really beneficial for this community as the only access to a pool is situated in the Tannum Primary School grounds. This pool is not accessible to the public. I was involved 30 years ago with trying to organise another pool for the community, but without any success. I believe that the aquatic centre is a priority as the community is expanding and developing.
123	This would be a great addiction to Boyne Island. Somewhere families can go and hang out, specially in them hot summer says

124	Great for the local community and will bring more tourism to the region
125	This area desperately needs infrastructure like this for families.
126	The locals of Boyne Tannum need this facility as well as for tourists to be attracted to visit and stay in the area.
127	The Boyne and Tannum Sands townships is fast becoming a major area of growth, along with the growth in the Benaraby, Bororen and Mariam Vale townships. This development is warranted and will be a major part of facilitating all of the above attributes to society. And with that growth comes and ever increasing economy from both local and tourism engagements. Now is the time to have this project actuated, no more stalling, no more wasting monies on pseudo viability studies. It is time to invest and assure that our community has the capability to meet current and future demands, for our social, health and community development needs.
128	Improved community infrastructure further improving the real estate market value of the local area
	<p>I couldn't find any other way to provide feedback on the Boyne/Tannum Aquatic Centre proposal by Zen Developments and Councils dud preferred site near the Tannum High School on Coronation Drive than to submit an email 'complaint'. The Zen developments proposal has all the hallmarks of a genuinely worthwhile piece of community infrastructure that would make the most of the limited tourism potential of the Gladstone area. It's not surprising to me that Council would prefer to bury the pool in the suburbs where it will attract no users apart from a few happy locals and the high school no doubt. You've only got to travel to Yeppoon (Kraken Water Park) or The Strand Waterpark in Townsville or Cairns Lagoon (I'm sure there are many other examples) to see were a Council with a clue has made the most of local natural water features like the sea or rivers to build aquatic centres that are popular with locals and attract tourism. Given the mono-economics and reliance on fossil fuel exports for income in this area I would have thought Council would jump at the chance to diversify potential retail income by putting an aquatic centre on the Boyne River. There is an existing retail shopping centre right across the road that is in dire need of a refurbishment and boost in customers and shops. An upgrade as depicted in the proposal would make what is already the only river and beach in the area that is genuinely accessible by pedestrians, cyclists and swimmers an even more attractive feature of the area. Have some vision, work with the proposed developer, build something with genuine long term appeal and benefit to the wider community on the river. A couple of private dwellings are currently monopolising what should be a public resource of use and access to all at the proposed site. The Boyne Primary school is only a couple of hundred metres from the river site but I guess the high school kids will have to endure the 2 km bus trip. The logistics of a proposal are only ever a problem for Councils when they decide for whatever reason/s that they don't want to approve a development. When for whatever reason/s the opposite applies Councils fall over themselves to approve the dodgiest of all developments and this Councils recent form during the LNG plant construction housing induced boom and of course subsequent bust proves that. A development of this nature is a no-brainer for the Gladstone region. There are very few suitable places to build a facility like this and if you let that position on the Boyne River go now you will be missing a great chance to establish a facility that will benefit the local community at all levels. Build it and they will come is the phrase often quoted, and it's true. Approve that aquatic development and people will flock to it. If the Australian Government can admit they were wrong on a multi-billion dollar submarine deal and go with a better option then Gladstone Council can do the same. Don't waste the opportunity they don't come round that often. To clarify I have absolutely no connection with the proposed developers Zen. I am a resident of the Gladstone area since 2003. A rate and tax payer who wants to see my hard earned cash well spent not wasted again. Regards Geoff Leahy</p>

11.2 Objections

Objection 1

1

From: gnjwood gnjwood <gnjwood@bigpond.net.au>
Sent: Sunday, 10 October 2021 3:16 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>
Subject: submission for development of outdoor sports and recreation centre (Application ref: DA/24/2021)

To Whom it May Concern
 Submission to Lodge Objecton to Proposed Development (Application Ref: DA/24/2021)

As Boyne Island residents and ratepayers we are concerned with the proposed development on the corner of Wyndham Avenue and Hampton Drive. The council has previously sought feedback from residents regarding the location of an Aquatic Centre and at no point was the current proposal an option.

We believe this proposal is not in the long term interests of the community or the environment.

Particularly the second stage which we believe will have lasting impact on the health of the river system and associated marine environment.

As residents we are being requested through social media and public notices to give feedback. We have at no stage seen any documentation about the environmental impact of the proposal, nor have the residents been considered with regard to the access to the river in that section. We are also concerned that this project if it is successful, will negate Council's plans for a publicly owned Aquatic Centre.

Therefore we wish to lodge our objection to the development.

Thank you

Graeme and Jenelle Wood
 11 Lighthouse Drive
 Boyne Island

1R

"The council has previously sought feedback from residents regarding the location of an Aquatic Centre and at no point was the current proposal an option."

Response:

The subject site was chosen by council as a possible candidate site in 2018 in the feasibility report prepared for Council by MacroPlan Dimasi. This report is currently published on Councils website:

<https://conversations.gladstone.qld.gov.au/boyne-tannum-aquatic-recreation-centre>

GLADSTONE REGIONAL COUNCIL PLANNING SCHEME V2 PROPERTY REPORT

Property Address: Arthur Street BOYNE ISLAND
 Lot on Plan Number: 5RP620667 Area (SqM): 1.55
 Zone: Centre (level 1 Zone) Precinct: N/A

Affected by Overlay Codes

- | | |
|--|--|
| <input checked="" type="checkbox"/> Acid Sulphate Soils | <input checked="" type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Heritage |
| <input type="checkbox"/> Airport | <input type="checkbox"/> Historic Mine Sites |
| <input type="checkbox"/> Airport Obstacle Limitation Surface | <input type="checkbox"/> Mining Lease |
| <input type="checkbox"/> Airport 5m Obstacle Limitation Surface | <input type="checkbox"/> Regional Infrastructure |
| <input type="checkbox"/> Biodiversity | <input type="checkbox"/> Scenic Amenities |
| <input type="checkbox"/> Bushfire Hazard | <input type="checkbox"/> Steep Land |
| <input checked="" type="checkbox"/> Building Heights & Frontages | <input type="checkbox"/> Transport |
| <input checked="" type="checkbox"/> Coastal Hazard | <input type="checkbox"/> Water Resources |
| <input type="checkbox"/> Extractive Resources and Minerals | |



This Property Report identifies Gladstone Regional Council Planning Scheme zones and overlays that may affect the property. It is intended that this Report be used as a guide only, as part of the Development Application process. The information contained in the Property Report is not a legal description of the property and should not be relied upon.

Image 5: Arthur Street, Boyne Island

<p><i>“We believe this proposal is not in the long-term interests of the community or the environment. Particularly the second stage which we believe will have lasting impact on the health of the river system and associated marine environment.”</i></p> <p><i>“As residents we are being requested through social media and public notices to give feedback. We have at no stage seen any documentation about the environmental impact of the proposal, nor have the residents been considered with regard to the access to the river in that section.”</i></p> <p><i>“We are also concerned that this project if it is successful, will negate Council's plans for a publicly owned Aquatic Centre.”</i></p>	<p>Response: The subject site is currently vacant and cleared of vegetation. No Environmental or Biodiversity Overlays effect the subject site. Furthermore, all necessary investigations will be carried out concerning any future applications for future stages of the development.</p> <p>Response: The proposed development footprint has been located at the frontage of the site to reduce impacts from coastal hazards, flooding and sensitive environmental areas along the Boyne River frontage.</p> <p>The Engineering Report (Appendix H) has undertaken an assessment of flood risk and identifies that the proposed floor level for the aquatic centre development is 10.5m AHD, well above predicted flood levels, and therefore it's not anticipated that the development will be affected by flooding.</p> <p>The site is currently vacant therefore, vegetation removal will not be required. Landscaping will be provided along the frontage to provide suitable screening to nearby land uses and a visual pleasing interface to the streetscape.</p> <p>A Stormwater Management Plan has been prepared to ensure that stormwater on-site is appropriately managed.</p> <p>Response: ZenDev have engaged a consultant to prepare a business case and operational for Council to Lease the facility until Council has the funds available to purchase the facility. The proposed development will be on its own lot with unobstructed access to the site.</p>
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Objection 2	
2	<p>From: Tracey Anderson <gatcombe6@bigpond.com> Sent: Monday, 25 October 2021 7:36 PM To: Info (Mailbox) <info@gladstone.qld.gov.au> Subject: Submission for Application Ref: DA/24/2021 CAUTION: This email originated from outside of Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.</p> <p>We are the owners of 3 Arthur Street, Boyne Island and our property is directly behind the proposed development.</p> <p>I have a number of serious concerns regarding the proposed significant development on the Property. I am of the view that the development of an 'outdoor sport and recreation facility (aquatic centre), an indoor sports and recreation (gym) and food and drink outlet (cafe)' will adversely affect my quality of life.</p> <p>I request the Council to consider the following concerns:</p> <ol style="list-style-type: none"> 1. Dust & Site Maintenance - the proposed development will require substantial earthworks which will result in dust nuisance and inconvenience. The owner of the Property has previously shown disregard for conditions of operation and responsibilities to others. Given the extent of the works required I have serious concerns of the detrimental impact of construction will have on my quality of life and potential nuisance to my property.

2. **Noise Nuisance** - as mentioned above the proposed development will require substantial earthworks and significant construction works over a lengthy period of time. Clearly this will have a significant impact on my quality of life due to the vibrations and noise nuisance during construction.

Significantly the, noise nuisance post construction is a serious concern. Although the draft plans show some attempt to provide a barrier (whether by planting trees or a fence), this is unlikely to reduce the of traffic noise from the large carpark to be located directly behind my property, nor the noises associated with the activity of a large aquatic centre-generally. The main aquatic building is proposed to include a grandstand. Clearly any swimming or other event at the centre is likely to cause a significant noise nuisance.

I also have serious concerns about the continuous noise from the aquatic centre filtration system. It is difficult to ascertain the potential impact of the low level noise pollution that will be caused by the required large filtration systems on the Property, particularly as the filtration is likely operate 24 hours a day 7 days a week.

Accordingly, I have serious concerns about the ongoing noise pollution and the impact it will have on my quality of life and the value of my property. I request that any noise reports be prepared or certified by an independent expert.

3. **Privacy** - the proposed development is likely to be a significant loss of my privacy during construction and importantly on an ongoing basis after construction. I am concerned that the construction will expose my daily activities to incidental surveillance from building workers.

I am also concerned about the proposed construction of a grandstand and a 12 metre high water slide which is likely result in my reduced privacy due to viewing from either or both. This is a serious concern given the proposed aquatic cen re's operating hours being from Sam to 8:30pm.

The draft plans also clearly show that traffic and pedestrians entering the Property on Arthur Street will have a direct **view** into my property. This is clearly an unacceptable situation for the reasons detailed above.

4. **Lighting** - at this stage we have are not aware of any reports or even any details that have been produced to indicate the extent of lighting required either for the proposed carpark adjacent to our property nor the aquatic centre. I have serious concerns that the level of lighting required to be installed in and around the carpark and within the aquatic centre will have a significant detrimental impact on my property, particularly given the intended hours of operation from Sam to 8:30pm.

I request that any lighting report be prepared or certified by an independent expert. The potential for light to project towards a sensitive waterway is also of concern and must be considered.

5. **Overshadowing** - it is difficult to ascertain the potential shadowing due to the proposed development but the draft shadow diagrams at 3pm would appear to result in the understating of the actual extent of afternoon shadowing over my property. On this basis I would request Shadow Diagrams be prepared or certified by an independent expert.

6. **Arthur Street redevelopment & altered traffic**- I am strongly opposed to any reconfiguration of Arthur Street and am seriously concerned about the increase in traffic flow in and out of Artur Street. I note the proposed plans have provision for SO vehicles and 20 bikes directly behind my property.

Clearly the proposed development will have a substantial and adverse impact of traffic patterns which will change it from being a 'quiet suburban cul-de-sac' to a 'busy commercial parking lot'.

Objection 2 Response

2R

1. **Dust & Site Maintenance** - *the proposed development will require substantial earthworks which will result in dust nuisance and inconvenience. The owner of the Property has previously shown disregard for conditions of operation and responsibilities to others. Given the extent of the works required I have serious concerns of the detrimental impact of construction will have on my quality of life and potential nuisance to my property.*

Response:

As per the Engineering report (Appendix H - Engineering Report and Stormwater Management Plan) The construction contractor will carry out necessary dust control measures in accordance with the Construction Management Plan and relevant policy. For the purpose of this proposed development earthworks will be conducted for constructing the new proposed building platform. Excavation on site will be required for the service trenches and pool areas. Any excess cut will be

2. **“Noise Nuisance** - as mentioned above the proposed development will require substantial earthworks and significant construction works over a lengthy period of time. Clearly this will have a significant impact on my quality of life due to the vibrations and noise nuisance during construction.

Significantly the, noise nuisance post construction is a serious concern. Although the draft plans show some attempt to provide a barrier (whether by planting trees or a fence), this is unlikely to reduce the of traffic noise from the large carpark to be located directly behind my property, nor the noises associated with the activity of a large aquatic centre-generally. The main aquatic building is proposed to include a grandstand. Clearly any swimming or other event at the centre is likely to cause a significant noise nuisance.

I also have serious concerns about the continuous noise from the aquatic centre filtration system. It is difficult to ascertain the potential impact of the low level noise pollution that will be caused by the required large filtration systems on the Property, particularly as the filtration is likely operate 24 hours a day 7 days a week.

Accordingly, I have serious concerns about the ongoing noise pollution and the impact it will have on my quality of life and the value of my property. I request that any noise reports be prepared or certified by an independent expert.”

3. **Privacy** - the proposed development is likely to be a significant loss of my privacy during construction and importantly on an ongoing basis after construction. I am concerned that the construction will expose my daily activities to incidental surveillance from building workers.

I am also concerned about the proposed construction of a grandstand and a 12 metre high water slide which is likely result in my reduced privacy due to viewing from either or both. This is a serious concern given the

stockpiled on site and protected in accordance with local council requirements.

Design and planning of the development has been undertaken to ensure emissions and odors from activities on site achieve the required air quality and noise objectives, in accordance with the specifications within the Environmental Protection (Air) Policy 2008 and the Environmental Protection(Noise) Policy 2008.

ZenDev is the developer of this proposed development and the buyer of the property. The owner of the property is selling the site to ZenDev.

Response:

The design and proposed construction for development the Environmental Protection (Noise) Policy 2008.

A noise assessment has been carried out by JHA consulting (Appendix K – Acoustic Report). This report forms part of the documentation package to be submitted to Gladstone Regional Council as part of the Development Application process.

This report establishes relevant noise level criteria, details the acoustic assessment and provides comments and recommendations for the proposed development.

The noise assessment has adopted methodology from relevant guidelines, standards and legislation to assess noise impact.

The noise impacts have been predicted at the nearest noise sensitive receiver boundaries, taking in account distance attenuation, building reflections and directivity.

- Plant noise associated with the operation of the proposed development will be controlled to ensure external noise emissions are not intrusive and do not impact on the amenity of neighboring receivers. A detailed assessment shall be carried out once the mechanical plant has been selected.
- A policy of open communication with affected neighbors, including contact telephone numbers for use in the event of noise complaints.
- Use of public address system within the aquatic centre shall be minimised whenever possible.
- To minimise impacts on the surrounding amenity, Waste Collection/Delivery Vehicle movements are recommended to occur during the day-time.

Response:

A site fence will be erected during construction, sheeted with opaque material to screen vision in or out of the construction site.

The southern boundary the grouping of planting seeks to provide an enclosed planting context to the site’s edges for natural screening, privacy and visual amenity. A 1.8m high solid fence is also proposed to be constructed.

Buildings are located at the rear of the site and orientated to the carpark to provide causal

proposed aquatic centre's operating hours being from 8am to 8:30pm.

The draft plans also clearly show that traffic and pedestrians entering the Property on Arthur Street will have a direct view into my property. This is clearly an unacceptable situation for the reasons detailed above.

4. **Lighting** - at this stage we have are not aware of any reports or even any details that have been produced to indicate the extent of lighting required either for the proposed carpark adjacent to our property nor the aquatic centre. I have serious concerns that the level of lighting required to be installed in and around the carpark and within the aquatic centre will have a significant detrimental impact on my property, particularly given the intended hours of operation from 8am to 8:30pm.

5. **Overshadowing** - it is difficult to ascertain the potential shadowing due to the proposed development but the draft shadow diagrams at 3pm would appear to result in the understating of the actual extent of afternoon shadowing over my property. On this basis I would request Shadow Diagrams be prepared or certified by an independent expert.

6. **Arthur Street redevelopment & altered traffic**- I am strongly opposed to any reconfiguration of Arthur Street and am seriously concerned about the increase in traffic flow in and out of Arthur Street. I note the proposed plans have provision for 50 vehicles and 20 bikes directly behind my property.

Clearly the proposed development will have a substantial and adverse impact of traffic patterns which will change it from being a 'quiet suburban cul-de-sac' to a 'busy commercial parking lot'.

surveillance whilst avoiding overlooking issues to nearby residences.

The building height and frontages overlay map identifies that the maximum height for the site is 6 stories or 24m. The water slide tower is the highest structure within the aquatic facility standing at 10.7m which is well below the maximum prescribed building height.

Response:

Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.

Design of outdoor lighting will ensure that emissions direct or by reflection, will not cause disturbance to its surroundings.

Where external lighting is proposed, the design, installation, operation and maintenance of new external lighting will be in accordance with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.

The vertical illumination resulting from direct, reflected or other incidental light coming from a site does not exceed 8 lux when measured at any point 1.5m outside of the boundary of the property at any level from ground level up.

Response:

The solar diagrams are generated off the geographic location which is entered into the software. When this is combined with the topographic overlay the shadow models are delivered with a high degree of accuracy. The highest structures are relatively low in scale and set back from the boundaries, there will be no effect from overshadowing on adjacent properties. As Arthur Street sits to the North of the site, the sun paths to not facilitate long shadows in this direction.

Response:

A traffic impact assessment report was prepared by Bitzios Consulting (appendix G – Traffic Impact Assessment) which found that the proposed development will not significantly impact the safety of the surrounding road network (including the State-controlled network).

Based on the findings of this report, we are of the view that there are no traffic engineering or transport planning related matters to preclude approval of the development.

Objection 3 (duplicate of objection 2)

3 **From:** Tracey Anderson <gatcombe6@bigpond.com>
Sent: Monday, 25 October 2021 7:36 PM
To: Info (Mailbox) <info@gladstone.qld.gov.au>

Subject: Submission for Application Ref: DA/24/2021

We are the owners of 1 Arthur Street, Boyne Island and our property is directly behind the proposed development. I have a number of serious concerns regarding the proposed significant development on the Property. I am of the view that the development of an 'outdoor sport and recreation facility (aquatic centre), an indoor sports and recreation (gym) and food and drink outlet (cafe)' will adversely affect my quality of life.

I request the Council to consider the following concerns:

1. **Dust & Site Maintenance** - the proposed development will require substantial earthworks which will result in dust nuisance and inconvenience. The owner of the Property has previously shown disregard for conditions of operation and responsibilities to others. Given the extent of the works required I have serious concerns of the detrimental impact of construction will have on my quality of life and potential nuisance to my property.
2. **Noise Nuisance** - as mentioned above the proposed development will require substantial earthworks and significant construction works over a lengthy period of time. Clearly this will have a significant impact on my quality of life due to the vibrations and noise nuisance during construction.

Significantly the, noise nuisance post construction is a serious concern. Although the draft plans show some attempt to provide a barrier (whether by planting trees or a fence), this is unlikely to reduce the of traffic noise from the large carpark to be located directly behind my property, nor the noises associated with the activity of a large aquatic centre-generally. The main aquatic building is proposed to include a grandstand. Clearly any swimming or other event at the centre is likely to cause a significant noise nuisance.

I also have serious concerns about the continuous noise from the aquatic centre filtration system. It is difficult to ascertain the potential impact of the low level noise pollution that will be caused by the required large filtration systems on the Property, particularly as the filtration is likely operate 24 hours a day 7 days a week.

Accordingly, I have serious concerns about the ongoing noise pollution and the impact it will have on my quality of life and the value of my property. I request that any noise reports be prepared or certified by an independent expert.

7. **Privacy** - the proposed development is likely to be a significant loss of my privacy during construction and importantly on an ongoing basis after construction. I am concerned that the construction will expose my daily activities to incidental surveillance from building workers.

I am also concerned about the proposed construction of a grandstand and a 12 metre high water slide which is likely result in my reduced privacy due to viewing from either or both. This is a serious concern given the proposed aquatic cen re's operating hours being from Sam to 8:30pm.

The draft plans also clearly show that traffic and pedestrians entering the Property on Arthur Street will have a direct **view** into my property. This is clearly an unacceptable situation for the reasons detailed above.

8. **Lighting** - at this stage we have are not aware of any reports or even any details that have been produced to indicate the extent of lighting required either for the proposed carpark adjacent to our property nor the aquatic centre. I have serious concerns that the level of lighting required to be installed in and around the carpark and within the aquatic centre will have a significant detrimental impact on my property, particularly given the intended hours of operation from Sam to 8:30pm.

I request that any lighting report be prepared or certified by an independent expert. The potential for light to project towards a sensitive waterway is also of concern and must be considered.

9. **Overshadowing** - it is difficult to ascertain the potential shadowing due to the proposed development but the draft shadow diagrams at 3pm would appear to result in the understating of the actual extent of afternoon shadowing over my property. On this basis I would request Shadow Diagrams be prepared or certified by an independent expert.

10. **Arthur Street redevelopment & altered traffic**- I am strongly opposed to any reconfiguration of Arthur Street and am seriously concerned about the increase in traffic flow in and out of Artur Street. I note the proposed plans have provision for 50 vehicles and 20 bikes directly behind my property.

Clearly the proposed development will have a substantial and adverse impact of traffic patterns which will change it from being a 'quiet suburban cul-de-sac' to a 'busy commercial parking lot'.

Objection 3 Response

3R

Response:
As per response to objection 2 above.

12.0 Conclusion

Based on the engagement activities carried out over the past 12 months it is evident that there is a high level of public support for a Public Aquatic and Recreation Centre for the Boyne/ Tannum community.

A range of engagement activities have been undertaken to gauge support and test the proposal with the community and key stakeholders. Media (traditional and social) proved to be the most effective channels to share information on the project and generate community interest. The design has been refined in order to respond to public comments from Councils survey from 2018 and Zendevs own community engagement activities.

During the statutory notification period there were 267 public submission received in support of the proposed application, 129 respondents expressed their reasons for why they believe the project should be approved by Gladstone Regional Council. The most common responses were.

- ✚ Community health, social benefit
- ✚ Investment into Boyne/ Tannum Community infrastructure and economic flow-on effect
- ✚ Tourism opportunities
- ✚ Infant drowning prevention
- ✚ The proposed Aquatic Centre promotes community spirit and contributes needed social infrastructure.

Respondents were in favor of the chosen location for the proposed BTARC which is subject to this Development Application for the following reasons.

- ✚ The proposed Aquatic and Community Recreation Centre will contribute to and enhance the function of the existing Boyne Island Centre Precinct .
- ✚ The proposed location is strategically positioned within proximity to retail stores, supermarket, health services, transport and education facilities.
- ✚ Possible future river activation with the potential to create local adventure tourism industry.
- ✚ The proposed Aquatic Centre will provide outdoor sport and recreation activities to meet the needs of the Boyne Island community.
- ✚ The development will support the delivery of a mixed-use Town Centre that is a social and economic focal point for the community.
- ✚ The proposed application intends to develop a long-standing underutilized riverfront site and provide a facility that complements the existing uses within the Town Centre.
- ✚ The establishment of the Aquatic Centre, and additional stages of the Masterplan, will have a myriad of flow-on economic opportunities that will benefit the existing Town Centre.
- ✚ Great vehicle, pedestrian and cyclist access will be provided within the site, and to the river and adjoining centre

Reasons for concern raised during the public notification period are as follows.

- ✚ Site selection (not the site voted for by the public)
- ✚ Environmental impact
- ✚ Not connection through to the river
- ✚ Proposal negates possibility for the pool to be owned by council
- ✚ Disturbance to adjoining residential properties caused by dust and Site maintenance
- ✚ Noise and nuisance during and after construction
- ✚ Lighting
- ✚ Overshadowing
- ✚ Traffic impacts

The proposal has attracted a high level of community and stakeholder interest. If approved, a new engagement strategy would be developed to keep the community informed and “on the journey” with ZenDev.

APPENDIX A

Community Engagement Results OVERVIEW

SUBJECT SITE



17,500
ENGAGEMENTS



285,000
PEOPLE REACHED



267 
SUPPORT
SUBMISSIONS

3 
OBJECTIONS

