

GLADSTONE GOLF COURSE & BYELLEE WATERS PROJECT OVERVIEW

Existing Gladstone Golf Course

44.6ha on the corner of the Dawson Highway and Phillip Street, Kin Kora






Byellee Waters – Proposed Golf Course Site

49ha on the Dawson Highway via Jefferies Road, Beecher



Specialist Team

Organisation	Role	Contact
	Town Planning Landscape Architecture	Amanda Taylor, Planning Director Nick Holt, Associate Planner Clint Wood, Design Director
	Golf Course Design	Golf Course Designer
	Architecture	Nathan Schwartz, Partner
	North Group	John Carroll, Managing Director
	Traffic	Adam Pekol, Director
	Terrestrial Ecology	Mitch Taylor, Director
	Aquatic Ecology	Matt Hayes, Senior Aquatic Ecologist
	Communications & Engagement	Peter Kelly, Executive Director

LIST OF ATTACHMENTS

Gladstone Planning Scheme Mapping Overview

Existing Gladstone Golf Course Plan

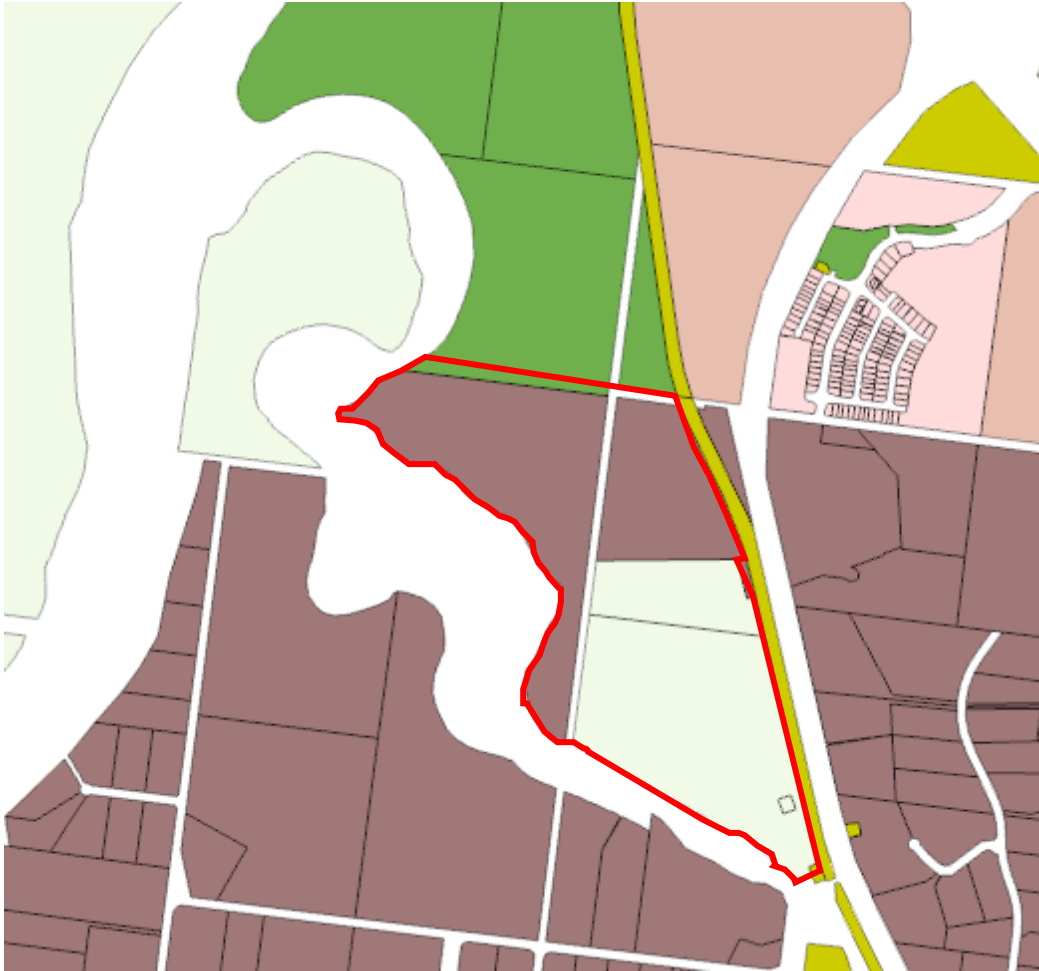
Byellee Golf Course Proposal Plans

Communication and Engagement Overview

Gladstone Planning Scheme Mapping Overview

Site zone

The subject site is located with the Rural, Rural residential & Open space zones.



Key Overlays

The subject site is affected by the following key overlays and overlay sub-categories



Table 3 Overlays	
Overlay Code	Applicability
	<p>Acid Sulfate Soils overlay The subject site is located within the Acid Sulfate Soils overlay applying the sub-categories of the following:</p> <ul style="list-style-type: none"> - Acid Sulphate Soils 0-5m AHD. - Acid Sulphate Soils 5-20m AHD.
	<p>Bushfire hazards overlay The subject site is located within the Bushfire hazards overlay applying the sub-categories of the following:</p> <ul style="list-style-type: none"> - Potential Impact buffer.

Figure 3: Acid Sulphate Soils Hazard overlay mapping (Source: GRC Interactive Mapping, 2023)

Table 3 Overlays


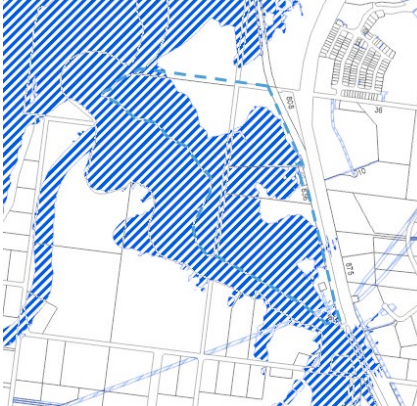
Overlay Code	Applicability
<p>Figure 4: Bushfire Hazard overlay mapping (Source: GRC Interactive Mapping, 2023)</p> 	<p>Coastal hazards overlay The subject site is located within the Coastal hazards overlay applying the sub-categories of the following:</p> <ul style="list-style-type: none"> - Erosion prone area. - Medium Storm Tide Inundation Zone. - High Storm Tide Inundation Zone.
<p>Figure 5: Coastal Hazard overlay mapping (Source: GRC Interactive Mapping, 2023)</p>  <p>Figure 6: Flood Hazard overlay mapping (Source: GRC Interactive Mapping, 2023)</p>	<p>Flood hazards overlay The subject site is located within the Flood hazards overlay applying the sub-categories of the following:</p> <ul style="list-style-type: none"> - Calliope Rover Q100.

Table 3 Overlays

Overlay Code

Applicability

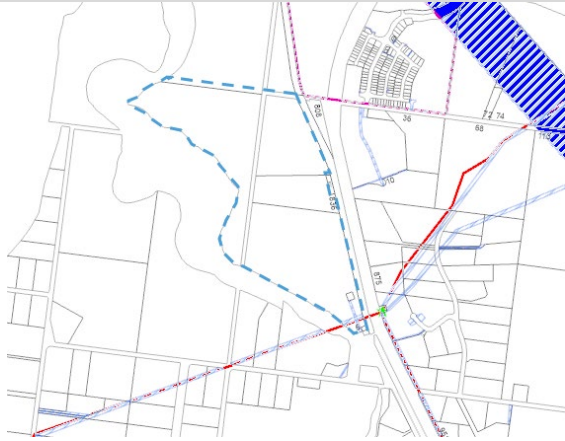
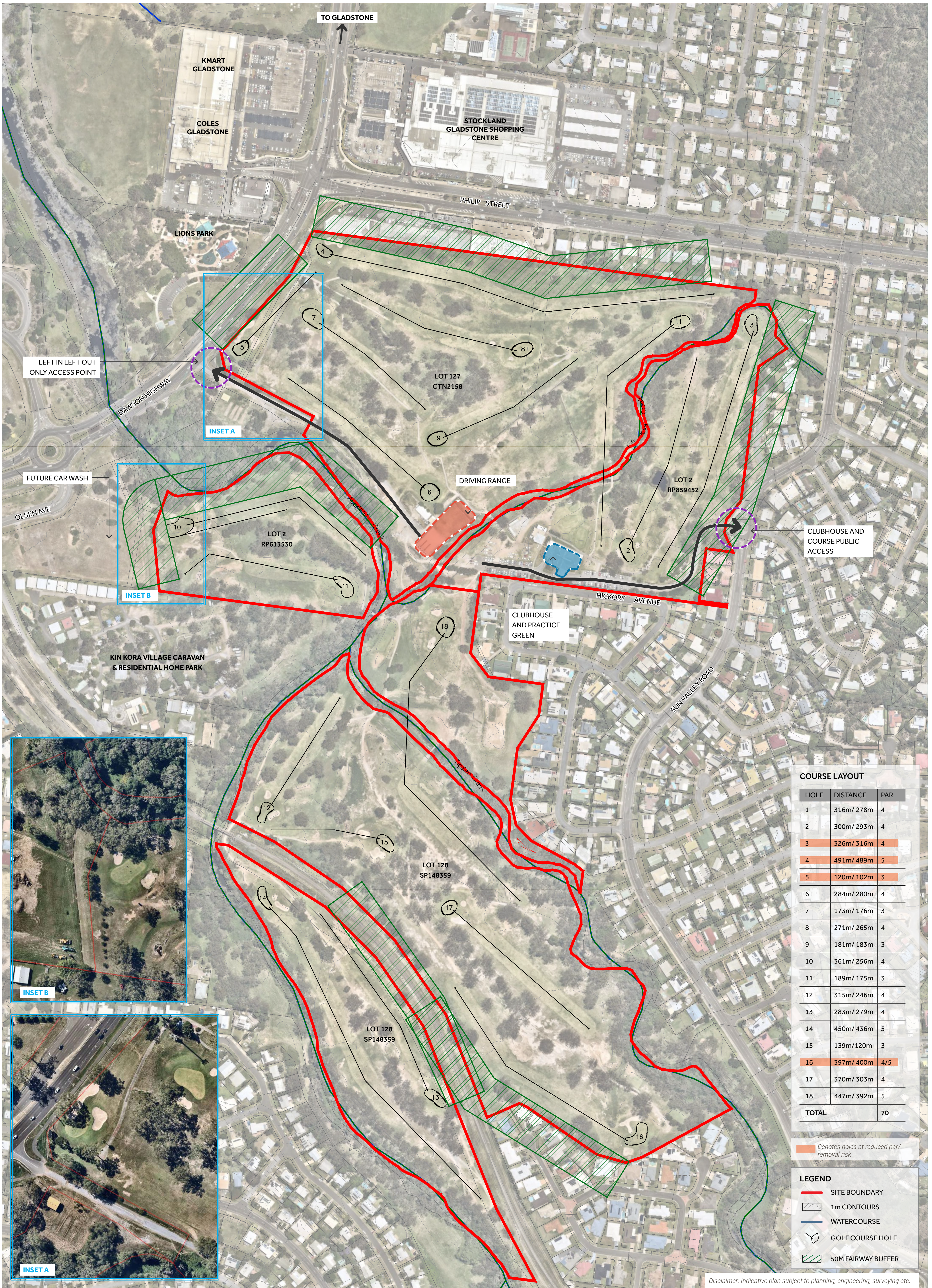


Figure 7: Regional infrastructure overlay mapping (Source: GRC Interactive Mapping, 2023)

Regional Infrastructure overlay

The subject site is located within the Regional infrastructure overlay applying the sub-categories of the following:

- Ergon 66kv.



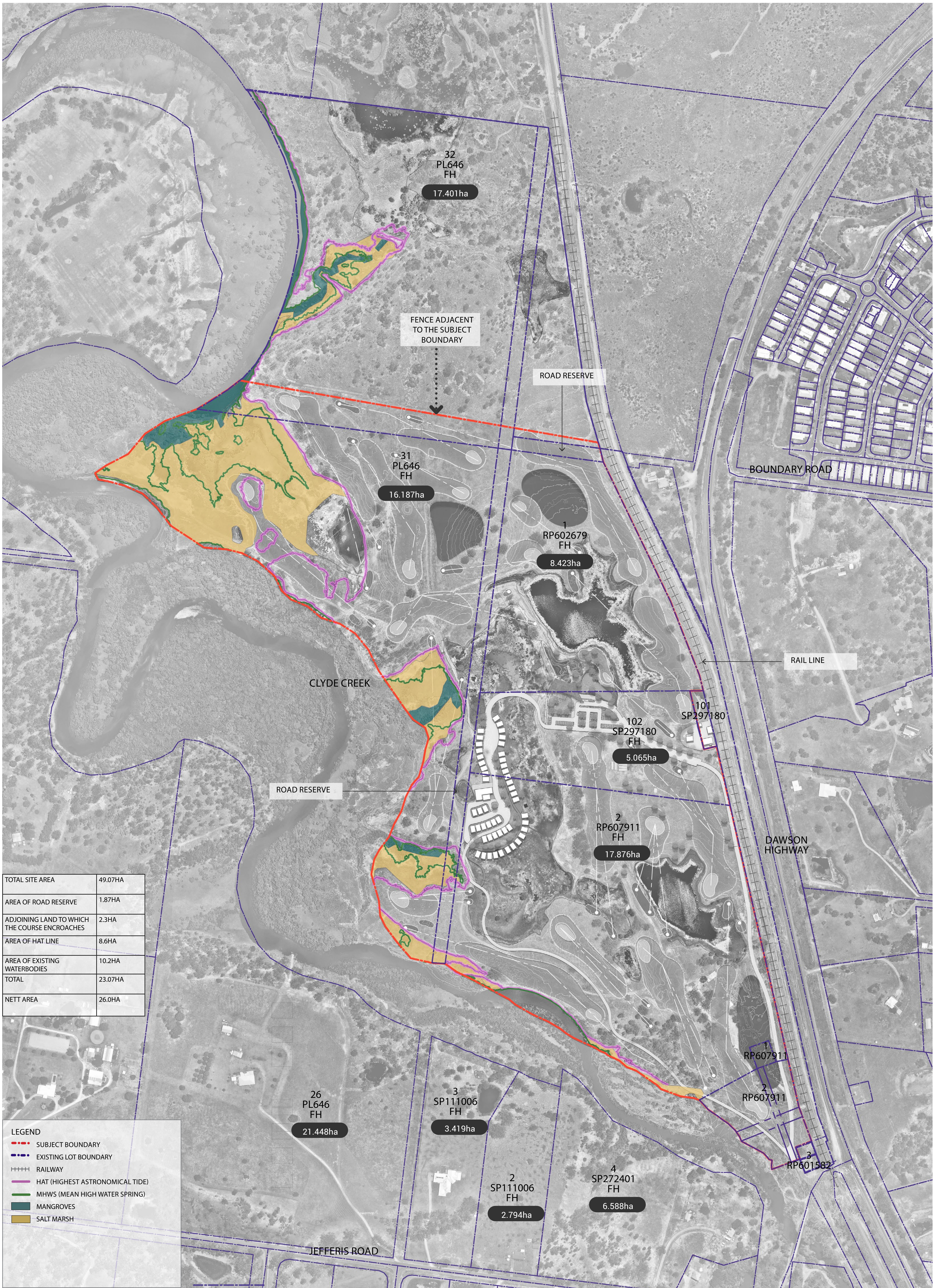
Disclaimer: Indicative plan subject to planning, engineering, surveying etc.



TOTAL SITE AREA	49.07HA
AREA OF ROAD RESERVE	1.87HA
ADJOINING LAND TO WHICH THE COURSE ENCROACHES	2.3HA
AREA OF HAT LINE	8.6HA
AREA OF EXISTING WATERBODIES	10.2HA
TOTAL	23.07HA
NETT AREA	26.0HA

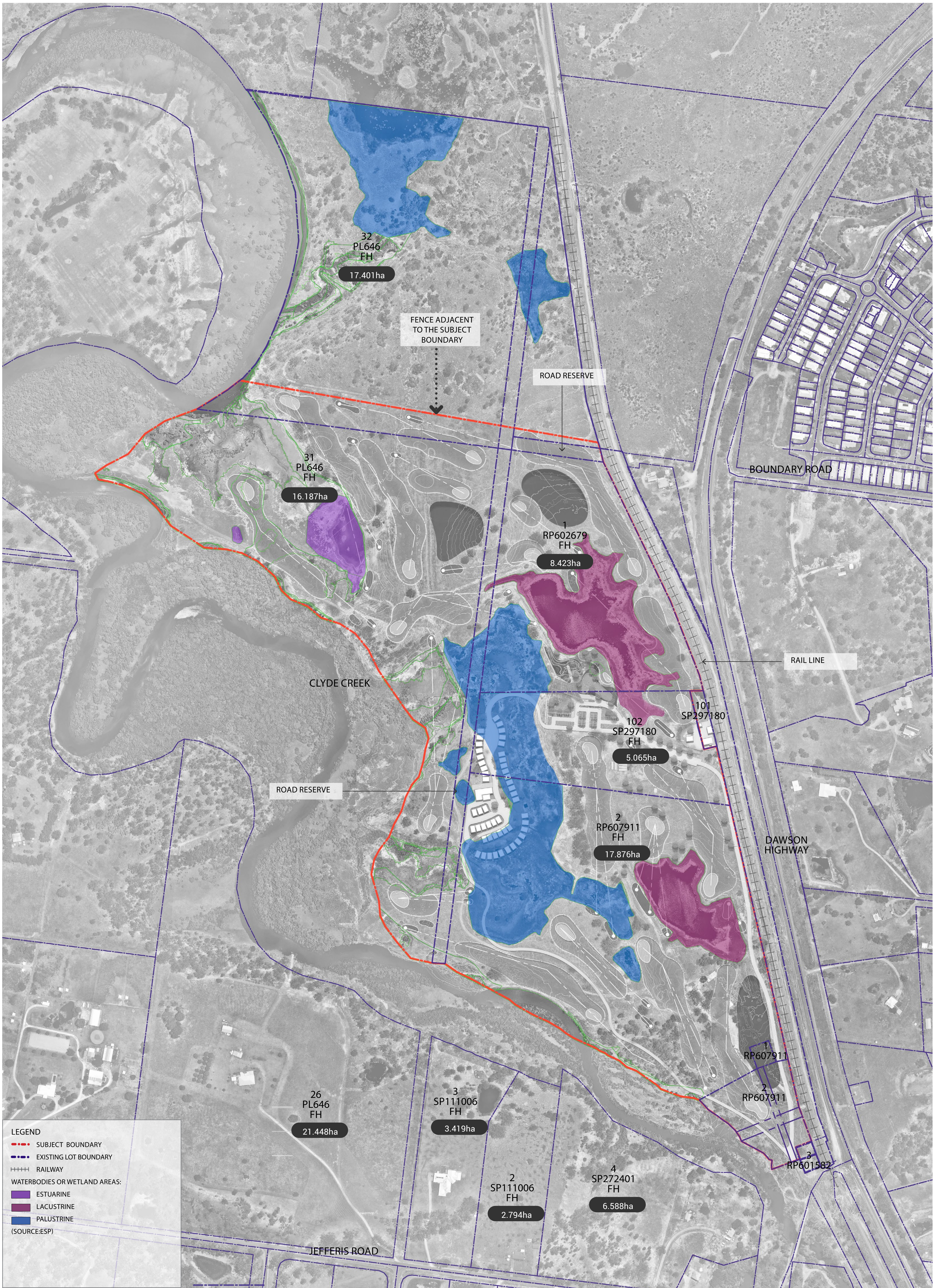
LEGEND

- - - SUBJECT BOUNDARY
- - - EXISTING LOT BOUNDARY
- ||||| RAILWAY
- GOLF COURSE LAYOUT**
- FAIRWAY
- HOLE
- TEE
- 01 EXISTING WATERCOURSE
- 02 NEW WATER BODY
- 03 CAR PARKING
- 04 GOLF CLUB HOUSE
- 05 RESIDENTIAL HOUSE
- 06 GOLF BUGGY PARKING
- 07 COMMUNAL AREA - BBQ TABLES / KITCHENS AMENITIES
- 08 BOARDWALK
- 09 MAINTENANCE



TOTAL SITE AREA	49.07HA
AREA OF ROAD RESERVE	1.87HA
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AREA OF HAT LINE	8.6HA
AREA OF EXISTING WATERBODIES	10.2HA
TOTAL	23.07HA
NETT AREA	26.0HA

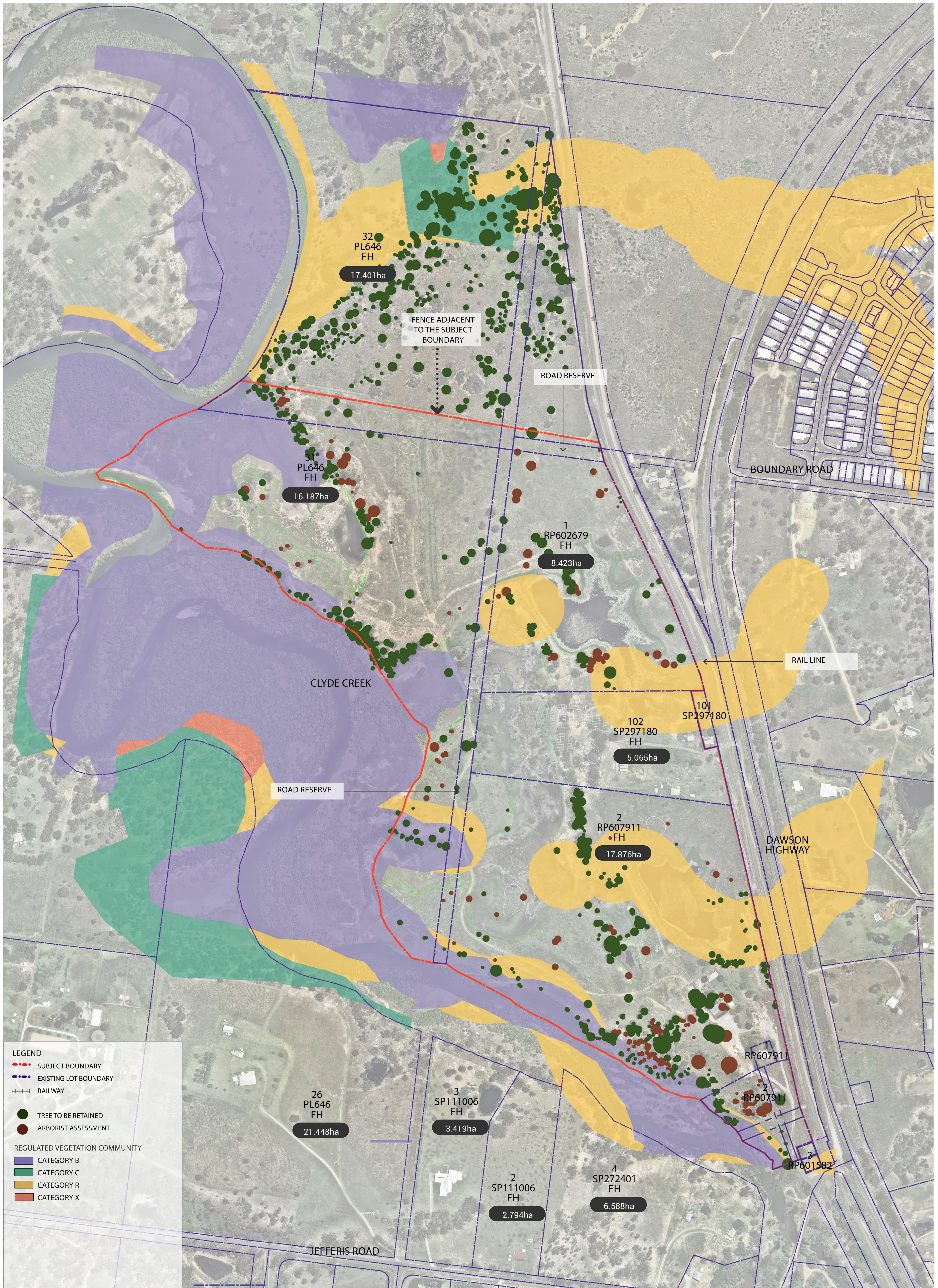
LEGEND	
- - -	SUBJECT BOUNDARY
- - -	EXISTING LOT BOUNDARY
	RAILWAY
—	HAT (HIGHEST ASTRONOMICAL TIDE)
—	MHWS (MEAN HIGH WATER SPRING)
■	MANGROVES
■	SALT MARSH



LEGEND

- SUBJECT BOUNDARY
- EXISTING LOT BOUNDARY
- ++++ RAILWAY
- WATERBODIES OR WETLAND AREAS:
- ESTUARINE
- LACUSTRINE
- PALUSTRINE

(SOURCE:ESP)





COMMUNICATIONS TOOLS

Website

- Detailed and timely information
- Q and A
- Feedback portal

Face-To-Face Briefings

Community Information Sessions

- Information Posters and video
- One-on-one conversations with project team

Newsletter for residents and businesses

Feedback form

Social media monitoring

Report to Gladstone Regional Council