

GAP ANALYSIS REPORT

OUR PLACE OUR PLAN 10 YEAR REVIEW GLADSTONE REGIONAL COUNCIL

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Project Manager		Greg Ovenden		 REEL PLANNING RURAL & BUSINESS SERVICES	
Prepared By		Jacob Dalton			
Approved for issue		Greg Ovenden			
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1.0 INTRODUCTION

Reel Planning has been engaged by Gladstone Regional Council to complete a ten-year review of Gladstone Region Council Planning Scheme *Our Place Our Plan* (the planning scheme) in accordance with the requirements of the *Planning Act 2016*. As part of this review, a gap analysis is to be completed. The purpose of the gap analysis is threefold:

1. Review the input data and reports that informed the planning scheme;
2. Identify the gaps in this data and determine if the input data and reports are still relevant; and
3. Present findings and recommendations.

Review:

Identify the studies and technical documents that are relevant to planning and development in the Gladstone Local Government Area (LGA). This includes documents that were considered in the drafting of the planning scheme as well as documents that may be relevant and were not considered. These studies and technical documents are not limited to work completed by Gladstone Regional Council (GRC) but also other agencies and organisations.

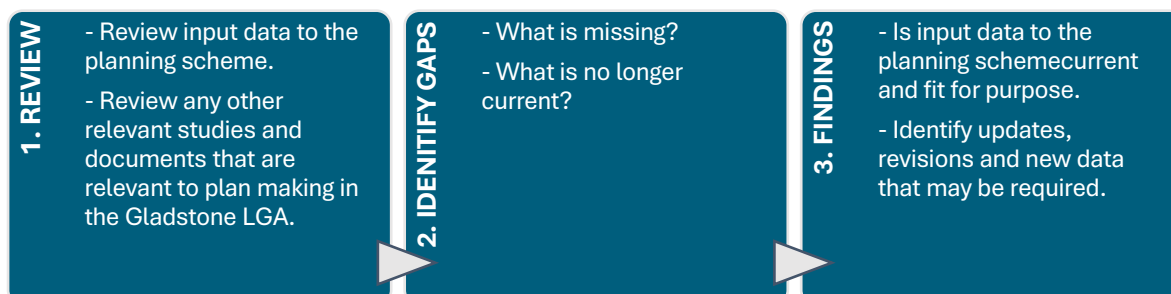
Identify Gaps:

Consider the value, suitability and useability of all background documentation and identify any gaps that will need to be addressed in the drafting of a new planning scheme or major amendment. This information will be essential in scoping the plan making pathway and the specialist reports that will be necessary.

Identify if the studies and technical reports that were considered in the development of the planning scheme and determine if these studies and reports remain current and suitably reflect current legislative requirements and economic, social, and environmental conditions. The identification of the currency of these inputs will assist in establishing if the planning scheme remains contemporary, responsive, and relevant to informing and guiding the future of the local government area.

Findings and Recommendations:

Identify the updates, revisions and data that is now available and when they should be applied by providing a recommendation for each document that has been reviewed as part of the gap analysis. These findings and recommendations will contribute to the ultimate recommendation to be identified as part of the final ten-year review report.



2.0 ANALYSIS

The analysis has been undertaken in two parts; the first part (table 1) relates to documents that were considered in the drafting of the current planning scheme the second part (table 2) relates to documents that have come into effect post adoption of the current scheme. The analysis groups the documents in themes and provide a description of each document and findings and recommendations.

Table 1: Analysis of documentation that was considered in the drafting of the current planning scheme

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
Housing Supply	<p>Gladstone Region Planning Scheme – Strategic Framework – Residential land mapping and analysis</p> <p><i>Buckley Vann Town Planning Consultants (March 2013)</i></p>	<p>The purpose was to directly inform on several themes of the strategic framework, including:</p> <ul style="list-style-type: none"> • <i>Theme – Community Living;</i> and • <i>Theme – Building it better our urban areas.</i> <p>The methodology of the study included the following five phases:</p> <ol style="list-style-type: none"> 1. Create GIS Dataset and Scheme – collate and input background information, land parcel identification and zoning into a GIS dataset; 2. Define criteria for yield analysis – define criteria for greenfield and infill calculations, define parameters for infill development locations, net and site residential density, likelihood of development occurring, and timeframes; 3. Housing supply scenarios – conduct three (3) scenarios for greenfield and infill development 	<p>The land supply report was based on high population projections at a time when Gladstone was experiencing high levels of population growth as a result of the LNG industry. These population projections were not sustained over time and as a result, the amount of land identified in the Buckley Vann report remains sufficient to meet population projections for 2043. This has been established as part of the ten-year review process (refer to Gladstone Region Background Study: Population, Employment, and Land Supply (Residential; Centres; Industrial), prepared by Norling Consulting).</p> <p>As the purpose of this investigation was to identify the state of Gladstone’s land and housing supply moving forward from 2013, the data that was incorporated into the methodology of the report is now outdated. This includes but is not limited to 2011 Census data, mapped Priority Infrastructure Areas, and Queensland Government population projections.</p>

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		<p>based on a variation of parameters (e.g. greenfield/infill split);</p> <ol style="list-style-type: none"> 4. Methodology – document the methodology of the analysis process; and 5. Findings – present findings of the analysis process in the formation of a brief statistical report, mapping, and final dataset. Present and discuss with council and agree preferred option (as part of the strategic framework project). <p>The primary key finding of the report was that sufficient land exists within the Gladstone Region and its urban area to satisfy projected housing demand for the next 20-30 years. Specifically, housing demand at 2031 was estimated to be:</p> <ul style="list-style-type: none"> • 11,915 new dwellings (low series); • 18,734 new dwellings (medium series); and • 23,042 new dwellings (high series). <p>Housing supply at 2031 was estimated to be:</p> <ul style="list-style-type: none"> • 34,976 new dwellings (density scenario 1); • 28,900 new dwellings (density scenario 2); and • 26,341 new dwellings (density scenario 3). 	<p>Additionally, land within the Gladstone region has been subject to new development and development applications since the publishing of this report. Therefore, the available land identified as appropriate for housing supply within the report will no longer reflect the available land currently within the Gladstone region.</p> <p>The report also identified where significant land banking has occurred and the volume of existing approvals that were yet to be developed. Consideration of existing approvals remains relevant in determining land supply and variation approvals that override the planning scheme approved following the preparation of the Buckley Vann Report have been considered in the land supply work undertaken as part of the ten-year review.</p> <p>Land supply has been considered as part of the ten-year planning scheme review process including consideration of updated population.</p> <p>Recommendations</p> <p>The updated residential land analysis should be considered as part of any amendment or replacement of the planning scheme. In particular, with the preparation of any zoning or table of assessment amendments to allow for a streamlined application process for dwelling houses.</p> <p>Refer to the background study and mapping that has been prepared by Norling Consulting and Map and Data Co.</p>

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	<p>2006 Census Community Profile Series</p> <p><i>Australian Bureau of Statistics (2006)</i></p>	<p>The 2006 census community profile represents census data that has been sorted into categories to reflect demographic groups and trends.</p>	<p>The 2006 census data is no longer considered a current reflection of Australia's population. In the 2006 census there were 19.8 million people counted. The 2021 census is the most recent census that has occurred within Australia and it counted 25.4 million people.</p> <p>Recommendations</p> <p>The latest Census data should be utilised to inform supporting reports prepared as part of any amendment or replacement of the planning scheme. This includes the ongoing LGIP review and any additional infrastructure studies undertaken to address the influx of renewable energy projects.</p>
	<p>Gladstone Rural Living Strategy</p> <p><i>Edge Land Planning (August 2012)</i></p>	<p>The methodology of the report included a detailed land survey of the rural land within the Gladstone Region to identify the number of vacant lots and the mixture of land uses throughout the area. It was identified by this survey that a total of 7,083 rural uses occur within the LGA with 69.2% of that being rural residential. 2006 and 2011 Census data was utilised to understand annual population growth rates and occupancy rates.</p> <p>The report identified that rural residential development occurs in two different types throughout the Gladstone region. These include 1-2ha allotments in Beecher, Burua,</p>	<p>The findings of the report are based on a land survey and research that was completed over a decade ago. The annual population growth and occupancy rates that have been utilised within the report are also outdated as the most recent 2021 census data is now publicly available. The findings of the report are unlikely to reflect the current mix of developed rural allotments within the Gladstone Region.</p> <p>Land vacancy and zoning has been considered part of the ten-year planning scheme review process including consideration of updated population projections.</p> <p>The report did not consider an increasing demand for workforce accommodation within the Gladstone Region. Given the land size requirements for workforce accommodation development, it is typical to be established</p>

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		<p>Calliope, Benaraby, Wurdong Heights, and Agnes Water, and a mixture of 1, 2, 4, and up to 40ha allotments scattered throughout the rural areas of the region. It was recommended that rural residential development should occur in Beecher/Burua, Benaraby, Miriam Vale, and Agnes Water.</p>	<p>within the rural zone. Additionally, workforce accommodation was not a defined land use within the <i>Planning Regulation 2017</i> at the time this report was published.</p> <p>Recommendations</p> <p>It is advised that the following three recommendations are considered as part of any amendment or replacement of the planning scheme:</p> <ol style="list-style-type: none"> 1. Ensure the planning scheme has considered the updated land vacancy and zoning analysis undertaken as part of the ten-year review project; 2. Incorporation of the revised State mapping layer for ALC classes and stock route network to ensure good quality agriculture land is protected; and 3. Incorporation of the workforce accommodation land use as defined by the <i>Planning Regulation 2017</i>. Workforce accommodation needs to be appropriately located on sites that are suitably sized and serviced. Changes to planning scheme’s strategic framework, tables of assessment and purpose statement of the relevant zone code, and the introduction of a workforce accommodation development code will need to be undertaken to accommodate this development. The Gladstone Regional Council Planning Scheme Our Place Our Plan has a Planning Scheme Policy for non-resident workers accommodation that should form part of the

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	<p>Housing Needs Assessment</p> <p><i>SGS Economics & Planning Pty Ltd (October 2010)</i></p>	<p>The purpose of this report was to identify the provision of housing quantity and diversity required to accommodate the future population growth of the Gladstone Region. The study relied on current and forecast demographics and housing consumption trends within the region. The report also involved public consultation to receive current information and views on housing issues and opportunities within the region. The greatest concern identified during public consultation was a lack of housing diversity.</p> <p>The findings of the report identified that an increase in housing diversity within the region is required to better respond to the needs of the housing market. Additionally, a significantly higher proportion of smaller dwellings would be required to meet the growing number of smaller household types. However, it was acknowledged that market demand for smaller dwellings was low and that the bulk of housing in the Gladstone Region consists of large, detached dwellings. The forecast to accommodate the projected population growth within the</p>	<p>benchmarks within a workforce accommodation development code.</p> <p>The findings of the report were heavily reliant on the demographic and housing forecasts available at the time of publishing. Population projection data has been updated since the issuing of this report. Therefore, current housing forecasts are not likely to be consistent with the recommendations outlined within this study.</p> <p>Recommendations</p> <p>Gladstone Regional Council's recently published Local Housing Action Plan has identified current demographic and housing characteristics within the region, and a set of actions developed to target a longer term housing response.</p> <p>This data and action items need to be considered as part of any major amendment or replacement of the planning scheme. In particular, it needs to inform changes to the tables of assessment for centre zones to allow for suitable land to provide for the anticipated demand of retail floorspace, and residential zones and minimum lot size requirements to ensure a diverse mix of residential product can be delivered. These changes could also rely on the findings of a new housing needs assessment and new retail and commercial strategy. A new housing needs assessment is likely to be expected by the State to ensure the planning scheme promotes and provides for affordable and diverse housing options in accessible and well-serviced locations.</p>

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	<p>Planning Scheme Analysis</p> <p><i>SGS Economics & Planning Pty Ltd (July 2012)</i></p>	<p>region from 2006 to 2031 required a 98% increase in the number of dwellings.</p> <p>The purpose of this analysis was to review the provisions of the three planning schemes that related to housing and to identify the key issues to address in a new planning scheme. The original analysis was completed in 2011, however the report was amended in 2012 to reflect updated population projections. The analysis outlined the following issues as being most important to address in a new planning scheme:</p> <ul style="list-style-type: none"> • Housing Diversity • Supply of Zoned Land • Infill Housing • Affordable Housing • Intensification over Time • Existing Affordable Housing • Ageing Population • Special Needs Housing • Non-Resident Worker's Accommodation • Visitor Accommodation • Sustainable Housing 	<p>This analysis is no longer current as version 1 of the Gladstone Regional Council Planning Scheme Our Place Our Plan was implemented in 2015. The current version of the planning scheme (Version 2) commenced in 2017.</p> <p>The planning scheme review project has considered the scheme against the current State interests, has involved the preparation of this gap analysis and will outline the recommendations based on the identified key issues within the final 10 Year Planning Scheme Review report. These issues have also been identified through the industry and community consultation and the reporting/mapping prepared by Norling Consulting and Map and Data Co. These key issues will be identified throughout this gap analysis, the State interest integration report, Norling Consulting's economic needs assessment, and Leisa Prowse Consulting's engagement report.</p> <p>Recommendations</p> <p>This analysis should be considered as part of any amendment or replacement of the planning scheme and has been utilised to inform the recommendations provided as part of the final 10 Year Planning Scheme Review report.</p>
	<p>Gladstone Urban Design Study & Strategy</p>	<p>This report identified an overall approach to urban design within parts of the Greater Gladstone Region relating to centres, commercial, and residential development.</p>	<p>The land use zoning and development/use codes that have been recommended to regulate development as part of this study are still consistent with current planning principles.</p>

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	<p><i>Buckley Vann Town Planning Consultants (May 2012)</i></p>	<p>Relevant planning studies and GIS and mapping data were reviewed as part of the study. Buckley Vann also undertook site visits and workshops with Council officers which led to additional input.</p> <p>Key locations that were reviewed for the study included the City Centre, The Valley, Gladstone South, Gladstone West, Kin Kora, Barney Point, Calliope, Boyne Island, Tannum Sands, Agnes Water & Seventeen Seventy.</p> <p>The report recommends specific responses to address built form and design outcomes. This includes a height overlay and intervention mapping that sets planning parameters for certain locations, building typologies, and supporting definitions.</p>	<p>As the Gladstone Region has not experienced the population growth that was expected in 2011 demographic projections, it is unlikely that the identified study locations have developed beyond what was anticipated by this report. However, as identified within the Population, Employment, and Land Supply study prepared by Norling Consulting, the Agnes Water – Miriam Vale Area obtained the highest annual population growth rates within the region since 2016.</p> <p>Recommendations</p> <p>Feedback has been received from public consultation regarding urban design concerns within the Agnes Water and Seventeen Seventy townships. The overwhelming sentiment from that feedback was that responsible growth is desired that considers and provides solutions for infrastructure challenges, protecting the natural environment, and maintaining a sense of community. It is recommended that specific area studies be undertaken as part of any amendment or replacement of the planning scheme to inform the strategic framework relating to these areas.</p> <p>Additionally, it needs to be ensured that urban design elements outlined within the zone and development codes of the scheme reflect the State Government’s current design standards and any changes to the Queensland Development Code.</p>
	<p>Kirkwood Road South Structure Plan</p>	<p>The purpose of the structure plan was to identify the appropriate land uses, including</p>	<p>Development within the Kirkwood Road precinct has been generally consistent with the structure plan. Future</p>

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	<p><i>Sinclair Knight Merz Pty Ltd (May 2004)</i></p>	<p>residential, open space and commercial uses that could be established within the locality, to accommodate the different types of development by individual developers, to identify development constraints and barriers, and to recommend improvements to the necessary infrastructure.</p>	<p>development should continue to follow the intent of the structure plan to avoid the establishment of any incompatible land uses. Additionally, the development constraints relating to topographic, environmental, land ownership, and infrastructure factors are likely to still be current within the precinct.</p> <p>The residential land identified within the Kirkwood Road South Structure Plan has only been partially developed. At the time of the structure plan’s publication, the developer’s that were engaging with Council advised a development timeframe of 5-10 years. A further review of active development applications/approvals may be required to determine the likelihood of further development in the next 10 years.</p> <p>Gladstone Regional Council have also just published the Local Housing Action Plan 2024 to respond to the immediate, emerging, and long-term housing challenges within the Gladstone Region.</p> <p>Recommendations</p> <p>It is recommended that a further review of active development applications/approvals and the structure plan be prepared as part of any amendment or replacement of the planning scheme to ensure it reflects objectives outlined within the Local Housing Action Plan 2024.</p>
	<p>Queensland Regional Profiles - Resident Profile</p>	<p>These resident profiles were developed to provide details on a range of topics for</p>	<p>The 2021 Census data has replaced this document.</p>

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	<i>Queensland Government (December 2016)</i>	people who live in the region. The Gladstone Region data is based on the Australian Bureau of Statistics 2011 Census. The Gladstone Region was shown to have an estimated resident population of 67,464 people.	<p>Recommendations</p> <p>The latest population statistics and the findings of the Population, Employment and Land Supply study prepared by Norling Consulting should be utilised to inform any reporting prepared as part of a major amendment or replacement of the planning scheme.</p> <p>Additionally, it should be ensured that this data is being considered as part of the ongoing LGIP review.</p>
	<p>Queensland Regional Profiles – Workforce Profile</p> <p><i>Queensland Government (December 2016)</i></p>	<p>These workforce profiles were developed to provide details on a range of topics for people who live in the region. The Gladstone Region data is based on the Australian Bureau of Statistics 2011 Census. The regional profile identifies the following:</p> <ul style="list-style-type: none"> • 61.5% of workers aged 15-24 years worked full-time; • 74.0% of workers aged 25-54 years worked full-time; and • 68.3% of workers aged 55 years and over worked full-time. 	<p>This document has been superseded by the 2021 Census data.</p> <p>Recommendations</p> <p>Age profile, labour force participation rate and unemployment rates are all important elements of a Region’s employment profile and a key indicator of the strength and structure of an economy. The latest population workforce statistics should be utilised to inform an updated or new planning scheme.</p>
	<p>Structure Plan Reports</p> <p><i>Buckley Van & Deike Richards (June 2014)</i></p>	<p>These structure plans were prepared to provide an overall vision and structure for the communities of Boyne Island and Tannum Sands, Calliope, and Agnes Water and Seventeen Seventy.</p> <p>This process involved the analysis of 2011 Queensland Government projection data</p>	<p>The population projections and housing supply data that was considered as part of the preparation of these structure plans is no longer considered current.</p> <p>It has been identified within the population, employment, and land supply report prepared by Norling Consulting that while the Gladstone Region generally has sufficient industrial zoned land, it has a particularly low provision of low impact industry zoned land. It was also identified that</p>

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		<p>and reference to the completed housing supply analysis.</p> <p>Each structure plan was drafted to address the following issues:</p> <ul style="list-style-type: none"> • Traffic and Transport • Housing and Affordability • Services and Facilities • Open Space / Sport and Recreation • Planning • Economic Development • Character and Identity 	<p>there is insufficient centre zoned land for the expansion of retail. The Local Housing Action Plan 2024 has also identified action items to ensure immediate and long term responses to housing needs.</p> <p>Recommendations</p> <p>It is recommended that structure plans are reviewed and amended accordingly to address the shortage of low impact industry zoned land, the provision of new Principal and Local Centre zoned land, and the action items of the Local Housing Action Plan 2024.</p>
<p>Infrastructure</p>	<p>Social Infrastructure Strategic Plan for the Gladstone Region</p> <p><i>Buckley Vann Town Planning Consultants, Briggs & Mortar Pty Ltd, and Andrea Young Planning Consultants (June 2010)</i></p>	<p>The purpose of this plan was to identify any gaps in existing regional social infrastructure and to guide future investment.</p> <p>Population projection data was utilised from the 2006 Australian Bureau of Statistics Census and the Planning Information Forecasting Unit's medium and high 2008 projection series. The study also involved an audit of all existing social infrastructure within the region. This audit identified that key community facilities and services are primarily located in Rockhampton or the Gladstone CBD and that there is a relatively poor provision of community facilities and services in our suburbs and small rural or coastal villages.</p>	<p>The Social Infrastructure Strategic Plan is no longer current as the audit of all existing infrastructure within the region is now outdated.</p> <p>Additionally, updated population projection data is available.</p> <p>It is possible that social infrastructure within the Gladstone region has developed since the publication of the Social Infrastructure Strategic Plan.</p> <p>Recommendations</p> <p>A review of the social infrastructure strategic plan could be undertaken in accordance with the action items of Council's new local housing action plan. New project guidelines can be developed based on this review to address the future</p>

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		<p>The report concludes with several recommended actions to be considered to assist in meeting the needs of the Gladstone public.</p>	<p>social infrastructure needs of the region, which would inform a revised LGIP.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to identify intended trunk infrastructure.</p>
	<p>Water Supply Standard</p> <p><i>Calliope Shire Council & Gladstone City Council (June 2006)</i></p>	<p>These standards apply to the design and construction of water reticulation works for new development within Calliope Shire and Gladstone City and are intended to be used in conjunction with Australian Standards.</p>	<p>This document outlines the most recent water supply standards that have been prepared for the Gladstone Region.</p> <p>Recommendations</p> <p>Any amendment or replacement of the planning scheme should ensure that the latest design standards are called up by assessment benchmarks, requiring revision of the Development Design code and the supporting Engineering Design Planning Scheme Policy (noting the latter calls up the regional design manual).</p>
	<p>Engineering Standards for Development Works</p> <p><i>Miriam Vale Shire Council (February 2009)</i></p>	<p>This document outlines the relevant infrastructure works standards that represent acceptable design measures to comply with the performance criteria for development within Miriam Vale. These standards are intended to be used in conjunction with Australian Standards.</p>	<p>This document outlines the most recent water supply standards that have been prepared for Miriam Vale. However, Miriam Vale has since formed part of the Gladstone Region Local Government Area.</p> <p>Recommendations</p> <p>Any amendment or replacement of the planning scheme should ensure that the latest design standards are included are called up by assessment benchmarks, requiring revision of the Development Design code and the supporting Engineering Design Planning Scheme Policy (noting the latter calls up the regional design manual).</p>

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	<p>Water Supply Strategic Infrastructure Plan – Gladstone Water Supply Scheme</p> <p><i>MWH (February 2015)</i></p>	<p>The plan included a demand model to use in existing and future performance assessment and the identification of augmentation requirements. An assessment of current storage capacities identified that there were existing reservoir shortages within some zones and that further zones were set to exceed capacity by 2016. The strategy that was developed as part of this report included nine recommendations for the construction of new infrastructure or extension of existing infrastructure.</p> <p>A cost estimation of the proposed infrastructure accompanied the recommendations.</p>	<p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2014-2015. Demand expectations were also based on the population growth projections that were available at the time. Water infrastructure within the Gladstone Region has likely expanded/been upgraded in the eight years since the publication of this report. Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. This should be considered as part of Council’s ongoing review of the LGIP.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>
	<p>Water Supply Strategic Infrastructure Plan – Agnes Water Supply Scheme</p> <p><i>MWH (February 2015)</i></p>	<p>The plan included a demand model to use in existing and future performance assessment and the identification of augmentation requirements. An assessment of current storage capacities identified that the reservoir storage was sufficient to meet capacity until the 2036 planning horizon. However, upgrades to the existing 150mm diameter supply main was recommended to address capacity and operational issues.</p>	<p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2014-2015. Demand expectations were also based on the population growth projections that were available at the time. Agnes Water has been identified within the Population, Employment and Land Supply study prepared by Norling Consulting as an area that has received the highest annual population growth rates since 2016 and has been subject to several large-scale residential development approvals.</p>

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		<p>A cost estimation of the proposed infrastructure accompanied the recommendations.</p>	<p>Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are difficulties with providing a reliable water source for certain developments in Agnes Water. This should be considered as part of Council's ongoing review of the LGIP.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>
	<p>Calliope Water Supply Scheme Strategic Plan</p> <p><i>Gladstone Regional Council (November 2009)</i></p>	<p>This report was prepared in response to the significant rise in subdivision proposals within the Calliope/Beecher area. The report intended to identify a ten-year capital works plan for the Calliope region water supply based on the defined water supply area, maximum service levels, long-term capital infrastructure requirements, and any pre-requisite infrastructure.</p> <p>The capital infrastructure plan only recommended infrastructure required to service land that is located within the defined water supply area.</p>	<p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2009. Demand expectations were also based on the population growth projections that were available at the time. Infrastructure within the Calliope Region has likely expanded/been upgraded in the fifteen years since the publication of this report. Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. This should be considered as part of Council's ongoing review of the LGIP to determine if Calliope has these issues.</p>

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	<p>Tannum/Boyne/Benaraby/Wurdong Water Supply Scheme Strategic Plan</p> <p><i>Gladstone Regional Council (March 2010)</i></p>	<p>The plan has identified assumed growth rates, sequential development occurring within the declared service areas, and any out of sequence development that may require temporary or alternate infrastructure.</p> <p>The strategic plan also includes a cost strategy and clear instruction on when a developer is responsible for covering the cost for new infrastructure.</p>	<p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p> <p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2010. Demand expectations were also based on the population growth projections that were available at the time. Infrastructure within the Tannum/Boyne/Benaraby/Wurdong townships has likely expanded/been upgraded in the fourteen years since the publication of this report. Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. This should be considered as part of Council's ongoing review of the LGIP to determine if these areas have these issues.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>
	<p>Total Management Plan/Strategic Asset Management Plan for Gladstone City Councils Water Service Business</p> <p><i>Gladstone City Council (November 2006)</i></p>	<p>The purpose of this plan was to identify how the business planned water and wastewater services. The plan included an overview of linkages between business activities and the Council's overall vision for Gladstone, and a major input into the Water Services</p>	<p>This document was prepared by the previous Gladstone City Council and was based on a different Local Government Area to the current Gladstone Region LGA. The document was also intended to be consistent with Council's Corporate Plan which is no longer relevant.</p>

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		<p>component of Council Annual Performance Plan.</p>	<p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. It is recommended that an updated plan be prepared as part of the LGIP. However, this document will not be necessary to inform an amendment or replacement of the planning scheme.</p>
	<p>Strategic Asset Management Plan for Water Supply and Sewerage Services</p> <p><i>Miriam Vale Shire Council/Cardno (September 2004)</i></p>	<p>The report focused on the provision of appropriate services for residents and to meet expectations of growth trends in urban areas.</p> <p>It is identified within the report that these growth trends placed significant pressure on the existing water supply and sewerage systems that service the Agnes Water and Seventeen Seventy communities.</p> <p>A recommendation of the report to help relieve pressure on the existing water and sewer systems was to provide a link connection between the Seventeen Seventy and Agnes Water schemes.</p>	<p>This document was prepared by the previous Miriam Vale Shire Council and was based on a different Local Government Area to the current Gladstone Region LGA. The document was also based on the demand and population growth projections that were available at the time. It is likely that the existing infrastructure within these communities has been upgraded/expanded in the twenty years since the reports publication.</p> <p>Recommendations</p> <p>It is recommended that Council consider water/sewer supply as part of the LGIP review. The LGIP review will be required to inform an amendment or replacement of the planning scheme.</p>
	<p>Sewer Strategic Infrastructure Plan – Gladstone Sewerage Scheme</p> <p><i>MWH (August 2014)</i></p>	<p>The Gladstone Sewerage Scheme at the time of publication was a combination of gravity sewer and pump stations. Flows from sewerage catchments are ultimately</p>	<p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2014. Demand expectations were also based on the population growth projections that were available at the time. Sewer infrastructure within the Gladstone Region has likely</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
		<p>conveyed to the Gladstone Sewerage Treatment Plant.</p> <p>The demand model and hydraulic assessment completed as part of the report indicated that significant upgrades to the major pump stations will be required to mitigate the risk of unacceptable overflows to the environment by existing overflow structures. The report recommends several modelling and monitoring exercises to be undertaken prior to implementing any physical upgrades.</p>	<p>expanded/been upgraded in the ten years since the publication of this report. Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. This should be considered as part of Council's ongoing review of the LGIP.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>
	<p>Sewer Strategic Infrastructure Plan – Agnes Water Sewerage Scheme</p> <p><i>MWH (August 2014)</i></p>	<p>The Agnes Water Sewerage Scheme at the time of publication was a combination of gravity sewer and pump stations. Flows from Seventeen Seventy are conveyed to Agnes Water and all flows from Agnes Water are directed to the Agnes Water Sewage Treatment Plant.</p> <p>The demand model and hydraulic assessment completed as part of the report indicated that the upgrades proposed as part of the Gladstone Regional Council strategy would resolve any shortfall within pump</p>	<p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2014. Demand expectations were also based on the population growth projections that were available at the time. Sewer infrastructure within Agnes Water and Seventeen Seventy has likely expanded/been upgraded in the ten years since the publication of this report. Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. This</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
		<p>stations in the Agnes Water Sewerage Scheme and that no further upgrade requirements would be anticipated.</p> <p>A cost estimation for the proposed augmentations and upgrades was also provided.</p>	<p>should be considered as part of Council's ongoing review of the LGIP.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>
	<p>Calliope Sewerage Infrastructure Strategic Plan</p> <p><i>Gladstone Regional Council (November 2009)</i></p>	<p>The purpose of this plan was to gain an understanding of the sewerage infrastructure requirements for future development within Calliope. The plan is based on assumed population projections and the sequential development to occur within the declared sewerage service area.</p> <p>The infrastructure that was reviewed as part of this study includes the Calliope sewer system, consisting of collection sewer mains, rising mains, pump stations and the Sewage Treatment Plant. The demand model and hydraulic assessment completed as part of the report indicated that upgrades to the treatment plant, pump stations, reticulation mains, and effluent storage capacity will be required.</p> <p>The plan also included a capital funding plan to highlight the expected costs associated with the recommended upgrades.</p>	<p>The studies undertaken as part of this document were based on data and infrastructure that was existing in 2009. Demand expectations were also based on the population growth projections that were available at the time. Infrastructure within the Calliope Region has likely expanded/been upgraded in the fifteen years since the publication of this report. Additionally, updated population projections are now available.</p> <p>Recommendations</p> <p>It has been identified as part of the ten-year planning scheme review that there are existing difficulties with servicing some localities within the Gladstone Region. This should be considered as part of Council's ongoing review of the LGIP.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>

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	<p>Sewerage Design Standard</p> <p><i>Calliope Shire Council & Gladstone City Council (2003)</i></p>	<p>These standards apply to the design and construction of water reticulation works for new development within Calliope Shire and Gladstone City and are intended to be used in conjunction with Australian Standards.</p>	<p>This document outlines the most recent water supply standards that have been prepared for the Gladstone Region.</p> <p>Recommendations</p> <p>Any amendment or replacement of the planning scheme should ensure that the latest design standards are included and considered within the Engineering Design Planning Scheme Policy and Development Design code</p>
	<p>Roads and Transport Standard</p> <p><i>Calliope Shire Council & Gladstone City Council (2005)</i></p>	<p>These standards are intended to provide guidance as to the acceptable practices for roads within Calliope Shire and Gladstone City and are intended to be used in conjunction with Australian Standards.</p>	<p>This document outlines the most recent road standards that have been prepared for the Gladstone Region.</p> <p>Recommendations</p> <p>Any amendment or replacement of the planning scheme should ensure that the latest design standards are included are called up by assessment benchmarks, requiring revision of the Development Design code and the supporting Engineering Design Planning Scheme Policy (noting the latter calls up the regional design manual).</p>
	<p>Gladstone Regional Council Roads/Transport Infrastructure Plan Development</p> <p><i>MWH (June 2014)</i></p>	<p>The methodology of the report considered population, employment and dwelling projections, development projections and timing, growth of trip generation, the existing and future network performance, movement patterns, and additional traffic volumes.</p> <p>Issues that were identified during the study related to:</p> <ul style="list-style-type: none"> • QLD Government projections being high; 	<p>The data projections and traffic data that was considered as part of the methodology of the report are now considered outdated. Updated population projections have been prepared as part of the ten-year planning scheme review. The road network within the Gladstone Region has also likely changed since the publication of this report.</p> <p>Recommendations</p> <p>This should be considered as part of Council's ongoing review of the LGIP.</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
		<ul style="list-style-type: none"> • Limited development sequencing; • Gladstone State Development Area exclusion; • Major Network Impacts; • Need for a Transport Model; • Need for a Strategic Transport Plan and Feasibility Assessments; • Freight Infrastructure requirements; • Walking and Cycling Infrastructure cohesion • Cost Estimation <p>To resolve these issues it was recommended to review the OESR projections, review the development sequencing and include the GSDA, develop a transport model and strategic transport plan, undertake feasibility studies, assess the freight infrastructure needs, and prepare an active transport plan.</p>	<p>Any amendment or replacement of the planning scheme should utilise an updated LGIP to ensure appropriate infrastructure is available for urban zoned land, to inform movement networks, and to ensure appropriate assessment benchmarks are provided for walkability and pedestrian movements.</p>
	<p>A guideline for the preparation of local government infrastructure plans under the Sustainable Planning Act 2009.</p> <p><i>Queensland Government (June 2014)</i></p>	<p>This guideline was prepared under section 117 of the Sustainable Planning Act 2009. The purpose of the document is to outline the minimum requirements that must be considered by Local Government when preparing or amending a Local Government Infrastructure Plan (LGIP).</p>	<p>The Sustainable Planning Act 2009 has been replaced by the Planning Act 2016. A new guidance document has been prepared for Local Government to reference whilst undertaking Local infrastructure planning.</p> <p>Recommendations</p> <p>The latest guidance document must be considered as part of the LGIP review.</p>

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	<p>Gladstone Regional Council Adopted Infrastructure Charges Resolution (No. 2)</p> <p><i>Gladstone Regional Council (August 2011)</i></p>	<p>This resolution was made pursuant to the Sustainable Planning Act 2009 and was first adopted by Gladstone Regional Council on 6 July 2011. The purpose of the resolution was to establish an adopted infrastructure charge for the following trunk infrastructure networks:</p> <ul style="list-style-type: none"> • Transport network; • Parks network; • Stormwater network; • Water network; and • Sewer network. 	<p>The Gladstone Regional Council Adopted Infrastructure Charges Resolution (No. 1) – 2015 has replaced this document.</p> <p>Recommendations No further action is required.</p>
	<p>Local Government Infrastructure Plan (LGIP) Planning Assumptions Report</p> <p><i>Gladstone Regional Council (August 2017)</i></p>	<p>Gladstone Regional Council prepared this report to outline the key planning assumptions that have been made as part of the development of the Local Government Infrastructure Plan (LGIP). The report outlines the following processes of developing a LGIP and the planning assumption associated with each stage:</p> <ul style="list-style-type: none"> • Establishing the Priority Infrastructure Area (PIA); • Developing population, dwelling, employment, and non-residential growth projections; and • Planning for trunk infrastructure. 	<p>The current version of the planning scheme commenced July 2017 and this document is listed as extrinsic material under part 4 of the scheme. As it is a Council document, it is assumed that a working version was referred to upon release of the major amendment.</p> <p>Recommendations Gladstone Regional Council is currently undertaking a review of the LGIP.</p> <p>No further action is required.</p>
<p>Environment</p>	<p>Landscape Assessment and Building Height Strategy</p> <p><i>Yurrah Pty Ltd (July 2011)</i></p>	<p>The report reviewed the scenic amenity landscape values of the Gladstone Region to inform the status of scenic landscape protection. A detailed literature review was</p>	<p>The recommendations for the location of the scenic amenity overlay are still current in the planning scheme. However, it has not been determined if there are any changes to the</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
		<p>undertaken to assist with this process. Scenic significance was analysed and applied in terms of relative spatial importance and visibility. Areas with scenic amenity were rated from 1-10. Any area that was dedicated a rating of 7.5 or higher would be included within the scenic amenity overlay.</p> <p>The report also identified an increased need to introduce building height limits, particularly within the Boyne Island/Tannum Sand locality.</p>	<p>quality of the landscape or additional areas that should be included within the overlay.</p> <p>Recommendations</p> <p>A review of the scenic amenity overlay should be undertaken to determine its effectiveness and if any impact has occurred within the relevant significant areas. Additionally, if any emerging areas of scenic amenity should be considered for inclusion within the overlay area.</p> <p>Additionally, building height limits should be reviewed to ensure a mix of accommodation typologies can be appropriately provided that respond to their location and any significant areas of scenic amenity.</p>
<p>Social</p>	<p>Open Space and Recreation Plan</p> <p><i>Ross Planning Pty Ltd (June 2006)</i></p>	<p>The report has considered the average age of the Gladstone population, the quantity and quality of existing community facilities, and the desires of the community.</p> <p>This document was a 5-10 year plan that outlined six key recommendations:</p> <ol style="list-style-type: none"> 1. Maintenance and improvement of existing facilities and programs 2. New facilities and programs 3. Open space, recreation and sports park planning 4. Viability of sport and recreation groups 5. Management arrangements and policies 6. Information and awareness 	<p>The population projections and community facilities that were considered for this plan are no longer current. Updated population projections have been prepared as part of the ten-year planning scheme review and existing community facilities have likely changed since the publication of the report.</p> <p>Recommendations</p> <p>A review of this plan should be considered as part of Council's ongoing review of the LGIP to determine if sufficient community facilities are available.</p> <p>Any amendment or replacement of the planning scheme will require an updated LGIP to ensure appropriate infrastructure is available for urban zoned land.</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
Natural Hazards	<p>Auckland Creek Flood Study Report</p> <p><i>GHD (August 2006)</i></p>	<p>The purpose of this report was to gain an understanding of the flooding across the Auckland Creek catchment and waterways and the extent of associated people and property risk.</p> <p>A total of sixteen areas were identified as potential problem areas with six roads predicted to flood during the 100-year ARI event. These areas were identified through feedback from Council and from results of modelling.</p> <p>The report defines flood hazard within the three following categories:</p> <ul style="list-style-type: none"> • Low hazard; • Intermediate hazard; and • High Hazard. <p>The results of the assessment estimated that approximately 268 properties were at risk of inundation up to a depth of 2.2 metres. This equates to 345 people at risk of injury or 84 people at risk of death. Several flood mitigation measures were included within the report, including the addition of numerous detention basins, and culvert upgrades.</p>	<p>Project data utilised for the risk study includes aerial photographs, rainfall data, survey data, the location of existing key infrastructure within flood prone areas, 2001 Census population data, and catchment topography data. This data is likely to have been updated in the eighteen years since the publication of the report.</p> <p>Recommendations</p> <p>Council have adopted the 2019 Auckland Creek Flood Study in 2021. Therefore, there is no recommended action required for this document.</p>
	<p>Calliope River Flood Risk Assessment Study</p>	<p>The purpose of this report was to gain an understanding of the flooding across the</p>	<p>The surveys undertaken as part of this document were based on data and topography that was existing in 2006. It</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
	<p><i>Sargent Consulting (April 2006)</i></p>	<p>Calliope River catchment and waterways and the extent of associated people and property risk.</p> <p>The assessment included the calibration of a hydrologic model for the catchment that utilised rainfall and streamflow data from flood events in February 2003, December 1990, and January 1978. Additionally, an aerial survey, digital ortho-imagery, and a hydrographic survey were conducted to identify if any physical changes in the Calliope River had occurred since earlier events. These studies concluded that there had been significant change to the hydraulic capacity of the Calliope River.</p> <p>Several flood mitigation measures were included within the report, including road upgrades, additional detention basins, and the possible levee of Leixlip Creek.</p>	<p>is likely that the Calliope River has undergone further geographical change since the publication of this report. Infrastructure and the urban area within the Calliope Region have also likely expanded/been upgraded in the fifteen years since the publication of this report.</p> <p>Recommendations</p> <p>It is unlikely that the existing study will meet the current SPP expectations for Natural Hazards, Risk & Resilience. Therefore, it is recommended that a new flood risk assessment of the Calliope River be undertaken as soon as possible to inform on the amendment or replacement of the planning scheme.</p> <p>It is understood that Council anticipates undertaking a new flood study in 2025 for the Calliope River.</p>
	<p>Awoonga Dam, Boyne River, Dam Break and Flood Modelling Study Volume 1</p> <p><i>Sunwater (October 2003)</i></p>	<p>The purpose of this report was to identify the effects of the 1 in 100-year flood flows out of and downstream of the Awoonga Dam and to update emergency action and counter disaster plans as required.</p> <p>Two primary hydraulic models were prepared for the report, including the 1 in</p>	<p>The topographic and survey data that was utilised to create the hydraulic models is likely to no longer be consistent with the current topography and Awoonga Dam. This is because the relevant water courses have likely experienced geographical changes in the twenty-one years since the publishing of this study.</p> <p>Recommendations</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
		<p>100 AEP flood line, and the dam break flood line. These models incorporated data from aerial photography, digital mapping, and a hydrographic survey.</p> <p>The assessment identifies seven locations of significant interest and provides nine scenario comparisons for each of the three full supply levels.</p>	<p>The Gladstone Area Water Board (GAWB) is currently undertaking a new flood modelling study. It is recommended that Council liaise with GAWB upon completion of this study.</p> <p>It is understood that Council are currently undertaking the preparation of a new Boyne River catchment flood study and are currently liaising with GAWB.</p>
	<p>Concept Flood Storage and Conveyance Improvement Assessment at Agnes Water</p> <p><i>URS Australia Pty Ltd (April 2008)</i></p>	<p>The purpose of the report was to assess the effectiveness of various flood storage and conveyance improvement options. This document was a response to Council's new drainage priority infrastructure plan.</p> <p>The proposed options included five new flood storage locations and conveyance improvement areas at Endeavour Plaza, Easements behind Endeavour Place and Beach Club, Graham Colyer Drive, and the Intersection of Jeffery Court and Agnes Street.</p> <p>It was concluded that concept flood storage basins 2,4, and 5 provide the greatest potential to reduce flood levels, and the conveyance improvement options result in localised reduction in flood levels but they</p>	<p>The concept flood modelling data that was utilised to determine the effectiveness of the improvement solutions is now likely outdated. Council is also currently undertaking a new flood study that will provide up to date data.</p> <p>Recommendations</p> <p>It is understood that Council is currently undertaking their new flood study for the Agnes Water catchment/s.</p> <p>No further action is required.</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
Commercial	<p>Retail and Commercial Strategy</p> <p><i>Foresight Partners Pty Ltd (July 2012)</i></p>	<p>result in minimal flood level reduction at a regional level.</p> <p>A floor space survey of all existing centres within the region was undertaken by Foresight Partners in January 2010. This included Gladstone City, Boyne Island, Tannum Sands, Calliope, Miriam Vale, Agnes Water, and Seventeen Seventy.</p> <p>The report recommended that new retail precincts be established within the Gladstone Region. A key determining factor of this recommendation was that the report identified was that 20 year population projects expected an increase of 48,700 residents within the region. Significant increases were recommended to local centre facilities within Gladstone City and Boyne Island-Tannum Sands. It was also identified that Agnes Water had an emerging undersupply of retail floorspace and limited vacant land that is appropriately zoned for commercial purposes.</p>	<p>As this report was published in 2012 it is likely that retail development within the Gladstone Region has significantly changed in the past twelve years. Population projections have also been updated since the undertaking of the report. It is a possibility that the recommended increases in retail floor space identified by the study are no longer appropriate to service the modern population projections.</p> <p>Developed and vacant commercially zoned land has been identified as part of the ten-year planning scheme review.</p> <p>Recommendations</p> <p>A new retail and commercial strategy should be prepared to inform any amendment or replacement of the planning scheme. The population, employment, and land supply study prepared by Norling Consulting has identified that there is insufficient land located within the centre zones to accommodate the projected demand for retail floorspace.</p> <p>The findings of the new strategy can be utilised to ensure the centre zones within the scheme appropriately reflect the demand for retail within the Gladstone region.</p> <p>Refer to the population, employment, and land supply study prepared by Norling Consulting.</p>
	<p>Recommended Locations for: (1) A second bulky goods retail centre; and</p>	<p>The purpose of this report was to recommend a site or sites that would be</p>	<p>This report was commissioned in response to the outcomes of the Retail and Commercial Strategy prepared by Foresight</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
	<p>(2) An automotive retail and services precinct within the Gladstone Region.</p> <p><i>Foresight Partners Pty Ltd (October 2013)</i></p>	<p>suitable to establish a bulky goods retail centre with at least 40,000m² of lettable area and a precinct focusing on the sales of automobiles, automotive parts, accessories, and repairs.</p> <p>The methodology of the report included the identification and assessment of fourteen potential sites. The assessment was based on the following characteristics:</p> <ul style="list-style-type: none"> • The location's proximity to the region's current and future major residential growth areas; • The location's potential for direct exposure and access to a major arterial road; • The location's availability of large, relatively flat underdeveloped land; • The proximity of multiple available sites; • The proximity of sites that are near an established and growing retail node; • The location's potential to accommodate additional retail facilities on nearby sites; and • The existing interest in the area as a location for additional retail development. 	<p>Partners Pty Ltd in 2012. Therefore, population growth and projection data has been updated since the issuing of this report.</p> <p>Developed and vacant commercially zoned land has been identified as part of the ten-year planning scheme review.</p> <p>The updated analysis of vacant commercially zoned land should be considered as part of any amendment or replacement of the Planning Scheme.</p> <p>Recommendations</p> <p>The population, employment, and land supply study prepared by Norling Consulting has identified that there is insufficient land located within the centre zones and the expansion of the existing major centres is heavily constrained.</p> <p>The report identified a potential solution involving the introduction of Local and District Centre zones within the planning scheme.</p> <p>It is recommended that a new retail and commercial strategy be prepared to identify suitable locations for Local and District Centre zoned land.</p> <p>Refer to the background study and mapping that has been prepared by Norling Consulting and Map and Data Co.</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
Industry	Gladstone Region Industrial Land Strategy <i>SGS Economics & Planning (July 2012)</i>	<p>The ideal locations that were identified included the Dawson Highway and Kirkwood Road corridors.</p> <p>The purpose of the report was to identify the adequacy of long-term industrial land supply with respect to underlying demand. Underlying demand was estimated based on the expected ratio of land required relative to population, employment, industrial activity, and other factors that affect land use.</p> <p>The study method of the report included the following three key stages:</p> <p>Stage 1: Gladstone Region Industrial Development Context and Industrial Land Supply Analysis</p> <p>Stage 2: Gladstone Region Industrial Land Demand Analysis</p> <p>Stage 3: Gladstone Region Industrial Land Development Investment Opportunity Identification</p> <p>It was identified that a minimum of 320ha of vacant undeveloped land should be categorised as industry investigation area to</p>	<p>The report findings were based on 2011 population data and projections and land occupancy. Additionally, the potential locations identified within the report may have been developed during the ten years since the report was issued. Government initiatives have also changed since the publication of this study. The Queensland Government's initiative to reduce emissions to 75% below 2005 levels by 2035 has resulted in the Gladstone Region being identified as a future hydrogen hub. This could potentially increase the demand of industrial land within the region.</p> <p>Available industrial zoned land will be identified within the mapping prepared by Map and Data Co.</p> <p>Industrial demand should be reviewed based on updated population projections.</p> <p>Recommendations</p> <p>A new industrial land strategy should be prepared to inform any amendment or replacement of the planning scheme. Specifically, to ensure an appropriate supply and balance of industrial zoned land to provide for the expansion of the renewable energy industry and low impact industry uses is supported within the scheme.</p>

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
		<p>allow for a rolling stock of industrial land over a 20 year period.</p> <p>Three sites were identified as priority sites for potential mixed use, low impact and medium impact industry. These include:</p> <ol style="list-style-type: none"> 1. Red Rover Road 2. Tannum Sands Sewer Treatment Plant 3. Agnes Water Bicentennial Drive 	<p>The population, employment, and land supply study prepared by Norling Consulting identified that there is a low representation of vacant low impact industry zoned land within the Gladstone Region.</p>

Table 2: Analysis of recent documentation that has not been considered in the planning scheme

THEME	KEY STUDIES	DESCRIPTION	FINDINGS & RECOMMENDATIONS
Housing Supply	<p>Gladstone Region Economic Transition Roadmap – 10 Year Roadmap 2022-2032</p> <p><i>The Next Economy (October 2022)</i></p>	<p>This roadmap was prepared in response to the economic transformation that the Gladstone Region is anticipating due to the Federal and State Government’s initiatives towards decarbonisation.</p> <p>Preparation of the roadmap involved consultation with over 200 community and industry stakeholders to receive feedback on six key themes. These include:</p> <ol style="list-style-type: none"> 1. Energy Security, Reliability and Affordability. 2. Building the Hydrogen Industry. 3. Diversifying the Regional Economy. 4. Workforce Development. 5. Capturing Community Benefits. 	<p>The roadmap was recently prepared in 2022 and provides a ten-year horizon for the development of the Gladstone Region’s economy. It has identified and considered contemporary issues that have been identified as part of the ten-year planning scheme review. Including but not limited to the hydrogen industry and workforce accommodation.</p> <p>Recommendations</p> <p>This roadmap is current and should be considered as part of any amendment or replacement of the planning scheme. Particularly, in relation to ensuring an appropriate supply and balance of industrial zoned land to provide for the expansion of the renewable energy industry.</p>

		<p>6. Protecting and Regenerating the Environment.</p> <p>The report identifies the following findings for each key theme:</p> <ul style="list-style-type: none"> • Stakeholder aspirations for 2032. • The key issues to be addressed. • Emerging economic opportunities. • Council’s role in managing change over time. 	
	<p>Local Housing Action Plan</p> <p><i>Gladstone Regional Council (March 2024)</i></p>	<p>This plan was prepared to respond to a range of immediate, emerging, and longer-term housing challenges within the Gladstone Region.</p> <p>The methodology of the report involved a review of the following documentation:</p> <ul style="list-style-type: none"> • Regional infrastructure plans. • Council’s planning scheme. • Relevant Council strategies, reports, and plans. • Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals. • Housing needs data from the Department of Housing and other state agencies as required. • The Queensland Housing Strategy 2007-2027 and the Housing and 	<p>The Local Housing Action Plan was recently issued in March 2024 and provides objectives for Gladstone Regional Council to meet long term housing responses. It has reviewed and considered current documentation and has developed action items based on current housing issues.</p> <p>Recommendations</p> <p>It is recommended that the Local Housing Action Plan be considered as part of any amendment or replacement of the planning scheme. Specifically, to ensure that the scheme reflects current market, growth, and demographic trends, and encourages a mix of housing and lot typologies within the low-density residential zone, low-medium density residential zone, and medium density residential zone.</p>

		<p>Homelessness Action Plan 2021-2025.</p> <ul style="list-style-type: none"> • Other local data and information such as Regional Australia Institute reports. <p>The report outlines several action items to be implemented by Council to provide longer term housing responses. These include but are not limited to:</p> <ul style="list-style-type: none"> • Promoting the liveability and investment opportunity within the Gladstone Region. • Ensuring the planning scheme allows for a mix of housing types. • Providing appropriate accommodation for critical workers. • Undertake a social infrastructure strategic plan review. • Progress development of existing master planned developments. • Explore opportunities for social housing. 	
<p>Industry</p>	<p>Enabling Queensland’s hydrogen production and export opportunities</p> <p><i>Queensland Government (October 2022)</i></p>	<p>The Queensland Government prepared this report to identify Queensland’s renewable hydrogen production and export potential. Gladstone has been identified within the report as a key regional area and priority port for the development of the hydrogen industry. This is not only due to the location of the Gladstone Port but also a result of the region being an established industrial hub,</p>	<p>The report is a recent study of the Queensland Government that provides insight into the current considerations that the Gladstone Region has in relation to the influx of hydrogen industrial development. This is an industry that is anticipated to experience substantial growth within the Gladstone Region over the next ten years. Therefore, this report is currently relevant to planning for the future of the Gladstone Region.</p>

		<p>the existing Gladstone State Development Area, and the ongoing Fitzroy to Gladstone pipeline project that is forecasted to meet the initial water requirements of the hydrogen industry.</p>	<p>Recommendations The report is current and should be considered as part of any amendment or replacement of the planning scheme. In particular, it should be ensured that the planning scheme supports renewable energy development within the appropriately zoned locations.</p>
<p>Natural Hazards</p>	<p>Baffle Creek Flood Study <i>Engeny Water Management (January 2019)</i></p>	<p>The scope of the Baffle Creek Flood Study was to provide an up-to-date document that could replace the previous outdated study. This involved generating hydrology and hydraulic designs for flood events ranging from 2% AEP flood event up to the Probable Maximum Flood (PMF) event.</p> <p>The hydrologic and hydraulic models were jointly calibrated to five historical rainfall events (December 1973, March 1992, December 2010, January 2013, and October 2017).</p> <p>The study includes a climate change scenario that considers a planning horizon to 2100.</p> <p>The report determines that the hydrologic and hydraulic models provide a reasonable representation of the Baffle Creek catchment runoff and flood routing characteristics.</p>	<p>It is understood that the 2019 Baffle Creek Flood Study is the most recent study for Baffle Creek completed and adopted by Gladstone Regional Council.</p> <p>Recommendations It is recommended that Council include this flood study as part of any replacement or amendment of the planning scheme. In particular, for providing updated flood hazard overlay mapping to address the Natural Hazards, Risk & Resilience State Interest. However, it is understood that a Feasible Alternative Assessment Report will be required before this can occur.</p>

	<p>Auckland Creek Flood Study</p> <p><i>Water Modelling Solutions Pty Ltd (August 2019)</i></p>	<p>Water Modelling Solutions prepared this document to provide an updated flood study to replace the previous study. The purpose of the flood study was to update the hydrological model in accordance with the new Australian Rainfall and Runoff (ARR) 2016 data, to identify storm events, validate design flows against the Reigonal Flood Frequency Analysis (RFFE) and the Quantile Regression Technique (QRT), and to update and calibrate the TUFLOW hydraulic model.</p> <p>The study includes a climate change scenario that considers a planning horizon to 2100.</p> <p>The undertaking of each of these tasks allowed for the study to produce updated design flood levels to inform town planning and flood risk management.</p>	<p>It is understood that the 2019 Auckland Creek Flood Study is the most recent study for Auckland Creek completed and adopted by Gladstone Regional Council.</p> <p>Recommendations</p> <p>It is recommended that Council include this flood study as part of any replacement or amendment of the planning scheme. In particular, for providing updated flood hazard overlay mapping to address the Natural Hazards, Risk & Resilience State Interest. However, it is understood that a Feasible Alternative Assessment Report will be required before this can occur.</p>
	<p>Our Coast Our Future – Coastal Hazard Adaptation Strategy</p> <p><i>Gladstone Regional Council (2020)</i></p>	<p>Gladstone Regional Council has developed Our Coast Our Future – Coastal Hazard Adaptation Strategy as a long term strategy to help manage and adapt to the coastal hazard impacts that the Region’s coastline and coastal communities face. It is part of the State-wide initiative QCoast2100 of the Queensland Government to help coastal Councils proactively plan for managing</p>	<p>The document is the most recent coastal hazard strategic plan prepared by Gladstone Reigonal Council in accordance with a current State Government initiative. Therefore, this document is currently relevant to planning for the future of the Gladstone Region.</p> <p>Recommendations</p> <p>It is recommended that the Our Coast Our Future – Coastal Hazard Adaptation Strategy is considered as part of any amendment or replacement of the planning scheme. In</p>

		<p>coastal hazard impacts from present day to 2100.</p> <p>The strategy was developed through an eight-phase process as outlined by the QCoast2100 Minimum Standards & Guideline. This included:</p> <ol style="list-style-type: none"> 1. Plan for life-of-project stakeholder communication and engagement. 2. Scope coastal hazard issues for the area of interest. 3. Identify areas exposed to current and future coastal hazards. 4. Identify key assets potentially impacted. 5. Risk assessment of key assets in coastal hazard areas. 6. Identify potential adaptation actions. 7. Socio-economic appraisal of adaptation options. 8. Strategy development, implementation and review. <p>As part of this strategy, Council has developed Shoreline Erosion Management Plans (SEMPs) in consultation with the Region's coastal communities. This includes:</p>	<p>particular, to provide updated coastal hazard overlay mapping to address the Natural Hazards, Risk & Resilience State Interest.</p>
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		<ul style="list-style-type: none">• Agnes Water, Seventeen Seventy SEMP;• Boyne Island Tammun Sands SEMP;and• Turkey Beach SEMP.	
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DRAFT

GLADSTONE REGION BACKGROUND STUDY:

POPULATION, EMPLOYMENT AND LAND SUPPLY (RESIDENTIAL; CENTRES; INDUSTRIAL)

Prepared for: Gladstone Regional Council

Date: May 2024

GLADSTONE REGION BACKGROUND STUDY:

POPULATION, EMPLOYMENT AND LAND SUPPLY (RESIDENTIAL; CENTRES; INDUSTRIAL)

Prepared for: Gladstone Regional Council

Date: May 2024

Prepared by: Jon Norling, Director

DISCLAIMER:

This report is based upon the most up-to-date and readily available information at the time of writing, to our knowledge. Norling Consulting Pty Ltd has applied due professional care and diligence in accordance with generally accepted standards of professional practice in undertaking the analysis contained in this report. While every effort is made to source data from Government and other reputable sources, Norling Consulting Pty Ltd shall not be liable for damages arising from any errors or omissions that may be contained within these information sources.

If this report involves future market projections, such projections can be affected by a number of unforeseen variables and may not in fact eventuate. Any projections made by Norling Consulting Pty Ltd represent our best possible estimates at the time of writing and no warranty is given that this particular set of projections will be achieved.

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1 INTRODUCTION

1.1 Background

Gladstone Regional Council has commissioned a Planning Scheme Review of the Gladstone Regional Council Planning Scheme 2015, to be undertaken by the Reel Planning Team in accordance with the requirements of *Planning Act 2016* and *Planning Regulation 2017*. The purpose of this Review is to investigate and recommend to Council whether it should prepare a new Planning Scheme or undertake a major amendment of the existing Gladstone Regional Council Planning Scheme 2015.

This Background Study is one of many Background Studies that have been prepared by the Reel Planning Team. The purpose of this Background Study is to investigate issues relating to population, demographics, employment and land use demand (residential, centres and industrial). It has been prepared by Norling Consulting Pty Ltd, a Reel Planning Team member.

This Background Study reviews the population, demographic, employment, residential, centres and industrial assumptions that underpinned the Gladstone Regional Council Planning Scheme 2015, including the following reports, the first three of which were dated July 2012:

- (a) Gladstone Regional Council Retail and Commercial Strategy 2012 Update prepared by Foresight Partners Pty Ltd;
- (b) Gladstone Region Industrial Land Strategy 2012 Update prepared by SGS Economics & Planning;
- (c) Gladstone Regional Council Planning Scheme Analysis 2012 Update prepared by SGS Economics & Planning; and
- (d) Gladstone Region Planning Scheme – Strategic Framework – Residential Land Mapping and analysis by Buckley Vann Town Planning Consultants dated March 2013.

(e)

Norling Consulting is a specialist economic and market research consultancy for the property industry and has considerable experience in undertaking population, demographic, employment, residential, centres and industrial studies to inform Planning Scheme preparation across Queensland.

1.2 Study Objectives and Methodology

The overall objective of this Background Study is to investigate the following issues in the Gladstone Region in order to inform the Reel Planning Team and Gladstone Regional Council as to whether the existing Planning Scheme should be replaced or amended and what key matters should be taken into account:

- (a) Population;
- (b) Demographics;
- (c) Employment;
- (d) Residential zoned lands;
- (e) Centre zoned lands; and
- (f) Industrial zoned lands.

To achieve this objective, the following tasks were completed:

- (a) Reviewed relevant provisions of the Gladstone Regional Council Planning Scheme 2015;
- (b) Reviewed the Gladstone Regional Council Retail and Commercial Strategy 2012 Update;
- (c) Reviewed the Gladstone Region Industrial Land Strategy 2012 Update;
- (d) Reviewed relevant parts of the Gladstone Regional Council Planning Scheme Analysis 2012 Update;
- (e) Relied upon population estimates to 2022 released by the Australian Bureau of Statistics (ABS);
- (f) Relied upon the 2021 Census released by the ABS;
- (g) Relied upon details of vacant residential, centres and industrial zoned lands undertaken by Map and Data Co, a Reel Planning Team Member;
- (h) Reviewed the 2023 population projections released by the Queensland Government Statistician's Office;
- (i) Reviewed historic employment growth in prepared employment projections for the Gladstone Region;
- (j) Reviewed the existing provision of centres in the Gladstone Region;
- (k) Identified likely future trends in centres;
- (l) Projected the demand for centres in the Gladstone Region and recommended the extent to which the existing Planning Scheme can accommodate projected future demand;
- (m) Reviewed the existing provision of industrial land in the Gladstone Region;
- (n) Reviewed the likely future trends in industrial activity in the Gladstone Region;
- (o) Projected the demand for industrial land in the Gladstone Region and recommended the extent to which the existing Planning Scheme can accommodate projected future demand; and
- (p) Documented all of the above in a comprehensive logical report.

This Study necessarily relies upon input from another Reel Planning Team Member, Map and Data Co. This Team Member has assessed the extent of vacant residential, centre and industrial zoned lands within the Region. The graphical results have been included as Figures 1.1 to 1.12 and located at the end of this Study. Tabular results have been included in the body of chapters 5, 6 and 7 dealing respectively with residential dwellings, centres and industrial lands.

2 POPULATION

This chapter compares the population projections upon which the Gladstone Regional Council Planning Scheme 2015 was based with actual populations and reviews various recent population projections prepared for the Region. It adopts a single projection for the Region to 2046.

2.1 Gladstone Regional Council Planning Scheme 2015

The Gladstone Regional Council Planning Scheme 2015 (GRCPS) was based upon a population growth of between 30,000 and 60,000 persons between 2014 and 2031, a span of 17 years (3.4.2). Therefore, the GRCPS is based upon potential 2031 population levels of between 93,500 and 123,500 persons. These growth levels exactly correspond to the 2011 edition of population projections prepared by the then Office of Economic and Statistical Research (OESR, subsequently renamed Queensland Government Statistician's Office [QGSO]), which were the current state government projections at the time of preparing the 2015 GRCPS. The actual 17-year growth projections by OESR were 30,198 (low series), 48,323 (medium series) and 60,053 (high series) persons. These translate to annual population growths of 1,776 (low series), 2,843 (medium series) and 3,533 (high series) persons.

The 2011 population projections for the Gladstone Region prepared by the OESR are set out in Table 2.1. They are based upon average annual growth rates of 2.03% (low), 2.91% (medium) and 3.38% (high) in the 20-year period to 2031.

Table 2.1: Gladstone Region - 2011 Population Projections by the Office of Economic and Statistical Research

Gladstone Region	2006	2011	2016	2021	2026	2031
Low Series	53,941	62,587	70,959	78,004	85,455	93,565
Medium Series	53,941	62,982	74,459	85,655	98,174	111,690
High Series	53,941	63,510	77,629	91,302	106,738	123,420

Source: *Office of Economic and Statistical Research (OESR) 2011*

However, the Local Government Infrastructure Plan (LGIP) appears to have been prepared after the Strategic Framework section of the GRCPS, due to it containing population projections that were slightly below the OESR's 2011 medium series, as set out in Table 2.2. The 2011 'base date' was 5.6% below the 2011 OESR medium series projection, with the 2031 projection being 2.8% below the equivalent OESR projection. (It is relevant to note that the 2011 'base case' population estimate exactly equals the ABS estimated resident population for the Region, which was not released until August 2013 – see Table 2.3).

Table 2.2: Gladstone Region – Local Government Infrastructure Plan Population Projections

Gladstone Region	2006	2011	2016	2021	2026	2031	Ultimate
Resident Population	n/a	59,461	70,098	83,424	96,107	108,582	134,825

Source: *Gladstone Regional Council Planning Scheme 2015 Table 4.2.2.1*

Whilst projecting an additional 49,000 persons in the 2011 to 2031 period, the GRCPS has identified an ultimate capacity population of 134,825 persons, representing more than an additional 75,000 persons after 2011.

The Gladstone Regional Council Planning Scheme Analysis 2012 Update was based upon the 2011 medium series projections released by the OESR, as set out in Table 2.1 (Table 1 on page 4 of that Update).

The Gladstone Regional Council Retail and Commercial Strategy 2012 Update was also based upon the 2011 medium series projections released by the OESR, as set out in Table 2.1 (Table 4.2 on pages 41 and 42 of that Update).

The Gladstone Region Industrial Land Strategy 2012 Update was also based upon the 2011 medium series projections released by the OESR, as set out in Table 2.1 (Table 7 on page 21 of that Update).

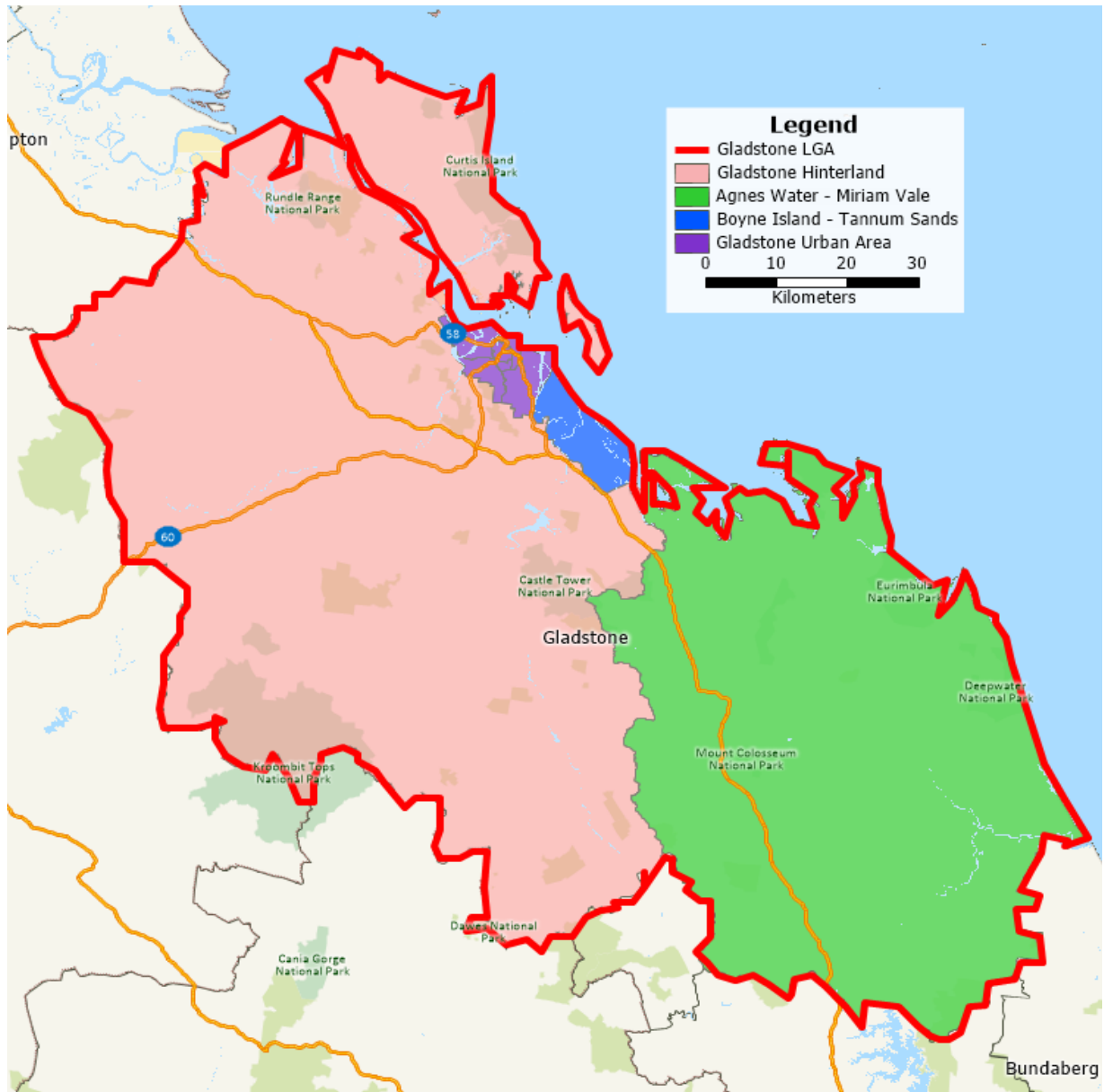
The Gladstone Region Planning Scheme – Strategic Framework – Residential Land Mapping and Analysis Report was also based upon the 2011 medium series projections released by the OESR, comprising 111,000 persons in 2031 (Snapshot).

2.2 Definition of Study Areas

The Gladstone Region has been split into four economic Areas in order to better understand these component parts of the Region. These have been defined as follows, and illustrated in Figure 2.1:

- (a) Gladstone Urban Area – comprising the Statistical Areas (Level 2) (SA2s) of Gladstone, West Gladstone, Kin Kora – Sun Valley, Clinton – New Auckland, Telina – Toolooa, Callemondah and South Trees. This contiguous Area comprises the urban area of Gladstone that is well served by the range of retail, commercial, community and employment facilities located within that urban area;
- (b) Boyne Island – Tannum Sands – comprising the Boyne Island – Tannum Sands SA2, the major urban components of which are the twin towns of Boyne Island and Tannum Sands;
- (c) Agnes Water – Miriam Vale – comprising the Agnes Water – Miriam Vale SA2. This area comprises the towns of 1770/Agnes Water and Miriam Vale, as well as Bororen and the Baffle Creek area; and
- (d) Gladstone Hinterland – comprising the Gladstone Hinterland SA2. This largely rural area includes the towns of Calliope and Benaraby and the rural residential areas of Beecher, Burua and Wurdong Heights.

Figure 2.1: Gladstone Region Study Areas



Source: Maptitude

(e)

2.3 Historic Population Growth

Population growth in the Gladstone Region is a tale of three parts. The Region enjoyed strong population growth in the 2001 to 2014 period, followed by a seven year period of very low growth coinciding with the completion of three LNG plants on Curtis Island (accompanied by the reduction of very large construction workforces). Annual population growth up to 2014 averaged 1,276 persons or 2.6% per annum, comparing favourably with Queensland's growth of 2.3% per annum in the same period.

During the 2014 to 2021 period, the Region's annual population growth averaged only 130 persons or 0.20% per annum. This very low growth equated to only about 10% of the growth previously enjoyed by the Region.

Population growth in the post-pandemic 2021 to 2023 period increased to approximate the 2001 to 2014 rate, comprising an annual increase of 1,280 persons or 2.0%.

The historical estimated resident populations of the Region and its constituent four Areas are set out in Table 2.3, with average annual growth rates provided in Table 2.4. These tables provide data to June 2023, being the most recent date for which the ABS has published estimated resident populations (released on 26 March 2024).

Table 2.3: Gladstone Region - Historic Estimated Resident Populations

Gladstone Region	2001	2006	2011	2016	2021	2023
Gladstone Urban Area	26,276	29,807	33,215	34,881	35,582	36,804
Boyne Island – Tannum Sands	7,853	8,956	9,951	10,073	10,172	10,490
Agnes Water – Miriam Vale	4,398	5,267	5,673	6,112	6,853	7,541
Gladstone Hinterland	6,952	8,021	10,622	11,951	11,668	12,000
Gladstone Region	45,479	52,051	59,461	63,017	64,275	66,835

Source: ABS

Table 2.4: Gladstone Region - Historic Estimated Resident Population Growth Rates

Gladstone Region	2001	2006	2011	2016	2021	2023
Gladstone Urban Area	n/a	2.55%	2.19%	0.98%	0.40%	1.70%
Boyne Island – Tannum Sands	n/a	2.66%	2.13%	0.24%	0.20%	1.55%
Agnes Water – Miriam Vale	n/a	3.67%	1.50%	1.50%	2.32%	4.90%
Gladstone Hinterland	n/a	2.90%	5.78%	2.39%	-0.48%	1.41%
Gladstone Region	n/a	2.74%	2.70%	1.17%	0.40%	1.97%

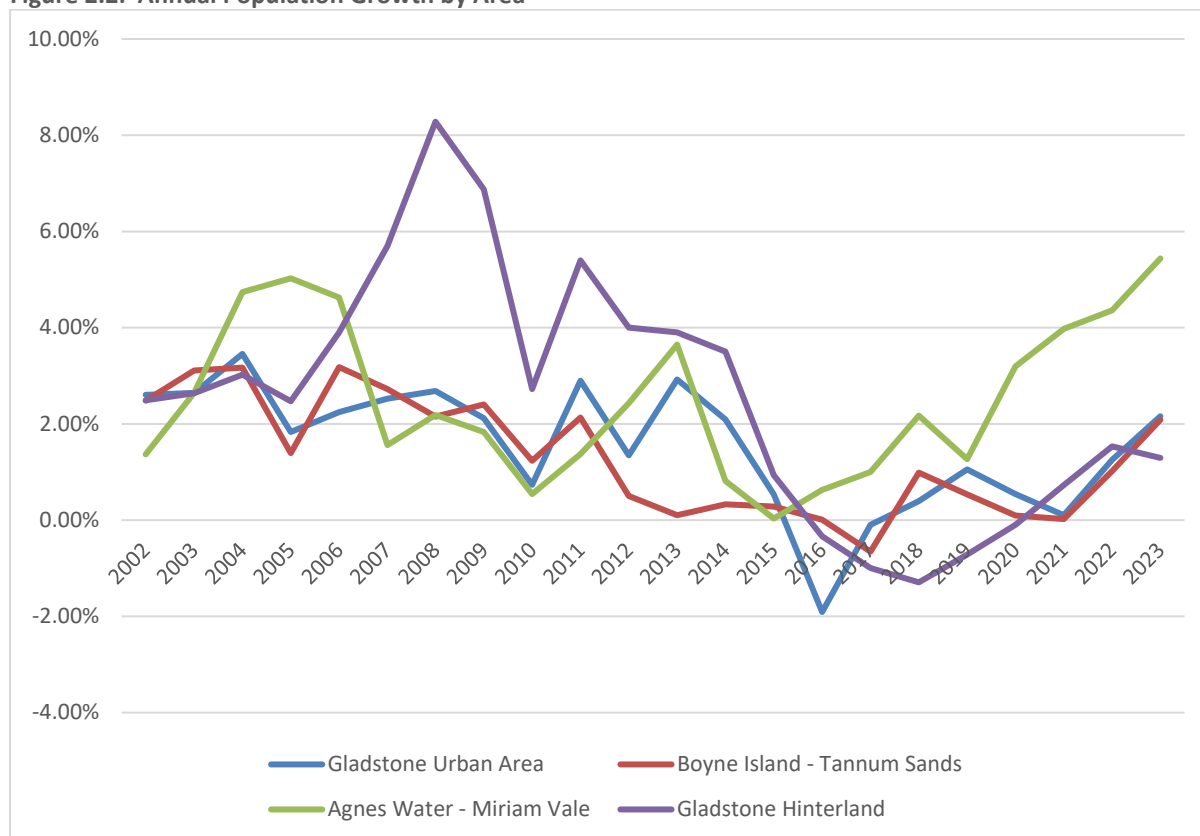
Source: Norling Consulting analysis of ABS data

Over the 22-year period covered by Tables 2.3 and 2.4, the strongest contributors to Regional growth comprised the Gladstone Urban Area (49% of Regional growth) and Gladstone Hinterland (including Calliope, 24%), with Agnes Water – Miriam Vale (15%) and Boyne Island – Tannum Sands (12%) making only minor contributions.

It is relevant to note that population growth in Agnes Water – Miriam Vale did not reflect the strong pre-2014 and very weak post-2014 periods that impacted the other three parts of the Region. Agnes Water – Miriam Vale appears to be more influenced by growth from retirement and semi-retirement living rather than employees dependent upon large industries in Gladstone. Agnes Water – Miriam Vale enjoyed an average annual population growth of 2.5% compared to the Region's 1.8%. It obtained more consistent average annual growth rates of 2.5% pre-2014 and of 2.4% post-2014. Its population growth is thus disconnected from the economic fortunes of Gladstone. This strong population growth of the Agnes Water – Miriam Vale Area is illustrated in Figure 2.2, with this Area clearly obtaining the highest annual population growth rates since 2016.

Queensland has enjoyed very strong population growth in the post COVID-19 pandemic period, recording an average annual growth of 2.3% in the two years to June 2023. This growth rate is well in excess of each year since 2009. This population growth has been shared across many regional areas of the State, with Agnes Water – Miriam Vale being one of the areas benefitting from this migration. This growth has been fuelled by Queensland being viewed as a safe State and due to comparatively stronger employment and economic growth in comparison to the southern states.

Figure 2.2: Annual Population Growth by Area



Source: Norling Consulting analysis of ABS data

2.4 Projected Population Growth

The QGSO released its latest population projections for the state in mid-2023, with the low, medium and high series projections for the Region presented in Table 2.5 and growth rates presented in Table 2.6. The current Council’s LGIP population projections are also provided in these Tables for comparison purposes. However, it should be noted that the Council projections are a ‘work in progress’ and subject to further refinement. Norling Consulting understands that these projections have not yet taken account of new industrial developments becoming established in the Gladstone Region.

Table 2.5: Gladstone Region – OESR and Council’s Current LGIP Population Projections

Gladstone Region	2021	2026	2031	2036	2041	2046
Low Series	64,304	67,063	69,331	71,226	72,828	74,122
Medium Series	64,304	67,236	70,151	73,021	75,753	78,285
High Series	64,304	67,386	70,934	74,758	78,640	82,459
Council’s LGIP Projections	63,453	66,971	69,753	72,381	75,349	76,889

Source: QGSO 2023 projections

Table 2.6: Gladstone Region – OESR and Council’s Current LGIP Population Projections

Gladstone Region	2021	2026	2031	2036	2041	2046
Low Series	n/a	0.84%	0.67%	0.54%	0.45%	0.35%
Medium Series	n/a	0.90%	0.85%	0.81%	0.74%	0.66%
High Series	n/a	0.94%	1.03%	1.06%	1.02%	0.95%
Council’s LGIP Projections	n/a	1.09%	0.82%	0.74%	0.81%	0.41%

Source: QGSO 2023 projections

The QGSO projection population growth rates over the next 25 years, averaging between 0.6% and 1.0% per annum over the three series, represent a significant reduction on the growth rates achieved by the Region historically (1.7% per annum from 2001 to 2022 and 2.6% per annum from 2001 to 2014). The Council projections have tracked between the low and medium series.

It should also be recognised that actual population growth in the 2021 to 2023 period was 1.97% or 2,560 persons in the Region. This is more than double the rate adopted by the QGSO for the 2021 to 2026 period in its medium series projections. Another way of viewing this disparity is that the medium series projected a 2021 to 2026 population growth of 2,932 persons over this five-year period, yet 87% of this projected growth has already been recorded in the first two years of this five-year period. Norling Consulting considers that the QGSO’s projections are already out of date.

With the Council’s projections (albeit a work-in-progress) being lower than the medium series projections of the QGSO, these projections are also viewed as having been overtaken by strong population growth in the 2021 to 2023 period.

REMPPLAN has also prepared population (and employment) projections for the Council’s social planning. REMPLAN was provided with a detailed model of proposed hydrogen project growth in Gladstone prepared by the Department of State Development, Infrastructure, Local Government and Planning. Its population projections exceed the QGSO high series projections during the 2026 to 2044 period, before falling a little short of the 2046 high series projections. It is Norling Consulting’s view that the REMPLAN modelling is sophisticated and has taken into account all of the hydrogen and non-hydrogen projects planned for Gladstone. It applied a probability factor to each of these projects to arrive at a most likely development scenario.

Based upon historical population growth trends, proposed major industrial projects in the Gladstone area (see Chapter 7), the changing focus of Gladstone’s industrial base and the above projection series (see Chapter 7), Norling Consulting has derived its population projections, set out in Tables 2.7 (population) and 2.8 (growth rates). These projections assume that the very recent strong growth rates will not be maintained in the short term, although overall growth prospects will remain stronger than the QGSO’s medium series projections.

Table 2.7: Gladstone Region – Norling Consulting Projected Populations

Gladstone Region	2023	2026	2031	2036	2041	2046
Low Series	66,835	68,100	70,800	73,500	76,000	78,000
Medium Series	66,835	68,700	72,500	76,800	80,100	83,300
High Series	66,835	69,600	75,000	80,000	84,000	88,000

Source: Norling Consulting projections

Table 2.8: Gladstone Region – Norling Consulting Projected Populations

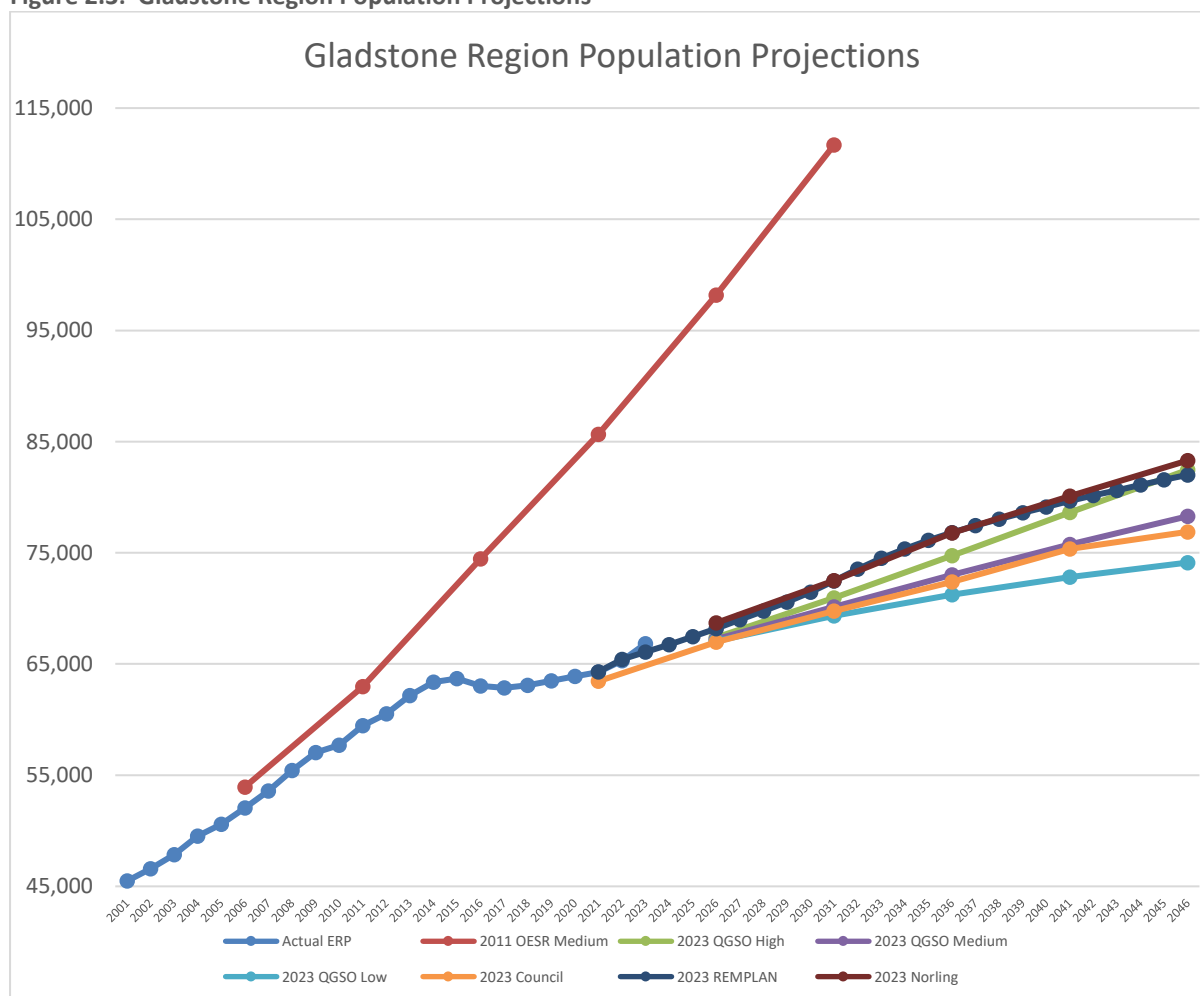
Gladstone Region	2023	2026	2031	2036	2041	2046
Low Series	n/a	0.63%	0.78%	0.75%	0.67%	0.52%
Medium Series	n/a	0.92%	1.08%	1.16%	0.84%	0.79%
High Series	n/a	1.36%	1.51%	1.30%	0.98%	0.93%

Source: Norling Consulting projections

It should be noted that the Norling Consulting medium series projections are slightly greater than the QGSO high series projection and that the REMPLAN, Norling Consulting medium series and QGSO high series are all very similar. This is best illustrated in Figure 2.3.

Figure 2.3 shows the very strong population growth (red line) upon which the 2015 GRCPS was based. It also shows the 2023 QGSO low, medium and high series projections, the REMPLAN projections and the Norling Consulting medium series projections.

Figure 2.3: Gladstone Region Population Projections



Source: ABS, QGSO, Council, REMPLAN and Norling Consulting

Norling Consulting held a workshop with Council staff in December 2023 to review these population issues. Council confirmed that this Report should proceed on the basis of the Norling Consulting medium series projections, noting that they are very similar to the REMPLAN and QGSO high series projections (although noting that they exceed the QGSO high series projections in earlier years).

Norling Consulting has apportioned its medium series population projections across the four Areas of the Region, again taking into account actual population growth to 2023. These projections are displayed in Tables 2.9 and 2.10.

Table 2.9: Gladstone Region – Norling Consulting Projected Populations – Medium Series

Gladstone Region	2023	2026	2031	2036	2041	2046
Gladstone Urban Area	36,804	37,500	39,500	42,000	43,500	45,000
Boyne Island – Tannum Sands	10,490	10,600	10,900	11,300	11,700	12,000
Agnes Water – Miriam Vale	7,541	8,100	8,800	9,400	10,000	10,600
Gladstone Hinterland	12,000	12,500	13,300	14,100	14,900	15,700
Gladstone Region	66,835	68,700	72,500	76,800	80,100	83,300

Source: Norling Consulting projections

Table 2.10: Gladstone Region – Norling Consulting Projected Populations – Medium Series

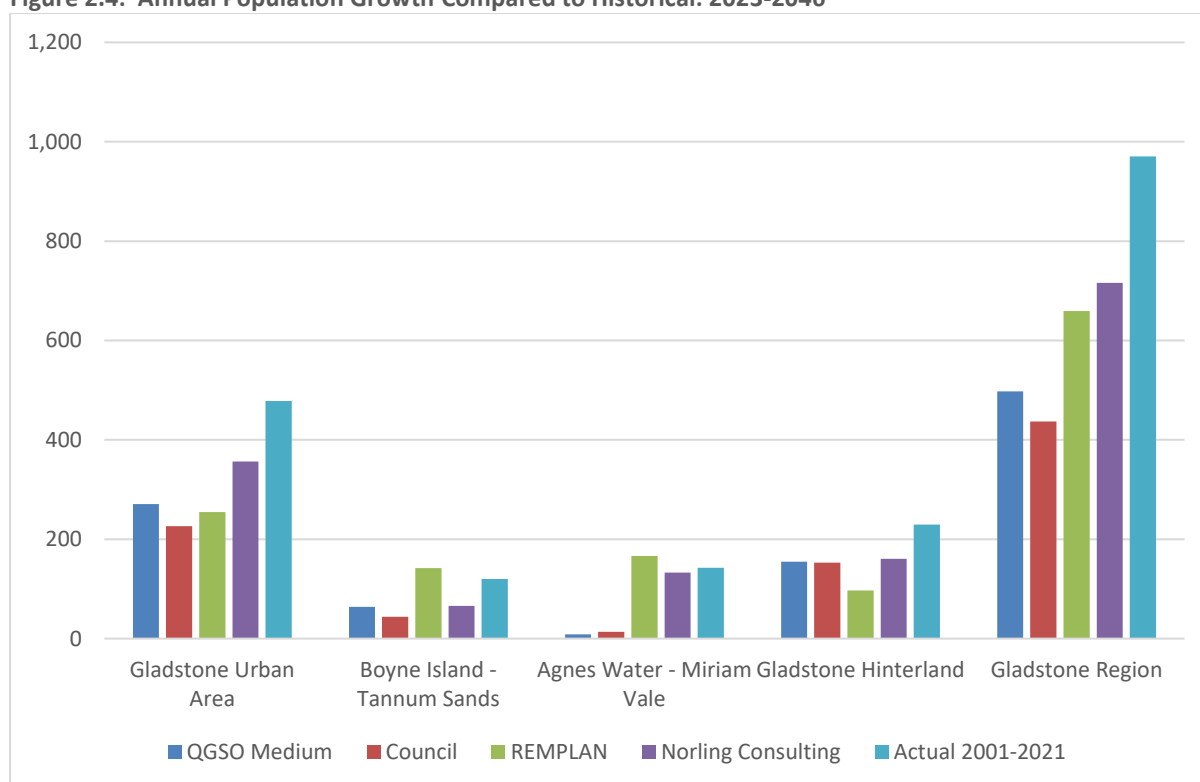
Gladstone Region	2023	2026	2031	2036	2041	2046
Gladstone Urban Area	n/a	0.63%	1.04%	1.23%	0.70%	0.68%
Boyne Island – Tannum Sands	n/a	0.35%	0.56%	0.72%	0.70%	0.51%
Agnes Water – Miriam Vale	n/a	2.41%	1.67%	1.33%	1.25%	1.17%
Gladstone Hinterland	n/a	1.37%	1.25%	1.18%	1.11%	1.05%
Gladstone Region	n/a	0.92%	1.08%	1.16%	0.84%	0.79%

Source: Norling Consulting projections

It is therefore projected that Agnes Water – Miriam Vale (1.5%) and Gladstone Hinterland (1.2%) would achieve average annual growth rates higher than expected to be achieved by the Region (1.0%). However, Agnes Water – Miriam Vale is expected to retain its smallest population size over this projection period. The population of the Gladstone Urban Area is projected to reach 45,000 persons by 2046 at 0.9% per annum.

It should be noted that there are significant differences in the distribution of population growth across the four Areas, as illustrated in Figure 2.4.

Figure 2.4: Annual Population Growth Compared to Historical: 2023-2046



Source: ABS, QGSO, Council, REMPLAN and Norling Consulting

Figure 2.4 clearly identifies that the REMPLAN and Norling Consulting projections allocate significantly more population growth to the Agnes Water – Miriam Vale Urban Area, matching the historical growth. Given the infrastructure and planning issues at Agnes Water, these differences are considered to be very significant and would be likely to influence infrastructure planning in that Area.

Council officers confirmed that this Report should proceed with the Norling Consulting distribution of population growth across the Areas, although did express concern that the Agnes Water – Miriam Vale projections were significantly higher than other consultants had recommended in relation to specific applications in that area. Norling Consulting notes that the QGSO and Council annual projections for this Area are less than 10% of historical annual growth.

Norling Consulting also received feedback from key groups within the Agnes Water/Seventeen Seventy community, comprising the claim that the Norling Consulting projections for Agnes Water – Miriam Vale were too low and that they should include tourists.

It should be noted from Figure 2.4 that there is a wide divergence in population projections for Agnes Water – Miriam Vale in the 2023 to 2046 period - the QGSO's medium series projects only 9 persons per annum, Council's LGIP projections are at only 13 persons per annum, REMPLAN's projections are at 166 per annum and the Norling Consulting projections are at 133 per annum. The historic average was 143 persons per annum from 2001 to 2023.

Despite the anecdotal sentiments that the very strong growth recorded during the COVID-19 pandemic should be assumed to continue into the long term, this recent surge in demand is not considered to be sustainable in the longer term.

The Norling Consulting projections for Agnes Water – Miriam Vale reflect that area's role as attracting a sea change patronage that is fundamentally different from the economic drivers in the remainder of the Region.

Norling Consulting does not support the suggestion that population numbers adopted in this Study should include tourists. This is due to the purpose of this specific Study being to project consequent demand for residential housing and employment. However, it is acknowledged that in preparing demand projections for infrastructure, tourists should be added to the permanent population numbers in order to project demand for water, sewerage, power and other utilities. This work is being undertaken separately as part of the LGIP amendment considerations.

It is noted that the ABS Censuses provide counts of domestic visitors as at Census night, which is usually the first Tuesday night in August every five years. This is outside the school holiday period. The ABS reports that the number of domestic visitors to Agnes Water – Miriam Vale has increased from 711 in 2001 to 1,800 in 2021, an increase of 54 visitors per annum over this 20-year period. It is theorised that during peak holiday periods, visitor numbers could well reach in the order of 3,000 to 3,500, which represents about 45% of the current resident population.

2.5 Non-Resident Workers

Due to the significant construction workforce that was present in Gladstone during the 2011 to 2016 period, the QGSO collected data on the number of non-resident workers on shift in this Region during this period. This is due to the presence of these non-resident workers placing increased demand for various goods and services in the Region. By adding the non-resident workers to the estimated resident population (which does not include non-resident workers), the QGSO derives a full-time equivalent (FTE) population that better reflects the demand for goods and services.

Due to the cessation of construction on the three LNG plants during the 2015 to 2016 period, the QGSO has not continued this database beyond 2016 due to the very low numbers of non-resident workers in the Region after this date. Norling Consulting considers that this decision may need to be revisited if the large number of hydrogen projects proposed for Gladstone all proceed within a similar timeframe.

The number of non-resident workers in the Gladstone Region is presented in Table 2.11. At its peak, more than 80% of this workforce were accommodated on Curtis Island, where the LNG plants and supporting infrastructure were being constructed.

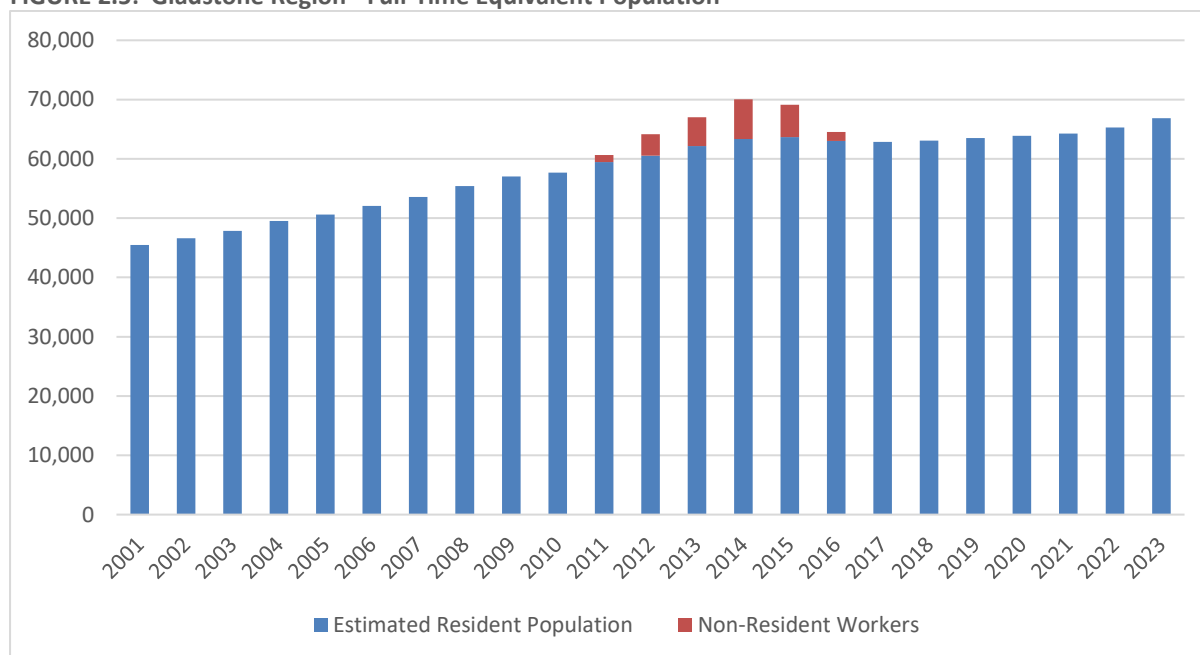
Table 2.11: Gladstone Region – Non-Resident Workers

	2011	2012	2013	2014	2015	2016
Gladstone Region	1,205	3,615	4,890	6,655	5,430	1,540

Source: OESR

Figure 2.5 illustrates the full-time equivalent (FTE) population of the Gladstone Region over the period 2001 to 2023, showing that it peaked at 70,000 persons in 2014 and that the 2023 FTE population still falls short of this peak by about 3,200 persons. The average annual growth in the Region’s FTE population from 2001 to 2014 was a very strong 3.4%. The average annual growth from 2014 to 2023 was -0.5%.

FIGURE 2.5: Gladstone Region - Full-Time Equivalent Population



Source: ABS and OESR

2.6 Implications

Since completion of the studies underpinning the Gladstone Regional Council Planning Scheme 2015, the Region has experienced much reduced population growth rates, in the order of -75% below that relied upon by those studies. The necessary consequence is that the 2015 Scheme anticipated population growth to 2031 that is now not anticipated until well after 2046.

The 2015 Scheme was based upon an expected Regional 2031 population of between 93,500 and 123,500 persons (108,582 as the most likely). In contrast, the actual population in 2023 is less than 67,000 persons, with the 2046 population now expected to reach 83,300, well within the range planned for by the 2015 Scheme.

3 DEMOGRAPHICS

This Chapter provides an overview of the Region's demographics and how that may influence a new or amended Planning Scheme.

3.1 Gladstone Regional Council Planning Scheme 2015

The Gladstone Regional Council Planning Scheme 2015 (GRCPS) and its supporting studies could have been influenced or based upon the 2011 ABS Census, depending upon the timing of those studies, with the 2011 Census results being released in mid- to late- 2012. However, with the three relevant supporting studies all being dated July 2012, they would have relied upon the 2006 Census results.

The Gladstone Regional Council Planning Scheme Analysis 2012 Update and Gladstone Region Industrial Land Strategy 2012 Update were silent on whether the 2006 or 2011 Census data were relied upon. However, the Gladstone Regional Council Retail and Commercial Strategy 2012 Update states that it was based upon the 2006 ABS Census data (Section 4.4 and Table 4.4 of that Update).

Since the release of the 2006 ABS Census, there have been three releases of subsequent Censuses: 2011; 2016; and 2021.

3.2 2021 Census

The results of the 2021 (the latest released) Australian Bureau of Statistics (ABS) Population and Household Census have been analysed to obtain an understanding of the demographic and socioeconomic characteristics of the Gladstone Region and four relevant Study Areas within it (defined in section 2.2). Tables 3.1 and 3.2 show a comparison of these characteristics across the four Study Areas, Gladstone Region and Queensland.

Due to the strong influence of Gladstone as being a major industrial centre, **Gladstone Region** has a younger blue collar-oriented community that predominantly lives in detached dwellings and earns slightly below average household incomes. In comparison with Queensland, the Region has the following characteristics:

- (a) The proportion of persons aged 0-19-years-old was 12% greater than Queensland and the proportion of persons aged 65+ was 19% less than the state average;
- (b) This younger population had a very similar household composition to that of Queensland, with 30% of households comprising couple families with children, 29% comprising couples only and 26% comprising lone persons;
- (c) The nature of occupied dwellings was similar to Queensland, with the proportion of mortgage committed households being 6% above average and the proportion of dwellings owned outright being 6% below average;
- (d) The dominant (86% of the total) dwelling structure comprised detached dwellings (14% above average) with semi-detached townhouses being 49% less than average and units being 43% below average;
- (e) Typical of a regional area, the population was more mobile, with the proportion of households having two or more vehicles being 7% above average and the proportion without vehicles being 28% less than average;

- (f) The younger age of the Region resulted in this population having only a slightly higher workforce participation rate (2% for persons and 3% for males). The unemployment rate was higher than the state average (7.4% compared with 5.4%);
- (g) This was a significantly blue-collar community with a low proportion of persons having a bachelor degree or higher (44% lower than Queensland), a high proportion of persons having a certificate or advanced diploma (19% above the state average) and a high proportion of persons employed as technicians and tradespersons, machine operators, drivers and labourers (48% higher than in the state);
- (h) Significant industries of employment comprised manufacturing, transport, postal and warehouse (23% - 105% above the state average), construction (12% - 21% above the state average), wholesale and retail trade (11%), health care and social assistance (10% - 36% less than the state average) and finance, insurance, property and business (10% - 39% less than the state average); and
- (i) The Region had an average household income only slightly less than the state average (-3%).

Of the four Study Areas, Agnes Water – Miriam Vale was a notable exception to the profile exhibited by the other three Areas and the Region. It had a much older population, with very low household incomes.

The **Gladstone Urban** Study Area exhibited the following characteristics in comparison with the Queensland average:

- (a) The proportion of persons aged 0-19-years-old was 14% greater than Queensland and the proportion of persons aged 65+ was 28% less than the state average;
- (b) This younger population displayed higher proportions of lone persons (15% above average) and one parent families (13% above average) and a lower proportion of couple only households (12% below average);
- (c) This community had a much higher proportion of dwellings that were rented (25% above average) and a lower proportion of dwellings owned outright (24% below average);
- (d) The dominant (82% of the total) dwelling structure comprised detached dwellings (10% above average) with semi-detached townhouses being 33% less than average and units being 23% below average;
- (e) The mobility of this community was similar to the state averages, with 57% of households having two or more vehicles and 6% having no vehicles;
- (f) The younger age of this Area resulted in this population having a slightly higher workforce participation rate (4% for persons and 7% for males). The unemployment rate was higher than the state average (8.1% compared with 5.4%);
- (g) This is a significantly blue-collar community with a low proportion of persons having a bachelor degree or higher (40% lower than Queensland), a high proportion of persons having a certificate or advanced diploma (15% above the state average) and a high proportion of persons employed as technicians and tradespersons, machine operators, drivers and labourers (46% higher than in the state);
- (h) Significant industries of employment comprised manufacturing, transport, postal and warehouse (24% - 114% above the state average), wholesale and retail trade (12%), health care and social assistance (11% - 30% less than the state average), construction (11% - 11% above average) and finance, insurance, property and business (10% - 38% less than the state average); and
- (i) The Region had an average household income only slightly less than the state average (-4%).

The **Boyne Island – Tannum Sands** Area possessed the following characteristics in comparison to state averages:

- (a) The proportion of persons aged 0-19-years-old was 17% greater than Queensland, the proportion of persons aged 20-44-years-old was 16% below the average and the proportion of persons aged 65+ was 22% less than the state average;
- (b) This younger population had a similar household composition to that of Queensland, with 33% of households comprising couple families with children, 31% comprising couples only and 23% comprising lone persons;
- (c) The nature of occupied dwellings was similar to Queensland, with the proportion of mortgage committed households being 14% above average, the proportion of dwellings owned outright being 7% below average and the proportion of rented accommodation being 6% below average;
- (d) The dominant (86% of the total) dwelling structure comprised detached dwellings (14% above average) with semi-detached townhouses being 62% less than average and units being 38% below average;
- (e) Typical of this more affluent community, the population was more mobile, with the proportion of households having two or more vehicles being 13% above average and the proportion without vehicles being 55% less than average;
- (f) The younger age of this Area resulted in this population having a higher workforce participation rate (6% for persons). The unemployment rate was similar to the state average (5.8% compared with 5.4%);
- (g) This was a significantly blue-collar community with a low proportion of persons having a bachelor degree or higher (41% lower than Queensland), a high proportion of persons having a certificate or advanced diploma (27% above the state average) and a high proportion of persons employed as technicians and tradespersons, machine operators, drivers and labourers (42% higher than in the state);
- (h) Significant industries of employment comprised manufacturing, transport, postal and warehouse (25% - 125% above the state average), health care and social assistance (11% - 33% less than the state average) and education and training (10% - 11% above the state average); and
- (i) The Region had an average household income 8% greater than the state average.

The **Agnes Water – Miriam Vale** Study Area was the odd one out of the four Study Areas, having a much older population and very low household incomes. Agricultural and tourism industry sectors figured more prominently in this Area. It displayed the following characteristics in comparison with the Queensland average:

- (a) The proportion of persons aged 45+ comprised 61% of the population, being 46% above the state average, with persons aged 65+ being 38% above the average. Correspondingly, the proportions of persons aged 0-19-years-old and 20-44-years-old were 24% and 41% less than Queensland, respectively;
- (b) This much older population underpinned the dominance of couple only households (39% of the total - 37% above average) and lone person households (28% - 13% above average);
- (c) This older population resulted in the proportion of dwelling being owned outright being 69% above average and the proportion of rented dwellings being 52% less than average;
- (d) The dominant (92% of the total) dwelling structure comprised detached dwellings (22% above average) with semi-detached townhouses and units comprising only 3% each, respectively 75% and 74% less than average;

- (e) This more remote population had high levels of mobility, with the proportion of households having two or more vehicles being 10% above average and the proportion without vehicles being 57% less than average;
- (f) The older age of the Area, combined with the relative scarcity of jobs in this Area, resulted in this population having a low workforce participation rate (20% less than average). The unemployment rate was the highest amongst the four Study Areas (9.4% compared with 5.4%);
- (g) This was a significantly blue-collar community with a low proportion of persons having a bachelor degree or higher (52% lower than Queensland), a relatively high proportion of persons having a certificate or advanced diploma (15% above the state average), a high proportion of persons with no qualifications (18% above average) and a high proportion of persons employed as technicians and tradespersons, machine operators, drivers and labourers (44% higher than in the state);
- (h) Significant industries of employment comprised construction (14% - 46% above average), accommodation and food services (13% - 79% above average), finance, insurance, property and business (10% - 37% less than the state average), manufacturing, transport, postal and warehouse (10% - 10% less than average) and agriculture, forestry and fishing (9% - 233% above average); and
- (i) The Region had a very low average household income, being a significant 31% less than the state average.

The **Gladstone Hinterland** Area exhibited the following characteristics in comparison to the state average:

- (a) The proportion of persons aged 0-19-years-old was 22% greater than Queensland and the proportion of persons aged 65+ was 20% less than the state average;
- (b) This rural community had a skewed household composition, with 38% of households comprising couple families with children (29% above average), 33% comprising couples only (17% above the average) and only 17% comprising lone persons (32% below the state average);
- (c) The nature of occupied dwellings was also skewed, with the proportion of mortgage committed households being 33% above average, the proportion of dwellings owned outright being 9% above average and the proportion of rented dwellings being a significant 42% less than average;
- (d) Typical of a rural community, the dominant (94% of the total) dwelling structure comprised detached dwellings (25% above average), with semi-detached townhouses being 71% less than average and units being 97% below average;
- (e) Also typical of a rural community, the population was much more mobile, with the proportion of households having two or more vehicles being 31% above average and the proportion without vehicles being 74% less than average;
- (f) The workforce participation rate was slightly higher than the state average (3% for persons and 5% for males). The unemployment rate was the same as the state average (5.4%);
- (g) This was a significantly blue-collar community with a low proportion of persons having a bachelor degree or higher (59% lower than Queensland), a high proportion of persons having a certificate or advanced diploma (24% above the state average) and a high proportion of persons employed as technicians and tradespersons, machine operators, drivers and labourers (64% higher than in the state);
- (h) Significant industries of employment comprised manufacturing, transport, postal and warehouse (24% - 115% above the state average), construction (13% - 37% above the state average), wholesale and retail trade (10% - 20% below average), finance, insurance, property and business (9% - 42% less than the state average) and health care and social assistance (9% - 46% below average); and

- (i) This Study Area had the highest average household income amongst the four Areas, being 9% greater than the state average.

3.3 Demographic Changes Over Time

The demographic results from the 2021 and 2011 ABS Censuses have been compared to understand how the demographic characteristics of the Region may have changed over this period, corresponding roughly to the period since the date of the studies underpinning the Gladstone Regional Council Planning Scheme 2015.

In respect of the Gladstone Region, demographic changes are generally considered to be slight and consistent with expectations, rather than significant or resulting in fundamentally different characteristics, as outlined below:

- (a) The population has aged, but has remained younger than the respective Queensland averages;
- (b) There has been a slight increase in the proportion of dwellings that are rented, with a corresponding slight decrease in the proportion of dwellings that are mortgaged;
- (c) There has been a slight increase in the proportion of semi-detached and attached dwellings, although these proportions have remained well below the Queensland averages;
- (d) Household incomes have increased slightly over the decade, but fell significantly behind the growth obtained by the Queensland average; and
- (e) The proportion of blue collar workers has increased slightly, with the proportion of health care and social assistance and education and training increasing significantly over the decade.

The four parts of the Gladstone Region have largely followed the pattern described above for the Region.

4 EMPLOYMENT

This Chapter provides an overview of the factors impacting employment growth in the Region. It concludes with a projection of future employment in the Region.

4.1 Gladstone Regional Council Planning Scheme 2015

The Gladstone Regional Council Planning Scheme 2015 (GRCPS) and its supporting studies could have been influenced or based upon the 2011 ABS Census, depending upon the timing of those studies, with the 2011 Census results being released in mid- to late- 2021. However, with the three relevant supporting studies all being dated July 2012, they would have relied upon the 2006 Census results.

The Scheme's LGIP projected that employment would increase by 10,000 jobs in the 2011 to 2031 period (from almost 16,000 almost 26,000). This is set out in Table 4.1.

Table 4.1: Gladstone Region – Local Government Infrastructure Plan Employment Projections

Gladstone Region	2006	2011	2016	2021	2026	2031
Employment	n/a	15,933	18,147	20,478	23,360	25,965

Source: Gladstone Regional Council Planning Scheme 2015 Table 4.2.2.1

It is noted that these employment numbers are much less than they should be (eg, the 2011 total is almost 40% less than reported by the ABS Census). It is understood that this is due to the Scheme excluding those workers working in the lands sitting outside the Scheme, comprising lands controlled by Gladstone Ports and the State Development Area. This chapter expresses employment in total numbers for the economic region of Gladstone, including those lands that are not controlled by the Scheme. That is, this Report treats the Gladstone Region as a single economic unit, irrespective of which planning instrument applies.

The Gladstone Regional Council Planning Scheme Analysis 2012 Update and Gladstone Regional Council Retail and Commercial Strategy 2012 Update were silent on whether the 2006 or 2011 Census data were relied upon. However, the Gladstone Region Industrial Land Strategy 2012 Update states that its employment projections were based upon the 2006 ABS Census data (Section 4.3 and Table 8 of that Update).

It is relevant to note that the Gladstone Region Industrial Land Strategy 2012 Update projected an increase of 7,909 industrial jobs in the 25-year period of 2006 to 2031 (Table 8 of that Update – it was silent on the growth of non-industrial jobs). This was the basis of its demand projections of industrial land.

Since the release of the 2006 ABS Census, there have been three releases of subsequent Censuses: 2011; 2016; and 2021.

4.2 Employment Profile

Employment statistics are an important indicator of the strength and structure of an economy. The age profile, labour force participation rate and unemployment rates are all important elements of a Region's employment profile. The following Table 4.2 summarises these key statistics for the Gladstone Region from the 2001, 2006, 2011, 2016 and 2021 ABS Household and Population Censuses.

Table 4.2: Gladstone Region Employment Profile

Gladstone Region LGA	2001	2006	2011	2016	2021
Estimated Resident Population (No.)	45,479	52,051	59,461	63,017	64,304
Age Profile					
0 - 14 years (%)	24.5%	24.0%	22.9%	22.6%	21.5%
65 years and above (%)	8.7%	8.5%	9.1%	10.3%	13.8%
Population Aged 15-64 years (No.)	30,400	35,179	40,452	42,246	41,585
Labour Force Participation (%)	71.0%	73.4%	75.2%	73.7%	75.1%
Labour Force (No.)	21,593	25,834	30,419	31,121	31,223
Unemployment Rate (%)	9.4%	5.4%	4.5%	11.1%	7.4%
Unemployment (No.)	2,027	1,383	1,366	3,443	2,302
Resident Workforce (No.)	19,566	24,451	29,053	27,678	28,921
Employed Workforce (No.)	18,898	22,025	25,196	27,188	27,269
Net Jobs Balance (%)	96.6%	90.1%	86.7%	98.2%	94.3%

Source: ABS Census of Population and Housing 2001, 2006, 2011, 2016 and 2021, Norling Consulting Calculations

Table 4.2 demonstrates that a population increase of almost 19,000 persons in the Region over the past 20 years has generated an increased workforce of about 9,400 persons. This has been influenced by a falling proportion of children aged 0-14 years, an increasing proportion of persons aged over 64 and a slightly increased workforce participation rate. Varying unemployment rates (ranging from 4.5% to 11.1%) over this period has resulted in the resident workforce increasing by about 9,400 persons.

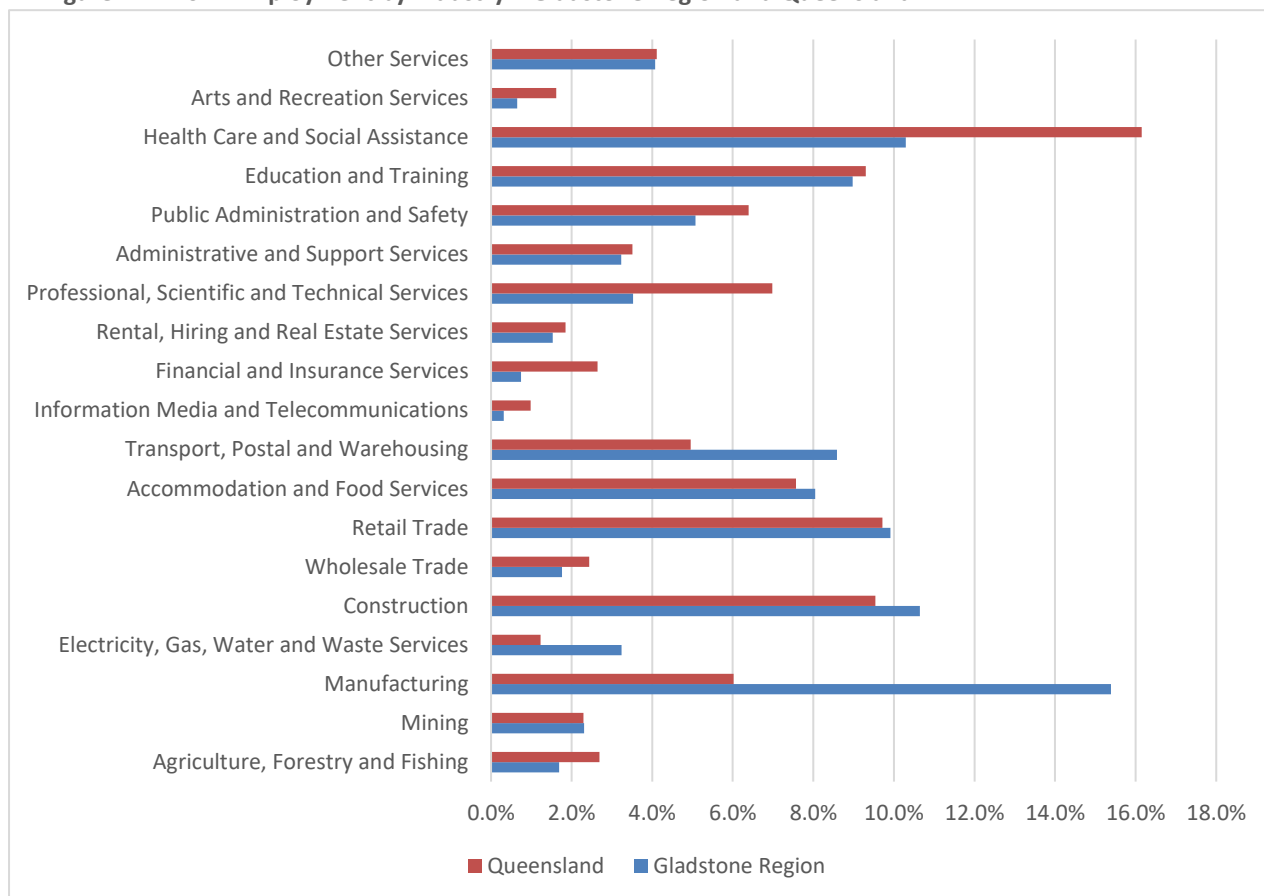
The employed workforce (number of jobs) in the Region has increased by about 8,400 jobs, resulting in a slight reduction in the net jobs balance (the number of jobs provided divided by the number of resident workers) over this period. This jobs growth averaged 420 jobs per annum, with the strongest growth occurring in the decade to 2011. Jobs growth in the five years to 2021 totalled only 81, explaining why population growth was so low during this period.

The net jobs balance averaged 93.2% over this period, indicating that the Region is a net exporter of workers, likely to be driven by a number of resident workers working in the Central Queensland mines. The high net jobs balance recorded in 2016 (98.2%) is likely to be due to the higher numbers of non-resident workers in the Region at that time (although that number peaked in 2014).

The industrial nature of the Gladstone Region is evident in its industry profile in comparison to Queensland. Gladstone's employment is dominated by the manufacturing (15%, 2.5 times the state proportion), construction (11%, 12% above the state), health care and social services (10%, 36% below the state), retail trade (10%), education and training (9%), transport, postal and warehousing (9%, 72% above the state) and accommodation and food (8%) sectors.

Figure 4.1 displays a comparison of the jobs by industry sector across the Region and the state.

Figure 4.1: 2021 Employment by Industry – Gladstone Region and Queensland

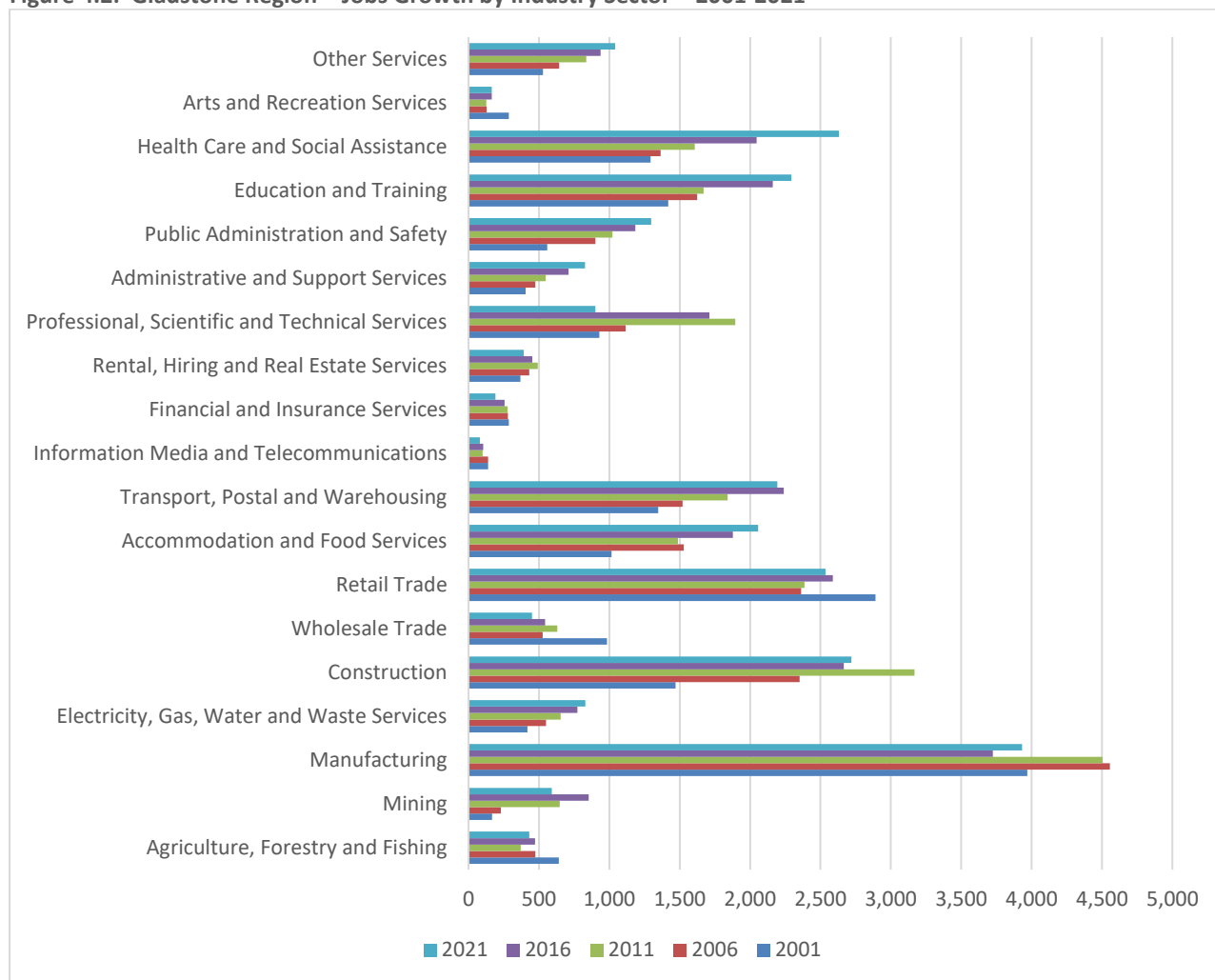


Source: ABS 2021 Census, based on Place of Work

The industry sectors that drove the greatest jobs growth over the past two decades in the Region comprised health care and social care (17% of the total growth), construction (16%), accommodation and food services (14%), education and training (11%), transport, postal and warehousing (11%) and public administration and safety (10%). Industry sectors that recorded significant declines in job numbers from 2001 to 2021 were wholesale trade (-533 jobs), retail trade (-355 jobs), agriculture, forestry and fishing (-210 jobs) and arts and recreation services (-121 jobs).

Given the dominance of the manufacturing sector in the Region, it is surprising that that this sector suffered a loss of 36 jobs over this 20-year period. Figure 4.2 illustrates the jobs growth by industry sector for the Region.

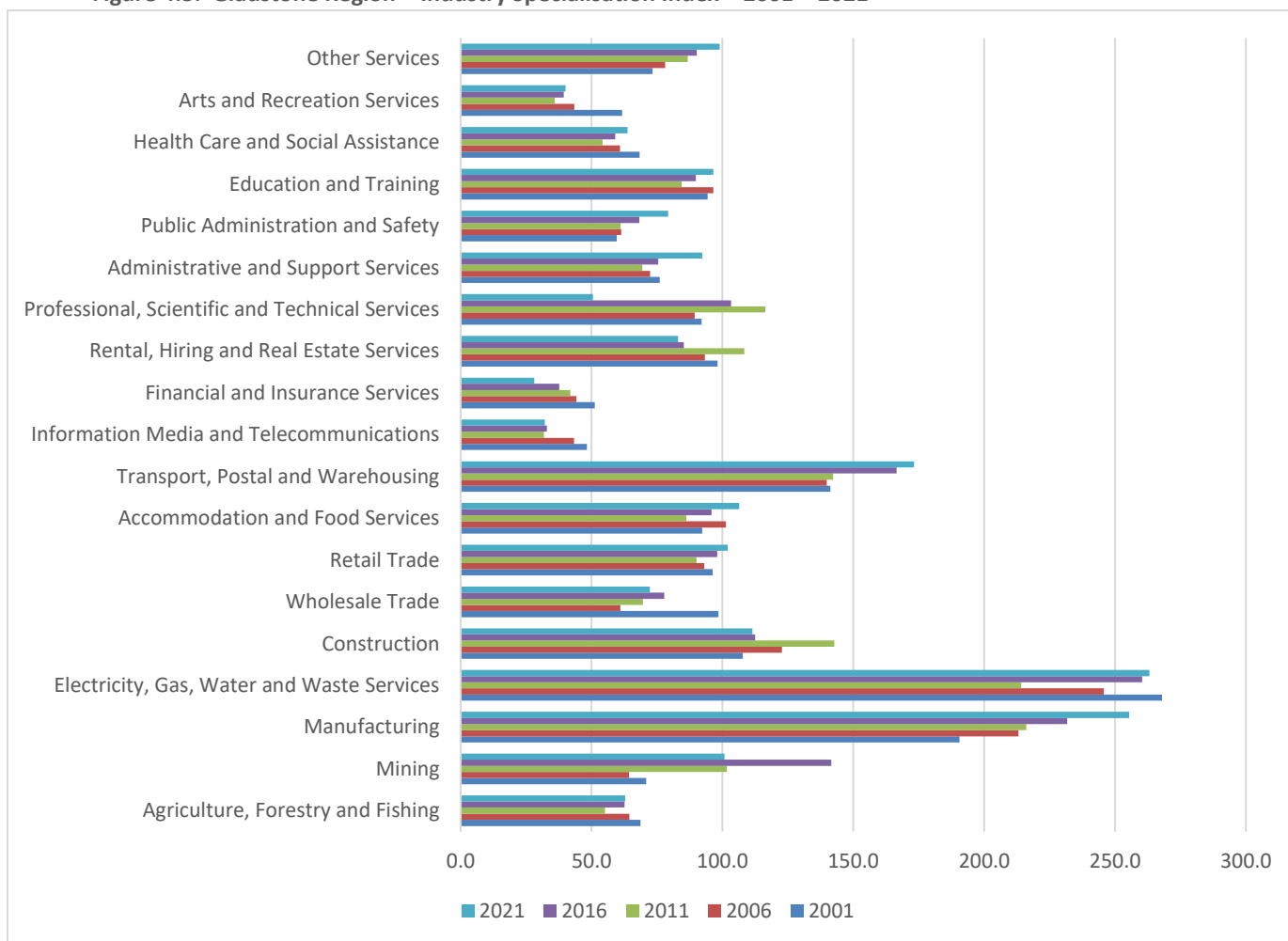
Figure 4.2: Gladstone Region – Jobs Growth by Industry Sector – 2001-2021



Source: ABS 2021 Census, based on Place of Work

Whilst the growing population base of the Region may have suggested that its industry specialisation indices (a region’s industry sector proportion divided by the state’s industry sector proportion) may have trended towards average (100) over the past twenty years, Figure 4.3 shows that this is not the case. Of the 19 industry sectors, 12 increased their specialty index over the past two decades, including the significant sectors of manufacturing, transport, postal and warehousing, construction and mining.

Figure 4.3: Gladstone Region – Industry Specialisation Index – 2001 – 2021



Source: Norling Consulting’s analysis of ABS Census data

4.3 Key Drivers Influencing Employment Growth

Australia’s economy continues to be reshaped by a range of global and domestic factors, including technological advances, improving education levels, improving economic conditions that increase our capacity to pay for goods and services, changing needs and wants, globalisation of goods, services and capital, increasing demand for our minerals and services and increasing competition to manufacture goods at lower costs. Essentially, professional, scientific and technical services, health care and social assistance, mining and a range of services have experienced the largest increases in employment numbers over the long term, with employment reductions found in the manufacturing and agriculture, forestry and fishing.

These factors have significantly influenced our nation’s economic structure, as illustrated by the following major changes to Australia’s labour force by industry over the 38-year period from May 1985 to May 2023 (ABS Catalogue No. 6291.0.55.001):

- (a) Health care and social assistance attracted the greatest increase in jobs over this period, representing 22.0% of the total increase in the labour force (and its proportion of total jobs almost doubling over the 38-year period);
- (b) Professional, scientific and technical services obtained the second greatest increase in jobs over this period, accounting for 14.3% of the total increase in the labour force (and its proportion of total jobs increasing by 131% over this period);
- (c) Construction obtained the third largest increase in jobs over this period, accounting for 11.3% of the total increase in the labour force;
- (d) Other sectors that recorded significant growth in their labour force included education and training (9.8%), accommodation and food services (8.3%), retail trade (8.0%) and public administration and safety (7.1%);
- (e) The manufacturing sector recorded the largest decrease in jobs, representing 2.2% of the total labour force increase. This also represented a 15% decrease in the number of manufacturing jobs over this 38-year period and its proportion of the total reducing by 60%; and
- (f) The agriculture, forestry and fishing sector also suffered a reduction in its labour force, representing 1.2% of the total increase in the labour force and a 24% decline over the 38-year period and its proportion reducing by 63%.

Queensland recorded a similar pattern of structural change over the same period. Industry sectors recording strong growth in their labour forces over the same period included (ABS Catalogue No. 6291.0.55.001):

- (a) Health care and social assistance (21.2% of the total increase and its proportion of total employment more than doubling over the period);
- (b) Education and training (11.0%);
- (c) Professional, scientific and technical services (10.5% and its proportion of total employment more than doubling over the period);
- (d) Construction (10.5%); and
- (e) Accommodation and Food Services (7.8%).

Within Queensland, the agriculture, forestry and fishing sector was the only sector to record a decrease in its labour force over the 38-year period, with its proportion of total employment falling by 71%.

The Queensland manufacturing sector recorded a small increase in the number of persons employed within this industry over this period, representing only 3.3% of the total employment increase. This was due to its share of Queensland's labour force declining significantly from 11.6% to 6.3% over this 38-year period, showing that Queensland was strongly influenced by the national trend of a decline in the manufacturing sector. These trends are projected to continue.

The Federal Department of Employment has released Employment Projections for Australia in 2022 for the five-year period to November 2026. These projections showed that the industries expected to contribute the largest increase in employment over this period comprised (where the total increase was 9.1%):

- (a) Health care and social assistance (25.6% of the total increase);
- (b) Professional, scientific and technical services (17.6%);
- (c) Education and training (12.7%);
- (d) Accommodation and food services (9.6%);
- (e) Construction (5.6%); and
- (f) Public administration and safety (5.0%).

Whilst these Projections showed positive increases in employment numbers for all industries, the following industries would suffer significant falls in their proportion of total employment over this short 5-year period:

- (a) Information, media and telecommunications (-7.8%);
- (b) Wholesale Trade (-6.5%);
- (c) Electricity, gas, water and waste services (-6.4%);
- (d) Manufacturing (-5.7%);
- (e) Other services (-4.7%);
- (f) Retail trade (-4.2%); and
- (g) Agriculture, forestry and fishing (-3.5%).

4.4 Employment Projections

Employment projections for the Region to 2046 have been prepared based upon the following assumptions, with assumptions and results set out in Table 4.3:

- (a) Population projections are as set out in Table 2.7 (Norling Consulting medium series), which is similar to the REMPLAN and QGSO high series projections;
- (b) Declining proportion of 0-14-year-olds and increasing proportion of persons aged 65 years and above, reflecting the continued ageing of the population. They are consistent with the proportions recently projected for the Region by the QGSO;
- (c) An increasing workforce participation rate, reflecting historic trends and an increasing proportion of older persons contributing to the workforce;
- (d) Unemployment rate falling to 6% over the projection period; and
- (e) Net jobs balance to increase slightly to 95% over the projection period.

Table 4.3: Gladstone Region Employment Projections

Gladstone Region LGA	2021	2026	2031	2036	2041	2046
Estimated Resident Population (No.)	64,304	68,600	72,500	76,800	80,100	83,300
Age Profile						
0 - 14 years (%)	21.5%	20.3%	19.5%	19.4%	19.5%	19.6%
65 years and above (%)	13.8%	15.3%	16.4%	16.8%	16.9%	16.6%
Population Aged 15-64 years (No.)	41,585	44,164	46,463	48,940	50,923	53,109
Labour Force Participation (%)	75.1%	75.5%	76.0%	76.5%	77.0%	77.5%
Labour Force (No.)	31,223	33,344	35,312	37,439	39,210	41,160
Unemployment Rate (%)	7.4%	7.0%	6.7%	6.4%	6.2%	6.0%
Unemployment (No.)	2,302	2,334	2,366	2,396	2,431	2,470
Resident Workforce (No.)	28,921	31,010	32,946	35,043	36,779	38,690
Employed Workforce (No.)	27,269	29,304	31,200	33,221	34,904	36,756
Net Jobs Balance (%)	94.3%	94.5%	94.7%	94.8%	94.9%	95.0%

Source: ABS Census of Population and Housing 2021, Norling Consulting Projections

Table 4.3 shows that a 19,000 increase (+30%) in population over the 25-year projection period would lead to increases in the labour force of 9,900 persons (+32%), the resident workforce of 9,800 persons (+34%) and an increase of 9,500 jobs (+35%) in the Region. This increase in jobs is equivalent to an average annual increase of 380 jobs, which is slightly less than the historic average of 420 jobs over the 2001 to 2021 period.

It is noted that this projected increase in the Gladstone Region's jobs is greater than the 8,000 increase recently projected by REMPLAN over the same period by 19%. It is not clear how this difference has been created, given the similarity in population growth over this period. However, the higher Norling Consulting employment projections provide a degree of conservatism in the assessment of whether the Scheme has sufficient land to accommodate employment growth.

This projected increase of about 9,500 jobs in the Region over the 2021 to 2046 period has been distributed across the 19 industry sectors based upon historical trends in the Region, expected structural changes in the global and national economies (discussed in the previous section) and anticipated major developments in the Region (also discussed in the previous section).

Table 4.4: Gladstone Region - Projected Local Jobs by Industry Sector

Sector	2021	2046	Change
Agriculture, forestry and fishing	461	478	17
Mining	630	919	288
Manufacturing	4,195	5,330	1,134
Electricity, gas, water & waste services	884	1,103	218
Construction	2,901	3,896	995
Wholesale trade	480	478	-2
Retail trade	2,704	3,198	494
Accommodation & food services	2,194	3,455	1,261
Transport, postal & warehousing	2,340	2,940	600
Information media & telecommunications	86	110	24
Financial & insurance services	203	184	-19
Rental, hiring & real estate services	418	441	23
Professional, scientific & technical services	962	1,470	508
Administrative and support services	882	1,103	220
Public administration & safety	1,384	2,022	638
Education and training	2,447	3,529	1,081
Health care & social assistance	2,808	4,227	1,419
Arts & recreation services	177	221	43
Other services	1,110	1,654	544
Total	27,269	36,756	9,487

Source: ABS 2021 Census, Norling Consulting Projections

The industry sectors projected to obtain the greatest increase in jobs in the Region over the 25-year projection period are expected to comprise health care and social assistance (15% of the total increase), accommodation and food services (13%), manufacturing (12%), education and training (11%) and construction (10%).

Norling Consulting has also analysed the composition of jobs by land use, based upon our experience of proportioning each of the 19 industry categories into the major land use categories and upon consequent changes to place of work that is likely to have become permanently entrenched in our society as a result of the COVID-19 pandemic. These land sectors include:

- (a) Industrial;
- (b) Commercial Office;
- (c) Retail;
- (d) Education;
- (e) Health;
- (f) Other (such as accommodation, cafes, restaurants, sport and recreational activities);
- (g) Off-site (such as those working within the construction, mining and transport industries and those not classified); and
- (h) Home-based (such as agriculture, construction, business and personal/other activities).

The following Table 4.5 provides a breakdown of the Region’s jobs for the above land use categories from 2021 to 2046 and the assumed number of jobs per hectare, showing that employment modelling projects an increase in employment lands of about 260ha over the 25-year projection period:

Table 4.5: Gladstone Region - Major Jobs and Land Use Growth (2021 – 2046)

Land Use	Jobs #	Jobs/Ha	Land Use Ha
Industrial	1,916	10	192
Commercial Office	1,066	200	5
Retail	898	80	11
Education	1,081	55	20
Health	1,419	80	18
Other	1,255	70	18
Off-site	1,070	n/a	n/a
Home	781	n/a	n/a
Total	9,487	n/a	263

Source: Norling Consulting Projections

A projected increase in Regional jobs of 9,500 over the 25-year period to 2046 is expected to require an additional 260ha of employment lands, the majority of which would comprise industrial lands of almost 200ha.

4.5 Implications

In the 2021 to 2046 25-year period, a population increase of 30% is expected to result in a 35% increase in the number of Regional jobs. This growth of about 9,500 jobs will require an additional land area of 260ha, of which the major component should comprise industrial lands of 200ha.

5 RESIDENTIAL

This Chapter reviews the basis upon which the residential elements of the existing Scheme were based, reviews the markets for dwellings in the Region, projects future dwelling demand, notes current vacant residential zoned lands and conducts a gap analysis to determine the extent to which additional residential zoned lands may be required.

5.1 Gladstone Regional Council Planning Scheme 2015

The Gladstone Regional Council Planning Scheme 2015 provides for concentrations of residential lands at Gladstone, Boyne Island/Tannum Sands, Calliope and Agnes Water and concentrations of rural residential lands at Beecher/Burua, Benaraby/Wurdong Heights and Agnes Water.

The GRCPS projected a need for almost 22,400 additional dwellings in the 2011 to 2031 period, as set out in Table 5.14 (Table 4.2.2.2 of the Scheme). With the 2031 dwelling projection (47,519) falling well short of the Ultimate dwelling estimate (59,111), the LGIP clearly infers that the GRCPS has more than sufficient capacity to accommodate residential growth to 2031 and beyond.

Table 5.14: Gladstone Region – Local Government Infrastructure Plan Residential Dwelling Projections

Gladstone Region	2006	2011	2016	2021	2026	2031	Ultimate
Residential Dwellings	n/a	25,155	30,057	36,136	42,169	47,519	59,111

Source: Gladstone Regional Council Planning Scheme 2015 Table 4.2.2.2

Gladstone Regional Council Planning Scheme Analysis 2012 Update projected that there would be a need for 25,600 new dwellings in the Gladstone Region in the 25-year 2006 to 2031 period to cater for a population increase of 57,700 persons (allowing for the replacement of 300 dwellings). This represented an average annual take-up of 1,024 dwellings and is consistent with the LGIP projection over a shorter period.

This 2012 Update projected that of the new dwellings demanded in the 2006 to 2031 period, 9.0% would be for attached dwellings and 2.3% would be for semi-attached dwellings.

The Update then reviewed Council mapping to determine that as at 2006, the Region could accommodate a population of between 68,200 and 85,300 persons, which was clearly in excess of the projected population increase of 57,700 persons in the 2006 to 3031 period. The implication from this Update was therefore that the Scheme had capacity to accommodate growth until well beyond 2031.

The Update then placed significant reliance upon a September 2011 broad hectare land supply report by the (then) Office of Economic and Statistical Research (OESR). That report noted that the Gladstone Region had about 2,160ha of residential zoned land that was capable of accommodating 13,000 additional dwellings.

The Update also referred to a Major Development Snapshot prepared by Gladstone Regional Council in March 2012 that identified the potential for the Region to accommodate 12,351 new residential dwellings after counting lots approved and under construction, lots approved but not commenced and lots not yet approved.

It is relevant to now note that in the 2006 to 2011 period the number of dwellings in the Region had increased by 2,800. This indicates that there is a major disconnect between the 2011 and 2012 reports in comparison to the analysis of capacity at 2006 by the Update, with the Update not commenting on this disconnection.

The Gladstone Region Planning Scheme – Strategic Framework – Residential Land Mapping and Analysis Report prepared in March 2013 provided a more complete comparison of dwelling demand with dwelling capacity. In summary, this Report found that:

- (a) A population increase of 52,000 persons in the period 2011 to 2031 to reach the medium series 2031 projection of 111,000 persons would require 22,000 new dwellings in this 20-year period;
- (b) The Region had a greenfield urban capacity of 2,260ha and a greenfield rural residential capacity of 1,078ha;
- (c) These greenfield lands respectively had capacity to accommodate an additional 17,600 to 22,200 urban dwellings and 1,200 rural residential dwellings;
- (d) There were 204ha of urban lands capable of delivering up to an additional 20,000 dwellings as infill development (at 100% take-up). However, the Report adopted a 20% take-up over the period to 2031, resulting in an infill capacity of 4,000 dwellings;
- (e) Total capacity of the GRCPS was therefore estimated at between 22,800 and 27,400 dwellings. Compared to an estimated demand of 22,000 dwellings, the Report concluded that the Gladstone Region had sufficient capacity to accommodate housing demand growth for between 20 and 30 years and that the GRCPS did not require additional residential lands.

As noted in Table 5.14, the LGIP identifies that the GRCPS has a capacity to accommodate almost an additional 34,000 dwellings after 2011 (59,111 dwellings at ultimate capacity minus 25,155 dwellings in 2011). This is well in excess of the 25,600 dwellings projected by the 2012 Update as being needed from 2006 to 2031.

5.2 Gladstone Region Dwelling Market

The residential market has been examined by reference to vacant residential land sales, house sales and unit sales. Due to the relative significance of rural residential lands within the Region, land and house sales have been segregated by land size, with allotment sizes up to 3,999m² regarded as being urban land, lot sizes from 4,000m² to 1.49ha as small rural residential and lot sizes from 1.5ha to 20ha being regarded as large rural residential.

With sales data being available at the suburb level, information has been collated in respect of the following areas within the Region (which differ slightly from those areas defined in section 2.2, mainly by placing a large proportion of rural residential lands in Other):

- (a) Gladstone Urban Area, which includes Barney Point, Clinton, Gladstone Central, Glen Eden, Kin Kora, Kirkwood, New Auckland, South Gladstone, Sun Valley, Telina, Toolooa and West Gladstone;
- (b) Boyne Island/Tannum Sands, comprising only those two suburbs;
- (c) Calliope, comprising the suburb of Calliope;
- (d) Agnes Water/1770, comprising only those two suburbs; and
- (e) Other.

All sales data have been accessed from the PriceFinder database, a subscription-based service that resells sales data recorded by the Department of Resources. Sales for calendar years 2017 to 2023 are presented in Tables 5.1 to 5.13, with data for 2023 limited to the first six months of that year (coverage of six and a half years).

As occurred in many other parts of Queensland, residential market activity increased significantly during and following the COVID-19 pandemic, with larger volumes of sales and significant price escalations. This has been caused by fears of much longer periods of lockdowns in the southern states, combined with a Queensland economy that bounced back much quicker than the southern states, especially in terms of increasing employment numbers. A strengthening resources sector contributed to this in Central Queensland. This increased market activity has resulted in an average price increase in the order of 45% since the commencement of the pandemic.

Residential prices in the Gladstone Region are not considered to be high. They are significantly below prices in South East Queensland and generally slightly below comparable Central Queensland towns of Mackay and Rockhampton.

Despite the Agnes Water/1770 community having the poorest demographic profile, residential prices were significantly higher in this area than elsewhere in the Region, resulting in two inferences:

- (a) The population attracted to this area is more likely to be asset-rich and income-poor, such as retirees; and/or
- (b) Affordability of housing is likely to be more of an issue in this area.

Vacant Land Sales

Residential land sales averaged only 130 per annum in the 2017 to 2019 period, before jumping to average 290 per annum in the following three and a half years (Table 5.1). Urban lands represented 64% of all sales, with large rural residential accounting for a significant 26% and small rural residential contributing only 10% (Table 5.1).

Vacant residential land prices have generally been well below other regions and are considered to be more affordable than many other regions. The 2023 median prices of vacant urban lands were significantly below the prices of comparable products in Brisbane City (-70%) and the Sunshine Coast (-55%) and competitively below those in Mackay Region (-14%) and Rockhampton (-9%).

Prices of vacant land sales remained relatively constant in the 2017 to 2019/20 period, with a significant escalation occurring from 2020/1 (Table 5.1). On average, this escalation was in the +50% range. Predictably, the larger lots attracted a slight premium, with the 2023 premium being +24% for small rural residential lots and +52% for larger rural residential lots (Table 5.1).

From a market activity perspective, most vacant residential land sales occurred at Agnes Water/1770 (30%), Other (28%) and Gladstone urban area (27%), with Boyne Island/Tannum Sands (11%) and Calliope (4%) generating only modest levels of sales (Tables 5.2 to 5.6). Predictably, the Gladstone urban area generated the highest proportion of vacant urban lands (41%), followed by Agnes Water/1770 (31%) and Boyne Island/Tannum Sands (16%) (Tables 5.2 to 5.6).

Other (including Beecher, Burua, Benaraby and Wurdong Heights) commanded the greatest proportion of rural residential land sales (60% of small rural residential lands and 67% of large rural residential lands), with Agnes Water/1770 also accounting for a significant proportion (25% of small rural residential lands and 30% of large rural residential lands) (Tables 5.5 and 5.6).

Vacant urban land prices are not homogenous across the Region, with Agnes Water/1770 commanding a significant premium (in the order of +65%) (Tables 5.1 and 5.5). Consequently, vacant urban land prices were lower in all other areas, especially Calliope (-50%) and Other (-30%) (Tables 5.2 to 5.6). The median price in the Gladstone urban area was an average 10% below that of the Region (Tables 5.1 and 5.2).

House Sales

House sales averaged 640 per annum in the 2017 to 2019 period, before jumping to average 1,540 per annum in the following three and a half years (Table 5.7). Urban lands represented a very significant 83% of all sales, with large rural residential accounting for 11% and small rural residential contributing only 6% (Table 5.7).

House prices have generally been well below other regions and are also considered to be more affordable than many other regions. The 2023 median prices of houses on urban lands were significantly below the prices of comparable products in Brisbane City (-61%) and the Sunshine Coast (-56%) and competitive with those in the Mackay Region (-11%) and Rockhampton (+5%).

Prices of houses remained relatively constant in the 2017 to 2019 period, with a significant escalation occurring from 2020 (Table 5.7). On average, this escalation was in the +43% range (Table 5.7). Predictably, houses on rural residential lots attracted a premium over those on urban lots. However, this premium was greater with respect to those on the smaller rural residential lots (+66%), compared with those on the larger rural residential lots (+21%), indicating that, on average, more expensive dwellings have been constructed on the smaller rural residential lots than on the larger rural residential lots (Table 5.7).

From a market activity perspective, most house sales occurred in the Gladstone urban area (52%), at Boyne Island/Tannum Sands (17%) and Other (14%), with Agnes Water/1770 (9%) and Calliope (7%) comprising modest levels of sales (Tables 5.8 to 5.12). Predictably, the Gladstone urban area generated the highest proportion of house sales on urban lands (63%), followed by Boyne Island/Tannum Sands (19%) (Tables 5.8 and 5.9).

The fact that Agnes Water/1770 accounted for 30% of the Region's vacant residential land sales and only 9% of house sales, demonstrates the significant proportion of vacant residential lands that exist in this area (Tables 5.5 and 5.11).

Other (including Beecher, Burua, Benaraby and Wurdong Heights) commanded the greatest proportion of house sales on rural residential lands (51% of small rural residential lands and 63% of large rural residential lands), with Agnes Water/1770 also accounting for a significant proportion (16% of small rural residential lands and 32% of large rural residential lands) (Tables 5.7, 5.11 and 5.12).

Again, prices of houses on urban lands are not homogenous across the Region, with Agnes Water/1770 commanding a significant premium (in the order of +65%) and Boyne Island/Tannum Sands achieving a modest premium (16%) (Tables 5.7, 5.9 and 5.11). Consequently, the price of houses on urban lands was lower in all other areas, especially Other (-45%) (Tables 5.7 to 5.12). The median price in the Gladstone urban area and Calliope were respectively 5% and 10% below that of the Region (Tables 5.7, 5.8 and 5.10).

Unit Sales

Unit sales averaged a modest 130 per annum in the 2017 to 2019 period, before jumping to average of 350 per annum in the following three and a half years (Table 5.13).

Unit prices have generally been well below other regions and are also considered to be more affordable than many other regions. The 2023 median unit prices were significantly below the prices of comparable products in Brisbane City (-52%) and the Sunshine Coast (-61%) and slightly below those in the Mackay Region (-11%) and Rockhampton (-12%).

Unit prices remained relatively constant in the 2017 to 2020 period, with a significant escalation (+39%) occurring from 2021 (Table 5.13).

From a market activity perspective, most unit sales occurred in the Gladstone urban area (58%), at Agnes Water/1770 (30%) and at Boyne Island/Tannum Sands (9%) (Table 5.13).

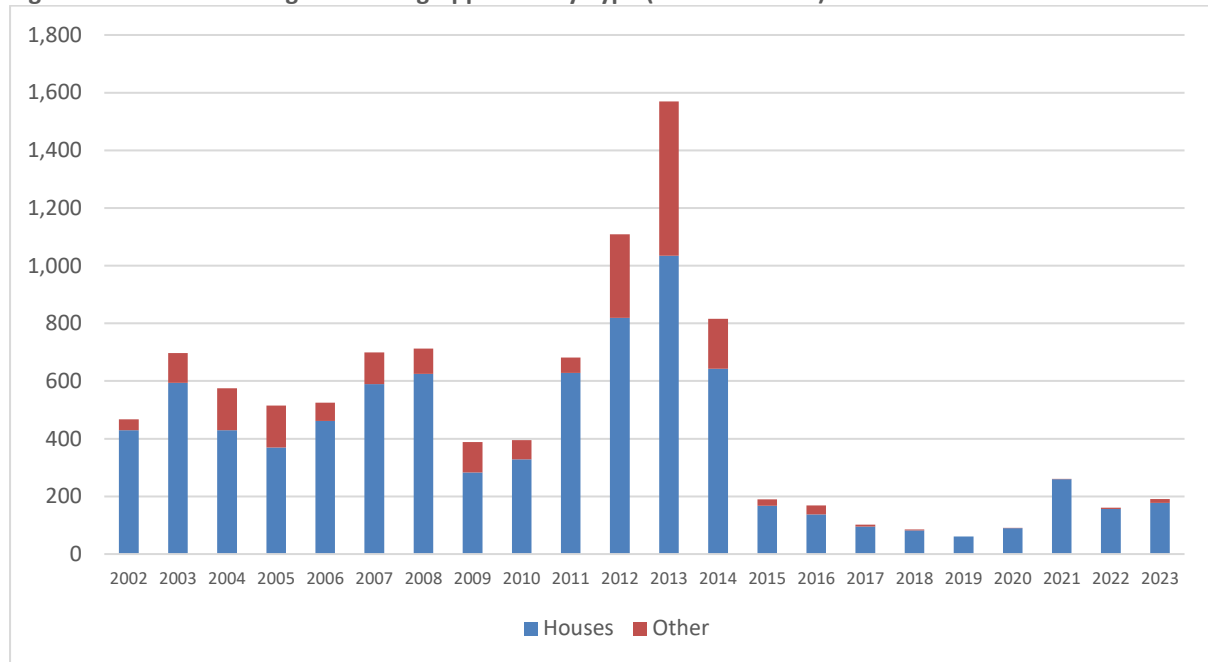
Again, prices of units are not homogenous across the Region, with Agnes Water/1770 commanding a significant premium (in the order of +60%) and Boyne Island/Tannum Sands achieving a modest premium (12%) (Table 5.13). Unit prices were lower in the Gladstone urban area (-17%) (Table 5.13).

5.3 Building Approvals

Building approvals provide another useful indication of the underlying pattern of population growth. The data supports the population growth pattern described in chapter 2, with strong growth (550 dwellings per annum) in the 2002 to 2010 period, very strong growth (1,040 dwellings per annum) in the 2011 to 2014 period, very low growth (120 dwellings per annum) in the 2015 to 2020 period, followed by moderate growth (200 dwellings per annum) in the 2021 to 2023 period as shown in Figure 5.1.

It is relevant to note that the dwelling growth projections contained in the LGIP (1,118 dwellings per annum) and the Gladstone Regional Council Planning Scheme Analysis 2012 Update (1,024 per annum) have only been achieved in two of the 22 years displayed in Figure 5.1. The average number of building approvals over the 22-year period (476 per annum) is less than half of those adopted by the projections.

Figure 5.1: Gladstone Region Building Approvals by Type (Financial Years)



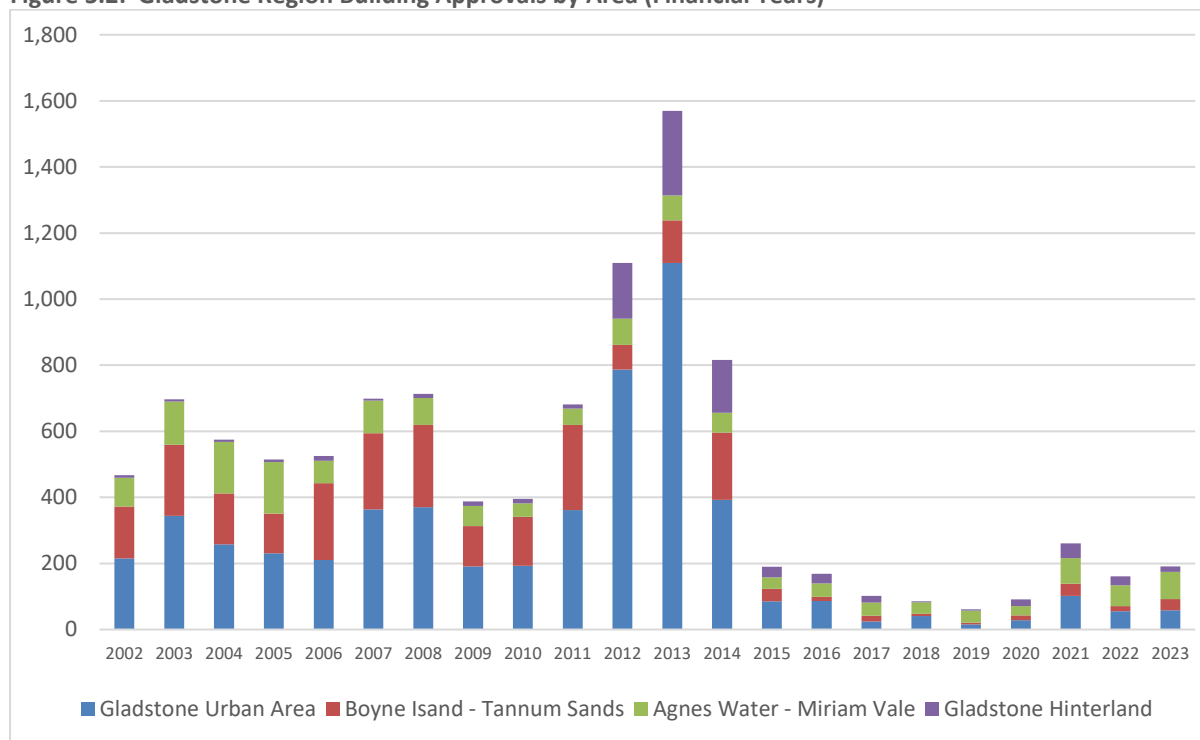
Source: ABS

It is relevant to note how the role of other dwelling types has changed over the 22 years presented in Figure 5.1. During the strong growth period of 2002 to 2010 it represented only 17% of all dwellings, increasing to 25% of all dwellings in the very strong growth period of 2011 to 2014, before falling to a mere 6% thereafter. The Gladstone Regional dwelling construction market has been dominated by detached dwellings, reflective of its regional location.

Other dwellings have comprised the largest proportion of building approvals in the 22 years presented in Figure 5.1 in Gladstone Urban Area (26%), followed by Agnes Water – Miriam Vale (17%), Boyne Island – Tannum Sands (9%) and Gladstone Hinterland (4%), reflecting the relative urban/rural character of these different areas.

Figure 5.2 illustrates the building approvals by area, showing that Agnes Water – Miriam Vale has significantly improved its proportion of approvals in the post 2014 period, increasing from 13% prior to 2014 to 33% post-2014.

Figure 5.2: Gladstone Region Building Approvals by Area (Financial Years)



Source: ABS Building Approvals

5.4 Projected Dwelling Demand

Unsurprisingly, projected dwelling demand is intrinsically tied to projected population growth, which is displayed in Table 2.9. The other factor at play is the average number of persons per household, which has been in steady decline for several decades. This decline has generally reduced in most regions over the past decade, although the Gladstone Region has recorded quite a strong decline over this past decade.

Application of a slower rate of decline over the projection period leads to the following projections of dwelling demand in the Region, Table 5.15.

Table 5.15: Gladstone Region – Projected Dwellings

Gladstone Region	2021	2026	2031	2036	2041	2046
Gladstone Urban Area	14,545	15,503	16,439	17,509	18,193	18,880
Boyne Island – Tannum Sands	3,987	4,183	4,413	4,631	4,835	5,000
Agnes Water – Miriam Vale	3,050	3,587	3,937	4,227	4,521	4,817
Gladstone Hinterland	4,140	4,500	4,803	5,108	5,415	5,725
Gladstone Region	25,722	27,773	29,592	31,475	32,963	34,421

Source: Norling Consulting projections

It is projected that there will be a need for 8,700 new residential dwellings in the Region over the 25-year projection period. This equates to an annual average of 348, which is less than recorded over the past 24 years (476) and approximately one-third of that projected by the GRCPs.

The largest increases in dwellings are projected in the Gladstone Urban Area (4,335 dwellings representing 50% of the total), Agnes Water/1770 (1,767 dwellings and 20%) and Gladstone Hinterland (1,585 and 18%).

The 2021 ABS Census reports that the Gladstone Region, together with each of the four economic areas, had significantly lower proportions of semi-attached and attached dwellings (Table 3.1). Detached dwellings comprised a very significant 94% in Gladstone Hinterland, 92% in Agnes Water – Miriam Vale, 86% in Boyne Island – Tannum Sands and 82% in Gladstone Urban Area (in comparison to the state average of 75%).

Table 5.16 sets out the proportion of dwelling types as at 2021 for each of the four economic areas, as well as the proportion of new dwelling types in the 10-year period leading up to 2021. It demonstrates that, whilst detached dwellings dominated total dwellings in the Region in 2021, semi-attached and attached dwellings have comprised larger proportions of new dwellings over the previous decade than measured at 2021. The negative proportions of other dwellings in the new dwellings over the past decade demonstrates that this dwelling type is progressively being replaced by other dwelling types. The proportion of other dwellings in the Region declined from 3.0% to 1.2% over this 10-year period.

Table 5.16: Gladstone Region – Dwelling Growth by Type

Dwelling Types	Detached		Semi-Attached		Attached		Other	
	Growth* %	2021 %	Growth* %	2021 %	Growth* %	2021 %	Growth* %	2021 %
Gladstone Urban Area	66.1%	82.3%	24.8%	7.8%	12.8%	9.6%	-3.7%	0.3%
Boyne Island – Tannum Sands	67.0%	85.7%	10.4%	4.5%	28.5%	7.7%	-6.0%	2.1%
Agnes Water – Miriam Vale	94.2%	91.7%	11.0%	2.9%	7.5%	3.2%	-12.7%	2.3%
Gladstone Hinterland	103.9%	93.9%	27.7%	3.4%	0.2%	0.4%	-31.8%	2.3%
Gladstone Region	73.9%	85.7%	21.3%	6.0%	13.0%	7.1%	-8.2%	1.2%

Growth* - Growth in dwelling types in the period 2011 to 2021

Source: *Norling Consulting analysis of ABS 2011 and 2021 Censuses*

Over the 2011 to 2021 period, attached dwellings have comprised the largest proportions in Boyne Island – Tannum Sands (29%) and the Gladstone Urban Area (13%). Semi-attached dwellings formed the largest proportion of new dwellings in this period in the Gladstone Hinterland (28%) and the Gladstone Urban Area (25%).

Section 5.2 has demonstrated that units are a much more affordable option than houses in the Region and that house prices in the Region are placed well under those in South East Queensland and are competitive with other Central Queensland towns. Coupled with the expectation of new residents that the regional town of Gladstone should offer relatively affordable detached housing, these factors conspire to ensure that detached dwellings remains the dominant housing form in the Region. This has also been reinforced by the Reel Planning Team’s consultation process.

Table 5.17 therefore sets out the assumed proportions of new dwellings by dwelling type and area.

Table 5.17: Gladstone Region – Projected New Dwellings by Type – 2021 to 2046

Dwellings	Detached %	Semi-Attached %	Attached %
Gladstone Urban Area	67%	20%	13%
Boyne Island – Tannum Sands	70%	10%	20%
Agnes Water – Miriam Vale	82%	10%	8%
Gladstone Hinterland	83%	15%	2%
Gladstone Region	73%	16%	11%

Source: Norling Consulting projections

It is therefore projected that, of the 8,700 new dwellings projected for the Region in the 2021 to 2046 period, almost 6,400 would comprise detached dwellings, almost 1,400 would comprise semi-attached dwellings and just over 900 would comprise attached dwellings. These projections are set out in Table 5.18.

Table 5.18: Gladstone Region – Projected Cumulative New Dwellings by Type – 2021 to 2046

Dwellings	Detached #	Semi-Attached #	Attached #	Total
Gladstone Urban Area	2,905	867	564	4,335
Boyne Island – Tannum Sands	709	101	203	1,013
Agnes Water – Miriam Vale	1,448	177	141	1,766
Gladstone Hinterland	1,316	238	32	1,585
Gladstone Region	6,378	1,383	939	8,700

Source: Norling Consulting projections

5.5 Vacant Residential Lands

Reel Planning Team Member, Map and Data Co, has identified the extent of vacant residential zoned lands within the Region, based upon Council data and confirmed by aerial photography. These are presented in Figures 1.1 to 1.12. Vacant lands include lands that are physically vacant as well as those that are significantly under-utilised, such as a rural pursuit on residential, centre or industrial zoned lands.

It is estimated that there is almost 3,900ha of vacant residential zoned lands within the Region, as set out in Table 5.19. It shows that the zones having the largest vacancies as comprising Emerging Community (1,859ha, 48% of the total), Rural Residential (1,273ha, 33%), Low Density Residential (335ha, 9%) and Priority Development Area (333ha, 9%).

The largest concentrations of vacancies are located in Gladstone Hinterland (1,583ha, 41% of the total), Gladstone Urban Area (902ha, 23%) and Boyne Island – Tannum Sands (800ha, 21%).

Due to the much lower likelihood of very small vacant lots from being redeveloped and the extent of land owners holding onto vacant residential lots before vacant lots of less than 5ha in the Rural Residential zone and of less than 1ha in all other residential zoned lands have been removed from the assessment of vacant land that is developable. These remaining lands have been referred to as Large Residential Vacant Lands and may also be regarded as englobo lands.

It is estimated that there is almost 3,500ha of large vacant residential zoned lands within the Region, as set out in Table 5.20, representing 89% of the total. It shows that the zones having the largest vacancies as comprising Emerging Community (1,855ha, 53% of the total), Rural Residential (987ha, 28%), Priority Development Area (333ha, 10%) and Low Density Residential (274ha, 8%).

The largest concentrations of large residential vacancies are located in Gladstone Hinterland (1,501ha, 43% of the total), Gladstone Urban Area (870ha, 25%) and Boyne Island – Tannum Sands (770ha, 22%).

The residential yields applying to these vacant large residential lands will depend upon site constraints, planning scheme policies and market forces. Based upon these variables, the following yield assumptions have been made:

- (a) 12 dwellings per hectare in the Character Residential zone;
- (b) 9 dwellings per hectare in the Township zone;
- (c) 18 dwellings per hectare in the Low-Medium Density Residential zone;
- (d) 12 dwellings per hectare in the Gladstone Urban Area in the Low Density Residential zone, Priority Development Area and Emerging Community zone;
- (e) 11 dwellings per hectare in the Boyne Island – Tannum Sands and Agnes Water – Miriam Vale Areas in the Low Density Residential zone, Priority Development Area and Emerging Community zone;
- (f) 9 dwellings per hectare in the Gladstone Hinterland Area in the Low Density Residential zone, Priority Development Area and Emerging Community zone;
- (g) 15 dwellings per hectare in the Low-Medium Density Residential zone within the Gladstone Hinterland and 18 elsewhere;
- (h) 25 dwellings per hectare in the Medium Density Residential zone within Gladstone Urban Area, 20 within the Gladstone Hinterland and 22 elsewhere; and
- (i) 1.2 dwelling units per hectare in the Rural Residential zone within the Gladstone Urban Area and 0.3 elsewhere.

Table 5.21 sets out the expected dwelling yield from the vacant large residential zoned lands within the Region, at more than 27,000 dwellings. The majority of these dwellings are expected to be developed in Emerging Community zoned lands (almost 20,000, 72% of the total), Priority Development Area lands (3,800, 14%) and Low Density Residential zone lands (3,100, 11%).

The Gladstone Urban Area has the largest residential capacity (10,400, 38% of the total), followed by Boyne Island – Tannum Sands (8,500, 31%) and the Gladstone Hinterland (5,900, 22%). Agnes Water – Miriam Vale has an expected capacity of 2,600 dwellings, representing 10% of the Region’s capacity.

5.6 Gap Analysis

The following Table 5.22 compares the projected number of new dwellings required in the 2021 to 2046 period compared with the estimated capacity of the Scheme as at 2023. (A direct comparison of these figures involves a level of conservatism in the sense that actual demand from 2023 to 2046 is likely to be lower than the projected 2021 to 2046 demand). This Table shows that capacity is approximately three times expected demand over the next 20 years at the Regional level.

Table 5.22: Gladstone Region – Comparison of Dwelling Demand with Capacity – 2021 to 2046

Areas	Demand #	Capacity #	Surplus/ (Deficit) #	Demand/ Capacity %
Gladstone Urban Area	4,335	10,445	6,110	42%
Boyne Island – Tannum Sands	1,013	8,469	7,456	12%
Agnes Water – Miriam Vale	1,766	2,625	859	67%
Gladstone Hinterland	1,585	5,904	4,319	27%
Gladstone Region	8,700	27,443	18,743	32%

Source: Norling Consulting projections

At the Area level, expected demand can be satisfied by capacity in all four economic areas. However, the gap is narrowest in Agnes Water – Miriam Vale (demand would exhaust two-thirds of capacity) and widest in Boyne Island – Tannum Sands (capacity is eight times expected demand). This comparison provides a strong indication that residential lands in Agnes Water – Miriam Vale are likely to be exhausted first, by about 2056.

Table 5.18 indicates that about 27% of new dwellings are likely to be either semi-attached or attached. However, Table 5.21 demonstrates that the Low-Medium and Medium Density Residential zones only have capacity to deliver 359 dwellings compared to 3,470 dwellings from the Character Residential, Low Density Residential, Township and Rural Residential zones. This analysis indicates that these zones can only deliver about 10% of dwellings as comprising semi-attached or attached. The consequence is that significant reliance will need to be placed upon the Emerging Community zone and Priority Development Area to deliver higher density products.

It is clear that the Gladstone Regional Council Planning Scheme 2015 has more than sufficient vacant residential zoned lands to accommodate projected demand over the next 20 years.

6 CENTRES

This Chapter reviews the basis upon which the centre elements of the existing Scheme were based, reviews the performance of those centres, projects future growth of centres, notes current vacant centre zoned lands and conducts a gap analysis to determine the extent to which additional centre zoned lands may be required.

6.1 Gladstone Regional Council Planning Scheme 2015

The GRCPS Strategic Framework establishes a hierarchy of centres in the Region comprising:

- (a) Principal Centre – the Gladstone CBD is to accommodate the Region’s most diverse and intense mix of business, commercial, community and civic activities;
- (b) Major Shopping Centres – are to provide regional and sub-regional retail services and are to be encouraged to provide a wider range of non-retail activities. Seven have been identified as comprising Kin Kora Centre (to remain the largest Major Shopping Centre), Gladstone Central, Kirkwood Road Centre, Boyne Island Centre, Tannum Sands Centre, Calliope Centre and Agnes Water Centre;
- (c) Neighbourhood Centres – are to provide convenience retail to service populations in the order of 3,000 persons; and
- (d) Specialised Centres – are to accommodate land consumptive uses such as showrooms, hardware, garden centres and outdoor sales.

This hierarchy is a simplification of the recommendations of the Gladstone Regional Council Retail and Commercial Strategy 2012 Update prepared by Foresight Partners Pty Ltd. This Update adopted the following key assumptions:

- (a) A 2031 population of 111,700 persons, consistent with the other 2012 studies and the current GRCPS;
- (b) Annual retail expenditure by the Region’s residents would increase by \$818m (107%) from 2011 to reach \$1,580m in 2031 (2011 dollar values);
- (c) Retail expenditure growth was expected to drive the need for an additional 135,000m² of retail floorspace in the Region over the two decades to 2031, an increase of 87% over the 2011 provision;
- (d) Retailing is an ever-evolving sector in the economy, with innovation expected to continue to drive change; and
- (e) Relatively high retail vacancy rates as at January 2010, particularly in the CBD, Boyne Island and smaller centres in Gladstone suburbs.

Differences in the centre hierarchy between the 2012 Update and the GRCPS are set out in Table 6.1, with 2011 retail floorspaces provided as a size benchmark. The main difference is that the 2012 Update recommended District and Local Centres between the Major and Neighbourhood Centre categories, whereas the GRCPS has omitted these two levels. It is understood that the key reason for this was to keep the Scheme simple and easy to understand.

Table 6.1: Gladstone Region – Centre Hierarchy Comparison

Centre	GRCPS Hierarchy	2012 Update Hierarchy	2010 Floorspace m ²
CBD/Valley	Principal	Principal	20,890
Kin Kora	Major	Major	28,428
Gladstone Central	Major	District	10,988
Kirkwood	Major	n/a	n/a
Tannum Sands	Major	Local	6,936
Boyne Island	Major	Local	5,322
Agnes Water	Major	Local	4,500
Calliope	Major	Local	2,625

Source: GRCPS and Gladstone Regional Council Retail and Commercial Strategy 2012 Update

6.2 Gladstone Region Retail Centres

With this Background Study prepared on a desktop basis, the following centre hierarchy has been based upon the GRCPS, floorspaces contained in the Gladstone Regional Council Retail and Commercial Strategy 2012 Update and recent aerial photography. The centre hierarchy is set out in Table 6.2.

Table 6.2: Gladstone Region – Centre Hierarchy – Key Details

Centre	GRCPS Hierarchy	Key Tenants	Estimated Floorspace m ²	Estimated Catchment Populations
CBD/Valley	Principal	Woolworths	22,000	60,000
Kin Kora	Major	Big W, Kmart, Woolworths, Coles	30,000	60,000
Gladstone Central	District	Cinemas, Spotlight	11,000	12,000
Kirkwood	District	Woolworths	6,000	13,000
Tannum Sands	District	Coles	10,000	10,000
Boyne Island	District	Woolworths	8,500	10,000
Agnes Water	Major	IGA Everfresh, Foodworks	10,000	5,300
Calliope	Major	Drakes IGA	3,300	7,000
Home Gladstone	Specialised	Bunnings, Harvey Norman	22,000	60,000
Hanson Road	Industrial	Officeworks, Sydney Tools	10,000	60,000
Toolooa Street	Neighbourhood	Drakes IGA	3,300	5,000
Sun Valley Road	Neighbourhood	Drakes IGA	3,000	5,000
Clinton	Neighbourhood	Foodworks	2,000	4,000
Miriam Vale	Township	The Shop	2,000	2,000
Breslin Street	Neighbourhood	ALDI	1,800	15,000
Avion Centre	Neighbourhood	SPAR Express	800	4,000
Airport Village	Neighbourhood	-	600	2,500
Mellefont Street	Neighbourhood	Foodworks	500	2,000
Calliope	Neighbourhood	-	200	2,000

Source: GRCPS, Gladstone Regional Council Retail and Commercial Strategy 2012 Update and aerial photography

It is estimated that there is a total supply of about 150,000m² of retail floorspace in the Region. In 2010, it was estimated that the vacancy rate was a relatively high 10% (2012 Update). If the vacancy rate has improved to 8% currently, it is estimated that occupied retail floorspace in the Region approximates 138,000m².

Retailing in the Region is dominated by Kin Kora, providing the widest range of traditional retail tenancies, and a range of showrooms located at Home Central and in the industrial area at Hanson Road. These are supported by several centres anchored by a full-line supermarket (Valley, Kirkwood, Boyne Island and Tannum Sands) and a larger number of smaller centres. A stand-alone ALDI Discount Store is located at West Gladstone, near Gladstone Central.

6.3 Projected Retail Demand

The retail expenditure base is an estimate of the proportion of expenditure directed towards retail facilities. The level and direction of this expenditure is dependent upon a multitude of factors including the demographic and socio-economic characteristics of the population, as well as the location and mix of retail facilities available to the community.

The retail expenditure base for Queensland has been derived from the results of the 2015/6 ABS Household Expenditure Survey, as inflated by changes in retail turnover per household to 2023 dollar values and adjusted by the number of persons per household. It is estimated that the average retail expenditure base for Queensland residents is \$15,600 in 2023 dollar values. Based upon the demographic characteristics of the Catchment Areas, the average retail expenditure per capita is estimated at \$15,700 for the Gladstone Urban Area, \$16,000 for Boyne Island – Tannum Sands, \$14,400 for Agnes Water – Miriam Vale and \$14,600 for the Gladstone Hinterland.

The current and projected retail expenditure base of the Catchment Areas is set out in Table 6.3. It has been based upon a real increase in the retail expenditure base of 0.5% per annum for the Catchment Areas, reflecting a modest increase in the wealth of the communities due to the expected changing economics and demographics of these Catchment Areas over time. No allowance has been made for inflation as inflation does not create demand for retail space. The projections are therefore expressed in constant 2023 dollar values, adjusted by the modest real increases noted above.

Table 6.3: Current and Projected Retail Expenditure Base – Catchment Areas

Gladstone Region	2022 \$m	2026 \$m	2031 \$m	2036 \$m	2041 \$m	2046 \$m
Gladstone Urban Area	566.9	600.6	648.6	707.1	750.8	796.3
Boyne Island – Tannum Sands	164.7	171.4	182.4	193.9	205.8	216.4
Agnes Water – Miriam Vale	103.2	117.5	131.0	143.6	156.7	170.4
Gladstone Hinterland	173.3	187.7	204.6	222.3	240.8	260.0
Gladstone Region	1,008.1	1,077.2	1,166.6	1,266.9	1,354.1	1,443.1

Source: Norling Consulting

The retail expenditure base of the Gladstone Region is projected to increase by \$435m over the next 24-year period to 2046, representing an average annual growth of 1.5% or \$18.1m. The largest increases are projected for the Gladstone Urban Area (53% of total growth), followed by Gladstone Hinterland (20%) and Agnes Water – Miriam Vale (15%).

At an average productivity level of \$8,000/m² this represents a growth of just over 54,000m² over this period, or almost 2,300m² per annum.

Section 6.2 estimated that current occupied retail floorspace within the Region approximated 138,000m². This equates to an average of 2.1m² per capita. Given that a number of key tenants are not located in the Region due to its relatively low population being below critical threshold levels (eg department stores, Target discount department store and several showroom operators), this ratio indicates that its retail market appears to be in balance, with a modest level of escape expenditure, in the order of 10-15%. That is, this level of escape expenditure would be expected from a regional population of about 65,000 persons.

Based upon a population growth of almost 18,000 persons over the 24-year period to 2046, it is expected that this growth would generate retail floorspace demand for an additional 41,000m² over this period, or 1,700m² per annum.

It is noted that the two projection methods (retail expenditure and population) produce different results. This can be reconciled by adopting a future growth of about 50,000m² over this 24-year period, resulting in a projected occupied retail floorspace of about 188,000m² in 2046.

Based upon the general behaviours of shoppers, standard centre hierarchies and the particular distribution of centres in the Gladstone Region, Table 6.4 sets out a summary of the typical sizes of different centres in the hierarchy, their population threshold levels and typical market shares. That is, most shoppers shop at a variety of centres and centre types, spreading their retail dollars across a suite of centres.

Table 6.4: Centre Hierarchy – Typical Sizes, Population Threshold Levels and Market Shares

Centre Function	Retail Floorspace m ²	Population Thresholds	Market Shares %
Principal (CBD/Valley)	30,000	80,000	10-15%
Major	40,000	80,000	20-30%
District	10,000	12,000	15-25%
Local	3,000	6,000	10-15%
Neighbourhood	1,000	3,000	5-10%
Specialised	20,000	80,000	15%
Outside the Region	n/a	n/a	10%

Source: Norling Consulting

Norling Consulting is aware that the Gladstone Regional Council Retail and Commercial Strategy 2012 Update recommended that Council add District and Local Centres to its hierarchy. This was not pursued by Council at that time (preferring a less complex Scheme), with Council preferring to lump centres of these sizes into either the Major or Neighbourhood levels.

Whilst the overall approach of an amended or new Scheme is properly a matter for others, this Report again recommends that Council consider the introduction of District and Local Centres to its hierarchy to better differentiate the wide range in sizes of its centres and to step into line with the hierarchy adopted by most other Councils. Key reasons for this include:

- (a) With Kin Kora reaching some physical constraints on its ability to expand, the current Scheme encourages development at other Major Centres, such as Gladstone Central and Kirkwood, which would be likely to lead to a duplication of tenants at Kin Kora rather than the attraction of new tenants, which would be preferred by the shopping public; and
- (b) There are benefits from adopting a common Queensland hierarchy, in terms of communicating Scheme outcomes to the development sector.

Table 6.5 sets out the recommended hierarchy for Gladstone Region, together with projected 2046 retail floorspace and population catchments.

Table 6.5: Recommended Centre Hierarchy – 2046 Floorspaces and Population Catchments

Centre	Function	Retail Floorspace m ²	Population Catchments
CBD/Valley	Principal	30,000	80,000
Kin Kora	Major	44,000	80,000
Gladstone Central	District	11,000	13,000
Kirkwood	District	10,000	16,000
Tannum Sands	District	10,000	11,000
Boyne Island	District	13,000	11,000
Agnes Water	District	15,000	8,500
Calliope	District	7,000	10,000
Home Gladstone	Specialised	22,000	80,000
Hanson Road	Specialised	17,000	80,000
Toooloa Street	Local	3,300	5,000
Sun Valley Road	Local	3,000	6,000
Clinton	Local	2,000	6,000
Miriam Vale	Local	2,000	2,000
Breslin Street	Local	1,800	16,000
Glen Eden	Local	2,500	4,000
Avion Centre	Neighbourhood	800	5,000
Airport Village	Neighbourhood	600	2,500
Mellefont Street	Neighbourhood	500	2,000
Calliope	Neighbourhood	500	2,000

Source: Norling Consulting

The recommended strategy is based upon:

- (a) Encouraging the largest and most dominant centres (CBD/Valley and Kin Kora) to further expand in order to provide the widest range of facilities for the population;
- (b) Allowing additional showrooms to develop on Hanson Road due to the capacity constraint of Home Gladstone;
- (c) Allowing a full-line supermarket to develop at Agnes Water in line with population growth; and
- (d) Encouraging growth within the other District Centres where land is available.

6.4 Vacant Centre Lands

Reel Planning Team Member, Map and Data Co, has identified the extent of vacant centre zoned lands within the Region, based upon Council data and confirmed by aerial photography. These are presented in Figures 1.1 to 1.12. Vacant lands include lands that are physically vacant as well as those that are significantly under-utilised, such as a rural pursuit on residential, centre or industrial zoned lands.

Table 6.6: Vacant Centre Lands – Gladstone Region

Centre	Recommended Function	Vacant Land ha	Zoning
CBD/Valley	Principal	1.3	Principal
CBD/Valley	Principal	2.2	Mixed Use
Kin Kora	Major		
Gladstone Central	District		
Kirkwood	District		
Tannum Sands	District	0.6	Centre
Boyne Island	District	3.4	Centre
Boyne Island	District	2.2	Mixed Use
Agnes Water	District	1.9	Centre
Agnes Water	District	0.6	Mixed Use
Calliope	District	1.8	Centre
Home Gladstone	Specialised		
Hanson Road	Specialised	0.1	Specialised
Toooloa Street	Local		
Sun Valley Road	Local	0.1	Neighbourhood
Clinton	Local		
Miriam Vale	Local		
Breslin Street	Local		
Glen Eden	Local	0.9	Neighbourhood
Avion Centre	Neighbourhood		
Airport Village	Neighbourhood		
Mellefont Street	Neighbourhood		
Calliope	Neighbourhood	0.2	Neighbourhood
Total		15.3	

Source: Norling Consulting analysis of Map and Data Co analysis

It is estimated that there is just over 15ha of vacant centre zoned lands within the Region, as set out in Table 6.6. It shows that the zones having the largest vacancies as comprising Centre (7.6ha, 50% of the total and Mixed Use (4.9ha, 32%).

The largest concentrations of vacancies are located at Boyne Island (5.6ha, 37% of the total), CBD/Valley (3.5ha, 23%), Agnes Water (2.5ha, 16%) and Calliope (1.8ha, 12%).

6.5 Gap Analysis

Section 6.3 concluded that there was a demand for an additional 50,000m² of retail floorspace over the period to 2046 and that this should be distributed approximately as set out in Table 6.5.

Table 6.6 identifies that there is currently 15.3ha of vacant centre zoned lands. Assuming that these lands would be developed for single level retail facilities (as might be expected in a regional centre such as Gladstone), it is estimated that these vacant lands could deliver about 38,000m². However, with non-retail facilities typically commanding in the order of 30% of total centre floorspace, it is estimated that these vacant lands might more effectively deliver about 30,000m² of retail floorspace and 13,000m² of non-retail floorspace.

On this simple overall analysis, there are insufficient centre zoned lands to accommodate projected demand to 2046. However, this is not unusual for planning schemes, with most structured to require future town planning applications to support retail centre growth.

A discussion as to the extent to which each of the recommended centres can accommodate anticipated growth follows, concentrating upon those larger centres where growth is likely:

- (a) **CBD/Valley Principal Centre** – This Principal Centre is expected to provide an additional 8,000m² of retail floorspace. Theoretically, this could be provided by the 3.5ha of vacant lands within this Centre. However, Figure 1.1 clearly demonstrates that these vacant lands comprise approximately 40 separate allotments. This large number of very small allotments means that it would be very difficult for the market to deliver large retail tenancies and/or integrated shopping complexes. It is also noted that aerial photography also reveals a significant number of allotments being occupied by older residential dwellings, which have not been included in the vacant land estimate of 3.5ha. These could also potentially be involved in redevelopment. Again, site amalgamation will be required to deliver retail and non-retail products of significance to the growing Regional population;
- (b) **Kin Kora Major Centre** – This Major Centre is expected to provide an additional 14,000m² of retail floorspace. There are no vacant appropriately zoned lands shown on Figure 1.2. However, approximately 3ha of land at the western end of this Centre is occupied by a Lions Park and is also subject to a flood hazard. Expansion of this Major Centre is also viewed as being problematic unless the flood hazard and/or Lions Park commitment can be overcome and/or greater development density can be achieved on this site (it is already accepted that decked parking has already been adopted, which would reduce the potential to achieve a greater density). It is difficult to identify a suitably located site to otherwise accommodate the need for sub-regional scale facilities within the urban area of Gladstone and any such second site would dilute the function and effectiveness of the existing and future Major Centres;
- (c) **Gladstone Central District Centre** – This Centre does not have capacity to expand and it is not likely that demand would emerge for this Centre to expand;
- (d) **Kirkwood District Centre** – This District Centre is well located in an emerging residential community and should expand by another 4,000m², accommodating a second supermarket. Figure 1.2 shows that there are no vacant centre zoned lands to accommodate this expansion. However, aerial photography indicates that there are vacant residential zoned lands adjoining this Centre, which should be developed for centre purposes;
- (e) **Boyne Island District Centre** – This District Centre is expected to provide an additional 4,500m² of retail floorspace, sufficient to accommodate another supermarket. Figure 1.4 shows that this District Centre has 5.6ha of vacant lands to accommodate this growth, more than sufficient for projected demand;
- (f) **Tannum Sands District Centre** – This District Centre is not expected to expand due to it having minimal vacant centre zoned lands (0.6ha);
- (g) **Calliope District Centre** – This District Centre is expected to provide an additional 3,700m², including a supermarket. The vacant 1.8ha of centre zoned lands at this Centre (Figure 1.7) should be sufficient to accommodate this projected growth;
- (h) **Agnes Water** – This District Centre is expected to provide an additional 5,000m², including a supermarket. Figure 1.8 demonstrates that this growth can be accommodated on the vacant 2.5ha of centre zoned lands that adjoin the existing centre facilities;
- (i) **Home Gladstone** – Further growth of this Specialised Centre is not expected due to there being no capacity to expand; and
- (j) **Hanson Road** – Whilst a concentration of showroom retail facilities is located in this industrial precinct, this precinct appears to be the only viable location to be able to accommodate (through redevelopment of older industrial facilities to retail showrooms) the expected need to accommodate an additional 7,000m² of retail showrooms.

The most pressing centre issues facing Council is the ability to accommodate higher order retail and non-retail uses within the two largest centres, the CBD/Valley and the Kin Kora Major Centre, due to the practical difficulties in these two Centres in being able to accommodate the desired growth. The establishment of a third higher order centre is not recommended due to there being no suitable candidate sites and the obvious disadvantages of splitting higher order facilities across multiple centres: a reduction in vitality of each; a duplication of basic services across all three centres; and a dissipation in the utility of invested infrastructure.

7 INDUSTRIAL

This Chapter reviews the basis upon which the industrial elements of the existing Scheme were based, reviews the demand for industrial land in the Region, projects future industrial demand, notes current vacant industrial zoned lands and conducts a gap analysis to determine the extent to which additional industrial zoned lands may be required.

A complication arises with respect to the study of industrial lands in Gladstone, with these lands falling under three different planning instruments:

- (a) Gladstone Regional Council Planning Scheme 2015;
- (b) Gladstone State Development Area Development Scheme 2001; and
- (c) Gladstone Ports Corporation 2012 Land Use Plan (V2).
- (d) It is also noted that a Master Plan for the Priority Port of Gladstone 2018 applies to all three of the above planning systems. It was prepared to encourage and manage economic growth at the Port of Gladstone in a sustainable manner, recognizing its location proximate to the Great Barrier Reef. Whilst influencing the other Schemes/Plans, the operative planning provisions are contained in the three planning instruments listed above.
- (e) Each of these three planning instruments are considered in this chapter. With economic activities not respecting the different planning system boundaries, the supply and demand analyses are focused upon the total Region, not just the area of the GRCPS.

7.1 Gladstone Regional Council Planning Scheme 2015

The Gladstone Regional Council Planning Scheme 2015 provides four industry zones: Low Impact Industry; Medium Impact Industry; Special Industry; and Industry Investigation Area.

Unfortunately, some of the lands contained in these industry zones is also contained within either the Development Scheme 2001 or the LUP 2012, resulting in a substantial overlap. After allowing for these overlaps, industrial zoned lands exclusively controlled by the Planning Scheme 2015 include the following:

- (a) **Low Impact Industry zone** – is to provide for service and low impact industry uses that generally service local needs. They may include non-industrial and business uses that support industrial activities where they do not compromise the long-term use of the land for industrial purposes (6.2.12.2(1)). This zone is primarily located at Callemondah, Clinton, Gladstone, Barney Point, Boyne Island, Agnes Water and Benaraby; and
- (b) **Medium Impact Industry zone** – is to provide for medium impact industry uses. They may include non-industrial and business uses only where they support industrial activities and do not compromise the long-term use of the land for industrial purposes (6.2.13.2(1)). This zone is primarily located at Callemondah, Gladstone, South Trees, Boyne Island, Agnes Water and Benaraby;

- (c) **Special Industry zone** – is to provide for high impact and specialized industry uses, including those that are noxious and hazardous and are of a scale or nature which are of significance to the state and regional economy (6.2.14.2.1). This zone is primarily located at Callemondah, South Trees and Boyne Island; and
- (d) **Industry Investigation Area** – is to identify and protect land that may be suitable for industrial activities in the future. Immediate development of this land is generally inappropriate due to constraints such as lack of infrastructure or hydraulic issues (6.2.15.2(1)).

7.2 Gladstone State Development Area Development Scheme 2001

The Gladstone State Development Area was declared in 1993 over almost 27,000ha of land, primarily located to the northwest of Gladstone (Yarwun and Aldoga) and part of Curtis Island. Its purpose was to accommodate a range of large-scale projects (eg, alumina refinery, three LNG plants, Orica chemical plant, oil refinery and cement port) that are dependent upon the Port and other major industries located in Gladstone (eg, Gladstone power station, coal terminal and Boyne aluminium smelter). The State Government owns the majority of lands within the Area.

The Gladstone State Development Area Development Scheme 2001 contains the planning controls for this Area. The majority of lands in the Area are contained within the Port Related Industry Precinct (1,200), High Impact Industry Precinct (11,900), Medium Impact Industry Precinct (5,800ha), Industry Investigation Precinct (1,300) and Materials Transportation and Services Corridor Precinct (2,000ha).

The intent of these Industry Precincts is summarised below:

- (a) **Port Related Industry Precinct** – industrial development that has links to the Port, benefits from close proximity to the Port and requires separation from sensitive land uses. Primary uses are to include High Impact Industry, Medium Impact Industry, Port Facilities and Special Industry;
- (b) **High Impact Industry Precinct** – industrial development that requires separation from sensitive land uses and/or requires access to key transport and supply chain networks and waste management industries south of Aldoga Road. Primary uses are to include High Impact Industry and Special Industry;
- (c) **Medium Impact Industry Precinct** – industrial development that has identifiable and measurable impacts and recognises and manages adverse impacts to sensitive land uses located outside the Area and other development that supports and complements development in the Area. Primary uses are to include Medium Impact Industry, Research and Technology Industry and Transport Depot;
- (d) **Industry Investigation Precinct** – recognises and protects land for future industrial development, linear infrastructure and linear infrastructure corridors and resources activities in the short term; and
- (e) **Materials Transportation and Services Corridor Precinct** – provide an efficient, effective and safe route for linear infrastructure to link Area developments to the Port. Primary uses are to include Major Electricity Infrastructure, Substation and Telecommunications Facility. This Precinct can be ignored for analytical purposes due to its role in providing transport infrastructure rather than industrial activities, including workers.

7.3 Gladstone Ports Corporation 2012 Land Use Plan (V2)

The purpose of the Gladstone Ports Corporation 2012 Land Use Plan (V2) (LUP 2012) is to encourage sustainable development of the Port, achieve efficient operation of the Port, ensure responsible use of natural and capital resources and achieve an appropriate balance between economic, environmental and social outcomes.

The LUP 2012 controls about 4,625ha of land at Gladstone, of which about 1,500ha is intended for land-based industrial activities contained within two Precincts. Almost 1,200ha is included in the Ports Industry Precinct and almost 100ha is included in the Light Industry & Commercial Precinct.

The LUP 2012 identifies the Port Industry Precinct as providing for a wide range of land-based core port operations such as loading, unloading, storage, packing, processing, etc activities. It identifies the Light Industry & Commercial Precinct as providing light and/or commercial industry that complement or support port and industry activities, with a diversity of economic activity and employment opportunities being encouraged.

7.4 Industrial Activity

The Gladstone Region is a major industrial centre in Central Queensland anchored by a busy deepwater port and the Gladstone Power Station.

The Gladstone Port is Queensland's largest port by volume, exporting primarily coal, LNG and alumina and importing primarily bauxite, caustic soda and petroleum products. Major industries attracted to the Region include an alumina refinery, an aluminium smelter, three LNG plants and the Orica chemical plant.

The Gladstone Regional Council has prepared the Gladstone Region Economic Development Strategy 2021-2025 (Strategy). It comprises a one-page graphic summary, supported by Growing the Gladstone Region – Report and Recommendations to Inform the Gladstone Region Economic Development Strategy 2021-2025, A Framework for Promoting Prosperity (Report).

The Strategy represents Council's five-year plan to support the vibrancy, diversity, resilience and sustainability of the communities in the Region. It seeks to adequately plan for prosperity, enable prosperity through the provision of infrastructure, attract investment and business support and promote prosperity through advocacy of economic development.

The five main priorities involve:

- (a) Encourage investment by supporting the delivery of supporting infrastructure and catalytic projects;
- (b) Support the capacity of industry and business to prosper in a post-carbon economy;
- (c) Support the resilience and prosperity of the Region's entrepreneurial and innovative businesses;
- (d) Support the Region's appeal as a place in which to work, live, play and stay; and
- (e) Support the development of the Region's visitor economy.

From an industry perspective, the Strategy identifies the need to prepare for a hydrogen-based industry, focus upon renewable energy production and promote and develop a manufacturing hub.

The Report identified the Region's comparative advantages as including the Port, energy production, manufacturing and a skilled workforce. Given the Region's reliance upon the transport of coal and gas, the coal-fired power station and the very energy-intensive alumina refinery and aluminium smelter, it also identified a pressing need for the Region to prepare for the transition to a post-carbon economy, with a particular focus on renewable energy. Without such a transition, Norling Consulting expects some contraction in economic activity from the Region's historical industries.

The Report further noted the following opportunities:

- (a) The capacity of the Port to more than double throughput;
- (b) The potential to connect the Port to the Inland Rail network via Toowoomba; and
- (c) The development of green hydrogen for the domestic and export markets.

The Council, with assistance from the not-for-profit The Next Economy, recently prepared the Gladstone Region Economic Transition Roadmap 2022-2032 (Roadmap). This Roadmap asserts that the Gladstone Region is facing a major economic transformation as industries grapple with the decarbonisation of the global economy, with the need to manage the shift away from fossil fuels and manage the impacts associated with new energy industries.

Stakeholders consulted during the Roadmap process shared a vision that by 2032 the Gladstone Region will have transitioned its source of energy generation to renewables while intensifying its position as an energy superpower, based around green hydrogen production, storage and transport. The Roadmap outlined a path to increasing the local workforce by development of the renewable energy sector, development of green hydrogen and expansion of the manufacturing sector. The Roadmap highlighted the importance and growth potential of green hydrogen by quoting the Australian Energy Market Operator (AEMO 2022) as projecting that domestic consumption of hydrogen would increase from 2TWh in 2030 to 132TWh in 2050, while Australian exports could grow from 49TWh in 2030 to 816TWh in 2050.

Critically, the Roadmap identified 14 hydrogen initiatives proposed for the Gladstone Region, cementing the potential importance of this sector to the Region. Whilst the Roadmap clearly identifies that Gladstone's future is intrinsically linked to the expansion of the renewables sector and the development green hydrogen, it also identifies the immense challenges that need to be overcome for all of this to come to fruition. These include reducing installation and commissioning costs, more than halving electrolyser costs, more than halving renewable energy costs, reducing water costs, improving production efficiencies, improving transport and storage technologies, growing a circular economy around green hydrogen and addressing safety concerns.

The Gladstone Regional Council has also released its 2023/24 Strategic Priorities – Proudly Growing the Gladstone Region, which seeks to identify short-term strategic infrastructure and policy initiatives that are critical to ensuring that the Region continues to be an industrial powerhouse and emerging renewables epicentre for the State and Nation. This document reinforces the findings of the Roadmap in terms of aligning with the global transition to a low-carbon future. It also takes a wider view of the community by recognising the need to improve health, housing, employment skills, water supply infrastructure and wastewater infrastructure outcomes to support growth in renewables and industry.

7.5 Projected Industrial Lands

In projecting the future demand for industrial lands in the Gladstone Region, it is necessary to understand the current status of major new energy and industrial projects proposed for the Region. These are briefly summarised below:

- (a) **H2-Hub Gladstone** – is a large-scale green hydrogen and ammonia production plant proposed by The Hydrogen Utility Pty Ltd at Yarwun. This \$4.7billion project is proposed in two stages, with the electrolyser plant having a capacity of 3GW and production capacity of 4,800 tonnes of ammonia per day. Construction is proposed to commence in 2025, with a construction workforce of 350 FTEs for the first stage and 200 FTEs for the second stage and an operational workforce of 100 FTEs for the first stage and 140 FTEs for both stages. The project was approved as a ‘coordinated project’ in April 2022, with the terms of reference for the EIA issued in February 2023. The EIS is currently being prepared by the proponent.
- (b) **Central Queensland Hydrogen Hub (CQ-H₂)** – is proposed to become Queensland’s largest green hydrogen project to be located at Aldoga. Led by Stanwell Corporation Ltd, members include a number of Japanese and Singaporean energy companies. This \$14.7billion project will be developed in two stages, with an electrolyser capacity of 2.5GW and Hydrogen production of 800 tonnes per day. Land has been secured, a feasibility study has been completed and the Front End Engineering and Design (FEED) Study has commenced, with the Federal Government providing a \$69.2million grant to assist in the FEED Study in October 2023. Construction is proposed to commence in 2024, with the project to become operational by 2028. Operational jobs are estimated at 300 FTEs.
- (c) **Aldoga Solar Farm** – is a large \$500million 380MW solar farm proposed by Acciona Group, a global leader in renewable energy. The land has been secured, approvals obtained and construction is estimated to commence by early 2024, with an 18-month duration. The construction workforce is expected to peak at 350 jobs, with an operational staff of only 10.
- (d) **Green Energy Manufacturing Centre** – is proposed by Fortescue Future Industries on a site in Aldoga to become the world’s largest hydrogen electrolyser production facility. Construction of Stage 1 commenced in March 2022, with production expected to commence later in 2023. Stage 1 created 100 construction jobs and 50 operational jobs. Applications for Stage 2, production of hydrogen utilising electrolysers from the Stage 1 factory, have been lodged. Construction of Stage 2 is estimated to create 100 construction jobs and between 20 and 40 operational jobs. Further stages are anticipated to generate up to 15mt of hydrogen per annum.

- (e) **HPA First Project** – is proposed by Alpha HPA in Gladstone. Its Stage 1 Precursor Production Facility has recently commenced production of high purity (99.999%) aluminium nitrate, aluminium sulphate, high purity alumina (HPA), nano HPA and high purity aluminium hydroxides. It runs on renewable energy and has created 34 full-time jobs. Stage 2 is proposed to become operational in 2025, producing 10,000 tonnes of HPA per annum. Construction of Stage 2 is expected to create 300 construction jobs and an additional 120 operational jobs.
- (f) **Alternative Fuel Project** – is proposed by Oceania Biofuels at Yarwun as a world class biofuel production facility utilising existing feedstock supply chains to produce renewable diesel and sustainable aviation fuels that can be utilised directly by existing engines (without modification). Construction commenced in 2023 on the \$500million project, with production expected to commence in 2025. The operational workforce is expected to be 60 persons.
- (g) **Yarwun Hydrogen Pilot Plant** – is a pilot feasibility project proposed by Rio Tinto and Sumitomo Corporation to test hydrogen production and use in the alumina refinery sector. It successful, green hydrogen would replace natural gas to decarbonize the alumina refinery. It involves the installation of a 2.5MW electrolyser to supply hydrogen (250 tonnes per annum) to the refinery and conversion of one of its calciners to operate with a hydrogen burner. Its status has been confirmed by a \$32.1million grant from the Federal Government’s Australian Renewable Energy Agency. Construction is proposed for 2024 and operations to commence in 2025.

The above list clearly identifies that the future of industry in Gladstone lies with green hydrogen and associated products, based upon a reliable supply of renewable energy.

The Department of State Development has undertaken some complex modelling of likely future industrial growth in Gladstone in order to understand the scale of operations and the scale of the various inputs required to support the green hydrogen focus of Gladstone. The Department has shared some of that modelling with Norling Consulting, which shows that a total area of 160,000ha of solar farms would be required to generate the projected 60,000 GWh per annum required to power this new industry.

7.6 Vacant Industrial Lands

Reel Planning Team Member, Map and Data Co, has identified the extent of vacant industrial zoned lands within the Region, based upon the Gladstone Regional Council Planning Scheme 2015 and confirmed by aerial photography. Excluded from this analysis are lands within the Gladstone State Development Area Development Scheme 2001 and within the Gladstone Ports Corporation 2012 Land Use Plan (V2). These vacant lands are presented in Figures 1.1 to 1.12. Vacant lands include lands that are physically vacant as well as those that are significantly under-utilised, such as a rural pursuit on industrial zoned lands.

Table 7.1: Vacant Industrial Lands – Gladstone Region – Gladstone Regional Council Planning Scheme 2015

Area	Low Impact Industry ha	Medium Impact Industry ha	Special Industry ha	Industry Investigation Area ha	Total ha
Gladstone Urban Area	15.5	64.4	0.0	0.0	79.9
Boyne Island- Tannum Sands	0.0	0.0	157.0	0.6	157.6
Agnes Water – Miriam Vale	11.8	0.0	0.0	115.7	127.5
Gladstone Hinterland	0.2	0.0	0.0	0.0	0.2
Total	27.5	64.4	157.0	116.3	365.2

Source: Norling Consulting analysis of Map and Data Co analysis

Norling Consulting has undertaken an assessment of vacant industrial lands within the Gladstone State Development Area by comparing the Development Scheme to aerial photography. It is estimated that there are 17,420ha of vacant lands within the four industrial Precincts in this State Development Area, as set out in Table 7.2.

Table 7.2: Vacant Industrial Lands – Gladstone State Development Area

Precincts	Total ha	Occupied ha	Vacant ha
Port Related Industry	1,200	730	470
High Impact Industry	11,900	1,400	10,500
Medium Impact Industry	5,800	650	5,150
Industry Investigation	1,300	0	1,300
Total	20,200	2,780	17,420

Source: Norling Consulting

Norling Consulting has undertaken an assessment of vacant industrial lands within the areas controlled by the Gladstone Ports Corporation by comparing the 2012 Land Use Plan Version 2 – February 2016 to aerial photography. The analysis was limited to the two Precincts that are designated to attract land-based industrial activities (albeit with strong port connections). It is estimated that there are 445ha of vacant lands within these two industrial Precincts in this State Development Area, as set out in Table 7.3.

Table 7.3: Vacant Industrial Lands – Gladstone Ports Corporation

Precincts	Total ha	Occupied ha	Vacant ha
Port Industry	1,177.8	737.7	440.1
Light Industry & Commercial	98.4	93.1	5.3
Total	1,276.2	830.8	445.4

Source: Norling Consulting

The largest proportion of this vacancy (99%) is located within the Port Industry Precinct at Fisherman’s Landing and Curtis Island. The quantum of vacant Light Industry & Commercial Precinct lands is negligible.

The combined total vacant lands are set out in Table 7.4, showing that the majority of vacant lands are located within the Gladstone State Development Area (96% of the total).

Table 7.4: Vacant Industrial Lands – Gladstone Region

Gladstone Areas	Zones/Precincts	Vacant ha	Total ha
State Development Area	Port Related Industry	470	
	High Impact Industry	10,500	
	Medium Impact Industry	5,150	
	Industry Investigation	1,300	17,420
Ports Corporation	Port Industry	440	
	Light Industry & Commercial	5	445
Regional Council	Low Impact Industry	28	
	Medium Impact Industry	64	
	Special Industry	157	
	Industry Investigation Area	116	365
Total			18,230

Source: Norling Consulting

7.7 Gap Analysis

Section 4.4 identified that over the 25-year period to 2046, jobs in the Gladstone Region are expected to increase by about 9,500. Of these new jobs, about 1,900 workers are expected to work on industrial lands. Adopting a conservative rate of 10 jobs per hectare (commonly 15 to 35 jobs per hectare is applied), it is expected that almost 200ha of industrial lands would be absorbed over this 25-year period.

This take-up represents only 1% of the current estimated vacant industrial lands in the Region. It is therefore clear that the Gladstone Region has a sufficient supply of industrial lands to last for many decades.

Two further matters arise, involving renewable energy and Low Impact Industry.

Section 7.4 has identified that very significant volumes of renewable energy (such as solar and/or wind farms) are required to be sourced proximate to Gladstone in order to underpin the emerging new industry of green hydrogen production. It has been assumed that the majority of these farms would be developed outside the Region, but sufficiently close to the electricity grid supplying Gladstone with its power. Should these farms occupy industrial lands within the Gladstone Region, there is the potential for them to absorb a large number of hectares without contributing to significant jobs growth. It is understood that Economic Development Queensland is aware of this issue and is actively resisting the release of further lands for the production of renewable energy.

The Consultation process has identified that a number of stakeholders claim that there is a shortage of Low Impact Industry lands in the Region. This Study has identified that this type of industry land (including the Port's Light Industry & Commercial Precinct) has only 32ha of vacant land. This represents less than 0.2% of all vacant land. Given that there are only five broad groups of industry lands in the Region, it is confirmed that the provision of vacant Low Impact Industry and Light Industry & Commercial lands is particularly low.

It is therefore recommended that an amended or new Scheme identify additional Low Impact Industry lands, particularly within the Gladstone Urban Area.

8 CONCLUSION

The Gladstone Region is a major industrial centre in Central Queensland anchored by the State's busiest port by volume and the Gladstone Power Station. Other industries attracted to the Region include an alumina smelter, aluminium refinery, three LNG plants and the Orica chemical plant.

A supporting catalyst has been the reservation of 27,000ha of industrial land in the Gladstone State Development Area for major industrial development, managed by Economic Development Queensland.

Employment and population growth has largely been driven by the development of port and industrial facilities in the Region. The exception is that population growth in the Agnes Water area, is more dependent upon the status of the sea change phenomenon rather than the state of industrial development.

Future industrial activity in the Region is expected to be revolve around the production of green hydrogen and associated development, which will necessarily be based upon large volumes of renewable energy being directed to the Region.

The Gladstone Regional Council Planning Scheme 2015 was prepared at a time of strong employment and population growth, based upon a 2031 population projection of 112,000 persons. Consequently, this Scheme identified large areas of residential and industrial lands to accommodate strong growth.

The Region enjoyed strong population growth to 2014 (2.6% per annum), before encountering a very low growth scenario (0.2% per annum from 2014 to 2021). This coincided with the winding down of the construction workforces engaged with the construction of the three LNG plants. However, post COVID-19 pandemic growth has pushed the average annual growth over the last two years to June 2023 to 2.0%.

This Study adopts a 2046 population of 83,300 persons, which closely approximates the latest QGSO high series projection. With this population projection clearly well below the 2031 projection underpinning the 2015 Scheme, there is a presumption that the planning scheme area (LGA) should be able to accommodate population growth to well beyond 2046.

This Study projects a need for an additional 8,700 residential dwellings in the Region, which represents only about one-third of the current capacity of 27,400 dwellings. The capacity to accommodate growth in the Agnes Water – Miriam Vale Area is comparatively lower than other areas within the Region. Albeit, this is growth that is still able to be accommodated under the current capacity.

It is projected that there will be demand for an additional 50,000m² of retail floorspace over the 25-year period to 2046. With current vacant centre zoned lands only able to accommodate a further 30,000m² of retail floorspace (approximately), there is a shortage of centre zoned lands. However, this is not considered unusual due to most planning schemes relying upon future planning applications to deal with retail centre growth. It is recommended that the amended or new Scheme address the following three issues:

- (a) There is a need for the CBD/Valley Principal Centre to accommodate higher order retail and non-retail facilities. Whilst there are a large number of small allotments occupied by older detached dwellings, amalgamation of sufficiently large sites to accommodate the scale of development needed by the growing community will be difficult to achieve;
- (b) There is a public benefit in expanding the Kin Kora Major Centre, rather than introduce a second Major Centre. However, expansion of this site appears impossible and increasing the density of this site may prove difficult; and
- (c) It is recommended that the centre hierarchy be amended to include District Centres and Local Centres.

This Study projects the number of jobs to increase by 9,500 in the Region over the 25-year period to 2046, with about 1,900 involved on industrial lands. Demand is likely to require a take-up of about 200ha over this period, which is dwarfed by the current vacancy of more than 18,000ha. There is merit in significantly improving the quantum of vacant Low Impact Industry land in the Gladstone Urban Area, which is presently only 32ha.

TABLES

Table 3.1: Key Demographic and Socio-economic Characteristics - 2021 Census

	Gladstone Urban Area	Boyne Island - Tannum Sands	Agnes Water - Miriam Vale	Gladstone Hinterland	Gladstone Regional LGA	Queensland
Age Distribution (%)						
0 - 4	6.9%	6.1%	3.7%	6.8%	6.4%	5.7%
5 - 14	14.9%	16.1%	11.0%	17.2%	15.1%	13.0%
15 - 19	6.5%	6.9%	4.2%	6.3%	6.3%	6.1%
20 - 24	6.1%	4.1%	2.4%	3.8%	5.0%	6.3%
25 - 34	14.2%	10.9%	6.5%	11.4%	12.3%	13.6%
35 - 44	13.6%	13.0%	10.8%	13.2%	13.1%	13.3%
45 - 54	13.5%	15.4%	16.2%	14.4%	14.3%	13.1%
55 - 64	12.1%	14.2%	21.7%	13.3%	13.7%	11.9%
65+	12.2%	13.3%	23.5%	13.6%	13.8%	17.0%
<i>Total</i>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Household Composition (%)						
Couple Only	24.8%	30.6%	38.5%	33.1%	28.6%	28.2%
Couple family with children	28.8%	33.3%	20.4%	38.4%	30.1%	29.8%
One parent families	13.4%	10.5%	8.2%	9.6%	11.8%	11.9%
Other family	1.0%	.7%	1.1%	.5%	.9%	1.2%
Group Household	3.7%	2.2%	3.7%	1.7%	3.1%	4.3%
Lone Persons	28.3%	22.8%	28.0%	16.7%	25.6%	24.7%
<i>Total</i>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Nature of Occupied Dwellings (%)*						
Owned outright	22.4%	27.5%	49.8%	32.1%	27.7%	29.5%
Mortgage committed	34.8%	39.8%	31.1%	46.4%	37.1%	35.0%
Rented	41.9%	31.7%	16.2%	19.6%	33.9%	33.6%
Other tenure type	.9%	1.0%	2.9%	1.8%	1.3%	1.9%
<i>Total</i>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Structure of Occupied Dwellings (%)*						
Separate house	82.3%	85.7%	91.7%	93.9%	85.7%	75.0%
Semi-detached row/terrace/townhouse	7.8%	4.5%	2.9%	3.4%	6.0%	11.7%
Flat/unit	9.6%	7.7%	3.2%	.4%	7.1%	12.5%
Other Dwelling	.3%	2.1%	2.3%	2.3%	1.2%	.7%
<i>Total</i>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Number of Motor Vehicles per Dwelling (%)*						
No vehicle	5.9%	2.6%	2.5%	1.5%	4.2%	5.8%
1 vehicle	36.7%	31.2%	33.4%	21.8%	33.1%	35.8%
2+ vehicles	57.4%	66.2%	64.1%	76.7%	62.6%	58.4%
<i>Total</i>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Average Annual Household Income (\$)*	\$100,600	\$112,800	\$72,300	\$113,500	\$101,500	\$104,400

Source: 2021 ABS Census, Norling Consulting

*based on place of enumeration (all other statistics based on place of usual residence)

Table 3.2: Key Demographic and Socio-economic Characteristics - 2021 Census

	Gladstone Urban Area	Boyne Island - Tannum Sands	Agnes Water - Miriam Vale	Gladstone Hinterland	Gladstone Regional LGA	Queensland
Workforce Status (%)						
Male workforce participation rate	74.1%	74.0%	54.1%	72.9%	71.6%	69.2%
Female workforce participation rate	62.9%	65.1%	50.8%	62.8%	61.9%	62.7%
Total workforce participation rate	68.5%	69.5%	52.5%	67.9%	66.8%	65.8%
Unemployment Rate	8.1%	5.8%	9.4%	5.4%	7.4%	5.4%
Highest Qualification Achieved (%)						
Post graduate qualification	3.8%	3.7%	3.4%	2.2%	3.5%	7.6%
Bachelor degree	10.7%	10.6%	8.2%	7.7%	9.9%	16.5%
Certificate/Advanced diploma	40.0%	44.2%	39.9%	42.9%	41.2%	34.7%
No Qualification	45.6%	41.5%	48.5%	47.2%	45.5%	41.2%
<i>Total</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>
Occupation of the Workforce (%)						
Managers/Professionals	24.1%	25.8%	27.7%	21.8%	24.2%	34.6%
Technicians and Trades	20.4%	21.9%	18.2%	23.5%	21.0%	13.9%
Community, personal services, admin and sales	30.6%	30.1%	27.4%	27.3%	29.7%	34.3%
Machine operators, drivers and labourers	24.9%	22.2%	26.7%	27.4%	25.1%	17.2%
<i>Total</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>
Industry of the Workforce (%)						
Agriculture, forestry and fishing	.3%	.7%	9.0%	4.1%	1.8%	2.7%
Mining	3.2%	4.3%	6.0%	5.2%	3.9%	2.4%
Manufacturing, transport, postal and warehouse	23.5%	24.7%	9.9%	23.7%	22.6%	11.0%
Electricity, gas, water and water services	3.2%	2.9%	2.2%	3.3%	3.1%	1.2%
Construction	10.5%	12.2%	13.9%	13.0%	11.5%	9.5%
Wholesale and retail trade	12.3%	8.7%	11.0%	9.8%	11.2%	12.2%
Accommodation and food services	7.4%	7.2%	13.4%	5.8%	7.6%	7.5%
Finance and insurance, property and business	10.0%	9.5%	10.1%	9.3%	9.8%	16.1%
Public administration and safety	5.0%	4.8%	5.0%	4.7%	4.9%	6.4%
Education and training	8.3%	10.3%	8.5%	7.6%	8.5%	9.3%
Health care and social assistance	11.3%	10.8%	6.8%	8.7%	10.3%	16.1%
Arts and recreation services	.6%	.8%	.8%	.5%	.6%	1.6%
Other services	4.3%	3.0%	3.4%	4.2%	4.0%	4.1%
<i>Total</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>	<i>100.0%</i>

Source: 2021 ABS Census, Norling Consulting

*based on place of enumeration (all other statistics based on place of usual residence)

Table 5.1: Vacant Land Sales - Volumes and Median Prices - Gladstone Region

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	73	150,000	15	130,000	53	130,000
2018	69	130,000	15	150,000	45	122,500
2019	83	105,000	14	166,000	32	122,000
2020	206	115,000	26	155,000	78	150,000
2021	251	135,000	44	188,500	97	194,000
2022	173	159,000	16	229,500	52	247,500
2023*	51	180,000	12	222,500	16	273,500
Total	906	n/a	142	n/a	373	n/a

* six months to June 2023

Source: Norling Consulting's analysis of Pricefinder data

Table 5.2: Vacant Land Sales - Volumes and Median Prices - Gladstone Urban Area

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	27	149,621	-	-	1	200,000
2018	27	115,000	-	-	2	272,500
2019	41	90,000	-	-	1	375,000
2020	102	100,000	1	141,000	1	660,000
2021	104	119,000	2	309,250	-	-
2022	57	150,000	2	115,000	-	-
2023*	17	160,500	1	513,000	-	-
Total	375	n/a	6	n/a	5	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for lots >4,000m2 due to the small volumes of sales

Source: Norling Consulting's analysis of Pricefinder data

Table 5.3: Vacant Land Sales - Volumes and Median Prices - Boyne Island/Tannum Sands

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	9	160,000	-	-	-	-
2018	6	152,500	-	-	-	-
2019	15	140,000	2	165,000	-	-
2020	19	115,000	2	177,500	1	500,000
2021	40	113,500	1	275,000	1	270,000
2022	42	150,000	1	285,000	2	290,000
2023*	10	164,750	-	-	-	-
Total	141	n/a	6	n/a	4	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for lots >4,000m2 due to the small volumes of sales

Source: Norling Consulting's analysis of Pricefinder data

Table 5.4: Vacant Land Sales - Volumes and Median Prices - Calliope

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	1	125,000	1	167,500	-	-
2018	-	-	-	-	1	235,000
2019	5	64,980	1	165,000	1	935,000
2020	17	111,980	2	138,750	-	-
2021	15	85,000	3	210,000	-	-
2022	10	96,000	3	260,000	-	-
2023*	-	-	2	181,250	-	-
Total	48	n/a	12	n/a	2	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for lots >4,000m2 due to the small volumes of sales

Source: Norling Consulting's analysis of Pricefinder data

Table 5.5: Vacant Land Sales - Volumes and Median Prices - Agnes Water/1770

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	32	152,500	7	115,000	20	137,500
2018	33	140,000	7	140,000	13	190,000
2019	16	252,500	4	158,500	9	155,000
2020	62	136,500	4	115,000	28	162,500
2021	76	235,000	10	207,500	26	277,500
2022	46	375,000	3	998,800	12	363,500
2023*	16	338,750	-	-	4	410,000
Total	281	n/a	35	n/a	112	n/a

* six months to June 2023

Source: Norling Consulting's analysis of Pricefinder data

Table 5.6: Vacant Land Sales - Volumes and Median Prices - Other

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	4	83,000	7	250,000	32	124,750
2018	3	80,000	8	170,500	29	90,000
2019	6	72,000	7	180,000	21	110,000
2020	6	117,500	18	162,500	48	115,000
2021	16	75,000	27	185,000	70	150,000
2022	18	102,500	9	200,000	38	220,000
2023*	8	95,000	9	235,000	12	236,000
Total	61	n/a	85	n/a	250	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for lots >4,000m2 due to the small volumes of sales

Source: Norling Consulting's analysis of Pricefinder data

Table 5.7: House Sales - Volumes and Median Prices - Gladstone Region

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	479	281,500	37	470,000	80	327,250
2018	529	278,000	41	465,000	80	326,500
2019	545	280,000	52	469,500	69	310,000
2020	907	310,000	80	540,000	137	360,000
2021	1,387	358,000	120	555,000	207	410,000
2022	1,475	395,000	87	649,850	167	560,000
2023*	707	392,000	40	661,500	67	533,000
Total	6,029	n/a	457	n/a	807	n/a

* six months to June 2023

Source: Norling Consulting's analysis of Pricefinder data

Table 5.8: House Sales - Volumes and Median Prices - Gladstone Urban Area

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	277	262,000	1	569,000	1	655,000
2018	339	265,000	-	-	1	586,000
2019	352	266,750	2	612,500	-	-
2020	562	299,000	4	640,000	-	-
2021	855	345,000	1	1,100,000	-	-
2022	922	375,000	1	1,300,000	1	1,100,000
2023*	483	375,000	0	818,750	-	-
Total	3,790	n/a	9	n/a	3	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for houses on lots >4,000m2 due to the small volumes of sales

Source: Norling Consulting's analysis of Pricefinder data

Table 5.9: House Sales - Volumes and Median Prices - Boyne Island/Tannum Sands

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	106	315,000	9	485,000	-	-
2018	110	311,250	8	462,000	1	295,000
2019	89	340,000	9	470,000	1	620,000
2020	175	355,000	11	570,000	1	340,000
2021	274	416,750	25	640,000	1	535,000
2022	289	458,500	11	660,000	3	655,000
2023*	122	467,500	6	607,500	1	1,200,000
Total	1,165	n/a	79	n/a	8	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for houses on lots 1.5-20ha due to the small volumes of sales

Source: Norling Consulting's analysis of Pricefinder data

Table 5.10: House Sales - Volumes and Median Prices - Calliope

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	29	245,000	2	474,500	2	312,500
2018	39	235,000	7	485,000	4	361,000
2019	48	256,500	2	535,000	4	400,000
2020	51	275,000	17	549,000	5	440,000
2021	96	325,000	16	532,500	4	613,000
2022	126	380,000	13	665,000	12	546,000
2023*	58	381,000	7	658,000	1	660,000
Total	447	n/a	64	n/a	32	n/a

* six months to June 2023

Source: Norling Consulting's analysis of Pricefinder data

Table 5.11: House Sales - Volumes and Median Prices - Agnes Water/1770

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	41	470,000	7	380,000	34	365,000
2018	28	410,000	5	385,000	25	365,000
2019	35	422,000	6	247,500	21	345,000
2020	77	425,000	10	272,000	53	379,500
2021	89	595,000	25	450,000	60	575,000
2022	66	795,000	14	648,750	47	707,000
2023*	22	811,250	4	649,500	19	705,000
Total	358	n/a	71	n/a	259	n/a

* six months to June 2023

Source: Norling Consulting's analysis of Pricefinder data

Table 5.12: House Sales - Volumes and Median Prices - Other

	<4,000m2		4,000m2 - 1.5ha		1.5-20ha	
	#	\$	#	\$	#	\$
2017	26	137,500	18	474,000	43	315,000
2018	13	150,000	21	487,500	49	290,000
2019	21	130,000	32	474,500	43	295,000
2020	42	170,000	39	543,000	78	347,500
2021	73	195,000	53	570,000	142	385,000
2022	72	245,750	48	627,500	104	481,000
2023*	22	275,000	21	680,000	46	500,000
Total	269	n/a	232	n/a	505	n/a

* six months to June 2023

Source: Norling Consulting's analysis of Pricefinder data

Table 5.13: Unit Sales - Volumes and Median Prices

	Gladstone Region		Gladstone Urban Area		Boyne Island/ Tannum Sands		Calliope		Agnes Water/ 1770		Other	
	#	\$	#	\$	#	\$	#	\$	#	\$	#	\$
2017	142	187,500	77	125,000	8	285,000	3	195,000	54	288,750	-	-
2018	127	171,000	81	139,000	12	166,250	2	173,250	31	279,000	1	245,000
2019	133	185,000	75	164,000	7	150,000	1	194,000	50	282,500	-	-
2020	230	190,000	125	165,000	20	204,250	4	165,000	79	295,000	1	225,000
2021	420	249,000	208	198,000	38	256,000	3	255,000	165	345,000	6	294,500
2022	354	260,000	219	225,000	42	332,500	9	260,000	80	487,125	1	359,000
2023*	211	255,000	160	245,000	13	305,000	4	248,500	34	469,000	-	-
Total	1,617	n/a	945	n/a	140	n/a	26	n/a	493	n/a	9	n/a

* six months to June 2023

** Care should be taken in interpreting the median prices for units in Calliope and Other due to the small volumes of sales

Source: Norling Consulting's analysis of Pricerfinder data

Table 5.19: Total Residential Vacant Lands - Gladstone Region

Area	Character Residential ha	Low Density Residential ha	Low-Medium Density Residential ha	Medium Density Residential ha	Township ha	Priority Development Area ha	Emerging Community ha	Rural Residential ha	Total ha
Gladstone Urban Area	0.0	219.2	3.6	0.8	0.0	181.4	494.1	3.1	902.2
Boyne Island - Tannum Sands	0.0	26.0	0.0	11.1	0.0	151.6	585.0	25.9	799.6
Agnes Water - Miriam Vale	30.2	25.4	13.5	4.8	14.1	0.0	215.0	304.0	607.0
Gladstone Hinterland	0.0	64.3	1.8	0.0	12.1	0.0	565.0	939.7	1,582.9
Total	30.2	334.9	18.9	16.7	26.2	333.0	1,859.1	1,272.7	3,891.7

Table 5.20: Large Residential Vacant Lands - Gladstone Region

Area	Character Residential ha	Low Density Residential ha	Low-Medium Density Residential ha	Medium Density Residential ha	Township ha	Priority Development Area ha	Emerging Community ha	Rural Residential ha	Total ha
Gladstone Urban Area	0.0	193.9	1.7	0.0	0.0	181.4	492.6	0.0	869.6
Boyne Island - Tannum Sands	0.0	13.3	0.0	10.2	0.0	151.6	584.3	10.1	769.5
Agnes Water - Miriam Vale	0.0	7.8	5.8	0.0	6.4	0.0	213.3	102.5	335.8
Gladstone Hinterland	0.0	58.9	0.0	0.0	3.0	0.0	565.0	874.4	1,501.3
Total	0.0	273.9	7.5	10.2	9.4	333.0	1,855.2	987.0	3,476.2

Table 5.21: Dwelling Yield from Large Residential Vacant Lands - Gladstone Region

Area	Character Residential dwellings	Low Density Residential dwellings	Low-Medium Density Residential dwellings	Medium Density Residential dwellings	Township dwellings	Priority Development Area dwellings	Emerging Community dwellings	Rural Residential dwellings	Total dwellings
Gladstone Urban Area	0	2,327	31	0	0	2,177	5,911	0	10,445
Boyne Island - Tannum Sands	0	146	0	224	0	1,668	6,427	3	8,469
Agnes Water - Miriam Vale	0	86	104	0	58	0	2,346	31	2,625
Gladstone Hinterland	0	530	0	0	27	0	5,085	262	5,904
Total	0	3,089	135	224	85	3,844	19,770	296	27,443

FIGURES

Figure 1.1: Zone and Vacant Land Map Series: Gladstone

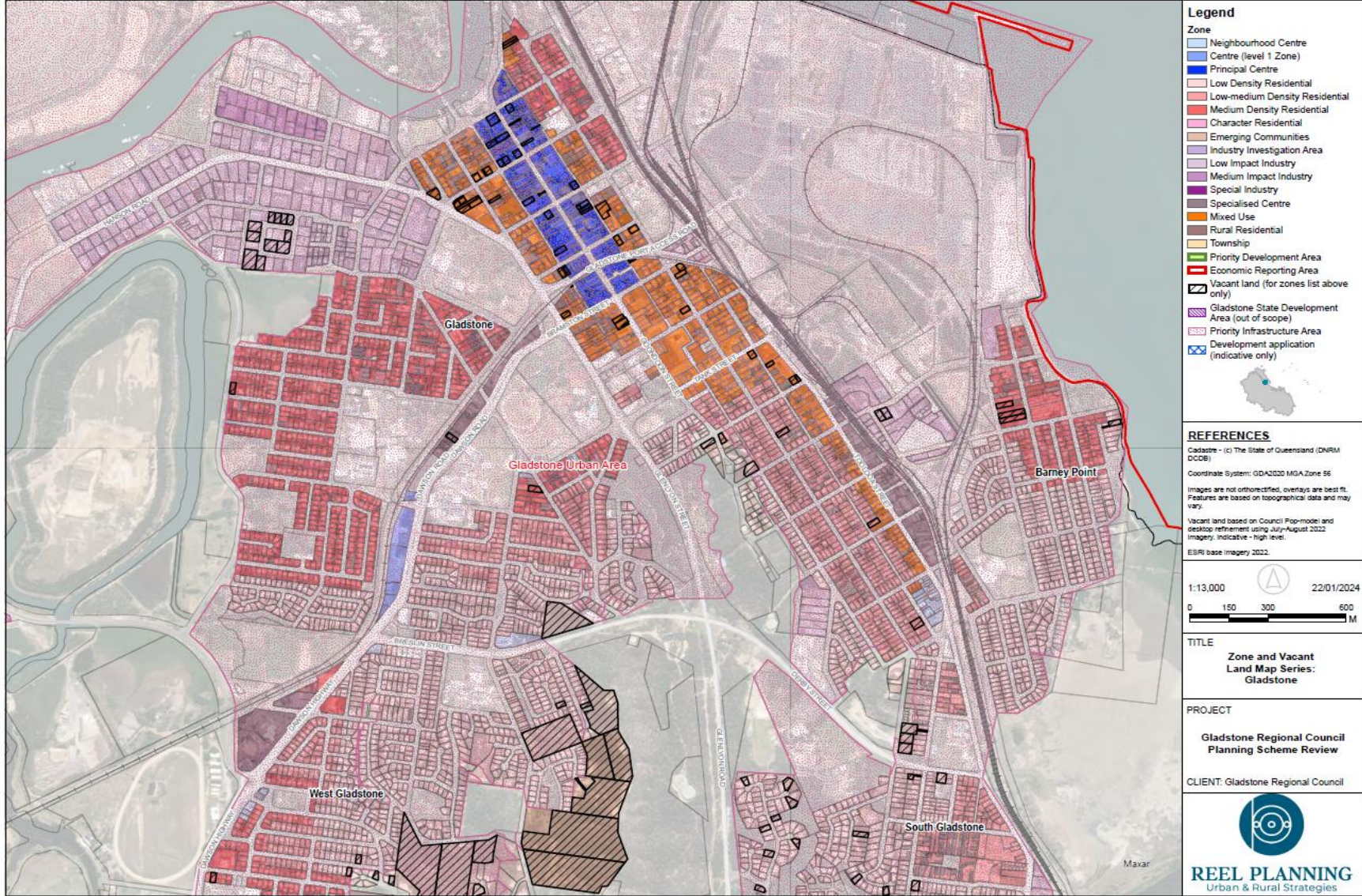


Figure 1.2: Zone and Vacant Land Map Series: Gladstone (south) and Glen Eden

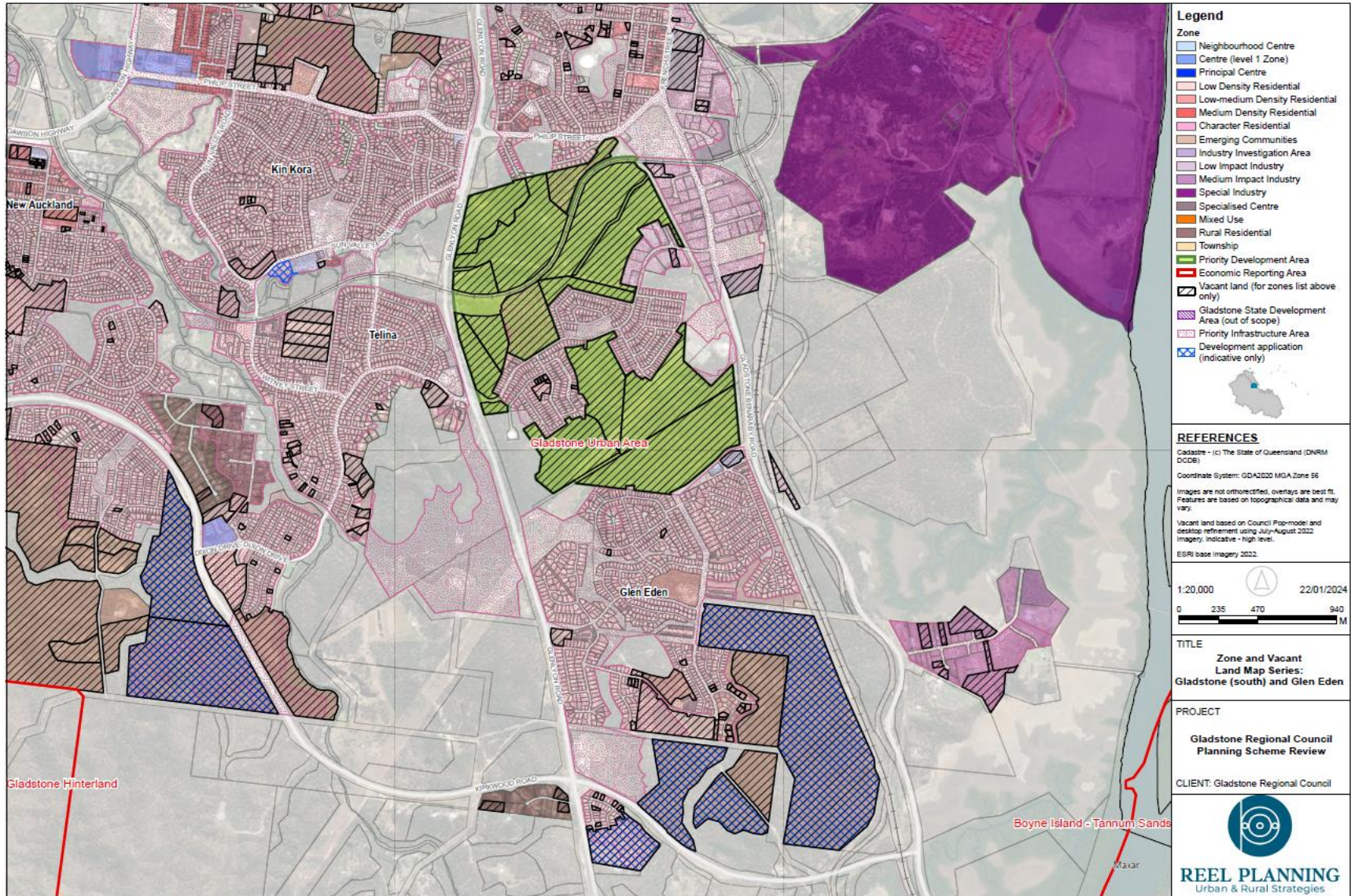


Figure 1.3: Zone and Vacant Land Map Series: Clinton – New Auckland

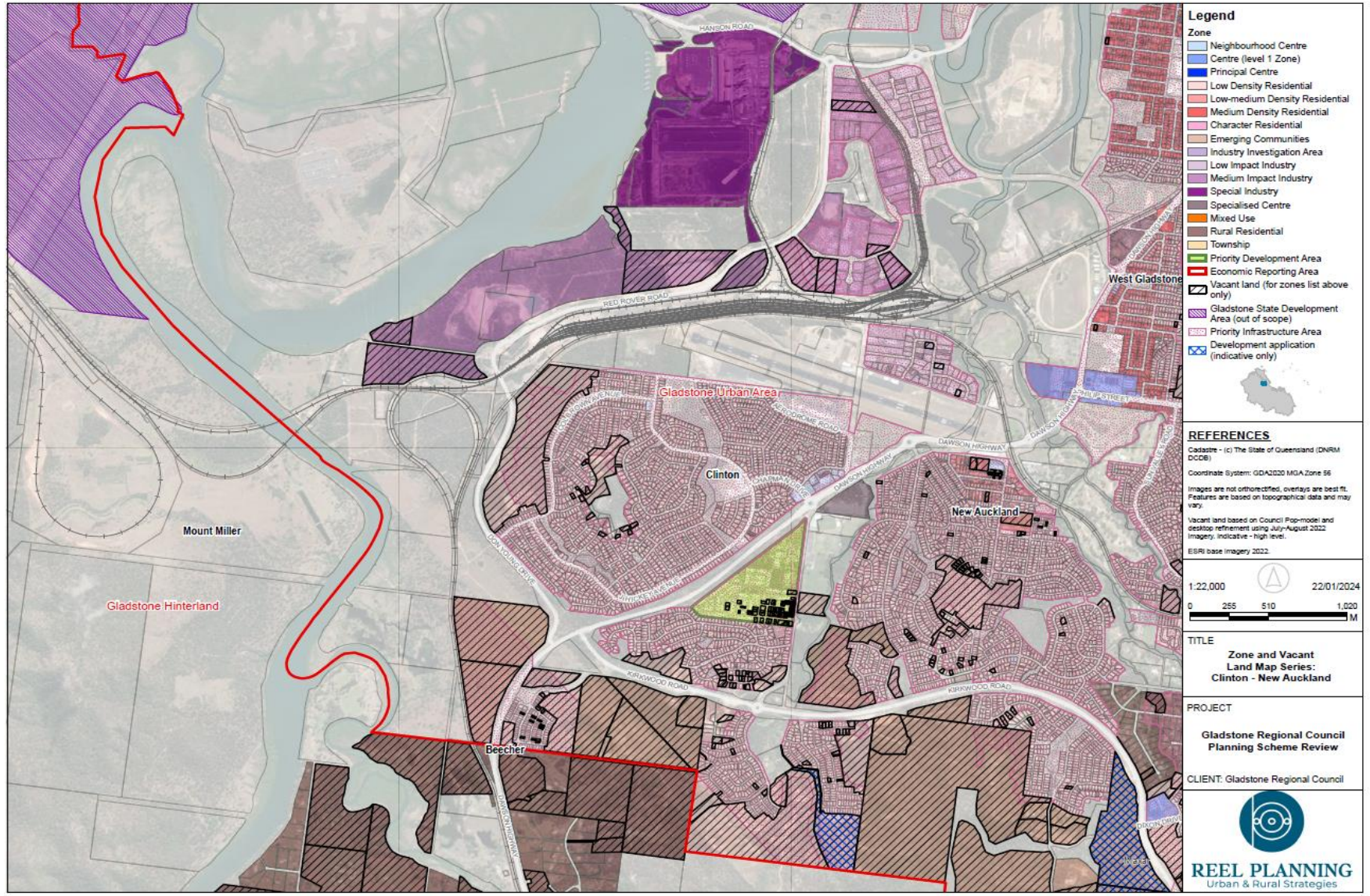


Figure 1.4: Zone and Vacant Land Map Series: Tannum Sands – Boyne Island

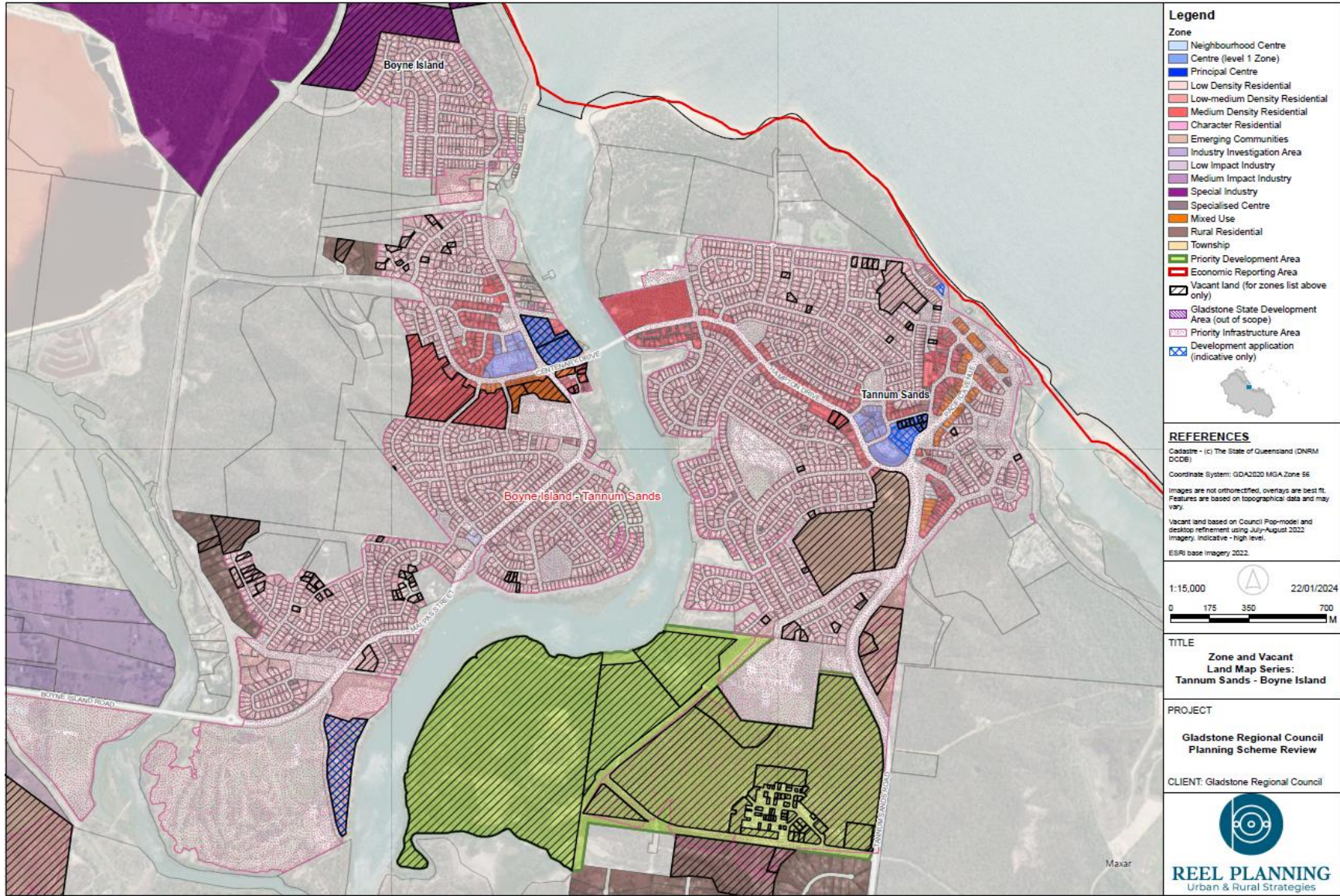


Figure 1.5: Zone and Vacant Land Map Series: Wurdong Heights - Benaraby

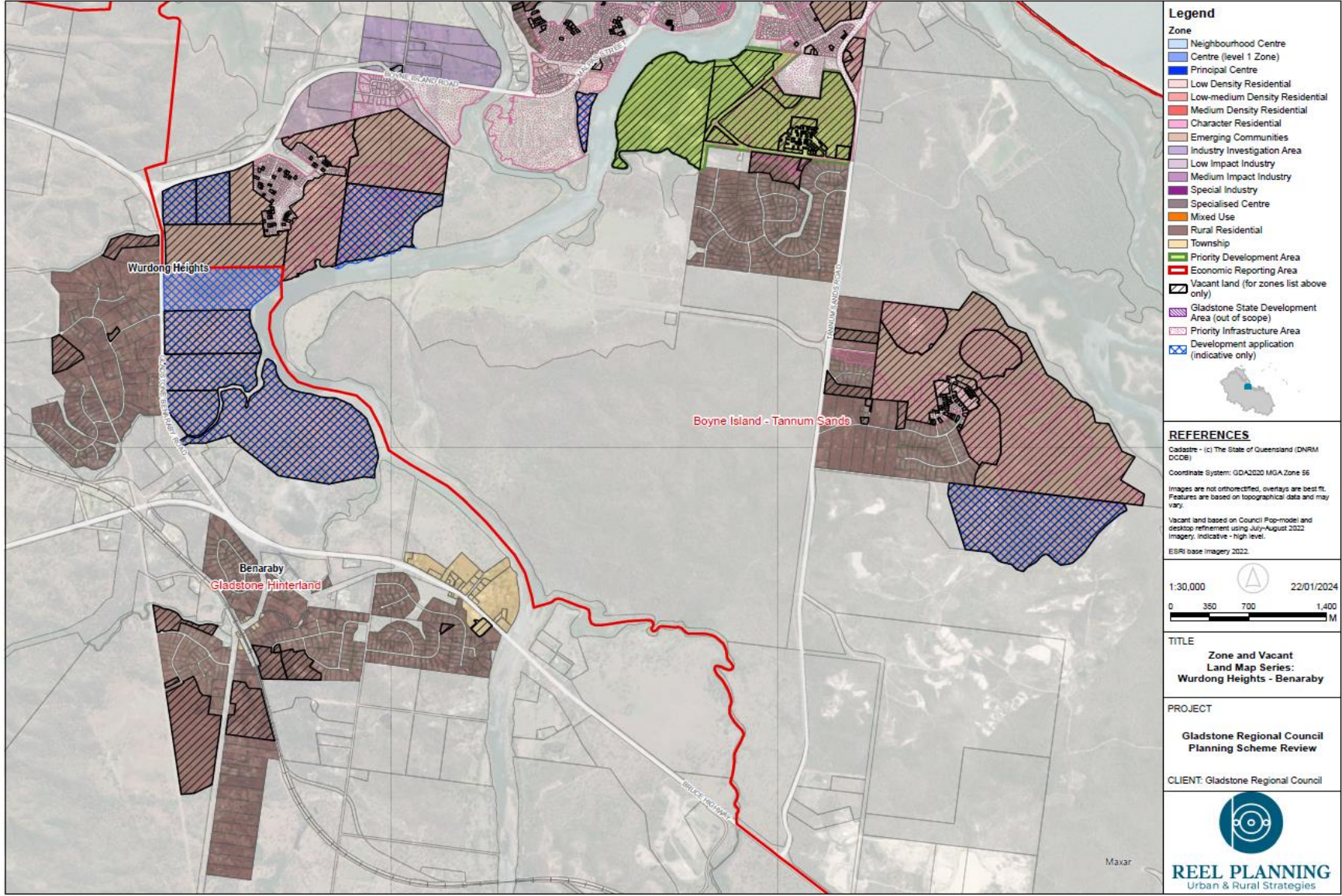


Figure 1.6: Zone and Vacant Land Map Series: Beecher - Burua

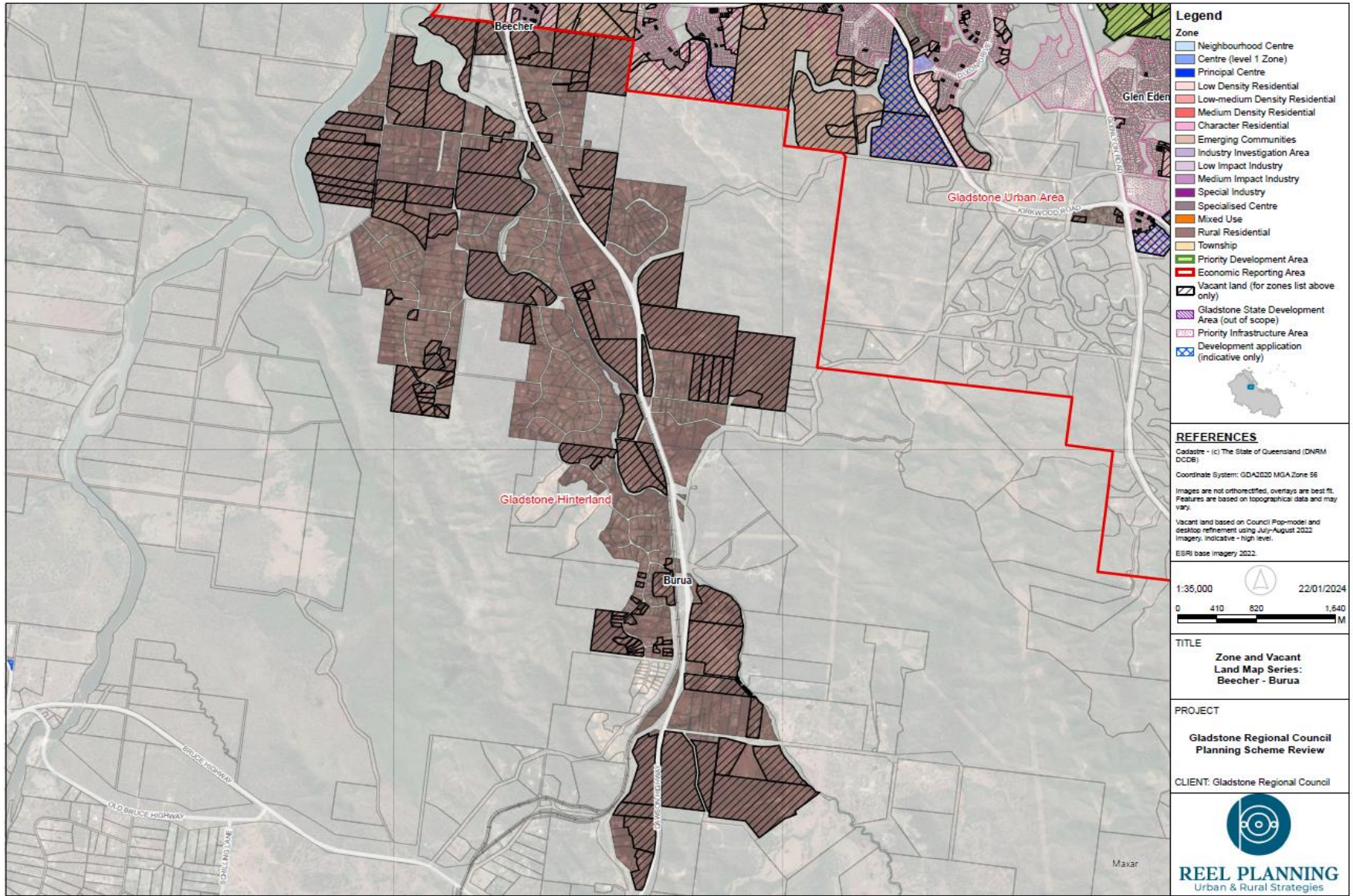


Figure 1.7: Zone and Vacant Land Map Series: Calliope

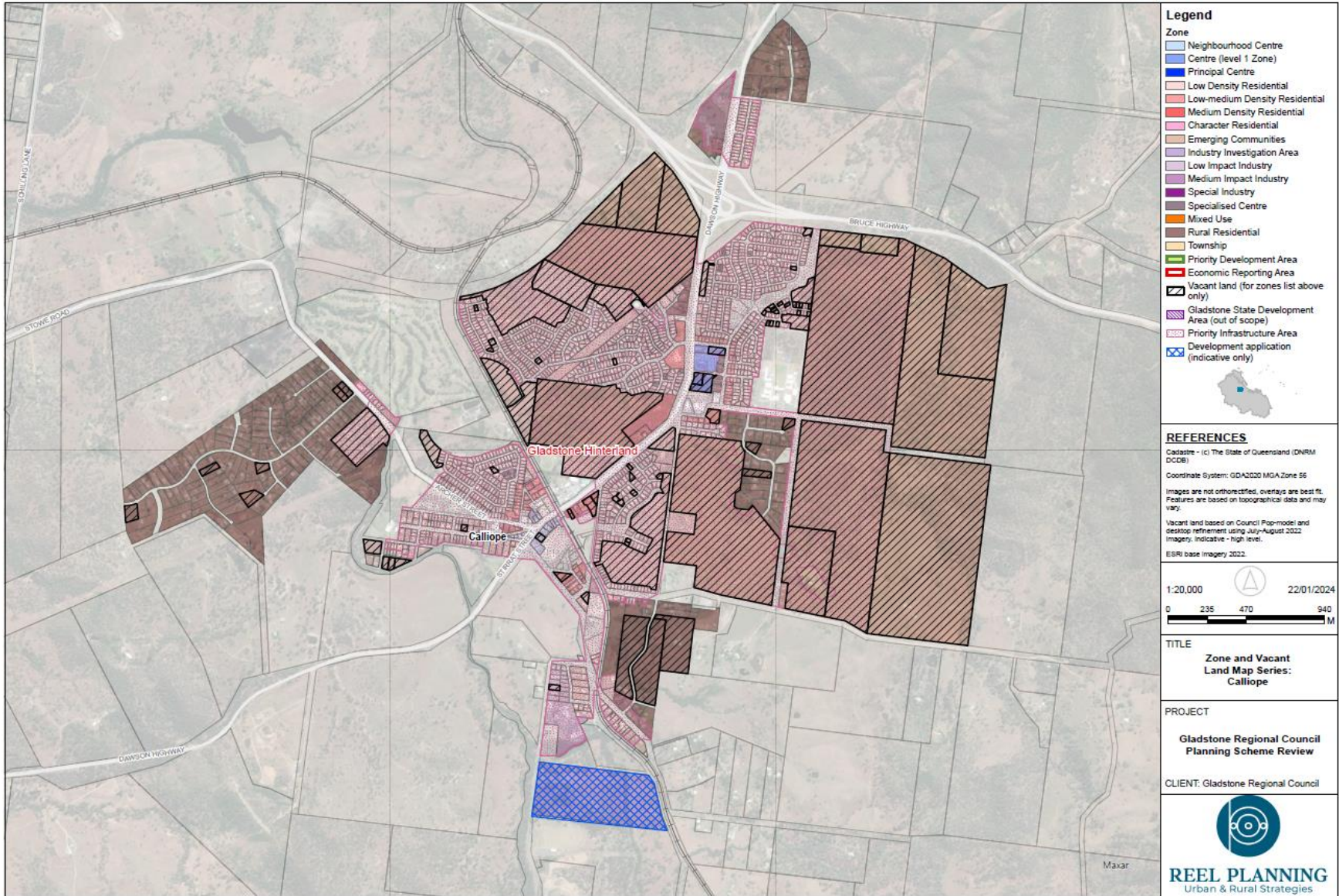


Figure 1.8: Zone and Vacant Land Map Series: Agnes Water

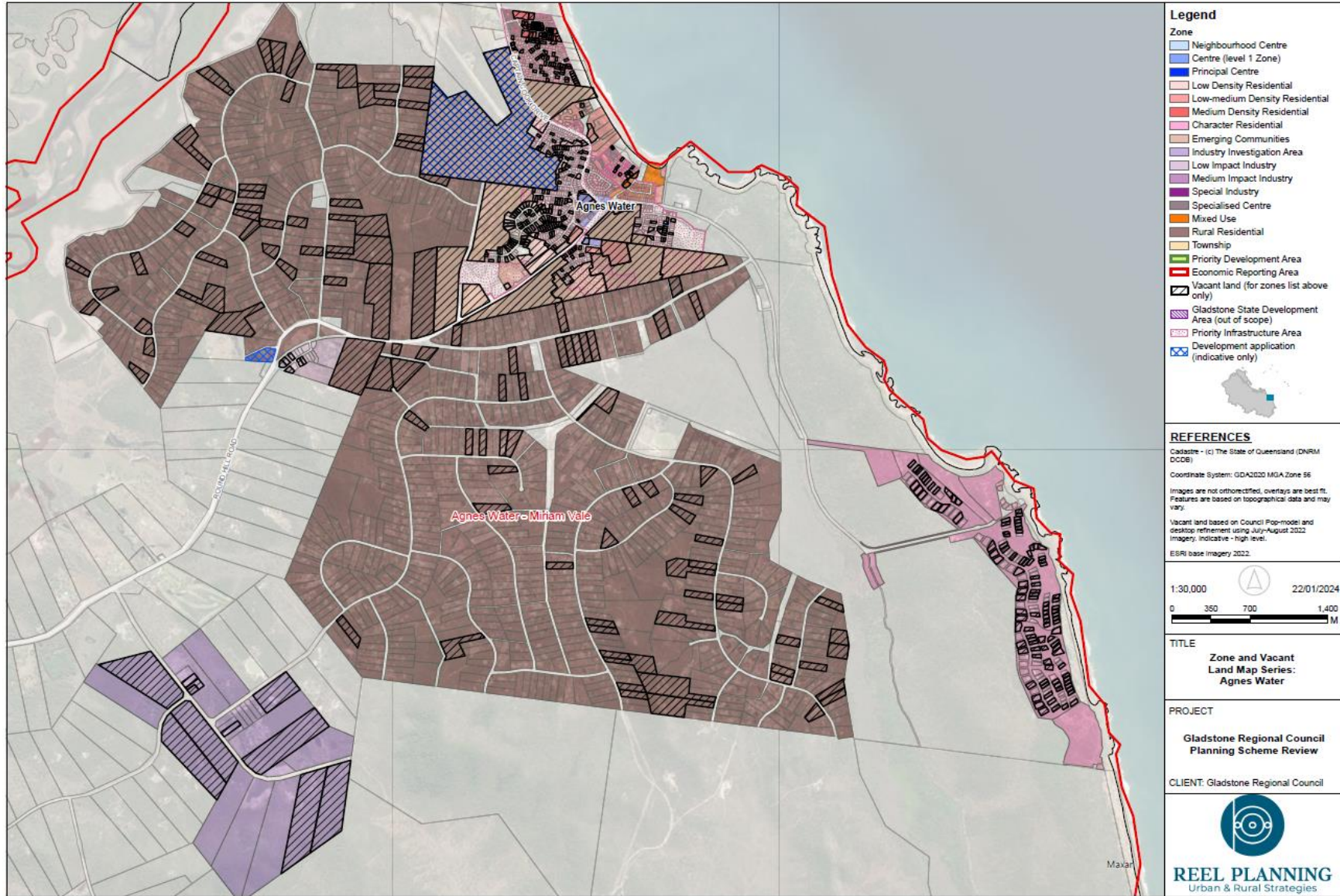


Figure 1.9: Zone and Vacant Land Map Series: Turkey Beach



Figure 1.10: Zone and Vacant Land Map Series: Seventeen Seventy



Figure 1.11: Zone and Vacant Land Map Series: Miriam Vale

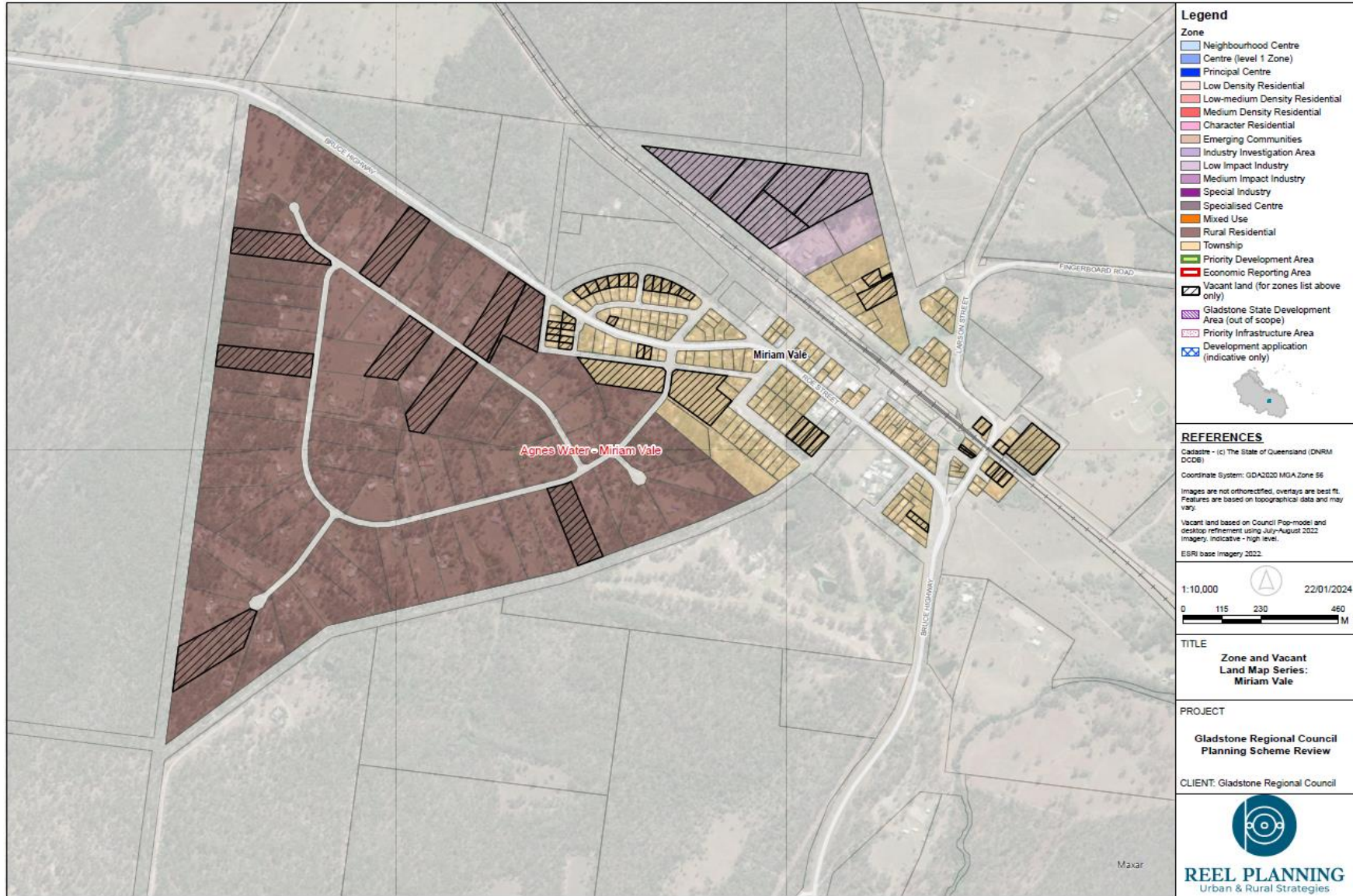
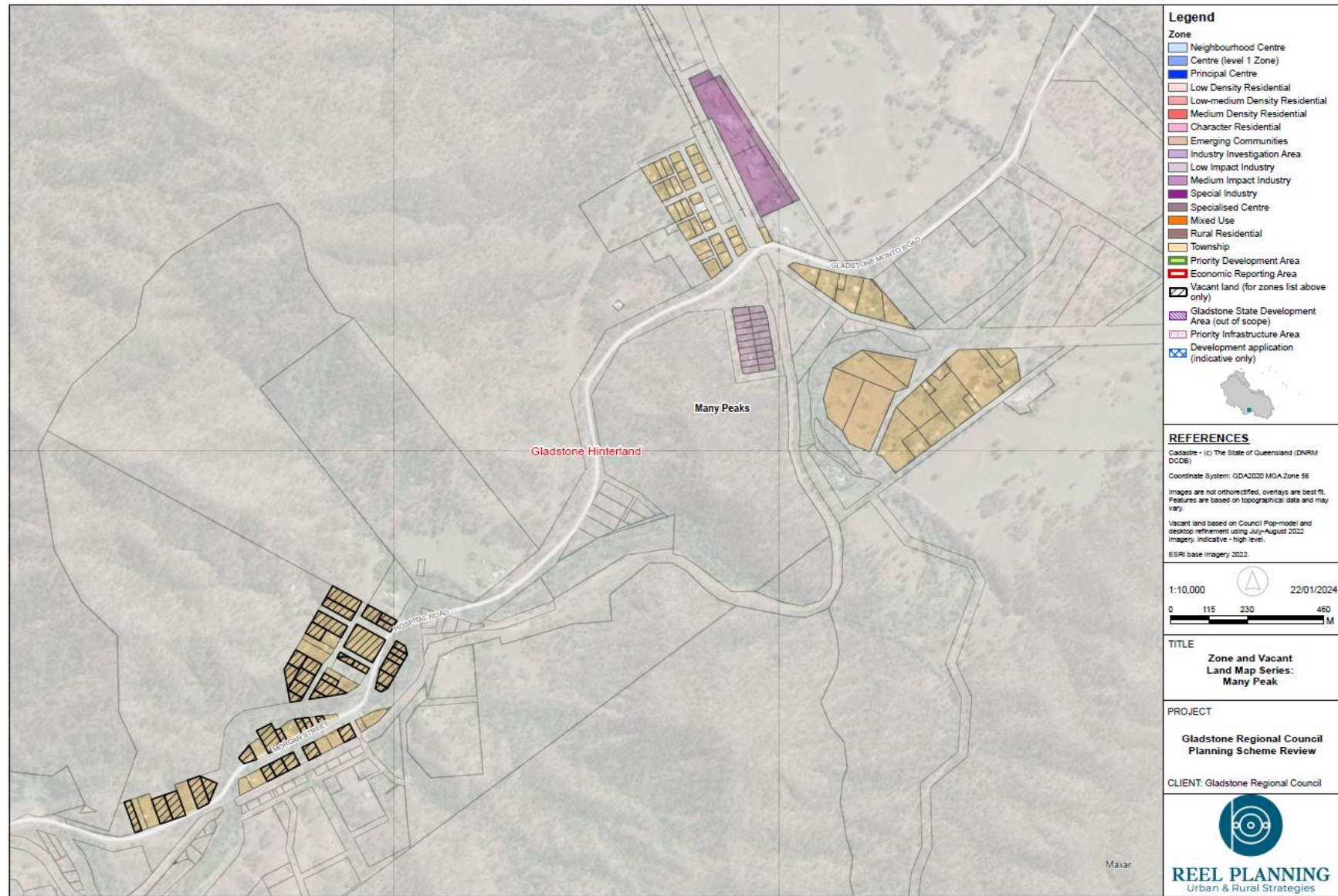


Figure 1.12: Zone and Vacant Land Map Series: Many Peak

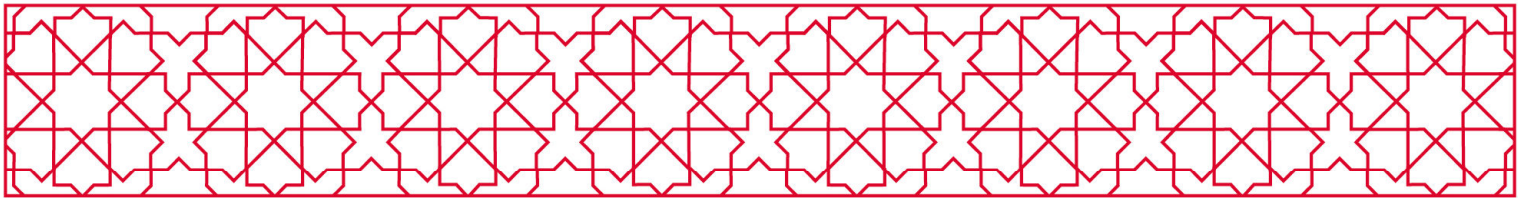


Norling Consulting^{Pty Ltd}
Business & Property Economics

GLADSTONE REGION BACKGROUND STUDY:

POPULATION; DEMOGRAPHICS; EMPLOYMENT; RESIDENTIAL; CENTRES; INDUSTRIAL

May 2024

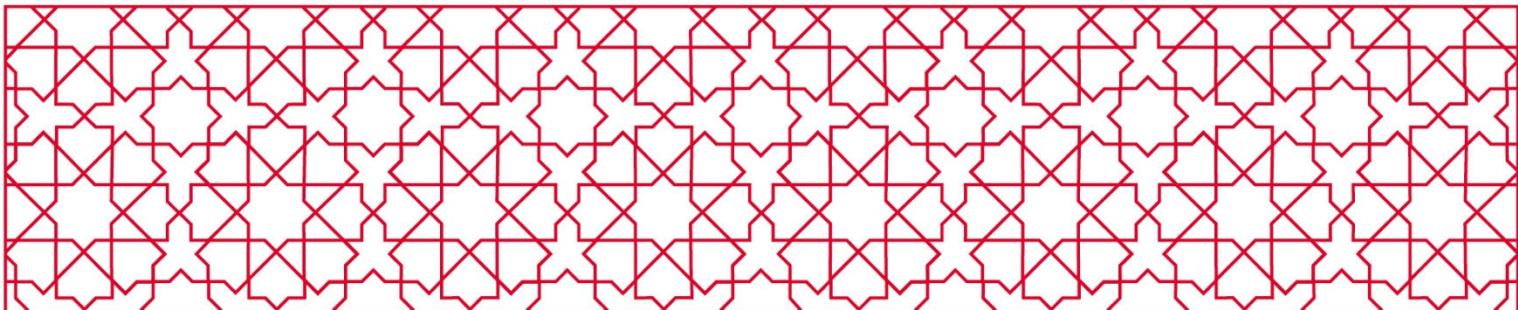


Leisa Prowse
CONSULTING

Our Place Our Plan Review

Community Engagement Report

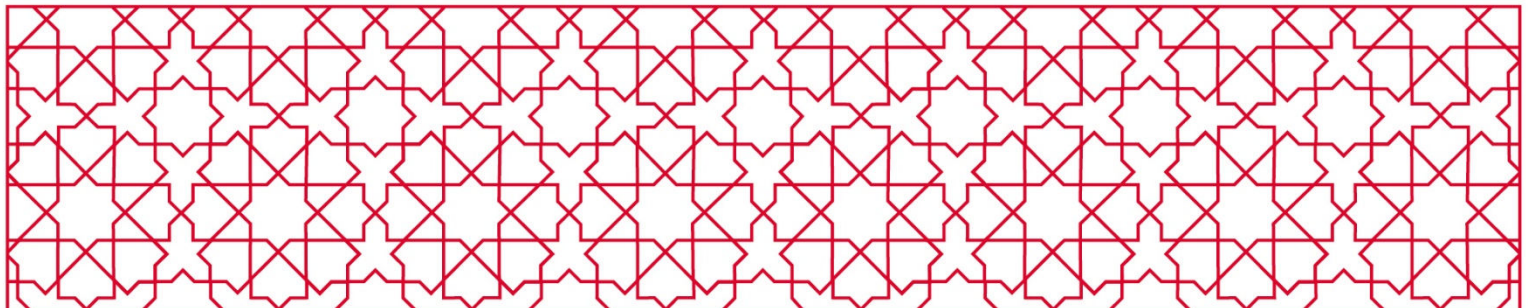
April 2024



Document Control Sheet

Version History

Version	Date	Author	Reviewer	Action
1.0	25/03/24	Sophie Perissinotto	Siobhan Reardon	Draft to be issued to the client
1.1	3/04/2024		Roisin Cosgrave	Reel Planning review
2.0	8/04/2024	Sophie Perissinotto		Update and re-issued.
2.1	19/04/2024		Tim Price	Gladstone Regional Council review.
3.0	22/04/2024	Sophie Perissinotto		Updated and re-issued.



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Executive summary

Gladstone Regional Council (Council) is reviewing the local planning scheme, Our Place Our Plan, to understand if it is still fit for purpose and meeting the needs of communities, businesses and industry. This 10-year review is also a requirement under *Planning Act 2016*.

Our Place Our Plan (the planning scheme) sets the land use direction for how the Gladstone Region will grow and respond to change over time. It is an important tool to plan for the built and natural environment, regulate land use and to inform future investment.

The current planning scheme was developed by Gladstone Regional Council, commencing in 2015, with a 17-year planning horizon to 2031.

Council contracted Reel Planning to carry out the review and provide a recommendation to Council. The Review report will provide a recommendation on the pathway Council should follow; amend the current planning scheme, replace the current planning scheme, or maintain the current planning scheme with no changes. As part of this review, Leisa Prowse Consulting was engaged to support delivery of the community and stakeholder engagement process. The engagement aimed to gather community and stakeholder feedback in response to 2 key questions: is the current planning scheme fit for purpose, and does it still reflect community and industry values.

In November 2023, the project team began the community and stakeholder engagement process for the project. The process was delivered in 2 parts and targeted different stakeholder groups. The first group involved industry stakeholders, as well as identified public sector entities. The second group involved the wider community. Engagement findings clearly demonstrate that community members and industry stakeholders intersect, and there are key similarities in the feedback from each group.

The engagement process concluded on 1 March 2024.

The engagement process included a variety of communication and engagement activities facilitated through online, targeted and in-person platforms. Several communication tools were used to promote engagement activities including social media posts, Council's website and targeted emails.

Engagement activities included:

- interviews with identified stakeholders
- calls and emails to identified stakeholders
- a project briefing for industry stakeholders
- an online industry stakeholder survey
- a dedicated project page on Council's website
- a community survey, which could be accessed:
 - online via Council's project webpage
 - hard copy at Council offices or Rural Transaction Centres
- drop-in sessions held at Calliope, Gladstone and Agnes Water
- social media posts on Council's Facebook and LinkedIn pages.

These activities are further described in section 2. Figure 1 illustrates the number of engagement interactions per platform.

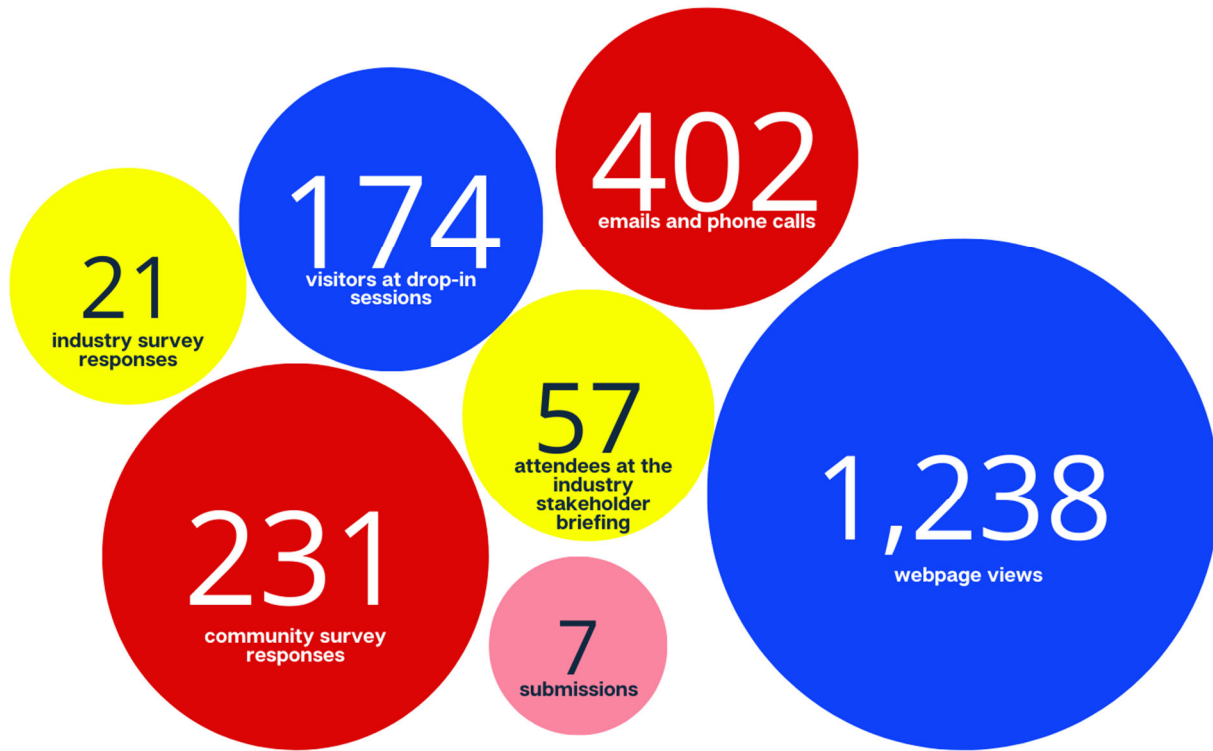


Figure 1: Engagement rates

There were several key themes that emerged from the engagement process including:

Community members:

- love the natural environment and community in the Gladstone Region.
- are concerned about climate change and environmental impact, development and housing, transport and movement.
- would like to see the natural environment, neighbourhoods and community facilities be prioritised in future planning.

Industry stakeholders:

- love the natural environment, community and local economy in the Gladstone Region.
- are concerned about impacts to the local economy, energy transition, development and housing.
- would like to see zoning, economic growth and clarity of scheme requirements be prioritised in future planning.

Feedback indicated that there is strong connection between what community members and industry stakeholders love about the Gladstone Region. However, while community members expressed concerns that what they love about the Region may be lost, industry stakeholders were more concerned about the economic landscape in the Gladstone Region.

Community and stakeholder values strongly aligned the themes identified in the strategic framework. However, feedback indicated that there is a significant gap between expectations and perceived current state of the built and natural environment for community members and stakeholders.

Given the identification of this gap, and based on community and stakeholder feedback across a variety of different platforms and channels, analysis indicates the following:

- There is a desire for a change to Our Plan Our Plan so that it aligns more closely with community and industry needs, expectation sand values.
- There is an opportunity for any change to Our Plan Our Plan to take into account the reported experience of engagement participants, as identified in this report.
- There is an appetite for ongoing, comprehensive and timely community and stakeholder engagement to be delivered at key milestones along the current decision-making process and as part of any change to the planning scheme.

1 Introduction

Gladstone Regional Council (Council) is reviewing the local planning scheme, Our Place Our Plan, to understand if it is still fit for purpose and meeting the needs of communities, businesses and industry. This 10-year review is also a requirement under *Planning Act 2016*.

Our Place Our Plan (the planning scheme) sets the land use direction for how the Gladstone Region will grow and respond to change over time. It is an important tool to plan for the built and natural environment, regulate land use and to inform future investment.

The planning scheme was prepared by Gladstone Regional Council with a 17-year planning horizon to 2031. Our Place Our Plan was the first planning scheme prepared for the amalgamated local government areas of Calliope, Gladstone and Miriam Vale.

In November 2023, the project team began the community and stakeholder engagement process for the project. The engagement process concluded on 1 March 2024.

The engagement process aimed to gather community and stakeholder feedback in response to 2 key questions: is the current planning scheme fit for purpose, and does it still reflect community and industry values. The engagement process included a variety of engagement activities and pieces of communication to promote the engagement activities. These activities encouraged broad online engagement across the Region, and opportunities for in-person conversations at large hubs. Conversations and channels for feedback focused on understanding what community members and stakeholders love about the Region, their top concerns and priorities for the future of the Region.

This report documents community and stakeholder engagement process for the project, key findings and insights gained from the process. It outlines:

- the engagement approach
- who we heard from during the process
- engagement findings
- conclusions, based on the detailed engagement findings, and recommendations.

Feedback captured through the engagement process will inform the project, as a key part of the planning scheme review.

2 Engagement approach

This section of the report describes the community and stakeholder engagement approach for the planning scheme review.

The engagement process aimed to gather community and stakeholder feedback in response to 2 key questions: is the current planning scheme fit for purpose, and does it still reflect community and industry values.

The engagement process included a variety of engagement activities and communication tools promote the engagement activities. These activities encouraged broad online engagement across the Region, and opportunities for in-person conversations at large hubs.

2.1 Engagement activities

The project team provided different ways for the community members and key stakeholders could provide feedback to inform the project. This section describes the engagement activities and provides a snapshot of the people who provided feedback during each engagement activity.

2.1.1 Project webpage

The project webpage on Council's Conversations website was promoted as a single 'point of truth' for the project and was used as a quick and efficient method to share information and gather feedback. The webpage hosted the online survey and included information about the drop-in sessions. Throughout the engagement period, there were 1,238 views of the project webpage.

2.1.2 Industry stakeholder survey

Council hosted an online survey, which was shared directly with industry stakeholders who often interact with the planning scheme, and/ or are interested in the outcomes of the project. The survey focussed on:

- organisational experience with the planning scheme and future planning for local businesses
- organisational experience with Council executing the planning scheme
- understanding and measuring development values
- biggest challenges facing the Gladstone Region over the next 10 – 20 years.

The survey was open from 28 November to 21 December 2024. 21 surveys were completed by 21 different businesses, organisations and peak bodies. The majority of these respondents:

- are working in a business, or knows of a business, who is planning to expand their space in 5 years (62%)
- work in the built environment sector on projects in the Gladstone Region (39%)
- used the planning scheme to make a submission on a proposed development (30%).

Over 400 individual feedback items were captured from industry survey responses. Detailed information about the industry stakeholder survey is provided at Appendix A.

2.1.3 Key industry stakeholder interviews

The project team held 7 interviews with industry stakeholders to gather in-depth detail about their experiences with the planning scheme. Interviews were held with the following organisations:

- Office of the Coordinator-General
- Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)
 - State Assessment and Referral Agency (Fitzroy and Central Queensland)
 - Office of the Coordinator-General (Local State Development team)
- Economic Development Queensland

- Gladstone Area Water Board
- Gladstone Port Corporation
- Zone Planning Group.

The interviews focussed on gathering a detailed understanding the individual stakeholder experience with the planning scheme. Detailed interview notes are provided at Appendix A.

2.1.4 Industry and stakeholder briefing

The project team held a briefing on Wednesday 24 January 2024. The purpose of the briefing was to:

- update key stakeholders about the planning review process, providing initial feedback and outlining next steps
- actively engage key stakeholders within the process and counter any concerns or misinformation about the review
- inform attendees about upcoming community engagement activity
- provide a forum to test initial findings.

The briefing attracted approximately 57 invited industry stakeholders, Councillors, Council Officers and members of the project team. Industry stakeholders included building certifiers, environment and town planners, designers, drafters, developers, and real estate agents.

Invited stakeholders also included Discovery Coast Tourism & Commerce Inc., Gladstone Chamber of Commerce & Industry, Gladstone Engineering Alliance and Gladstone Area Promotion and Development Ltd. Information about the briefing is provided at Appendix A.

2.1.5 Targeted communication

The project team communicated directly with key stakeholders at several points during the engagement period. Engagement touchpoints included:

- notifying 39 key industry stakeholders and Councillors via email when the online industry survey went live
- making 30 follow up phone calls and sending reminder emails to key industry stakeholders to complete the survey
- sending an initial invitation to attend the industry and stakeholder briefing
- making 35 follow up phone calls to key industry stakeholders for RSVPs to the briefing
- sending emails to 75 key industry stakeholders after the industry briefing
- sending emails to 25 key stakeholders about the online community survey launch.

The project team received 7 submissions during the engagement period. Submissions were received from:

- Heart of Agnes Community Association Inc
- Gladstone Area Water Board
- 5 community members.

2.1.6 Community survey

An online community survey was available on the project Conversations webpage from Thursday 25 January to Friday 1 March 2024.

The online survey mirrored the industry stakeholder online survey with additional questions about values.

231 surveys were completed, with 91% of these responses from people who lived in the Gladstone Region.

The most common age bracket (26.8%) for survey respondents was 46 – 55 years old. Survey respondents entered their identified gender, with responses being 64% female or woman, 30% male and 5% prefer not to say. 2.6% of respondents identified as Aboriginal and 0.85% of respondents

identified as Aboriginal and Torres Strait Islander. 8% of respondents do not live in the Gladstone Region, but visit regularly. 36% of respondents have lived in the Gladstone Region for less than 5 years. 58% of respondents live in a detached house. Only 25% of respondents plan to move from their current home in the future.

Figure 2 illustrates where respondents live in the Region. The most common suburbs were:

- Agnes Water (36%)
- Seventeen Seventy (7%)
- Tannum Sands (5%)
- Boyne Island (5%)
- Deepwater (4%)
- Kin Kora (4%).

Over 7,000 individual feedback items were captured from community survey responses. Feedback provided in the community survey is discussed in section 4.

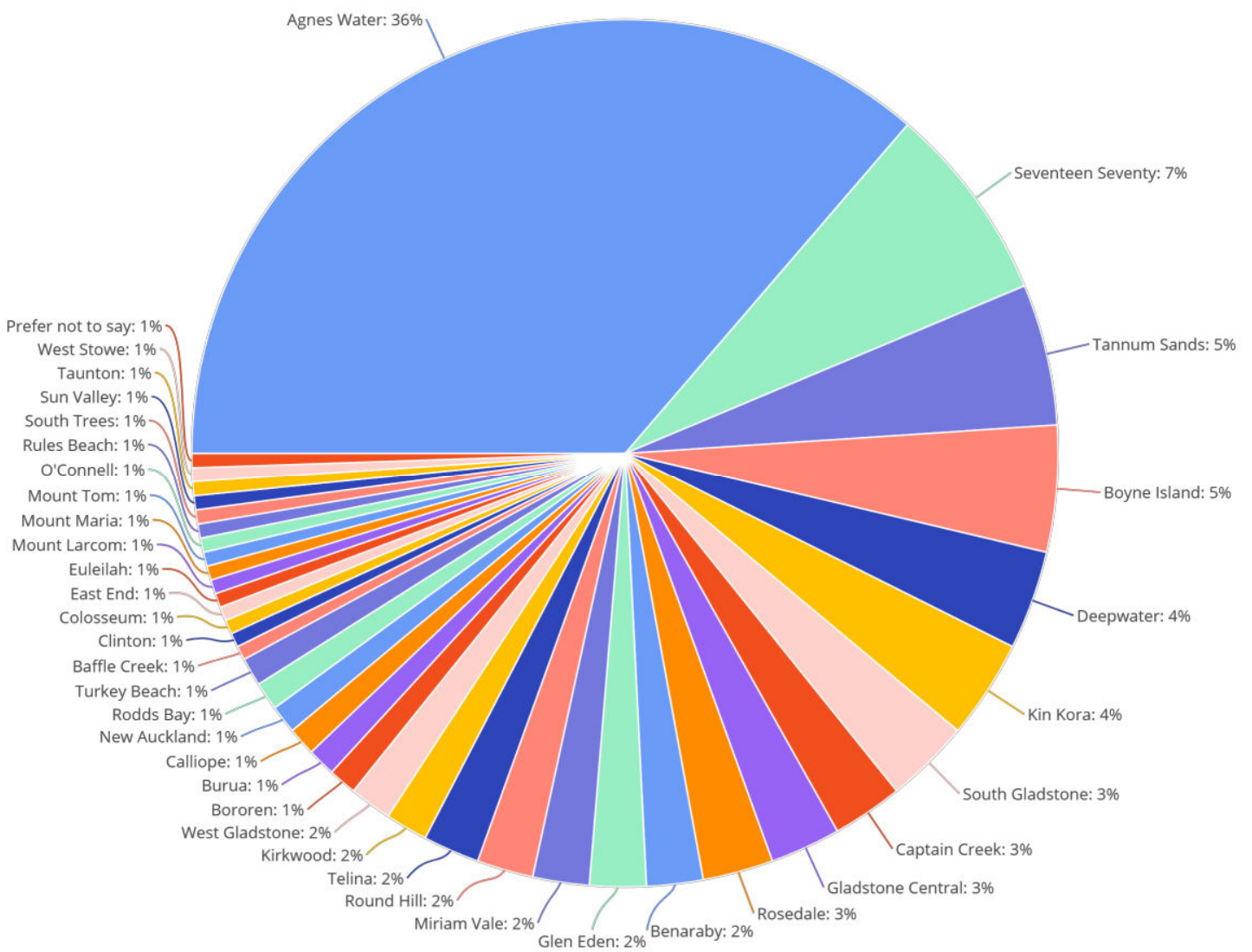


Figure 2: Community survey respondents' home suburb

Detailed information about the community survey is provided at Appendix B.

2.1.7 Drop-in sessions

The project team held 3 drop-in events. The purpose of the drop-in sessions was to promote the project and gather face-to-face feedback about community values and experiences interacting with the planning scheme. The drop-in sessions were held at:

- Calliope Central Shopping Centre on Friday 9 February 2024 from 9am to 12pm (Figure 3)
- Gladstone Centre Plaza Shopping Centre on Saturday 10 February 2024 from 8:30am to 12pm
- Discovery Coast Rotary Markets at Seventeen Seventy on Sunday 11 February 2024 from 8am to 12pm.

During the drop-in sessions the project team had 96 conversations with visitors:

- 2 conversations at Calliope
- 9 conversations at Gladstone
- 85 conversations at Agnes Water.

Detailed information about the drop-in sessions is provided at Appendix B.



Figure 3: Calliope drop-in session

2.2 Project promotion

There were several project promotion pieces used during the engagement process to raise awareness about the project. This promotion material focussed on a 'call to action' to visit the project webpage. Project promotion material is provided at Appendix C.

2.2.1 Council website

The project was advertised on Council's website through a banner graphic on the landing page (Figure 4). This provided easy access to people wanting to provide feedback, and promoted the project to website visitors who are unaware of the project.

Council website received an average of **85,385 views per month**. Clicking on the graphic would send a visitor to the project's webpage.



Figure 4: Council website banner graphic

2.2.2 Social media

The project was promoted in 4 social media posts on Council's Facebook and LinkedIn pages. These posts received a combined:

- 42 reactions (like and heart)
- 3 comments
- 16 shares.

Council also developed a short video about the project and engagement process. The video received 79 views during the engagement period.

2.2.3 Media advertisements

The project was advertised in the following publications, as a part of Council's regular CONNECT section.

- The February 2024 issue of Council's Gladstone News (Figure 5). Gladstone News is a free fortnightly magazine distributed around the Gladstone Region.
- A February 2024 issue of Gladstone Today. Gladstone Today is a weekly newspaper.

The advertisement was also published in a February 2024 issue of The Coastal Rag. The Coastal Rage is a fortnightly magazine focused on Agnes Water.

The advertisements included details for the community drop-in sessions, a QR code to the project webpage and call to action to complete the survey online or in hardcopy from Council venues.



Figure 5: Gladstone News banner graphic

3 Engagement feedback

This section reports on community and industry values and their experience interacting with the planning scheme. Please note that a large portion of community feedback was provided by residents living in Agnes Water, Seventeen Seventy and Captain Creek. 46% of community survey respondents, 89% of drop-in session visitors and 70% of submitters identified with these suburbs.

Data gathered through the engagement process was both quantitative and qualitative. The online surveys were developed to include both closed questions and open-ended fields to gather statistical data, top of mind feedback and more specific thoughts and values.

Every response to each open-ended survey question was analysed separately. Where a response to a survey question included multiple themes, each theme in the response was tagged and considered in the analysis. As well as open-ended questions in the surveys, qualitative feedback was collected through the industry and stakeholder briefing, drop-in sessions and targeted stakeholder interviews. Qualitative feedback was analysed to determine themes. It is noted throughout this section where prominent themes and priorities were strongly influenced by a specific area.

3.1 The planning scheme

This section examines the feedback received that directly relates to the planning scheme.

Almost three quarters (74%) of community survey respondents had no experience interacting with the planning scheme. Among those who had, 51% mainly used it to learn about the planning process, 28% used the planning scheme to write a submission and the remaining 21% using the planning scheme for work or a proposed development.

Experiences with the planning scheme were reported as varied. Of community survey respondents who had interacted with the planning scheme, about 20% had no issues, 28% faced occasional problems, 28% were neutral, and 23% had significant issues.

Industry and business stakeholders reported fewer issues overall when interacting with the planning scheme, but responses were still mixed. About 32% had no issues, while 36% faced occasional problems. A small portion (9%) were neutral and 23% experienced frequent issues.

Opinions regarding the planning scheme's effectiveness among community members and stakeholders were also mixed.

Among community members:

- 21% found it 'somewhat effective'
- 30% were neutral
- 28% found it 'somewhat ineffective'
- 18% found it 'very ineffective'.

Among stakeholders:

- 10% found it 'very effective'
- 33% found it 'somewhat effective'
- 29% were neutral
- 19% found it 'somewhat ineffective'
- 10% found it 'very ineffective'.

The diverse range of opinions among community members and stakeholders about the efficacy of the planning scheme suggests that experiences do not align with expectations. There is a significant portion of respondents who encountered challenges when using the planning scheme, and the corresponding sentiment indicated that the planning scheme is adequate but could be improved. There was also a varied view on development projects approved under the current planning scheme. 54% of community survey respondents said that development projects approved by Council since 2015 are poor or very poor. Contrastingly, 29% of industry stakeholders said development was good, and 38% said neither good nor bad.

In both the community and industry stakeholder survey, there was a question relating to the performance of the strategic framework. Respondents were asked to provide their sentiment on Council's execution of themes identified in the strategic framework:

- Gateway to the World
- Connecting Our Places
- Housing Availability and Diversity
- Building it Better: Our Urban Areas

- Our Environment and Heritage
- Our Rural and Coastal Townships and Places.

This question provided a Likert scale of strongly disagree, disagree, neutral, agree and strongly agree and asked respondents to respond to the following statements.

- When thinking about planning for the Gladstone Region as a 'gateway to the world' for industry, I think Council is doing well.
- When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well.
- When thinking about Council-controlled transport connections in the Gladstone Region, I think Council is doing well.
- When thinking about planning and building our urban areas in the Gladstone Region, I think Council is doing well.
- When thinking about planning for our environment and heritage in the Gladstone Region, I think Council is doing well.
- When thinking about planning for our rural townships and places in the Gladstone Region, I think Council is doing well.
- When thinking about planning for our coastal townships and places in the Gladstone Region, I think Council is doing well.

The responses are displayed in Figures 7 and 8.

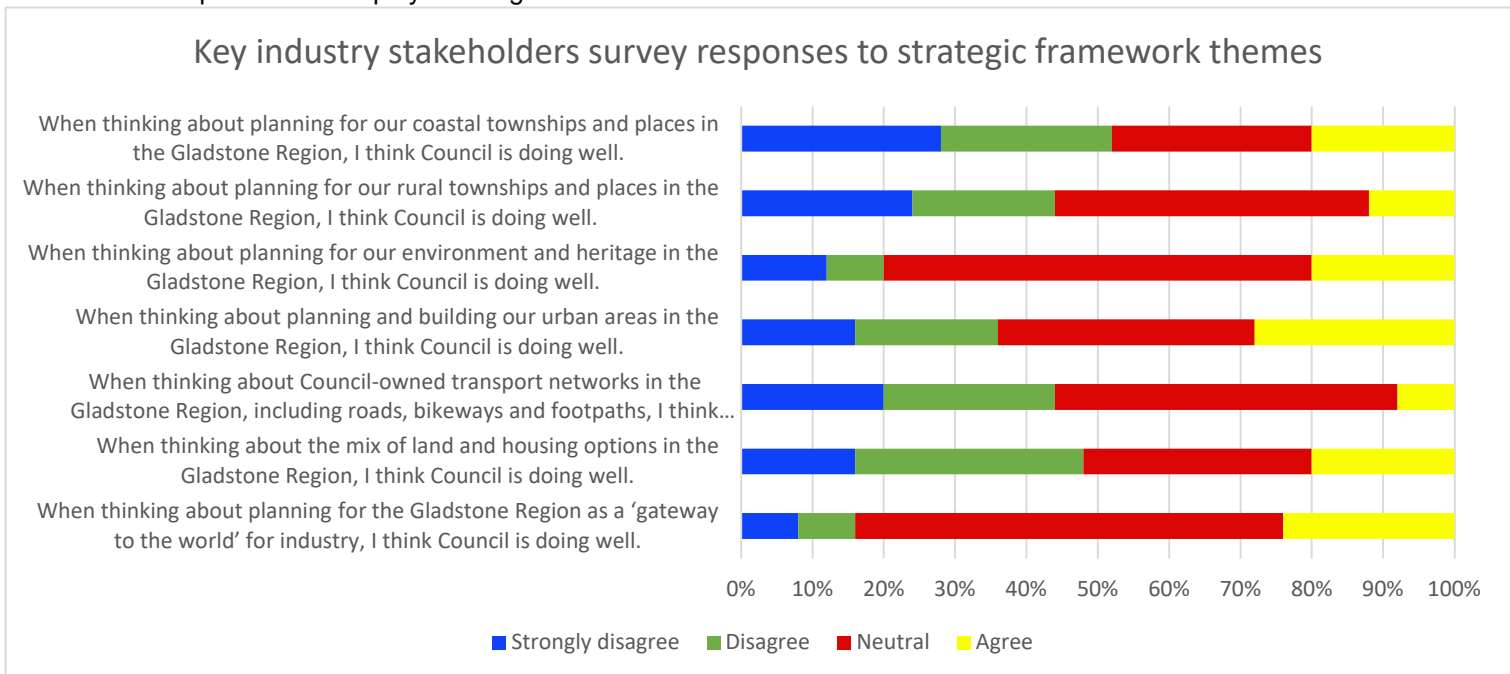


Figure 7: Key industry stakeholder survey responses to strategic framework themes

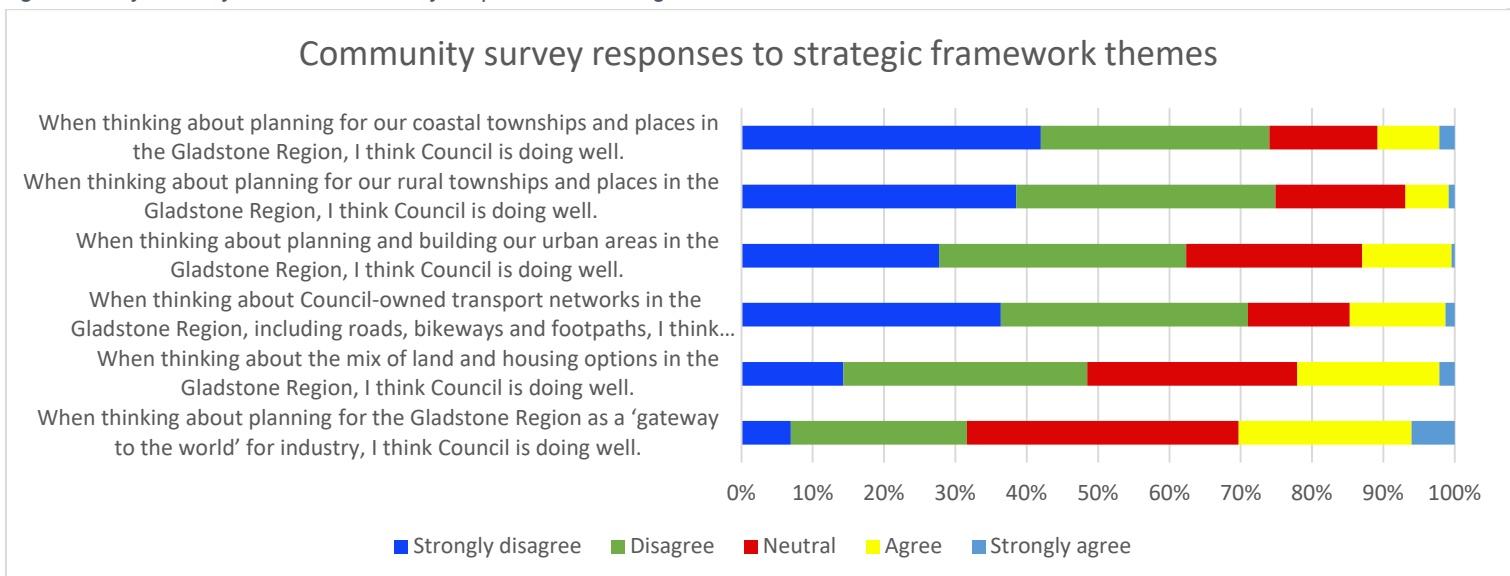


Figure 6: Community survey responses to strategic framework themes

Figures 6 and 7 indicate that stakeholders are generally neutral about Council's execution of themes identified in the strategic framework, while community members are more negative. The theme which received the highest sentiment was Gladstone acting as a 'gateway to the world' for industry. This sentiment generally aligned with a view toward industry in the Region being an asset. The most negatively scored theme across both groups was planning for coastal townships and places. Given the high number of community survey respondents living in Agnes Water and Seventeen Seventy (38%), this sentiment could be related to those locations.

3.2 Community values

This section discusses feedback provided by community members, collated by what respondents love about the Gladstone Region, what they are concerned about and their priorities for the future.

3.2.1 Loves

This section explores the key themes of what community members said they love about living in the Gladstone Region. This section does not include feedback received at drop-in sessions or submissions. Visitors to drop-in sessions and submitters mainly shared their concerns.

Natural environment

When asked in the community survey what community members love about the Gladstone Region?:

- 77% of survey respondents selected 'access to the beach and rural landscapes nearby'
- 66% selected 'the Gladstone Region's natural environment'.

When asked what elements are most important to them in a 'very good' development, 48% of survey respondents selected 'how the development considers the natural environment'.

When asked to provide more detail about a development prioritising its impact on the natural environment by the top 3 most important aspects:

- 75% of survey respondents selected 'The development protects natural vegetation corridors and links'
- 69% selected 'The development has little to no impact on the coastal environment, including the harbour and the Region's islands'
- 67% selected 'The development results in minimal vegetation clearing'.

These responses suggest that local communities highly value the natural environment and their access to enjoying natural spaces. As relating to development, respondents value outcomes that have little impact on beach and coastal areas and would like to see vegetation corridors incorporated into development planning.

Sense of community and connection

When asked 'What do you love about the Gladstone Region?':

- 55% of survey respondents selected 'the sense of community'
- 22% of selected 'social, cultural and sporting spaces and facilities'.

The final question on the community survey asked respondents if they have any additional comments for the project team that had not been captured throughout the survey. 176 respondents (76%) provided additional comments, 21% of these comments related to a desire for more community facilities or services for people to connect in their communities. While developing new community facilities is generally outside the scope of the planning scheme, this was expressed as a value for respondents.

"[I love] the unspoilt natural environment, the variety of bird life, animals and plant species is worth protecting. The people are friendly and have a strong sense of community."

– Agnes Water resident

3.2.2 Concerns

This section explores the key themes that emerged from analysis of community feedback relating to what community members are concerned about in the Gladstone Region. The community survey asked respondents about general concerns and concerns specific to development in the Region. Detailed feedback was gathered at drop-in sessions and in submissions.

Environmental impact and climate change

At the community drop-in sessions, over half of all feedback (52%) related to concerns about the natural environment. The most common concerns about the environment included:

- water security and management (30% of total feedback items from drop-in sessions)
- impacts on wildlife from development and light pollution (29%)
- flooding and coastal hazard (17%)
- substantial land clearing (10%).

There was also a significant amount of feedback relating to environmental preservation and sustainability in the community survey. When asked what they think will be the biggest challenge facing the Gladstone Region in the next 20 years:

- 19% of survey responses mentioned impacts on the natural environment
- 8% mentioned climate change.

Submissions also included concerns about water security (including suggestions for a cap on bores and rebates for water tanks), flooding concerns, environmental impacts in Agnes Water from development (including suggestions for more strict land use management and vegetation clearing).

Feedback received regarding water security and management indicates the communities concern over increased demand on natural resources and climate change. Similarly, mentions of flooding and erosion, indicate longer-term concerns about the resilience of coastal areas, coastal homes and other valuable spaces.

Feedback about the impact on wildlife and tree clearing indicates concern about the management of the natural environment now, particularly concern about the Region, and specific suburbs, appearing more developed than decades prior.

Overall, feedback indicates a strong positive sentiment of existing connection with the unique environment of their Region, and the need for development that celebrates this environment rather than encroaching upon it. Additionally, feedback indicated a desire for sustainable growth that promotes the protection of coastal areas, wildlife habitats, and biodiversity.

"[The biggest challenge for Gladstone Region will be] protecting the natural environment and the beauty of the area against natural and man-made destruction."

– South Gladstone resident

Development and housing

At the community drop-in sessions, 44% of all feedback related to concerns about development. Comments about development were generally related to Agnes Water. The most common pieces of qualitative feedback about development from the drop-in sessions and community survey related to:

- sustainable growth
- affordable housing
- development footprint and urban sprawl
- infrastructure to support the population and forecast growth
- suburb or neighbourhood character
- specific development projects.

This feedback highlighted the different concerns about development and housing in the region, with an emphasis on the impact of development on the environment, character, and liveability of Agnes Water.

The community survey asked respondents to respond to the following question on a Likert scale from strongly agree to strongly disagree: 'When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well'. 48% of respondents selected 'strongly disagree' or 'disagree'.

When asked how they would describe development projects that have been approved by Council since 2015:

- 19% of respondents selected 'very poor'
- 35% selected 'poor'
- 31% selected 'neither good nor bad'
- 11% selected 'good'
- 1% selected 'very good'.

When asked what they think will be the biggest challenge facing the Gladstone Region in the next 20 years 18% of responses related to development, such as the pace, style, density and natural or social impact from development, and 17% related to housing, mainly housing affordability and availability.

Submissions mentioned concern about specific development projects and impact from development on businesses and residents.

Concerns about development were mainly raised by residents of Agnes Water and Seventeen Seventy, through the community survey and drop-in sessions. Overall, community members shared their desire for responsible growth that meets the needs of current and future residents for housing and infrastructure. Feedback also indicated the following sentiment:

- frustration with existing infrastructure challenges, such as the road network, active and public transport, water, coastal hazard management and medical facilities.
- optimism about the potential for positive change.
- urgency for change, driven by the perceived lack of action in addressing development and housing issues.
- population growth causing economic change, rising housing costs and infrastructure not meeting needs.

Additionally, feedback seemed to indicate opposition toward development projects that were seen as insensitive to the community or environment or being driven by profit rather than identified community need.

Concerns about housing were raised by residents across the Region in the community survey, including Agnes Water, Boyne Island, South and Central Gladstone, Benaraby, Glen Eden, Kirkwood and Calliope. These concerns mainly related to current increase in housing costs and concern about further cost increases in the future and housing availability for current and future residents in the Region.

Community members also shared their ideas for how to prioritise access to housing, community facilities and services to promote liveability for future and current residents and visitors.

"[The biggest challenge for Gladstone Region will be] ensuring the community benefits from the transition to renewables and Gladstone's role as a hydrogen hub in a way that it did not in previous establishment of LNG. Dealing with the negative impacts associated with this such as housing stress. Ensuring that the cultural rights of traditional owners are respected and given due consideration in future development."

– Representative of First Nations Bailai, Gurang, Gooreng Gooreng, Taribelang Bunda Aboriginal Corporation

Transport and movement

When asked about the biggest challenge facing the Gladstone Region in the next 20 years, 5% of community survey responses related to transport. This was also raised as a key issue at community drop-in sessions, where 53% of all feedback related to concerns about transport.

The community survey asked respondents to respond to the following question on a Likert scale from strongly agree to strongly disagree: 'When thinking about Council-owned transport connections in the Gladstone Region, such as roads, bikeways and footpaths, I think Council is doing well'. 70% of respondents selected 'strongly disagree' or 'disagree'.

50% of submissions mentioned concerns or suggestions for traffic management, including active transport suggestions and concerns, suggestions for traffic hierarchy, road design, public transport, and efficacy of the existing road network.

Key concerns about traffic and movement related to congestion and parking issues, the desire for improved active and public transport infrastructure, and the management of the existing road network.

There were some specific locations identified when referring to potholes, limited parking spaces, upgrades, intersection design and congestion with population growth and visitors.

Feedback also indicated the need for improved pedestrian crossings, bike paths and footpaths to reduce reliance on cars overall and improve personal safety on existing routes. There were also ideas for public transport improvements, such as shuttle services, improved bus routes, and better connectivity between neighbourhoods, town centres, and recreational areas.

"[The biggest challenge for Gladstone Region will be] strain on transport and roads. More people will be using bikes and e-scooters but will be using roads as there are no dedicated bike paths on footpaths in existing suburbs."

– New Auckland resident

3.2.3 Priorities

This section explores the key themes that emerged from analysis of community feedback relating to what community members see as top priorities for change in Gladstone Region.

When asked to select their top 3 priorities for planning and development over the next 10 years, community survey respondents selected:

- connected and protected wildlife habitats and green open spaces (51%)
- investment in community services, facilities and essential infrastructure (42%)
- well planned and liveable local neighbourhoods (42%).

The top 2 priorities strongly reflect what community members previously indicated that they 'love' about the Region as well as their concerns for the future.

The final priority, well planned and liveable local neighbourhoods, reflected the feedback relating to a sense of community, active and public transport connections and a sense of character in suburbs and towns.

When community survey respondents were asked: 'when thinking about a 'very good' development, what 3 elements are most important to you?', 19% selected 'how the development fits with the surrounding neighbourhood'.

When asked to drill down further into what 'contributes to a development fitting with the surrounding neighbourhood' means, by selecting their top 3 aspects, respondents selected:

- connection with footpaths or bike paths (62%)
- access to local parks, playgrounds and green spaces (46%)
- access to nearby natural environment areas (38%).

Connection with footpaths or bike paths was also a strong theme in 2 submissions received from community members and the submission from Heart of Agnes Community Association Inc.

“Cove Estate is really difficult to access. It’s hard to travel around the estate or get into town. It’s not safe to walk to ride a bicycle.”

– Agnes Water resident

Many community members who live in Agnes Water suggested developing a local area plan for their area, with localised provisions that differentiate from the planning scheme for the wider Region. This was mentioned in approximately 16% of feedback items from the drop-in session in Agnes Water and 7 times in community survey feedback. It was also a prominent theme in a submission from an Agnes Water community group.

This desire for a local area plan was generally associated with environmental protection, active transport corridors, planning for the local character and specific requirements for density and land uses.

3.3 Industry stakeholders values

This section discusses feedback provided by industry stakeholders, collated by what respondents love about the Gladstone Region, their concerns and their priorities for the future.

3.3.1 Loves

When asked what elements are most important to them in a ‘very good’ development, 78% of industry survey respondents selected ‘how the development considers the natural environment’.

At the industry and stakeholder briefing, attendees were asked to write down what they loved most about living in the Gladstone region, from an individual perspective. The most prominent answers related to the following themes:

- jobs and industry
- community
- the natural environment
- the lifestyle.

Aligning with community member’s feedback, industry stakeholders also love the natural environment and the sense of community in the Gladstone Region. The responses relating to the natural environment included the coast, beaches, open or green spaces, the harbour and the Reef.

“[I love the] Unique mix of industry and environment”.

– Industry briefing participant

3.3.2 Concerns

Industry survey respondents were asked what they saw as the biggest challenge facing the Gladstone Region in the next 20 years. The top 5 themes mentioned by respondents were:

- local economy and employment
- transition to renewable energy
- good quality development and housing (affordability, availability, and diversity)
- natural environment
- Council services

Overall, respondents indicated that they were most concerned about development and the local economy.

The transition to renewable energy was raised as being a potential threat to jobs and the local economy, currently heavily supported by the resources industry. Respondents also indicated that they

were concerned about the impact of high cost, low availability housing and how this may deter prospective workers.

3.3.3 Priorities

The industry stakeholder briefing included an activity where participants were asked to select their top 3 priorities from a review of the planning scheme. The top 3 priorities were:

- review of zoning, with 22 selections
- supporting economic growth, with 21 selections
- consistency and clarity of scheme requirements, with 21 selections.

These options were based on feedback received from industry stakeholders in interviews and the industry survey. This exercise indicated that industry survey feedback aligned with attendees at the briefing.

Zoning

Zoning was raised as a high priority for change by stakeholders engaged through the industry survey, interviews and the briefing.

38% of survey respondents selected 'neutral' and 57% selected 'disagree' or 'strongly disagree' when asked 'When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well'. 'When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well'.

Survey respondents also mentioned several land uses that they see as being difficult to establish, some of which were due to zoning patterns or zone codes.

Zoning was also identified as the highest priority for change by briefing participants. Participants were asked the following questions:

1. Are there particular areas in Gladstone Region where zoning needs to be reviewed?
2. Does this relate only to particular types of zoning?
3. Is there a shortage of some zoned land?

Feedback included:

- Concern with the extent of the mixed-use zone and perceived over-regulation of smaller developments (dwelling houses etc.) within the zone.
- The types of land uses that are accepted or code assessable development ("permitted") development in each zone – this needs to be reviewed/ greater flexibility is needed.
- Subdivisions being approved in the Rural zone with lot sizes smaller than the minimum lot size.
- Concern that zoning has not been updated to reflect the preliminary approvals/ residential subdivisions.

Support economic growth

Supporting economic growth was raised as a high priority for change by stakeholders engaged through the industry survey, interviews and the briefing.

80% of industry survey respondents selected 'how the development contributes to the Gladstone Region's local economy' as a top indicator of a 'very good' development.

When briefing attendees were asked to think about how the planning scheme could better assist in supporting economic growth, and how mixed-use zoning surrounding the central business area is assisting in economic growth, feedback included:

- level of support for local businesses and small and medium-sized enterprises reaching their capacity or looking to increase capacity. The needs of smaller businesses need to be addressed.

- supporting growth of larger industrial and smaller industrial uses. There is a perception of a shortage of 'smaller' industrial lots.

Consistency and clarity of scheme requirements

Consistency and clarity of scheme requirements was raised as a high priority for change by stakeholders engaged through the industry survey, interviews and the briefing. When asked in an open-ended question about their biggest issue with the planning scheme, the most popular theme amongst responses (38%) related to consistency and clarity of scheme requirements. Comments related to Council's interpretation differing by area within the Region, 'grey areas' or differing to planning consultant's interpretation of the same section of the planning scheme. This type of feedback was also a key theme of discussion in stakeholder interviews. Feedback provided during interviews was generally specific to the organisation or a specific project.

"Too may grey areas in current planning scheme. The council listens to too many minority groups . . . in relation to blocking much needed development and infrastructure projects"

– Small business operator

4 Recommendations and conclusions

The community and stakeholder engagement process provided a variety of platforms and channels for connecting and listening to community members and stakeholders. This comprehensive approach enabled the project team to learn about their experiences, insights and values relating to the built and natural environment, and the planning scheme.

This section of the report draws together conclusions from the analysis of community and stakeholder feedback and provides input for the recommendation to Council regarding a potential planning pathway.

An overall analysis of all community and stakeholder feedback indicates that:

- Community members and stakeholders love and value the natural environment in the Gladstone Region.
- Community members are concerned about climate change and how planning and development can impact the natural environment.
- Community members and stakeholders love the sense of community in the Gladstone Region.
- Community members are concerned about opportunities for community connection and would like to see more of these spaces identified, designated and protected.
- Community members identified neighbourhood-level planning as a priority for planning and development in the future. Stakeholders rated this as a lower priority.
- Stakeholders love the local economy and job opportunities.
- Stakeholders are concerned about how planning and development can impact the local economy, and the outcomes from the transition to renewable energy.
- The overall sentiment toward the planning scheme was neutral to negative. Feedback from community members and stakeholders indicated a strong desire for change in the way the planning scheme is written and applied, and how it reflects community and stakeholder values.

There is strong connection between what community members and industry stakeholders love about the Gladstone Region. However, while community members expressed concerns that what they love about the Region may be lost, industry stakeholders were more concerned about the economic landscape in the Gladstone Region.

These values strongly align the themes identified in the strategic framework. Community members and stakeholders indicated that they have a neutral to negative sentiment on Council's execution of themes identified in the strategic framework. These responses demonstrate that there is a significant gap between expectations and perceived current state of the built and natural environment for community members and stakeholders.

Given the identification of this gap and based on community and stakeholder feedback across a variety of different platforms and channels, analysis indicates the following.

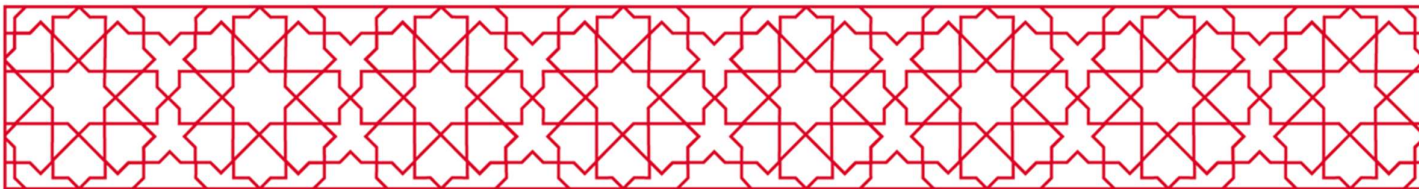
- There is a desire for a change to Our Plan Our Plan so that it aligns more closely with the needs and expectations, as well as values, of both community and industry.
- There is an opportunity for any change to Our Plan Our Plan to take into account the reported experience of engagement participants, as identified in this report.
- There is an appetite for ongoing, comprehensive and timely community and stakeholder engagement be delivered at key milestones along the current decision-making process and as part of any change to the planning scheme.

Appendix A: Industry engagement

Appendix B: Community engagement

Appendix C: Project promotion

Appendix A: Industry engagement



Our Place Our Plan Review: Industry engagement insights

1. Introduction

This document provides a summary of insights drawn from industry stakeholder engagement for Phase 1 of Gladstone Regional Council's (GRC) Our Place Our Plan (the planning scheme) 10-year review.

Industry stakeholder engagement was delivered from 28 November 2023 to 24 January 2024 and included the following activities:

- a project-specific webpage scope, timeline, and frequently asked questions (FAQs)
- interviews with select industry stakeholders
- an online survey
- phone calls and emails
- an in-person industry stakeholder briefing.

2. Online survey

Feedback captured through the online survey related to the following key areas under consideration for the review process:

- organisational experience with the planning scheme and future planning for local businesses
- organisational experience with Council executing the planning scheme
- understanding and measuring development values
- biggest challenges facing the Gladstone Region over the next 10 – 20 years.

21 survey responses were received.

2.1. Experience with the planning scheme and future planning for local businesses

Responses from the online survey indicated that respondents:

- are working in a business, or knows of a business, who is planning to expand their space in 5 years (62%)
- believe that there are some land uses which are difficult to establish in the Gladstone Region (74%)
- have no issues (32%) or occasional issues (36%) when interacting with the planning scheme
- work in the built environment sector on projects in the Gladstone Region (39%) and/or used the planning scheme to make a submission on a proposed development (30%).

When respondents were asked if they believe the planning scheme is fit for purpose, responses were mixed (Figure 1).

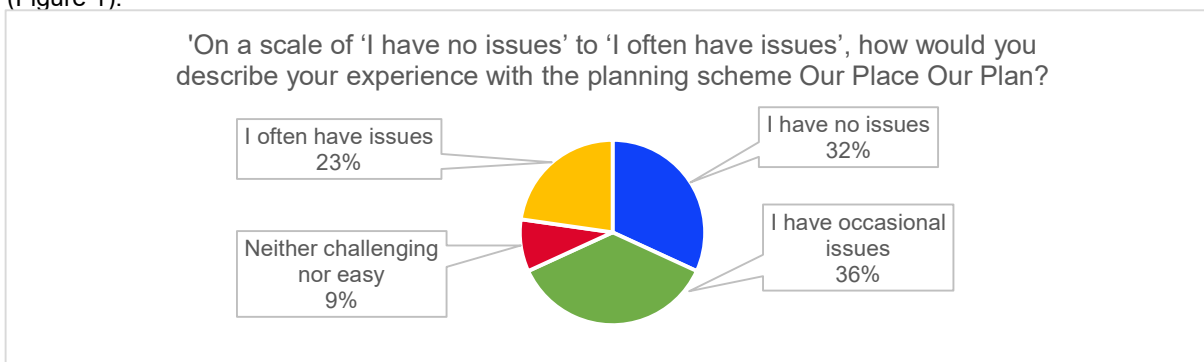


Figure 1: Responses to How would you describe the effectiveness of Our Place Our Plan in guiding and managing development in the Gladstone Region?

When asked about issues respondents had experienced with the planning scheme, responses indicated the following:

- inconsistencies interpreting the planning scheme
- overlays do not reflect real world
- the planning scheme does not reflect community desires
- the formatting of, or navigation of, the planning scheme
- timeframes in the development assessment process

Although not explicitly linked to the application of the planning scheme, the following two items were raised

- perception of Council being anti-development
- land ownership and tenure.

When asked what types of land uses are difficult to establish in the Gladstone Region, respondents stated the following:

- Industrial uses.
- Commercial uses.
- Retirement facilities.
- Port-related industry and supporting uses.
- Car parking spaces at an existing venue.
- Community facilities and access.
- Medium density housing.
- Low density housing.
- Semi-rural activities.
- Childcare.
- Battery storage facilities.

2.2. Experience with Council executing the planning scheme

Respondents were asked to rate Council's execution of themes identified in the strategic framework:

- Gateway to the World
- Connecting Our Places
- Our Environment and Heritage
- Housing Availability and Diversity
- Building it Better: Our Urban Areas
- Our Rural and Coastal Townships and Places.

This question provided a Likert scale of strongly disagree, disagree, neutral, agree and strongly agree and asked respondents to respond to the following statements:

- When thinking about planning for the Gladstone Region as a 'gateway to the world' for industry, I think Council is doing well.
- When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well.
- When thinking about Council-controlled transport connections in the Gladstone Region, I think Council is doing well.
- When thinking about planning and building our urban areas in the Gladstone Region, I think Council is doing well.
- When thinking about planning for our environment and heritage in the Gladstone Region, I think Council is doing well.
- When thinking about planning for our rural townships and places in the Gladstone Region, I think Council is doing well.
- When thinking about planning for our coastal townships and places in the Gladstone Region, I think Council is doing well.

. The responses are displayed from highest to lowest weighted average in Figure 2. There were no responses rating 'strongly agree'.

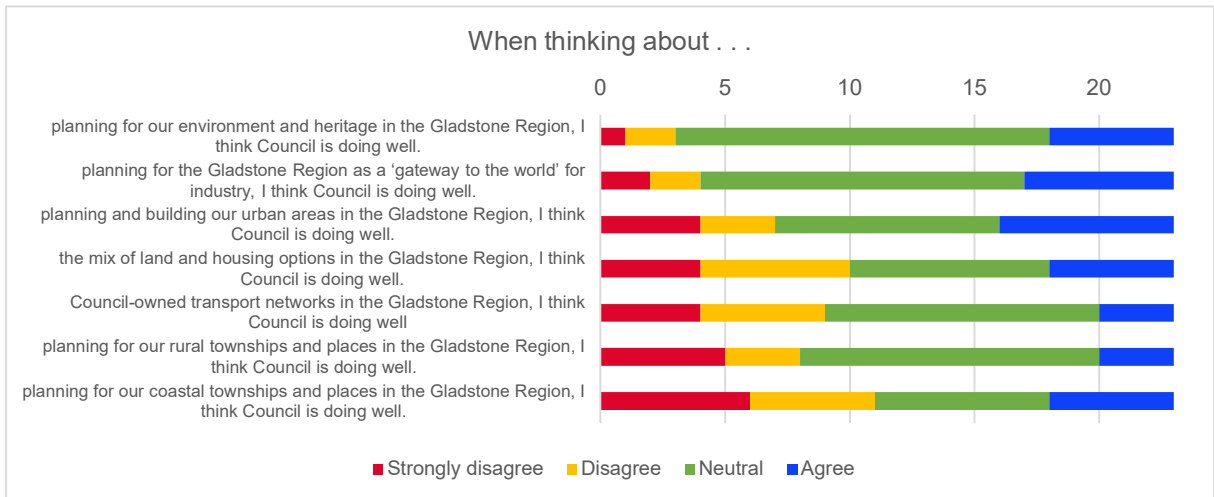


Figure 2: Responses to When thinking about statements

Responses in Figure 2 indicate that:

- Council’s management of the environment and heritage received the highest average response, and the greatest number of neutral responses.
- Council’s management of planning and building in urban areas received the strongest positive response. Council’s management of planning for coastal towns and places received the strongest negative response.
- The most common response to every statement was neutral.

When asked to categorise development projects approved in the Gladstone Region since 2015, responses were mixed (Figure 3).

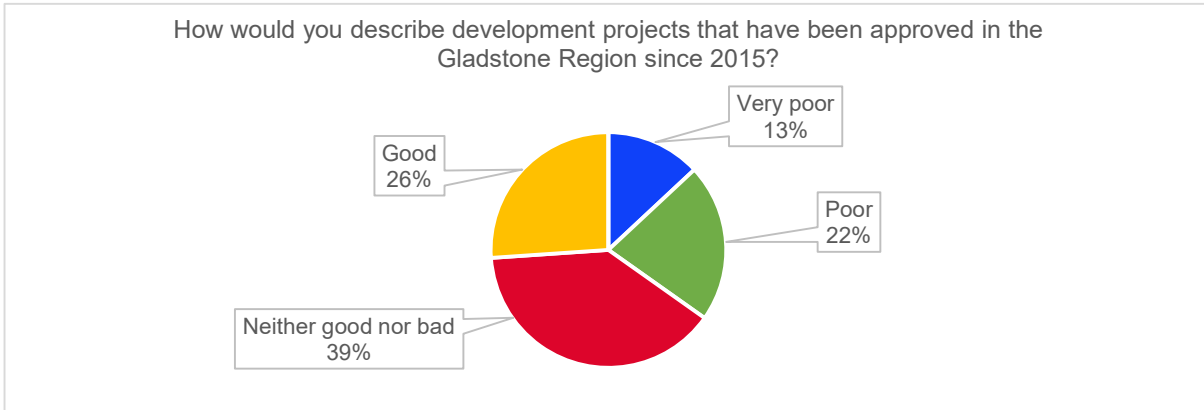


Figure 3: Responses to How would you describe development projects that have been approved in the Gladstone Region since 2015?

To understand what respondents viewed as a ‘very good’ development, they were asked to select up to 3 options from a prescribed list or propose an ‘other’ option with further detail. The list included consideration of the natural environment, neighbourhood character, contribution to the local economy, alignment with the wider Gladstone Region and the ‘look’ of a development, i.e. The building and design elements.

- 78% of respondents selected considers the natural environment
- 78% of respondents selected fits with the surrounding neighbourhood
- 73% of respondents selected contributes to the local economy
- 60% of respondents selected fits with the wider Gladstone Region
- 56% of respondents selected building and design elements that make up the ‘look’.

Survey questions then sought to explore what each of those elements meant to survey respondents. Figures 4 and 5 display the responses to the top 2 elements: natural environment and fits with the surrounding neighbourhood.

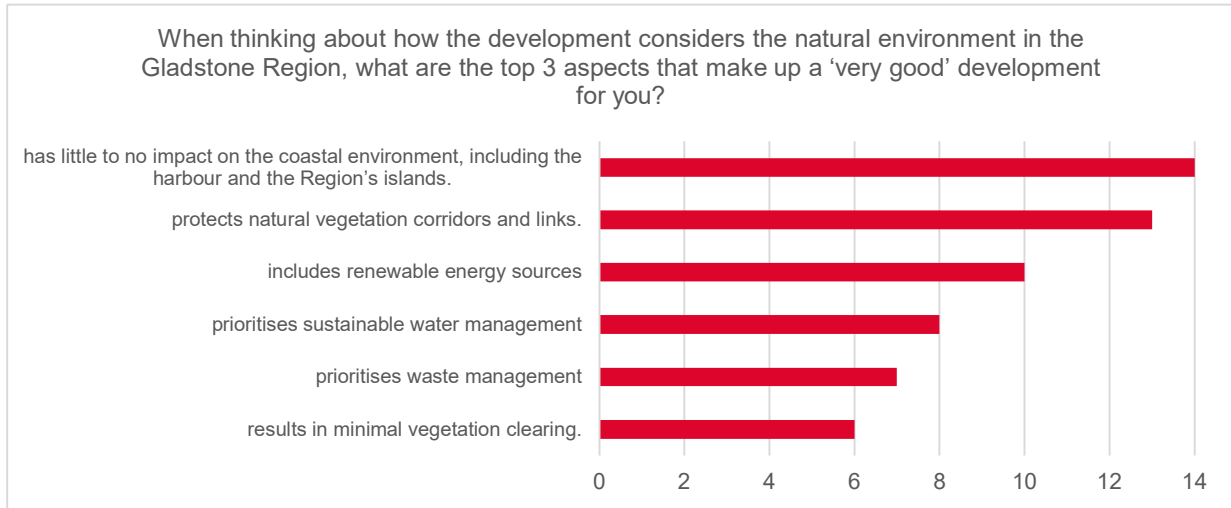


Figure 4: Responses to When thinking about how the development considers the natural environment in the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?

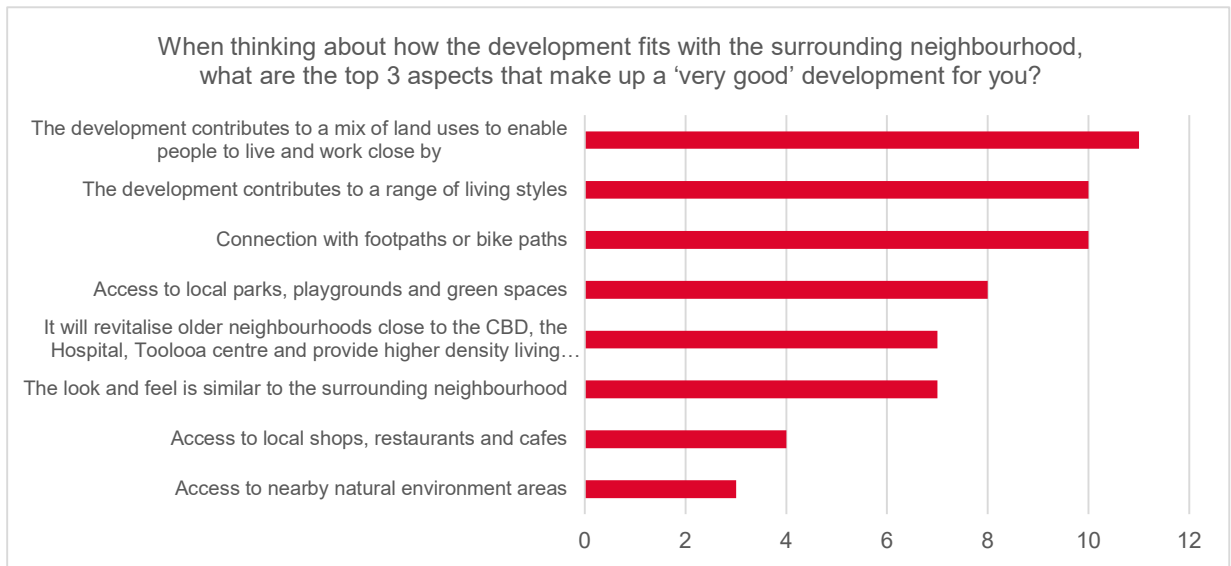


Figure 5: Responses to When thinking about how the development fits with the surrounding neighbourhood, what are the top 3 aspects that make up a 'very good' development for you?

These responses indicate an attachment to the current state of the coast, desire for natural corridors for wildlife movement, a 'village feel' where people can live and work in the same area, housing diversity and active transport options.

Overall, these priorities describe a walkable beach or island town with housing diversity and spaces for wildlife to move around.

Full responses are provided at Appendix A.

2.4. Biggest challenge facing the Gladstone Region

Respondents were asked what they saw as the biggest challenge facing the Gladstone Region in the next 20 years.



Figure 6: Word cloud based on responses to What do you think will be the biggest challenge facing the Gladstone Region in the next 20 years?

Figure 6 is a word cloud created from the responses to this question. A word cloud reflects the frequency of each word mentioned. The larger words were mentioned in higher frequency.

The following themes of feedback were mentioned more than once in response to this question:

- local economy and employment
- transition to renewable energy
- good quality development
- housing (affordability, availability, and diversity)
- natural environment
- Council services

Overall, the prevalent challenges raised by respondents related to development and local economy.

Responses indicating a concern mentioned:

- the transition to renewable energy.
- a desire for good quality development and concern about access to housing.
- impact from built development
- climate change.

3. Stakeholder interviews feedback

The project team held interviews with industry stakeholders to gather in-depth detail about their experiences with the planning scheme. This included the following organisations:

- Office of the Coordinator-General
- Department of State Development, Infrastructure, Local Government and Planning (DSDILGP)
 - State Assessment and Referral Agency (Fitzroy and Central Queensland)
 - Office of the Coordinator-General (Local State development team)
- Economic Development Queensland
- Gladstone Area Water Board
- Gladstone Port Corporation
- Zone Planning Group

Each interview sought to understand the individual stakeholder experience with the planning scheme. While interviews generally explored challenges at an organisational level, the feedback provided was analysed by theme for consistency with other engagement feedback.

The following themes were more common across stakeholder feedback:

- Zones and land uses
- Reconfiguring lots and lot size
- Assessment benchmarks
- Housing supply
- Renewable energy infrastructure
- Emerging community zone
- Emerging and upcoming industries
- Overlays
- Structure plans
- Supporting studies
- State Development Area
- Water supply

In-depth meetings notes are attached at Appendix B.

4. Industry briefing

A briefing was held on Wednesday 24 January 2024, drawing together approximately 57 invited industry stakeholders, Councillors, Council officers and members of the project team. Industry stakeholders included building certifiers, environment and town planners, designers, drafters, developers, and real estate agents. Invited stakeholders also included Discovery Coast Tourism & Commerce Inc., Gladstone Chamber of Commerce & Industry, Gladstone Engineering Alliance and Gladstone Area Promotion and Development Ltd.

The purpose of the briefing was to:

- update key stakeholders about the planning review process, providing initial feedback and outlining next steps.
- actively engage key stakeholders within the process and counter any concerns or misinformation about the review.
- inform attendees about upcoming community engagement activity
- test initial findings to date as well as an interrogation of findings to date.

The briefing included opportunities for check-ins and reaction to key findings from the industry engagement process to date. This took the form of a quick poll that asked attendees felt if they felt the planning scheme addressed existing need:

- 58% said mostly
- 23% said no
- 17% said yes.

When participants were asked to select their top 3 priorities from a review of the planning scheme, they voted in the following pattern:

- review of zoning, with 22 selections
- supporting economic growth, with 21 selections
- consistency and clarity of scheme requirements, with 21 selections
- review of overlays, with 15 selections
- environmental protections, with 13 selections
- neighbourhood level planning, with 9 selections
- other, with 4 selections.

This question led into a question-and-answer session based on the options outlined above, and the people who selected 'other'. The following matters were discussed in this session.

4.1. Zoning

Issues relating to zoning were the most prevalent in the vote. When asked whether there are particular areas in the Gladstone Region zoning needs to be reviewed, whether this relates only to particular types of zoning, and whether there is a shortage of some zoned land. Feedback included:

- Concern with the extent of the mixed-use zone and perceived over-regulation of smaller developments (dwelling houses etc.) within the zone.
- The types of land uses that are accepted or code assessable development ("permitted") development in each zone – this needs to be reviewed/ greater flexibility is needed.
- Subdivisions being approved in the Rural zone with lot sizes smaller than the minimum lot size. Concern that zoning has not been updated to reflect the preliminary approvals/ residential subdivisions.

4.2. Supporting economic growth

When asked to think about how the planning scheme could better assist in supporting economic growth, and how mixed-use zoning surrounding the central business area is assisting in economic growth, feedback included:

- Focus being on the future of large industry in the Gladstone Region and ensuring a sustainable future. There does not appear to be the same level of support for local businesses and small and

medium-sized enterprise that are reaching their capacity or looking to increase capacity. The needs of smaller businesses need to be addressed.

- Future work ensuring that it is not just facilitating growth of larger industrial uses. Smaller industrial uses provide support for larger industry and the day-to-day needs of the community.
- Considering industry expansion opportunities. There is a shortage of 'smaller' industrial lots.

4.3. Review of overlays

The only item of feedback relating to overlays and a review of overlays as part of a review, related to a suggestion to consider the Priority ports overlay (note: This is a State Government overlay).

4.4. Future housing need

When asked to consider whether there is a shortage of housing or a lack of housing diversity to meet the needs of the population, feedback included:

- Land banking in the emerging community zone.
- Large residential subdivisions being approved and not carried out.
- Preliminary approvals and subdivisions are not reflected in the scheme to protect their development interests.
- Differing anecdotal evidence about housing desires. Some mentioned that people in the region do not want to live in units, they would rather live in suburban style (800m²) and rural lifestyle lots. Suggestion that there is an excessive number of units in the rental market.
- Alternatively, some mentioned that people are relocating to the Gladstone Region are looking for small, more affordable accommodation. This style of housing is not available as many owners are holding on to properties hopes of another industry boom.
- Concern that housing projections (supply) are being based of development approvals which may have multiple stages or are unlikely to be fully realised.
- Whether the Priority Infrastructure Plan allocate infrastructure based on projected yield.
- How to provide opportunities for people to age in place in areas where there is limited supply. Housing affordability for older people.
- Difference in opinion or confusion regarding "housing oversupply": whether it's referring to actual oversupply (an excess of existing dwelling which are unoccupied/ vacant) OR potential oversupply (development which has been approved but not yet built).
- Different motivators for renting and buying.
- Whether current housing stock market is meeting renters needs.
- Planning Scheme to ensure the housing mix caters for different tenures ownership arrangements.
- National Rental Affordability Scheme (NRAS) is ending, and potential for investors to move away from the Region and potential for impact on rental affordability.
- Market for units. Suggestion that Riverstone / Hill Close developments being increased density in the wrong location.
- Need for housing diversity, while maintaining quality. Appropriate mix of block sizes will add to diversity of the Region, but it needs to be applied in a considered way.

4.5. Neighbourhood level planning

A strong theme that emerged from the online survey and was reiterated within the briefing was a lack of neighbourhood level planning. When asked to expand on this issue and understand what attendees considered 'neighbourhood' to be, the following issues were raised:

- District or neighbourhood housing concerns being treated in a deliberate, focussed way as opposed to using a blanket approach for the Region.
- Different localities within the Gladstone Region and each locality needing a tailored approach.

4.6. Other

There were 4 selections for 'other' opportunities. These responses related to the following themes:

- population projections
- recognising and integrating the 'Port Land Use Plan'.

- future location of and connections to the airport.

4.7. Loves

The facilitator asked attendees what they love most about living in the Gladstone Region, to gather a sample of industry stakeholders' values for the region. This activity focused on gathering individual responses, rather than organisational. Attendees wrote their answer on a post-it note. Many responses related to similar themes. Themes of responses and the count of each is described in the table below.

Theme	Count
Jobs and industry	17
Community	15
Coast and beaches	14
Lifestyle	11
Open and green spaces	10
Natural environment	7
Harbour	7
The Reef	4
Small town feel	4
Outdoor activities	3
No traffic	3
Affordability	3
Bushland and rural areas	3
Recreation and events	3
Location	2
Other	7

Responses in the 'other' category are:

- Airport – size of planes
- Safe for my kids to grow and play
- Tidy town!
- Transparent and accessible Council
- Weather
- Connectivity – roads and footpaths
- The main street is beautiful

The presentation slides, attendance list and feedback from the briefing is provided at Appendix C.

5. Insights and conclusions

Engagement with key stakeholders across several sector-specific industries in the Gladstone Region has provided the project team with crucial insights into their understanding and user experience with the planning scheme. Feedback has also identified several existing challenges as well as opportunities for a potential review of the scheme including Council's application of the planning scheme. Additionally, feedback has highlighted several issues relating to future development across the Region.

This section seeks to summarise these insights into a meaningful narrative that will inform the project team's recommendation on whether to make no changes to the planning scheme, or amend or make a new planning scheme. Sections 5.1 and 5.2 provide more detail about the planning scheme, and what industry stakeholders value about the Gladstone Region.

5.1. The planning scheme

Industry stakeholders generally indicated that the planning scheme is sound in its operation but could be more effective in several ways. Highlighted amongst this general feedback was an issue with land use, with a significant majority of online survey respondents (74%) stating that there are some land uses that are difficult to establish in the Gladstone Region. As stated above, these uses are widely varied. Responses mentioned industrial and commercial uses, retirement and community facilities, housing, and residential uses.

- Over a third of respondents have occasional issues with the planning scheme (36%)
- Over a third of respondents said the planning scheme is somewhat effective at guiding and managing development (32%)
- Over half of workshop attendees feel planning scheme 'mostly' meets needs (60%).

5.2. Values

When asked about what they love about the Gladstone Region and what they see as potential challenges for the future, stakeholders had a strong focus on industry.

What do industry stakeholders love about the Gladstone Region?

- jobs and industry
- community and lifestyle
- natural environment

What do you think will be the biggest challenge facing Gladstone Region in the next 20 years?

- local economy and employment
- transition to renewable energy
- good quality development and housing

Industry stakeholders indicated that their vision of good development should have little to no impact on the natural environment and consider the surrounding neighbourhood.

5.3. Conclusions

Overall, feedback indicated that the planning scheme is performing its role but could be improved. There was overlap in priorities for change in the planning scheme. These are displayed according to engagement activity in Figure 7.

The priority which aligned amongst all stakeholders from different engagement activities is the need to have greater consistency and clarity in assessment benchmarks. For stakeholders in the briefing and interviews, a shared priority was the need to review of zoning and land uses.

Priorities for change in the planning scheme

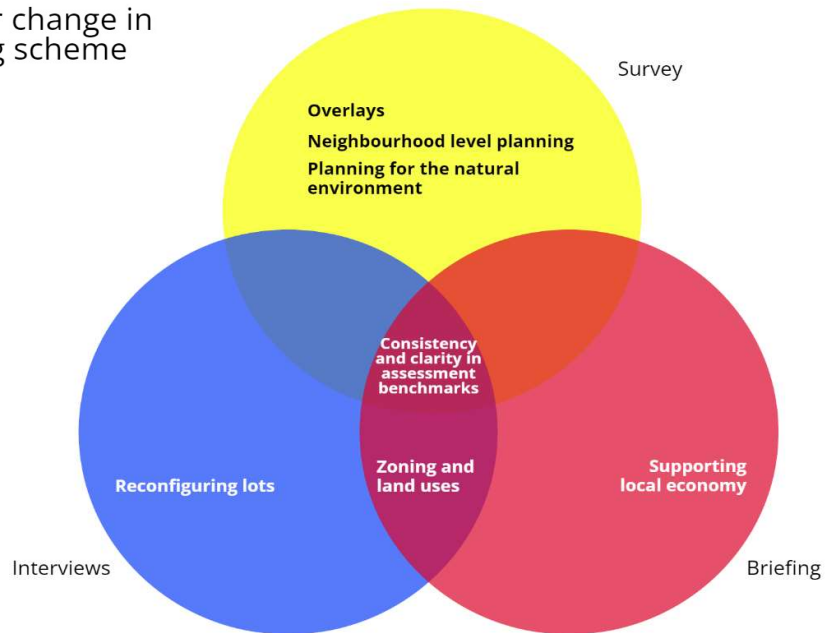


Figure 7: Top priorities highlighted by industry stakeholders in different engagement activities

Key concerns held by respondents related to local economy and development. As expected, feedback provided by industry stakeholders indicated that jobs and industry in the region are a priority and their top concerns related to any change or impact to industry.

Organisations who responded

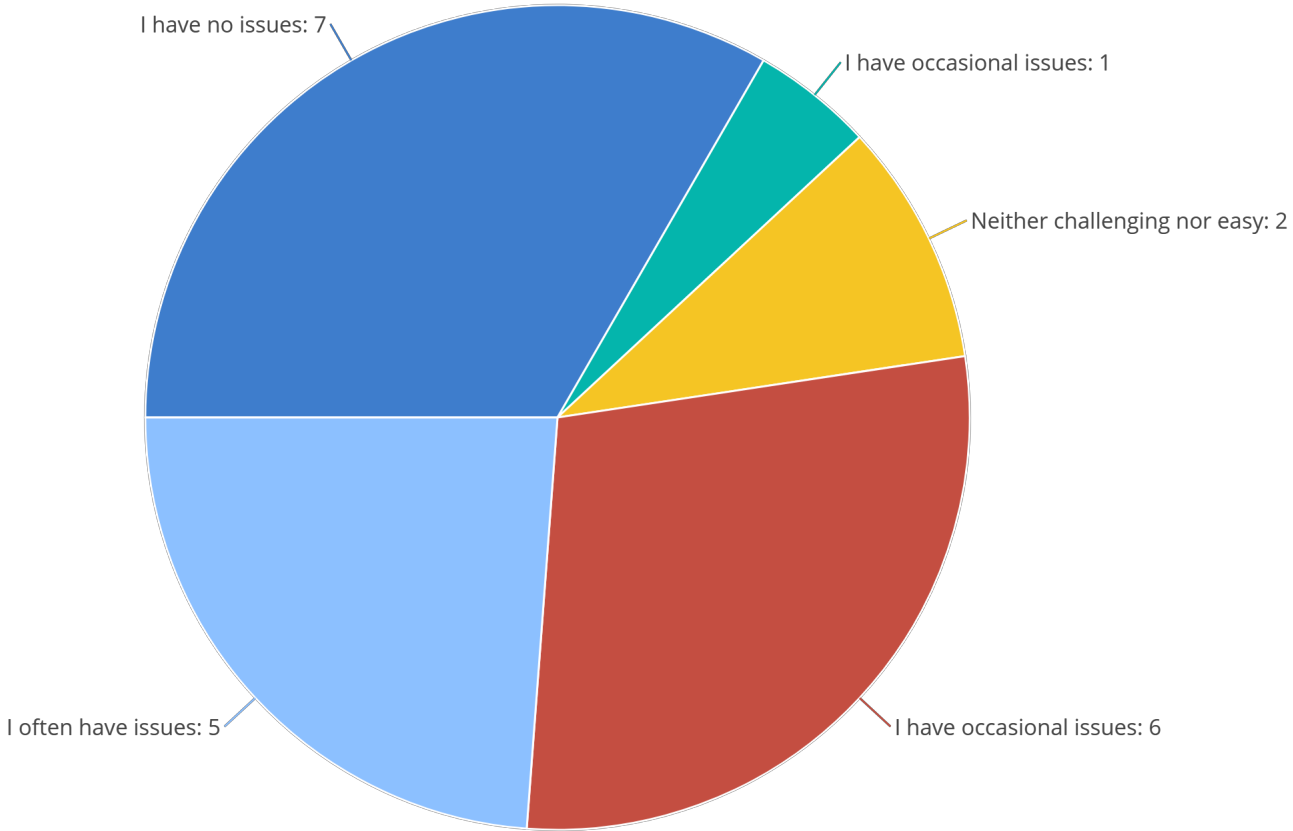
Text	What organisation do you represent?
1	Walker Corporation
2	Gladstone Drafting
3	Gladstone Airport Corporation
4	REMAX Gold Gladstone
5	Buildon Building Certification
6	Lionheart Inclusion Training & Support
7	Agnes Water Local Business - Agnes Water Tavern
8	Gladstone Ports Corporation Ltd
9	Herron Todd White
10	Eyeswide Imaging
11	GCCI member / Small Business Owner
12	Discovery Coast Sport and Recreation Association Inc
13	Salaqua Trading
14	The Agnes Water Tavern
15	Zone Planning Group
16	LOCATIONS estate agents
17	Construction Sciences Pty Ltd
18	Economic Development Queensland
19	Termi-Build Certification's Trust
20	GRC
21	Local consulting engineering firm

What organisation do you represent? RAW DATA

On a scale of 'I have no issues' to 'I often have issues', how would you describe your experience with the planning scheme Our Place Our Plan?

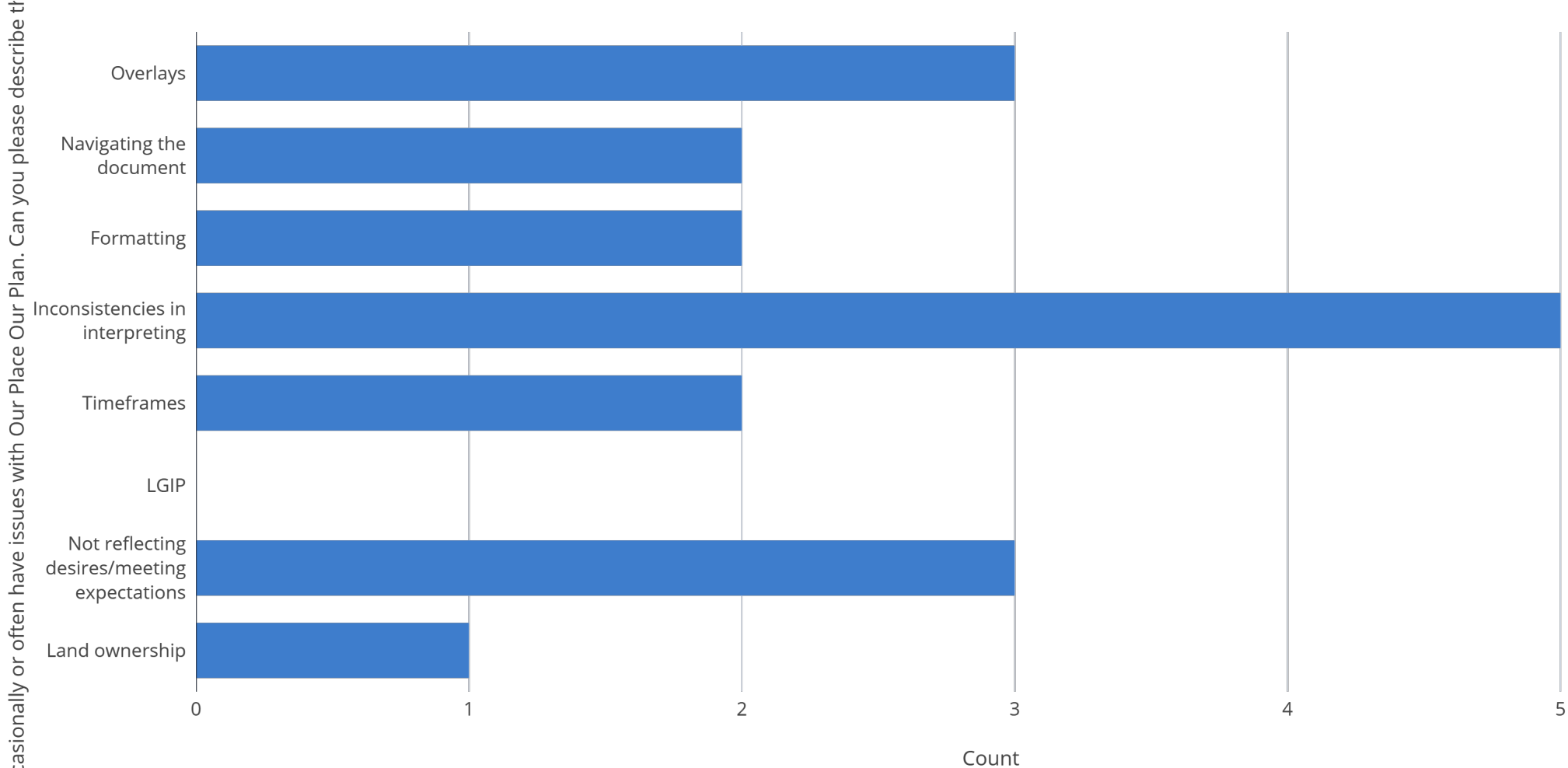
	Count
I have no issues	7
I have occasional issues	1
Neither challenging nor easy	2
I have occasional issues	6
I often have issues	5
NET	21

On a scale of 'I have no issues' to 'I often have issues', how would you describe your experience with the planning scheme Our Place Our Plan? SUMMARY
sample size = 21; 95% confidence level



On a scale of 'I have no issues' to 'I often have issues', how would you describe your experience with the planning scheme Our Place Our Plan? SUMMARY
sample size = 21; 95% confidence level

You said that you occasionally or often have issues with Our Place Our Plan. Can you please describe those issues? (categorised by theme)

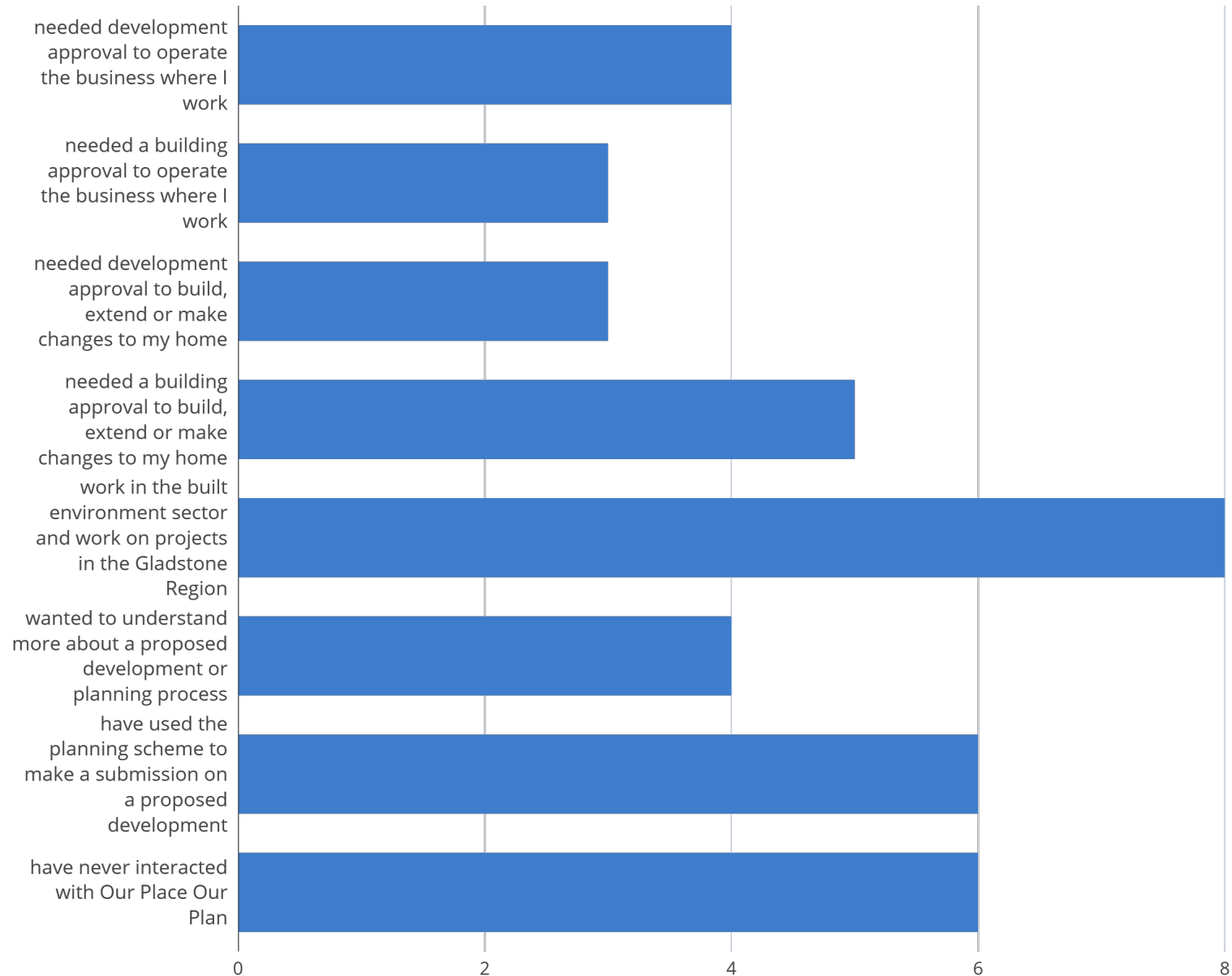


You said that you occasionally or often have issues with Our Place Our Plan. Can you please describe those issues? - Categorized SUMMARY
sample size = 11; total sample size = 25; 14 missing; 95% confidence level

note: theme categories are overlapping

How have you used or had contact with Our Place Our Plan?

	Count
needed development approval to operate the business where I work	4
needed a building approval to operate the business where I work	3
needed development approval to build, extend or make changes to my home	3
needed a building approval to build, extend or make changes to my home	5
work in the built environment sector and work on projects in the Gladstone Region	8
wanted to understand more about a proposed development or planning process	4
have used the planning scheme to make a submission on a proposed development	6
have never interacted with Our Place Our Plan	6
NET	0



How have you used or had contact with Our Place Our Plan? Select as many as apply to you.: 1
SUMMARY

sample size = from 0 to 8; total sample size = 21; 21 missing; 95% confidence level

Count

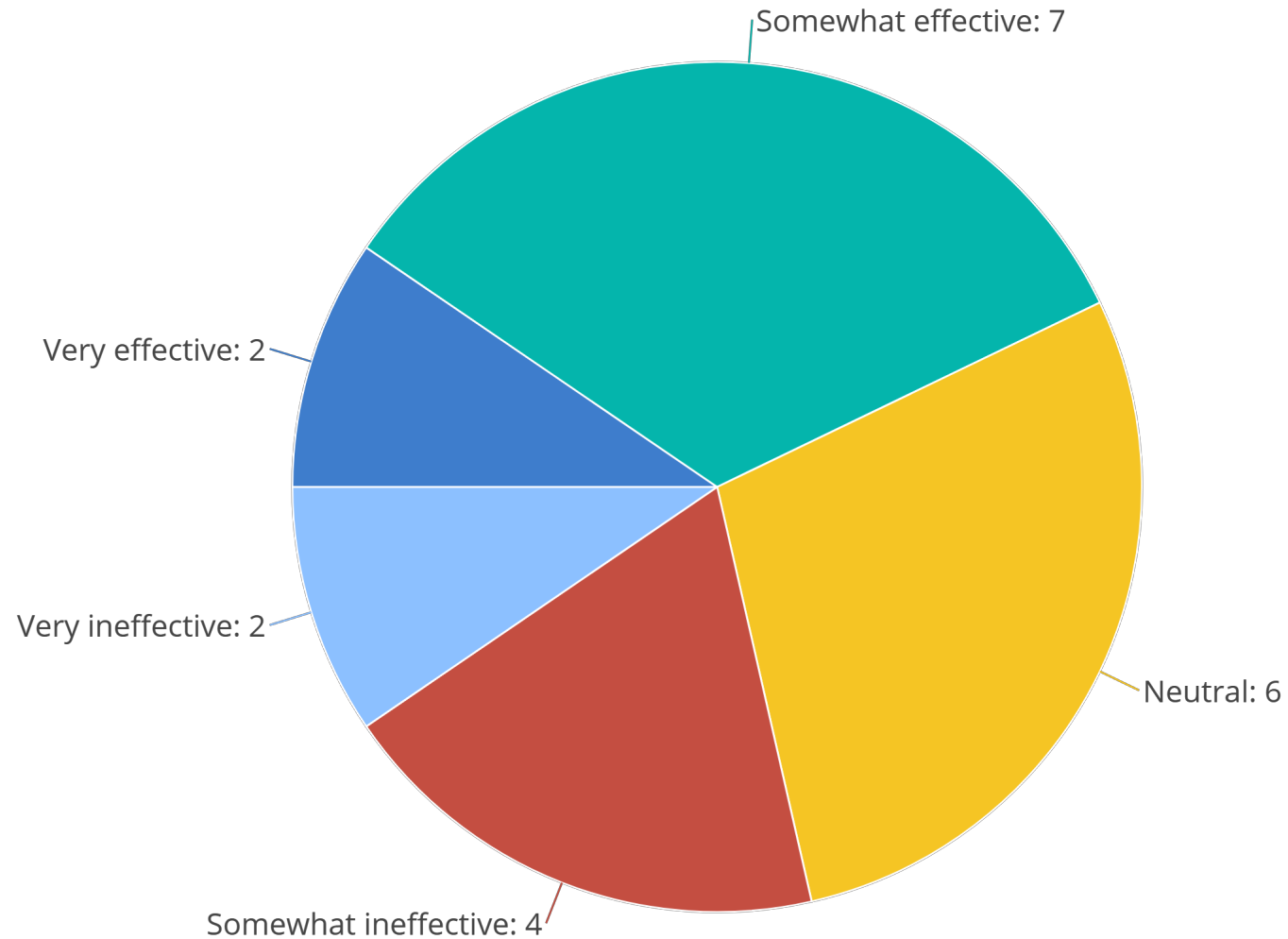
How would you describe the effectiveness of Our Place Our Plan in guiding and managing development in the Gladstone Region?

	Count
Very effective	2
Somewhat effective	7
Neutral	6
Somewhat ineffective	4
Very ineffective	2
NET	21

How would you describe the effectiveness of Our Place Our Plan in guiding and managing development in the Gladstone Region?

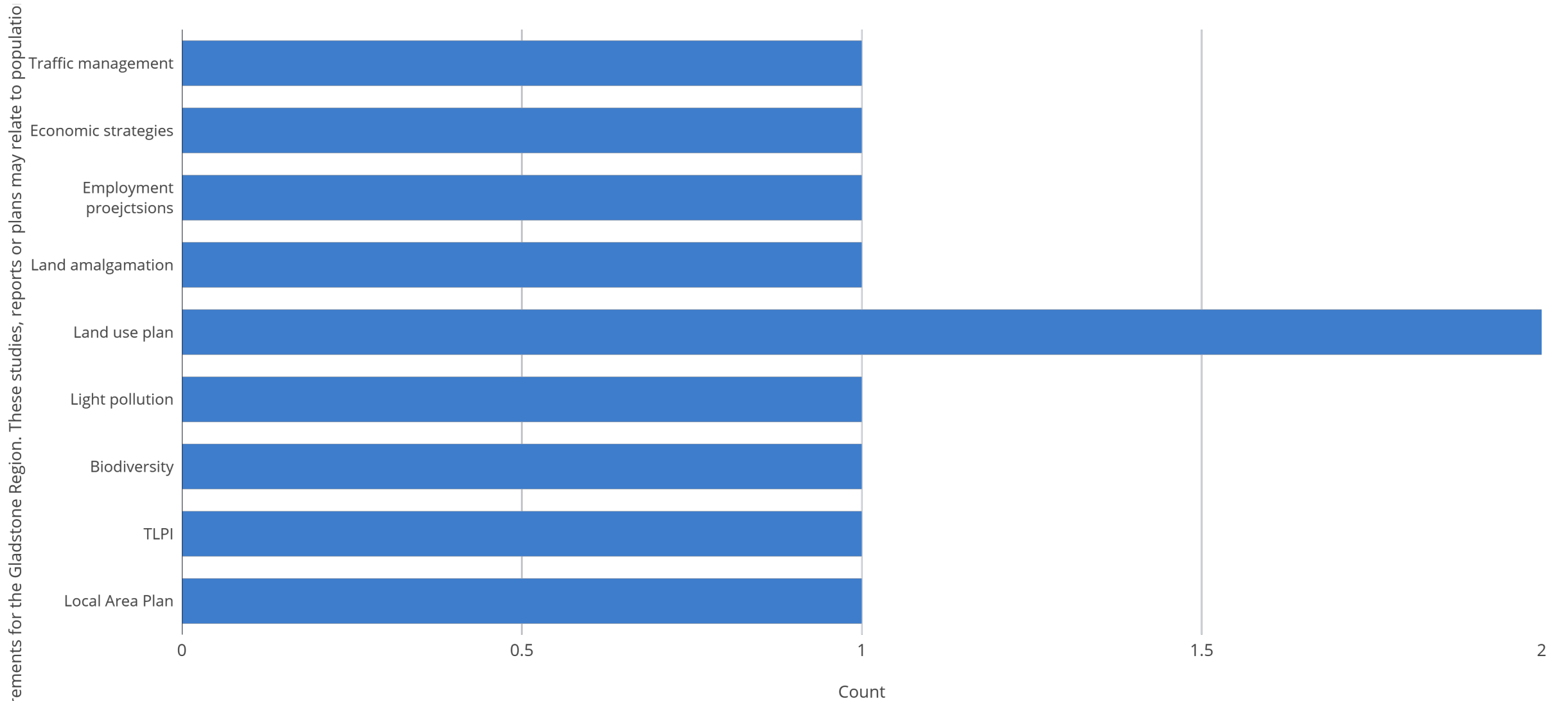
SUMMARY

sample size = 21; 95% confidence level



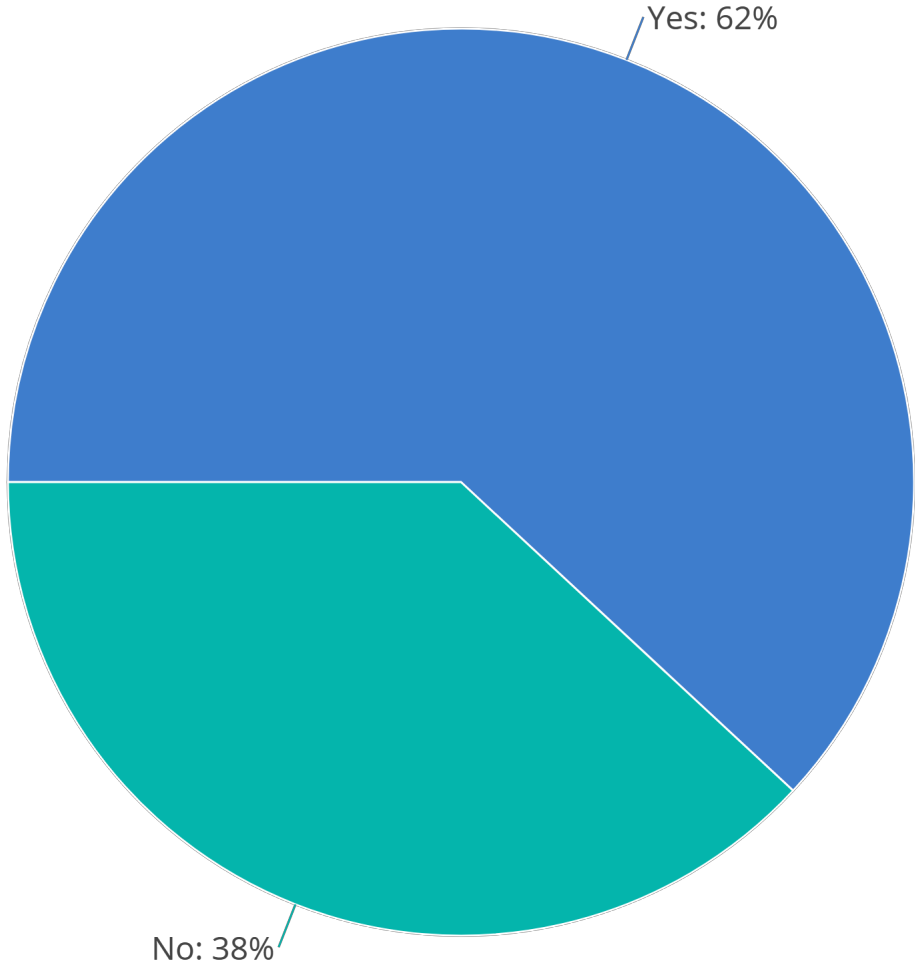
How would you describe the effectiveness of Our Place Our Plan in guiding and managing development in the Gladstone Region? SUMMARY
sample size = 21; 95% confidence level

Please let us know about any strategic and forward-looking studies, reports or plans your business or organisation has prepared



Please let us know about any strategic and forward-looking studies, reports or plans your business or organisation has prepared that may assist in identifying future planning needs and requirements for the Gladstone Region. These studies, reports or plans may relate to population and employment projections, tourism strategies, economic strategies, environmental studies and plans, sustainable development strategies or natural hazard preparedness studies. - Categorized SUMMARY

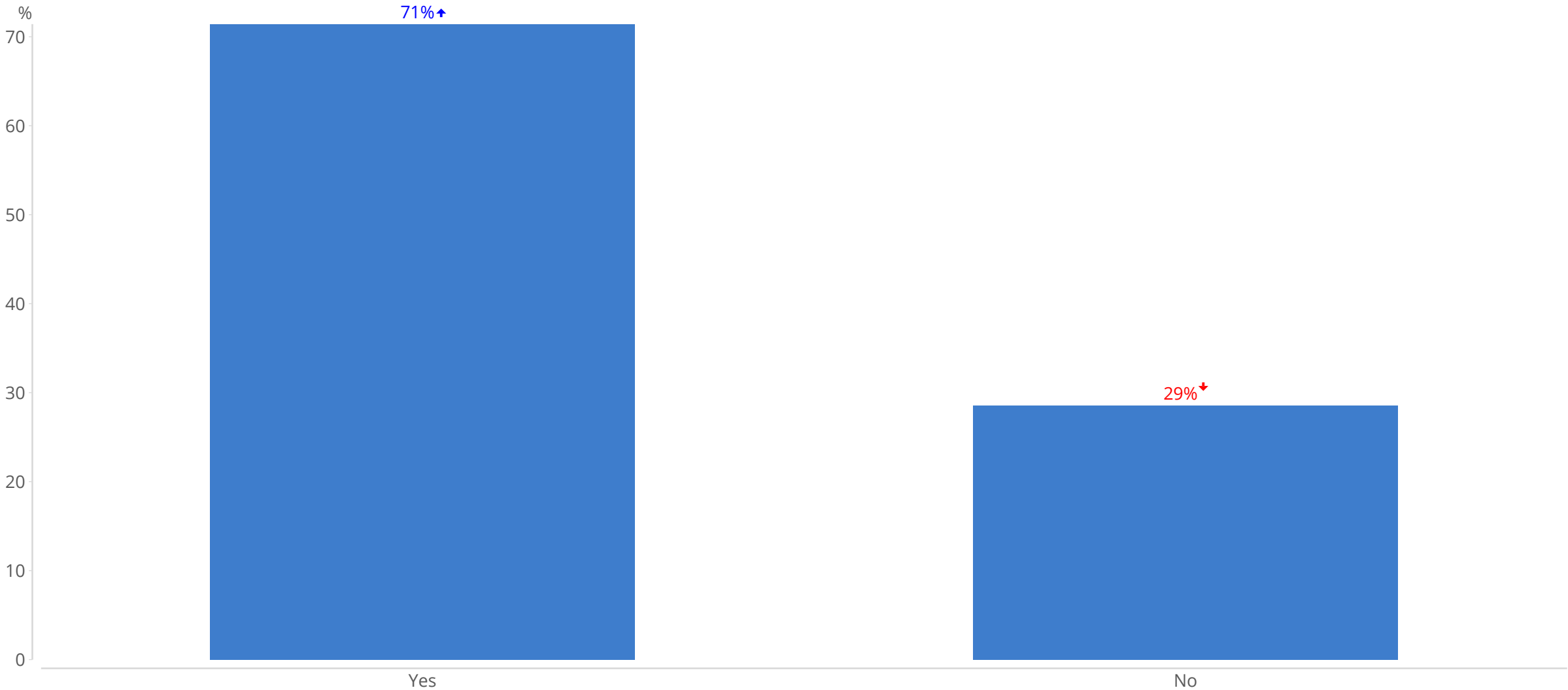
Is your business, or a business you know of or work with, planning to expand their spaces in the next 5 years?



Is your business, or a business you know of or work with, planning to expand their spaces in the next 5 years? SUMMARY
sample size = 21; 95% confidence level

Text	What type of land use does the expansion involve and are you aware of any planning related barriers to that expansion?
1	Residential and commercial/light industry
2	multiple and varied businesses and types. A swing towards need for buildings to suite commercial / industrial requirements.
3	
4	
5	
6	I am not aware of any barriers. I feel that our city center is being strangled, this is why we do not operate in or around Goondoon Street.
7	Commercial and Medium residential too many related barriers to list
8	Port related industry development and the facilitation of associated buffer lands.
9	
10	
11	
12	Land use is for community sport and passive recreation. Will need to raise land level to prevent infrastructure damage. If the neighbouring Laguna development proceeds, displaced water in weather events can inundate the playing fields
13	Require residential and commercial. Barriers-restrictive zoning with no impetus from council to drive change in those zones, ineffective understanding of scheme within your planning department, lack of access to historical approvals and information.
14	Yes, Council are being overly obstructive. Medium low density housing land.
15	Residential, commercial, industrial and land development across the board. Overly prescriptive development assessment, with limited view on performance based outcomes.
16	Typically secondary dwellings on the same title, as well as redevelopment of lots for medium / high density housing
17	
18	Industrial Development Infrastructure - nonexistent or unable to cope with additional load.
19	Aviation related business. No barriers.
20	
21	

Are there some land uses which are difficult to establish in the Gladstone Region?

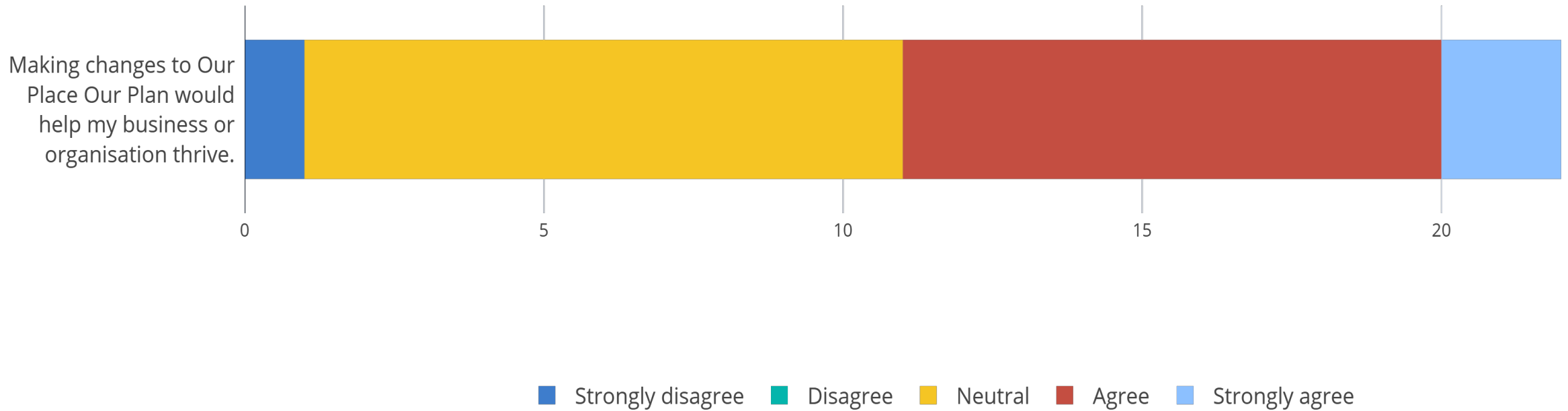


Are there some land uses which are difficult to establish in the Gladstone Region? SUMMARY
sample size = 21; 95% confidence level

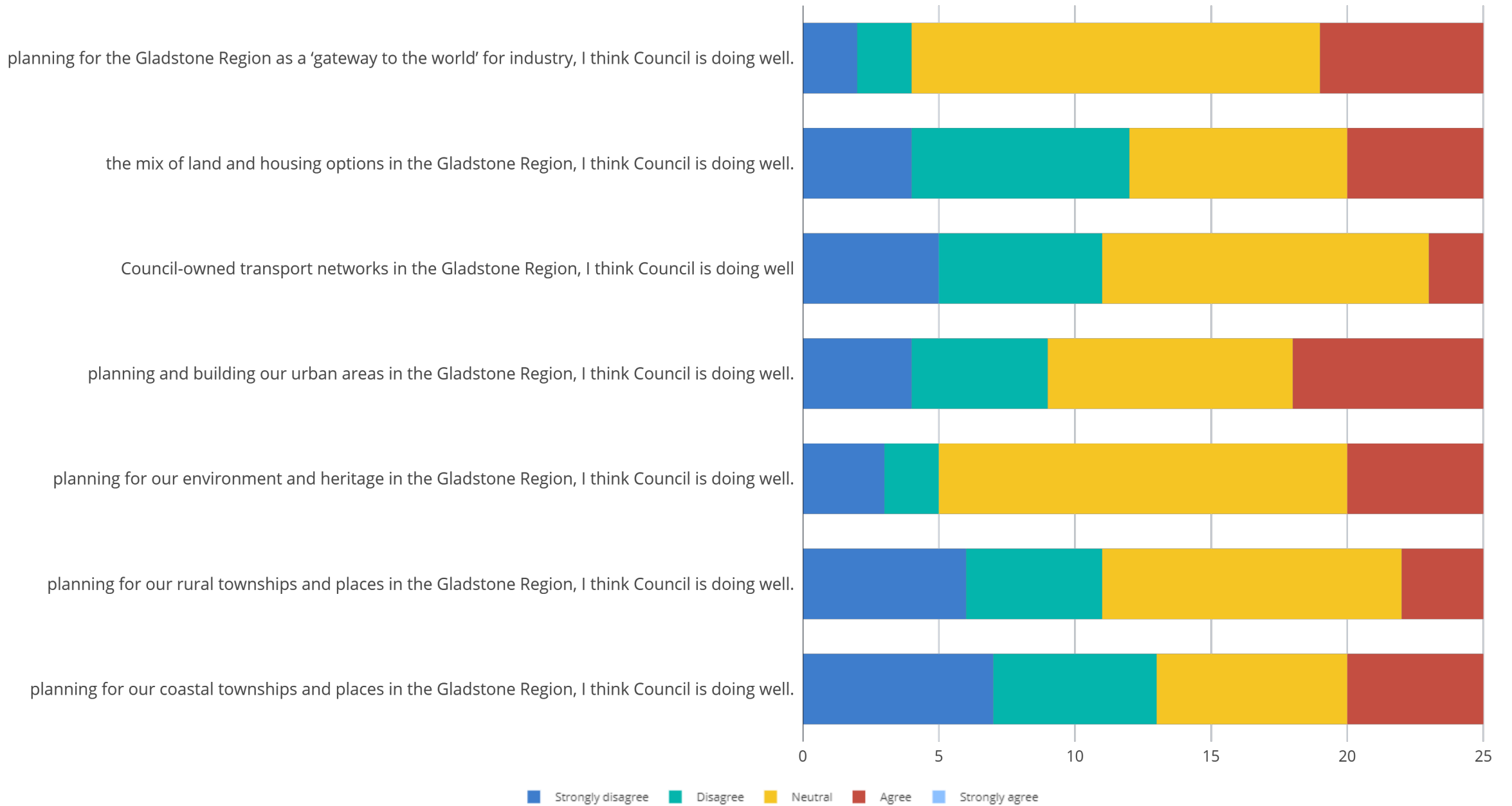
You said that there are some land uses which are difficult to establish. Please describe the land uses you have found difficult to establish in the Gladstone Region.

1	
2	Retirement facilities.
3	
4	
5	Council changes the planning requirements especially when other pre existing development has taken place. Thus, allowing land to be sold however not approving planning for the newer builds
6	
7	
8	Port related industry and associated uses and works could be better facilitated in the Special Purpose zone (default utilised for all SPL).
9	
10	Na
11	Parking in the CBD upgrade should have included more parking for cars. Unfortunatley there is simply not enough parking, customers try to find a park both on street and then behind buildings on goondoon st, but leave when not able to park
12	SES grounds at 1770 Boat ramp and parking Car park development in Agnes St Public access to public land between Tom Jeffery Park and Sand Castles public beach access
13	N?A
14	Medium low density housing.
15	Dwelling Houses (New & Ext) - Mixed Use Zone, Flood Hazard Investigation Area, Character Residential Zone, Biodiversity Overlay Semi-rural activities in a Rural Zone or Rural Residential Zone Childcare Centres in Low Density Residential Zone
16	Mixed used zoning
17	
18	Dwelling within the Coastal Hazard / Flood hazard overlay. When Council do not have flood studies of those areas. Why is a MCU DA required to illustrate the safety of a dwelling when Council are effectively assessing against a made-up flood level?
19	
20	Rural lots have been sub-divided into residential lots however still remain zoned Rural. Making it nearly impossible to approve a dwelling without a MCU.
21	Battery storage facility

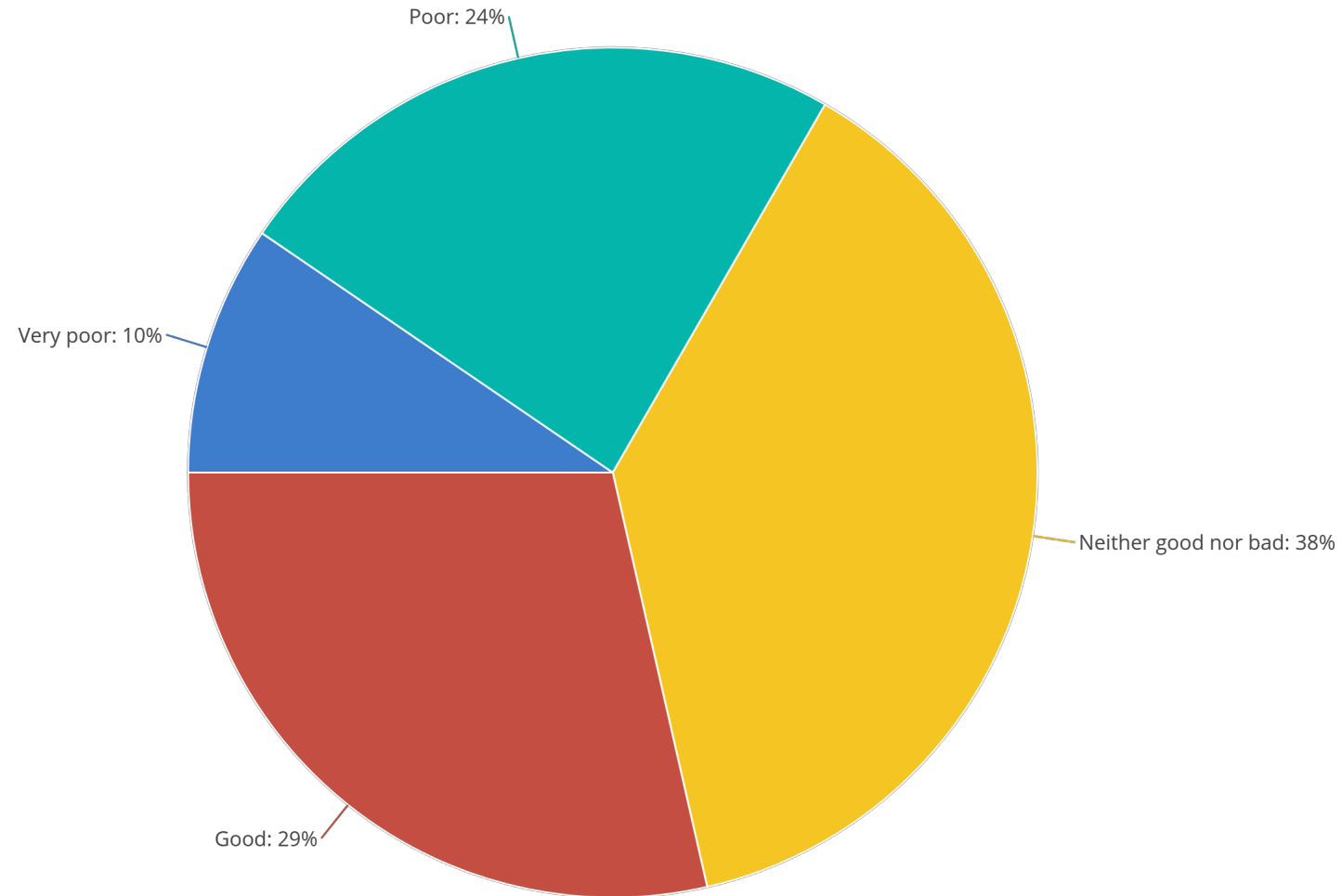
How would you respond to the following statement?



When thinking about...

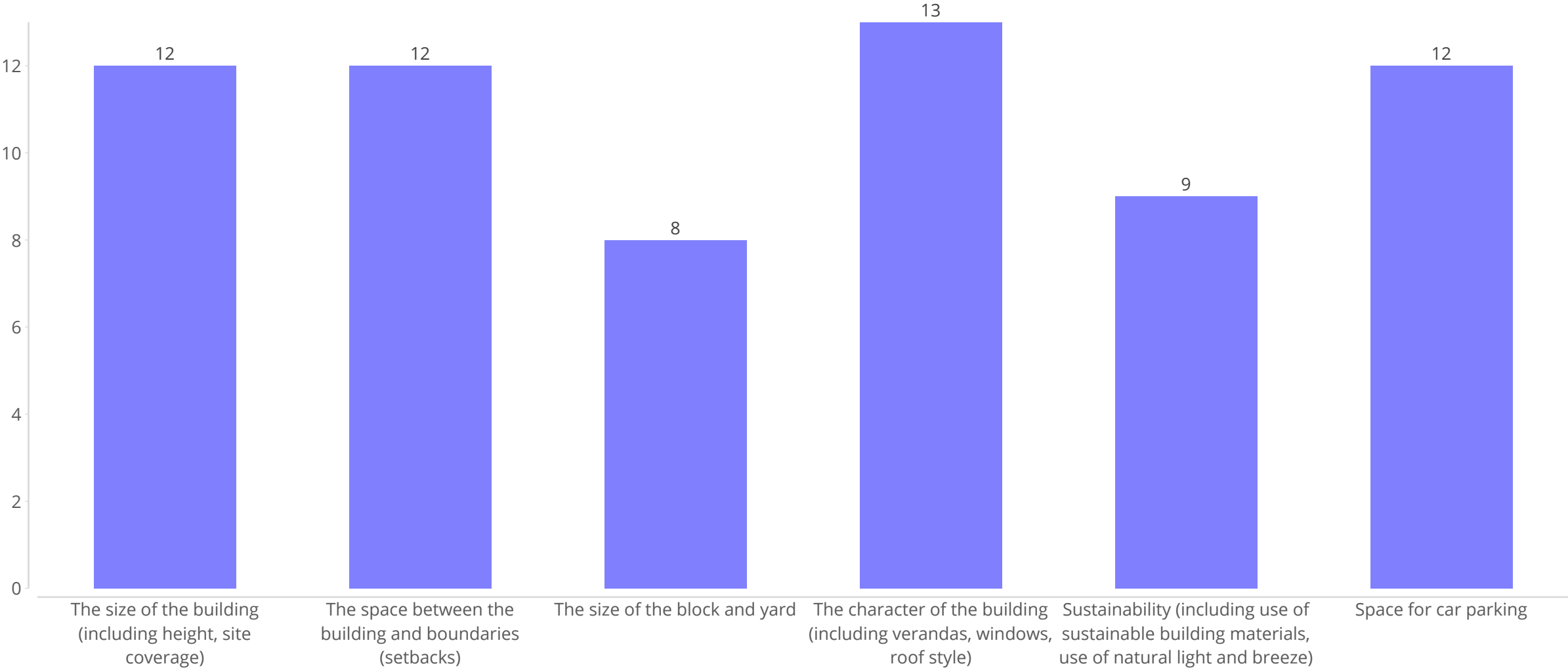


How would you describe development projects that have been approved in the Gladstone Region since 2015?



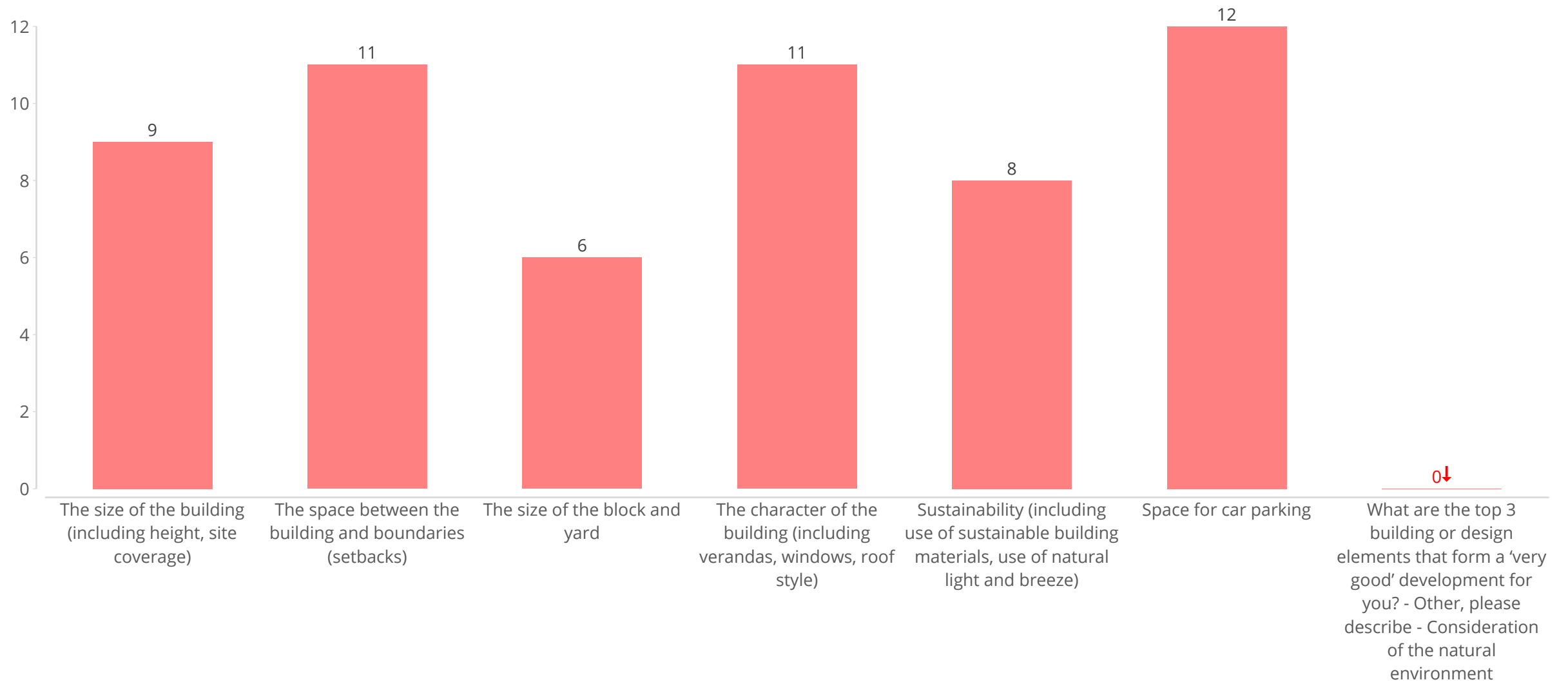
How would you describe development projects that have been approved in the Gladstone Region since 2015? SUMMARY
sample size = 21; 95% confidence level

When thinking about a 'very good' development, which of the following elements are important to you?



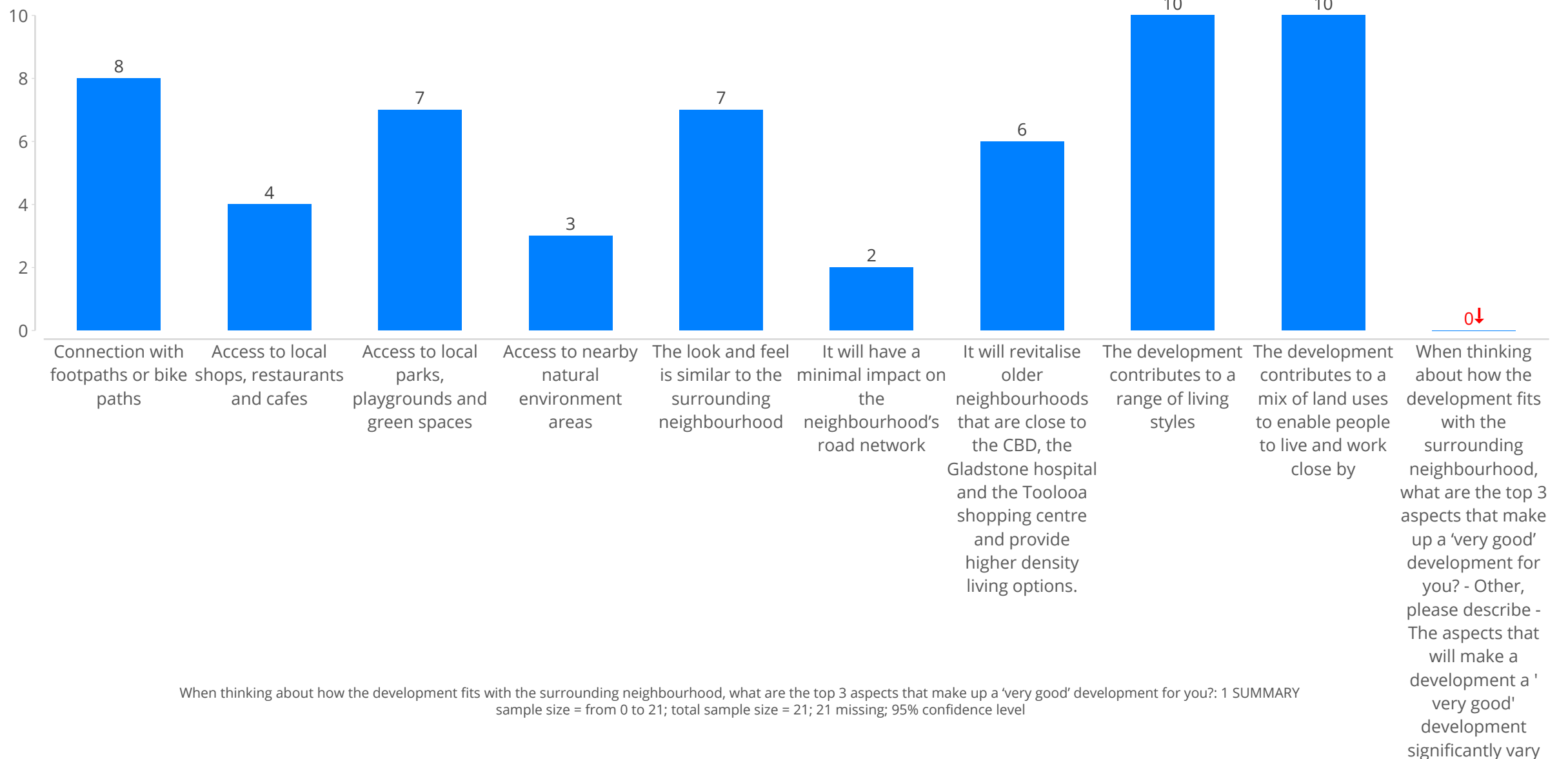
What are the top 3 building or design elements that form a 'very good' development for you?: 1 SUMMARY
sample size = 25; 95% confidence level

What are the top 3 building or design elements that form a 'very good' development for you?



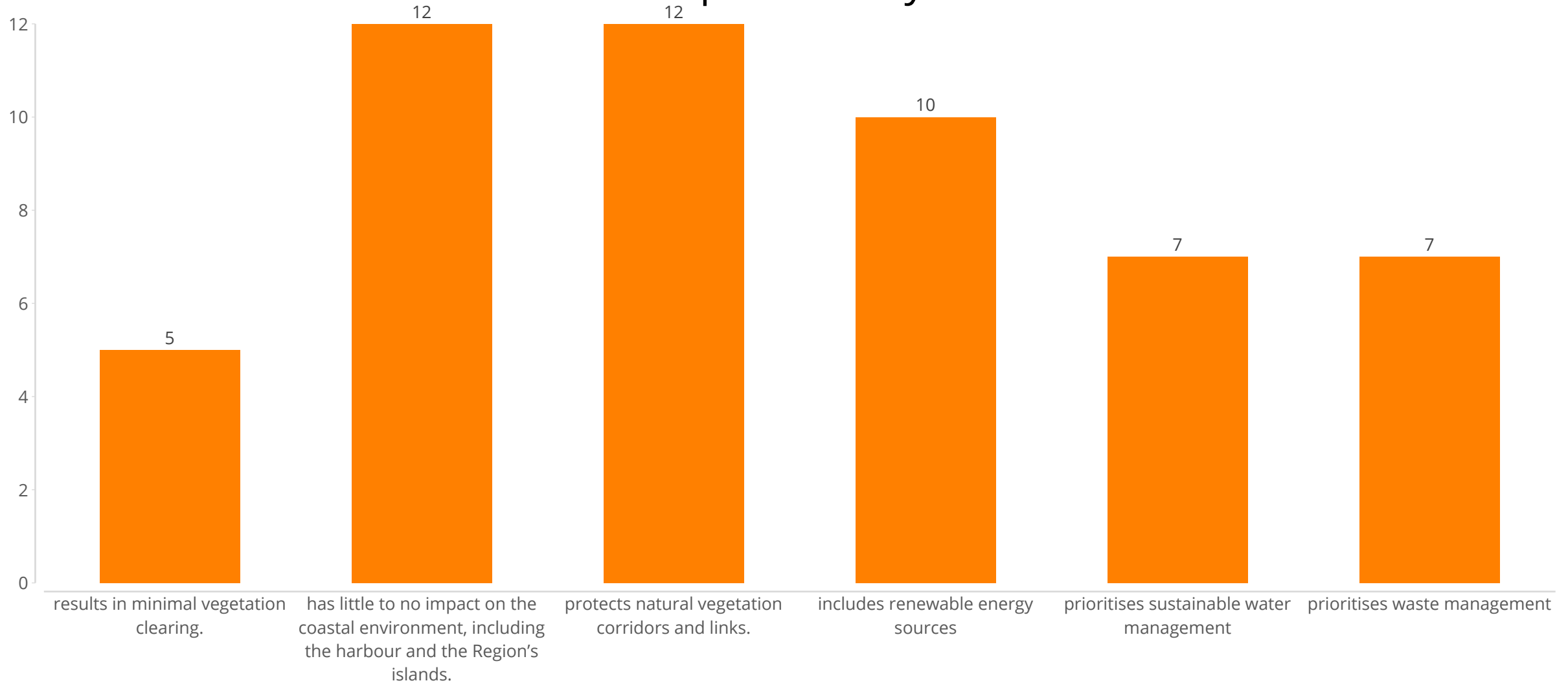
What are the top 3 building or design elements that form a 'very good' development for you?: 1 SUMMARY
sample size = from 0 to 21; total sample size = 21; 21 missing; 95% confidence level

When thinking about how the development fits with the surrounding neighbourhood, what are the top 3 aspects that make up a 'very good' development for you?



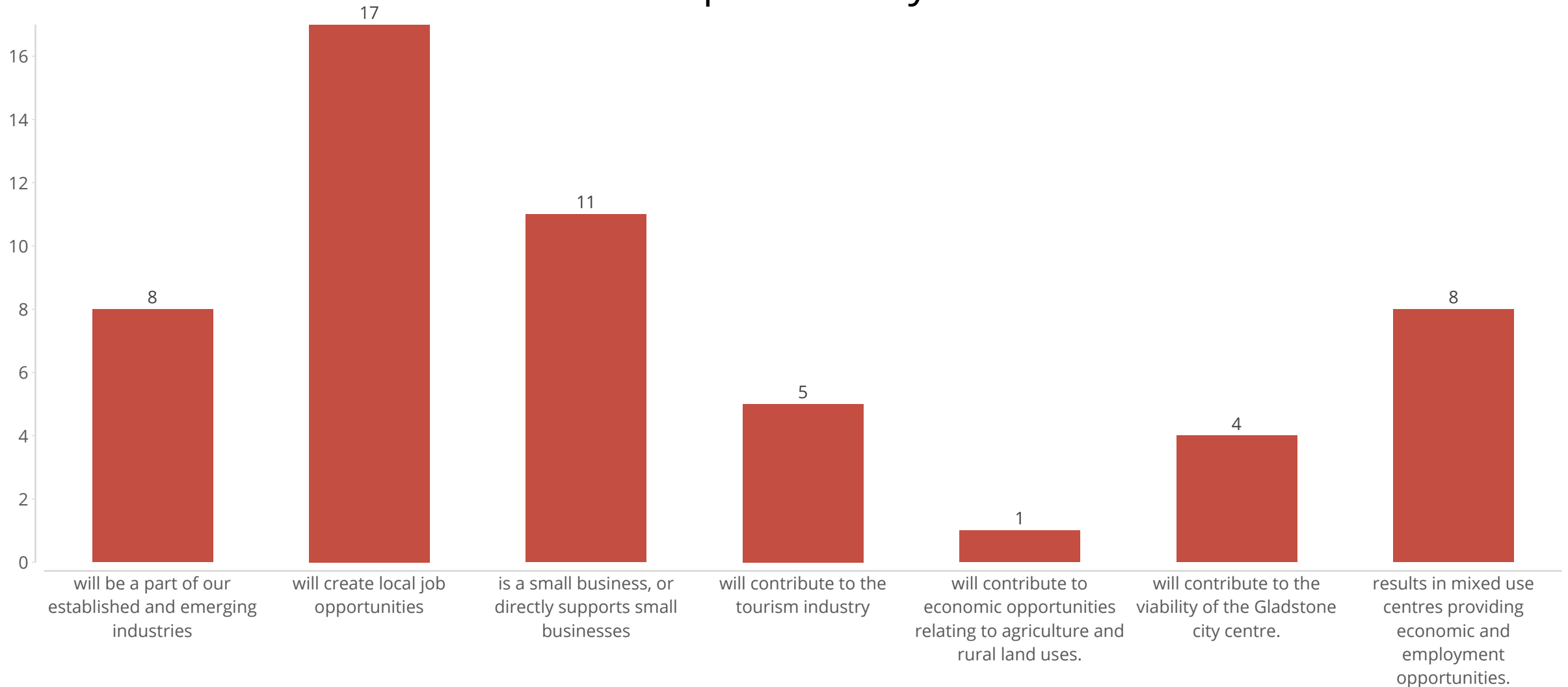
When thinking about how the development fits with the surrounding neighbourhood, what are the top 3 aspects that make up a 'very good' development for you?: 1 SUMMARY
 sample size = from 0 to 21; total sample size = 21; 21 missing; 95% confidence level

When thinking about how the development considers the natural environment in the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?



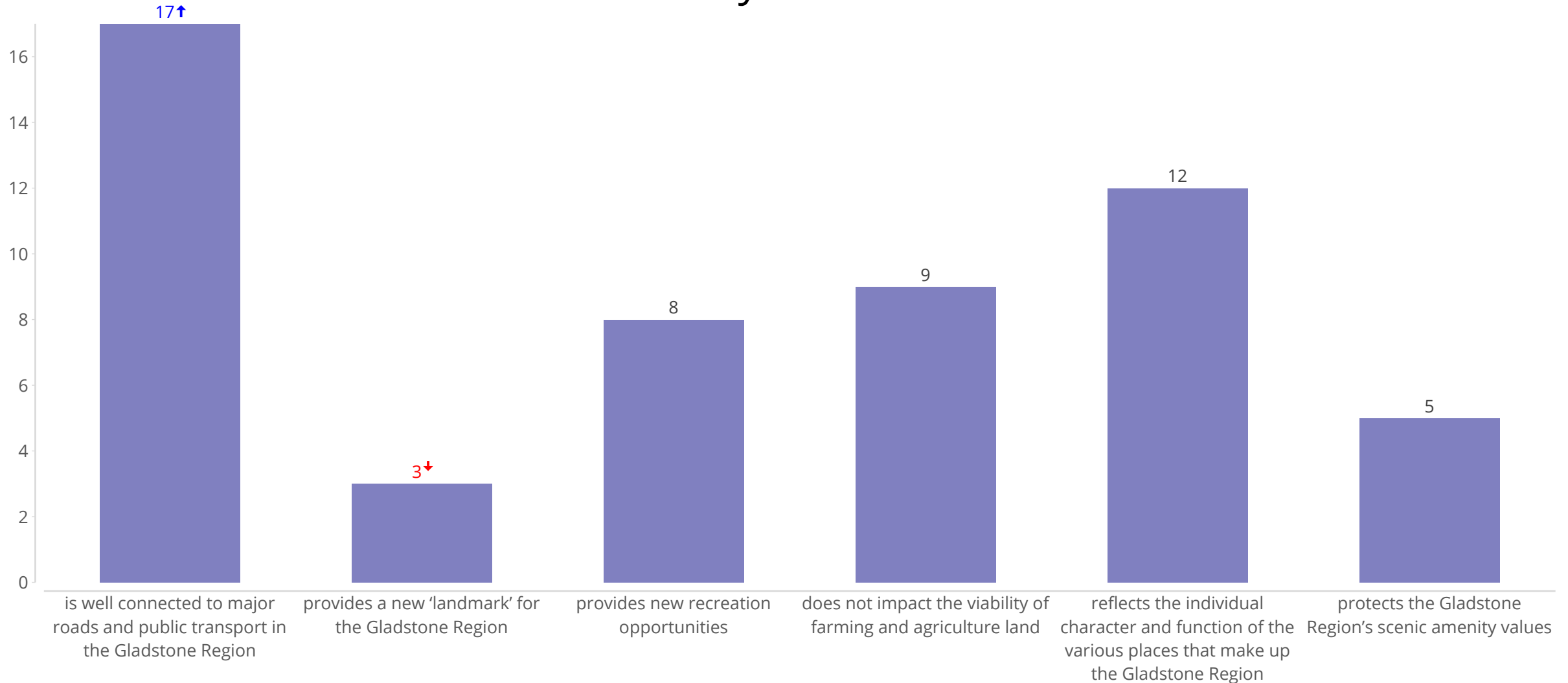
When thinking about how the development considers the natural environment in the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?: 1 SUMMARY
sample size = from 0 to 12; total sample size = 21; 21 missing; 95% confidence level

When thinking about how the development considers the local economy of the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?



When thinking about how the development considers the local economy of the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?: 1 SUMMARY
sample size = from 0 to 17; total sample size = 21; 21 missing; 95% confidence level

When thinking about how the development fits with the wider Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?



When thinking about how the development fits with the wider Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you? SUMMARY
sample size = 21; 95% confidence level

Themes from open ended questions

	Count
Local economy	8
Energy transition	4
Good development	3
Employment opportunities	2
Housing affordability	2
Environment impact	2
Housing availability	2
Council services	2
Housing diversity	1
Flood mapping	1
Previously approved developments	1
Healthcare	1
Infrastructure	1
Supporting towns	1
Population growth	0
Public spaces	0
NET	20

What do you think will be the biggest challenge facing the Gladstone Region in the next 20 years? - Categorized SUMMARY
 sample size = 20; total sample size = 25; 5 missing; 95% confidence level

	Count
No comments	9
Community engagement	3
Application cost and timing	2
Agnes Water development	2
Connections with state and local housing supply	1
Cadastral map	1
LGI works	1
Review for overlays	1
Balanced review of residential, industry and commercial projects	1
Traffic management	1
Land use transition	1
Consistent interpretation of scheme	1
Environment impact	1
Population growth	1
NET	22

Is there anything else that you would like to tell the project team, in order to inform the review of Our Place Our Plan. - Categorized SUMMARY
 sample size = 22; total sample size = 25; 3 missing; 95% confidence level

Meeting with Coordinator-General's Office

Sally Chapmen (CG Office), Felicity McCann (CG Office), Amanda Koenig (CG Office), Helen Robertson (Gladstone Regional Council), Belinda Jones (Reel Planning), Jacob Dalton (Reel Planning), Tim O'Leary (Reel Planning), Roisin Cosgrave (Reel Planning).

15 January 2024 at 10:30am

Purpose:

- a) Inform CG on the commencement of ten-year review project.
- b) Obtain an understanding of what decarbonization and 'net zero by 2050' targets mean for the Gladstone Region and the State Development Area (SDA).
- c) Obtain an understanding of new and emerging industries and what does this mean for land use planning? (hydrogen – fortescue future industries green energy manufacturing, alumina manufacturing, biofuels)

Notes:

The Gladstone SDA is managed by the Coordinator-General and intends to support economic development in a way that considers environmental, cultural and social values as well as existing industry and surrounding infrastructure within the region.

Industry precincts within the Gladstone SDA account for approximately 13,350 hectares and include land designated for:

- Port related industry
- High impact industry
- Medium impact industry

The SDA is also intended to play a key role in the development of the Hydrogen industry to align with the green energy objectives of the State Government.

Key messaging:

The ten-year review is at a very early stage. The purpose of today's meeting is to introduce the project and gain a better understanding of the future direction for the Gladstone SDA.

The review will consider:

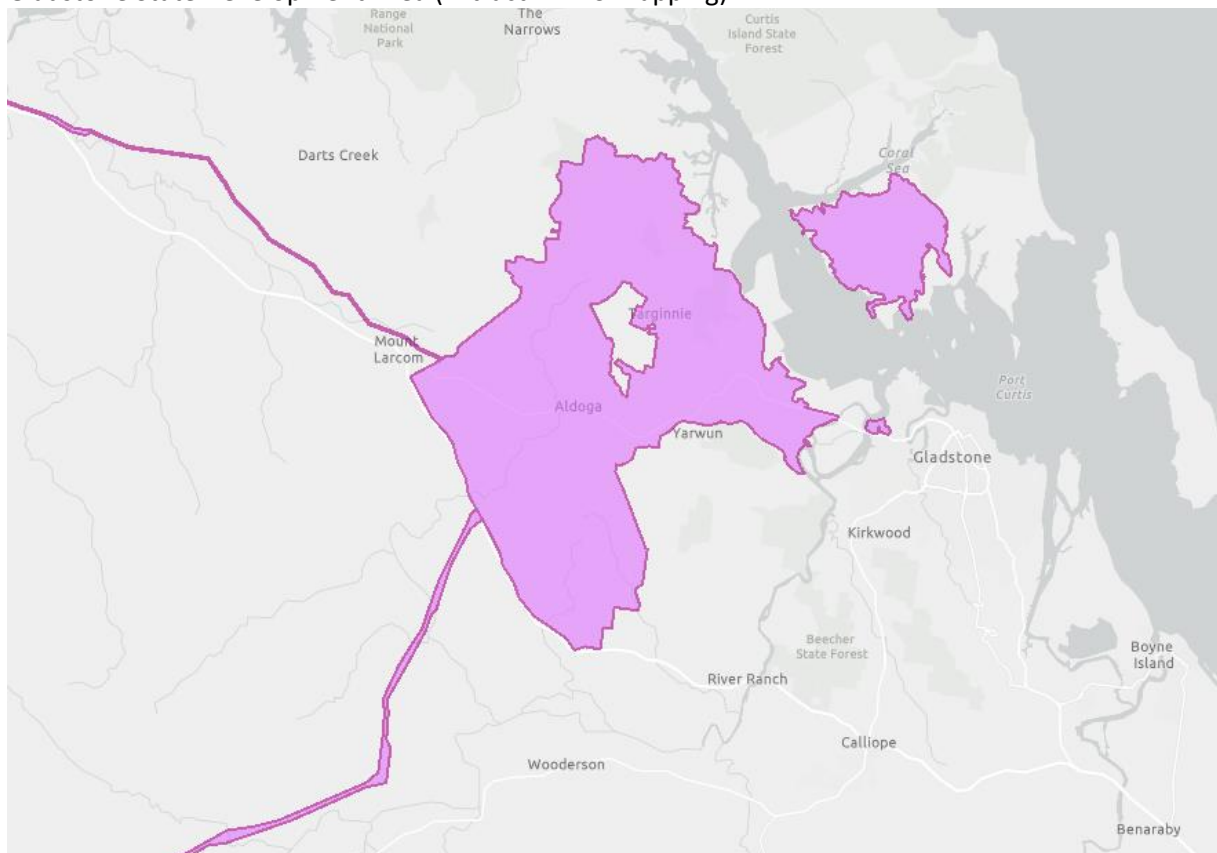
- population, employment and land supply
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.

- infrastructure.

Items for discussion:

- Provide background on what is a ten-year review and the methodology that will be undertaken to complete the review.
- How has the economy changed since 2015 and what new and emerging industries are establishing in the Gladstone Region? Particularly in response to decarbonization and 'net zero by 2050'.
- What are the land requirements for new and emerging industries. Does the port land and the SDA suitability accommodate new and emerging industries. Is additional suitably zoned land outside the SDA and PDA required?
- What are the infrastructure requirements for the new and emerging industries?
- What are the profile of the workers – are they establishing themselves/family in the local community or are they generally non-resident?
- Are there any particular changes/amendments required to the planning scheme to facilitate the new and emerging industries.

Gladstone State Development Area (Extract DAMS Mapping):



Meeting notes:

- GRC hosting industry briefing on the 24th of January at the Gladstone Entertainment Convention Centre (GECC) and will be discussing the results of the industry survey.
- The Gladstone SDA was declared in 1993.
- CG wants the SDA to be flexible for new & emerging industry
- CG focus has been on regulating MCU & some OPW applications for vegetation clearing.
- SDA is intended for “higher impact industry” but does not rely on Planning Scheme industry land use definitions. Instead, development is required to meet certain criteria.
- 2ha is the smallest lot size included within the assessment criteria of the development scheme.
- EDQ owns substantial amounts of land within the Gladstone SDA. Development and infrastructure provision is focused in these areas.
- Aldoga Road Precinct is the focus at present.
- A large majority of SDA land is not serviced.
- The latest amendment to the development scheme aims to dissuade solar farms.
- Non-resident worker’s accommodation is very likely to be required for bigger projects with large construction phases (hydrogen).
- Worker’s accommodation is not supported within the SDA.
- Timing/ construction of projects may create an accommodation issue.
- Boundary of the SDA was amended to follow lot boundaries.
- Development Scheme requires consideration of nearby sensitive receivers.
- CG Office has no recent reporting and is not currently undertaking any studies on demographics.
- There are potential changes to the SDA depending on ongoing studies for demand and any expansion would require significant justification.
- There are no specific buffer measurements required under the development scheme. Buffers must be captured on site by the proponent.
- No intent for additional solar farms to establish within the SDA. A solar farm is only likely to be supported if it is ancillary to/ supporting a manufacturing facility.
- Gladstone Regional Council currently defines Battery Storage as an undefined use.
- There is an infrastructure corridor study within the SDA to establish a clear route from the Aldoga Precinct to GPC.
- EPW Hydrogen Report has been prepared.

Meeting with DSDILGP - Gladstone State Development Centre

Geoff Kerr (Manager Central Queensland Regional office and LEO network), Belinda Jones (Reel Planning), Jacob Dalton (Reel Planning)

16 November 2023 at 10am

Purpose:

- a) Inform DSDILGP (Gladstone State Development Centre and Local Economic Opportunity Network) on the commencement of ten-year review project.
- b) Obtain an understanding of what decarbonization and 'net zero by 2050' targets mean for the Gladstone Region and the State Development Area (SDA).
- c) Obtain an understanding of new and emerging industries and what does this mean for land use planning? (hydrogen – fortescue future industries green energy manufacturing, alumina manufacturing, biofuels)

Notes:

The local economic opportunities network (LEO network) assists regional councils and communities with decarbonization and economic opportunities associated with a decarbonized economy. The LEO network is part of the Queensland new-industry development strategy to support investment in clean energy technology and help communities take advantage of the economic opportunities available in Queensland.

Website refers to 'we are developing regionally specific infrastructure and land use plans aligned with the economic and social aspirations of each region'.

Key messaging:

The ten-year review is at a very early stage. The purpose of today's meeting is to introduce the project, take advantage of the project team being in Gladstone and get a better understanding of the economic drivers for the Gladstone Region.

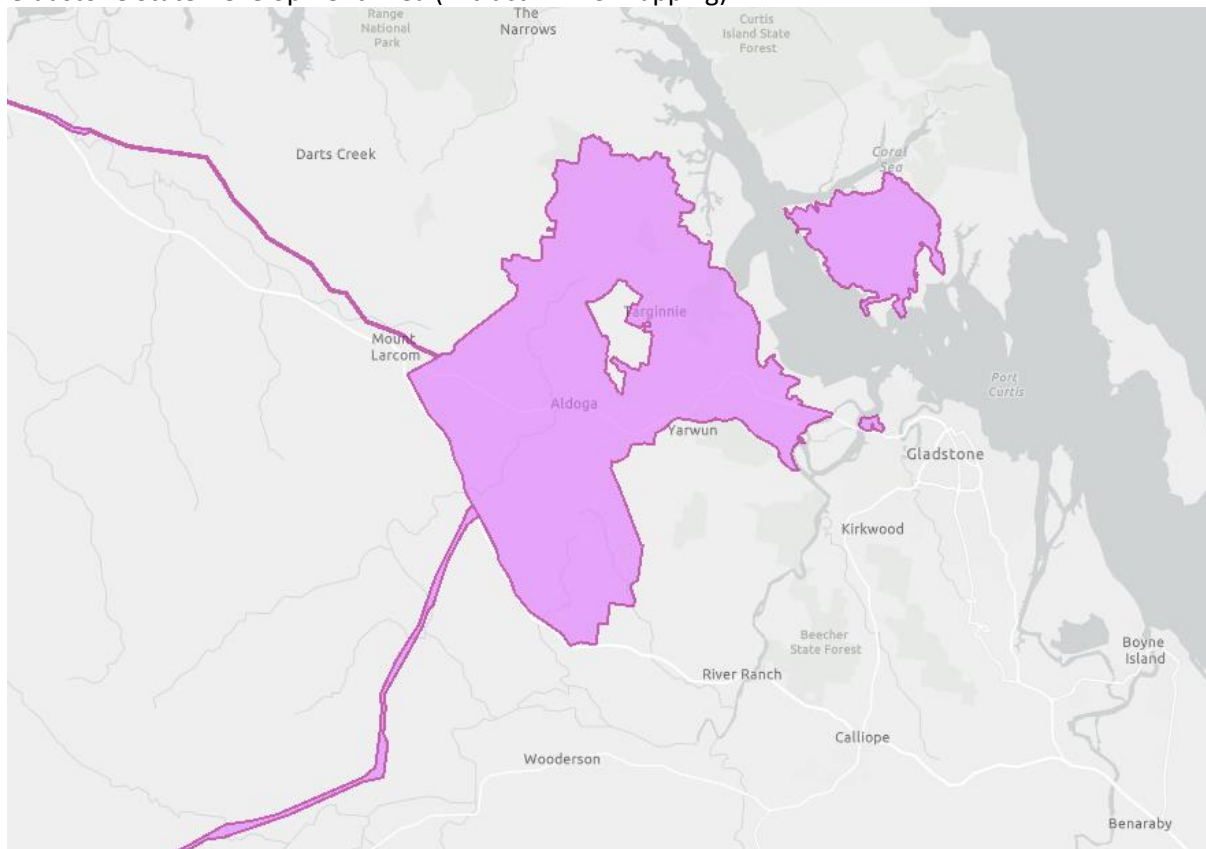
The review will consider:

- population, employment and land supply
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.
- infrastructure.

Items for discussion:

- Provide background on what is a ten-year review and the methodology that will be undertaken to complete the review.
- What will the regionally specific infrastructure and land use plan cover off on? Likely timing? How do we keep informed?
- How has the economy changed since 2015 and what new and emerging industries are establishing in the Gladstone Region? Particularly in response to decarbonization and 'net zero by 2050'.
- What are the land requirements for new and emerging industries. Does the port land and the SDA suitability accommodate new and emerging industries. Is additional suitably zoned land outside the SDA and PDA required?
- What are the infrastructure requirements for the new and emerging industries?
- What are the profile of the workers – are they establishing themselves/family in the local community or are they generally non-resident?
- Are there any particular changes/amendments required to the planning scheme to facilitate the new and emerging industries.

Gladstone State Development Area (Extract DAMS Mapping):



Meeting notes:

- There is only one solar farm in the SDA and it is about to be constructed. It was approved pre-renewables boom and is not ideally located or considered the best use. It is unlikely that any further solar farms will be developed in the SDA.
- Gladstone is seeing large amounts of solar and wind development outside the SDA.
- Upcoming industry within the SDA includes:
 - Australia's first Sapphire glass plant
 - Hydrogen (Rio Tinto, Stanwell, Origin have all expressed interest)
 - Methanol production (capture CO₂ to create methanol that has the potential to provide fuel for shipping).
 - Sustainable aviation fuel production
 - Parts/components manufacturing for hydrogen/solar/wind plants
- There were once plans for an abattoir in the SDA however this is no longer a viable proposal.
- The State has provided GRC (Gary Innis) with employment projections for the Social Infrastructure Plan that RemPlan has been engaged to complete. These projections may be further refined. Reel Planning requested to be kept informed of any work relating to employment projections as this will be an important input to the ten-year review.
Action: Reel Planning to advise Jon Norling and request the employment projections data.
- EDQ have been reviewing the existing workforce accommodation and likely demand. Jacki Daly is the Gladstone Economic Development Queensland (EDQ) manager. EDQ are involved as workforce accommodation has implications for the Priority Development Areas (PDA).
Action: Reel Planning to contact Jacki Daly and organise a meeting to discuss the ten-year review project.
- There are no current plans for an abattoir in the SDA.
- Geoff is not sure what the new 'infrastructure and land use plan' referred to on website is but he will check to confirm.
Action: Reel Planning to follow up with Geoff
- The SDA will have some interface changes required for the boundary with port land at Fisherman's Landing.
- Stanwell has a wastewater study for surplus water that could be reused for other industrial land uses.
- The OCG is preparing an infrastructure plan.
Action: Reel Planning to organise a meeting with the Office of the Co-ordinator General to discuss the ten-year review project.
- The Gladstone to Fitzroy pipeline project is a major contributor to opening up industry within the SDA.
- There are plans for a desalination plant within the SDA.
- There is a new industrial precinct that has been developed by EDQ on Red Rover Road. This only offers opportunity for 'big industry'.
- Light commercial/low impact industrial land is required to allow for the industry that supports the larger industrial land uses. There is currently a concern that there is not enough of this land.
- Only a small percentage of the SDA is actually completed.
- Gladstone Housing & Action Team had a meeting on 17/11/2023. The work that RemPlan is completing was discussed at this meeting.

Meeting with DSDILGP

Anthony Walsh (Manager), Thomas Gardiner (Senior Planner), Belinda Jones (Reel Planning), Jacob Dalton (Reel Planning)

15 November 2023 at 10am

Purpose:

- a) Inform DSDILGP on methodology and approach to ten-year review and confirm suitability of approach with DSDILGP.
- b) Obtain preliminary indication of any key issues/concerns with Our Place Our Plan suitably integrating state interests.

Key messaging:

The ten-year review is at a very early stage.. The purpose of today's meeting is to introduce the project and take advantage of the project team being in Rockhampton.

The review will consider:

- population, employment and land supply
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.

The 10-year review will focus on 5 key themes including:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

Items for discussion:

- Proposed methodology to undertaking the ten-year review. Any thoughts/comments from DSDILGP on the methodology.

- Inputs to the ten-year review include a population, employment and land supply analysis; gap analysis; outputs from community consultation; state interest integration report; consideration of infrastructure and planning approvals.
 - Key to the project is examining what has changed since 2015 – how have growth projections, employment and demographics changed? Is there sufficient appropriately zoned land to support expected growth? How have community aspirations/values changed?
 - From these inputs Reel Planning will provide a recommendation to council on if they should replace Our Place Our Plan, amend Our Place Our Plan or do nothing.
- Any thoughts on how effectively the current scheme integrates state interests. Are there some key state interests that we should be focusing on.
 - What works well, not so well with Our Place Our Plan from DSDILGP's perspective?

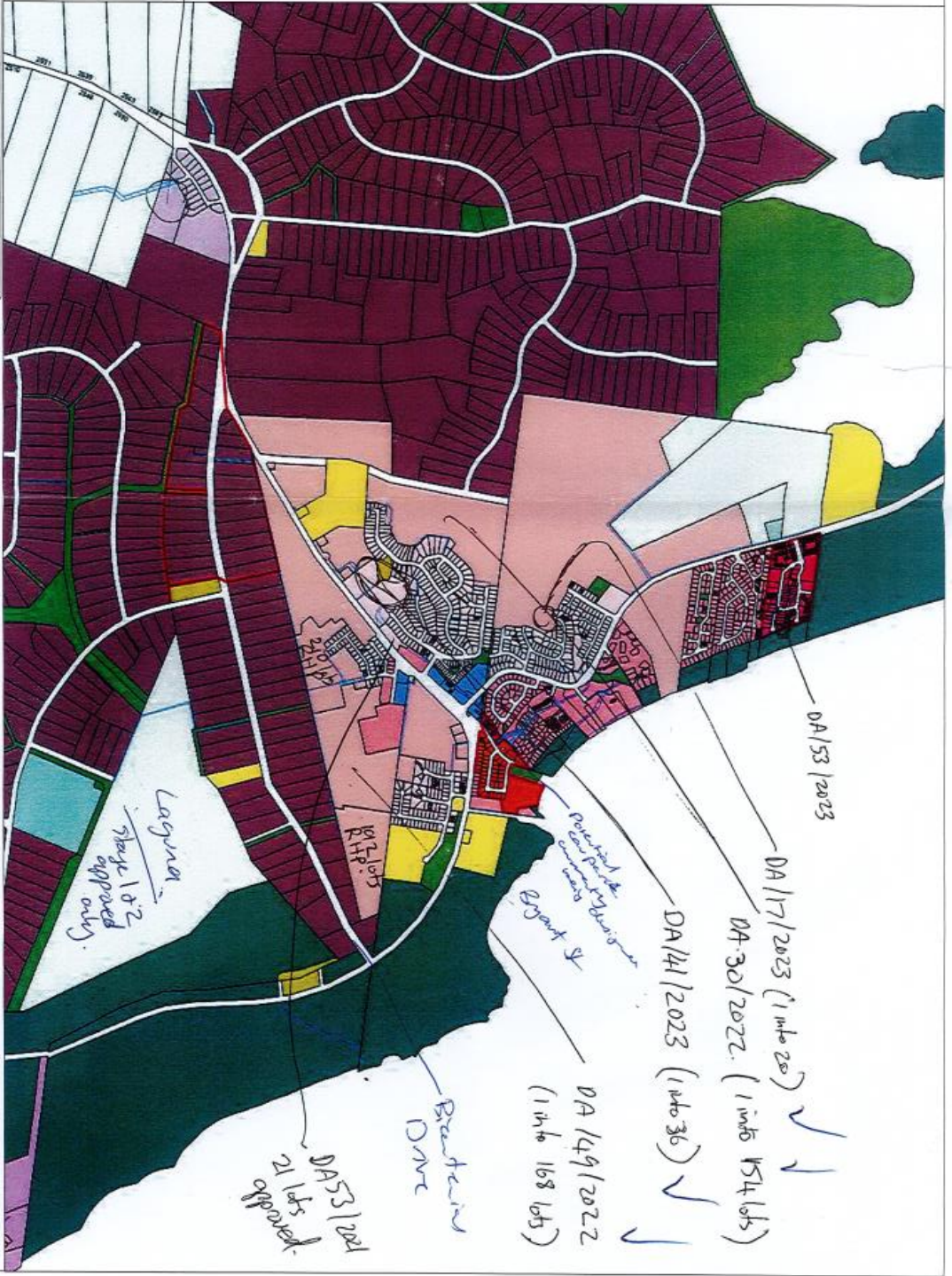
Meeting notes:

- DSDILGP suggested to check PD online to see the type of applications being triggered for assessment. This will provide an indication on if the planning scheme includes an appropriate level of assessment. If smaller scale, low risk development requires an application this indicates that the planning scheme may be over regulating development. DSDILGP advised that shed and dwellings are regularly being triggered for assessment. Should consider removing barriers to small scale and low risk development.
- DSDILGP has noticed in some recent action notices issued by council that further information is being requested before an application is considered “properly made”.
- When considering land supply issues, detailed consideration may be needed of Agnes Water. Refer to attached plan with Anthony’s notes on location of various approvals.
- Council requires a variation approval for relatively small scale development in the Emerging Community zone.
- Council requires need to be established for development on land included in the emerging community zone. This is a requirement of the intent of the zone.
- DSDILGP are supportive of the general methodology for the ten-year review project.
- DSDILGP are interested in reviewing the state interest integration report. There have been various SPP mapping changes since the commencement of the scheme including natural hazards mapping and biodiversity (addition of turtle mapping).
- DSDILGP advised that there will need to be particular focus on housing needs and recommended that the Redlands housing affordability document be reviewed. This will be a matter to consider in more detail in any future amendment or new scheme.
- Reel advised that our approach to housing affordability in the ten-year review phase is to review the Local Housing Action Plan, consider land supply issues and explore the status of the housing PDA’s.
- Council may want to consider reducing the minimum lot sizes for housing to improve affordability. Clinton PDA area provides smaller lot sizes, however there may be an issue with dwellings have suitable storage areas for cars, boats, etc.
Action: Real Planning to organise a meeting with Officer of Coordinator General to discuss PDA areas including Clinton.
- There are no specific provisions for solar farms in the planning scheme. DSDILGP has solar farm guidelines that should be considered.
- In the ‘hip camping’ space, Central Highlands have recently made some amendments to the planning scheme that may be worthwhile reviewing.
- Although there is a focus on industry in Gladstone, there is also tourism that shouldn’t be forgotten. P&O cruises stop in Gladstone and provide industrial tours.
- Redlands City Council have recently released their ten-year review.



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- Precedents**
- Zones
 - Class (incl 1 Zone)
 - Creative Residential
 - Community Facilities
 - Conservation
 - Emerging Communities
 - Environmental Management
 - Industry (Investigation Area)
 - Landmark Development (residential land)
 - Low Density Residential
 - Low Impact Industry
 - Low-medium Density Residential
 - Major Tourist
 - Medium Density Residential
 - Medium Impact Industry
 - Mixed Tourism
 - Mixed Use
 - Neighbourhood Centre
 - Neighbourhood Centre
 - Neighbourhood Centre
 - Open Space
 - Precinct Centre
 - Rural
 - Rural Residential
 - Special Industry
 - Special Purpose
 - Special Centre
 - Sport And Recreation
 - Township



Meeting with Economic Development Queensland

Jacob Dalton (Reel Planning), Tim O'Leary (Reel Planning), John Brun (EDQ), Jacki Daly (EDQ).

31 January 2024 at 11:00am

Purpose:

- a) Inform EDQ on the commencement of ten-year review project.
- b) Obtain an understanding of what decarbonization and 'net zero by 2050' targets mean for the Gladstone Region and the State Development Area (SDA).
- c) Obtain an understanding of new and emerging industries and what does this mean for land use planning? (hydrogen – fortescue future industries green energy manufacturing, alumina manufacturing, biofuels)

Notes:

EDQ has primary ownership and control over the land located within the Aldoga and Yarwun industrial estates within the SDA. This land is tailor-made for industrial development and is rapidly being prepared to provide essential services including infrastructure corridors, rail, gas, power, water, and access to the Port of Gladstone.

Industry precincts within the Gladstone SDA account for approximately 13,350 hectares and include land designated for:

- Port related industry
- High impact industry
- Medium impact industry

The SDA is also intended to play a key role in the development of the Hydrogen industry to align with the green energy objectives of the State Government.

Key messaging:

The ten-year review is at a very early stage. The purpose of today's meeting is to introduce the project and gain a better understanding of the future direction for the Gladstone SDA.

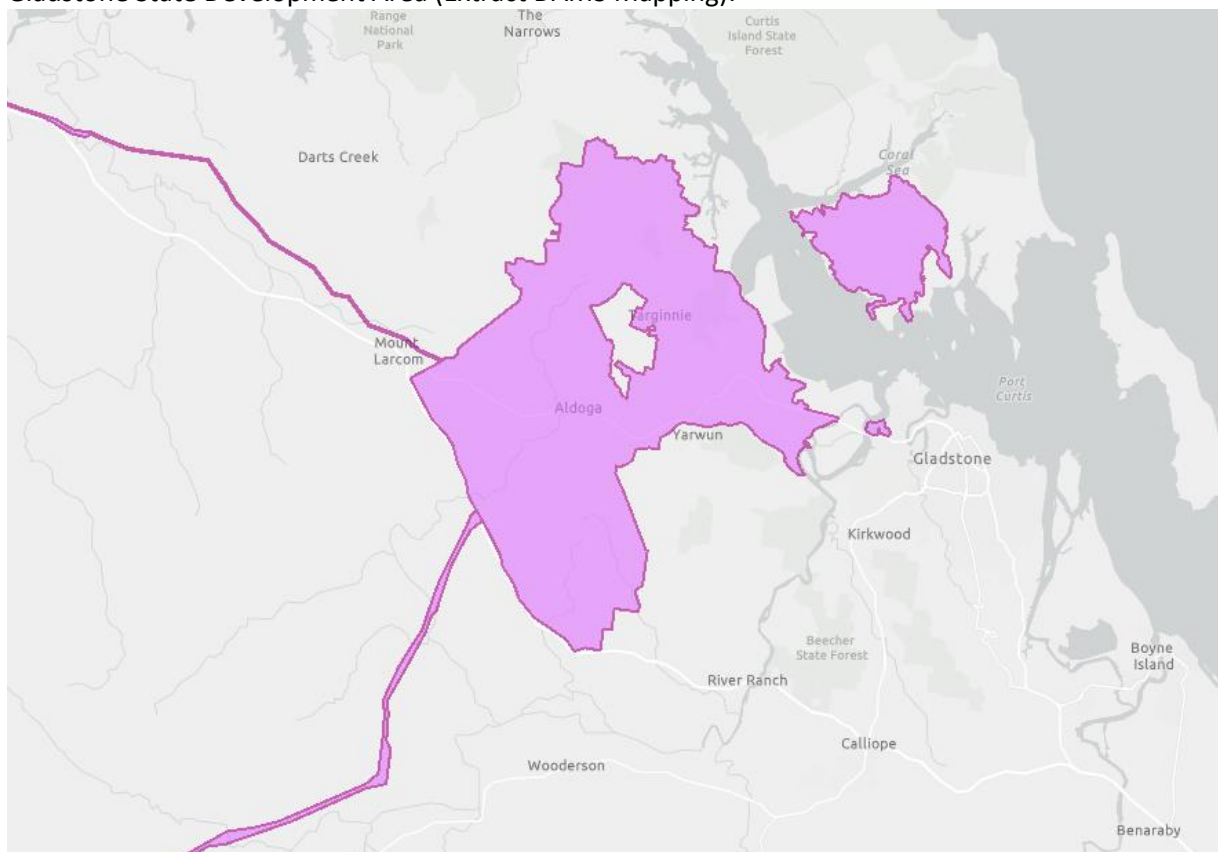
The review will consider:

- population, employment and land supply
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.
- infrastructure.

Items for discussion:

- Provide background on what is a ten-year review and the methodology that will be undertaken to complete the review.
- How has the economy changed since 2015 and what new and emerging industries are establishing in the Gladstone Region? Particularly in response to decarbonization and 'net zero by 2050'.
- What are the land requirements for new and emerging industries. Does the port land and the SDA suitability accommodate new and emerging industries. Is additional suitably zoned land outside the SDA and PDA required?
- What are the infrastructure requirements for the new and emerging industries?
- What are the profile of the workers – are they establishing themselves/family in the local community or are they generally non-resident?
- Are there any particular changes/amendments required to the planning scheme to facilitate the new and emerging industries.

Gladstone State Development Area (Extract DAMS Mapping):



Meeting notes:

- EDQ's interests in Gladstone are varied and not just limited to the SDA. E.g. the Clinton industrial estate.
- EDQ currently has an OPW in with Council for 29 sites of sizes between 4,000 – 12,000m² in the Aldoga and Yarwun industrial precincts
- State Government/EDQ has invested over 100 million into the infrastructure within the Aldoga precinct.
- EDQ's current big issue is securing the volume of power and water required for the industrial projects within the Aldoga and Yarwun precincts.
- A desalination plant will be needed within the Gladstone Region. A location has not been decided.
- Realistically, GAWB will need to double their current infrastructure within the Gladstone Region.
- EDQ has no current objectives relating to non-resident workforce accommodation.
- However, EDQ is of the opinion that additional housing will be required.
- EDQ does not necessarily share the view of CG Office that temporary workforce accommodation should not be provided within the SDA.
- EDQ is going to send through some forecasting reports completed previously
- EDQ do not have a specific focus on renewables for the SDA and will be happy to subdivide appropriate portions of land for any developer that can provide a legitimate project and funding.
- EDQ's current problem with the Planning Scheme is that the OPW requirements for subdivisions relating to sewer flow capacities can be excessive when applying to large industrial subdivisions. Believes this should be on a case by case basis.
- EDQ has ongoing communications with the Port relating to establishing an infrastructure corridor to transport hydrogen to the Port. Urban encroachment is to be avoided.

Meeting with Gladstone Area Water Board

Jacob Dalton (Reel Planning), Tim O'Leary (Reel Planning), Roisin Cosgrave (Reel Planning), Arvind Singh (GAWB), Jamie Petrie (GAWB), Phillip Webber (GAWB), Tina Davidson (GAWB).

1 February 2024 at 11:00am

Purpose:

- a) Inform GAWB on the commencement of ten-year review project.
- b) Obtain an understanding of what the expected industrial growth in the Gladstone Region means for GAWB.
- c) Obtain an understanding of the ongoing and new infrastructure projects GAWB will be managing in the coming years.

Notes:

GAWB was first established in 1973 as a Project Board and was formed to assist the two local authorities at the time, Gladstone Town Council, and the Calliope Shire Council.

GAWB has ownership and operates Awoonga Dam on the Boyne River along with a network of delivery pipelines, water treatment plants, and other bulk water distribution infrastructure within the Gladstone Region.

GAWB holds an allocation of 78,000ML per annum from Awoonga Dam.

Key messaging:

The ten-year review is at a very early stage. The purpose of today's meeting is to introduce the project and gain a better understanding of the future direction for GAWB.

The review will consider:

- population, employment and land supply
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.
- **infrastructure.**

Items for discussion:

- Provide background on what is a ten-year review and the methodology that will be undertaken to complete the review.
- How has GAWB changed since 2015 and how are the new and emerging industries within the Gladstone Region going to effect GAWB?
- What are the expected infrastructure requirements for GAWB in the coming ten years.
- What ongoing/upcoming projects is GAWB undertaking to meet these needs.
- Is the Fitzroy to Gladstone Pipeline project intended to meet the demand of the new industry?
- Is the Awoonga Dam improvement project going to increase the dam's capacity?
- What is the status of the new Awoonga Dam Flood Modelling Study?
- Does GAWB have any other studies that we would find useful?

Awoonga Dam:



Meeting notes:

- Uncertainty around referral process for development applications which extend over GAWB assets. What is the referral trigger?
- Issues around infrastructure being installed over existing GAWB pipelines and assets. Council is not referring to GAWB during the DA process.
- Confirm whether GAWB is recognised as a referral agency under the Planning Regulation.
- What is the statutory process? Need a formal process in place and an agreement between Council and GAWB to allow for this “referral” process to protect GAWB’s interests.
- GAWB is interested in ongoing liaison with GRC for the LGIP review.
- Updated Awoonga dam flood mapping/modelling has been provided to GRC and is current for three years.
- GAWB is currently undergoing an Awoonga Dam Improvement Program. This has only just started and it is expected to take 2-3 years before seeing detailed results.
- Updated flood analysis will be undertaken as part of this process.
- GAWB believes that the current Planning Scheme has allowed for increased capacity to Awoonga Dam.

Meeting with Gladstone Port Corporation

Erin Clark (Gladstone Port Corporation), Trudy Smith (Gladstone Port Corporation), Belinda Jones (Reel Planning), Jacob Dalton (Reel Planning)

16 November 2023 at 2:30pm

Purpose:

- a) Inform Gladstone Ports Corporation (GPC) of the commencement of ten-year review project.
- b) It is noted that strategic ports and priority ports are a state interest and will be a key consideration in determining if the planning scheme effectively integrates the state interest of infrastructure.
- c) Obtain an understanding of the status of GPC land use planning.
- d) Obtain an understanding of any interface issues and approach taken by Our Place Our Plan to reflect the port land.

Key messaging:

The ten-year review is at a very early stage. GPC will be contacted in the next couple of weeks with a formal survey requesting input. The purpose of today's meeting is to introduce the project and take advantage of the project team being in Gladstone.

The ten-year review will consider:

- population, employment and land supply information
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.

The 10-year review will focus on 5 key themes including:

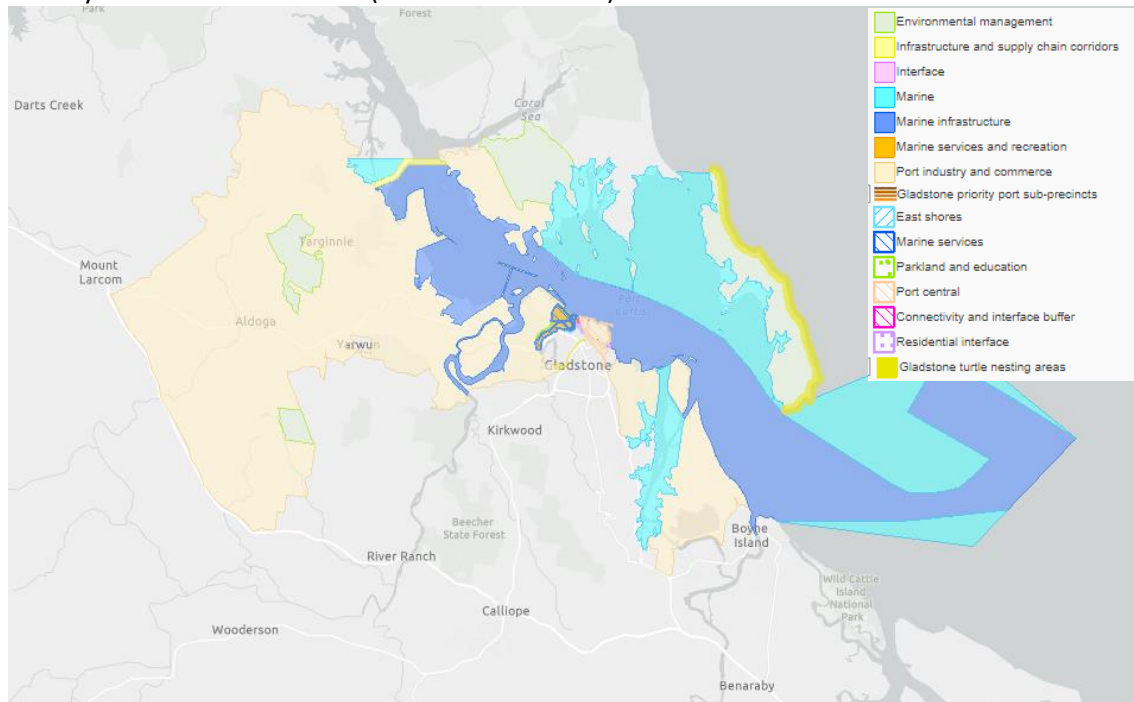
- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

Items for discussion:

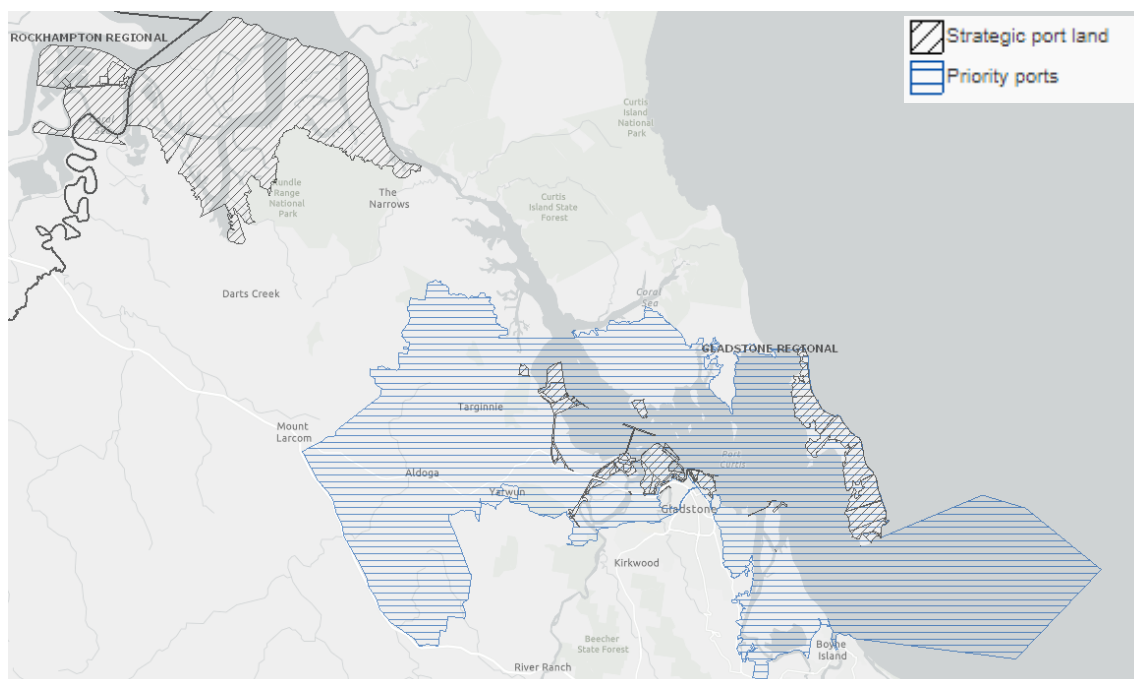
- Provide background on what is a ten-year review and the methodology to complete the review.

- What is the status of the Land Use Plan and expected timing for consultation? How can we be kept informed?
- How has the Port of Gladstone changed since 2015? A key consideration in the project is how has Gladstone changed since 2015 and does the planning scheme still remain current, relevant and contemporary.
- Are there any interface issues port land and land outside the jurisdiction of GPC?

Priority Port Master Plan area (extract from DAMS)



Strategic Port and Priority Port areas (extract from DAMS)



Meeting notes:

- The port is currently preparing a new land use plan. It has completed a legal review and is due to start public notification around Easter 2024.
- There have been no boundary changes since the 2015 scheme was introduced.
- At the time of developing the 2015 Planning Scheme, the port was not designated as a priority port.
- For land included in the priority port designation and not the strategic port area, GRC remains the assessment manager and must assess the development against the Priority Port Masterplan.
- GPC is the only assessment manager for land identified as strategic port land.
- Erin was part of the Council team that worked on the 2015 Planning Scheme. Erin advised that the Planning Scheme was drafted with the “boom and bust” cycle in mind. Erin’s opinion is that Our Place Our Plan results in the efficient use of finite land in the Gladstone Region.
- A feature of the new GPC land use plan is the “northern trade precinct” which is located in Fisherman’s Landing. There is an interface of Fisherman’s Landing with the SDA.
- The Port of Bundaberg land use plan provides an indication of the structure of the new GPC land use plan. Structure planning/master planning will feature as part of the strategic framework.
- The land use plan has included some structure planning for the next 30-50 years.
- A section 48 (assessment manager determination) is required when a development falls within the jurisdiction of two assessment managers.
- There has been no significant changes to development outcomes for strategic port land since 2015. Development is required to be marine/port related. The land use plan commenced in 2012 and there has been no changes to this plan since the commencement of Our Place Our Plan.
- Physical changes to port land primarily relates to access arrangements to suit the different industry requirements (e.g. wind turbines).

Meeting with Zone Planning

Stephen Enders (Zone), Shaunte Farrington (Zone), Belinda Jones (Reel Planning), Jacob Dalton (Reel Planning)

17 November 2023 at 3pm

Purpose:

- a) Inform zone on the commencement of ten-year review project.
- b) Provide a brief overview of the methodology and advise that they will have the opportunity for input through a survey.
- c) Obtain an understanding of what they believe works well and not so well with the operation of the current planning scheme particularly relating to useability and functionality.

Key messaging:

The ten-year review is at a very early stage. The purpose of today's meeting is to introduce the project, take advantage of the project team being in Gladstone. The development industry is a key stakeholder in the project.

The review will consider:

- population, employment and land supply
- infrastructure and development information
- land supply
- how the planning scheme interacts with regional and state planning policies
- community and stakeholder feedback.

The 10-year review will focus on 5 key themes including:

- liveable communities and housing
- economic growth
- environment and heritage
- safety and resilience to hazards
- infrastructure.

Items for discussion:

- Provide background on what is a ten-year review and the methodology to complete the review.

- Advise of the opportunities that Zone Planning will have to provide input.
- Obtain a general understanding of what works well and what doesn't work well with the planning scheme.

Meeting notes:

- Overall, the Planning Scheme functions well, is more pro-development than other planning schemes and is reasonably simple to use. The useability of the scheme is partly due to the limited development codes that need to be addressed.
- There is too much focus on 'need' in the scheme including the emerging community zone describing a requirement for "overriding community and economic need". There are ongoing difficulties with defining and satisfying this requirement. It is more suitable for the market to determine need rather than the planning scheme, particularly in areas that have been earmarked for development.
- The zoning maps identify a suitable development footprint for the Gladstone Region.
- There is ongoing over-regulation of smaller developments (dwelling houses etc.). For example, the biodiversity overlay is triggering the requirement for all dwelling houses to need a development approval.
- The biodiversity overlay does not have synergy with the drafting of Our Place Our Plan and it reads like it was separately drafted and inserted in the planning scheme rather than being integrated with other provisions of the planning scheme.
- The planning scheme does not provide sufficient clarity around that level of assessment or requirements for operational work (vegetation clearing). The planning scheme relies on the potential earthworks associated with vegetation clearing to trigger an operational work application. In comparison, the Livingstone Shire OPW tables of assessment provide a significantly improved user experience.
- The operational work triggers for assessable development need to be reviewed.
- There is a potential over-supply of Mixed Used zone land. Existing mixed use zoned sites are not being used for mixed use development and there is a community desire to use these areas for dwelling houses. Dwelling houses require an impact assessable. For example, the mixed-use zoned area in Tannum Sands is predominantly established for dwelling houses and other residential uses.

Mixed use zoning at Tannum Sands (extract from online mapping):



Aerial imager of Tannum Sands (extract from online mapping);



- The structure plans in the planning scheme are extrinsic material and are not linked to the assessment benchmarks.
- Minimum lot sizes need to be reviewed. Low density residential zone has a minimum lot size requirement of 600m² and this has the potential to be further reduced.
- Car parking rates are not identified for some land uses. This results in the requirement to compare against similar land uses which is not always effective or appropriate. E.g. medium impact industry.
- Within the Principal zone, the type of frontage that the development is located on determines the built form design requirements. However, design criteria is only provided where the development is located on a primary or secondary frontages. This means that development with frontage to a laneway does not have built form requirements.
- Council is currently requiring all applications within the emerging community zone to be accompanied a variation request. This is because the community and economic needs assessment PSP only applies to MCU or ROL applications where a variation approval is sought. There is confusion and uncertainty on when/why variation requests are requirement and the planning scheme should provide some further clarity.
- The Rural zone table of assessment and the zone code's overall outcomes are not aligned. E.g. the overall outcomes describe land uses that may be appropriate in certain circumstances, however these uses are not reflected in the table of assessment.
- The minimum lot size (250ha) in the Rural zone is quite large compared to other schemes. You can go just across the local government boundary and a smaller lot size is considered acceptable.
- Should allow a wider range of home-based businesses in the rural zone (eg: boiler maker, mechanic, parking a truck/equipment). Rockhampton Regional Council facilitates a wider range of uses in the rural zone.

OUR PLACE, OUR PLAN

TEN YEAR PLANNING SCHEME REVIEW

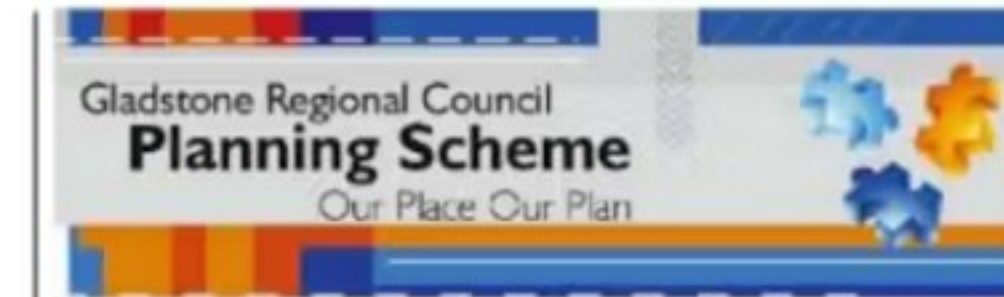


24 JANUARY 2024



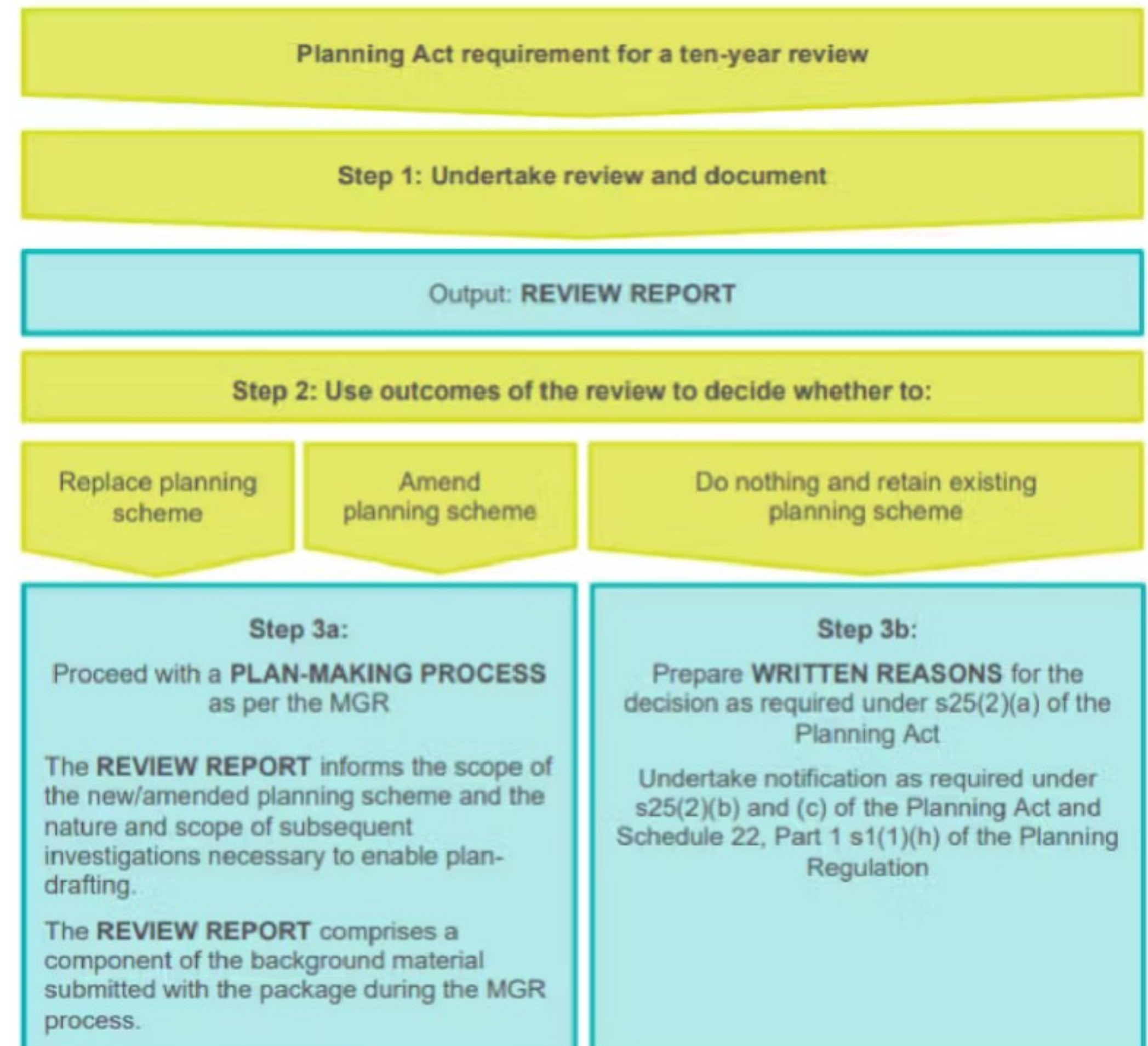
Background

- Gladstone Regional Council's planning scheme Our Place Our Plan commenced in 2015.
- The planning scheme was prepared with a planning horizon to 2031.
- Our Place Our Plan was the first planning scheme for the amalgamated local government areas of Calliope, Gladstone and Miriam Vale.



Background

- The *Planning Act 2016* requires local governments to review their planning schemes within ten years of the scheme being made.
- This is to ensure planning schemes are well-maintained and remain contemporary, responsive and relevant.
- Based on the findings of the ten-year review, Council will then decide whether to retain, amend or replace the planning scheme.



Key Drivers of the Review

- Land supply
- Future housing requirements
- Economic trends
- State interests
- Community aspirations and values
- Evolving legislative context



Review inputs



Population, demographics, employment and land supply analysis



Gap analysis – considers the review of existing background material and identifies focus areas for any future planning scheme or planning scheme amendment.



Community and stakeholder engagement



State interest integration report – considers how effective *Our Place Our Plan* integrates State interests.



Review of current industry trends in the coal, aluminum, power, LNG, hydrogen and renewable energy sectors to identify potential new industries, land requirements and employment needs.

Review outputs

Are the planning provisions appropriate given population projections and demographic characteristics?

Is Our Place Our Plan fit for purpose given emerging industries and changes in state policy and legislation?

The ten-year review will evaluate if Our Place Our Plan is 'hitting the mark' and assist in answering the following questions:

How many years of land supply does Gladstone Local Government Area have? Does this meet the needs of the community and emerging industries?

Is Our Place Our Plan meeting community expectations and reflecting community values?

Is the development industry and Council's planners satisfied with the useability of the planning scheme?



What work has been done to date?



**Preliminary
background
review**



Risk register



**Population &
demographic
projections**



**Industry
engagement**



**Working list of
planning
scheme issues
& amendments**

What have we found?



Historic regional growth

2001 - 2014

- Strong population growth
- Annual population growth up to 2014 averaged **1,276 persons** or **2.6% per annum** (Queensland's growth was 2.3% per annum in the same period).



2014 - 2021

- Very low population growth coinciding with the completion of three LNG plants on Curtis Island (accompanied by the reduction of very large construction workforces).
- Annual population growth averaged only **134 persons** or **0.21% per annum**. This very low growth equated to only about 10% of the growth previously enjoyed by the Region.



2021-2022

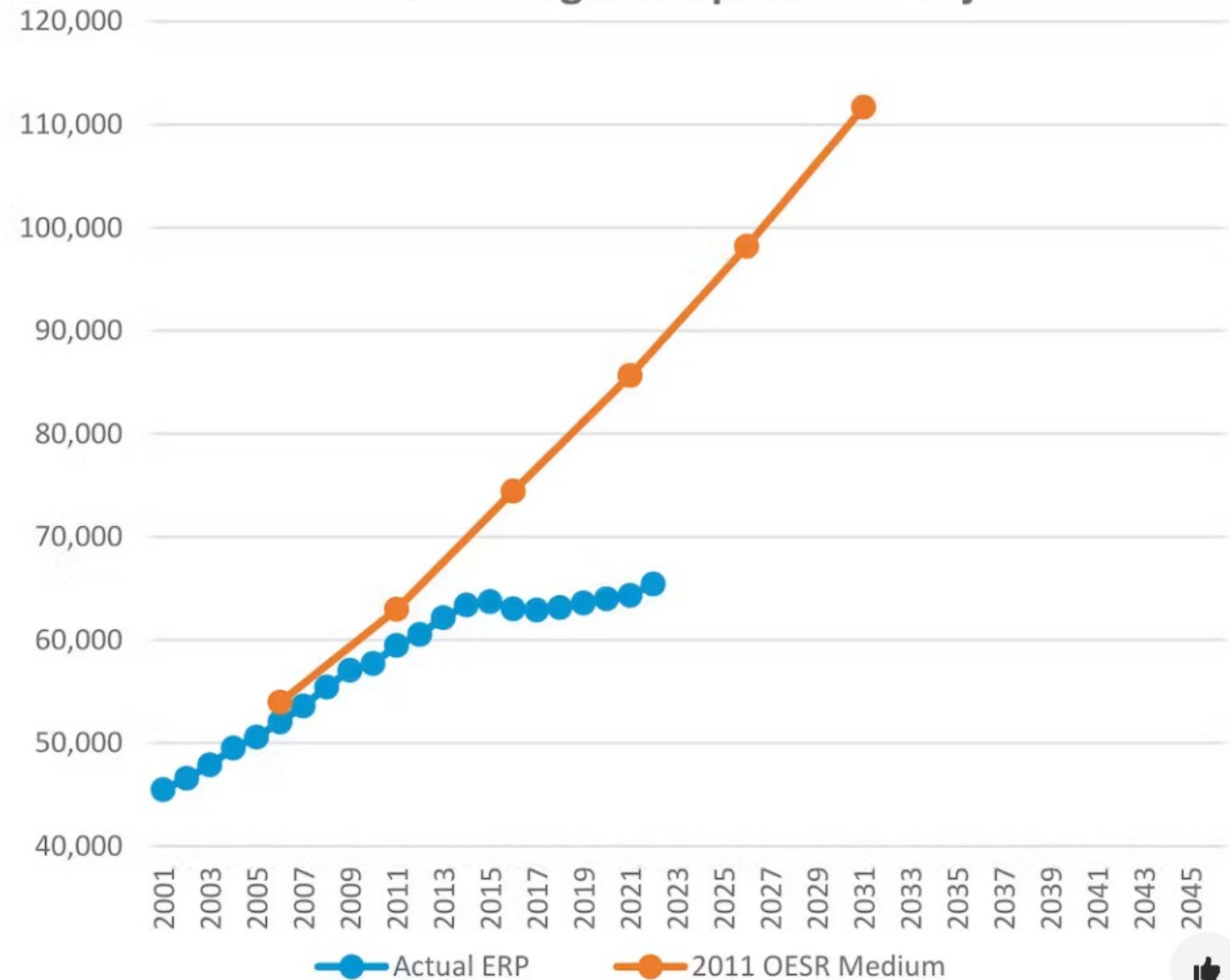
Population growth in the post-pandemic 2021 to 2022 period increased to **almost the same rate experienced in 2001 to 2014**, comprising an annual increase of 1,127 persons or 1.8%.



Population projections

- The Gladstone Region has seen significantly lower population growth rates (-90%) than what was relied on to inform the planning scheme.
- Planning scheme anticipated population growth to 2031 that is now not anticipated until well after 2046.
- Planning scheme 2031 population: 93,500-123,500 persons (108,582 as the most likely).
- Actual 2022 population is less than 65,500 persons, with the 2046 population now expected to range between only 80,000 and 85,000 persons.

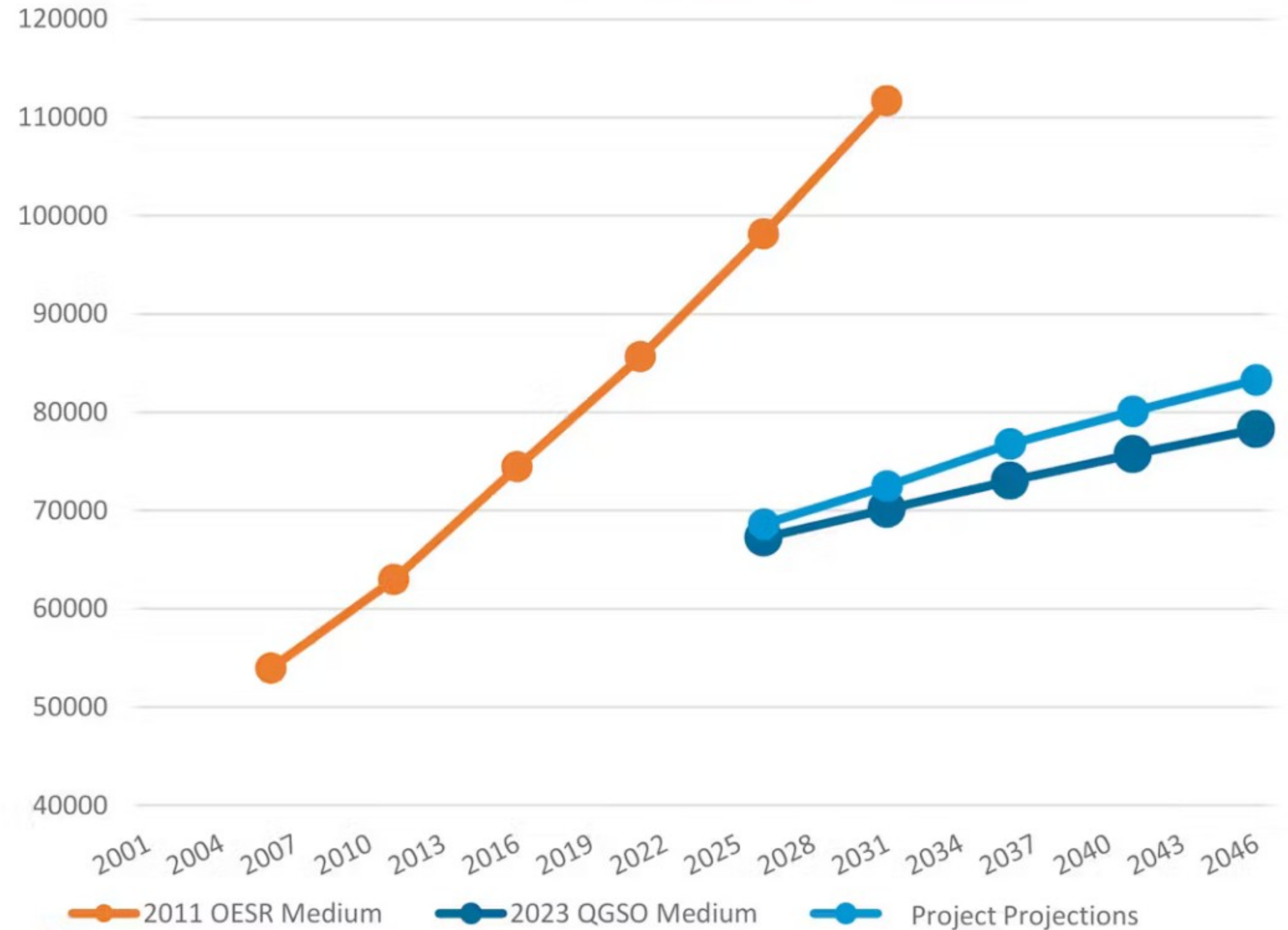
Gladstone Region Population Projections



Population projections

- New population projections have been undertaken as part of the Ten-Year Review.
- These projections are slightly higher than the 2023 QGSO medium series projection.
- These projections will be used to guide the outcomes of the project.

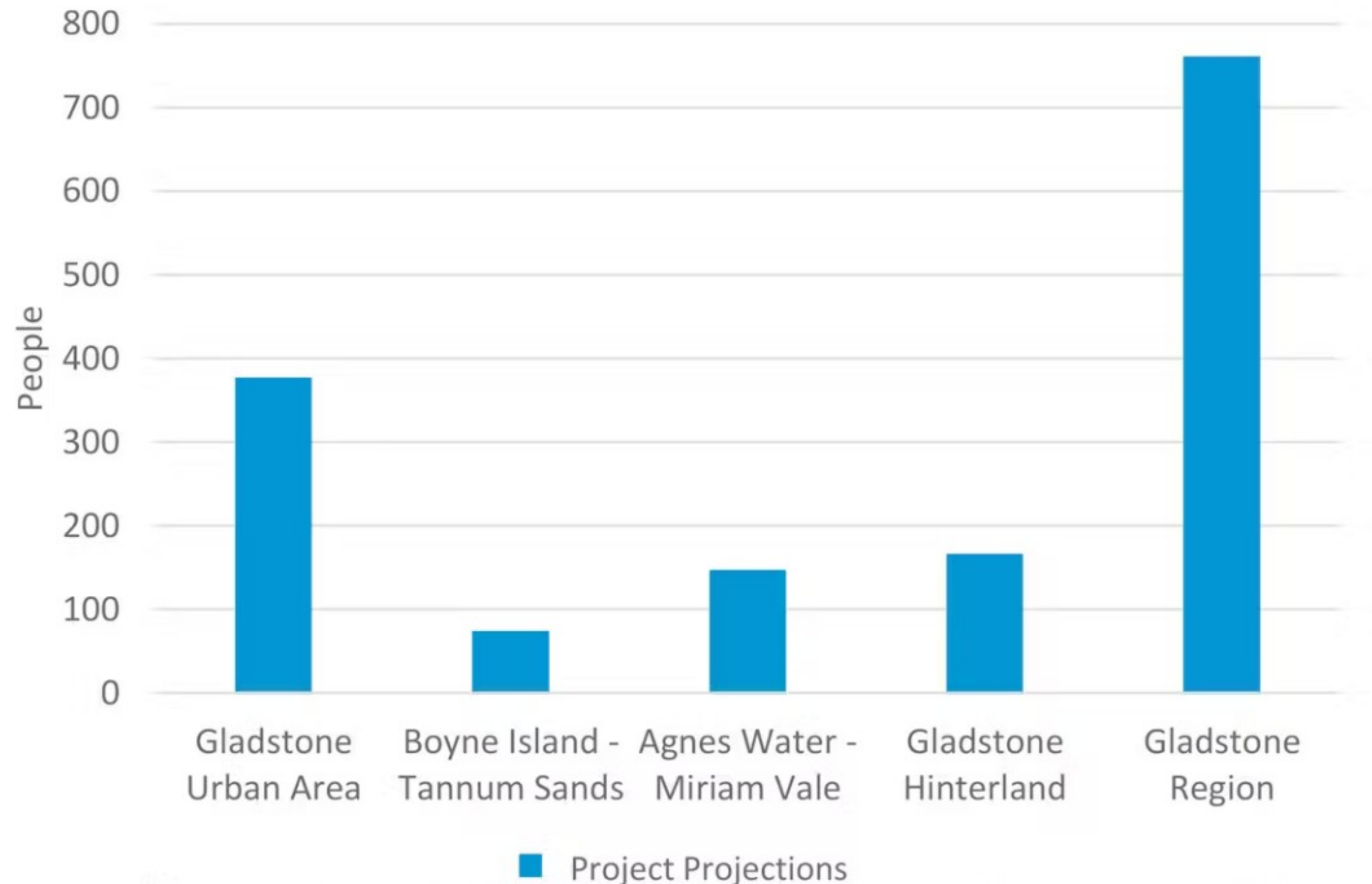
Gladstone Region Population Projections



Population projections by area

- Substantial differences in the distribution of population growth across the region
- Project population projections identify significantly more population growth in the Agnes Water – Miriam Vale and Gladstone Urban Areas

Annual Projected Population Growth 2021 - 2046



***NOTE: The project population projections illustrated above consider actual population growth to 2022 and building approvals to 2023.**



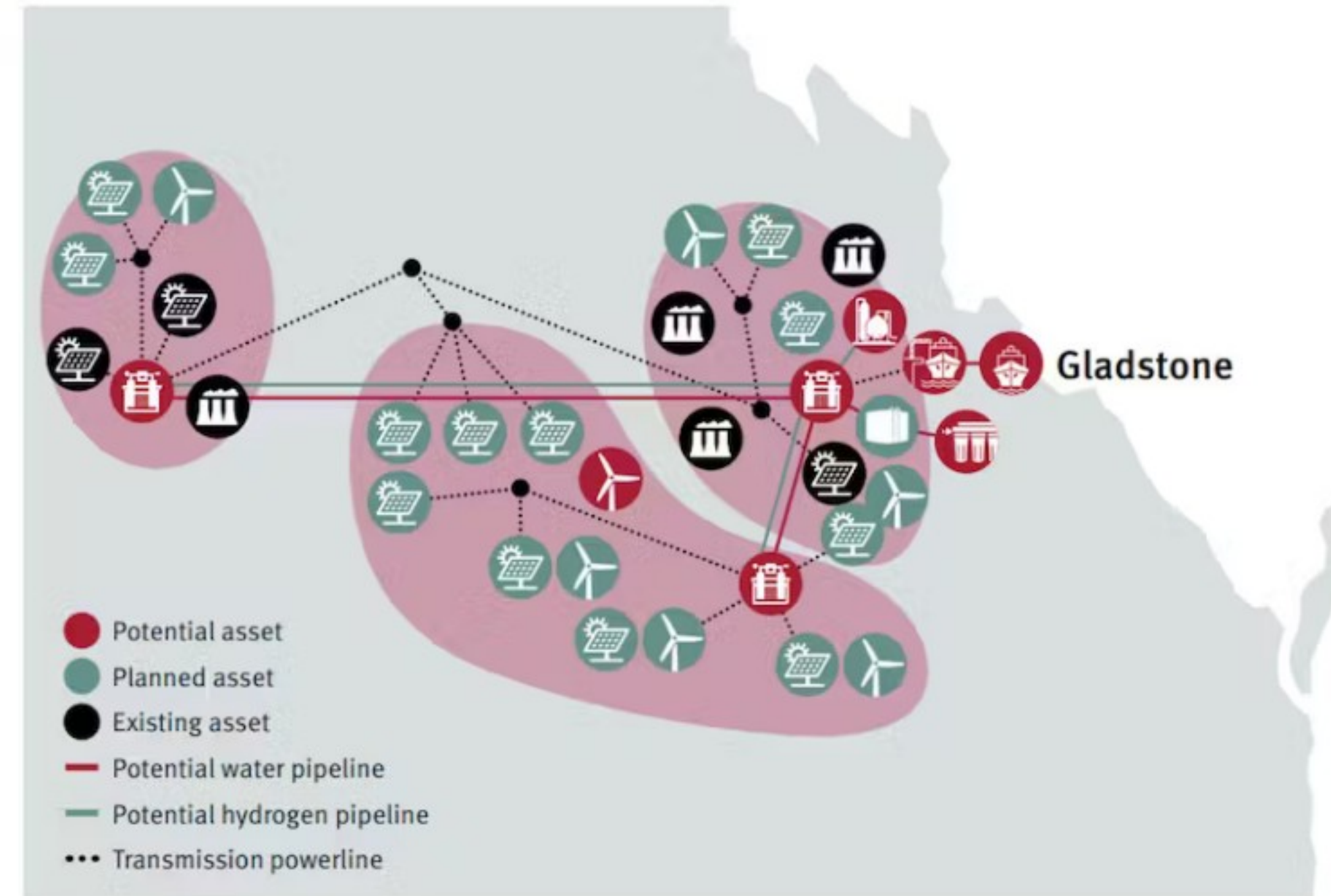
Population projections – What does this mean?

- Projected population is **well within** the range planned for by the planning scheme
- **Oversupply** of land designated for urban purposes
- Generally, this means the amount of land available can cater for projected future population growth
- **The project will seek to understand:**
 - How many years of land supply does Gladstone Local Government Area have?
 - Does it meet the needs of the community and emerging industries?
 - Is surplus land in the right locations?
 - Extent of existing approvals for significant undeveloped master-planned communities. This helps us to identify the quantum of land supply and alignment with infrastructure/ services planning.

Other trends

Industry

- Manufacturing accounts for the largest share of employment in the Region (4,200 jobs/ 15% of the total)
- Federal and State Government renewable energy targets and policies creating opportunity to invest in renewable energy
- Several renewable energy projects under development and/or construction that will support and diversify industrial development
- Federal government has identified the Gladstone Region as a **Hydrogen Hub**
- The \$1.4 billion CQ-H2 project capitalises on Gladstone's unique set of attributes including a deepwater port, electricity and gas transmission infrastructure and a highly skilled workforce
- Significant need for planning and coordination at a local, state and national level to manage the rapid pace of change across the energy and mining sectors.



Other trends

Housing

- Housing availability, accessibility and affordability challenges similar to those experienced across Qld
- Caused by increases in cost-of-living pressures, mortgage stress and people relocating to the Region
- Areas of concern:
 - Access to temporary, emergency or crisis accommodation
 - Supply of affordable housing options
- Large 'land bank' of approved reconfigurations that have commenced to ensure that the reconfiguration approval does not lapse.
- Current Planning Scheme has been designed to manage economic viability in the region during 'boom' situations – yet to be tested



COMMUNITY & STAKEHOLDER ENGAGEMENT

Community and Stakeholder Engagement



Industry Engagement

Key stakeholders – internal and external
Survey

Community Engagement

Community groups and forums
Key stakeholders
Survey

Community Drop-in Sessions – 9-11 February 2024

Industry Engagement

Key purpose of engagement activity:

- Understand experience with current planning scheme
- Understand thoughts, concerns and issues with current planning scheme
- Understand usability and effectiveness from the lens of industry
- Understand the scheme's ability to meet industry need



Open


Planning Scheme Review - Industry Survey


Survey closes 19 December 2023


Start

FAQs

What is a planning scheme? 

What area does Our Place Our Plan cover? 

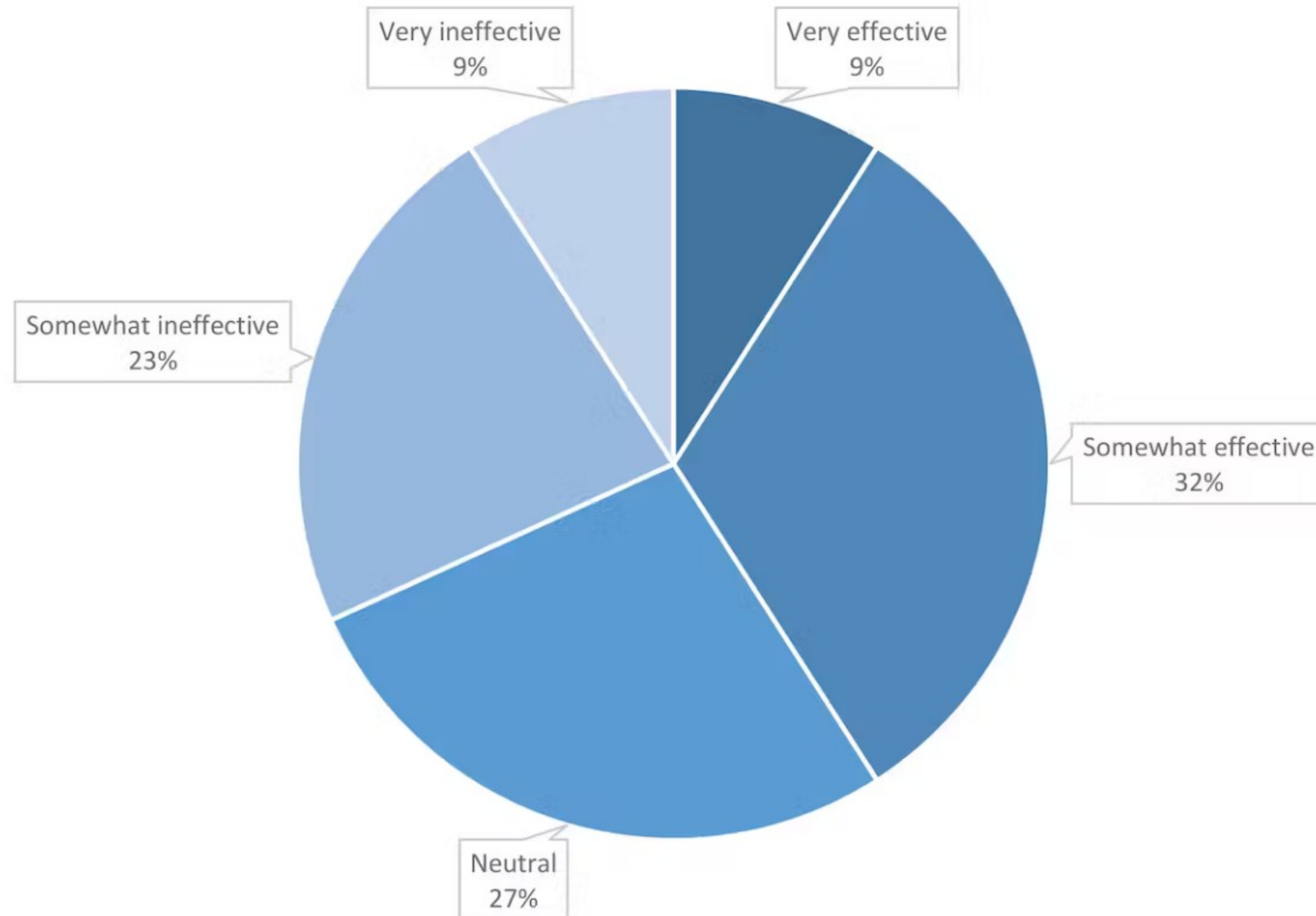
Why is Our Place Our Plan being reviewed? 

What will the review address? 

When will the review be completed? 



Industry Survey - Effectiveness of Our Place Our Plan



Industry Survey - Land Use

74% of respondents said there are some land uses that are difficult to establish in the Gladstone Region.



Industry Survey - Key Themes

Opportunities

- Planning for neighbourhoods
- Protecting the natural environment
- Growing and supporting the local economy

Challenges

- Potential impact to local economy
- Consistency and clarity in the scheme
- Constraints on development from overlays and zoning

Industry Survey - When thinking about how Council is doing...



- Building our urban areas (30%)
- Planning for the Gladstone Region as a 'gateway to the world' for industry (26%)



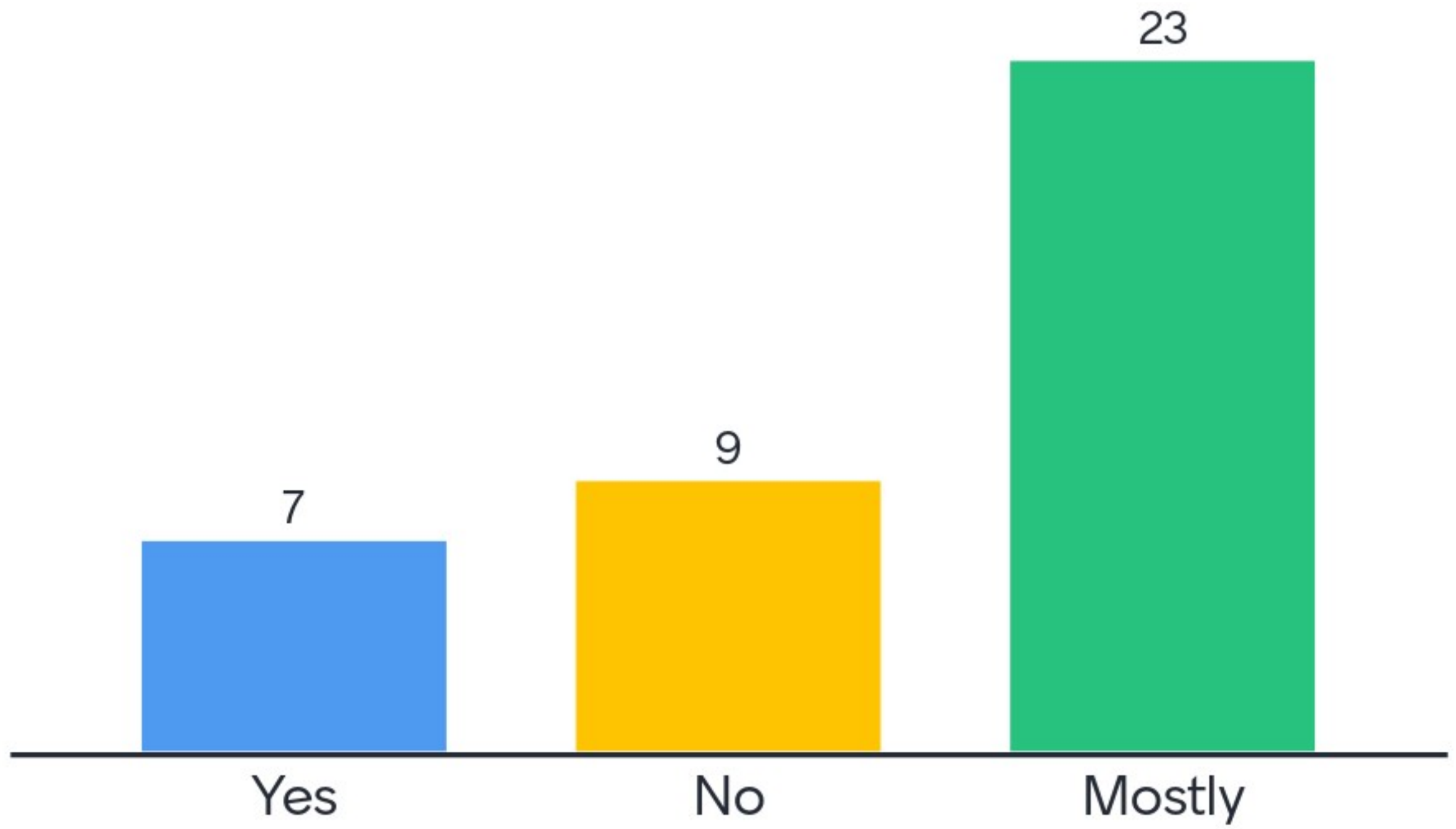
- Planning for our coastal townships and places (47%)
- The mix of land and housing options (43%)



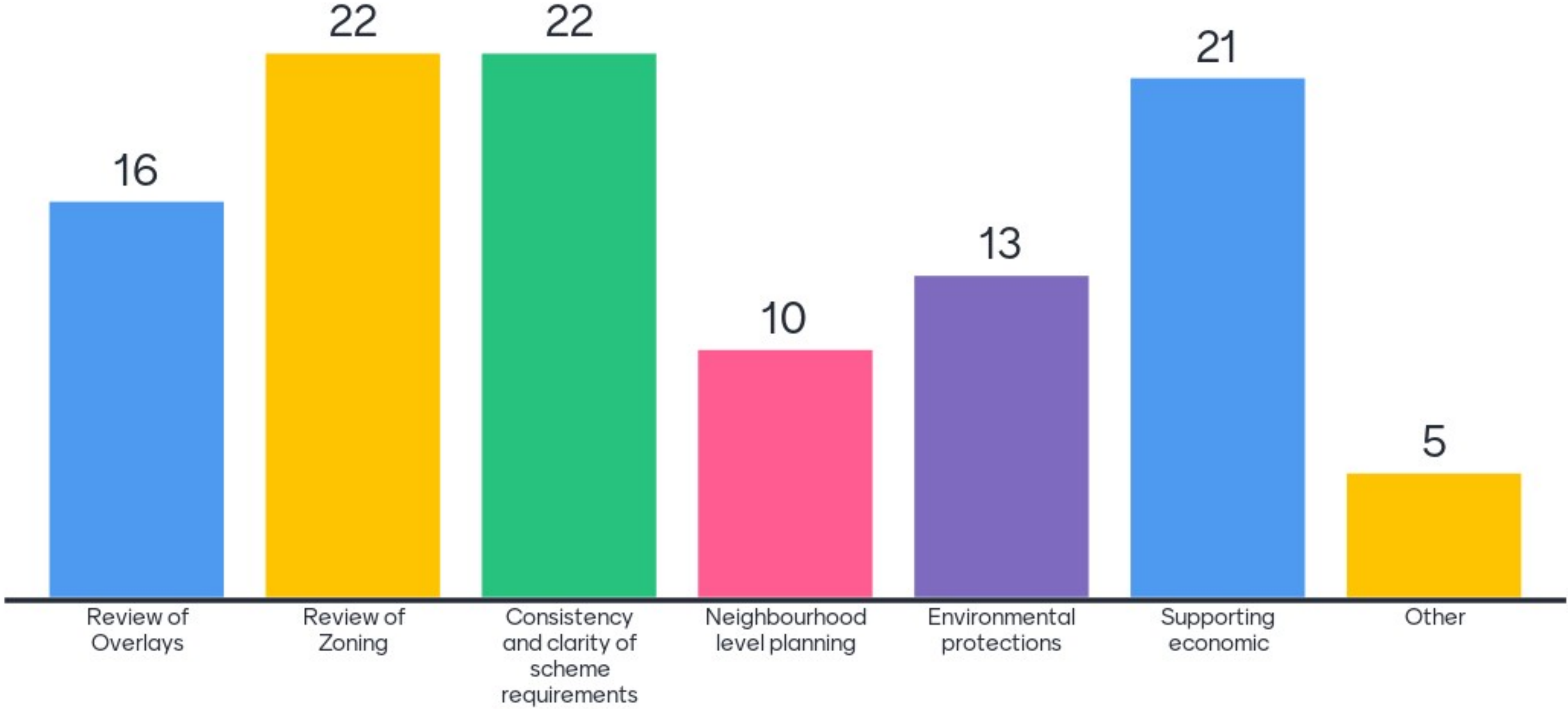
OUR PLACE, OUR PLAN

TEN YEAR PLANNING SCHEME REVIEW

Do you feel the current planning scheme addresses existing need?



When talking about opportunities for the planning scheme, what are your organisation's top 3 priorities?



OUR PLACE, OUR PLAN

TEN YEAR PLANNING SCHEME REVIEW



24 JANUARY 2024



NEXT STEPS



Project timeframes



Thank you.

Organisation	Attendees	✓/X
Buildon Building Certification	Fred ?	✓
	TBD	✓
CQG Consulting	Rebekah Hearn (Principal Environmental Scientist/Ecologist)	✓
	Filipe Fuentes Andaur	✓
	Michael Whitehead	✓
Discovery Coast Tourism & Commerce Inc (DCTC)	Amber Rodgers	✓
	TBD	✓
Gideon Town Planning	Gideon Genade (Principal Town Planner)	✓
Gladstone Airport Corporation	Mark Cachia (CEO)	✓
Gladstone Area Water Board <i>(Tina + 2 others)</i>	Jamie Petrie (Land & Catchment Manager)	
	Tina Davidson (Senior Land Officer)	✓
	Arvind Sigh (Principal Engineer)	
	Phil Webb (Dam Safety Engineer)	
Gladstone Chamber of Commerce & Industry (GCCCI)	Samantha Devers	✓
	Jessica Martin	✓
Gladstone Drafting	Anthony Buenen	✓
Gladstone Engineering Alliance (GEA)	Allison Murdoch (General Manager)	✓
Gladstone Ports Corporation (GPC)	Trudi Smith (Planning Specialist),	✓
	Erin Clark	✓
	Anthea Bennett	✓

Green Earth Construction Group	Josh Dzwonczyk	✓
Heart of Agnes	Byron Mulligan	✓
JFP Urban Consultants	Andrew Miller (Survey Manager)	✓
LJ Hooker Boyne Tannum	Vicki Brown	X
PRD Real Estate	Deardrie Keleher	✓
Raine Horne Gladstone	Zoe Underhill (Office Manager),	✓
	Mark Patton	✓
Ray White Gladstone	John Fieldus (Commercial Property Manager- RWC Gladstone)	✓
Stockwell	Georgina Madsen (General Manager - Development)	✓
TermiBuild Gladstone	Tina Wallace	✓
Zone Planning	Stephen Enders	X
	Shaunte Farrington,	✓
	Sarah Hunt	✓
Gladstone Area Promotion and Development Ltd (GAPDL)	Nicola Scurr (CEO)	✓

Organisation	Attendees	✓/X
Councillors	Mayor Matt Burnett	✓
	Councillor Kahn Goodluck	✓
	Councillor Darryl Branthwaite	✓
	Councillor Chris Cameron	✓
	Councillor Glenn Churchill	✓
	Councillor Rick Hanson	✓
	Councillor Natalia Muszkat	✓
	Councillor Desley O'Grady	X
	Councillor Chris Trevor	X
Council	Jaclyn Iwasaka (Community Partnerships)	✓
	Helen Robertson (Development Services)	✓
	Jacinta Giles (Asset Planning)	✓
	Ali Moore (Environment and Conservation)	✓
	Erikson Noakes (Economic Development/Strategic Projects)	✓
	Kim Marxen (Strategy and Improvement)	X
	Celisa Faulkner (Transformation)	X
Project Team		
Council	Tegan McDonald	✓
	Tim Price	✓
	Candace Canniffe	X
	Adain Parish	✓
	Vanessa Gwasira	✓

Reel Planning	Roisin Cosgrave	✓
	Tim O'Leery	✓
	Greg Ovenden	✓
Leisa Prowse Consulting	Siobhan Reardon	✓
	Anna Uhr Delia	✓

What individuals love about living and/or working in Gladstone? (via post-it notes)

- Employment opportunities (8)
- Lifestyle (6)
- Open spaces (2)
- Tannum Sands beaches (3)
- Green space (3)
- Community spirit(3)
- Nature (3)
- Beaches and lifestyle at 1770 and Agnes water (3)
- Work opportunities (3)
- Economic potential (2)
- Southern Great Barrier Reef (2)
- No traffic (2)
- Family friendly (2)
- Outdoor attractions
- Fishing, crabbing, diving
- Community lifestyle
- East shores
- Spinnaker
- Positive community groups
- Diversity
- Job security
- Great corporate citizens
- Harbor, beaches, diversity, multicultural, diverse, people/friendly
- Travel time, affordability, parklands, major industry, employment
- Access to rural and coastal townships
- Small community but big player in world market
- Nice beaches and coastline
- Weather
- Great events
- Location
- Unique mix of industry and environment
- Recreational activities
- Harbor facilities and waterways
- Good community space, not crowded
- Its bright future, opportunity, people
- Fishing, harbor, great barrier reef
- Sport and recreation
- Less pollution
- Transparent and accessible council
- Jobs
- Housing prices: rent, buy
- Close to SEQ but far enough away
- Community involvement
- Diverse community
- Commitment to environmental protection
- Close work and professional networks that welcome new members
- Proximity to conservation areas, parks and reserves

- Coastal living
- The water, the lifestyle, education opportunities,
- 1770 headland
- Lack of high-rise construction
- The people, sense of community, the opportunity to grow capability/capacity
- Compactness
- Housing diversity, quantity, styles
- Oversupply in? some are getting knocked back
- Community events x2
- Community assets, parklands
- Connectivity – roads and footpaths
- Small town vibe
- Coast and bush
- Laid-back feel, Beach, people, parks
- Safe for my kids to grow and play
- Outdoors, water, great parks, great employment opportunities
- Marina, east shores, botanic gardens, Tannum beach, Agnes
- The main street is beautiful
- GECC shows
- Superior lifestyle
- Parks and waterfront
- Tidy town!
- Airport- size of planes
- Gateway to the reef
- Port Parklands
- Strong Rural Production

Appendix B: Community engagement

Conversations

Report Type: Form Results Summary

Date Range: 22-01-2024 - 01-03-2024

Exported: 04-03-2024 08:31:03

Closed

Planning Scheme Review - Community Survey
Gladstone Region Planning Scheme Review

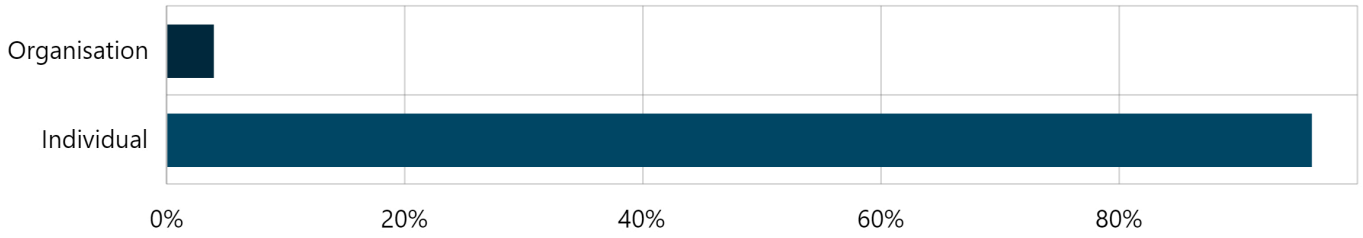
211
Contributors

231
Contributions

Contribution Summary

1. Are you responding as part of an organisation or as an individual? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
Organisation	3.90%	9
Individual	96.10%	222
Total	100.00%	231

2. Please provide the name of your organisation Required

Short Text | Skipped: 222 | Answered: 9 (3.9%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

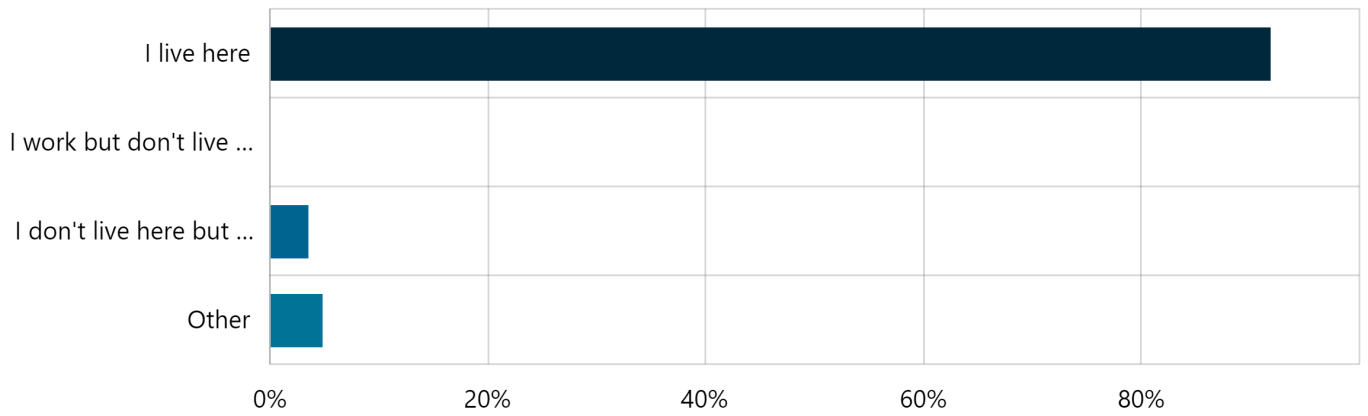
Organisations

	Count
Agnes Water State School	1
Buildon Building Certification	1
Discovery Coast Tourism & Commerce Inc	1
Drift & Wood Restaurant	1
First Nations Bailai, Gurang, Gooreng Gooreng, Taribelang Bunda Aboriginal Corporation	1
Rosedale SRC	1
Rules Beach Rest	1
Sunrise at 1770 CTS 32536	1
Turkey Beach General Store	1
NET	9

Please provide the name of your organisation SUMMARY
sample size = 9; total sample size = 231; 222 missing; 95% confidence level

3. How would you describe your connection to the Gladstone Region? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)

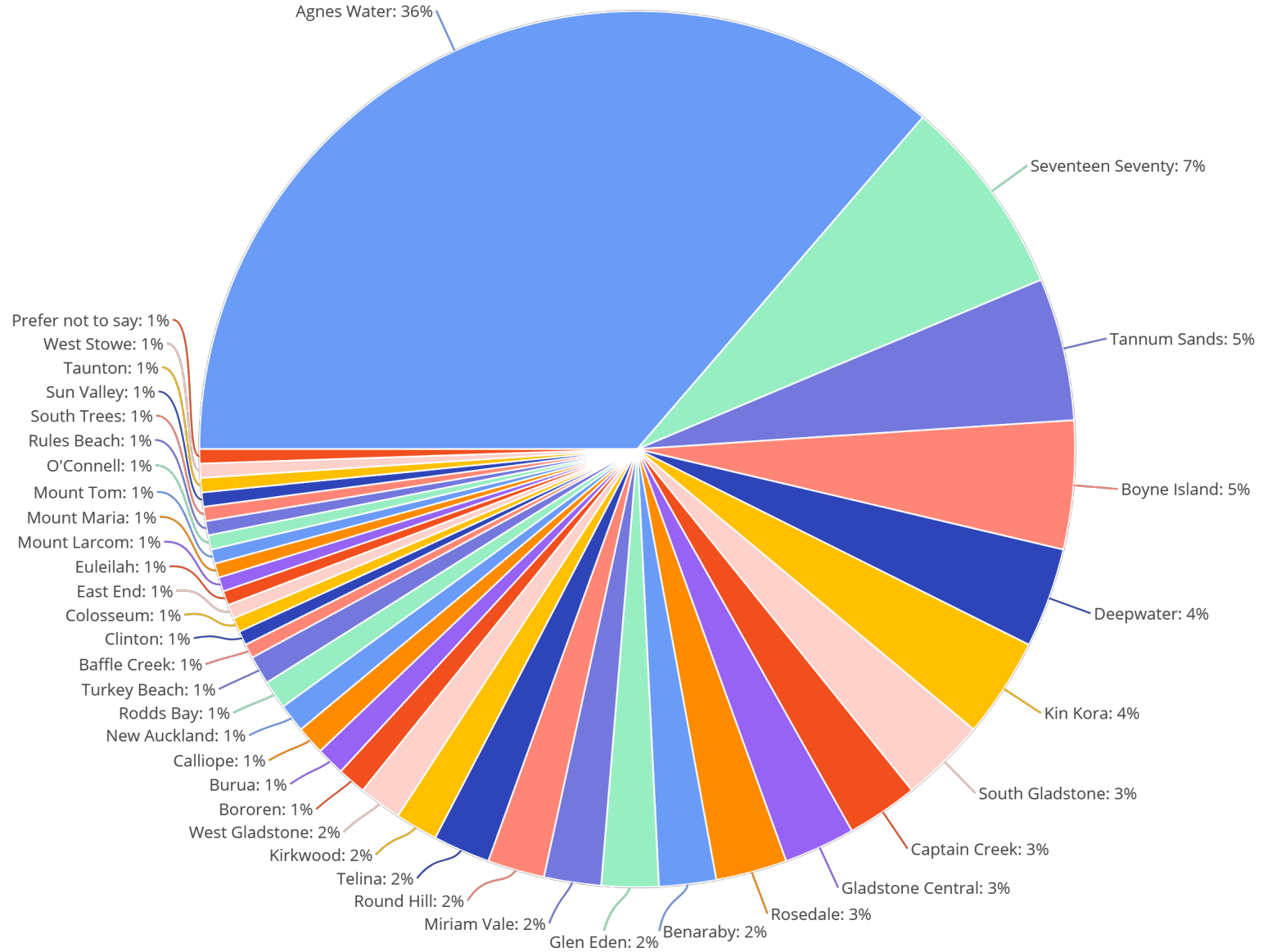


Answer choices	Percent	Count
I live here	91.77%	212
I work but don't live here	0%	0
I don't live here but visit regularly	3.46%	8
Other	4.76%	11
Total	100.00%	231

4. Please tell us where you live in the Gladstone Region Required

Select Box | Skipped: 19 | Answered: 212 (91.8%)

Home suburb



%

Please tell us where you live in the Gladstone Region SUMMARY
 sample size = 190; total sample size = 231;

Please tell us where you live in the Gladstone Region SUMMARY
 sample size = 190; total sample size = 231; 41 missing; 95% confidence level

Answer choices	Percent	Count
Agnes Water	32.55%	69
Aldoga	0%	0
Ambrose	0%	0
Baffle Creek	0.47%	1
Barney Point	0%	0
Beecher	0%	0
Benaraby	1.89%	4
Berajondo	0%	0
Bororen	0.94%	2
Boyne Island	4.25%	9
Boyne Valley	0%	0
Boynedale	0%	0
Bracewell	0%	0
Burua	0.94%	2

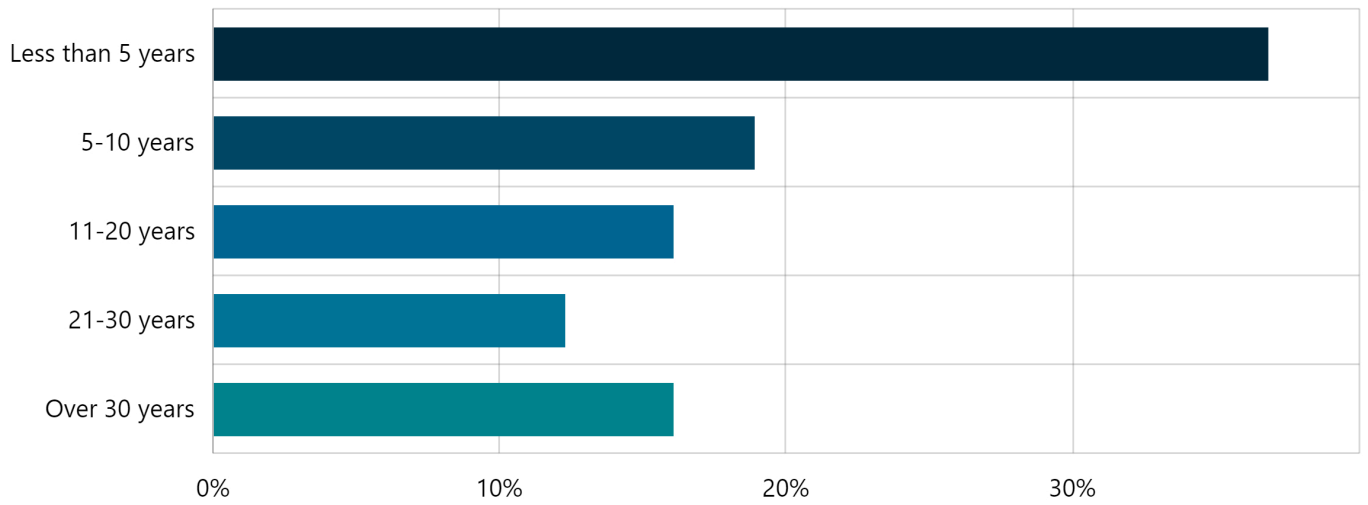
Byellee	0%	0
Callemondah	0%	0
Calliope	0.94%	2
Captain Creek	2.36%	5
Clinton	0.47%	1
Colosseum	0.47%	1
Curtis Island	0%	0
Darts Creek	0%	0
Deepwater	3.30%	7
Diglum	0%	0
East End	0.47%	1
Euleilah	0.47%	1
Eurimbula	0%	0
Foreshores	0%	0
Gindoran	0%	0
Gladstone Central	2.36%	5
Gladstone Harbour	0%	0
Glen Eden	1.89%	4
Iverlarch	0%	0
Kin Kora	3.30%	7
Kirkwood	1.42%	3
Lowmead	0%	0
Machine Creek	0%	0
Miriam Vale	1.89%	4
Mount Alma	0%	0
Mount Larcom	0.47%	1
Mount Maria	0.47%	1
Mount Morris	0%	0

Mount Tom	0.47%	1
New Auckland	0.94%	2
O'Connell	0.47%	1
Oyster Creek	0%	0
Raglan	0%	0
River Ranch	0%	0
Rodds Bay	0.94%	2
Rosedale	2.36%	5
Round Hill	1.89%	4
Rules Beach	0.47%	1
Seventeen Seventy	6.60%	14
South Gladstone	2.83%	6
South Trees	0.47%	1
Sun Valley	0.47%	1
Tablelands	0%	0
Tannum Sands	4.72%	10
Taragoola	0%	0
Targinnie	0%	0
Taunton	0.47%	1
Telina	1.89%	4
The Narrows	0%	0
Toooloa	0%	0
Turkey Beach	0.94%	2
West Gladstone	1.42%	3
West Stowe	0.47%	1
Wooderson	0%	0
Wurdong Heights	0%	0

Yarwun	0%	0
Prefer not to say	0.47%	1
Other	10.38%	22
Total	100.00%	212

5. Please tell us how long you've lived in the Gladstone Region Required

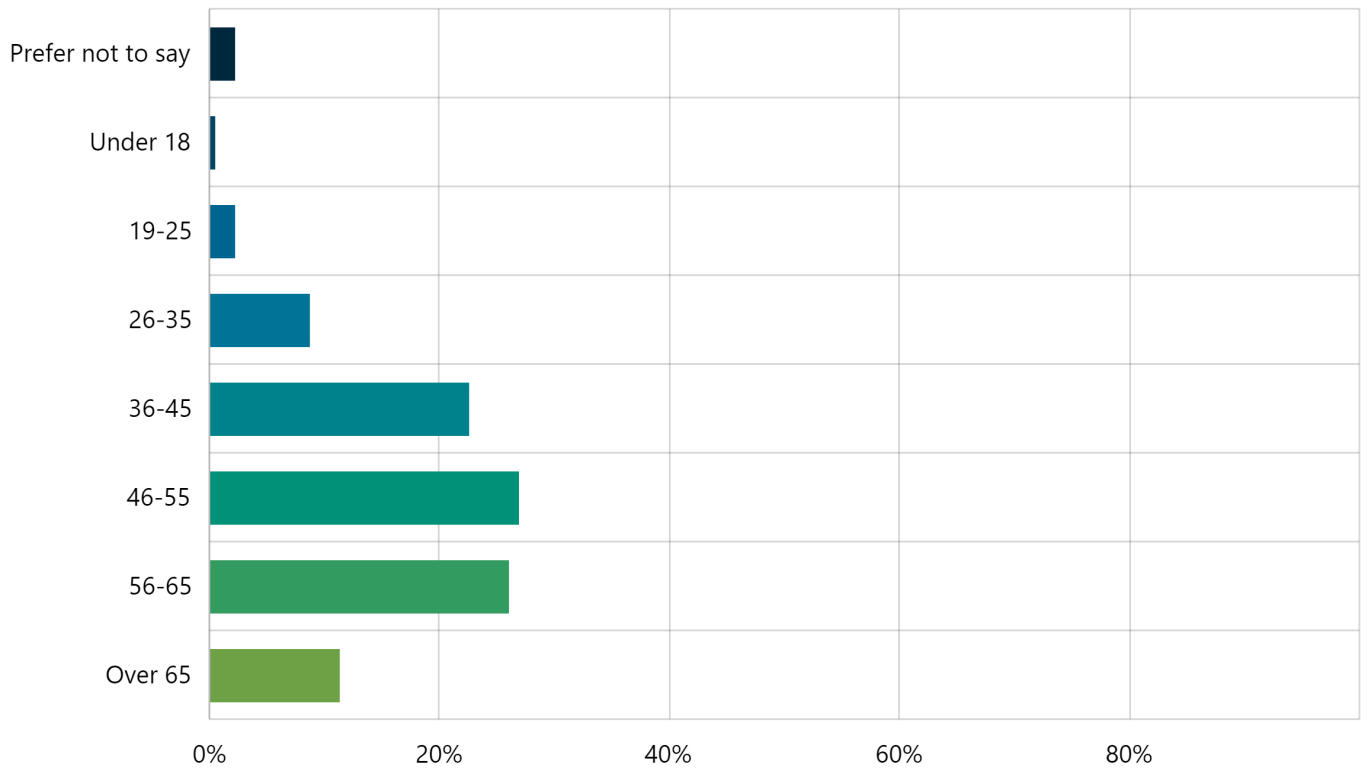
Multi Choice | Skipped: 19 | Answered: 212 (91.8%)



Answer choices	Percent	Count
Less than 5 years	36.79%	78
5-10 years	18.87%	40
11-20 years	16.04%	34
21-30 years	12.26%	26
Over 30 years	16.04%	34
Total	100.00%	212

6. Please tell us your age Required

Select Box | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
Prefer not to say	2.16%	5
Under 18	0.43%	1
19-25	2.16%	5
26-35	8.66%	20
36-45	22.51%	52
46-55	26.84%	62
56-65	25.97%	60
Over 65	11.26%	26
Total	100.00%	231

7. What is your gender?

Short Text | Skipped: 15 | Answered: 216 (93.5%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

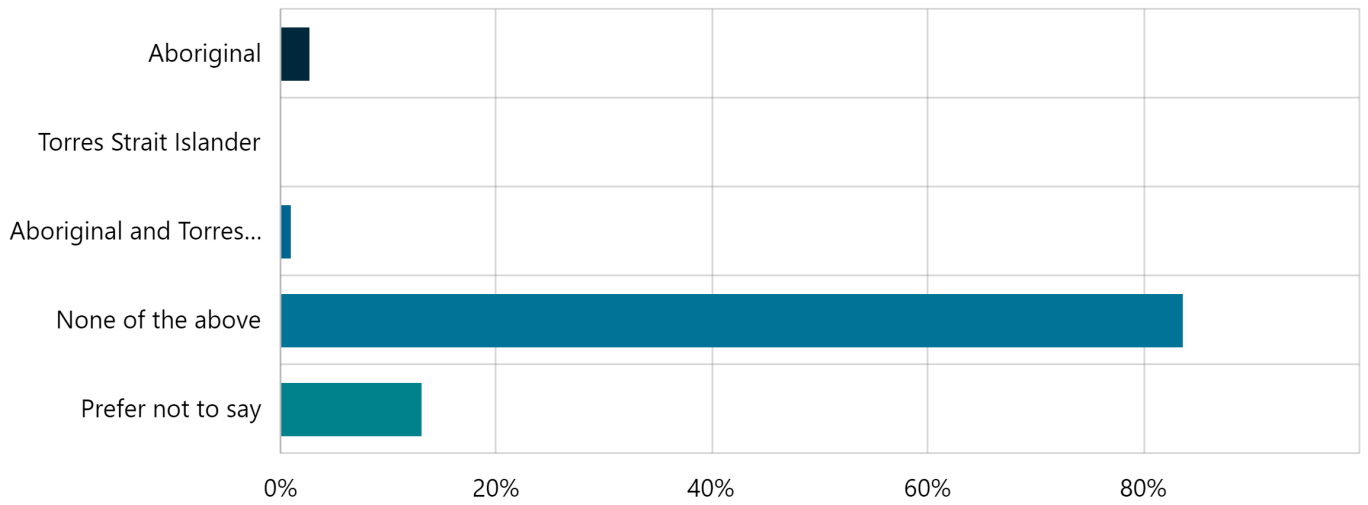
What is your gender?

	%	Count
Male	30%↑	65
Female	63%↑	137
Prefer not to answer	5%↓	11
Woman	1%↓	2
Man	0%↓	1
NET	100%↑	216

What is your gender? - Categorized SUMMARY
sample size = 216; total sample size = 231; 15 missing; 95% confidence level

8. Do you identify as the following? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)

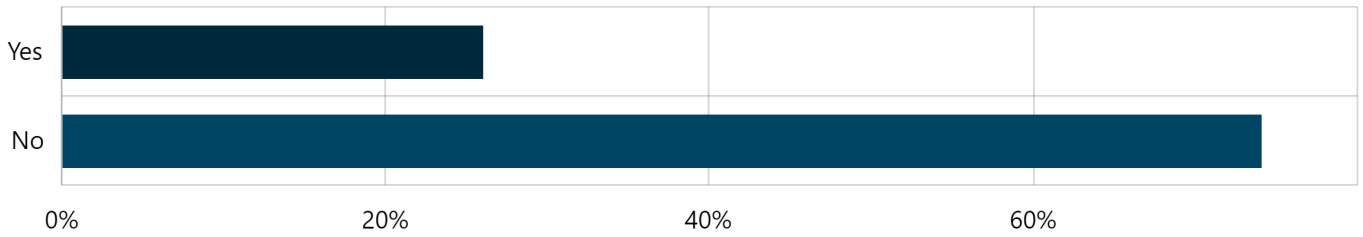


Answer choices	Percent	Count
Aboriginal	2.60%	6
Torres Strait Islander	0%	0
Aboriginal and Torres Strait Islander	0.87%	2
None of the above	83.55%	193
Prefer not to say	12.99%	30
Total	100.00%	231

9. Have you had any experience with the current Gladstone Region Planning Scheme, Our Place Our Plan?

Required

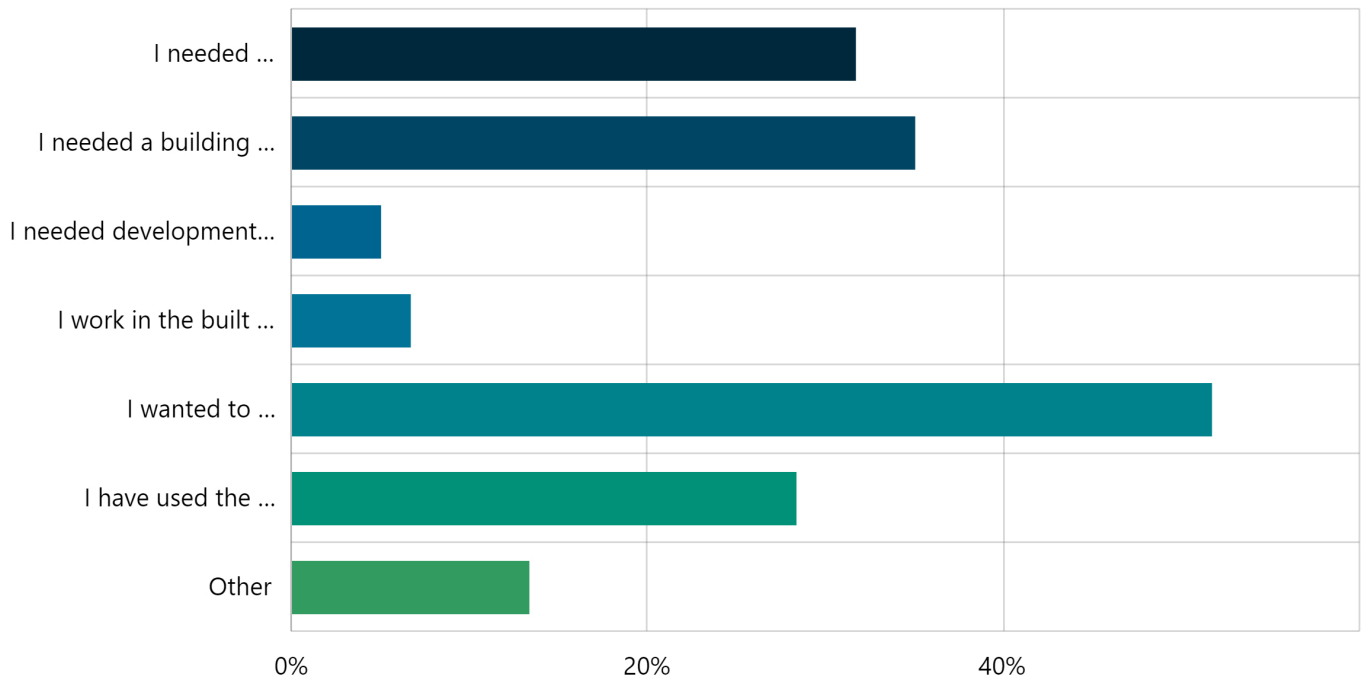
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
Yes	25.97%	60
No	74.03%	171
Total	100.00%	231

10. How have you used or had contact with Our Place Our Plan? Required

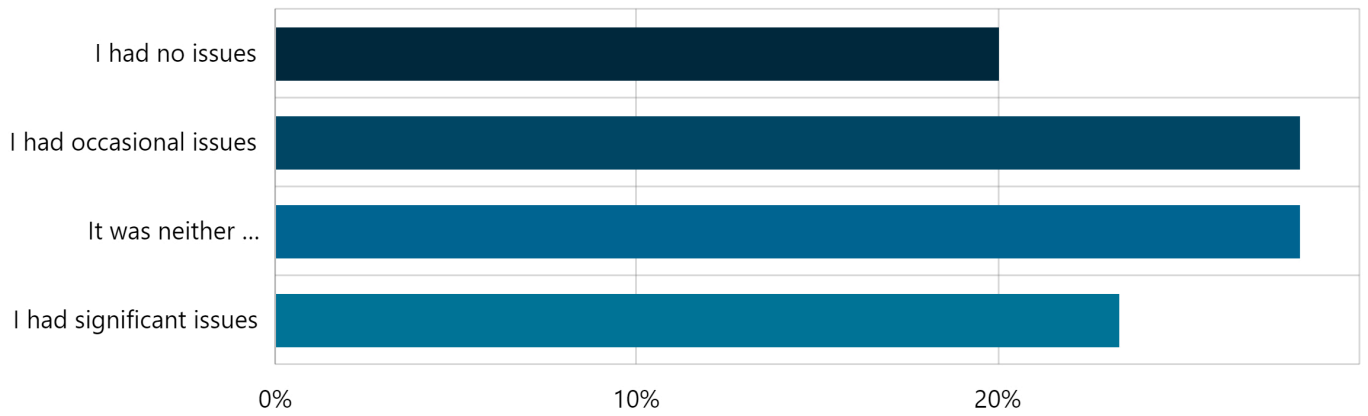
Multi Choice | Skipped: 171 | Answered: 60 (26%)



Answer choices	Percent	Count
I needed development approval to build, extend or make changes to my home	31.67%	19
I needed a building approval to build, extend or make changes to my home	35.00%	21
I needed development approval to operate the business where I work	5.00%	3
I work in the built environment sector and work on projects in the Gladstone Region	6.67%	4
I wanted to understand more about a proposed development or planning process	51.67%	31
I have used the planning scheme to make a submission on a proposed development	28.33%	17
Other	13.33%	8

11. Having used Our Place Our Plan before, how would you describe your experience? Required

Multi Choice | Skipped: 171 | Answered: 60 (26%)



Answer choices	Percent	Count
I had no issues	20.00%	12
I had occasional issues	28.33%	17
It was neither challenging nor easy	28.33%	17
I had significant issues	23.33%	14
Total	100.00%	60

12. You said that you had issues with Our Place Our Plan. Could you please describe what those were?

Required

Long Text | Skipped: 200 | Answered: 31 (13.4%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

You said that you had issues with Our Place Our Plan. Could you please describe what those were?

It does not facilitate engagement with the traditional owners in relation to decisions made under it

- Information was consistently not available on the website in time frames it was said to be online
- Website very difficult to navigate, needs to be redesigned so that it can be used in particular search functions on DA's and on the site itself
- The developments proposed, for a town with minimal infrastructure, merely continued that trend. Developments in Agnes need to bring in community facilities, services and hubs within them that are accessible to all agnes residents

I found the GRC planners whom I spoke too, were more about why something couldnt be done rather than look at what could be done under the plan. I wished to subdivide 20ha of land from the 117ha lot, which is basically subdivided by a public road. The 20 ha would not be out of place with the 10 and 20 ha blocks surrounding, but due to the 200ha rural zone ruling it isnt allowable.

In a time where housing vacancies are tight the GRC should be allowing lge rural blocks to be subdivided to 10-20ha

Inability to communicate with council officers with/and no explanation given at all as to why the development (house) was able to proceed so close to boundaries on 2 sides. This seems to be an ongoing problem in our area....judging by new housing that is still being built right on boundaries, with no acknowledgement of the by law that states the higher a house is from natural ground level, the further from the boundary it needs to be.

Filling out paperwork and charges for things that were not relevant to my situation example amenities and ascetics which were not relevant to my situation. Being in a bush block with local, state, federal and international overlays it would be of benefit if while the council is negotiating for firebreaks road side clearing, drainage etc that they advocate for the residents/ landholders for clear direction on fire management for the shire.

Conflicting information... lack of clarity

It was more the content that surprised me. Agnes Water seems to have the same plan as Gladstone which are completely different environments catering to completely different types of development

Inconsistent interpretations

Accessing the GRC staff to clarify the documentation.

Navigating the website to find specific laws, eg amplified sound was difficult to locate. Sometimes finding the right person to talk to.

Difficult to navigate & understand

Things don't match up, standards are all over the place

The current plan is vague and open to interpretation. Very frustrated that the mixed use zoning changed without proper consultation with land owners.

The process lacks personalized responses and uses a "one size fits all" approach. The plan does not differentiate between the industrial urban areas and the rural/tourism areas. The plan lacks vision and an ability to make "agile" changes.

Restricted by red tape issues

Issues with the zoning in Tannum Sands

It's not easy to find in the council website, it's not clear which path to follow to obtain information

Difficult to find and follow online

The land zoning makes no sense. Why approve a subdivision with house rights as industry investigation when all blocks in the area are rural residential and the existing industrial zones are years away from ever being developed .

Difficulty to understand and get assistance from staff

Plan does not adequately address the majority of the Gladstone region. It restricts development to specific areas and prohibits development outside of those areas. At best it would make those developments difficult

Inconsistent wording and poor readability in places. Onerous overlay requirements for low risk developments. Lack of environmental protection in OPW assessment triggers. Unachievable accepted development requirements triggering code assessment.

1. The Mixed Use Zone in the Tannum Sands area (and in general) and its impact on Dwelling House development. More clarity is required.

Difficult to understand and navigate

Plan is not always in line with infrastructure needed to accommodate the growth in the area

I thought being for a house nothing was special was required. However, council asked for a ecologist report that was not in my budget causing a extra cost.

Understanding the types of development that are acceptable, code or impact. Finding information about how the LGIP and planning scheme work together and the lack of information within the LGIP. Lack of referring to state govt codes/plans/docs + more.

I was one of the first effected by the new flood hazard overlay assessment

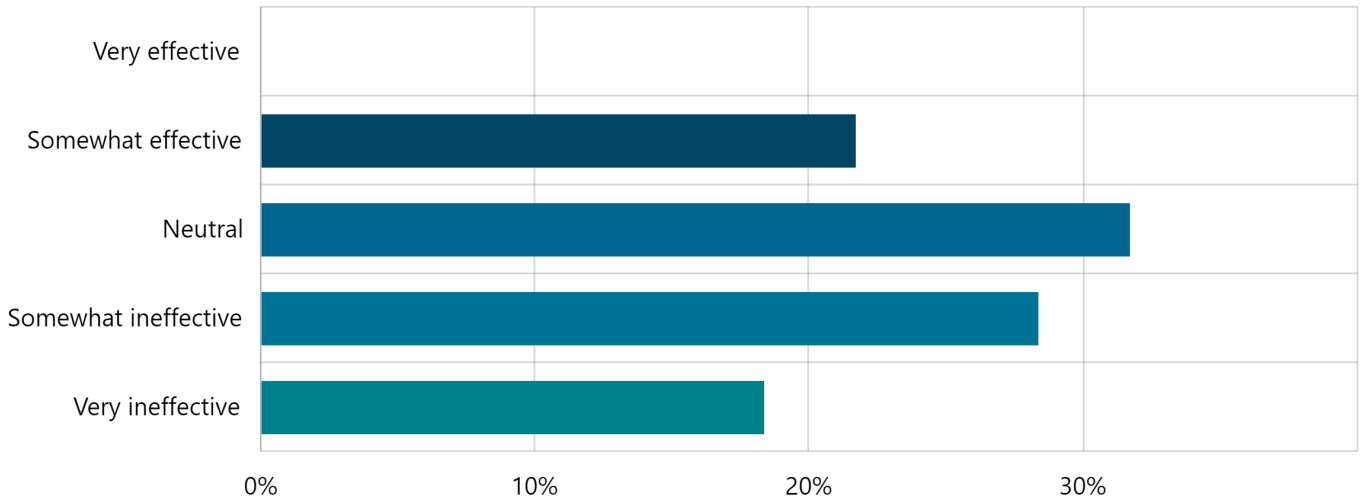
Hydrogen facility had a lease signed by the Mayor/CEO to construct in Derby St that triggered the "community" zone to be used for this light industry in a residential area. Council's process allowed it to happen. Community stopped it

Bushfire ratings different on Council plan documents to the feedback provided by the building inspector.

n/a

13. How would you describe the effectiveness of Our Place Our Plan in guiding and managing development in the Gladstone Region? Required

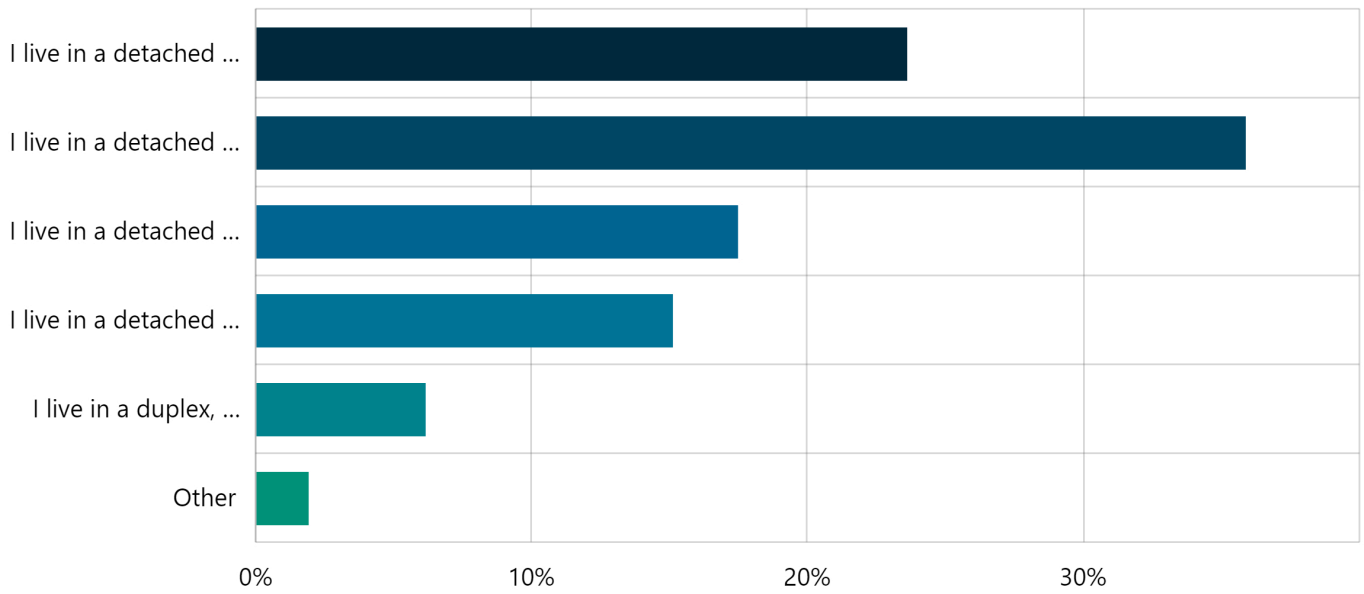
Multi Choice | Skipped: 171 | Answered: 60 (26%)



Answer choices	Percent	Count
Very effective	0%	0
Somewhat effective	21.67%	13
Neutral	31.67%	19
Somewhat ineffective	28.33%	17
Very ineffective	18.33%	11
Total	100.00%	60

14. What best describes your living situation in the Gladstone Region? Required

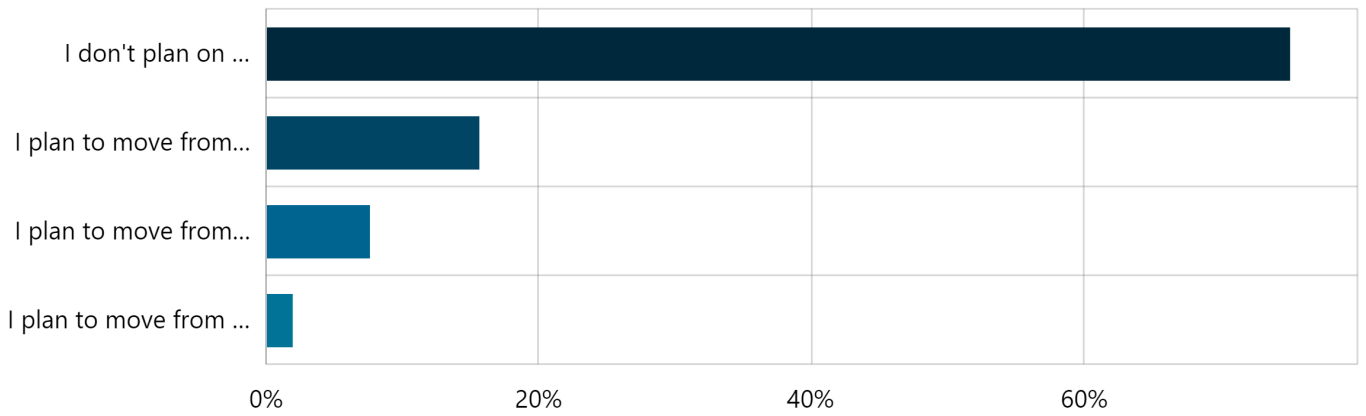
Multi Choice | Skipped: 19 | Answered: 212 (91.8%)



Answer choices	Percent	Count
I live in a detached house in town or in an urban suburb	23.58%	50
I live in a detached house in a coastal town	35.85%	76
I live in a detached house in a rural residential area	17.45%	37
I live in a detached house on a farm or in a rural area	15.09%	32
I live in a duplex, unit, flat or apartment	6.13%	13
Other	1.89%	4
Total	100.00%	212

15. What applies to your current living situation? Required

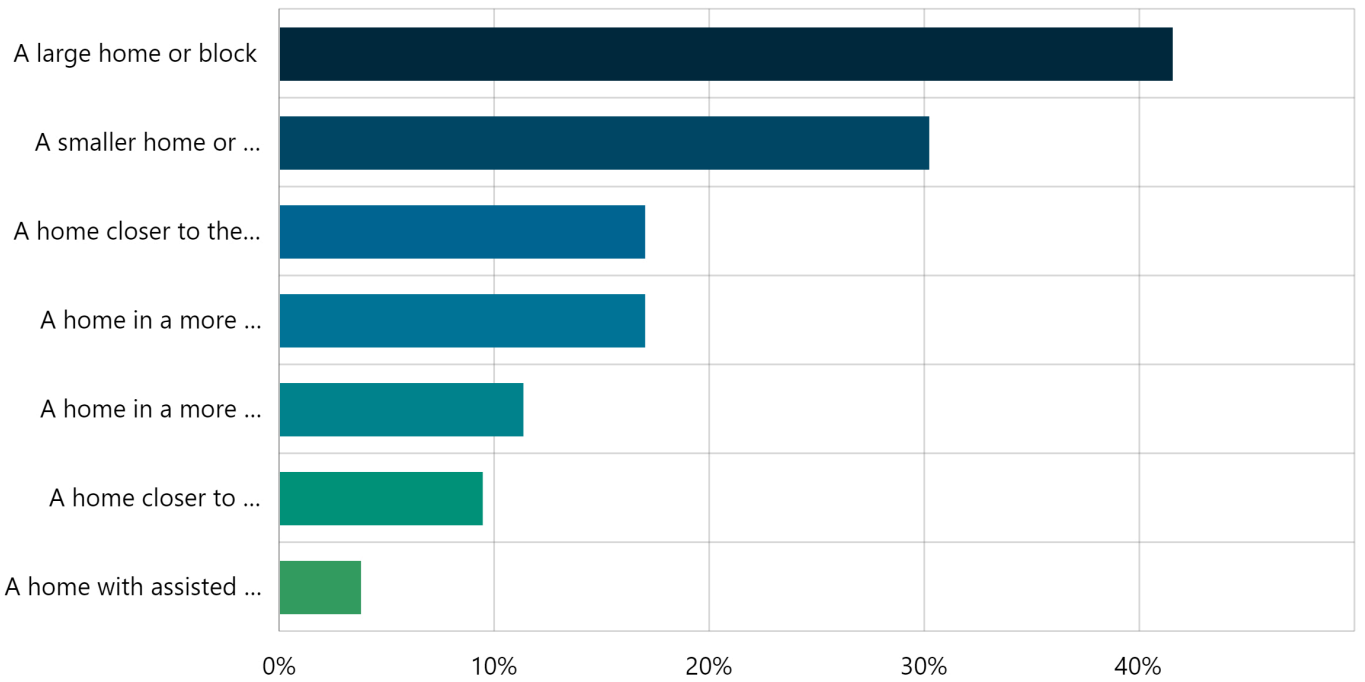
Multi Choice | Skipped: 19 | Answered: 212 (91.8%)



Answer choices	Percent	Count
I don't plan on moving from my home	75.00%	159
I plan to move from my home in 1-5 years	15.57%	33
I plan to move from my home in 6-10 years	7.55%	16
I plan to move from my home in 10 years	1.89%	4
Total	100.00%	212

16. As you plan on moving, what are your priorities for your next home? Required

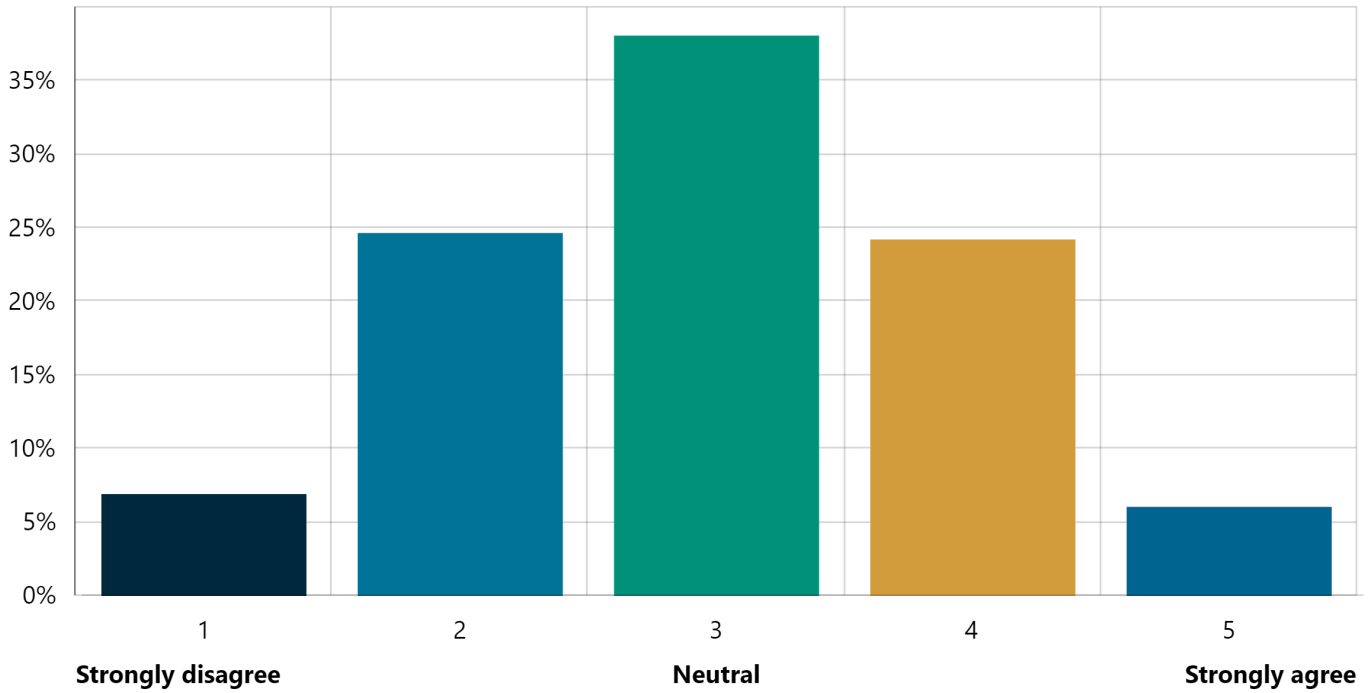
Multi Choice | Skipped: 178 | Answered: 53 (22.9%)



Answer choices	Percent	Count
A large home or block	41.51%	22
A smaller home or block	30.19%	16
A home closer to the coast	16.98%	9
A home in a more rural area	16.98%	9
A home in a more urban area	11.32%	6
A home closer to family and/or friends	9.43%	5
A home with assisted living support (i.e. retirement village, aged care or nursing home)	3.77%	2

17. When thinking about planning for the Gladstone Region as a 'gateway to the world' for industry, I think Council is doing well. Required

Slider | Skipped: 0 | Answered: 231 (100%)

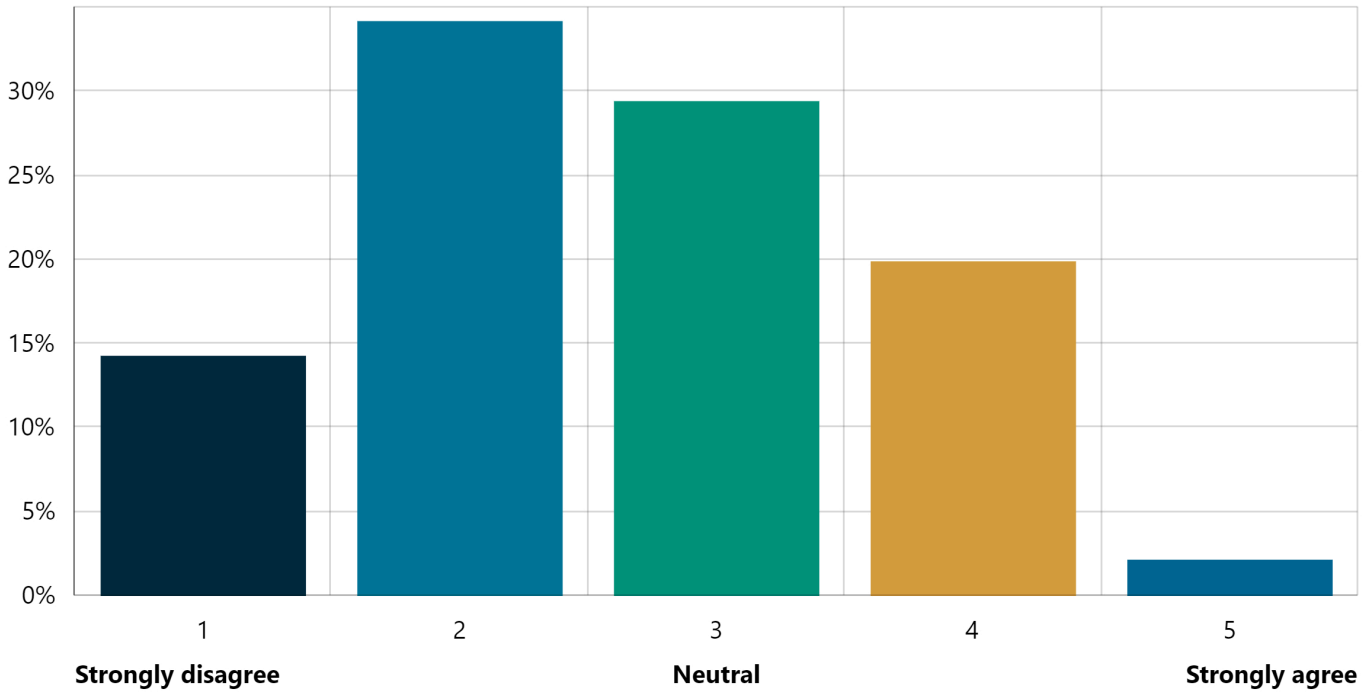


Count	Average	Median	Min	Max
231	2.98	3.00	1	5

1	2	3	4	5
6.93% 16	24.68% 57	38.10% 88	24.24% 56	6.06% 14

18. When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well. Required

Slider | Skipped: 0 | Answered: 231 (100%)

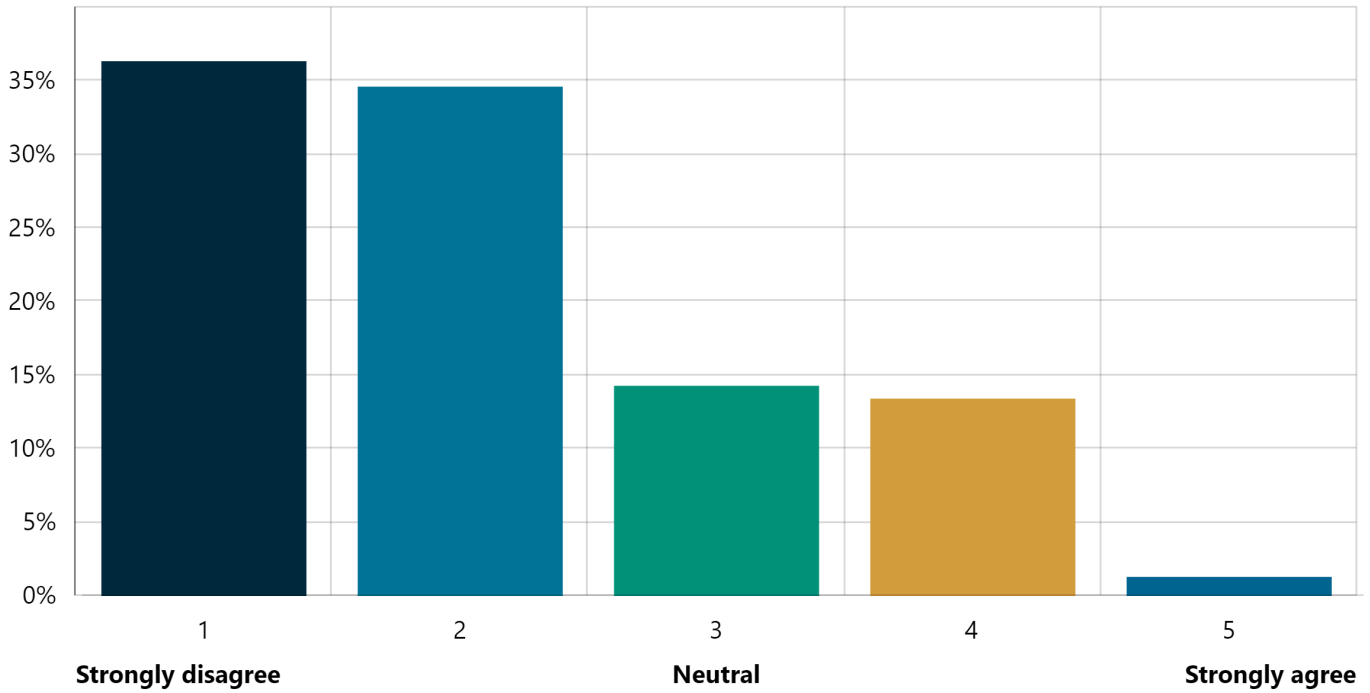


Count	Average	Median	Min	Max
231	2.61	3.00	1	5

1	2	3	4	5
14.29%	34.20%	29.44%	19.91%	2.16%
33	79	68	46	5

19. When thinking about Council-owned transport connections in the Gladstone Region, such as roads, bikeways and footpaths, I think Council is doing well. Required

Slider | Skipped: 0 | Answered: 231 (100%)

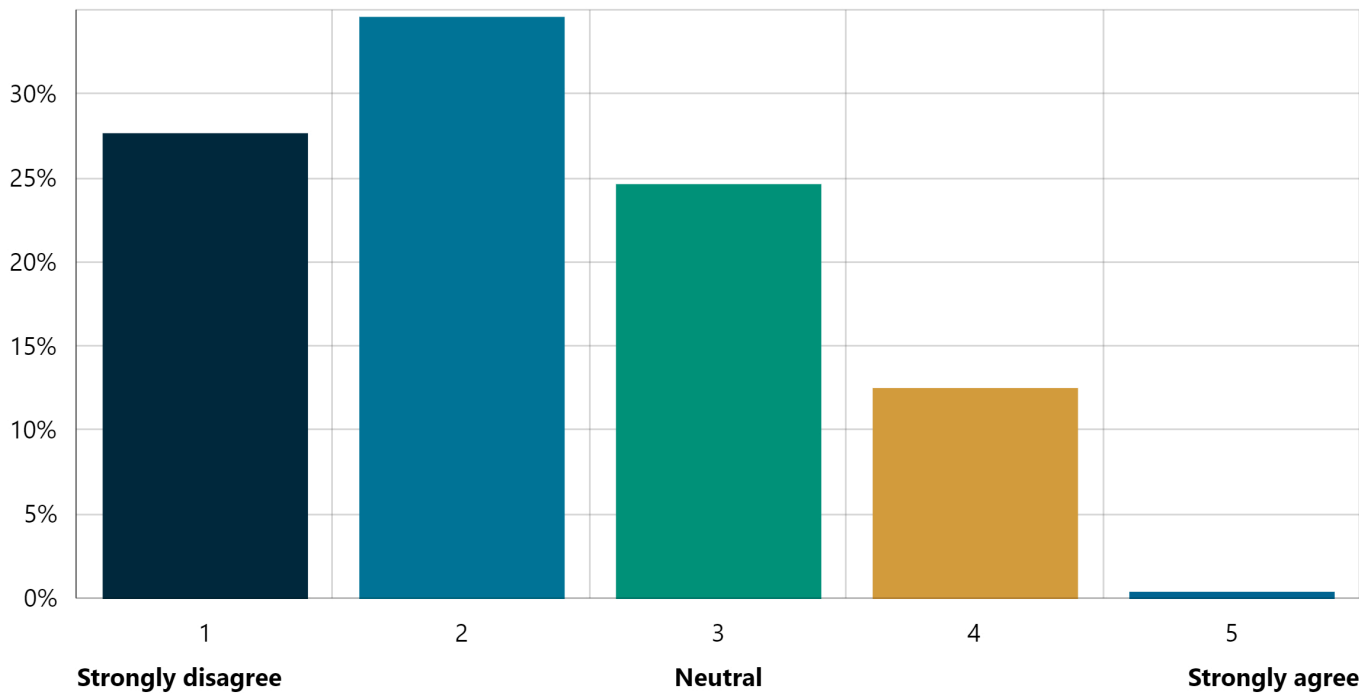


Count	Average	Median	Min	Max
231	2.09	2.00	1	5

1	2	3	4	5
36.36% 84	34.63% 80	14.29% 33	13.42% 31	1.30% 3

20. When thinking about planning and building our urban areas in the Gladstone Region, I think Council is doing well. Required

Slider | Skipped: 0 | Answered: 231 (100%)

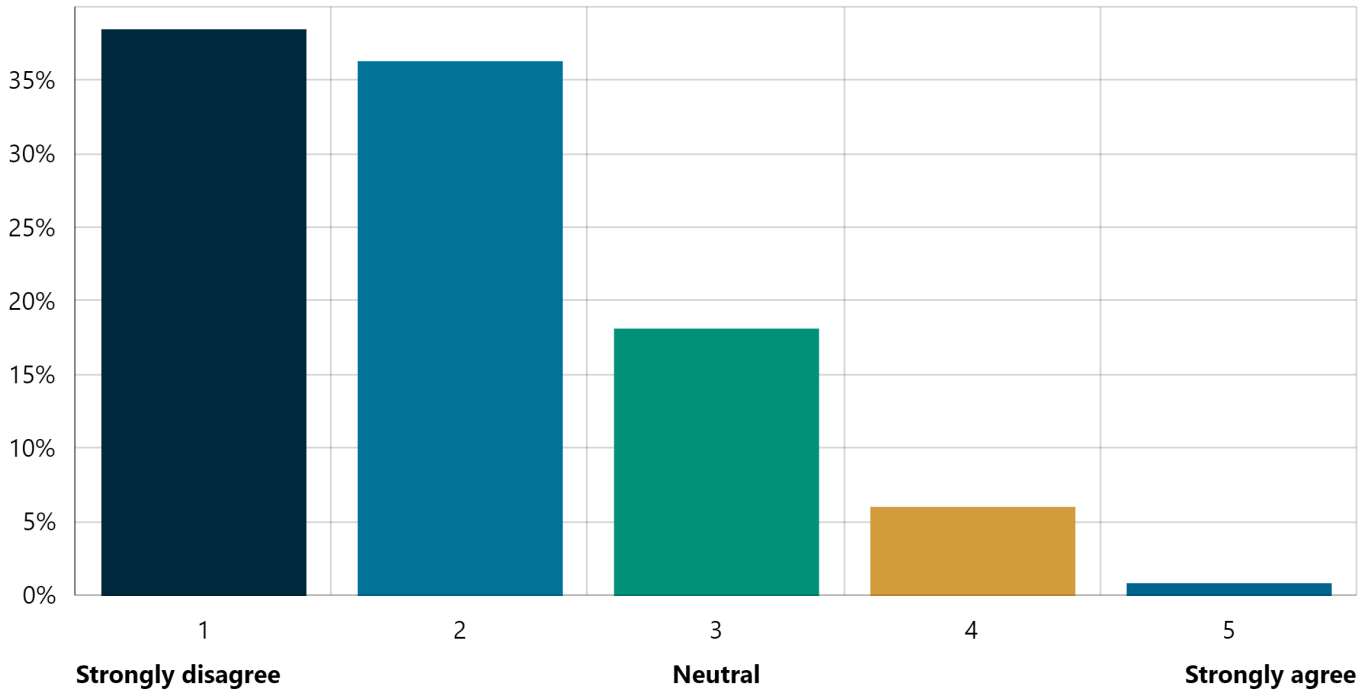


Count	Average	Median	Min	Max
231	2.23	2.00	1	5

1	2	3	4	5
27.71% 64	34.63% 80	24.68% 57	12.55% 29	0.43% 1

21. When thinking about planning for our rural townships and places in the Gladstone Region, I think Council is doing well. Required

Slider | Skipped: 0 | Answered: 231 (100%)

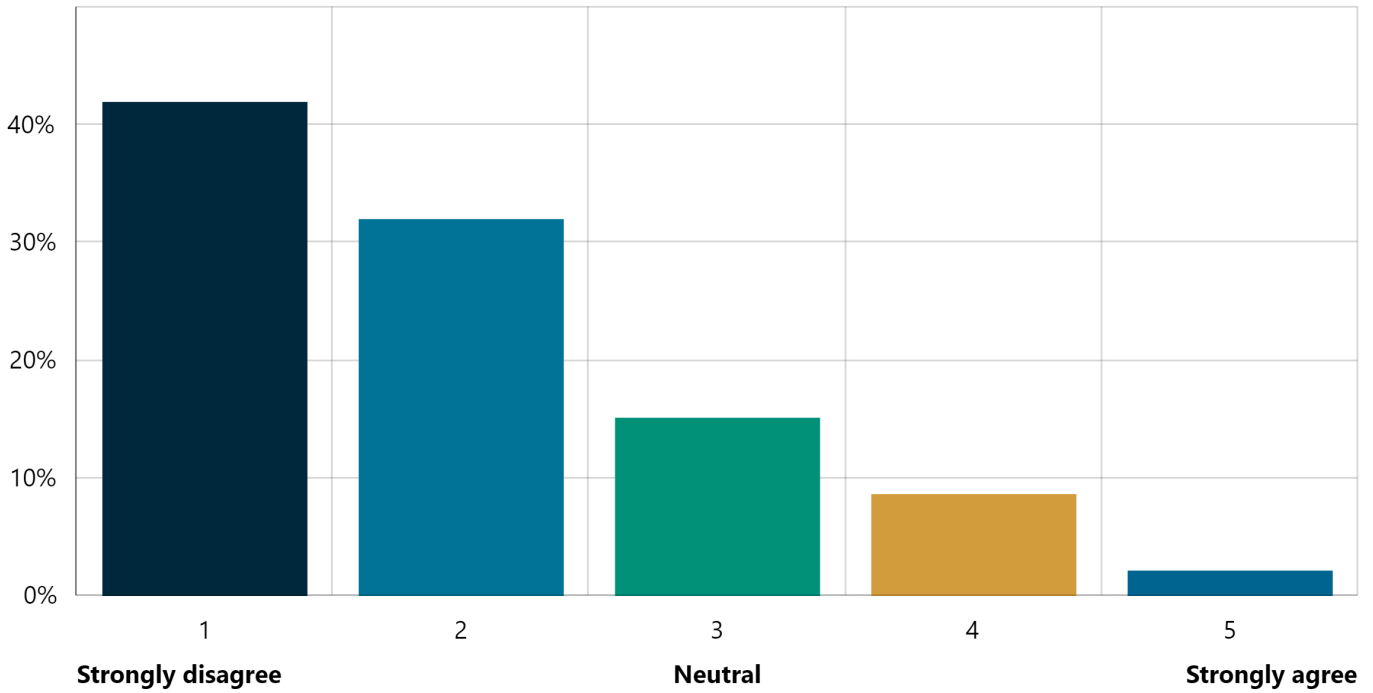


Count	Average	Median	Min	Max
231	1.94	2.00	1	5

1	2	3	4	5
38.53% 89	36.36% 84	18.18% 42	6.06% 14	0.87% 2

22. When thinking about planning for our coastal townships and places in the Gladstone Region, I think Council is doing well. Required

Slider | Skipped: 0 | Answered: 231 (100%)

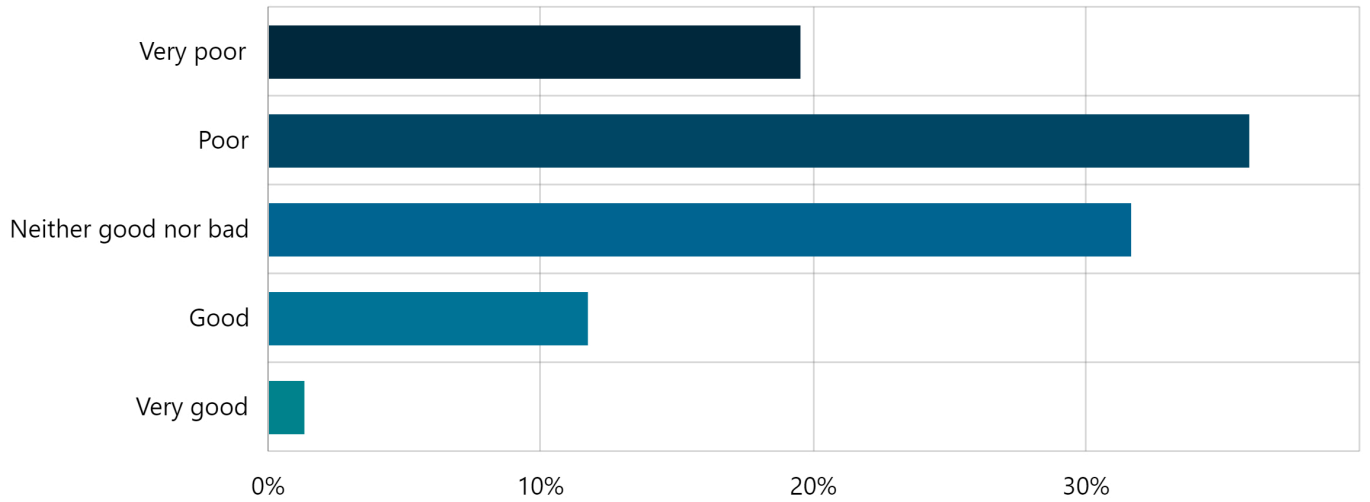


Count	Average	Median	Min	Max
231	1.97	2.00	1	5

1	2	3	4	5
41.99%	32.03%	15.15%	8.66%	2.16%
97	74	35	20	5

23. How would you describe development projects that have been approved by Gladstone Regional Council since 2015? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
Very poor	19.48%	45
Poor	35.93%	83
Neither good nor bad	31.60%	73
Good	11.69%	27
Very good	1.30%	3
Total	100.00%	231

24. Is there is a specific development project that you would provide as an example of your previous response? Required

Long Text | Skipped: 183 | Answered: 48 (20.8%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Is there is a specific development project that you would provide as an example of your previous response?

- Solana in Agnes Water
- River Bend in Agnes Water

Tell me a developmental that has been done well ?

East shores, Palm Point, Spinnaker Park.

I am concerned about the size of blocks and outdoor environments we have the opportunity to create more sustainable housing for future generations to live here in Agnes .

Two retirement villages being approved simultaneously for Agnes Water will create a massive demographic shift for our town without the infrastructure to support the change.

Allowing high density housing (with very large houses) to be built on Beach Village Circuit without any green spaces having to be provided by the developer or The Council. And modification of the dune to allow the developer to build the high number of houses on a small footprint of land. This is environmental degradation/vandalism....shifting sands. And (obviously) approved by Council. This type of decision fails to account for the area's unique environmental values.

Agnes Water environment and community has been devastated by over-development with multiple development projects. GRC has allowed property developers to run rampant with clearing forest clearing to naked land and construction. During the last 3 years, there has been at least 10 years destruction and development resulting in extreme land-clearing and too much population for infrastructure.

GRC has blindly made decisions for Agnes Water with zero consultation with the local community. Several around Agnes - glad some are now held up, but for how long? The huge new estates of tacky-tacky houses planned to spread more widely than necessary, without safe easy paths for wildlife/pedestrians/bikes, with minimal requirements for tree preservation/planting, little care for where the water comes from and goes ... old approvals, before enough people cared, with some Council folk and activists trying to hold them back now. A vibrant diverse town needs a mix: affordable/social housing.

No, there are no development projects in my area
Agnes Water is being ruined by poor planning and
lack of community consultation. Vegetation
Clearing and disrespect for nature and what the
town was before GRC ruined it.

Shit roads, no transport, too much clearing of
bushland, too many new developments,

Agnes water retirement villages

Councils approach to development is fundamentally
flawed, as it give precedent to profit over
preservation.

Any housing development in Agnes Water

Just about all new housing estates in Agnes water

Solana & Riverbend, over 50's retirement living!

Suddenly we have 2 very large 50s developments. Land stripped bare. Very significant town flora loss. Erosion, heat, visual implications. Population explosion, adding friends, family. A large number of areas are seeking DAs or approved. Again population and clearing issues. Climate change is causing sudden, large downpours that has been catastrophic for hilly areas where homes on small lots become vulnerable to flood. Stockwell plans below The Crescent/ Seaspray disregard this inevitability.

Parks in Agnes Water

IGA
Solana
Behind the Tavern and State School

Agnes requires it's own development plan as it is very different community to Gladstone
It needs to be visually pleasing not a bunch of small shopping centres with no visual appeal it also requires more parkland and public spaces

Multiple residential land developments in Agnes water

Allowing new housing estates but no infrastructure

The huge Land clearing and building in Agnes of the ridiculous shopping centre

Stockwell shopping complex - Agnes Water.
Inappropriate generic design for our coastal village community. Inappropriate lighting. Destroyed a beautiful town entrance that .could have been incorporated in shopping complex design to make a unique statement development.

The new central shopping centre at Agnes Water.
A nightmare of lights, and an a cleared disaster area

IGA Agnes Water

All the recent builds like Laguna

Laguna Agnes Water. IGA shopping centre Agnes Water

23 Tavern Road, Agnes Water

IGA Agnes Water - no trees or landscaping surrounding it as promised. The council does not require the developer to adhere to their plan. No renewable energy (solar) used, Other developments eg aged care sites are the same - no trees left, so hot!

A flood overlay plan for Agnes Water 1770 should be done by council. The current situation of individual owners having to do this is expensive and ridiculous for properties in elevated or non flood zones.

Pushing for a trail hydrogen plant to be built in miriam vale is not a good idea build it at East shores and see how you go

Disappointed that the development for the pool and water slides in Boyne island did not get approved

The replacement of the bridge onto main beach here at agnes water which took a year to build and doesn't look worth the money spent

The proposed golf course at Benaraby

Stockwell Shopping Centre Agnes Water

Laguna

Stockwell retirement developments

Agnes water main beach shower block and car park totally ineffective and already falling apart.

Displacement of wildlife and natural waterways routes Stockland and Starfish developments Agnes

Solanda Over 50s resort Agnes

Agnes Water beach car park

Beach car park in Agnes Water, housing estates with all trees removed, no nature corridor, no shade

Small lot development in rural areas . Agnes water

Cannot remember one on the spot.

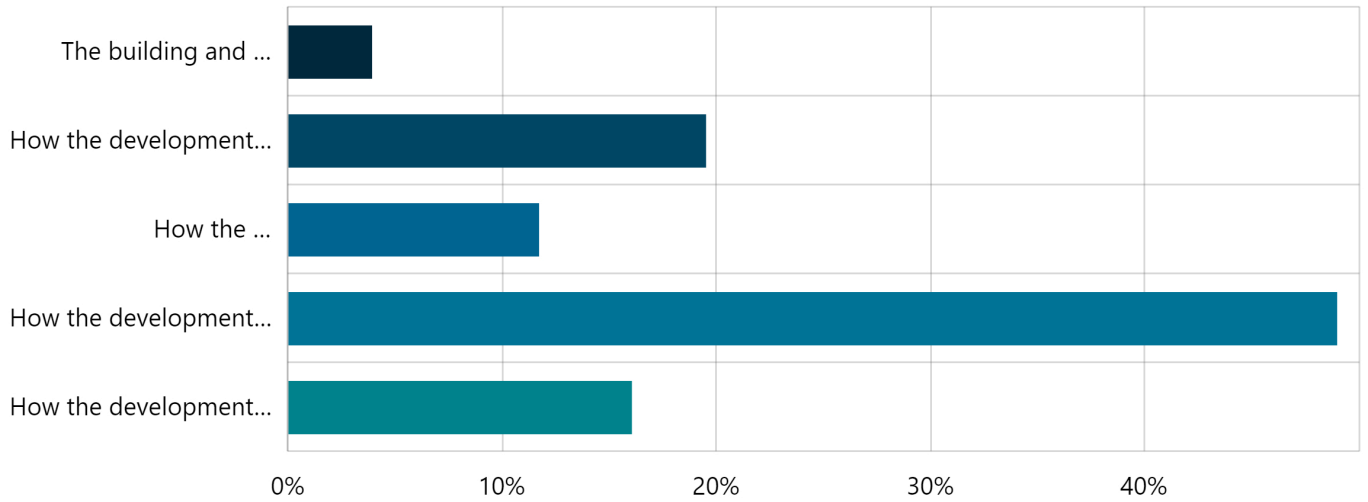
Demolishing land behind Agnes water Tavern,
Across from the Tavern and Food works, Adding in
an IGA

Solana, Agnes Water IGA, River Bend, any of the
housing developments on the dune systems in
Agnes Water, the development on Starfish St

Zendeve tourism motel & restaurant development.
Boyne Tannum is a sleepy hallow of no progress

25. When thinking about a 'very good' development, which of the following elements is most important to you? Required

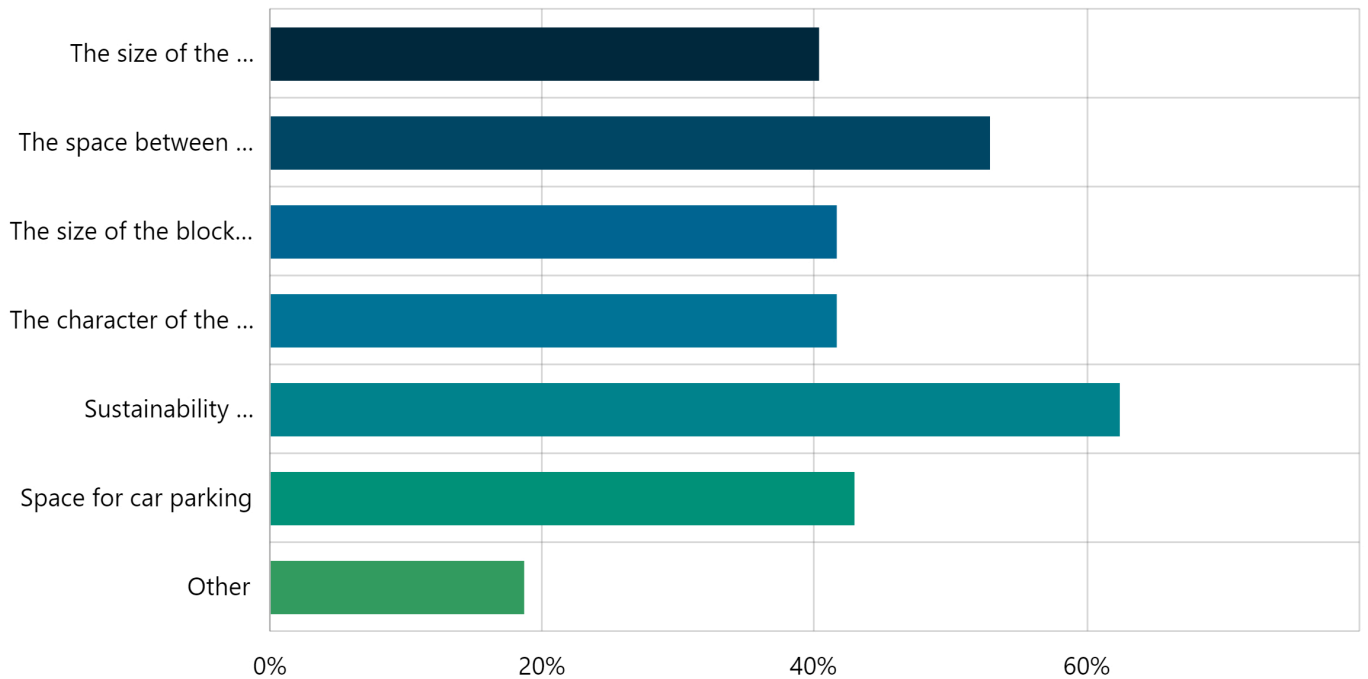
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
The building and design elements that make up the 'look' of the new development	3.90%	9
How the development fits with the surrounding neighbourhood	19.48%	45
How the development fits with the wider Gladstone Region	11.69%	27
How the development considers the natural environment	48.92%	113
How the development contributes to the Gladstone Region's local economy	16.02%	37
Total	100.00%	231

26. What are the top 3 building or design elements that form a 'very good' development for you? Required

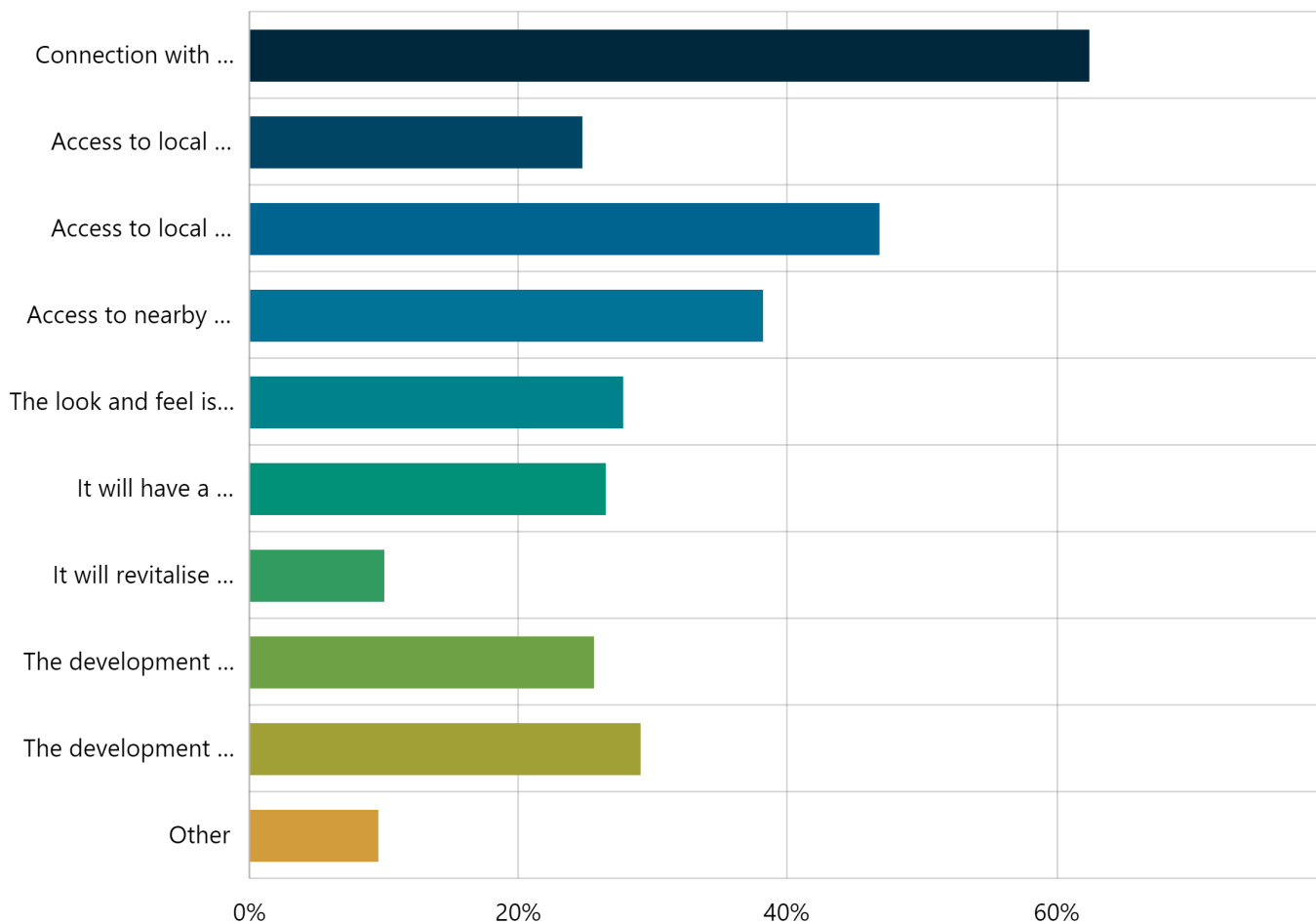
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
The size of the building (including height, site coverage)	40.26%	93
The space between the building and boundaries (setbacks)	52.81%	122
The size of the block and yard	41.56%	96
The character of the building (including verandas, windows, roof style)	41.56%	96
Sustainability (including use of sustainable building materials, use of natural light and breeze)	62.34%	144
Space for car parking	42.86%	99
Other	18.61%	43

27. When thinking about how the development fits with the surrounding neighbourhood, what are the top 3 aspects that makeup a 'very good' development for you? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
Connection with footpaths or bike paths	62.34%	144
Access to local shops, restaurants and cafes	24.68%	57
Access to local parks, playgrounds and green spaces	46.75%	108
Access to nearby natural environment areas	38.10%	88
The look and feel is similar to the surrounding neighbourhood	27.71%	64
It will have a minimal impact on the neighbourhood's road network	26.41%	61
It will revitalise older neighbourhoods that are close to the CBD, the Gladstone hospital and the Tooolooa shopping centre and provide higher density living options	9.96%	23
The development contributes to a range of living styles	25.54%	59
The development contributes to a mix of land uses to enable people to live and work close by	29.00%	67

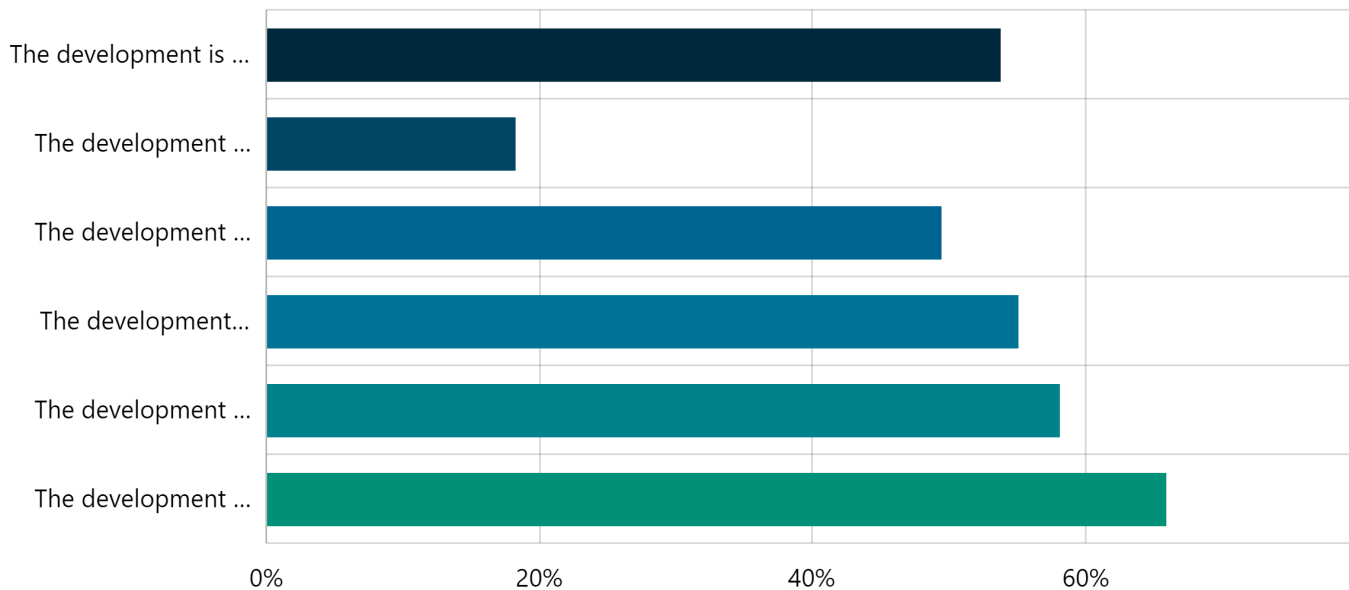
Other

9.52%

22

28. When thinking about how the development fits with the wider Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you? Required

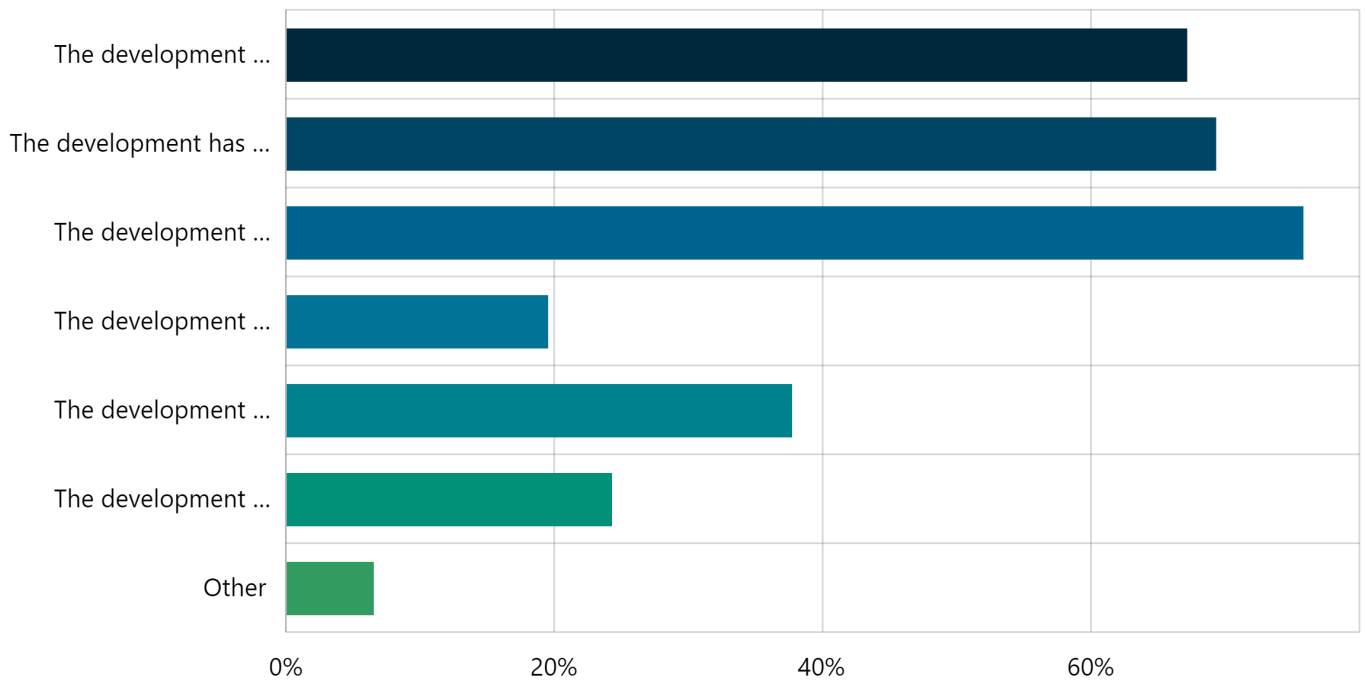
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
The development is well connected to major roads and public transport in the Gladstone Region	53.68%	124
The development provides a new 'landmark' for the Gladstone Region	18.18%	42
The development provides new recreation opportunities	49.35%	114
The development does not impact the viability of farming and agriculture	54.98%	127
The development reflects the individual characters and function of the various places that make up the Gladstone Region	58.01%	134
The development protects the Gladstone Region's scenic amenity values	65.80%	152

29. When thinking about how the development considers the natural environment in the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you? Required

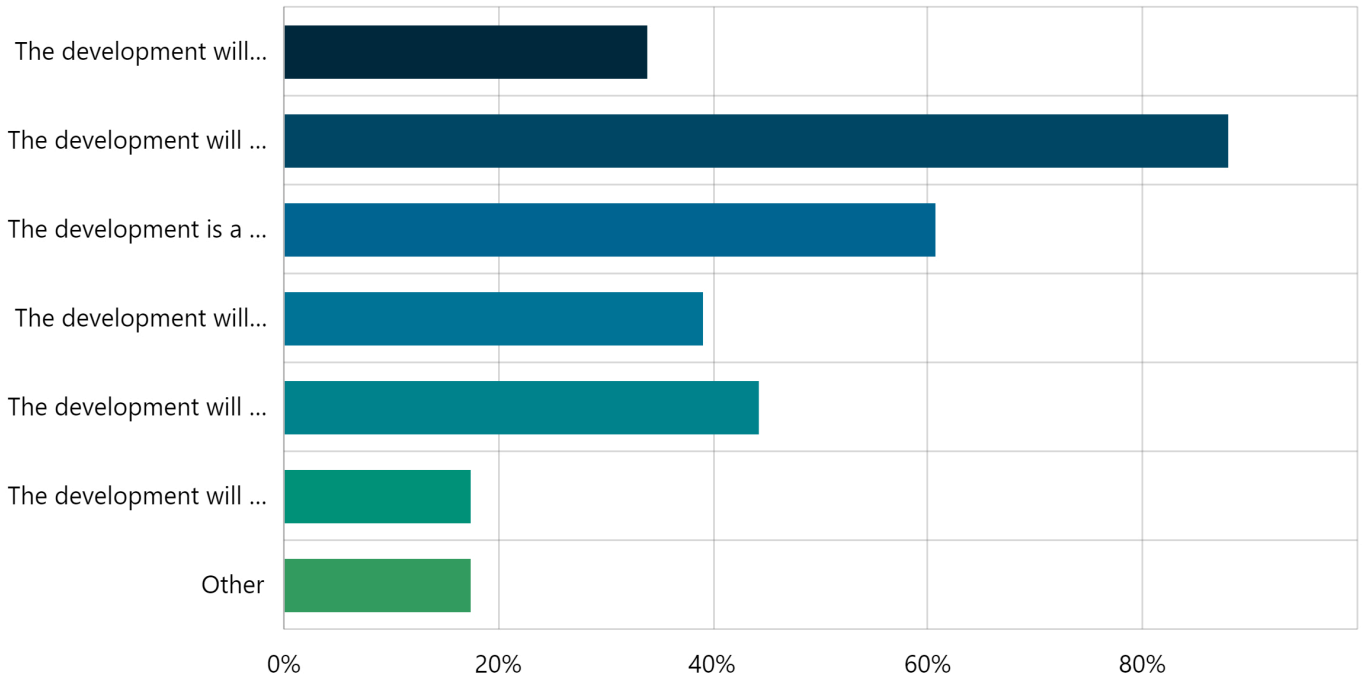
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
The development results in minimal vegetation clearing	67.10%	155
The development has little to no impact on the coastal environment, including the harbour and the Region's islands	69.26%	160
The development protects natural vegetation corridors and links	75.76%	175
The development includes renewable energy sources	19.48%	45
The development priorities sustainable water management	37.66%	87
The development priorities waste management	24.24%	56
Other	6.49%	15

30. When thinking about how the development considers the local economy of the Gladstone Region, what are the top 3 aspects that make a 'very good' development for you? Required

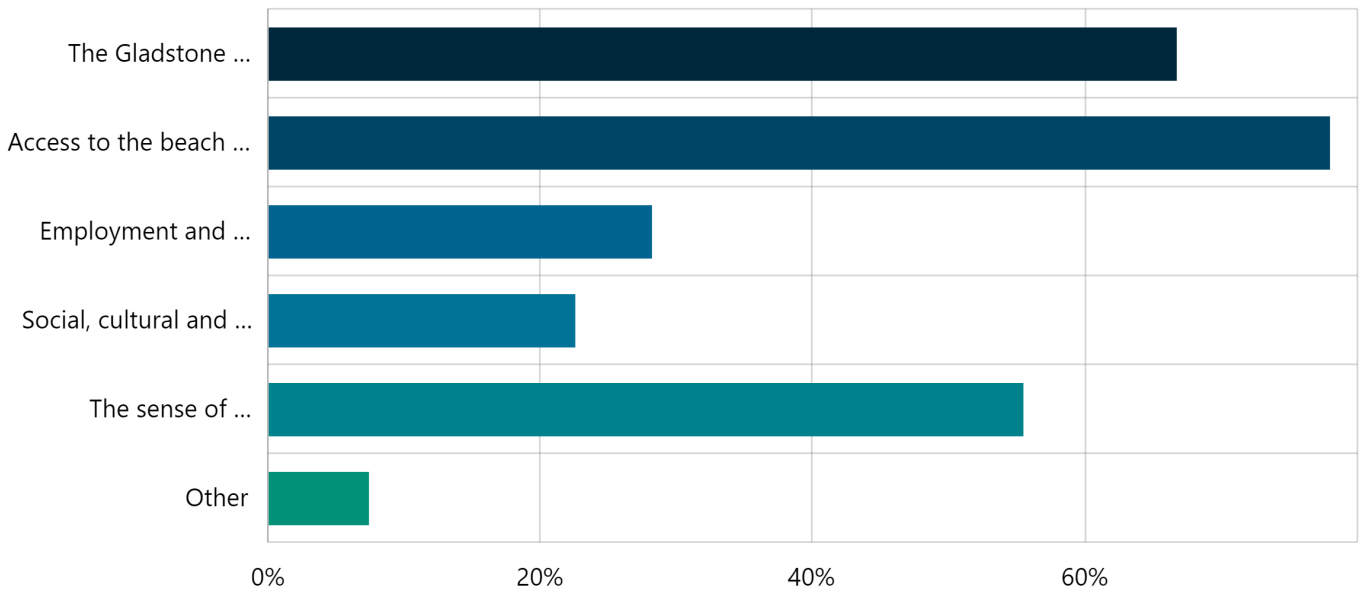
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
The development will be a part of our established and emerging industries	33.77%	78
The development will create local job opportunities	87.88%	203
The development is a small business, or directly supports small businesses	60.61%	140
The development will contribute to the tourism industry	38.96%	90
The development will contribute to economic opportunities relating to agriculture and rural land uses	44.16%	102
The development will contribute to the viability of the Gladstone city centre	17.32%	40
Other	17.32%	40

31. What do you love about the Gladstone Region? Required

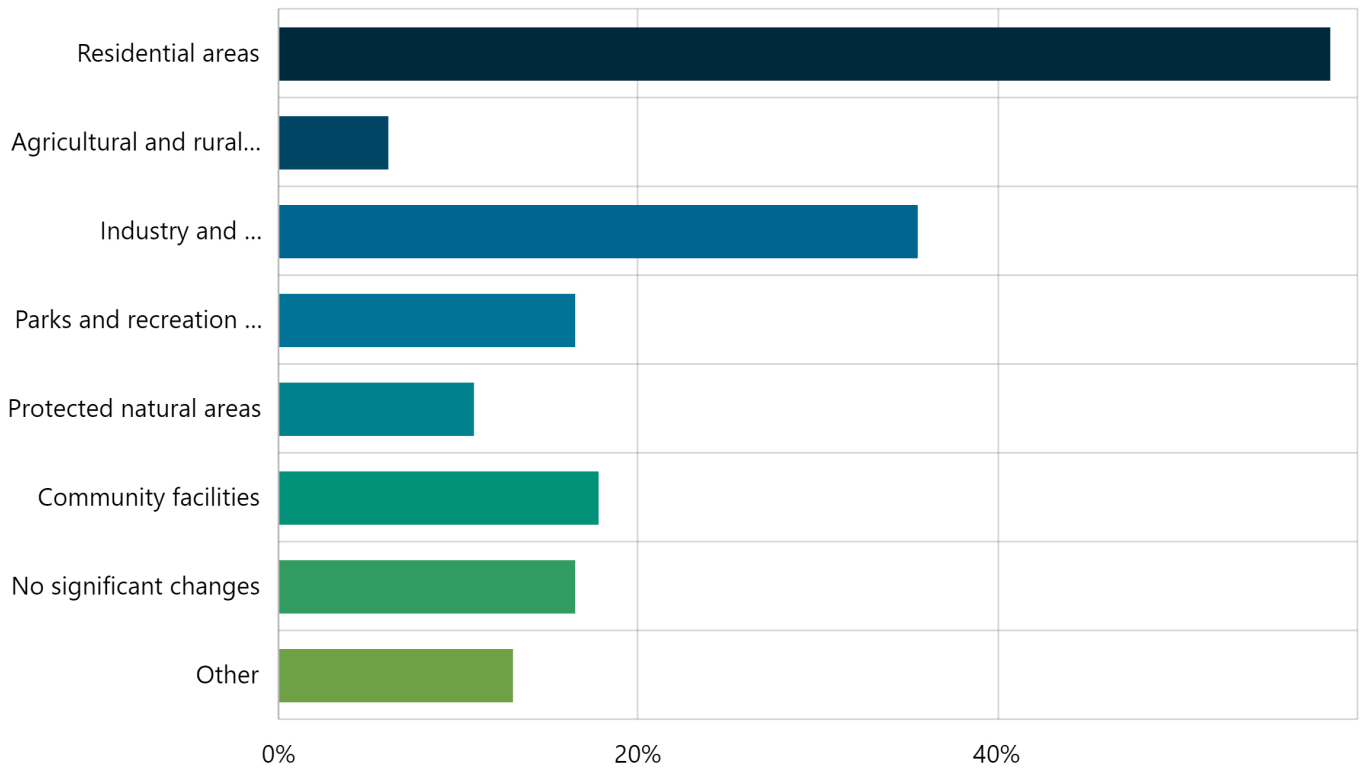
Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
The Gladstone Region's natural environment	66.67%	154
Access to the beach and rural landscapes nearby	77.92%	180
Employment and economic growth opportunities	28.14%	65
Social, cultural and sporting spaces and facilities	22.51%	52
The sense of community	55.41%	128
Other	7.36%	17

32. Since 2015, where have you seen the most significant changes in the Gladstone Region? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
Residential areas	58.44%	135
Agricultural and rural areas	6.06%	14
Industry and commercial expansion	35.50%	82
Parks and recreation areas	16.45%	38
Protected natural areas	10.82%	25
Community facilities	17.75%	41
No significant changes	16.45%	38
Other	12.99%	30

33. Please describe the types of changes you have seen and are there any particular areas where you are seeing this type of change occur? Required

Long Text | Skipped: 74 | Answered: 157 (68%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Please describe the types of changes you have seen and are there any particular areas where you are seeing this type of change occur?

There is significant development happening and continuing to happen in relation to transition to renewables, decarbonisation and the role of Gladstone as a Hydrogen Hub

Population in Agnes Water. Services not keeping up though.

Changes are related to growth in the number of people; and in the new and emerging industries.

The new land available for purchase and building on in the Agnes Water area is the most new land for many, many years. Coupled with new land developments and additional residents, the industrial and commercial growth has come and continues to.

Over development without requirement for safe road access.

Sprawling developments, that meet the need of providing shelter, but are not climate responsive, community building and enriching, or sustaining green spaces and corridor

Substantial clearing for housing which is very slow to progress (solana). The houses that have been built are very close together. I believe the initial infrastructure has not been completed such as drainage sewerage and roads Why? Also existing pathways have been blocked to the public. You have planning requirements but they are not being monitored or actioned

Increased residential growth

I have holidays in Agnes for over 35 years and now live here.... we already have a Byron Noosa etc . Let's ensure Agnes and the Gladstone council allow Agnes to be it's own individual self ...what we have here is truly special let's get it right this time . While developers over develop beauty they move on and we are left with there mistakes.

There are a lot more suburban developments, which create very hot and car-centric residential areas. The houses are too close together to feel like it is worth clearing the land to build on and I would prefer more dense/high rise blocks with a lower environmental impact closer to amenities and bus stops and bike paths. There was also the community precinct on Phillip St which is good to have. We can benefit from more community spaces like this.

Rosedale are repaired everywhere except Rosedale with massive pot holes at beginning of streets that are over looked constantly. It is clear that the larger, tourism driven towns outside of Gladstone are receiving upgrades and council support in the form of roads, facilities, parks and events etc. Noticably Agnes Water. Besides work being done in Gladstone town. There has been one major upgrade in our area being the Lowmead bridge, though the reasoning behind such a major weight upgrade is questionable when the new bridge goes under in a flood providing no support or benefit to local community members.

There is so much natural habitat in Agnes Water being cleared, it's is terrible.

As in my answer to the last question the burgeoning short term rental market is right in our neighbourhood, we're surrounded by it and the behaviours that go with it.....parties along with alcohol fuelled bad behaviour (screaming, loud music and obscene language) overflowing bins, many cars and trailers parked on narrow streets, unrestrained pets being allowed into the conservation park. All governed by disrespect for local residents. Short term rental markets need to be curtailed.

More movement of people to the area and homes built. Nice to see abandoned homes and land now being used

Agnes water/1770 has changed from a small coastal community into a small town. Lots of 'accommodation' via camping in backyards in the rural areas increasing with little or no oversight.

Agnes Water over-development, over-destruction, and over-population, completely neglecting environmental concerns and sustainability. There has been no improvement in basic services and zero community consultation and enrichment. With the significant increase in the number of rate-payers and property development in Agnes Water area, there is significant increase in the income stream to GRC. Where is this extra money being wisely and beneficially spent in Agnes Water area?

housing developments are similar to the city areas with very narrow streets, tightly packed in buildings and a lack of suitable tree cover to reduce the heat impact of the houses.

Growth in Agnes Water residential area - it's spread spread spreading, losing the beach village vibe, getting too expensive for a diverse community. The new IGA shopping centre would be the peak of the planned awfulness - exactly the same as anywhere else, overly lit (as if noone cares about dark skies, turtles etc), treeless, just creating heat. There are awful disconnected unsustainable upmarket developments planned all around it - really not good for the town that we love.

There has been no development of social, cultural, financial or industrial facilities in my area in the time that I have lived here

Philip st

I have seen a number of Housing & Industry Development started within the Agnes area. There seems to a lot of Development Applications both old & new being actioned some good some not. The question I wonder is the old applications would they currently meet the current standards required & do they take into consideration the current services infrastructure limitations that are very evident but not being improved.

The Phillip St Precinct was an awesome development that has huge room to provide more services and collaboration for community.

East Shores development created a more community / family friendly area to do activities, connect and bond. The use of this area seems to be doing well.

The bridge in Agnes Water was a timely process that caused a lot of issues within the community. More transparency and quicker turnaround could have mitigate this. Not much change if any in the regional areas of Gladstone substantial changes in the parks and recreational areas of Gladstone ie - eastshores etc

I notice a fair amount of development within the Agnes Water region in the last few years, older development approvals being actioned at once.

Most significant change I see in my area is the increase in sheds not sure if they are dwellings but lots of sheds in a town does not contribute to the livability of the permanent residents.

The area around Auckland Creek, the east shores development. The parks and cycle/walkways close to the CBD.

Port/Industry expanding.
Housing expanding that will assist with a ratepayer increase that will attract Govt funding.

Too much residential development has been approved in Agnes Water.
Road closures denying people access for various reasons however denying people timely access to medical and reducing employment opportunities is not in the best interest of people/residents. I have witnessed bias from council representatives and state representatives that "this area doesn't want this" justifying preconceived ideas of areas and residents not factual. Like saying all the country people don't care about it because they haven't filled in a survey. Instead they have no internet

Gladstone Foreshore
Botanical Gardens
In Agnes Water we aren't keeping up and
things are breaking down

Solar on the MV Bowls Club and a kids play
ground

Seeing more housing projects around Rural
and coastal Gladstone , I think it's great ..it
needs to grow for the younger generation to
live , grow and thrive..

Too much bushland taken away

The land clearing in Agnes Water, and approval
for higher density living, is worrying as there
has been no increase or improvement in
access to services. No hospital, no high school,
poor roads. Developments such as the new
shopping centre have been approved, but
walkways and bike paths to outlying areas
would be very helpful. Car parking at the
beach is horrendous also.

Land clearing around Agnes Water to develop
new housing states

The residential land sizes decreasing, resulting too future problems with traffic. Like to see future developments have larger residential land lots with environmental corridors between new and existing

Land clearing for residential and commercial development needs to be addressed as a serious issue.

Land clearing and establishing new estates in Agnes Water with tremendous impact on our natural environment and wildlife, dozers going wild. No consideration about the locals and their needs.

Development is outweighing the coastal community values of Agnes Water. The amenities (especially medical) we have do not currently support the population increase these developments bring. The natural settings that should be kept have been bulldozed and suburbanised instead of promoting and keeping what draws people here to begin with!

Too many housing developments in Agnes water with no apparent care factor for the environment

Rapid and significant reduction in availability private rentals. Rapid residential development, increase traffic and roads becoming less safe for cyclists and pedestrians (including children). Development driven more by commercial imperatives than an overarching masterplan for the common good.

Housing industry lack of sporting facilities and infrastructure unless provided by the port authority - 1 billion dollars worth of gas exported each week yet council in debt for 90 million including airport which was extended due to gas requirements

In Agnes Water:

- Considerable clear felling for intensive residential plots, without adequate local consultation.

- IGA supermarket's non-compliance and disruption of local water runoff.

Much more housing and many new people to the area both rural and urban

Unnecessary Reduction of natural vegetation, Inconsistent approval and interpretation of GRC regulations

Agnes Water: New shopping and services development (IGA); Beach access improvements; Land clearing for commercial and residential development and car parking without apparent consideration of the environmental impact; Many residential developments along the coastline.

Agnes Water

Development of commercial and residential blocks in Agnes Water. I believe these should continue to progress especially if providing job opportunities or accommodation

The population expansion of Agnes Water and 1770 without infrastructure expansion.

Population increase Agnes Water

Newer developments of suburbs have more walking and bike paths and more playground areas than older suburbs.

Cleaning that is not well managed. Disturbance to turtle nesting beaches

Far too much vegetation removed for development. This has a direct impact on the climate and will contribute to making the Agnes water town centre hotter from radiating heat off roofs etc. Furthermore, the developments do not have any aesthetic connection to Agnes Water and have impacted the small coastal feel of the town, its greatest attraction.

Too many shopping centres with no visual appeal just shops under a roof

Too many residential developments with no parkland or public space

Smaller block approvals, complete native vegetation removal, narrow streets, no green areas. Agnes Water

The DA of Riverbend and Solana lifestyle resorts, where every tree was knocked flat. The development of the IGA very poor landscaping, way too bright lighting which effects dark sky and turtle breeding. Concern over possible developemnts that back in to the Reedy Creek Conservation area, where valuable low lying land and paperbark are being destroyed and turned into one drainage channel caked lagoons. This effectively changes the whole hydrology and landscape.

Tree clearing for housing

Clear felling of woodland areas for urban development with no areas set aside for additional parkland to support the residents of the new development. No areas are set aside to provide for wildlife corridors.

Agnes water huge land clearing

Answers are specifically for Agnes Water-housing and shopping developments that clear fell all vegetation and remove wetlands, and then don't replace with any other trees. Many of us live in Agnes because of the beautiful environment - development needs to be sympathetic to that - keeping character of the place while also increasing housing supply/ infrastructure.

The increase in resort style gated living development, removing of existing trees clearing whole blocks completely. Adding to heat spots intense environmental changes to come because of this changes in our weather patterns potentially.

The new shopping centre which does not reflect anything of the Agnes coastal life all shrubs replanting is minimal and no trees or green zones have been implemented. No proper foot paths access for bikes, pedestrians from all areas of Agnes Water just shoved in

Agnes Water area change: Influx of more dogs on beaches that should be protected and nurtured to support turtle life, Less dog free areas so children can play without having dogs run up and jump on them, and areas free from dog defecating would make the area more pleasant. Less respect for the bird life that breed at the Rotary Park, in particular events that set up on the oval area during nesting time which has resulted in destroyed nests.

Residential development seems to have progressed with little thought for the natural environment. Tree clearing has been rampant (especially on the steep slope of Starfish) and development plans don't appear to have sufficient green spaces. The number of residential developments underway makes me question the impact on water availability and existing services such as health. There appears to be too much residential development in Agnes. We don't have the facilities to support that many people.

Increased human activity in protected areas eg NP's and creeks, beaches

Areas open for development but are not to a standard percentage filled before approving a new development. This results in a lot of wasted space. The pathway through council is too long and complicated, there are too many people between the front desk and who can make the decision. We need to less complicate the process.

Philip Street

Large areas cleared of all vegetation for developments in the Agnes Water regions at the expense of biodiversity and natural corridors for wildlife. Does not allow for the natural cooling effect that leaving large trees intact can have, not to mention a more pleasing aesthetic as a result.

All in the city or tourist towns. The access to new areas to many poor decision with access.

Clearing, minimal regeneration & increased weed & pest species (eg Lucaena & Indian Myna) of important natural areas including, though not limited, to canoe point, Agnes Water, 1770, etc

Calliope, Agnes Water

philip street precinct

Land clearing

Loss of vegetation

Minimal thought put into destruction of habitats

Increase amount of "over 50's" developments.

Why do we need to age our demographic? It should be more mixed.

Lack of infrastructure to support new developments

Lack of connectivity between acreage/rural to "town" with bike paths/walkways etc

Agnes Water.

Increase in population in Agnes Water.

In Agnes Water. Small subdivision lot sizes resulting in the look and feel of any large city suburbia. Nowhere enough connected open spaces to existing parks. No allowance for paths (foot or cycle) for residents to move around the area. No street trees to provide shade and cooling effect during hot spells.

improved community facilities

The clearing of the natural environment at Agnes Water and the lack of good sustainable planning in Agnes Water. It is becoming a messy, hotchpotch disconnected area with neglect of the community and the disregard for the natural beauty that people come to see and enjoy. The estuary creeks, dunes and beach areas must be protected for their natural habitat and turtle nesting. It is a beautiful area, development must enhance that for future generations. No concrete drains and bare earth,

More population, tourists

Land clearing, too many houses no infrastructure in Agnes

New business and increased population has meant increased traffic on our dirt road which causes more dust. This is detrimental to our health and caused deterioration to the road making it dangerous to drive on in Deepwater Building a community centre that's barely used, by clearing the little vegetation left in town, destroying wildlife habitat, while there were suitable empty buildings in town, i.e. what is now MindCare.

Have seen a lack of development in the rural area.

Lots of new housing development, especially for over 50.

Hugh growth of residential lots. Way too much clearing of old growth trees.
New community facilities. New/renewed playgrounds

In Agnes vast tracts of land have been denuded for housing projects. In Gladstone city Park areas have improved.

land clearing and traffic in coastal areas

The development on Philip Street.

There is more development but less
community consultation we are told little of
what's happening and if so it's after clearing
Too many houses built for the boom.
Developers were given far too much land

Behind the Agnes Tavern

residential development, increased
population, no added amenities
Improvements around the GPC parkland areas
that make it a nice place for people to gather.
Luminous is amazing.

Large growth in the Agnes Water area

The TOTAL destruction of bushland for over 50's developments & no dust suppression & the new supermarket development with no regeneration

Geographical area expanded. Ring roads build however no consideration of noise pollution and proximity of the roads to houses. Nothing to attract people to come to Gladstone. My understanding is developers are required to maintain trees when clearing for new developments "where possible". This is not adhered to - or it seems its just never possible. Developments in our area have resulted in removal of all vegetation,

Of course, with the influx of people to our region we have seen growth in house structures - some positive some not so. Not enough activity areas are allocated for children & teenagers. All the park areas cater for toddlers but also look after teens.

Hydrogen industry incoming, lots of new (but empty) residential areas and land clearing for homes (that don't get built).

Greater housing development but a lack of services and infrastructure particularly improvement to roads.

Housing developments with narrow roads and smaller blocks give density but not necessarily liveability.

agbes water, goondoon street, lions park area

.

Improved park facilities with shade,
maintenance to public facilities

Density of development is excessive, land
clearing is excessive & infrastructure has not
kept pace with regional development

I would like to see the development of more
bike lanes on roads and specific bike paths. We
have seen some with new roads, but more are
needed.

East Shores development - Kirkwood Road -
Miriam Vale park. Most changes occur in
Gladstone township

Industrial forwarding
Housing development off Kirkwood Drive, East
Shores, Growth in Calliope

Agnes water received a large commercial set of shops which are not fitting with the style of the town. No thought was put into what the town wanted or needed, we just got a generic shop centre that is too brightly lit and stands out like a sore thumb

Mainly east shores and lookout area

Focus on improving community facilities and coastal management plans now in place

Much more industry in town now. Housing appears to be higher density smaller blocks, houses and units

the east foreshore

Marina and East Shores areas
More families have moved to our area. Industry has grown. Our boom/bust cycle has continued. There are not the facilities to cope (hospital, doctors, teachers, rentals) Boyne still hasn't got a public pool, yes I know we are one step closer.

The natural beauty of Agnes Water and surrounds is being destroyed by unregulated inappropriate land clearing, there are more street trees in inner city Sydney

too many new developmetns not considering if we even need them- we do not have the infrastructure to deal with them

There was an explosion of housing (closely built, tightly packed) which then required the catch up of services. Kirkwood area mainly.. and yet our hospital and shops are closing down.

Rapid growth and full time population expansion in 1770/Agnes Water and surrounds, and minimal infrastructure to help support this, particularly related to transport/bike paths, etc

Land clearing

Areas for landmark recreation

There has been a great deal of residential and commercial development that hasn't taken the local environment into proper consideration.

In some cases there has been little community consultation or community concerns have been ignored.

Council is pro business, has also approved many residential but nothing else has kept pace.

Lots of new houses in Agnes but no new infrastructure to keep up with the growing population.

Residential developments in Agnes Water.

Some of these have stalled mid build, due to permit issues. Surely developers need correct permits BEFORE THEY EVEN START

Increased rates across the board. Community is not put first anymore. The mighty dollar comes before anything else with this Council. More housing in Agnes. More estates with ugly high retaining walls. More people without more facilities.

In the Agnes Water area the build up of housing with no update of other infrastructure

Population explosion in Agnes Water but zero infrastructure added. Massive developments approved with ZERO infrastructure added

Housing estates being built in Agnes Water, more restaurants, more people living here, too much destruction of animal and bird habitat

Completely forgotten except for Lake Awoonga

As mentioned in previous question, the lack of maintenance in our council parks is appalling. Industry promised but not delivered. Residential approved and not being built
Cleanliness of the region

Want to see more cultural/artistic development and presentation of local major art installations that will position Gladstone as a place to visit in the future, value the region's artists, and have major artworks for the future.

A lot of change in Agnes Water with more houses and commercial uses.

Philips street precinct

The concerning number of empty commercial premises when community groups are desperate for space

Over development

Growth in housing developments at Agnes Water. Too much mass clearing with few green spaces between. Very small blocks with houses too close together.

More subdivisions in urban areas. Expansion of the residential areas.

Development of High-rise Buildings in regional and coastal areas where this is not appropriate. Building development on coastal fore-dunes and other river and beachfront areas subject to storm damage.

East shores, Auckland hill, Phillip st community centre

Excessive land clearing and housing development, insensitive to the environment and character of the area

Seeing this in the rural areas. There doesn't seem to be a planning scheme for rural areas

The beaches are somewhat being looked after but not enough

I have definitely noticed in the past 3 years particularly where I live in Agnes and have lived my whole life the development of a few new estates that have cleared massive amounts of beautiful bush land for housing and accommodation

Lack of housing available, too many airbnbs

haven't noticed

East shores development.

Mostly within the Gladstone central area
Yeppoon & Rockhampton motel
developments, tourism attracting events that
council funds/organises & supports

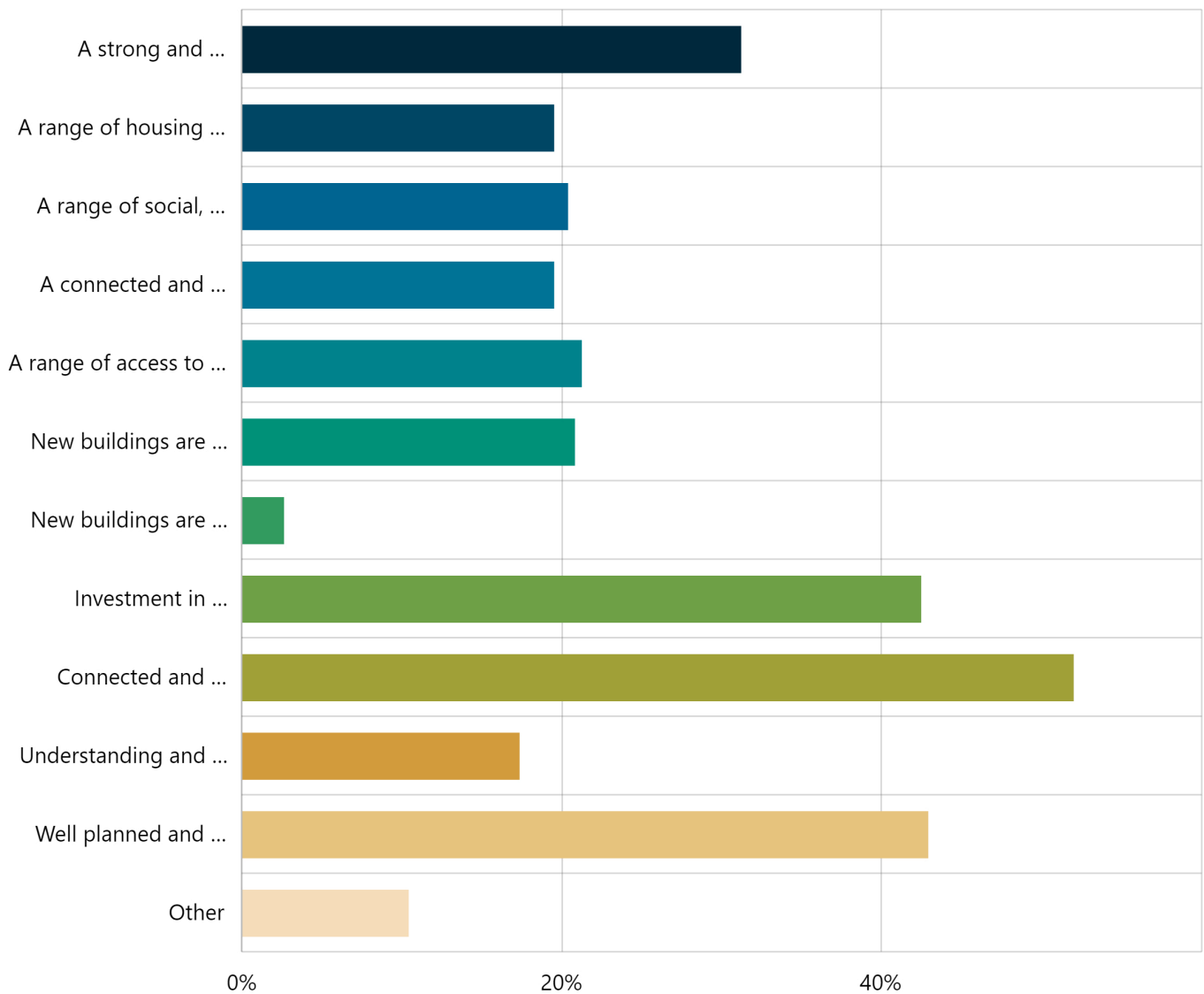
road and building
Community Facility - Philip St, Industry
Expansion - Expansion of the marina and East
Shores

More growth in residential areas. Some
community based facilities. More industry.

no changes (Sophie from LPC)

34. What do you think about the 3 priorities for planning and development over the next 10 years? Required

Multi Choice | Skipped: 0 | Answered: 231 (100%)



Answer choices	Percent	Count
A strong and diverse local economy with great employment opportunities	31.17%	72
A range of housing types and prices	19.48%	45
A range of social, cultural and sporting activities and facilities	20.35%	47
A connected and reliable public transport system	19.48%	45
A range of access to services and facilities in my neighbourhood	21.21%	49
New buildings are designed to be sustainable and suit the region's character	20.78%	48
New buildings are designed to complement the unique heritage	2.60%	6
Investment in community services, facilities and essential infrastructure	42.42%	98

Connected and protected wildlife habitats and green open spaces	51.95%	120
Understanding and resilience to natural hazards	17.32%	40
Well planned and liveable local neighbourhoods	42.86%	99
Other	10.39%	24

35. What do you think will be the biggest challenge facing the Gladstone Region in the next 20 years? Required
Long Text | Skipped: 0 | Answered: 231 (100%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

What do you think will be the biggest challenge facing the Gladstone Region in the next 20 years?

Ensuring the community benefits from the transition to renewables and Gladstone's role as a hydrogen hub in a way that it did not in previous establishment of LNG. Dealing with the negative impacts associated with this such as housing stress. Ensuring that the cultural rights of traditional owners are respected and given due consideration in future development.

Infrastructure to meet population demand, particularly in Agnes Water area.

Skills, especially in making the important decisions for the whole region. All industries and all levels of government need to really apply themselves and really make decisions that are truly the best for the majority of the community, for the longer term.

Council not appreciating the region outside of the CBD areas

- Sprawling slums evolving from recently developed estates, that become heat sink areas where people will die if power goes out in summer, have no access to services
- Political and legal, and social fall out as Children die after being hit by cars as they commute in agnes in areas with no foot paths
- Loss of tourism as natural areas are left to degrade, or are bulldozed for estates, and climate change bleaches the reef and fishing is no longer possible.
- Loss of mining industry by 2030

Lack of medical professionals/ hospital etc, and misuse of funding... I don't see this improving and it has been downright disgusting

You need to ensure that the individual characters of smaller communities are maintained such as Agnes Water. We are unique and not the same as Gladstone which is more industrial. Our coast and natural habitat need to be protected for everyone to enjoy. You also need to acknowledge that all beaches have turtles nesting and need protection. With increased number we should also have improved medical facilities such as radiology- 1.5 hours for a scan is too much. A mini hospital for emergencies

Population increase

Affordable housing and the ability to to construct affordable housing at a cost effective price.
A massive labour shortage in order to construct all future projects.

Economic downturns that affect the region.

Development let's get it right this time this still very much a blank canvas

There will continue to be boom and bust periods due to the industry-heavy nature of the area. There will be a lot more struggle for residents dealing with higher cost of living and rent increases, which will unfortunately make it harder for them to get on board with sustainable development and renewable energy in the area. We need to ensure locals will be able to reap the benefits of renewables and not be pushed out.

Funds

Keeping costs low for low and middle income earners

I won't be in the region long enough to care. GRC don't really care about the areas outside of Gladstone so it doesn't really matter to me.

Housing and providing different options, not everyone wants to live in the suburbs. Allow for more subdivision in rural areas and near industry growth centres like Aldoga and Yarwun.

Waste and resource recovery attributed to population growth. Better public transport network.

Finding human to human interaction and support within communities. The implementation of technology and AI degrades community connection. If Gladstone council can replace apps and digital interactions with human contact and communication it would provide local jobs and encourage community engagement, providing better information and support for all members of Gladstone Shire. It would also shine a bright light on Gladstone Shire to visitors, because they have felt connection within our towns.

Keeping it natural- not over population, not over development

0

I would like to see Agnes Water's growth supported in a way that doesn't compromise its unique character and environment.

Bike paths/ footpaths!!! We urgently need bikepaths & footpaths throughout the town and into our rural/ residential areas. Currently kids are taking huge risks riding to school along the roads in 80km zones.

To reverse all the illegal building that has happened in the area since amalgamation.....all non compliance with planning codes and building regulations need to be retrospectively enforced. And to enforce all by laws in the future...not allowing a senior planning officer to say 'people can build whatever they like on their own property'. This is totally unacceptable. Private certifiers also need to comply and council needs more diligence when approving DA's.

Infrastructure for a growing population

Population growth

Medical services and other services available for everyone moving here

Maintaining the unique environments such as Baffle Creek/Deepwater/Lowmead/Rosedale/Turkey Beach where people come to live because they love the 'remote' feel of the area. Providing more services in towns such as Agnes Water/Miriamvale which are catchments for the above areas. Maintaining roads in these same areas. Preventing the coastal areas becoming like Noosa.

GRC's tunnel-vision and short-term views that destroying the environment for quick gains is the only answer.

Wise, sensible, sustainable, well-planned, liveable, long-term visions for environment and community that respects local areas values and missions.

Be brave and individual and creative.

Do not follow the sheep of development and industrialisation at all costs.

Respect what locals have and love!

Having new residential developments that cause urban sprawl and not considering the existing and established areas for liveability

Climate change - we're contributing to it more than necessary without planning to manage it, eg with trees for shade/cooling, protected water courses to mitigate flooding, stronger water supply to survive drought.

Including and developing the smaller regions

Protecting small communities and respecting them
and not treating us all like we are from Gladstone
township!

Affordable housing, social class division,
infrastructure keeping up with population growth,
and lack of adequate aged care and child care
facilities
Lack of hospital service, limited shopping venues,
lack of employment, transport and lack of
development! Let's face it Turkey beach could be
the next Agnes waters with more developers
investing in caravan parks, restaurants, cafes,
tourism

Arranging free solar for every livable dwelling &
free charging ports for cars in houses & on street at
servos
Population growth, essential services, roads and
waterways improvements upgrades, housing
affordability, medical infrastructure.

- if they move to renewable energy too quickly and without the support of the community
- community backlash when not engaging and communicating plans with the community members
- breakdown of relationships
- a generational change of wants and needs from the community when the older generation dies.

Housing and infrastructure commitments

Housing prices

Waste and wastewater management - increasing demand upon these utilities both from residential and industrial drivers, compounded by need to meet growing environmental and safety requirements, and the 'infrastructure cliff' of old asbestos assets coming to end of life.

Diversification of future investment to ensure economic growth, employment opportunities that don't just benefit the City of Gladstone but extends to help grow the outlying communities such as Rodds Bay Turkey Beach. Need to give greater assistance to outlying communities to grow and develop can't just leave it to community to "lead" if they do not have the human capacity....need assistance and direction so they gain confidence and skills to take over the growth lead

Having long term sustainable employment. Having industries that are financially owned and controlled by locals.

Demise of the Coal Mining/Gas Industries due to Govts not following major European countries that eg have made Gas a Green Energy.

Maintaining a balance between residential development and infrastructure development and protecting our beautiful environment from overdevelopment.

The demise of the small townships identity and viability, without local community inclusiveness progressive thinking and commitment with a focus of sustainability social generational succession and economic transformation
Climate change, new technologies, and have the vision to reimagine society with human experience the main focus instead of economics. A futurist plan requires courage.

Managing it all
Housing and Employment
Keeping the environment and wildlife in tact

Allowing small business to grow, there are so many gaps in the market that other towns offer

Building the aquatic centre

Providing employment opportunities to youth in the regional areas to keep these areas viable.

Keeping up with growth and Tourism

Not being greedy

Crime, inclusion, and cohesive neighbourhoods.
Social housing so homelessness does not become worse. Environmental destruction in the name of progress and economics.

Extreme weather events

Correct approval of developments that are suitable for the region. Agnes water has no medical facilities to support the retirement villages

Congestion of traffic and our natural wildlife disappearing

Transition from coal. Population increase. Loss of natural habitat. Climate change with increased severity and frequency of cyclones and bush fires.

Influx of people and not destroying the beauty of the place eg: what is happening at Agnes

The transition away from fossil fuels and the inevitable switch to green energy (real green energy, not nuclear). If Gladstone gets there too late, it will be a bust town again.

Providing a well organized peaceful living space for the locals already living in Agnes Water, no overcrowding little settlements with investors who couldn't care less. Keep the charm and don't try to construct something what doesn't belong here.

Agnes Water does not need to be turned into the next Noosa/Gold Coast. Community coastal village feel should be protected and promoted. I'm not against development but it should be done carefully, tastefully and in keeping with what the locals want not sold to the highest bidders.

Greedy developers

War with China, Russia and Iran.

Housing, jobs and services for all the people who want to live here.

Water , land usage for residential and lack of facilities for sport and youth

Discontent from the community due to overly centralised planning and inadequate community input, especially in rural and coastal areas.

Cleaning the drain behind palm court Agnes Water before someone's kids get bitten by a snake or a rat since we see more of these threats in our backyard than in the bush

Supporting infrastructure facilities and roads

Increased population demands. This will cause demand of more resources in housing, consumables and services.

Gladstone City should upgrade to meet the new residents needs and expectations. However the rural areas there are many great businesses that get missed or struggle, if these areas had facilities to draw tourist to visit like swimming pools, playgrounds, skate parks, historical walks, indigenous history, a drive-in cinema etc it would help the residents maintain the quality of the areas

Infrastructure

There is a unique opportunity for Agnes Water to retain its special feel as a relaxed seaside holiday destination with strong values on retaining natural values. Otherwise it will not remain special and end up like every other seaside destination-Byron bay or Noosa as bad examples. Developing steep slopes requiring large cuts and fills and housing estates that are highly cleared and lots of earthworks should not be allowed. Protection of turtle nesting from inappropriate development.

I think if we don't plan for connected towns with village life the community will become disconnected and quality of life decreases. Protecting the natural environment is a major priority for our physical, mental and emotional wellbeing but also in Agnes Water for our financial wellbeing as the area is an attraction because of its natural environment.

We are concerned about the Council's capacity to maintain the supply of services and facilities for what is a very fast growing population.

Council

Climate change resulting in extreme uncertainty of weather patterns causing flooding, beach erosion and dangerous fires. Insurance costs for some will become unaffordable.

Development that ignores these truths will pay a significant price.

The coal industry will subside and this may have a profound effect on Gladstone and employment.

Water and water plans to cater for the expansion that needs to happen

Infrastructure, water / waste management,
roads/parking, vegetation management, wildlife
protection and Housing

Lack of services in Agnes with toooooo many
approved developments already 🤔

There is NO infrastructure in Agnes for the people who cu
rrently reside here, yet the

council is continually to approve new
developments.. it doesn't make any sense!!!!
Strain on transport and roads. More people will be
using bikes and e-scooters but will be using roads as
there are no dedicated bike paths on footpaths in
existing suburbs.

A crappy council that only cares about revenue

Population growth and maintaining sustainable
growth that has limited impact on the natural
environment.

Keep up with growth in Agnes Water

Development greed

Lack of money

The council planning accurately for the growth of Agnes water.

Depopulation from a constricting coal industry and associated services

Erosion of coastal foreshores, maintaining an ambience that attracts people to the Discovery Coast and not morphing into Hervey Bay with linear development, no town centre, no protection of valuable and unique habitats, not having buildings above 3 stories. Development of significant footpaths and bikeways to compliment the residential growth and lower the dependence on cars. A need to have very cheap continuous bus loop, like the Noosa Council has.

Population growth

Managing residential development so that parkland is prioritised and developers are forced to provide parkland as part of new residential housing estates.

To minimize the environmental impact

Building housing and infrastructure that is suitable and can withstand the changes to our climate and extreme weather events, and supports community to live in the region. Well-designed housing for cooling without reliance on air conditioners, lots of trees and green space to cool urban environments, housing out of flood zones/ designed for minor flooding, roads and coastal infrastructure suitable for storm surges/ intense rainfall etc.

Living and growing sustainably for the now and the future generations. Protecting and investing in the areas of the Gladstone region like Agnes Water & 1770 because of their environmental, tourism and land values.

Look after those that are already supporting through high rates and low services provided

Influx of people and ensuring the natural environment is protected and nurtured

Development of areas like Calliope, Tannum, Agnes that doesn't detrimentally affect the natural environment, which is why those areas need Local Area Plans. Development in Gladstone is not appropriate in Agnes. The natural areas that make up the areas need protection from clearing and careful consideration of the needs of the wildlife that also lives there to be incorporated into the development of these places. E.g No road through deep water, a turtle map overlay, wildlife corridors and habitats.

Population growth in areas lacking infrastructure.
Water security for Agnes Water. Degradation of aquifer through unregulated draws on acreage.
Lack of planning - traffic management, movement, beach access
Population pressure: infrastructure keeping up with an increased population in Agnes and 1770.
Ensuring we have sufficient water for residents, business, visitors and environment. Ensuring we have appropriate health services for the demographics. Need a local area plan specific to Agnes to retain the small coastal, environmentally diverse feel.

Water supply and quality, coastal erosion, infrastructure and resident demands, flooding, waste management, uncooperative residents

The biggest challenge is to lower the cost of rates(which should be exactly the same cost for everyone and not worked out on the value of your land which is discrimination)There needs to be a balance between what services we need and what we can afford. More money needs to be supplied by both state ,federal government and local industry and not the rate payer to give us what we need now and moving into the future.

Crime

Climate change and sustainable development
I think the biggest challenge is offering different housing options for the over 50s to keep Gladstone locals here. Gladstone is very limited if you are looking at downsizing where you live in your retirement.

Having good leadership. Gladstone is not just about the big towns.

Land clearing, climate change, Water security
Invasive pest species of natural areas

The current lack of vision outside of Gladstone City

keeping the lights on

Lack of community engagement

“One size fits all” approach to regions within the council

Poor relationship with local community

Erosion of natural habitats

Destruction of nature corridors and loss of wildlife.

Will impact tourism to the region.

keeping up with population growth.

affordable housing. non existent in Agnes Water

currently. re opening of Workmans Beach

affordable camp ground could be a idea! its beyond bizarre how Council has been unable to make this happen.

other challenges include educating people to look after our environment, less tree clearing. no small residential house blocks... leave those to the suburbs some place else. build a dog park...

bororen even has one - maybe relocate that to agnes as no one uses it!

Matching infrastructure development to increasing population. Preventing urban/suburban sprawl in coastal towns.

Protecting the environment from over or inappropriate development.

Transition to more sustainable practices, such as building materials, building orientation, buildings adopting active and passive sustainable systems.

Ensuring sufficient small businesses have the ability to compete with larger businesses and provide employment opportunities.

The amount of people moving to the area and the lack of suitable housing and employment

getting good sized land blocks released at affordable prices

Protecting the natural environment and the beauty of the area against natural and man made destruction.

Protection of natural habitats

Survival of industry given current government policy

Getting a decent town planner that has a longer term vision unlike the current ones that have no idea about the impacts of overdevelopment and no infrastructure in Agnes.

keeping a sustainable population.

to support all sectors of the region effectively

Roads in rural areas

Ensuring the infrastructure reflects the demographics of a particular area. Ensuring that the natural environment and wildlife is protected.

Example: Rules Beach is a turtle nesting site but this is not reflected in the plans

Unused parts turn into ghost towns, i.e. Goondoon Street. Destruction of natural habitat to build houses, without using land that's already there and deteriorating (show grounds).

The labour government and its move to nett zero. An unsustainable and unrealistic move to "renewable energy "

To create a town plan that actually suits Agnes Water & 1770. Even though the towns are part of the Gladstone Region, it has such a different identity than Gladstone. If GRC is not able to feel the difference, this will cause major trouble.

Climate change and rising sea levels

Housing land limited (surrounded by mud flats), more family friendly park spaces with sufficient shade structures

Environmental preservation and conservation of native species.

Balance of accommodation and protecting the natural environment. Local council doing the right thing in regards to a balance instead of being money hungry

transitioning to a sustainable economy

Finding ways to adequately fund and support rural areas.

Sustainable development is key, engaging the community especially young people who will be the legacy of the area

Avoiding the boom cycle again .

Sustainable development. The scheme should only encourage well planned sustainable developments which can demonstrate independently approved vegetation and sustainability proposals
Accommodating the needs of a wide region. Having an Agnes voice. Moving with the times and keeping a focus on sustainable development in Agnes.
Understanding trees are not our enemy and need clearing. Train staff in environmental concerns
energy eff

population growth, lagging public amenities, poor environmental management
Making spaces that allow pedestrians, bike riders to move around Gladstone, Benaraby etc to actively commute to school and work.

Lack of Medical facilities, the airport and housing

Growth
Not changing

Keeping up with industry. There is absolutely no incentive for people living here.

Global warming. Development that is appropriate to communities, and does not adversely impact the unique natural environment that draws people here. Eco Tourism is a huge opportunity not being appropriately invested in.

Being able to keep up with rapid population growth. Being aware of all age & generation needs & how they differ. For our area keeping a village sense of community & not allowing the big structures of the cities. Listening to the people.

The economy.

Health services

Day care availabilities and housing for lower income families

Securing an Innovative and smart management team capable of delivering the best plans and outcomes for the region. The centralised focus on Gladstone limits the potential and benefits that other locations offer to the region.

Improving livability for all residents. Aged and child care facilities.. employment

Affordable housing and an associated emigration of our youth, balancing natural environmental protection with economic development

Affordable housing

Balance

Our hospital and access to health facilities, given the possibility of a major industrial event Gladstone hospital is not well equipped. Gladstone deserves access to a full time paediatrician, orthopaedic specialists who are not on zoom.

Sustainable growth

Change it's corporate structure to DIVISIONAL

Sustaining industry and employment

Developing industry other than mining.

To be seen as far more than just industrial hub

Consolidating mindset.

Crime lack of reliability in our power grid if we keep chasing this so called green energy and hopefully we will go back to local councils like before the forced amalgam when the place worked better

Keeping essential services in the area

Housing. No more 300m2 block suburbs. Crime the rate of crime here is shocking. Also there's no reason beautiful Barney Point shouldn't be a yuppie hub. Drive up rents, get the meth heads out and open some nice cafes and it's a millionaires haven Agnes Water and councils lack of care for our roads, our people and community.

Housing. Cost of living increasing so much that renters will not look after housing acceptably. Things will look awful.

Providing the community with what it is lacking bringing more tourism to the area

Losing its tourism by not looking after the natural beauty of coastal towns and rural areas and allowing them to be over developed without keeping the feel of the town and community

Inability to grow with the community. It is very different for small businesses to get up and running here, which is why we lack the facilities and leisure areas that places like Rockhampton and Bundaberg have. It's all work and no play.

Growth of economy

Labour to complete projects while the workforce is concentrated in the SE corner for the Olympics works required and the impact this will have on developments elsewhere in the state.

Housing affordability and cost of living

keeping infrastructure in line with growth
Housing, Shopping infrastructure and community activities infrastructure

An ageing population with not enough facilities. We don't want to leave the area just because there are not adequate facilities for the ageing locals.

Water supply

To develop a sustainable region

getting our rates down to a manageable level - they are ridiculously high

Keeping young people here if we don't have basic facilities like a private hospital & health services. Considering the size and risk of the industries in town, a hospital is more important than a sports ground, it shouldn't take a tragedy to see that Growth and expansion of developments into floodplains/swamps, like what's happened in Brisbane and the Gold Coast.

Cost of living for rate payers.

Biodiversity

Cost

Maintaining the natural environment and liability of the region as the population and development increases.

Getting n keeping facilities upto date especially outside Gladstone CBD area. Being relevant to community and following councils own vision/charter of service.

Balancing big industry and the role of the port with the keeping the value and uniqueness of the great coastal townships.

Infrastructure that works with the growing population

Implementation of infrastructure projects in a fast growing region without increasing the cost burden to already financially stretched residents

Keeping rates down and the cost of living. If this cannot be achieved Council will be facing a homeless crisis. Keeping the rural section of the Council because at the moment you are not interested in working with producers.

Controlling population growth without destroying why people live here. Quality of living is reducing as the population grows. Those who live here for the beach can't get parking at main Beach or 1770 or trailer parking at the ramp.

Influx of new residents. Increased population

Cost of living. Lack of Public health and allied health devices

Lack of infrastructure and facilities in Agnes Water

Infrastructure not keeping up with population

Lack of infrastructure and health services

Hotter weather, less rain, destruction of natural habitat

Incorporating all regions within the region . Not just Gladstone . Not developing areas where no infrastructure is in place to support the increased population. Preserving the natural environment in pristine areas which are being developed.
Unions driving town rather families

Keeping our city viable, whilst we have industry we do not have the infrastructure to back this industry eg adequate medical and hospital system to cover a major emergency, lack of age care living that is not a nursing home. lack of child play areas
Developers and real estate agents
Getting a plan for the whole region encouraging small communities to grow and not restrict them.
Diversity in development, away from the stock standard 600sqm residential subdivision urban sprawl. Management of Agnes Water growth as a sea change community.

Climate change; community resilience to increasing significant weather events and damage, Insulating houses so they retain less heat, increasing skills regionally for workplace transitions due to climate change, more greening to cool suburbs
Retaining medical services
The renewable energy sector - Making sure there's still enough land for food
Lack of vision from our civic leaders
Dont know
Climate change
Population increase
Over development
Expanding the region without negative impact to fauna and environment
The growing need to improve water, roads, footpaths, public spaces, parking etc to accommodate the growth in the region.
Increase of population and not enough houses.
Climate change. More industries
Infrastructure to meet changing industrial and lifestyle demands
Climate change and its impact

Keeping small businesses open, keeping restaurants and bars open an be thriving, more retail shops

Necessary development in a way that sensitivity enhances the local area. Retaining the natural beauty of the place, and providing enough parking in Agnes and 1770 without compromising character, beauty and livability

overdevelopment of rural areas. We don't want to be like the sunshine coast with every small settlement joined by roads

Maintaining the unique characteristics of the different areas of the region

Natural environment will be gone because of the unnecessary development

The loss of bush land to housing development, also the price of housing

Housing prices and availability

Infrastructure that actually supports the population in small coastal towns where you have approved lots of housing but no infrastructure including doctors, swimming pools, footpaths, car parks to support this.

Cost of living, lack of quality healthcare, reliance on mining as woke culture moves towards more sustainable resources

Developers continuously trying to get the most money from their investment rather than providing a well planned area for wildlife and people. Tiny houses should be promoted, larger or just some wildlife areas to be retained. Developers kept accountab

having infrastructure to support growth (houses, hospital). probably water to support industry too.

Economy

Continued supply of base power

power as Hydrogen is not the answer

managing the incoming industries and trying to keep the money and jobs local

Response to natural disaster and future proofing the transport network

The labor federal/state governments requiring more industry construction & our labor dominated mayor & council welcoming it without significant social & community infrastructure investment

GRC developing infrastructure is Agnes Water/1770

Severe weather

progression to be a 'city' not just a regional town

Changes to non-renewable industries,
doctor/specialist shortages + lacking hospital
services, childcare shortages
lack of housing for increased population, coastal
erosion, lack of shopping ie can just go to rocky for
Beter shops and not support gladstone, lack of child
care/health services
Growth and not having enough facilities to service
the growth.
test - sophie

36. Is there anything else that you would like to tell the project team, in order to inform the review of Our Place Our Plan? Required

Long Text | Skipped: 55 | Answered: 176 (76.2%)

Sentiment

No sentiment data

Tags

No tag data

Featured Contributions

No featured contributions

Is there anything else that you would like to tell the project team, in order to inform the review of Our Place Our Plan?

The Gladstone Regional Council has obligations under the Human Rights Act to ensure that all future decisions made under the planning scheme do not unreasonably limit the cultural rights of traditional owners. A mechanism for consultation with traditional owners therefore needs to be part of any revisions to the Planning Scheme

Understand that a 'one-size-fits-all' approach is not viable for this region with its plethora of industries and different communities.

Consider how to make Gladstone city more attractive as a 'hub' for the outlying parts of the region. Keeping this in mind can increase the city economy without significant investment.

Residents choosing Rockhampton or Bundaberg instead is an untapped possibility for the region.

The 2014 plan mentions that Sunrise is in part of a 'Character residential' zone code referred to in S6.2.4 as 'Springs Beach/Red Rock area'.

S2.3.1 of the plan states that there are no delegated referral agency jurisdictions, (But the Port Corporation and the State have powers over their land).

Agnes Waters needs a LAP - a local area plan.

It can be a long term eco-tourism hot spot, but that is about to disintegrate if Gladstone continues with current or amended town plan.

To thrive and survive even Agnes needs a LAP, or to divide off from Gladstone.

Gladstone can be so much better - get more money from industry, share it around the council area, be better!

Agnes needs recreation facilities ie pool, gym, indoor sports centres and commercial estates for business.

Can you get someone who can design a car park...
because there isn't one in town that works
Listen to the local community. If you don't live in
Agnes Water you won't know what it needs and
you need to maintain its individuality. It is
naturally growing but be sympathetic to its needs
when approving development. We need
improvements to our health services and the
roads are appalling. We don't even get a postal
deliver so use our rates money to support our
community. Gladstone appears to get the lions
share so maybe it's our turn. Beaches to be
designated as Turtle beaches and protected

There need to be more footpaths on nature strip's
especially in the more built up areas in the older
parts of town like South Gladstone and Derby
street.

Don't make the same mistakes as seen in so many
other towns the Gladstone is very unique and
beautiful

Please keep in mind that Gladstone Region needs to be livable to the people here. That means protecting our natural resources, providing essential amenities such as urgent care clinics, and increased public transport and bike paths. People need to be free to move, work, and play without prohibitive costs of living, and we need a region-wide shift to introduce renewables to the area.

Rosedale drastically needs its main road redone. And maybe some assistance to get the tiny tea house back up and running for tourists

Make the rural zoning flexible to allow people to have lifestyle blocks of 10-20 ha, Not all rural land is suitable to agriculture and yet it could be used for small farm acreages where the owners maintain and improve the remnant vegetation and encourage bio-diversity. My current place in West stowe will never be agricultural based, but would allow lifestyle blocks for families who want to leave the suburbs.

No

Small towns are key. Visitors do not want to travel past multiple unsupported degraded small towns to arrive at one crowded tourism destination where locals despise the influx. Likewise, small towns do not want to see their taxpayer money go to supporting one large tourism destination while they suffer and wither away under a careless government. Everybody loves visiting small towns in QLD, divide your budget equally and provide support for all. An increase in economy is sure to abound.

In Agnes we need a bigger library and more staff , it is so well used by the community, we all cherish it..

keep Agnes simple, don't let it be over developed
Bike paths/ footpaths!!! We urgently need bikepaths & footpaths throughout the town and into our rural/ residential areas. Currently kids are taking huge risks riding to school along the roads in 80km zones.

GRC needs to get its act together, operating with due diligence and integrity wrt all development in the Agnes Water/1770 area.

Treat this unique area with the respect it deserves.

We've watched these townships develop over the past 40years and are appalled at the mess this council has allowed to happen and still is allowing to happen - The Laguna Development which will have devastating effects on the biodiversity of the area, Reedy Creek. (Just one example)

Listen to all members of each community and not just special interest groups with their own agenda

There is nothing here about rural roads. No new bitumen has been put on gravel roads in the region in 14 years. What is council going to do about this?

PLEASE, PLEASE, PLEASE do not accept 'surveys' from people with financial self interests who have bought into quiet areas then demand to turn them into mini Noosas all to make a profit at the expense of people who like the quiet living. Give us the right of objection to developments within our area. NEVER build a road from Deepwater to Agnes, the 'remoteness' is the attraction and we don't want/need the rates increase that will come with one.

REALLY listen, learn, discuss, consider, think "outside the box", be brave in working WITH all the local communities, respecting and honouring their concerns and visions. Make sensible, wise, liveable development decisions in consultation and harmony with each individual local areas long-term values and visions and needs. RESPECT people, community and environment!

A table tennis club. Rockhampton and Bundaberg have these clubs and its a long way to travel to play regularly.

Agnes Water is only *technically* part of Gladstone - our town is different. You can have your industry but we want dark skies, peace and safe sustainable habitats for wildlife and people. We need a LOCAL plan addressing our needs. More duplexes, denser housing rather than McMansions, a community garden, easy village walking/cycling. A resilient water supply for all the extra people!

Gladstone council needs to remember not all the residents live within the Gladstone city

We need plans for the smaller communities NOT one big plan and places like Agnes Water have their own character.

Including encouraging tiny homes

Make Turkey beach and Rodds bay the next Agnes waters, start spraying to reduce midfield/sandflys and mosquitos to make the area more attractive and habitable for all

Please put in Adult exercise equipment at Agnes Water Beach
Eg: hanging bar , chin up bar , pull up bar , push up handles , rower ect ect
Location: Agnes Water Beach South end
Opposite outdoor showers before crossing creek bridge on the other side next to caravan park
there's a dead area there that's perfect
Good Luck. the big challenge I think is not making it Gladstone centric, often the fringe or outer areas feel they miss out on being part of the bigger picture.

Consultation with the community needs to be the most important, and working with the community.

No

Strongly recommend more detail within the environmentally-relevant acceptable outcomes and requirements of developers, and ensure that Council's mapping/sources are up-to-date with the dynamic nature of environmental mapping/requirements. Would like to see review of developer use of artificial turfs and rubber crumb products in public spaces, as these assets are a maintenance issue for Council (short lifespan/high cost), and are harmful to the environment (microplastics, contaminant leaching).

Help our community grow, make use of our natural assets, encourage other businesses, bring services to this community, think outside the square and involve us in the brainstorming to see what we can achieve.....people you speak to MUST represent the desire to grow not regress

None of us have any real idea of our world in ten years time. But if you avoid the political and social media loonies and stay a little bit "old school" in any development then you can't go to wrong.

Get the QLD Govt to accept ownership/responsibility of the Round Hill Road & Capt. Cook Drive, Fingerboard to 1770. We don't want desalinated water that costs a fortune. We want to be connected to the Council's water pipeline infrastructure system.

Our place our plan isn't cutting down to grass roots issues that are reflective of the township's of the Gladstone regional areas

Consult some young people do not dismiss the children they will inherit the decisions of today. The thinking of the old guard needs to be challenged and this next phase should be a stepping stone in the development for what the immense changes and challenges of the future will be. Displaced people sea level rise, reduced food due to land usability. The sides of the roads need to be maintained throughout the region by shredding the encroaching vegetation and keeping them as fire management lines

Please I pray respect the land; trees and waterways.

Use due diligence, foresight and creative out of the box new thinking!

Be creative.

Miriam Vale has a severe lack of industrial land available which is restricting growth and forcing businesses to move elsewhere taking job opportunities and residents to larger centres. Agnes water needs to be looked at as its growing , it will become another Yepoon , need more transport , more small business and focus on Tourism ..

It's not "YOUR PLACE"

House and Land parcel developments be further away from the beach. Encouraging people to use facilities, amenities in neighbouring towns to help boost their economy and prevent congestion and loss of habitat around the beach. A local pool and water park to divert some congestion from the beach too.

Please take a more considered approach when approving developments in Agnes Water. The recent excessive clearing and developments are too much.

Balance development with protecting natural environments

Let's aim for "best practice" rather than "lowest common denominator".

Specially for Agnes Water, I'd like to see the started estates finished before any more new ones are already cleared. Going step by step would make a lot more sense to me. Let's see first, how much capacity our little town has to offer before we go overboard. And it really doesn't look nice to see these clearings and it kind of breaks my heart. Is it all about money? And if yes, what is your part in it?

True community consultation is key!
Not the lip service we've received in the past.

More arts, culture, sport and rec for Agnes Water please and keep our streets liveable

I would like to propose an indoor sport centre and disaster management centre be build (I have sent a copy to Mr Glen Churchill) to be reviewed as thes questionnaires are poorly worded and tend to be typical Govt based questions lacking in what the public can really answer, very basic and answers very general

The Agnes Water-1770 region needs a local area plan that meets the expectations of our local community.

Preservation of our natural environment and Traditional Owners' cultural heritage is important. Make the park in Palm court Agnes Water waterproof so the public can use it and the council can mow it, it's becoming more of a swamp every year!!!

By passing people from Baffle and 1770 sending them straight to Gladstone or Bundy will give the opportunity to really make those areas a unique tourist area for healing and health, similar to Margaret River area.

Listen to and understand the information and knowledge the communities have.

Development must not impact scenic natural views and should not be visible from the beach or ocean

Agnes needs a separate plan. There is an opportunity for Agnes to be an eco tourism town. Developments should be eco housing. bikes to keep cars off the road with enough bike tracks. Sunrise 1770 is a great example of development done well. higher density housing that is solar passive and sustainable. This would work in Agnes Water.

It would be a perfect town to be a dark sky town especially because of the turtles.

We need water tanks with every house to help with water security.

Just get it right!

Referring to Agnes Water, we cannot stop development, nowhere can.

There is a lot of anger at developers disregard for the environment (see Solana, Riverbend) and the council for allowing land stripping. Unsightly clearing on the hill opposite the tavern, unapproved clearing behind the tavern and further large tracts seeking approval for housing on small blocks adjacent to acreage which will be similarly cleared of vegetation prior to development.

All too fast council. We are scared.

I believe council should stop wasting our rate paying money in court hearings for development.

Not at this moment

Roundabouts need to be in place in a number of intersections BEFORE there are serious accidents!!!

Don't allow any more new developments until the current issues of NO INFRASTRUCTURE have been addressed!!

I would like to see more footpaths installed in existing suburbs.

Please include turtle nesting beaches in Agnes Water.
Please consult more with families in Agnes Water.

Consider a population cap on Agnes Water.
Prioritise services such as public pool over new development. Keep our town biodiverse, we need our natural environment more than new buildings.

Treat Agnes water as a stand alone region as we differ to all the other Gladstone region areas

Agnes water/ 1770 water security! There isn't any.
New builds to include rainwater storage,
incentives to retrofit.

1. Dark City to protect turtle habitat and nesting
 2. Many more footpaths and bikeways to decrease dependence on cars from new residential areas.
 3. Foreshore protection both on ocean and river
 4. Move boat ramps away from current position as the space is too limited for the future. Maybe develop an area behind the current GRC depot in SES. Include walls, boardwalk cages and 4 boat ramps and parking. Parking can also be used for markets, festivals in SES grounds.
- When approving all these over 50 living communities with no medical infrastructure in place no local radiology or hospital.

We need new parks and wildlife corridors as part of new housing estate developments.

Please don't allow those horrible housing developments that are eave to eave, all look the same, poor design for livability/ energy efficiency etc. We have opportunity to be leaders and show people how we can build neighbourhoods that are sustainable and fit with existing natural environment. The technology is there, there's really no excuse to keep building sub-standard designs that will become unlivable in 20 years with changing climate.

Please advise further if the skateboard upgrade and park facilities have been approved further to build. What other community projects including bike ways footpaths ,green zones and play developments for growing population and community

Please consider the environment and nature in all aspects of planning.

You need to LISTEN to the concerns of residents who want to ensure that development is not permitted at the cost of the natural environment. The ACC has raised some very good and extensive points that 305 characters doesn't permit so they have good and very relevant questions, concerns and suggestions and you should be talking with them as I would be all that in if I wasn't restricted in writing.

Agnes Water needs a Local Area Plan to retain what is left of our unique coastal community. We must protect & respect our natural environment. Remnant vegetation must never be clear felled. Approved developments should contribute to connectivity through foot and bike paths. IGA, for example, should have established bike/walking paths from Bicentennial Drive. This would also benefit school children.

The kayaks should remain at 1770 as they are part of the cultural heritage. That could be as they are now or through an alternate system devised in consultation with the community.

Illegal camping is damaging the natural environment. 1770 Headland is a disgrace

Reopen Paperbark Walk

New building laws should consider the visual aspects of surrounding buildings and previous laws, keep set backs and heights the same or similar in streets. There are no footpaths from the campground to the headland in Seventeen Seventy, no residents in that area can walk safely from their home to recreational areas in the town.

I believe as rate payers who are theoretically the share holders in the Gladstone Regional Council should be able to participate in meetings of discussion alongside the Mayor, Councillors and Council staff. The more participation the better the outcome.

Reduce speed along Philip Street and connected roads

Agnes Water and 1770 require a Local Area Plan. Future developments in this area need to have more consideration towards the natural beauty and biodiversity, water sustainability and coastal impact in their planning. The local nesting turtle population needs to be recognised and protected.

Yes get rid of the show grounds it is an eye sore. The parcel of land could be put to great use as it is in a prime location!!!
Country roads need better management the road maintenance is poor and the operators are poor. We need to look after the roads and get back to the standard they were under Calliope Shire Council.

Re-establishing a natural area in this region is very difficult with our climate conditions, therefore preventing clearing of natural areas and allowing unrestricted removal of significant habitat trees needs an overhaul of urban/natural forest/areas conservation legislation.

QLD has been the largest contributor to land clearing out of all Australian states & territories. We can do so much better.

Planning for industry opportunities in the Agnes Water area that is financially viable for small businesses.

Car parking spaces in Agnes Water and 1770 precincts.

Waterpark/Pool in the Agnes Water/1770 area.
Bitumen on dirt roads - at least regular upgrades to dirt roads now that volumes of traffic have increased significantly.

no

Agnes Water Library and RTC desperately need a toilet facility. The increase in visitors has outgrown the RTC toilet and one needs to be built to service the increase in population.

Always mentioned, but tourist parking could be improved.

Reduce speed limits (probably not a planning area?) all local Agnes Water streets should be reduced to 50kph and rural streets reduced to 60kph.

Encourage new residence to reduce tree and vegetation clearing. Don't move here to destroy it.

Seriously consider the need to create a subset of the GRC Planning Scheme dedicated to Coastal and Rural Town's development which have different considerations/needs than Gladstone City.

Light pollution in Agnes Water is a growing problem that is having a detrimental impact on our nocturnal species. This needs to be addressed with any future expansion of this small coastal area.

Please take in and be aware of all the natural beauty and importance of the natural habitats for birds, turtles, fish and vegetation. This delicate balance must be preserved to enhance the whole area, not just destroyed for buildings. Please remember to balance the plan with the natural environment so both areas are strong and vibrant I'd be open to discussing this further with a member of the team.

Yeah, visit Agnes every now and then and look at the impact that poor planning has had on our town.

absolutely nothing over 2 stories high in the agnes water/town of 1770 area.

fix the roads; consider all sections of region as equal

Better town planning for beach access and car parking to access the beach especially at Agnes Water.

Consider access for emergency vehicles when planning new developments - does the area flood? What is the fire risk? Will an aging population have access to medical facilities?

Please consider nature and wildlife in your planning, and repurpose areas and buildings in order to prevent land clearing.

I really hope that there will be a Local Area Plan for Agnes Water & 1770. The beauty of this area needs to be protected.

This survey does not have appropriate answer options for me to really tell you what I think. Poorly planned and executed survey.

The park space created in Rockhampton at Kershaw Gardens and the Zoo is outstanding. It would be great to see more family friendly park spaces that accommodate all ages and plenty of shade structures to protect people from the sun. Do the research in other places and learn how you can build sensibly within the environment, not denuding an area and replanting with species not endemic to the area. Be serious about dune and beach conservation.

the natural areas must be protected as they are critical for future planning. Consult the residents, they are likely to have valuable ideas, that are cost effective over the long term.

Is it really our place? It's feels like your place
when you want something, we live here council
just visits
Work with community, plan for the long term not
the boom cycles,

Council should engage a university maintaining
natural biodiversity study and sustainability in the
context of future development.

Yes. Bike path extensions/ no carparks over
wetlands/allow energy efficient house
construction only/leave the trees/ and make all
homes collect rainwater. Stop total clear felling
when developing blocks. Cmon lets get with it

a more effective council and services

Please do whatever you can to require new
developments and redevelopments to help make
Gladstone more friendly for pedestrians, people
pushing prams (the paths do not connect well!)
and wanting to actively commute to school and
work. Thank you.

Upgrade the flood study

The green corridors that were always part of Agnes waters charm when driving into the town have been totally removed, disgusting. The overflowing bins on Fridays in the sensitive areas that are not dealt with until the next week Lower speed limits in the suburbs and ring roads. High noise pollution, wild life getting killed on a daily basis. Other towns and cities have a 50km speed limit in build up areas. Ring road speed limits should 60 km/h near houses.

Please include more parklands and green spaces in areas currently zoned low residential. Have parks people can walk to from their house, build bike paths to reduce fuel use. Include facilities for teenagers and young adults.

Please think about more paths for children to ride bikes & walk to & from schools. Rid residential housing of signage - some look like industrial areas & also at T sections. Think about our teens & their needs.

Previous planning poses a challenge in creating connections between the various areas of the region. One aspect to support a equitable approach would be representation and collaboration with residents in all areas rather than a total Gladstone focus

A better public transport system would make cheaper housing more accessible to low income earners

We need more retail in the Gladstone area, More so in the smaller costal towns. Having to travel to either Rockhamton or Bundaberg to access some of these businesses is taking the money out of our region

Consult with land holders before changing zoning, community consultation is not enough if it's broad. Many older residents did not realise the impact of these changes until they want to change their houses that they own. This isn't good enough.

Unique areas should have a local area plan, water tanks should be mandated in all regional locations.

More bike paths

In Agnes Water I would love to see a cycle path network that connects the entire town. This will encourage tourism, make it safer for children and encourage people to bike rather than drive. There are benefits in all of these aspects.

You're doing a good job!

Updating the town plan which is at least 25 years outdated and overdue at the cost to residents lifestyle/livelihoods

Swimming pool and entertainment facilities for youth in miriam vale we get nothing

Facilities at Benaraby, Bororen and Miriam Vale are lacking.

The Boyne Tannum area could bring in many tourists if there was an attraction here such as the development that did not go ahead last year. The town pool plan is the worst location..

We are very disappointed at the lack of care taken in preserving the beauty and feel of our local town. It is being overdeveloped and areas that are zoned endangered are still looking like being cleared and developed. It is heart breaking to watch

Our rates are some of the most expensive in the region and our local parks, roadsides and maintenance of public areas is laughable.

Could the zoning of 'old Tannum' be reviewed as part of this process?

Please consider sustainability and affordability as high priorities

Listen to the community on the issues of the region. The main issue I have is that if I want or need anything I have to buy it online or in Rockhampton I'd rather support the community but it's hard. Thanks guys I hope this helps.

Rush through a pool for Boyne Tannum. It beggars belief that when I moved here in 1996, we could use Tannum pool 9-10am Saturdays only. Now it's even worse in 2024!

Agnes Water is missing from the locality drop down , the data will be flawed

Consider the natural environment first

stop new developments

The coastal towns are the main drawcard
Once it's gone, it's gone!

No

The environmental and community needs of coastal regions are sometimes being overlooked. Development in these areas requires sustainable, long-term thinking.

What is happening to existing projects on the drawing board, upgrade Agnes Skate park, new beach parking, reworked AWmarina carport, finishing footpaths.

Ensure that you create opportunities for all to engage go to where the people will be and be frank and honest around asking what has gone well, not so well and where improvements can be made. Involve the schools too please.

I think the fact Agnes isn't even an option on the drop down list highlights to the local community we really are just a forgotten part of the region.

Please consider the environment and its animals when planning future developments. Diversion of natural waterways and vegetation destabilise both the land and native animal populations. The small business is very important more so than large. Small business will employ local and foster community. Look after the little guy. Keep rates down people cannot afford \$4000 dollars for rates!

It feels like Agnes Water is the forgotten town. 1st the delay with the beach bridge now the closing of the paperback walk. Why do these things take so long?.

Please get it right. Do it the right way. Don't take shortcuts to confirm to councillors. Actually listen to us.

The population of Agnes Water/1770 is growing rapidly. So perhaps GRC should prioritise Agnes Water/1770 in terms of infrastructure and amenities to cater for the rapid change in population.

We need to see more commitment to provision of services and support from royalties from local industries

Can we please leave trees alone and actually plant more for shade. Also communal piazzas like in Europe with shade and seating

A more decentralised council .

Gladstone needs to provide more facilities for all aged kids better swim parks better shelters toilets and bubblers in rural areas

Minimal impact on nature. If we go down the high density development path, it'll be another terrible soulless town that'll lose all its charm that attracts people in the first place. Sell available land plots first before new developments.

Have a plan developed by Council not some consultant where Council has make submission to get it right. The current plan needs to be scrapped and be one for the whole region not select areas
Absolutely need bikepaths and more safe walkways/bike pathways with shade around Clinton school, Little Creek, Vantage Estate and Kirkwood shops. It is completely unsafe currently.
Aim to attract value-added manufacturing industries we can export
More sun safe parks and water play parks.
Improvements to specialist medical services.
Better transport options to Rockhampton

Perhaps, look at what other councils are doing better than us?

Be brave and have ambitious plans

I think Council does a good job in difficult circumstances however more support for cultural groups would be appreciated.

Consider surrounding regional areas
From all the surveys I and the community have participated in over the last few years council should be well informed as to what the public want. Little change had happened. This council does not have the money to make changes. in
Please review the special report that are required when building a house in rural areas
We must preserve the character of our Coastal and Rural Communities rather than forced development, particularly where existing service infrastructure is limited (eg Miriam Vale water supply)

Too much housing developments in small coastal towns without infrastructure.

A regular bus service out to Beecher and Calliope and Tannum. New recreational area on the wharfs - bars and restaurants.

A well thought-out solution to Agnes/1770 future traffic and parking issues, including public transport and shaded, enjoyable bike/walking paths everywhere, preferably away from the roads wherever possible. Please don't make Agnes 1 big carpark

I would like to remain pretty isolated, the reason we bought where we did. I am happy with maintained dirt roads.

Deepwater/Baffle Creek is completely different to Agnes Water/1770 and should not be put under the same umbrella when it comes to housing/commercial developments, lifestyle, consultations, etc

No

I'd just like to see the developers care or at least think about the natural environment rather than just running dozers thru scrub that's been there for a very long time, if they can incorporate the existing bush would be a huge improvement.

Yes. A lot of recent land approvals are too small 500sqm . Approval for townhouses in nice neighbourhoods that could use continuity.

Developments aren't really taking in to consideration family's that want to build and live near the beach.

Don't forget about Agnes Water ... we have minimal infrastructure, no public transport, no public amenities, and we need them!

Most overlays require updating, LGIP should have public consultation NOW before going to state govt for review, planting/landscape list to be updated to indigenous natives only, cultural heritage surveys made mandatory, ecology reports suitably experi

with housing crisis - are 2nd dwellings/granny flats
on properties something that could help??

I want to see more consideration for people with
a disability and accessible housing

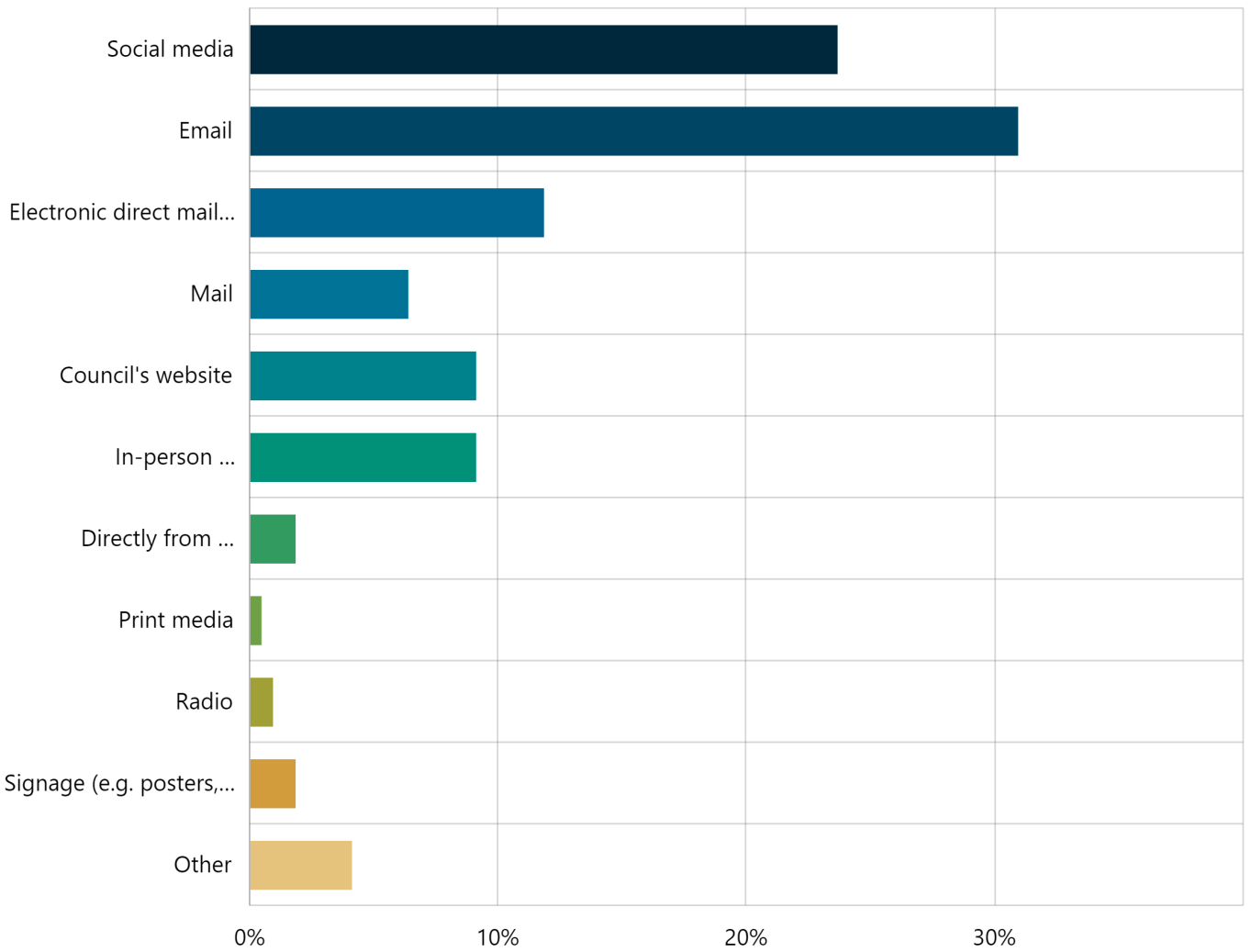
Can we have a look at the possibility of having a
place where men can work on hobbies such as
woodworking after hours without the need to
create too much noise in a residential area

Deliver the Boyne/Tannum pool. Better our parks
No

test - sophie

37. How would you prefer to receive Council news and projects? Required

Multi Choice | Skipped: 11 | Answered: 220 (95.2%)



Answer choices	Percent	Count
Social media	23.64%	52
Email	30.91%	68
Electronic direct mail (e-newsletter)	11.82%	26
Mail	6.36%	14
Council's website	9.09%	20
In-person community engagement	9.09%	20
Directly from Councillors	1.82%	4
Print media	0.45%	1
Radio	0.91%	2

Signage (e.g. posters, corflutes)	1.82%	4
Other	4.09%	9
Total	100.00%	220

ID#

notes taken from **verbatim feedback**

	<i>Calliope drop-in</i>
1	<ul style="list-style-type: none">•Lack of services across the region•Need to travel to Bundaberg – medical services•Doesn't match investment of region – QLD economy• Mater Hospital•Access to medical services in general
2	<ul style="list-style-type: none">•Moved from VIC 11 months ago, exploring the region•Drive into town each day•(creepy drive) - Dirt road and impact the underside of the car.•12 months need new tyres. Paying rates but don't use the local infrastructure.•Impact on people/car from that. Would rather put that money into exploring the region.•Growth in Agnes Water, power, desal and ageing.•Came up for a friend's birthday and stayed.•Doesn't feel sustainable to stay. Work from home/in the city.

ID#

notes taken from verbatim feedback-

	Gladstone (Kin Kora) drop-in
1	
2	<ul style="list-style-type: none"> •Send info to council •Lives in Morley street next to Chanel college •There are issues with access – cannot pull into driveway •Issues for garbage collection- queuing issues •Suggestion of yellow lines •4WD oAccess tracks slowly being closed oYarinbulla? Kirkwood oMore areas should be open to 4W driving oAreas are open at Kirkwood for mountain biking- these should be open to 4WD oBussel Heads? Better access for camping and recreation •Overall oRoads need to be improved oEspecially around areas like Barney Pt. PTO. •Dog parks oShould be more dog friendly areas oMaintenance of dog parks- this should be done more regularly.
3	<ul style="list-style-type: none"> •Land for retirement villages- aged care •National services- 7 years •Member outside region •Happy to move everywhere- came to Gladstone •President of Ever Glow- ages care/seniors
4	<ul style="list-style-type: none"> •Calliope is going well- happy with the provision of infrastructure •No major issues with the scheme or any development which has been approved •Positive
5	<ul style="list-style-type: none"> •Yurella issues with club •Council needs to pull their finger out •Amenities (golf course) -issue •Housing an issue for development
6	<ul style="list-style-type: none"> •More young people events – mini golf •Disability network for people to connect and socialize- accessibility action plan
7	<ul style="list-style-type: none"> •Men’s mental health- event •Get in touch •Get update on past/upcoming actions events

- Difficult to access services- specifically at Gladstone Central library and not being able to get the books and other services he needs
- resources in general (disability)

8

Need activities and other things for kids to do

- Mother finds that a real issue.

9

- Carer

- Mobile phone coverage- Boyne Valley
- Connectivity and maintenance
- Widespread power outage- rural
- Complaining is an issue- time it takes to answer
- (using other channels is an issue)
- Service provider
- Rural issues should be fair- rural areas not equal to city centers
- Calliope.
- Boyne tannum turn off- M.U
- Agnes is not rural.

10

ID#

notes taken from verbatim feedback

	<i>Agnes Water drop-in</i>
1	<ul style="list-style-type: none">-If anything industrial- keep it out of town-Coast of rates: Potholes coming into town- 2nd highest in Australia, can't afford anymore.-Know people have left because of it-Local area place: very different to Gladstone-Turtle nesting beaches – consider for development-Low lighting to reduce impact on turtles- <u>Anti-IGA:</u><ul style="list-style-type: none">oNo consultation w/ communityoNo wildlife corridorsoToo much light pollution 'love to see the stars'oLocals are boycotting- <u>LAP- ecotourist coastal village</u><ul style="list-style-type: none">oWant trees over the street to reduce temperatureoWant bike paths- reduce carsoLove lack of traffic lights- roundabouts-Streets wide enough for 2 cars, no narrow streets-Develop inland instead of along coast-New developments too close to each other- value reversal space-No multistory on beach front- what makes Agnes different-Lady Elliot- low orange lights-Anges has bright white- replace to make eco-friendly-Next to Codie's place- surf school- would be better location for carpark-1770 Marina carpark: not adding messine carpark-Keeping a village feel- prefer strip shops
2	<ul style="list-style-type: none">-In a farm, current zone of it is 'future industry'-Has been a farm for around 25 years-House on the blaock is now a caretakers.-Joined an agri-tourism bus mentor program. The zoning has made that hard.-Feeling trapped in that middle place-Want to understand future use/current use place. Bundy, Gladstone, Capri coast-Prob for council would be the infrastructure connections-Wanting certainty for future land use-Take product to markets, not necessary requiring a place to distribute

3	<ul style="list-style-type: none"> -People come here to relax, escape -Come with kids- no distractions -Few places to escape technology -Because of community -‘before QLD exploits one of our last places’ -We need to preserve- that’s the attraction -Council should control town- not developers - <u>Eg. Portsea</u> – consistent concept for recreation and wellness -Wellness industry- why doesn’t do something to promote this? -Getaway – great place for yoga, retreats- can live for classes, store equipment at facility -Centre to come and escape -Learn from mistakes, take the good ideas- make something new -Local businesses- against big franchises, for small businesses -No love in service, lets support community -Caravana- new businesses/event space- that’s what we’re looking for -IGA- they could have made it fit- playgrounds, community areas -Council needs to watch blue zone – documentary on areas where people live over 100 -Why approved franchises that will damage community? -People will come here for unique features -You can’t accommodate everyone -Ballot system- made it special, lots of reasons to protect ocean and for access -Hope council can define ‘what will it be in 500 years?’ -‘we need a concept’ -People come to switch off -Sunrise development- great work at building and preserving -Focus on existing habitat -Dark city, more green corridors
4	<p><u>Market stall holder</u></p> <ul style="list-style-type: none"> -Marina -single ownership-> open up for other operators -Market – entry/exit restrict foot traffic -More public toilets -Smart water meter -Tree removal -Chemical spraying- 1080 spray -Cloud seeding with coronavirus vaccine- no mangoes grew because of it

5	<p>Resident- no follow up</p> <ul style="list-style-type: none"> - <u>Local area plan</u> oNew development- need to respect local area and character oNatural beauty of why people visit oPark, karoy, tree house oNature theme place oBikepaths and trails oSafety, road oPedestrian crossing oConnecting service to shop oLibrary oNEEDS TO BE PEDESTRIAN CROSSING between school- community facilities -Stuff for older kids: activities and places to hangout oBasketball courts oSport and recreation club at core estate oLand across from food works would be ideal for older kids- center for recreation - <u>Access:</u> oSoccer and football- team, sports oPCYC - <u>Gladstone PCYC</u> oSkate park -Mirium vale- good parks -Development – need natives, need footpaths -Don't ruin the natural beauty
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6	<p>Q: what is max capacity of diesel and waste plant? Q- what's the capacity currently</p> <p><u>Steve</u> oStrongly believe in local plan – development happening that locals don't agree with oGive locals a way to guide development 'spasmodic'</p> <p><u>Leu</u> o'no continuity' – 13 a block wanting to divide oEngage Zone Planning to work on it o'very ad hoc' oCouncil to give o'Miriam vale was much more transparent' oGRC has no continuity oDoesn't seem common sense that we'd hold up estate development to ease housing crisis oLegal issue can be solved with lack of communication oTurtle beaches weren't identified oLight pollution oOver past 10 years, development were up oQ: approved properties with environmental issue olf they didn't previous enforced, could they be applied retroactively oWater treatment: proposed sensitive hydro needs to access desal supply oCommunity doesn't want increase of industrial facilities oQ: when it's over capacity – what happens to waste? oNo continuity between early developments</p>
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7	<p>No turtle beaches</p> <ul style="list-style-type: none"> -Local area plan- 'can't compare apples and oranges' -'Absolutely not Gladstone' -Between national parks 'more environmental protections are needed' -Tourism is our most important issue -Debris – bringing more people not more waste management- roadsides, beaches -No room for development as major city – no room for franchises -Roads to Agnes need upgrading -Development approval – need green spaces, wildlife corridors -Light pollution- you couldn't see Agnes glow in the past -No high vis- cap on stories for future development -Sustainability of future building- why building which boxes that -AC 24/7 -Cyclone rating for homes- 'are we building resilient homes' -Currently building shed- PS says 'must be behind house' -Fine for Gladstone, not Agnes -Eyesores- what people build at the front of boundary e.g. big box shed -Drain catchments- keeping storm water out of waterways -Privacy with new development – new apartments blocking views of existing. - <u>Housing affordability</u>- approving granny flats and ease pressure <ul style="list-style-type: none"> oCould small homes be allowed oE.g. Lismore put temporary tiny house allowance, Redlands bay oZoning oWould it change underneath us? oWhat is the process? oWould an 'earth based' home be rejected? oResidential diversity oNeed a limit to subdivisions oNeed more commercial space
8	<p>Agnes developments are 'disconnected'</p> <ul style="list-style-type: none"> -Plan suits Gladstone as industrial city- not the same as Gladstone -Looking for public recreation similar to Gladstone -Inaugural investment in town appearance -People come for nature, remote, small businesses – should be reflected in town identity -Cars are bad during holiday season- they all have bikes -Encourage biking to reduce traffic -Connect everything from coves estate to town center to beaches -Away from road 'dangerous' -Environmentally friendly
9	<ul style="list-style-type: none"> -Get a public pool -Swimming lessons -Maybe at SFS grounds

10	<ul style="list-style-type: none"> -Pool- rehab -Older people -Swim -Public -Aquatic center -Paperbark rainforest -Workman's beach needs to be reopened- back to old system
11	<p>Water situation</p> <ul style="list-style-type: none"> -Major capacity concerns -What happens? Aquifer- issues with the turtles! -Lagoons development- soil -Impacting natural processes and flows of the creek -Ailed health – small hospital need the infrastructure -Streets too small issue -Roads need to be upgraded -E bikes, scooters oMore pathways oSafety for kids to school - <u>Local business bus to Bundy</u> oNeeds to be some mode of transport for them oShuttle? – older people, tourists without cars oKeep traffic. -Future developments -Keep wildlife corridors -Don't want compact -Sunrise good example of residential estate -Rental prices are too expensive -More affordable housing -Vulnerable people -Gentrification is forcing people out- people are having to move -Good that there is diversity with some young people moving in.
12	<ul style="list-style-type: none"> Last lived in QLD 20 years ago -Casual attitude in water use -Water conservation- way of life is so spread, not dense -New developments should have tanks -~250 houses with solar panels, but so few water tanks -Mindset of water use

13	<p>No traffic lights</p> <ul style="list-style-type: none"> oRoundabouts oRoundhill/Bicentennial oAnderson way/ Bicentennial oIntersection in town oFood works heights entrance <ul style="list-style-type: none"> -Need a pool -Need playgrounds -More rubbish bins -Microplastic collection groups to clean the beach. Work for dole projects -Emergency medical- need to x-ray
14	<p>Lillieville</p> <ul style="list-style-type: none"> -ANZAC team march -6&11 service -Tavern -Council previous covered insurance, road observers -Council did not in 2023. -Want the march to happen? Family event for so many -Deserve to be recognized -Helps with fundraising for veteran
15	<p>Key recommendation:</p> <ul style="list-style-type: none"> •Public facing rec doc- and close the loop
16	<p>Environmental scientist</p> <ul style="list-style-type: none"> •30-40 years •Noosa – existing pink zone- protection mapping •Wildlife corridors •Fragmentation •Implementing more protection •Ground truthing is really important •Duty of council to protect these and a liability if they don't •[spotter catchers <- *, development – development footprint] •Noosa national park •[biological community-> animals]
17	<p>Workmans beach- camping</p> <ul style="list-style-type: none"> •Closed during covid- day use but closed for camping •3 years- this will help minimize legal camping •Crocbn@gmail.com
18	<ul style="list-style-type: none"> •Rainwater tank pump? Leakage. oNoisy- some issue

19	<ul style="list-style-type: none"> •Never developments in town •Affecting the environment with ... etc. •Increasing population and impact on natural environment •Traffic congestion and existing limited parking •Balance between road with parking/environment impact •PT options for locals and tourists in town and also in and out of Agnes and 1770 •More bike paths, need to ride/walk on the road when no paths- skating access too. •Wildlife corridors when development does occur •Turtle impact form light spill, light pollution
20	<p>Lived in 1770 for 15 years</p> <ul style="list-style-type: none"> •Very limited on land mass /Peninsula and capacity for housing •AW- talking on behalf of 1770 and takes over •Need to be recognized as a separate village- the original, established 1936 •Need to recognize the footpaths- can't leave here safely/ national parks •Future plans with for erosion and traffic flow •Need to look at whole picture •Local character- need to look at what's here (development)
21	<ul style="list-style-type: none"> •Wildlife spaces •Levelling lots, don't want that here •Engage with locals •Cultural heritage areas pressured •Protecting the character of Agnes, sediment and environment impacts •Public access to the beaches, China mans beach. 1 road and out. Congestion from limited access •Front of caravan park, preserve that space •Share the space, protect the dunes etc •Infront of beach •Erosion on the dunes and beach •Environment as first and foremost •Swimming pool for recreation in Agnes

22	<ul style="list-style-type: none"> •Overhaul- fit for purpose •Agnes conservation community •Meeting with the group <ul style="list-style-type: none"> oMeeting with Harley have been futile. oLAP. -needs to be nuanced oDoes the report go on public record and published •Don't want gentrification •Local area plan •LAP- pause in application •LGIP •Development applications •Capacity- sewerage-what's happening •Light pollution guidelines – need to be implemented- provisions •Darker sky town •Knowledgeable on the topic. •Upholding things in the scheme •Topography/vegetation/visual amenity •Excluded. •Development watch •Having ability to be neutral- some good and some bad •Footpaths in 1770- big issue •Safety •Some great changes •Shopping center- car parking
23	<ul style="list-style-type: none"> Footpaths on all new subdivisions -On centennial; connected network -Local parks in all subdivisions -Not size dependent -Empty lot, but not parks around town. -Agnes
24	<ul style="list-style-type: none"> Drain under the medical center, sediment drain causing issues while being overgrown -Agnes- 50+ years -Stables from overgrown sed drain. Rates, mice -Foodworks maintaining the grow strips -Natural filtering not being maintained. Drainage for communal Developments -Park in Palm Court floods from runoff, can't walk through or use it
25	Turtle nesting beach Agnes + 1770 beaches
26	<ul style="list-style-type: none"> •Parking for boats etc. access to the ramp •Roads, maintenance etc. captain creek •Work with landowners to provide tools to manage rats tail •Local swimming pool and community garden

27	<ul style="list-style-type: none"> •New developments around town. Trees lopped behind the town. Penalty for illegal clearing. •More interference for illegal clearing •Connectivity walking and bike paths, especially access to beaches •Access around the beaches. Erosion on the access •Like the existing access and foreshore parks around water. Parking spill onto the beach. Especially 1770 - adequate parking space •Reduce light pollution onto residents and wildlife •Speed limits- safety on residential streets
28	<ul style="list-style-type: none"> •Wilson drive <ul style="list-style-type: none"> oCouncil cut trees oShould they have cleaned it up? oBranches left •In those areas, council should clear front of house to maintain •Spend more money on [.....] •Bicentennial/Anderson – can't they concrete the area? •(same as driveway into Food Works) car driving there, creating potholes into Cove Estate – 400 properties. •Permanent solution=concrete •Cost to build 'out of hand' <ul style="list-style-type: none"> oE.G spend 20-30k for fees oNeed to have meeting to review fees
29	<ul style="list-style-type: none"> •No traffic lights bicentennial •Rather roundabout •Why empty block with no services- why changed some as if development? •Frustrating - \$2600 to connect water, I'm paying rates now •If 12 months before you get something but you're changing now
30	<ul style="list-style-type: none"> •Crevy drive •Road condition terrible •0431 742 006
31	<ul style="list-style-type: none"> •CSR •Playground at SES grounds •Something for under 8's •Even a small playground
32	<ul style="list-style-type: none"> •Poor management of developments •Excessive clearing •Workman's Beach parking should be used instead of developing more car parking

33	<ul style="list-style-type: none"> •Thoughtful development oProgressive oSustainable development (compulsory water tanks) oReduce clearing •Solana oInappropriate development oNo services oOver development •Medical services •Council services- no council officers near by •Conservation- natural areas better protected •More bike paths •Local area plan needed for Agnes water. More public rubbish bins, better signage
34	<ul style="list-style-type: none"> •No changes required- leave as rural residential •Cove estate- rural residential oLeave on septic oNo reticulation required •No changes required at all •Bicentennial drive needs to be upgraded
35	<ul style="list-style-type: none"> •Footpath network not good enough- lack of connectivity •Developments are closed communities and have taken out pedestrian routes oRiverbend oSolana •Dated developments •Subdivisions don't provide community benefit oNo public space oNo wildlife corridors •Stricter provisions of biodiversity •MLEs provisions in the planning scheme •Local Area Plan (LAP) for Agnes •Not too much change as will change the character of Agnes (the charm) •Turtle mapping •Light pollution oNational guidelines oImprove biodiversity overlay
36	<ul style="list-style-type: none"> •Originally from Sydney (3yrs)Lived up here for the last 2 years •Haphazard development over the time that they've been here •Limited beach access- funneled through small points •Not enough parking/congregation at the end- congestion •Greater connectivity •One point of access to 1770 via Captain Cook Drive •Zoning is OK •New estate behind shopping centers- looks like very dense housing •No feeling of a town center - instead there are disparate services •Green corridors and wildlife corridor need to be incorporated into development plan across the region

37	<ul style="list-style-type: none"> •Came to CIS Agnes Oct 2022 •Agnes/Baffle road link •How they developed the road options? oWhat was the process? o‘other options were ridiculous and a distraction’ oWaste of money to even consider those paths oHow were those credible options? oMake sure not wasting resources •Were residents near proposed routes consulted? <p>Karen -> Follow up required!!!</p> <ul style="list-style-type: none"> •Older people- demographic missing from engagement •Access to services- Agnes more of a hub •[make somewhere a hub for services – i.e. Agnes for Baffle creek •‘lack of will’ •Planning needs to be better •Baffle, turkey beach •Road information. •Community consultation that transpired- road baffle creek •Agnes water road project •Agnes water to baffle creek link •Reference reports
38	<ul style="list-style-type: none"> •Library •Update car park. Agnes street •4 years- Agnes region •27 years •Road infrastructure- safety and big pedestrian crossing and servicing •Doctors- allied health for older people- radiography, physio, aging •Over 50 lifestyle villages and don’t have these services- hospital •Car park issue. •Decentralized industry- businesses pushed out- local scale •Need a main street •Parking is important. Poor planning. Open it

<p>39</p>	<p>Baffle creek-Deepwater</p> <ul style="list-style-type: none"> •Community does not have internet access •Internet based in not appropriate for everyone •Disappointed- not taken on the journey <p>oCouncil</p> <p>oStudy- access to net</p> <ul style="list-style-type: none"> •Funding <p>oEmergency- access</p> <p>oReport on access to baffle creek</p> <ul style="list-style-type: none"> •Region •Access in and out is a massive issue •Emergency road to Agnes for services <p>oAnother way out- natural disaster</p> <ul style="list-style-type: none"> •Driving to Bundaberg services •Have driven to Agnes for the pop •Anges not the service area •Have been left. •Selective •Letter box drop- recommended •Engagement with renters and homeowners •Reply paid envelope
<p>40</p>	<p>Residents</p> <p>Agnes water – 3 years</p> <ul style="list-style-type: none"> •Outside •Environment •Village- concern this is going to be lost •Shuttlebus- agnes-1770 connection •Maintain pedestrian and cyclist Agnes. •Salana- pathway removed- cut through •Environmental corridors/wildlife corridors around the development •Access areas- planned around the water <p>oRedirect water- stormwater impacts</p> <ul style="list-style-type: none"> •Local area plan oNo car park near boat ramp •New development •Mini mc mansions •Smaller footprints for developments •More compact. •Protect the trees and habitat •Lights – impact on wildlife <p>oStreet signs – lighted signs – turn down</p> <ul style="list-style-type: none"> •Floride in the desal plant •Lighting restriction •Walkable/cycle ways •Boosting water supply

41	Steven Dias: steven.diasmail@gmail.com
42	<ul style="list-style-type: none"> • Want to sign onto updates • Foot and bike paths- existing path to 1770, but not within AW. • Cars go too fast • Water security. Desal and rely on water table. • Residents using bores. Personal water tanks. • Mainly 4 acre blocks out of town, but in town more reliance on those networks • Flooding. Laguna estate flood impact from the housing. CI has built trenches, and it will impact all the other houses. Also the run off. • 1 road in & out of Bicentennial. • Population growth and then being trapped in. • Protection for vegetation, topsoil. 300 year old trees and being really widely unpared • Protect the significant trees/older etc. trees • Wildlife spotters, environmental officers etc. on site. • Speed of population growth, protecting the unique character • Love to see bars etc., but in a respectful way. • Engagement in a local way. • Benefits of cars off the road.
43	<ul style="list-style-type: none"> • Bike paths • From town into the beach • All the estates, into town • 80 km/hour roads, need to ride on the road. • Connections for bike network
44	<ol style="list-style-type: none"> 1. Potholes outside springs rd. (north of cool banana) 2. footpath outside the marina- no safe residents <ul style="list-style-type: none"> - cycling access – 1770 and coming back * - No safe pedestrian path or cycle path in area around Marina. - Gap in ped and cycle path until you get to the public toilets just 650m away - Safety issue. No lights - Disappointed with stuff GRC don't do- services- 'out of site/out of mind' - No regional representation- no ward or elected reps for area - Rates- equity in payments across gladstone - What % of rate here is spent on capital works? Gladstone rate generally lower
45	<ul style="list-style-type: none"> • Offroad bike paths-away from road, not bike lane • Linking coves Estate and all the beaches • Population rise- won't be enough parking • Noosa went that way to reduce traffic • No parking at Main beach, Springs beach

46	<ul style="list-style-type: none"> •Planning scheme and approval do not replicate the reason why people left when they did •Walkability •Share the path •Larger blocks •No over-develop •In-keeping with character •Sustainable light with environmental considerations •Outward, just public meetings •New IGA- light is hideous •No consideration for the area and no connecting walk and cycling route Bitzoin town
47	<ul style="list-style-type: none"> •2 small playgrounds would like to see a bigger one for older kids •Parks in subdivisions •Expanding skate park •More bike track, BMX and mountain bike track •Facilities for young families •Foreshore access
48	<ul style="list-style-type: none"> •Would not like to see bigger carpark. •Communal edu about other beaches •Extra boat ramp •More hiking and riding trails •PT options. Through town •Tree planting on the roads •Fairy lights in trees on the drive in •Parks, green spaces, playgrounds •Planning for green spaces w/ developments •Water security, provide water for the new population •Rates are high- compared to infrastructure in Tannum •Boardwalk along the beach •Accessibility, shade, sitting, green bins in the national park •No dredging

49	<ul style="list-style-type: none"> •Councilor for Agnes •Healthcare facilities •ER, pub, educator to IZ •Natural beauty of the area •Sea level rise plan, feed into development planning •Neighbor cleared the front part of the block. Mentality of clearing a block. •Water security •Erosion in 1770 •Would like to see a LAP. •Public pool? •Regulating the clearing, legislation for clearing •Impact from clearing- livable and environmental. •Wildlife corridors - •Shopping center clearing on the lot- cleared down to dirt. Planting native species. <p>Protecting the native corridors</p> <p><u>Water security:</u></p> <ul style="list-style-type: none"> •Water security for residents- boring •Solar and water on site. Water tank, solar w/ hot water •Sucking Reedy Creek dry from additional developments •Nesting beach at Agnes for turtles and ground water •Value is natural beauty, wildlife. Regulate the light spills. CI require for not drinking rainwater? •CI. Sustainable bus, sustainable manufacturing communal batteries. •Rapid growth in town. Planning for population growth. •Impacts on creek, reef. Overfishing locally •People come in on weekends to use boat ramp •Green waste bins, free mulch from that. w/ wheelie bins. •Bike and footpaths. For congestion and to be active more.
50	<ul style="list-style-type: none"> •Agnes needing a LAP •Preserve Agnes, its own community, things falling through the cracks •Turtle nesting for Agnes and 1770 •More housing development-dealing with air and light pollution •Infrastructure provision- rainwater tanks, light pollution •Shopping center lights on all night and habitat impact •Stronger environmental protections. More holistic review of environmental impact •Population impact on the infrastructure •Roads, water, etc. •Preserve the wildlife, bush, oceans •Holistic impact understanding •Clean and healthy oceans – run off from the constructions •Parking at main beach •Strategic and forward planning •We moved here because its quiet, bush, clean beaches, know tourism is important but we aren't Noosa
51	<p>Bigger scale of planning for environment, mangroves</p> <ul style="list-style-type: none"> •Box tick exercise for the developments •The cumulative impact from that growth

52	<ul style="list-style-type: none"> •Lost a lot of land to housing, would like to see wildlife corridors for animals •Access to the beaches. Maintaining the access and making it fit for purpose- the whole way across the coast •Protecting the coastal margin between beach •Play spaces and parks going with the development •Public pool in Agnes •Transparency and informing the community •Entertain youths and families •Youth center? Women’s sheds etc. •Love the communal space at 1770, BBQs etc. •Parking and access to the beaches •Communal shuttle with town, shops, beaches etc.
53	<ul style="list-style-type: none"> •Agnes should stay as Agnes- not morphing into the rest of Gladstone region •The tourism hub •Planning locally. Want a LAP for coastal and rural areas •Investment into Agnes, value and maintain the important parts of the town •Understanding the value of the place and celebrate writing in that difference into the scheme •<u>Top priorities:</u> 1. <u>protest 1770- biosphere UNESCO classification. Control growth etc. through those avenues. Join that connection to SEQ as UNESCO biosphere area</u> 2. <u>population cap. Develop a cap and how to implement in planning. Growth from tourism overwhelming the natural assets, social impact on each other.</u> -Infrastructure need for people, supermarkets, commercial bus. -Have a ppp no. to enter the town. -More people and growth means losing the character. •Learning how each community runs and maintains the biosphere classification. oWhat comes with it. Tourism levels coming with that protection oCommunal management of biosphere oSelf-managing the community etc oEnvironment and culture as the top 2 matters oReport will be sent through on 21st with recommendation
54	<ul style="list-style-type: none"> •Local area plan- development got to be so careful •Development- so different to rest Gladstone Region •Drain and main beach- sewerage. S->N •Turtle nesting- aim development alone to waterfront •Developer just bulldozed everywhere •Road infrastructure can’t cope with new development •Sewerage plant •De-salination plant – is it capable ofof infrastructure • System of tanks -the water may.... •Development: small block: medium density •Impact on cows, etc •Infrastructure

55	<p>Poor relation.</p> <ul style="list-style-type: none"> •Airlie/Yeppoon!!! Swimming pool. •Agnes – owned land and build (lived here 6 months). Gold coast •Extended hours. Refuse only open to midday during the week. Bad sev trades •Travel to Bundaberg – retail work remotely. •Seaspray drive- ... link •Library is great- printing and scanning. they have a work area •<u>Health:</u> <ul style="list-style-type: none"> oAccess is okay. oConcern with medical villages for over 50s. oStress on ambulances o11/2 hours from hospital oOlder demographic oHealth- nurses coming to visit - <u>Census</u> <ul style="list-style-type: none"> •Don't fill in paper work •Might be much big •Rates data, phone data •Head count •A lot of tourists- triple normal population. •Postal services- post office box •Rates are extremely high for the level of services. \$3,500 vacant block. •[plans- greenspace- past ...break. •West of Seaspray drive •Flood •Gym. •Mountain bike- trails •Map-more accessible
56	<ul style="list-style-type: none"> •Facilities for young people- •Not simply parks and •'wonderful place but nothing to do' •Pre- netball..... (what can be done) •No sports network-football, etc •.....dropped off •Swimming pool (padding pool) in B/ •Lots of parents have her out

57	<ul style="list-style-type: none"> •Agnes region (cut off at Captain Creek) •LAP- suitable to community needs not aligning with larger region •Current infrastructure in Agnes is inadequate (Springs Rd- Spring Beach) •And want to run into community area- not RHT •Inadequacies of roads are staggering work. •Bike paths- better connectivity •Peak periods-congested roads and car parks •Clear approach for council- make a solution now not in 5-10 years time. •Regular shuttle service •Great outdoors •Connectivity- including green corridors •Water is an issue- need sustainable access to water •Need to mandate tank water •Sewerage infrastructure – need to look at sustainable
58	<p>Enforcing scheme:</p> <ul style="list-style-type: none"> •Bicentennial drive- drainage- topping- bike path. •Extra bike path for safety •Skateboard Park. Need the connective toppings- prams. •Bit coming to police station •Skateboard- Spring Rd- Bicentennial to shopping center- safety •Lived here for 6-7 months-owned property for couple years •Behind tavern-clearing -replanting needs to be an option •Biodiversity is important – adds value •Into riverbend- they want to clear this for residential. •Sustainability supply- desal. •Car park- over the wetland- outrages •Covering over the wetland/freshwater spring •Other locations would be better •Creating more issues

59	<p>Ongoing education of existing council members</p> <ul style="list-style-type: none"> •Character of area and respective of the environment •Losing livability •Good that there is a high restriction •Compliance – needs to be followed up •Signage- big- report clearing <ul style="list-style-type: none"> •Good council staff •Transaction center- do this really well •Get actions •Parkland/toilets well maintained •Along the beach in Agnes- developments are good, well done •Sandcastles •Markets •Table and chairs – food •Downhill towards supermarket- starlight notice not using silt traps- run off •Removing too many trees for developments •Landscaping around new shops •Put stuff on the location
60	<ul style="list-style-type: none"> •Called council 3 weeks ago •Looked at division map- strip to foreshore ‘rec reserve’ oCan we get access to strip for foreshore access oCan you get permission to access or can council maintain to give more access to foreshore. oIn general, want more beach or estuary access for recreation. o.....needs to travel to get water access
61	<ul style="list-style-type: none"> •Had a house for a while (2 years) and moved in last year •Holiday here during lockdown. Decided to buy, not too busy, quiet and great holiday destination •Planned to retire here, tired of rat race at the sunny coast. Too busy and coast of living at SC •Quiet and peaceful •Small hospital for Agnes area. Smaller walk in ER space. Health facilities in general. Could end up like Byron and coastal, erosion impact from building up. •Love the green spaces, shade, BBQs •Dog park in Agnes •Nature strips. Councillor mows there, maintaining the verges. Josefski Road •Small community engagement, yarning circles etc. value beingsmall conversations in the community. Being part of the development •Sport facilities, gyms, fields and clubs •Working in community development •Wanting a 2nd servo in Agnes •Backing up onto the road •Bringing people on the journey of change •Local knowledge- tap into it

62	<ul style="list-style-type: none"> •Agnes water •Transparency and decision making •Main concern- green corridors/green space •No zoning/overlays for environmentalprotection •Connectivity •Developer action -> deserves a slap on the wrist •Parklands and green corridors •Shade trees and trees- very important •Signature trees – protect •Water management- desal and aquafier. Upgrades needed to meet population. Sustainability? •Needs to be a requirement of new development – water tanks •Design of new development – not boundary to boundary- it needs to adhere to community feel and flow
63	<ul style="list-style-type: none"> •Council pool- 25-50m – children learning to swim •Issues with population (GRC thinks its smaller than it is) •Health services-access •3-4 families living on a property (A.W, D.W,Baffle), no identified via census •Lots of home schooling (preference -under the radar) •Police, post office and medical services (school to an extent) are aware of it •PRD-Gordon •Retail worker (Myer) 8 months->Gold Coast •Aged pop in transient communities-> health implications •Aged care – helping versus enabling •Radiology is required •Health prevention
64	<ul style="list-style-type: none"> •Have lived here for 2 1/2/ years •Atlantic Boulevard •Victor. soil samples •Roxanne->Protocol?-> Needs to be awareness. Signs. Trees for replanting •Soil testing •Shealls. 6 houses to march 2022 to now -> to moreton
65	<ul style="list-style-type: none"> Retail- Myer •Overtaking lanes •Aged care- health service •Natalia dismissive and bridge-main beach •Public viewing stairs to beach – access for elderly •Census dates- 8000 people haven't been counted •Health services – local numbers •Rates – a lot less provision

66	<p>Residents</p> <ul style="list-style-type: none"> •3 years •Having to travel for basic services •No supplies •Health. Sport – scaled up •Underserviced council area •Under resource •‘forgotten’ •Can Agnes retain its value and its feel? Or is it commercialized •Water, desal, data •Transparent – future proofing would supply •Energy – self-sufficiency – own power/resources sustaining. •Not a shanty town anymore •Need a local town plan •Top tourism/livability destination •Poor council performance. •Don’t have the skills needed-more roles. •Population- 7,000-8,000 more realistic •Trends- more people •Shopping center – finishing this off oNeed to be fit in oProvisions oLandscaping. •Climate responsive design. •No more gated communities •Protecting- not disorienting oTurtle mapping oLight mapping •Coastal mapping/flood mapping
67	<p>Register 1 y/o dog</p> <ul style="list-style-type: none"> -Question 9 week old -Already microchipped
68	<ul style="list-style-type: none"> •Rockhampton 6 months/Agnes 6 weeks •Agnes oRight type of development oNo to big cut and fill- maintain aesthetics oShouldn’t see it from beach oMaintaining corridors and pathways oIn line with Agnes ‘feel’ oRecent development too exposed oLove springs development – low key oAccess to beach, don’t cut off access oEveryone wants to walk, e-bike, walk to the café – solve oNo parking at beach front •Bought in Agnes- 6 months a year leave oBought central so don’t need a car oHate to see turtles

69	<ul style="list-style-type: none"> •Carer accommodation •When can we sub-divide? •On 40a- can my kids live on my 40a •Why can't I build a house for them. •Son spoke to council- 'you can live in a shed. If house, you need to pay rates' •Wants approval to build the second house. •Bus – Bundaberg and Gladstone for pensioners through Impact (health services) •Bus was damaged, wasn't repaired, sold off. •GECC morning melodies •Agnes and baffle creek use baffle creek pub •Courtesy bus for the show •More original artists
70	<ul style="list-style-type: none"> •Excessive clearing •Infrastructure •Starfish development – not a great example •Water security – impacts on tourism •Connectivity- lack of bike paths •Kayaks to stay at 1770 foreshore <ul style="list-style-type: none"> oCouncil tried to shut down •Council working with 3rd parties better <ul style="list-style-type: none"> oPaperbark walk issue- currently closed •Illegal camping near 1770 <ul style="list-style-type: none"> oConsider camping zones •No follow up required
71	<ul style="list-style-type: none"> •Transparency in decision making •Need a local area plan- Agnes and 1770 and C.C => very different to rest of Gladstone. •Need development but developer is not compliant- council in dispute •Poor infrastructure- road connection. Boat....can't access boat ramp •Planning and environment court- slap in the wrist - need specific Agnes plan •Reason people move here- coastal village •There are opportunities for council- but they are not aligning with what people want •Equity needs to happen-> funding distributed. •De the right thing- + seen to be doing the right thing. •Rates don't align with services •Trucks are destroying the road •Turtle beaches – needs to be kept up to date with environment/state issues •Evacuation issue- there's only one road in and out. We don't want another road. Balance

72	<ul style="list-style-type: none"> •Flood zone report 4.5K only one option in QLD •He's a builder- build overseas- currenthome builder •GRC is requesting- new development •Australia has most onerous rules – Gladstone is worse •Most places just require above 100 flood plan •Save money- other methods, no issues •Rising building costs •Lovely area- moved here 2 years ago •Moved because COVID rules •Potholes- not getting rates worth •Roads could be better- no overtaking lanes – Baffle
73	<ul style="list-style-type: none"> •Design of infrastructure sympathetic to the area oDesign of the IGA, would like it to have more character of Agnes oScale change is okay but want it to feel like Agnes, have the sense of place. •Light pollution. Past spill, should know where they area. oLagoons used to leave light up billboards on all night. 2km+ could see it. oVideo signage at the Tavi don't need it when they're close. oRespectful light and reduce spill •Bike path is well used, but its really hot and no shade. Make them shaded to be attractive. oReflective heat from the road. No shade most of the day. Visual interest to ride with trees. •Boat parking on the creek. Village feel of town, want to be community minded. Boat ramp gets busy. Lots of people use SUPs, helps encourage rec by leaving them there. Encourage recreation in the area.
74	<ul style="list-style-type: none"> •Eco-tourism opportunities •Village atmosphere •Solar •Water security- water tanks •Sympathetic design- IGA not done well- village green •Development with community benefit •Paltning around paths •Not enough bike paths •Bicentennial intersection is dangerous •Paths through natural areas •Flooding impacts from development •Dark sky town- impacts of lights on turtles
75	<p>Concern over not environmentally sustainable da's being approved</p> <ul style="list-style-type: none"> •Based on Miriam vale PS- can this be stopped? •Doesn't reflect current. •Starfish heights- cleared hill with no notice •Based on laws today •Opportunity to make it a great area- 'don't destroy it' •Greenspaces, wildlife corridors – being denied. •Not enough facilities

76	<ul style="list-style-type: none"> •Turtle nesting beaches at Agnes and 1770 •Agnes is growing a lot, more families •Family community at Nippers, opportunities for families to have their say •Nippers x2 •Dog friendly. Dog police can be intimidating and scary toward people with dogs
77	<ul style="list-style-type: none"> •Airbnb's and noise down the avenue oExplosion of Airbnb's in the suburb. •Breaks up the character of the rest of the streets. oRenters bought here. Moved 6 years ago. oBought for housing security. Lack of rentals. oPrivate landlords moving homes to Airbnb. oForced into more temp accommodation or out of the suburb. Housing insecurity. oSupport the locals- don't force out. •Speed of development, feeling ad-hoc. Without an overall plan. Traditionally there's a lot of vacant land, its been used as 'desire lines' •Twice as many houses down the street. •Plans for huge development. Subdivision on street. •Lots of informal meeting places. Access to town hall, insurances etc. oNeed to be an established group to hire it out. oRely on parks and beaches. Access to current space and better use of existing. •Lots of creative people, finding a place/home for them in town. oUsing planning to maintain livability oNever needed those spaces before, but we should be developing the chance and improving •Paths, cycle and footpaths. Accessibility. Paths aren't separated. Place in Agnes for Agnes parkrun. oTried to find a 2km circuit without crossing roads, to be considered safe by parkrun. oYou can walk into town, lots of organic social connection, you can lose that with ad hoc growth. oLike arts and culture now, but it could grow oRely on individual business owners. More performing arts •Livability impacts- lack of footpaths or bikeways. •Need to walk or ride on the road, which you can when its quiet. •Managing growth. Protecting livability with growth. Individual developers don't care

78	<ul style="list-style-type: none"> •Infrastructure development -> land impact. The impact of land buying and what people do with that land •Population doubled in size (Originally from Karana) •Negativity in the community •Beach and lifestyle- maintaining that lifestyle •2 retirement villages- no access to the beach from there •Party at beach- don't •No public transport. •Parking and carparks to the beach- especially from retirement villages •Otherwise illegal parking in streets •Impact is going to be so much worse with the impact of population/school holidays •Boat ramp is an issue •Sad that has got to this point. •Behind Cody's there is land- parking. •Has elderly parents and the impact is substantial •Need to look at the big picture •Connectivity-land is available •Types of housing- higher density in suburbia - why? •Smaller and smaller housing blocks- slums in the middle of suburbia
79	<p>Graham collier- next to backpackers</p> <ul style="list-style-type: none"> oPedestrian access oNot seated oDifficult to get through •More car parks near beaches
80	<ul style="list-style-type: none"> •Sunlover avenue, Agnes •Development update •Request for update •CSR
81	<ul style="list-style-type: none"> •Pathways are great •Great layout of town •Parking near beaches- needs to increase •Protection of natural areas is important and development should be focused in built up areas.

82	<ul style="list-style-type: none"> •Past caravan park- gutter all the way up •Endeavour- filled with debris •Embankment needs stabilization •GRC response oWon't get fixed until April oNo roads crew in Agnes oPothole everywhere plenty around captain creek •Pro-local plan for Agnes/1770 – 'we're different to Gladstone city' •Every area should have one 'its not right' to add high-rises •More localized •Lease discovery coast sport & rec – asked for slight changes •Plenty of back and forth •Found out street asset department gone •Too hard to do anything •647K state grant for tennis courts, train, exercise station •Due to COVID restrictions couldn't get it going •'Council hold up all the work' •'poor show' two years to renew lease- 'breeds discontent' •Lived here 7 years-'poor treatment' of outer regions •Intersection Anderson/Bicentennial- more carparks appeared
83	<ul style="list-style-type: none"> •Roads- potholes on the road oLive just out of town, Murphy Rd oCaravan and small town, motorbike. •Rates cost. Where are the rates going? oOnly services we use are waste •Maintain the road front itself- wanting nature trees planted on the frontage •Growth isn't too impactful. Happy with rate of growth. Coles owns 'point ...' oServo etc. woolies owns IGA building. Don't want to see the fast food outlets. 2nd pub would be good.

84	<ul style="list-style-type: none"> •would like to see an LAP- Cape town and Rosedale, Agnes, 1770, Barrie Creek. •Don't have the infrastructure like rest of the region. •Big portion of the population are YPC. Parks are only near the beaches. Beach congestion impacts access to parks. •Connectivity in town. Only have the shared path, people park there when its busy. Need more footpaths and cycle across town. •Newer estates all on one road. Gets busy, no footpaths to access. •Town center has no offices- professional services have nowhere to go in town. •All council projects take a long time. Skate Park, marina carpark, beach carpark. Time taken when it goes to build etc. •Population numbers -> council not approving plans •People saying there are more people in town then census. •Developing smaller blocks. Fire risk from smaller setbacks. •Select '3' want to select all! •Backpackers take up carparks. Sleeping in cars parked at the beach. Workman's beach toilets? Upgrade. No updates. oImpacts residents who can't get a park. Parking limit there? No RV/trailer parking. Staff parking takes up spaces. oNeed caravan/boat parking. Crossing the 80 km/h roads •Energy and water supply. Look at a new substation for service station? Commercial use. •Litter from more population. Understand maintenance workers have lower budgets. Maintaining the road scape. •Height limits facing the beach. oWind tunnels from tall buildings oLight pollution oTurtle nesting oAgnes beach turtle nesting down to baffle oThrough the park oSunrise estate is also turtle nesting area. Different area. would like to see a LAP
85	<p>Goreng Goreng</p> <ul style="list-style-type: none"> oUnique value – intense city style development- 'we're not here to live in city' oRich in First Nation artifacts and relics- need to be protected oLight pollution- IGA 'insanely' lit up

Appendix C: Project promotion

Planning Scheme Review – Community Survey

Council is currently reviewing our planning scheme, *Our Place Our Plan*, which is a framework for Council to manage and assess how land can be developed across the Gladstone Region.

We are seeking community feedback to understand if the current planning scheme is still fit for purpose and meeting the needs of our communities, businesses and industry.

Have your say by completing the community survey below and sharing your experiences and aspirations for the planning scheme.

Please return to: Your nearest Council Office or Rural Transaction Centre. Completed surveys can also be emailed to info@gladstone.qld.gov.au. **Survey closes 1 March 2024.**

01. Are you responding as part of an organisation or as an individual?

Select one answer only
<input type="radio"/> Organisation
<input type="radio"/> Individual

02. If responding as part of an organisation, please tell us the organisation below

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03. How would you describe your connection to the Gladstone Region?

Select one answer only
<input type="radio"/> I live here
<input type="radio"/> I work but don't live here
<input type="radio"/> I don't live here but visit regularly
<input type="radio"/> Other

 **Continued on next page**

04. Please tell us where you live in the Gladstone Region

Select one answer only
<input type="radio"/> Please write your suburb/town below
<input type="text"/>
<input type="radio"/> Prefer not to say

05. Please tell us how long you've lived in the Gladstone Region

Select one answer only
<input type="radio"/> Less than 5 years
<input type="radio"/> 5-10 years
<input type="radio"/> 11-20 years
<input type="radio"/> 21-30 years
<input type="radio"/> Over 30 years

06. Please tell us your age

Select one answer only
<input type="radio"/> Prefer not to say
<input type="radio"/> Under 18
<input type="radio"/> 19-25
<input type="radio"/> 26-35
<input type="radio"/> 36-45
<input type="radio"/> 46-55
<input type="radio"/> 56-65
<input type="radio"/> Over 65

07. What is your gender?

<input type="text"/>



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08. Do you identify as the following?

Select one answer only
<input type="radio"/> Aboriginal
<input type="radio"/> Torres Strait Islander
<input type="radio"/> Aboriginal and Torres Strait Islander
<input type="radio"/> None of the above
<input type="radio"/> Prefer not to say

09. Have you had any experience with the current Gladstone Region Planning Scheme, *Our Place Our Plan*?

Select one answer only
<input type="radio"/> Yes
<input type="radio"/> No – skip to Question 14

10. How have you used or had contact with *Our Place Our Plan*?

Select all that apply
<input type="checkbox"/> I needed development approval to build, extend or make changes to my home
<input type="checkbox"/> I needed a building approval to build, extend or make changes to my home
<input type="checkbox"/> I needed development approval to operate the business where I work
<input type="checkbox"/> I work in the built environment sector and work on projects in the Gladstone Region
<input type="checkbox"/> I wanted to understand more about a proposed development or planning process
<input type="checkbox"/> I have used the planning scheme to make a submission on a proposed development
<input type="checkbox"/> Other
<input type="text"/>



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11. If you have used *Our Place Our Plan* before, how would you describe your experience?

Select one answer only
<input type="radio"/> I had no issues
<input type="radio"/> I had occasional issues
<input type="radio"/> It was neither challenging nor easy
<input type="radio"/> I had significant issues

12. If you had issues with *Our Place Our Plan*, could you please describe what those issues were?

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13. How would you describe the effectiveness of *Our Place Our Plan* in guiding and managing development in the Gladstone Region?

Select one answer only
<input type="radio"/> Very effective
<input type="radio"/> Somewhat effective
<input type="radio"/> Neutral
<input type="radio"/> Somewhat ineffective
<input type="radio"/> Very ineffective

14. What best describes your living situation in the Gladstone Region?

Select one answer only
<input type="radio"/> I live in a detached house in town or in an urban suburb
<input type="radio"/> I live in a detached house in a coastal town
<input type="radio"/> I live in a detached house in a rural residential area
<input type="radio"/> I live in a detached house on a farm or in a rural area
<input type="radio"/> I live in a duplex, unit, flat or apartment
<input type="radio"/> I live in a different type of home, please describe
<input type="text"/>

15. What applies to your current living situation?

Select one answer only
<input type="radio"/> I don't plan on moving from my home – <i>skip to Question 17</i>
<input type="radio"/> I plan to move from my home in 1-5 years
<input type="radio"/> I plan to move from my home in 6-10 years
<input type="radio"/> I plan to move from my home in 10+ years

16. If you plan on moving, what are your priorities for your next home?

Select all that apply
<input type="checkbox"/> A large home or block
<input type="checkbox"/> A smaller home or block
<input type="checkbox"/> A home closer to the coast
<input type="checkbox"/> A home in a more rural area
<input type="checkbox"/> A home in a more urban area
<input type="checkbox"/> A home closer to family and/or friends
<input type="checkbox"/> A home with assisted living support (i.e. retirement village, aged care or nursing home)



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When thinking about both the built and natural environment in the Gladstone Region, how would you rate the following statements?

Please rate each of the following statements from 'strongly disagree' to 'strongly agree'.

17. When thinking about planning for the Gladstone Region as a 'gateway to the world' for industry, I think Council is doing well.

Select one answer only				
<input type="radio"/> Strongly disagree	<input type="radio"/> Disagree	<input type="radio"/> Neutral	<input type="radio"/> Agree	<input type="radio"/> Strongly agree

18. When thinking about the mix of land and housing options in the Gladstone Region, I think Council is doing well.

Select one answer only				
<input type="radio"/> Strongly disagree	<input type="radio"/> Disagree	<input type="radio"/> Neutral	<input type="radio"/> Agree	<input type="radio"/> Strongly agree

19. When thinking about Council-owned transport connections in the Gladstone Region, such as roads, bikeways and footpaths, I think Council is doing well.

Select one answer only				
<input type="radio"/> Strongly disagree	<input type="radio"/> Disagree	<input type="radio"/> Neutral	<input type="radio"/> Agree	<input type="radio"/> Strongly agree

20. When thinking about planning and building our urban areas in the Gladstone Region, I think Council is doing well.

Select one answer only				
<input type="radio"/> Strongly disagree	<input type="radio"/> Disagree	<input type="radio"/> Neutral	<input type="radio"/> Agree	<input type="radio"/> Strongly agree



Continued on next page

21. When thinking about planning for our rural townships and places in the Gladstone Region, I think Council is doing well.

Select one answer only				
<input type="radio"/> Strongly disagree	<input type="radio"/> Disagree	<input type="radio"/> Neutral	<input type="radio"/> Agree	<input type="radio"/> Strongly agree

22. When thinking about planning for our coastal townships and places in the Gladstone Region, I think Council is doing well.

Select one answer only				
<input type="radio"/> Strongly disagree	<input type="radio"/> Disagree	<input type="radio"/> Neutral	<input type="radio"/> Agree	<input type="radio"/> Strongly agree

23. How would you describe development projects that have been approved by Gladstone Regional Council since 2015?

Select one answer only				
<input type="radio"/> Very poor	<input type="radio"/> Poor	<input type="radio"/> Neither good nor bad	<input type="radio"/> Good	<input type="radio"/> Very good

24. Is there is a specific development project that you would provide as an example of your previous response?

25. When thinking about a 'very good' development, which of the following elements is the most important to you?

Select one answer only
<input type="radio"/> The building and design elements that make up the 'look' of the new development
<input type="radio"/> How the development fits with the surrounding neighbourhood
<input type="radio"/> How the development fits with the wider Gladstone Region
<input type="radio"/> How the development considers the natural environment
<input type="radio"/> How the development contributes to the Gladstone Region's local economy

26. What are the top 3 building or design elements that form a 'very good' development for you?

Select 3 answers only
<input type="checkbox"/> The size of the building (including height, site coverage)
<input type="checkbox"/> The space between the building and boundaries (setbacks)
<input type="checkbox"/> The size of the block and yard
<input type="checkbox"/> The character of the building (including verandas, windows, roof style)
<input type="checkbox"/> Sustainability (including use of sustainable building materials, use of natural light and breeze)
<input type="checkbox"/> Space for car parking
<input type="checkbox"/> Other
<input type="text"/>

27. When thinking about how the development fits with the surrounding neighbourhood, what are the top 3 aspects that makeup a 'very good' development for you?

Select 3 answers only
<input type="checkbox"/> Connection with footpaths or bike paths
<input type="checkbox"/> Access to local shops, restaurants and cafes
<input type="checkbox"/> Access to local parks, playgrounds and green spaces
<input type="checkbox"/> Access to nearby natural environment areas
<input type="checkbox"/> The look and feel is similar to the surrounding neighbourhood
<input type="checkbox"/> It will have a minimal impact on the neighbourhood's road network
<input type="checkbox"/> It will revitalise older neighbourhoods that are close to the CBD, the Gladstone hospital and the Toolooa shopping centre and provide higher density living options
<input type="checkbox"/> The development contributes to a range of living styles
<input type="checkbox"/> The development contributes to a mix of land uses to enable people to live and work close by
<input type="checkbox"/> Other
<input type="text"/>



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28. When thinking about how the development fits with the wider Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?

Select 3 answers only	
<input type="checkbox"/>	The development is well connected to major roads and public transport in the Gladstone Region
<input type="checkbox"/>	The development provides a new 'landmark' for the Gladstone Region
<input type="checkbox"/>	The development provides new recreation opportunities
<input type="checkbox"/>	The development does not impact the viability of farming and agriculture
<input type="checkbox"/>	The development reflects the individual characters and function of the various places that make up the Gladstone Region
<input type="checkbox"/>	The development protects the Gladstone Region's scenic amenity values

29. When thinking about how the development considers the natural environment in the Gladstone Region, what are the top 3 aspects that make up a 'very good' development for you?

Select 3 answers only	
<input type="checkbox"/>	The development results in minimal vegetation clearing
<input type="checkbox"/>	The development has little to no impact on the coastal environment, including the harbour and the Region's islands
<input type="checkbox"/>	The development protects natural vegetation corridors and links
<input type="checkbox"/>	The development includes renewable energy sources
<input type="checkbox"/>	The development priorities sustainable water management
<input type="checkbox"/>	The development priorities waste management
<input type="checkbox"/>	Other
<input type="text"/>	

30. When thinking about how the development considers the local economy of the Gladstone Region, what are the top 3 aspects that make a 'very good' development for you?

Select 3 answers
<input type="checkbox"/> The development will be a part of our established and emerging industries
<input type="checkbox"/> The development will create local job opportunities
<input type="checkbox"/> The development is a small business, or directly supports small businesses
<input type="checkbox"/> The development will contribute to the tourism industry
<input type="checkbox"/> The development will contribute to economic opportunities relating to agriculture and rural land uses
<input type="checkbox"/> The development will contribute to the viability of the Gladstone city centre
<input type="checkbox"/> Other
<input type="text"/>

31. What do you love about the Gladstone Region?

Select all that apply
<input type="checkbox"/> The Gladstone Region's natural environment
<input type="checkbox"/> Access to the beach and rural landscapes nearby
<input type="checkbox"/> Employment and economic growth opportunities
<input type="checkbox"/> Social, cultural and sporting spaces and facilities
<input type="checkbox"/> The sense of community
<input type="checkbox"/> Other
<input type="text"/>



Continued on next page

34. What do you think about the 3 priorities for planning and development over the next 10 years?

Select 3 answers
<input type="checkbox"/> A strong and diverse local economy with great employment opportunities
<input type="checkbox"/> A range of housing types and prices
<input type="checkbox"/> A range of social, cultural and sporting activities and facilities
<input type="checkbox"/> A connected and reliable public transport system
<input type="checkbox"/> A range of access to services and facilities in my neighbourhood
<input type="checkbox"/> New buildings are designed to be sustainable and suit the region's character
<input type="checkbox"/> New buildings are designed to complement the unique heritage
<input type="checkbox"/> Investment in community services, facilities and essential infrastructure
<input type="checkbox"/> Connected and protected wildlife habitats and green open spaces
<input type="checkbox"/> Understanding and resilience to natural hazards
<input type="checkbox"/> Well planned and liveable local neighbourhoods
<input type="checkbox"/> Other
<input type="text"/>

35. What do you think will be the biggest challenge facing the Gladstone Region in the next 20 years?

<input type="text"/>



Continued on next page

36. Is there anything else that you would like to tell the project team, in order to inform the review of Our Place Our Plan?

How would you prefer to receive Council news and updates?

Please select all that apply.

Select all that apply
<input type="checkbox"/> Social media
<input type="checkbox"/> Email
<input type="checkbox"/> Electronic direct mail (e-newsletter)
<input type="checkbox"/> Mail
<input type="checkbox"/> Council's website
<input type="checkbox"/> In-person community engagement
<input type="checkbox"/> Directly from Councillors
<input type="checkbox"/> Print media
<input type="checkbox"/> Radio
<input type="checkbox"/> Signage (e.g. posters, corflutes)
<input type="checkbox"/> Other
<div style="border: 1px solid black; height: 20px;"></div>

Conversations is Council's community engagement website which gives the community the opportunity to provide feedback on Council projects.

Register as a user to follow projects that interest you and receive alerts for new projects launching in areas that are important to you.

Visit conversations.gladstone.qld.au to be heard and join the conversation today.



Thank you for your feedback on the Planning Scheme Review.



Gladstone Region Planning Scheme Review

Have your say in Council's ten year review of our region's planning scheme, Our Place Our Plan.

More information 



2024 Citizen of the Year Ron Streecher with Gladstone Region Mayor Matt Burnett.
Inset: Young Citizen of the Year: Abiksha Murali

Community champions recognised at 2024 Australia Day Awards

Nine community champions from across the region are currently coming down from cloud nine after being recognised at Gladstone Regional Council's Australia Day Awards held on the evening of Thursday 25 January at the Gladstone Entertainment Convention Centre.

"A huge congratulations goes out to all nine of our award winners and 63 nominees for their fantastic contributions to their field and our community," Mayor Matt Burnett said.

"I also want to thank everyone who took the time to submit nominations."

2024 Australia Day Awards recipients:

- **Citizen of the Year:** Ron Streecher
- **Young Citizen of the Year:** Abiksha Murali
- **Sport and Recreation:** William (Bill) Webb
- **Young Peoples Sport and Recreation Award:** Ethan Sharpe
- **Arts and Culture Award:** Ann Hooper
- **Community Event Award:** Gladstone Combined Services - Combined Services Gladstone Touch Football Day

- **Community Volunteer Award:** Josephine Meng
- **Mayor's Community Champion Award:** Ronald and Patricia Doherty
- **Mayor's Young Community Champion Award:** Sidney Crawshaw.

This year's Citizen of the Year was awarded to Ron Streecher. Ron has been part of our community for more than 70 years.

Through business and socially, he has continually energised people enhancing their lives.

He has influenced many from apprentices through to mature-aged workers and community members alike.

Young Citizen of the Year and aspiring doctor Abiksha Murali had a busy 2023 through her wide-ranging community involvement.

Council also proudly welcomed 47 new Australian citizens from 10 different countries at its Citizenship Ceremony.

Young artists show their Aussie pride

Young students recently showcased 'who and what makes Australia great' through the 2024 Celebrate Australia Primary School Art Competition, now in its 18th year.

Primary school students from Prep to Year 6 submitted a total of 293 entries featuring flora, fauna, architectural icons and Australian ideals such as volunteering and mateship, showing off our country's diversity.

The artworks will tour Council's regional libraries throughout the year commencing 29 January and will be on display at the Gladstone Regional Art Gallery and Museum in April.

SECTION ONE (PREP - YEAR 2)

- First Prize: Órla Thetford, *Beauty and the Banksia*
- Second Prize: Jonathan Lorroway, *Deadly Box Jellyfish*
- Third Prize: Aspen Thetford, *Holding On for Life*.

SECTION TWO (YEAR 3 - YEAR 6)

- First Prize: Khloe Falls, *Don't swim at the beach*
- Second Prize: Sophie Lorroway, *Orca Family under the Southern Cross*
- Third Prize: Caroline Brooks, *Dingo*.

Highly commended awards went to Ashton Cook, Noah Robinson, Piper McCauley, Axel Kelly, (Section One) and Adele Codrington, Douglas Titchmarsh, Khoda Mehio, Alexis Yeoman (Section Two).



Órla Thetford won first prize, Section One with *Beauty and the Banksia*.

Gladstone Region Planning Scheme Review

Have your say in Council's ten year review of our region's planning scheme, Our Place Our Plan. Visit one of our drop-in sessions to meet our project team and learn more about the project.

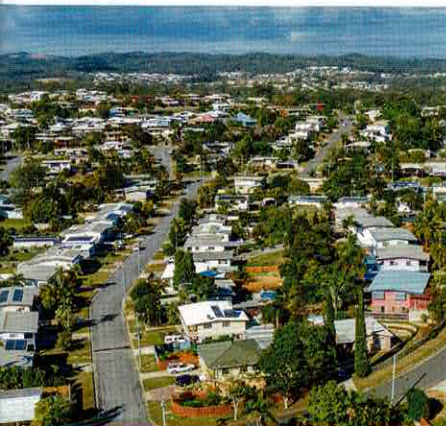
Calliope Central Shopping Centre
9am-noon
Friday 9 February

Gladstone Centre Plaza Shopping Centre
8.30am-noon
Saturday 10 February

Discovery Coast Rotary Markets, Seventeen Seventy
8am-noon
Sunday 11 February

Scan the QR code to complete our survey online or collect a hardcopy from your nearest Council Office or Rural Transaction Centre.

[Conversations.gladstone.qld.gov.au](https://www.conversations.gladstone.qld.gov.au)



Gladstone Region Planning Scheme Review

Have your say and help us plan for the
future of the Gladstone Region:

**Share your views about
Our Place Our Plan,
Gladstone Region's
planning scheme.**



Dear Resident,

Gladstone Regional Council is reviewing our planning scheme, *Our Place Our Plan*. This is an important tool to plan for the built and natural environment, regulating land use and to inform future investment.

We need to know if you think *Our Place Our Plan* is still fit for purpose and still meeting the needs of communities across the Region. This will enable us to determine whether, and to what extent, the current planning scheme needs to be amended.

Scan the QR code to complete our survey online or collect a hardcopy from your nearest Council Office or Rural Transaction Centre.

Survey closes 1 March 2024.

Visit Council's engagement website, *Conversations*, for more information on the project, the latest updates and more ways to join the conversation.

If you have any questions, please contact the project team via ourplaceourplan@gladstone.qld.gov.au

conversations.gladstone.qld.gov.au



GLADSTONE
REGIONAL COUNCIL

(<https://conversations.gladstone.qld.gov.au/>)

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Gladstone Region Planning Scheme Review

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What is the project?



Timeline

- ✓ **Survey open**
25 January 2024
- ✓ **Drop-In Sessions**
February 2023
Calliope, Gladstone, Agnes Water/Seventeen Seventy
- ✓ **Survey closes**
1 March
- ☆ **Review completed**
May 2024
- ☆ **Council decides next step**
Mid-2024

See less

Gladstone Regional Council is reviewing our planning scheme, *Our Place Our Plan*, to understand if it is still fit for purpose and meeting the needs of our communities, businesses and industry. This 10-year review is also a requirement under the **Planning Act 2016** (<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025>).

Our Place Our Plan sets the land use direction for how the Gladstone Region will grow and respond to change over time. It is an important tool to plan for the built and natural environment, regulate land use and to inform future investment.

As part of the review, **we need your valuable feedback**. This will help us to determine whether, and to what extent, the current planning scheme needs to be amended.

If it is determined following the 2023/24 Review that our Planning Scheme will be amended or a new Planning Scheme prepared, there will be extensive consultation with communities throughout our region using various approaches including (but not limited to) workshops and community forums.

What decision will be made?

The Review report will provide a recommendation on the pathway Council should follow; amend the current planning scheme, replace the current planning scheme, or maintain the current planning scheme with no changes.

Council will consider the Review's recommendation, along with additional factors, to determine the most appropriate pathway to follow.

Council will make a final decision on the pathway moving forward at a General Meeting in mid-2024.

What is the latest update on the project?

Work on the review began in October 2023 involving the project team consulting with Council, industry and government stakeholders.

The focus of the Review now turns to the community where the project team is seeking feedback to **understand your experiences using the planning scheme** and how changes could adapt the scheme to better meet community values.

How can I join the conversation?

CURRENT ENGAGEMENT ACTIVITIES

Gladstone Regional Council Planning Scheme

Our Place Our Place commenced in 2015 and was amended in 2017.

[View the current Planning Scheme >](#)

NEWS FEED

MEDIA RELEASES

DOCUMENT LIBRARY

News Feed

There are currently **no** news items.

PAST ENGAGEMENT ACTIVITIES

Survey

Closed

Planning Scheme Review - Community Survey

Survey closed 1 March.

Hardcopy surveys are available from your nearest **Council Office and Rural Transaction Centre** (<https://www.gladstone.qld.gov.au/contact-us>).
(<https://www.gladstone.qld.gov.au/contact-us>)

Start survey

Drop-In Sessions



Calliope

9am-noon | **Friday 9 February** | Calliope Central Shopping Centre (Next to Drakes)



Gladstone

8.30am-noon | **Saturday 10 February** | Gladstone Centre Plaza Shopping Centre (In front of Williams)



Agnes Water/ Seventeen Seventy

8am-noon | Sunday 11 February | Discovery Coast Rotary Markets, SES Grounds

What else do I need to know?

What is a planning scheme?



What area does Our Place Our Plan cover?



Why is Our Place Our Plan being reviewed?



What will the review address?



When will the review be completed?



Stay tuned to this project page for updates and, as always, thanks for joining the conversation.



Gladstone Regional Council would like to acknowledge the Bailai, the Gurang, the Gooreng Gooreng and the Taribelang Bunda people who are the traditional custodians of this land. Gladstone Regional Council would also like to pay respect to Elders both past, present and emerging, and extend that respect to other Aboriginal and Torres Strait Islander people.

Want to receive the latest updates?

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REEL PLANNING
Urban & Rural Strategies

STATE INTEREST INTEGRATION REPORT

OUR PLACE OUR PLAN 10 YEAR REVIEW
GLADSTONE REGIONAL COUNCIL

March 2024



Version Control


Report Quality Statement					
Project Manager		Greg Ovenden		 REEL PLANNING <small>Real Estate Planning Solutions</small>	
Prepared By		Roisin Cosgrave			
Approved for issue		Greg Ovenden			
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A	24/04/24	DRAFT	Roisin Cosgrave	Tim O’Leary Jennifer Roughan	Greg Ovenden Jennifer Roughan
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EXECUTIVE SUMMARY

At the time of adoption and commencement, the *Our Place Our Plan* Gladstone Regional Council planning scheme (the planning scheme) was confirmed by the Planning Minister to be consistent with the State Planning Policy (SPP) 2016. However, since this time, the SPP has undergone significant amendments and further guidance has been provided by the State on the integration of state interests in planning schemes.

Table 1 provides summary of the extent to which the planning scheme is aligned with or requires updating to properly integrate with the current SPP requirements.

Table 1: Planning Scheme Alignment with Current State Planning Policy

STATE INTEREST	STRATEGIC FRAMEWORK	SCHEME PROVISIONS	SCHEME MAPPING
Housing Supply & Diversity			N/A
Liveable Communities			N/A
Agriculture			
Development & Construction			N/A
Mining & Extractive Resources			
Tourism			N/A
Biodiversity			
Coastal Environment			
Cultural Heritage			
Water Quality			
Emissions & Hazardous activities			
Natural Hazards, Risk & Resilience			
Energy & Water Supply			
Infrastructure Integration			
Transport Infrastructure			
Strategic Airports & Aviation Facilities			
Strategic Ports			
Regional Plan			

Aligned	<ul style="list-style-type: none"> The planning scheme is aligned with the state interest/regional plan element and there are no gaps in information Only requires minor edits to update grammar/references
Partial Alignment or needing updates	<ul style="list-style-type: none"> The planning scheme is only partially aligned in some sections of the state interest /Regional Plan element and there are some gaps in information, or there is general alignment, but there is a need to update the evidence base and incorporate new opportunities or directions Requires moderate edits/updates to information
Not Aligned	<ul style="list-style-type: none"> The planning scheme is not aligned with/accurately reflects the State Planning Policy/ Regional Plan elements Requires significant edits/creation of new scheme provisions Significant gaps in information

Overall, there is good alignment between the planning scheme and the latest version of the SPP (2017). However, mapping and content improvements to the current planning scheme are required to update and fully integrate all State Planning Policy state interests. There is a need to improve the information base on which the planning scheme relies (through updating existing studies and mapping, and preparing new studies) so that the quality of, and confidence in, the scheme is high.

Key areas where amendments to the planning scheme are required to improve its alignment with the SPP are summarised in **Table 2**.

Table 2: Planning Scheme Alignment Recommendations

STATE INTEREST	COMMENTS
Housing Supply & Diversity	<p>A new housing needs assessment is likely to be expected by the state to ensure the planning scheme promotes and provides for affordable and diverse housing options in accessible and well-serviced locations. It should incorporate directions from Gladstone Regional Council's <i>Local Housing Action Plan 2024</i> and Queensland Government's <i>Queensland Housing Strategy 2017-2027</i> and <i>Housing and Homelessness Action Plan 2021 – 2025</i>, and the State's new <i>Homes for Queenslanders 2024</i>.</p> <p>It is recommended that updated structure plans be developed and incorporated within the planning scheme for new neighbourhoods (Gladstone, Boyne Island, Tannum Sands, Calliope and Agnes Water) to ensure the logical and sequential development of land and efficient use of future infrastructure.</p>
Liveable Communities	<p>Structure Plans could be more effectively reflected in the performance outcomes and the acceptable outcomes of zone codes (i.e. emerging community zone) and ROL code in the planning scheme to demonstrate how development can meet the intended outcomes for new communities.</p>
Agriculture	<p>There is a need to update mapping with new state layers.</p>
Development & Construction	<p>There is a requirement to show PDA and SDAs in the planning scheme mapping. The interface between these areas and adjoining land uses regulated by the planning scheme should be further addressed in the strategic framework and assessment benchmarks.</p> <p>Sufficient land supply for industry and centre activities should be investigated.</p>
Mining & Extractive Resources	<p>There is a need to update mapping with new state layers.</p>
Tourism	<p>There is a need to review the following documents to determine how the planning scheme should further support tourism: Next Generation Tourism Planning Handbook and Queensland Tourism and Transport Strategy, Gladstone Region's Economic Transition 10-year Roadmap.</p>
Biodiversity	<p>The biodiversity areas, waterways and wetlands overlay mapping requires review to align with revised State mapping. Matters of local environmental significance (MLES) should be investigated, including identification of important ecological corridors.</p>
Coastal Environment	<p>The coastal hazard overlay needs to include the coastal management district.</p>
Cultural Heritage	<p>There is a state expectation that engagement with the region's Traditional Owner's, the Bailai, Gurang, Gooreng Gooreng and Taribelang Bunda people is to occur. This may also assist in determining how indigenous cultural heritage may be effectively addressed in the planning scheme. There is a need to clarify how the scheme deals with state and local heritage places, to remove duplication.</p>

STATE INTEREST	COMMENTS
Water Quality	An update of water quality standards for new developments is required.
Emissions & Hazardous activities	Updated mapping of key infrastructure is required (as discussed below).
Natural Hazards, Risk & Resilience	Updated mapping of all hazards is required. New risk assessments associated with new mapping will also be necessary (with the possible exception of coastal hazards dealt with as part of Council's Coastal Hazard Adaptation Strategy <i>Our Coast Our Future</i>).
Energy & Water Supply	Updated mapping of key infrastructure is required.
Infrastructure Integration	Although not a matter of SPP alignment, there is an opportunity to review how greenfield land is treated to reduce multiple development fronts requiring servicing, to the extent possible.
Transport Infrastructure	New State transport infrastructure mapping layers must be included. The planning scheme should also reflect the outcomes of the <i>Gladstone Regional Council Transport Strategy 2022</i> and include a road hierarchy map.
Strategic Airports & Aviation Facilities	Mapping should be updated.
Strategic Ports	Mapping of strategic port land and priority port overlay is required to be included. The Priority Port Master Plan and overlay and Port Land Use Plan should be reviewed to ensure consistency, without duplicating matters regulated by others.
Regional Plan	The priority outcomes of the Regional Plan are largely reflected within the planning scheme. An opportunity exists to update the strategic framework, water resource catchment overlay code and regional infrastructure overlay code to promote appropriate security and reliability of water supplies.

1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

The *Planning Act 2016* (the Planning Act) requires a planning scheme to coordinate and integrate the matters that it deals with, including state and regional dimensions. In Queensland, state interests are articulated through the State Planning Policy (SPP), a single document that sets out matters on which the State Government has established a policy position that is to apply throughout Queensland. The SPP outlines seventeen (17) state interests arranged under five (5) broad themes – liveable communities and housing; economic growth; environment and heritage; safety and resilience to hazards; and infrastructure (**Figure 1**).

Regional matters are dealt with in a series of regional plans prepared by the State Government, in consultation with councils, across the state. The *Central Queensland Regional Plan 2013* (Regional Plan) applies to Gladstone.

The purpose of this report is to consider the versions of the SPP and the Regional Plan that have been integrated in the Gladstone Regional Council *Our Place Our Plan* planning scheme (the planning scheme) and identify the nature of any revisions of these documents since their integration. This will:

- Identify areas where the planning scheme may not integrate the current state interests or the Regional Plan.
- Determine the scope of work required to appropriately integrate the state interest or the Regional Plan.
- Inform the ten year review of the planning scheme in accordance with s25 of the Planning Act.

1.2 DETERMINING COMPLIANCE WITH STATE AND REGIONAL INTERESTS

In dealing with state and regional policies (and in responding to the purpose of the Planning Act more broadly), councils are asked to integrate and co-ordinate the relevant matters and to apply them meaningfully within the local context. There is recognition that there are competing objectives across all these interests and that a balance is needed.

The SPP itself states that no one state interest is to be given priority. Instead, principles are established in parts B and C of the SPP to guide how competing interests may be balanced. Local governments are required to consider how best to do this in a planning scheme, enabling a response informed by local environmental, economic, cultural and social factors.

In addition, many of the state (and regional) interests are expressed in broad (sometimes ‘motherhood’) terms and require interpretation in how they may apply within the local area. This means that there is some judgement required in assessing how well the interests are reflected. The analysis presented in this report incorporates the project team’s collective experience of what is likely to be expected of a planning scheme.

Consideration is also required of any changes to the SPP Interactive Mapping System (IMS) mapping that have occurred since 2016. Appendix 1 of the SPP sets out which of these mapping layers is required to be included in a planning scheme, which may be locally refined, and those that are provided for information purposes only. Changes in mapping have the potential to result in the planning scheme no longer appropriately integrating a particular state interest.

The guidance material *Integrating State Interests in a planning scheme*, prepared by the Department of Infrastructure, Local Government and Planning and dated November 2021 has been considered to identify supporting investigations or approaches which may be expected to support integration of the state interests. It is important to note that this material is not mandatory but may inform the State Government’s assessment of how its interests are addressed.

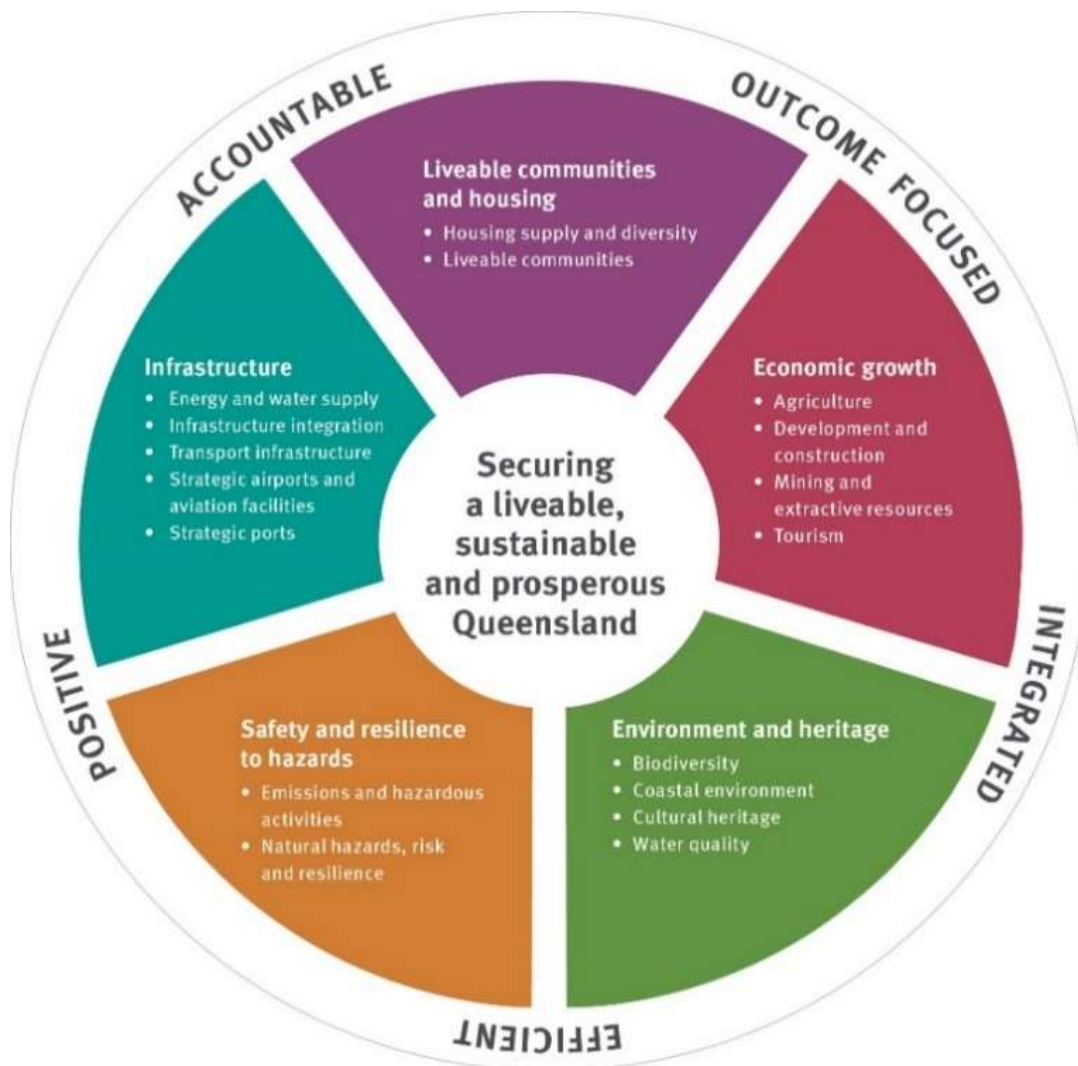


Figure 1: State Planning Policy Themes

Source: Department of State Development, Infrastructure, Local Government and Planning

2.0 STATE INTEREST ASSESSMENT

2.1 LIVEABLE COMMUNITIES AND HOUSING

2.1.1 Housing Supply and Diversity State Interest

It is important to ensure that sufficient supply of housing is provided in the right locations and responds to residential growth and the diversity of housing needs. The SPP state interest statement and policies for housing supply and diversity are:

Diverse, accessible and well-serviced housing, and land for housing, is provided and supports affordable housing outcomes.

1. Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment, and infrastructure are identified.
1. The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic and social profile of the local government area, including households on low to moderate incomes.
2. A diverse, affordable and comprehensive range of housing options is accessible and well-serviced locations, is facilitated through:
 - a. appropriate, responsive and proactive zoning
 - b. supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living
 - c. considering incentives to promote affordable and social housing outcomes, particularly in areas close to services and amenities.
3. Best practice, innovative, and adaptable housing design and siting is provided and encouraged.
4. Sufficient land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved large-scale mining, agriculture, industry or infrastructure projects.

Difference between SPP 2016 and SPP 2017

Changes made to the housing supply and diversity state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest statement requiring that affordable housing outcomes are supported.
- Emphasised need for housing options to cater for low to moderate incomes and people requiring assisted living.
- A new state interest policy was introduced requiring diverse, affordable and comprehensive housing options through various means – including appropriate zoning, mixed lot sizes and dwelling types, and considering incentives to promote affordable and social housing.

Also of relevance, the State government has been developing its response to current national and state-wide housing issues. Following the Queensland Housing Summit and roundtables in 2022 and 2023, the State released the *Homes for Queenslanders Housing Plan* in February 2024, driving a number of planning framework changes. Some changes have already been made to the Planning Regulation 2017 (schedule 6 and mandatory land use definitions), and more are proposed in the current *Housing Availability and Affordability (Planning and Other Legislation Amendment) Bill 2023* (HAPOLA).

A housing needs study was prepared in March 2013 by Buckley Vann Town Planning Consultants to inform the development of the planning scheme. This study included mapping of land supply for housing in the short to long terms. In determining if the planning scheme appropriately integrates the state interest, key considerations will be whether the land supply mapping used to inform the planning scheme continues to identify an adequate supply of land and whether the planning scheme sufficiently facilitates different forms of housing and greater densities. At a minimum, the various regulatory changes will need to be reflected.

Mapping requirements

There is no SPP mapping for the state interest of housing supply and diversity.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the state interest of housing supply and diversity in the planning scheme.

Table 3: Housing Supply and Diversity – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Housing supply and diversity</p>	<p>Housing supply and diversity</p> <p>(1) Land for housing development and redevelopment in areas that are accessible and well-connected to services, employment and infrastructure are identified.</p>	<p style="background-color: yellow;"></p>	<p>The strategic elements identify various urban revitalisation neighbourhoods (The CBD and the Valley, Gladstone South, Gladstone West) that have clear outcomes relating to the provision of housing to cater for the projected future population. These areas are intended to reflect a range of higher density housing outcomes including houses on narrow lots, dual occupancy and multiple dwellings such as townhouses and medium rise apartments.</p> <p>The strategic elements also identify new neighbourhoods which represent the region’s new growth areas and greenfield land supply. New neighbourhoods are only to occur within, or as planned urban extensions of, the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope and to a lesser extent in Agnes Water. This is represented by land included in the emerging community zone. A diverse range of low–medium residential detached and attached housing types are anticipated in new neighbourhoods. Apart from Calliope, housing is anticipated to have minimum average density of 15 dwellings per hectare. The structure plan mapping for new neighbourhoods is included within schedule 2 of the planning scheme and referred to in the strategic framework. However, the provisions accompanying this mapping were not included and the structure plans are not dealt with in zone or reconfiguring a lot (ROL) codes.</p> <p>General recommendation</p> <p>Although not a matter of SPP compliance, it is recommended that updated structure plans be developed and incorporated within the planning scheme for new neighbourhoods to ensure the logical and sequential development of land and efficient use of future infrastructure.</p>
	<p>(2) The development of residential land is facilitated to address and cater for all groups in the current and projected demographic, economic</p>		<p style="background-color: #90EE90;"></p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>and social profile of the local government area, including households on low to moderate incomes.</p>		<ul style="list-style-type: none"> Section 3.4 of the strategic framework emphasises the need to have sufficient supply of residential land and housing for the region. The region’s urban areas, including State Government facilitated developments at Clinton and Toolooa in Gladstone and 'Tannum Blue' in Tannum Sands, contribute to residential land supply.
	<p>(3) A diverse, affordable and comprehensive range of housing options in accessible and well-serviced locations, is facilitated through:</p> <p>(a) appropriate, responsive and proactive zoning</p> <p>(b) supporting an appropriate mix of lot sizes and dwelling types, including housing for seniors and people requiring assisted living</p> <p>(c) considering incentives to promote affordable and social housing outcomes, particularly in areas in close proximity to services and amenities.</p>		<ul style="list-style-type: none"> The residential zone codes accommodate houses (with secondary dwelling) and dual occupancies as accepted subject to requirements, but without substantive requirements or variations to QDC. Reconfiguring a lot code – PO8 – A variety of lot sizes are provided near neighbourhood centres and parks to promote a wider housing choice and mix that is consistent with zone outcomes (page 9-377). Low-medium density residential code, medium density residential zone code and principal centre code seek to ensure development provides a mix of housing sizes to meet housing needs across the community. The AO relating to this PO refers to multiple dwellings consisting of 25% - 1 bedroom or studio, 40% - 2 bedrooms, 15% - 3 bedrooms or more and remaining 20% is unrestricted (page 6-128). <p>References to affordable housing made within the planning scheme include:</p> <ul style="list-style-type: none"> Strategic outcome – Element 3.4.2: The timely supply of land ensures that new housing can be provided to meet these periods of growth without significant adverse impact on affordability and access to the necessary physical and social infrastructure (p3-23). Low-medium density residential code – Purpose: Residential development supports housing choice and affordability along with opportunities for residents to age in place through appropriate housing mix, location and design (p6-113). Planning Scheme Policy – Non-resident workforce accommodation – For larger developments a contribution toward affordable accommodation will be required (Sc5-482). <p>As documented in the Population, Employment and Land Supply Background Study undertaken for this review, population growth rates have slowed significantly since planning scheme adoption. The Study demonstrates that residential land capacity is approximately three times the expected demand over the next 20 years at the regional level. However, it is important to note that certain areas within the region</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<p>are experiencing a higher take up of available land such as Agnes Water and Seventeen Seventy. While sufficient land remains available and there have been relatively minor changes to Gladstone’s demographic profile, the housing issues and community needs are likely to have changed since the planning scheme was prepared. In particular, affordability challenges have shifted considerably.</p> <p>General recommendation</p> <p>If Council decides to make a new planning scheme or undertake a major amendment, a new housing strategy is likely to be expected by the State to ensure the planning scheme promotes and provides for affordable and diverse housing options in accessible and well-serviced locations. Any new housing strategy, and subsequent amendment or replacement of the planning scheme, should reflect relevant directions set in the Gladstone Regional Council’s Local Housing Action Plan 2024 and Queensland Government’s Queensland Housing Strategy 2017-2027, Housing and Homelessness Action Plan 2021 – 2025, and more recent Home for Queenslanders plan and HAPOLA changes. It should be drafted with regards to the <i>Integrating State Interests in Planning Schemes guideline</i> (section 2.2.3) and be based on a clear evidence base, building on the analysis undertaken in the Population, Employment and Land Supply Background Study prepared by Norling Consulting for this review.</p> <p>As part of any new planning scheme or major amendment, the following key items should also be considered:</p> <ul style="list-style-type: none"> • Substantive greenfield parcels in the planning scheme area are zoned low density residential. Council should consider whether low-medium or medium residential zoning would provide for more efficient land use mix and housing choice. • The acceptable outcome for lot sizes is relatively large, especially in the low density residential zone. Feedback from internal Council officers and industry stakeholders suggests lot size and triggers to impact assessment require review to align with Council, community and industry expectations. The State is also likely to expect more flexibility in this regard. A review of the minimum lot size in the ROL code and tables of assessment for residential development is suggested. • Provisions relating to the housing mix could be reviewed to evaluate their level of effectiveness and translation into planning outcomes.

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<p>Further investigation into policy mechanisms to assist in providing comprehensive housing options, achieving housing supply and diversity targets and incentivising social, affordable and adaptable/accessible/inclusive housing should be explored (including consideration of changes currently being pursued by the state). However, while these aspects are mentioned in state interest (3), there are jurisdictional limitations to the planning scheme which need to be understood. Firstly, the planning scheme must operate under Planning Act decision rules, which establish wide discretion and effectively rule out mandated targets. Secondly, the planning scheme is precluded from dealing with building assessment provision matters (which includes adaptable/accessible housing requirements, as well as wider sustainability standards).</p>
	<p>(4) Best practice, innovative, and adaptable housing design and siting is provided for and encouraged.</p>		<p>Various POs address well-designed built form and are supported by figures to demonstrate the application of AOs and POs.</p> <p>General recommendation Consistent with current State expectations, design requirements for all forms of housing should be reviewed having regard to their collective impact on project feasibility. While good design outcomes remain important, the State will expect evidence that requirements are reasonable. Refer to discussion of liveable communities theme.</p> <p>The planning scheme should also continue to minimise the regulation of dwelling houses, secondary dwellings and dual occupancies (and other forms of ‘gentle density’) and associated variations to QDC.</p>
	<p>(5) Sufficient land for housing is provided in appropriate locations to support the projected non-resident workforce population associated with approved largescale mining, agriculture, industry or infrastructure projects.</p>		<p>Achieving housing mix and housing choice and providing suitable workers’ accommodation (Sc5-482) is a key focus area for the planning scheme and is recognised in the strategic framework. The strategic outcomes also have specific provisions relating to urban revitalisation of neighbourhoods to ensure that neighbourhoods reflect a range of higher density housing outcomes including houses on narrow lots, dual occupancy and multiple dwellings such as townhouses and medium density apartments. This is to enable a range of housing forms (not just one housing type) and densities, which will in turn, provide greater options for workforce accommodation.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<p>The planning scheme includes a non-resident workforce accommodation planning scheme policy (PSP) for larger developments which purports to set assessment benchmarks that are not otherwise identified or called up in the planning scheme. Apart from being difficult for users (who may miss important policy intentions), this is likely to be ineffective – planning scheme policies cannot be a categorising instrument which sets benchmarks intended to regulate development.</p> <p>General recommendation</p> <p>Prepare non-resident workforce accommodation code to regularise the use and ensure the standard of development is consistent with Council’s vision and expectations for the Region and does not detrimentally affect any nearby sensitive uses. The definition for non-resident workforce accommodation (and various other definitions) requires updating to comply with regulated requirements.</p>

2.1.2 Liveable Communities

The SPP state interest statement and policies for liveable communities are:

Liveable, well-designed and serviced communities are delivered to support wellbeing and enhance quality of life.

Built and natural environment:

1. High quality urban design and place making outcomes are facilitated and promote:
 - a. affordable living and sustainable and complete communities
 - b. attractive, adaptable, accessible and inclusive built environments
 - c. personal safety and security
 - d. functional, accessible, legible and connected spaces
 - e. community identity through considering local features, character, needs and aspirations.
2. Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by:
 - a. good neighbourhood planning and centre design
 - b. a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community
 - c. consolidating urban development in and around existing settlements
 - d. higher density development in accessible and well-serviced locations
 - e. efficient use of established infrastructure and services
 - f. supporting a range of formal and informal sporting, recreational and community activities.
3. Development is designed to:
 - a. value and nurture local landscape character and the natural environment
 - b. maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity
 - c. maintain or enhance opportunities for public access and use of the natural environment.

Infrastructure and services:

4. Connected pedestrian, cycling and public transport infrastructure networks are facilitated and provided.
5. Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.
6. Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.
7. All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.

Difference between SPP 2016 and SPP 2017

Changes made to the liveable communities state interest between the drafting of the planning scheme and the current SPP 2017 can be summarised as:

- Emphasised need to facilitate high-quality urban design and place making, and promote affordable living, sustainable complete communities, inclusive of built environments and legible places (Policy 1).
- Amended policy to facilitate higher density development in accessible and well-serviced locations (Policy 2).
- Amended policy regarding the design of development to maintain and enhance important cultural landscapes, as well as visual amenity (Policy 3b).

Mapping requirements

There is no SPP mapping for the state interest of liveable communities.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the state interest of liveable communities in the planning scheme.

Table 4: Liveable Communities – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Liveable Communities</p>	<p>Built and natural environments</p> <p>(1) High quality urban design and place making outcomes are facilitated and promote:</p> <p>(a) affordable living and sustainable and complete communities</p> <p>(b) attractive, adaptable, accessible and inclusive built environments</p> <p>(c) personal safety and security</p> <p>(d) functional, accessible, legible and connected spaces</p> <p>(e) community identity through considering local features, character, needs and aspirations.</p>		<p>The strategic framework, through the 'building it better' theme, provides a strong focus on creating liveable communities in centres, revitalisation areas and new neighbourhoods. The theme seeks to achieve high quality urban design and consolidation by minimising growth fronts and prioritising developments in these areas.</p> <p>The planning scheme aligns with the intent of policy 1 and policy 2 of the liveable communities state interest by:</p> <ul style="list-style-type: none"> • Creating a strong focus on achieving mixed use centres (Kin Kora centre, Boyne Island, Tannum Sands, Calliope and Agnes Water) which have a high level of connectivity and integration with the surrounding area and are designed around high quality streets, buildings and public spaces. • Incorporating requirements for new neighbourhoods that are focused on achieving attractive, adaptable, inclusive, accessible, functional and legible places and spaces. This is supported by the structure plans for Calliope, Boyne & Tannum Sands and Agnes Water & Seventeen Seventy. • Informing the planning scheme through a 'City Strategy' report that considered urban design elements with a focus on city and waterfront areas.
	<p>(2) Vibrant places and spaces, and diverse communities that meet lifestyle needs are facilitated by:</p> <p>(a) good neighbourhood planning and centre design</p> <p>(b) a mix of land uses that meet the diverse demographic, social, cultural, economic and lifestyle needs of the community</p> <p>(c) consolidating urban development in and around existing settlements</p>		<ul style="list-style-type: none"> • Zoning substantial areas for community facilities that provide a high level of accessibility. The purpose statements of the low density residential zone, low-medium density residential zone and medium density residential zone make specific reference to development being supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community. • Designing the reconfiguring a lot code is designed to ensure integration with the surrounding locality, having regard to surrounding streets, pedestrian and cycle networks and open space networks. • Ensuring strategic outcomes relating to the <i>our environment and heritage</i> theme seek to ensure the design of mixed use centres include the identification of squares, plazas and urban parks

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>(d) higher density development in accessible and well-serviced locations</p> <p>(e) efficient use of established infrastructure and services</p> <p>(f) supporting a range of formal and informal sporting, recreational and community activities.</p>		<p>to promote vibrancy and social interaction. Strategic outcomes relating to our environment and heritage include:</p> <p><i>(3) All communities have access to a range of facilities and services, public spaces, open space, sport and recreation areas.</i></p> <p><i>(8) Urban areas accommodate a network of open spaces, parks and recreational areas suited to community needs and also protect environmental values.</i></p> <ul style="list-style-type: none"> • Facilitating a range of recreational/lifestyle activities in the sport and recreation zone in addition to outdoor cultural facilities. • Being consistent with the with its intentions the ‘walkability’ change to the Planning Regulation (refer schedule 12A). Although the planning scheme was prepared after the amendment, the strategic framework and ROL code make reference to creating connectivity and walkability and prioritising active and public transport options within neighbourhoods. We note that, as an assessment benchmark set by the Planning Regulation, the planning scheme does not need to duplicate the content of schedule 12A, although it can go further if appropriate. <p>General recommendation</p> <p>There is potential for the planning scheme to further refine its approach to urban design and place making requirements in the assessment benchmarks. This could be achieved by ensuring higher-level strategic outcomes in the Structure Plans are more effectively reflected in the performance outcomes and acceptable outcomes of the various zone codes and use codes. It is also recommended that further assessment benchmarks be incorporated with the emerging community zone (or other relevant zone) code to demonstrate how development can meet the intended outcomes for new communities and locally focussed structure plans.</p> <p>While not a matter of SPP compliance, further work in this area could be informed by new Region-wide design investigations including:</p> <ul style="list-style-type: none"> • Establishing clear and consistent direction on the desired built form and public realm outcomes in each zone or relevant part of the Region. • Clearly articulating the attributes that are important to sense of place and ownership values within the community which need to be protected or reinforced (and how); • Supporting and aligning development of a scale that advances the role of centres and the efficient utilisation of established infrastructure in well-serviced locations.

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<p>Further work in this area should be informed by community workshops to establish the communities' views on the desired future look, function and feel of their communities. However, as discussed above, the current housing priorities being driven by the State will require that design requirements are reasonable and do not undermine feasibility.</p>
	<p>(3) Development is designed to: (a) value and nurture local landscape character and the natural environment (b) maintain or enhance important cultural landscapes and areas of high scenic amenity, including important views and vistas that contribute to natural and visual amenity (c) maintain or enhance opportunities for public access and use of the natural environment.</p>		<p>The planning scheme recognises scenic and landscape values and includes a scenic amenity overlay. The mapping associated with this overlay identifies areas of high scenic amenity and the code ensures that development is sited and designed to minimise adverse impacts on those scenic amenity values.</p> <p>The ROL code generally seeks development that is consistent with the character of the zone. Further review may be required to ensure the ROL code is consistent with the outcomes sought for zones and new communities with structure plans.</p> <p>The planning scheme includes a character residential zone to ensure that development recognises and respects the important scenic and heritage character of the Town of Seventeen Seventy and the natural landscape and existing coastal development character of the Springs Beach/Red Rock area, south of Agnes Water.</p>
	Infrastructure and services		
<p>(4) Connected pedestrian, cycling and public transport infrastructure networks are facilitated and provided.</p>		<p>The planning scheme includes neighbourhood design requirements in the ROL code. These provisions also apply to plans of development which are required for new proposals in the emerging community zone. Requirements include:</p> <ul style="list-style-type: none"> • Interlinked neighbourhoods with residential character and identity • Pedestrian movement; community focus points • A variety of lot sizes • Safer communities • Climate responsive design <p>Alignment recommendation Cycling and public transport infrastructure networks should be updated to respond to and reflect changes in the local and state network planning.</p>	

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>(5) Community facilities and services, including education facilities (state and non-state providers), health facilities, emergency services, arts and cultural infrastructure, and sport, recreation and cultural facilities are well-located, cost-effective and multi-functional.</p>		<p>There are substantial areas zoned for centres, community facilities, open space or sport and recreation in the planning scheme that provide a high level of accessibility. The purpose statements of the low density residential zone, low-medium density residential zone and medium density residential zone make specific reference to development being supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community.</p> <p>The inclusion of structure plans in the planning scheme also demonstrate how communities could be connected to community facilities, open space, commercial areas and transport infrastructure. The inclusion of specific benchmarks in the planning scheme promoting the intended outcomes of structure plans could further assist in achieving this policy.</p> <p>In any event, we note the role of the LGIP in facilitating necessary local infrastructure networks. The planning scheme should not ‘double dip’ in setting requirements for trunk infrastructure that is the subject of infrastructure charges.</p>
	<p>(6) Connection to fibre-optic telecommunications infrastructure (e.g. broadband) is supported in greenfield areas.</p>		<p>AO3.2 of the development design code requires that provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.</p>
	<p>(7) All development accessed by common private title is provided with appropriate fire hydrant infrastructure and has unimpeded access for emergency service vehicles to protect people, property and the environment.</p>		<p>AO4.1 of the development design code requires fire hydrant infrastructure for development involving common private title.</p>

2.2 ECONOMIC GROWTH

2.2.1 Agriculture

The agriculture state interest relates to the importance of the agriculture industry, agricultural land, fisheries resources, aquaculture and the stock route network to the economy. Rural land is a finite resource that needs to be conserved and managed. The SPP state interest statement and policies for agriculture are:

The resources that agriculture depends on are protected to support the long-term viability and growth of the agriculture sector.

1. Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).
2. Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:
 - a. avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture
 - b. avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land
 - c. maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.
3. Fisheries resources are protected from development that compromises long-term fisheries productivity, sustainability and accessibility.
4. Growth in agricultural production and a strong agriculture industry is facilitated by:
 - a. promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations
 - b. protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity
 - c. locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures
 - d. facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc)
 - e. considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains
 - f. ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.

Difference between SPP 2016 and SPP 2017

Changes made to the agriculture state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy to enhance agricultural development opportunities in important agricultural areas (policy 1).
- Amended state interest policy to protect agricultural land classification classes A and B from irreversible impacts (policy 2b).
- Amended state interest policies to protect and promote agriculture (policies 4a and 4b).

Mapping requirements

The latest agricultural land classification (class A and B mapping) was published on 29 July 2020. A comparison of this mapping and the mapping incorporated within the planning scheme identifies a reduction in in class A and B areas between the two SPP iterations (**Figure 2**). Similarly, there have been minor updates to the stock route network. There are no state-identified areas of agricultural importance in the Gladstone Region. There is an opportunity to update the agricultural land classification overlay map to improve the extent to which this State Planning Interest is integrated in the planning scheme. Appendix 1 of the SPP indicates that this mapping could

be locally refined if desired. Even though there are likely to be inaccuracies in the state mapping, in our view, there would be limited utility in further local refinement (refer discussion below).

There is also state mapping (available through Qld Globe but not part of the SPP-IMS) that identifies aquaculture development areas (ADA) (**Figure 3**). This mapping is available for information purposes and may be included in the planning scheme mapping at the discretion of Council, should it be needed to effectively regulate development. The River Ranch area and land adjoining Rockhampton Regional Council at Raglan is identified as an ADA. It is recommended that this mapping layer be incorporated within the planning scheme mapping, for the reasons discussed below.

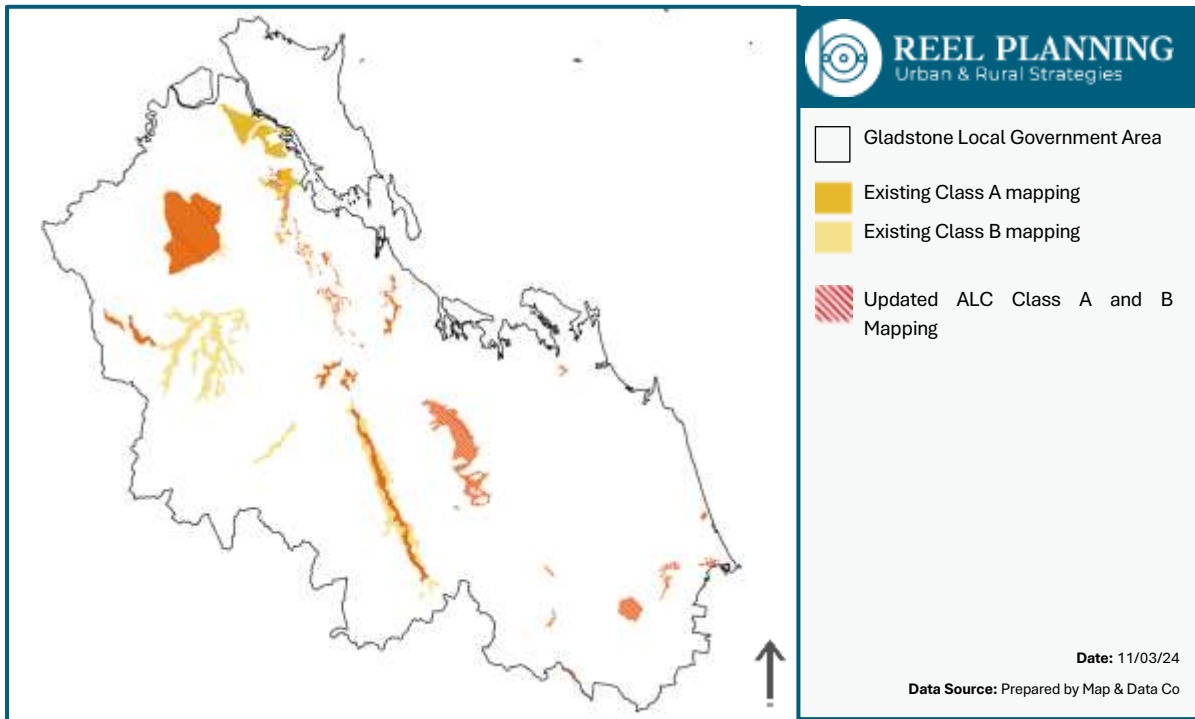


Figure 2: SPP Layer Comparison: Agricultural Land Classification

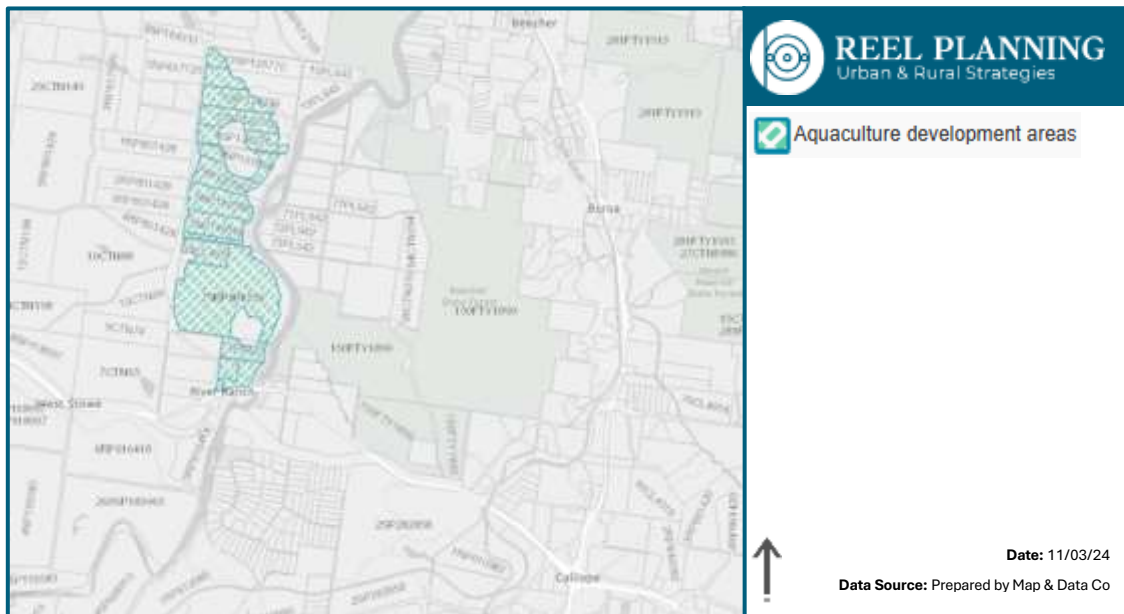


Figure 3: SPP Layer Comparison: New Aquaculture Development Areas

Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the state interest of agriculture in Our Place Our Plan.

Table 5: Agriculture – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Agriculture</p>	<p>(1) Agriculture and agricultural development opportunities are promoted and enhanced in important agricultural areas (IAAs).</p>		<p>Not applicable. There are no IAAs mapped in the Gladstone LGA.</p> <p>General recommendation Although not a state interest matter, there may be agricultural areas and rural activity clusters or opportunities of local importance that may be worthy of planning scheme policy responses. A local study of non-urban land values may help to identify these.</p>
	<p>(2) Agricultural Land Classification (ALC) Class A and Class B land is protected for sustainable agricultural use by:</p> <p>(a) avoiding fragmentation of ALC Class A or Class B land into lot sizes inconsistent with the current or potential use of the land for agriculture</p> <p>(b) avoiding development that will have an irreversible impact on, or adjacent to, ALC Class A or Class B land</p> <p>(c) maintaining or enhancing land conditions and the biophysical resources underpinning ALC Class A or Class B land.</p>		<p>The strategic framework specifically identifies the importance of protecting agricultural land, including measures which seek to protect productive rural areas from fragmentation and promote and enhance agricultural development.</p> <p>ROL is code assessable development and a minimum lot size of 250ha has been identified.</p> <p>Non-agricultural uses are generally code assessable development with the exception of small-scale uses (environment facility, outstation and roadside stall), infrastructure (landing, park) and animal keeping which fall under accepted development and accepted development subject to requirements. These uses are generally considered consistent with the intent of the Rural zone. The addition of other code assessable uses, beyond those already permitted in the Rural zone, is not recommended.</p> <p>General recommendation While the scheme’s policy settings are appropriate, there is a need to incorporate the revised state mapping layer for ALC classes. As noted above, there will also be productive and natural values that require protection across all rural land (even lesser quality land). The planning scheme should effectively deal with these.</p>
	<p>(3) Fisheries resources are protected from development that compromises long-term fisheries</p>		<p>The strategic framework refers to marine and fisheries resources being preserved and their associated industries operating sustainably (Section 3.7.1(6)). The biodiversity overlay also includes buffer distances from a waterway and wetlands in addition to matters of state environmental significance.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	productivity, sustainability and accessibility.		
	<p>(4) Growth in agricultural production and a strong agriculture industry is facilitated by:</p> <p>(a) promoting hard to locate intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture in appropriate locations</p> <p>(b) protecting existing intensive agricultural land uses, such as intensive animal industries, aquaculture, and intensive horticulture, from encroachment by development that is incompatible and/or would compromise the safe and effective operation of the existing activity</p> <p>(c) locating new development (such as sensitive land uses or land uses that present biosecurity risks for agriculture) in areas that avoid or minimise potential for conflict with existing agricultural uses through the provision of adequate separation areas or other measures</p>		<p>The planning scheme already includes measures which seek to protect productive rural areas from fragmentation and to promote and enhance agricultural development. The strategic framework identifies that Gladstone is ‘<i>a gateway to prosperous rural activities</i>’ and specifically identifies the importance of protecting agricultural land.</p> <p>The purpose of the ROL code and AOs and POs refer to ROL not being to the detriment of agricultural activities. The planning scheme identifies a minimum lot area of 250ha for rural zoned land.</p> <p>The rural zone code, specifically PO5 includes separation distances for sensitive land uses to avoid or minimise potential for conflict with existing agricultural uses. The rural zone code also includes AOs and POs particularly relating to the protection of stock routes and stock movement. This includes minimum setback distances for accommodation and community activities.</p> <p>General recommendation</p> <p>There are various uses identified as code assessable in the rural zone that have the potential to impact on viability of agriculture. These uses may benefit from further clarification of where and under what circumstances they may be appropriate. In some cases, a change to the category of assessment may be warranted (cognisant of the Planning Act decision rules). For instance, renewable energy facility, extractive industry, other industrial development and short term accommodation and tourist uses.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>(d) facilitating opportunities for co-existence with development that is complementary to agricultural uses that do not reduce agricultural productivity (e.g. on-farm processing, farm gate sales, agricultural tourism etc)</p> <p>(e) considering the provision of infrastructure and services necessary to support a strong agriculture industry and associated agricultural supply chains</p> <p>(f) ensuring development on, or adjacent to, the stock route network does not compromise the network's primary use for moving stock on foot, and other uses and values including grazing, environmental, recreational, cultural heritage, and tourism values.</p>		

2.2.2 Development and Construction

The development and construction state interest seeks to support employment needs and economic growth by facilitating a range of residential, commercial, retail and industrial development opportunities, and a strong development and construction sector. The SPP state interest statement and policies for development and construction are:

Employment needs, economic growth, and a strong development and construction sector are supported by facilitating a range of residential, commercial, retail, industrial and mixed-use development opportunities.

1. A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed-use development is identified that considers:
 - a. existing and anticipated demand
 - b. the physical constraints of the land
 - c. surrounding land uses
 - d. the availability of, and proximity to, essential infrastructure required to service and support such development.
2. Appropriate infrastructure required to support all land uses is planned for and provided.
3. Mixed use development is achieved by appropriately zoning the land.
4. An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.
5. Efficient delivery of development is facilitated by the adoption of the lowest level of assessment for development that is consistent with the purpose of the zone.
6. Land uses are consistent with the purpose of the zone.
7. State development areas and Priority Development Areas are:
 - a. identified and appropriately considered in terms of their planning intent
 - b. supported by compatible and complementary land uses and services on surrounding land.
8. Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.

Difference between SPP 2016 and SPP 2017

Changes made to the development and construction state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy to ensure that there is sufficient supply of land for development based on existing and anticipated demand and surrounding land uses (Policies 1a and 1c).
- Amended state interest policy to extend the requirement to provide a mix of lot sizes and configurations to also include residential, retail and mixed-use development, not just industrial and commercial development (Policy 4).
- Amended state interest policy to extend the requirement to adopt the lowest level of assessment to all uses, not just industrial and commercial uses (Policy 5).
- Amended state interest policy to remove the emphasis on redevelopment of government land and shift the focus to public benefit outcomes (see Policy 8).

Mapping requirements

SPP mapping relating to the state interest of development and construction includes Priority Development Areas (PDAs) and State Development Areas (SDAs). These are not currently shown in the planning scheme mapping. This review presents an opportunity to update planning scheme maps.

Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the state interest of development and construction in Our Place Our Plan.

Table 6: Development Construction – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Development and Construction</p>	<p>(1) A sufficient supply of suitable land for residential, retail, commercial, industrial and mixed-use development is identified that considers:</p> <ul style="list-style-type: none"> (a) existing and anticipated demand (b) the physical constraints of the land (c) surrounding land uses (d) the availability of, and proximity to, essential infrastructure required to service and support such development. 		<p>Industrial Land</p> <p>Section 3.3 of the strategic framework refers to having an adequate supply of industrial land that reflects site area requirements for a range of industrial activities. It must also be well serviced, connected to major transport links, transport routes and other key infrastructure and avoid adverse impacts on sensitive uses. The Population, Employment and Land Supply Background Study prepared by Norling Consulting as part of this 10 Year Review project demonstrates that the Gladstone Region has a sufficient supply of industrial lands to last for many decades. However, it is important to note that given new State government directives (<i>Enabling Queensland's hydrogen production and export opportunities</i>) there is the potential for a significant number of renewable energy projects (such as solar and/or wind farms) to establish in the region to support emerging industries which may absorb a large portion of this land. The Population, Employment and Land Supply Background Study also identified that the provision of vacant low Impact Industry and commercial land is particularly low.</p> <p>General recommendation – It is recommended that an amended or new planning scheme identify additional low impact industry zoned land, particularly within the Gladstone Urban Area.</p> <p>Retail and commercial land</p> <p>The planning scheme includes a hierarchy of centres which are intended to incorporate a variety of uses depending on the role and function of the area (strategic framework 3.3.2). The Population, Employment and Land Supply Background Study indicates that there is likely to be insufficient centre zoned land to accommodate projected demand to 2046.</p> <p>General Recommendation – It is also recommended that Council investigate opportunities to further differentiate the planning scheme's centre hierarchy to include district and local centres. The</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<p>benefits of this option should be weighed against any potential risks to ensure the most appropriate outcome is achieved.</p> <p>Residential Land Residential land supply is discussed in response to the housing supply and diversity state interest (refer Table 3).</p>
	(2) Appropriate infrastructure required to support all land uses is planned for and provided.		<p>The LGIP is the primary means by which this state interest is supported. Nonetheless, provision of appropriate infrastructure is dealt with in the strategic framework, which articulates the need for land use and infrastructure planning outcomes which:</p> <ul style="list-style-type: none"> • Prioritise the use of existing infrastructure particularly where capacity exists • Minimise growth fronts by prioritising developments covered by structure plans and mixed use centres and urban revitalisation neighbourhoods, and • Support financially sustainable infrastructure standards and delivery. <p>The extensive designation of greenfield land in the emerging community zone and other zones creates challenges for efficient servicing, because it results in multiple potential growth fronts. This often means that it is difficult to provide the necessary infrastructure to meet the needs of the community in a timely manner. However, the benefit of this extensive area being identified in the planning scheme since its commencement in 2015 is that this area is likely to continue to meet the population projections for to 2046 and beyond and therefore, no new growth fronts are required to be considered by Council. Service providers have been aware of the future growth pattern for Gladstone Region for some time and as a result infrastructure planning has already commenced and is reflective of current zoning provisions and is likely to continue to meet future population requirements.</p>
	(3) Mixed use development is achieved by appropriately zoning the land.		<p>Mixed use development is primarily facilitated in the centre and mixed use zones in Gladstone, which provide for a variety of land uses which are either accepted or code assessable development. This includes housing of varying densities, residential care facilities, rooming accommodation and retirement facilities. An appropriate range of uses is accommodated in other, less diverse zones.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			Council officers and industry stakeholders suggest that the mixed use zone is not achieving intended outcomes, and requires review. For example, certain historical uses, such as dwelling houses, are located within the zone but trigger impact assessment under the zone’s Table of Assessment.
	(4) An appropriate mix of lot sizes and configurations for residential, retail, commercial, mixed use and industrial development is provided for in response to the diverse needs of these uses and ancillary activities.		Lot mix for residential development is discussed in response to housing diversity state interests above. The planning scheme facilitates the broad mix of lot sizes in centre, industrial and other zones required for the diverse activities needed to support business diversity and growth in commercial, industrial and retail zones.
	(5) Efficient delivery of development is facilitated by the adoption of the lowest appropriate level of assessment for development that is consistent with the purpose of the zone.		The categories of development and assessment are generally consistent with the purpose of the zones. Feedback from internal Council officers and industry stakeholders suggests that further refinement of the tables of assessment and codes generally could improve the clarity and operation of the planning scheme. For example, there is opportunity to improve/streamline the assessment of dwelling houses under the planning scheme (i.e. unnecessary or excessive overlay triggers could be removed).
	(6) Land uses are consistent with the purpose of the zone.		
	(7) State development areas and Priority Development Areas are: (a) identified and appropriately considered in terms of their planning intent (b) supported by compatible and complementary land uses and services on surrounding land.		The Clinton, Tannum Sands and Toolooa Priority Development Areas (PDA) are predominantly intended for residential purposes. Low density residential, Emerging community and Open space zoned land adjoin these PDAs and complement their residential function. The Gladstone State Development Area (SDA) is intended for industrial development. Land adjoining the is predominately surrounded by Rural zoned land, some of which is in proximity to productive agricultural land. Industrial land uses are predominately impact assessable in the Rural zone. There are sufficient development controls in the Gladstone SDA Development Scheme, to address the interface been the SDA’s and adjoining land uses.
(8) Public benefit outcomes on state-owned land are achieved by appropriately zoning the land.		Work with the State to ensure the intended purpose of land under the <i>Land Act 1994</i> is complemented by the planning scheme and zoning.	

2.2.3 Mining and Extractive Resources

The mining and extractive resources state interest seeks to ensure that development be located, sited and designed to avoid or mitigate the impacts generated by existing and future extractive industry in KRAs and mining. The SPP state interest statement and state interest policies for mining and extractive resources are:

Extractive resources are protected and mineral, coal, petroleum and gas resources are appropriately considered to support the productive use of resources, a strong mining and resource industry, economical supply of construction materials, and avoid land use conflicts where possible.

Extractive resources:

1. Key resource areas (KRAs) are identified, including the resource/processing area, separation area, transport route and transport route separation area.
2. KRAs are protected by:
 - a. maintaining the long-term availability of the extractive resource and access to the KRA
 - b. avoiding new sensitive land uses and other incompatible land uses within the resource processing area and the related separation area of a KRA that could impede the extraction of the resource
 - c. avoiding land uses along the transport route and transport route separation area of a KRA that are likely to compromise the ongoing use of the route for the haulage of extractive materials
 - d. avoiding new development adjacent to the transport route that is likely to adversely affect the safe and efficient transportation of the extractive resource.

Mineral, coal, petroleum and gas resources:

1. The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered.
2. Opportunities for mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses are facilitated.
3. The location of specified petroleum infrastructure is considered.

Difference between SPP 2016 and SPP 2017

Changes made to the mining and extractive resources state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy to ensure land uses within KRAs and along transport routes that could impede the extraction and/or transport of the resource are avoided (Policy 2).

Changes to the assessment benchmarks associated with the state interests can be summarised as:

- Amended assessment benchmark relating to development within a resource/processing area of a KRA to clarify that it should not impede (as opposed to 'significantly impede') the undertaking of an existing or future extractive industry development (Assessment benchmark 1).
- Amended assessment benchmark relating to the development of sensitive and other potentially incompatible land uses needing to avoid the separation area to ensure this occurs only if it could impede the extraction of the resource (Assessment benchmark 2).
- Amended assessment benchmark to ensure that development not associated with extractive industry does not increase in the number of people working in the transport route separation area of a KRA unless the development mitigates the impacts generated by the haulage of extractive materials (Assessment benchmark 3).

Mapping requirements

The latest published version of the mining and extractive resources SPP mapping was released on 21 September 2021. It is understood that a further update is to be released soon, although the changes within Gladstone Region are unknown at this stage. A comparison between the mapping of this state interest within the planning scheme

and current SPP mapping identifies a small reduction in the area of KRA 136 – Calliope River (**Figure 4**). This review presents an opportunity to update planning scheme maps.

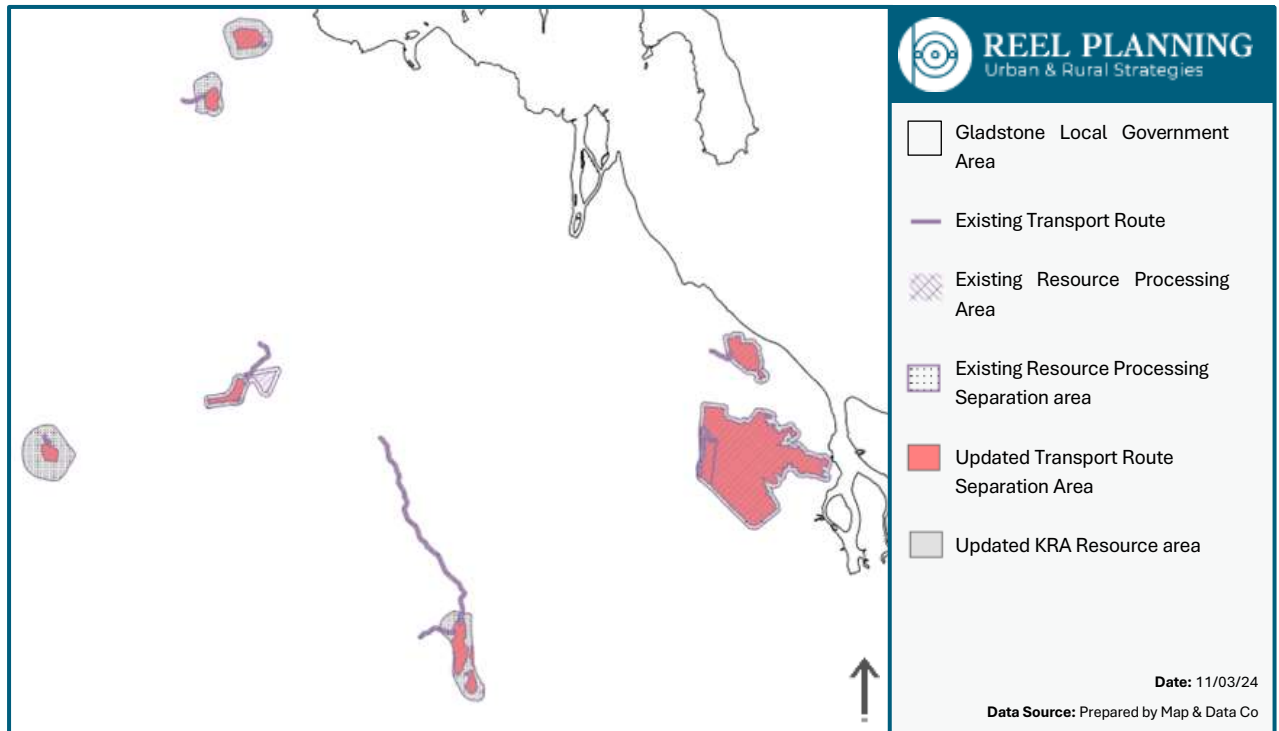
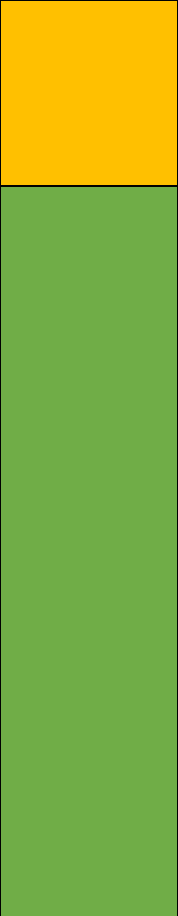


Figure 4: SPP Layer Comparison: Key Resource Areas

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the state interest of mining and extractive resources in Our Place Our Plan.

Table 7: Mining and Extractive Resources – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Mining and Extractive Resources</p>	<p>Extractive resources</p> <p>(1) Key resource areas (KRAs) are identified, including the resource/ processing area, separation area, transport route and transport route separation area.</p>		<p>The extractive resources and minerals overlay identifies transport routes, transport route separation areas, resource/ processing area and resource/ processing separation areas.</p> <p>Alignment recommendation Update this scheme mapping to incorporate changes to SPP mapping.</p>
	<p>(2) KRAs are protected by:</p> <p>(a) maintaining the long-term availability of the extractive resource and access to the KRA</p> <p>(b) avoiding new sensitive land uses and other incompatible land uses within the resource/ processing area and the related separation area of a KRA that could impede the extraction of the resource</p> <p>(c) avoiding land uses along the transport route and transport route separation area of a KRA that are likely to compromise the ongoing use of the route for the haulage of extractive materials</p> <p>(d) avoiding new development adjacent to the transport route that is likely to adversely affect</p>		<p>The strategic framework makes specific reference to protecting KRAs and their transport routes from encroachment from new sensitive land uses to ensure they can operate efficiently and safely. Further, the extractive resources and minerals overlay includes an overall outcome (2)(a) which seeks to ensure development for sensitive or incompatible uses does not encroach on key resource areas.</p> <p>Key Resource Areas within the region are predominantly located on rural or special purpose zoned land. The rural zone code includes the following purpose statement to protect extractive resource areas:</p> <p><i>(c) Protect or manage significant natural features, resources, and processes, including the capacity for primary production and extractive industry in designated areas (emphasis added).</i></p> <p>PO5 of the rural zone code also seeks to ensure sensitive land uses do not result in reverse amenity impacts on existing or approved rural and extractive industry operations through the use of separation distances.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	the safe and efficient transportation of the extractive resource.		
	Mineral, coal, petroleum and gas resources		
	(3) The importance of areas identified as having valuable minerals, coal, petroleum and gas resources, and areas of mining and resource tenures are considered.		<p>The strategic framework identifies the importance of mining and gas resources, noting that they contribute significant economic benefits to the region.</p> <p>The planning scheme includes a mining leases overlay map which identify mineral development licences and mining leases within the Region, noting the scheme has no jurisdiction over mining activities. however, there is no code accompanying this overlay. Reference to the protection of these resources from encroachment by incompatible uses could be made in the relevant zone codes.</p>
	(4) Opportunities for mutually beneficial co-existence between coal, minerals, petroleum and gas resource development operations and other land uses are facilitated.		Mining resources occur mainly in rural zoned areas where co-existence with rural activities can occur. The planning scheme does not create any impediments to this.
(5) The location of specified petroleum infrastructure is considered.		<p>Petroleum infrastructure locations are not addressed within the planning scheme.</p> <p>Alignment recommendation It is recommended the planning scheme be updated to recognise petroleum infrastructure to ensure alignment with this requirement</p>	

2.2.4 Tourism

The tourism state interest seeks to ensure that tourism planning and development opportunities are appropriate and sustainable, and the social, cultural and natural values underpinning tourism developments are protected. The SPP state interest statement and policies for tourism are:

Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected.

1. The findings of state endorsed tourism studies and plans are considered and reflected where relevant.
2. Existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected.
3. The delivery of sustainable tourism development is facilitated where it:
 - a. is complementary to and compatible with other land uses, including sensitive land uses
 - b. promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of the natural and built assets associated with the tourism development.
4. Appropriate infrastructure to support and enable tourism development is planned for.

Difference between SPP 2016 and SPP 2017

Changes made to the tourism state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy to clarify that state endorsed tourism plans are to be reflected in local planning instruments where appropriate (Policy 1).

Mapping requirements

There is no SPP mapping for the state interest of tourism.

Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the state interest of tourism in Our Place Our Plan.

Table 8: Tourism – State Interest Integration

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
<p>Tourism</p>	<p>(1) The findings of state endorsed tourism studies and plans are considered and reflected where relevant.</p>		<p>General recommendation</p> <p>It is recommended Council consider the recommendations of the following documents and incorporate responses into the strategic planning scheme to facilitate desired development outcomes (to the extent relevant):</p> <ul style="list-style-type: none"> - Next Generation Tourism Planning Handbook, Queensland Government 2017 - Queensland Tourism and Transport Strategy Queensland Government 2018 <p>There is also an opportunity to better align a new planning scheme with the following local strategies:</p> <ul style="list-style-type: none"> - Gladstone Region’s Economic Transition 10-year Roadmap, Gladstone Regional Council 2022 - Gladstone Region Visitor Economy Strategy 2025 - Gladstone Region Economic Development Strategy 2021-2025 - Gladstone Region RV Strategy (2019)
	<p>(2) Existing and potential opportunities, localities or areas appropriate for tourism development are identified and protected.</p>		<p>Existing provisions within the planning scheme facilitate and protect tourism development. The ‘A gateway for tourism’ section (3.3.2) of the strategic framework which identifies existing tourist attractions as well as the major and minor tourism zone codes. Further improvements may emerge from the review of the documents listed above.</p>
	<p>(3) The delivery of sustainable tourism development is facilitated where it:</p> <p>(a) is complementary to and compatible with other land uses, including sensitive land uses</p> <p>(b) promotes the protection or enhancement of the character, landscape and visual amenity, and the economic, social, cultural and environmental values of</p>		<p>The major and minor tourism zone codes include provisions to ensure development protects and enhances unique local, scenic, environmental, cultural and historic character in which it is located.</p>

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
	the natural and built assets associated with the tourism development.		
	(4) Appropriate infrastructure to support and enable tourism development is planned for.		The LGIP establishes plans for trunk infrastructure that reflect projected demand from all activities. The planning scheme includes provisions to protect safe and efficient operation of infrastructure. Further improvements may emerge from the review of the documents listed above.

2.3 ENVIRONMENT AND HERITAGE

2.3.1 Biodiversity

The biodiversity state interest seeks to ensure that matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes. The SPP state interest statement and state interest policies for biodiversity are:

Matters of environmental significance are valued and protected, and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.

1. Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the *Environment Protection and Biodiversity Conservation Act 1999*.
2. Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.
3. Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.
4. Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.
5. Viable koala populations in South East Queensland are protected by conserving and enhancing koala habitat extent and condition.

Difference between SPP 2016 and SPP 2017

Changes made to the biodiversity state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policies to clarify that development that impacts on matters of national and local environmental significance should be avoided (Policies 1 and 3).
- Amended state interest policies to ensure that where adverse impacts on matters of state and local environmental significance cannot be reasonably avoided, they are minimised (Policies 2 and 3).
- Amended state interest policy to require the enhancement of ecological processes and connectivity (Policy 4).
- Amended state interest policy to ensure that viable koala populations in SEQ are protected by conserving and enhancing koala habitat extent and condition (Policy 5).
- Amended definition of matters of state environmental significance (MSES) to more closely align with the *Environmental Offsets Act 2014* (with addition of Category C and R vegetation under the *Vegetation Management Act 1999* to maintain policy effect) and refers directly to the statutory head of power for each matter.
- Amended definition of matters of local environmental significance (MLES) to more clearly identify that a regional plan may identify natural values or areas for investigation and refinement by local government as MLES.

Mapping requirements

There are a significant number of mapping updates required to reflect the current biodiversity state interest. This review presents an opportunity to update planning scheme maps accordingly, as discussed below.

Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the state interest of biodiversity in Our Place Our Plan.

Table 9: Biodiversity – State Interest Integration

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
<p>Biodiversity</p>	<p>(1) Development is located in areas to avoid significant impacts on matters of national environmental significance and considers the requirements of the Environment Protection and Biodiversity Conservation Act 1999.</p>		<p>MNES are dealt with in the overlay code consistent with the SPP.</p>
	<p>(2) Matters of state environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</p> <p><i>Note: A local planning instrument must not include assessment criteria for matters of state environmental significance which duplicate a state assessment process.</i></p> <p><i>Note: Where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance with the Environmental Offsets Act 2014.</i></p>		
	<p>(3) Matters of local environmental significance are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.</p>		

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
	<p><i>Note: Where it is demonstrated that adverse impacts cannot be avoided or minimised, a local government may require an offset for matters of local environmental significance in accordance with the Environmental Offsets Act 2014.</i></p>		<p>Alignment recommendation</p> <p>The change to the SPP includes wording that now implies local governments will be expected to identify MLES (although in our experience, the State has been inconsistent in requiring this).</p> <p>We recommend that Council undertakes local assessment of biodiversity values to satisfy this aspect of the SPP. As part of this work, Council should consider:</p> <ul style="list-style-type: none"> Identifying and protecting locally significant species habitat and ecological corridors; Undertaking mapping exercise to layer environmental overlays with conflicting development and revise zoning or set assessment benchmarks that provide clarity about what balance is intended; Undertaking a review of biodiversity offset arrangements in accordance with legislative changes and investigating opportunity to establish a local environmental offsets policy (if required).
	<p>(4) Ecological processes and connectivity is maintained or enhanced by avoiding fragmentation of matters of environmental significance.</p>		<p>The planning scheme makes various references to protecting corridors and linkages between areas supporting MNES, MSES, wetlands, waterways, remnant vegetation, habitat areas and other natural areas. While this can be determined through site specific assessments, the identification of strategically important corridors (whether of local or regional scale) can assist in better protecting these functions.</p> <p>General recommendation</p> <p>MLES investigations (as outlined above) should include analysis of ecological linkages or corridors (including waterways), which protect environmental values and support ecological functions (including MSES and MLES).</p>
	<p>(5) Viable koala populations in South-East Queensland are protected by conserving and enhancing koala habitat extent and condition.</p>		<p>Not applicable.</p>

2.3.2 Coastal Environment

The Coastal Environment state interest seeks to regulate development in the coastal environment and protect coastal resources, processes and landforms in the coastal management district. The SPP state interest statement and state interest policies for the Coastal environment state interest are:

The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.

Protection of the coastal environment:

1. Coastal processes, and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by:
 - a. concentrating future development in existing urban areas through infill and redevelopment
 - b. conserving the natural state of landforms, wetlands and native vegetation in the coastal management district
 - c. maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas
2. Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.
3. Reclamation of land under tidal water is avoided other than for the purpose of:
 - a. coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or
 - b. strategic ports, priority ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or
 - c. coastal protection works or work necessary to protect coastal resources or coastal processes

Development in the coastal environment:

4. Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.
5. Opportunities for public use of and access to, and along, state coastal land is maintained or enhanced in a way that protects or enhances public safety and coastal resources.

Difference between SPP 2016 and SPP 2017

Changes made to the Coastal environment state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest statement to maintain public use of and access 'to and along state coastal land', rather than the 'coast'.
- Amended state interest policy to include specific reference to the Great Barrier Reef Catchment and its protection (Policy 1).
- Amended state interest policy to clarify that landforms, wetlands and native vegetation should be conserved in the coastal management district (Policy 1b).
- New state interest policy requiring the development of canals, dry-land marinas, artificial waterways or marine infrastructure avoid adverse impacts on coastal resources and processes (Policy 2).
- New state interest policy requiring the reclamation of land under tidal water avoided, other than for certain uses and circumstances (Policy 3).

Mapping requirements

The coastal management district is now a required layer for inclusion, although the current planning scheme does not include it. It is suggested this is added to the coastal hazard overlay mapping.

No updates have been made to the SPP coastal management district, with the latest version published on 3 February 2016.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the state interest of Coastal Environment in Our Place Our Plan.

Table 10: Coastal Environment – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Coastal Environment</p>	<p>Protection of the coastal environment</p>		
	<p>(1) Coastal processes and coastal resources statewide, including in the Great Barrier Reef catchment, are protected by:</p> <ul style="list-style-type: none"> (a) concentrating future development in existing urban areas through infill and redevelopment (b) conserving the natural state of landforms, wetlands and native vegetation in the coastal management district (c) maintaining or enhancing the scenic amenity and aesthetic values of important natural coastal landscapes, views and vistas 		<p>The strategic framework and biodiversity and coastal hazard overlays include specific provisions which seek to <i>‘protect, rehabilitate and manage coastal natural resources, biodiversity and ecosystem services values’</i> and <i>‘maintain or enhance the scenic amenity of important natural coastal landscapes, views and vistas’</i> (Biodiversity Overlay Code Overall Outcomes (e) and (j)), and maintain access to the coast, consistent with the SPP.</p> <p>The provisions apply to all development, including canals, dray land marinas, artificial waterways and marine infrastructure (to the extent the latter are within the scheme’s jurisdiction).</p>
	<p>(2) Development of canals, dry land marinas, artificial waterways or marine infrastructure avoids adverse impacts on coastal resources and processes.</p>		<p>The planning scheme does not, however, make specific reference to, or map, the coastal management district. Despite the lack of this mapping, coastal landscapes are still protected.</p>
<p>(3) Reclamation of land under tidal water is avoided other than for the purpose of:</p> <ul style="list-style-type: none"> (a) coastal-dependent development, public marine development or community infrastructure, where there is no reasonable alternative; or (b) strategic ports, priority ports, boat harbours or strategic airports and aviation facilities in accordance with a statutory land use plan, or statutory master plan; or (c) coastal protection works or work necessary to protect coastal resources or coastal processes. 		<p>General recommendation</p> <p>It is recommended the planning scheme be further strengthened to ensure alignment with this requirement, to the extent such development is within the planning scheme’s jurisdiction (given it does not apply below HWM).</p>	

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>Development in the coastal environment</p> <p>(4) Coastal-dependent development in areas adjoining tidal water is facilitated in preference to other types of development.</p>		<p>The purpose statement of the coastal hazard overlay seeks to protect or enhance naturally occurring coastal processes while still providing opportunities for appropriate coastal-dependant development. Planning scheme urban zoning which permits other forms of development reflects pre-existing development commitments.</p> <p>Updated erosion prone area and storm tide inundation mapping and outcomes of the <i>Our Coast Our Future</i> Coastal Hazard Adaptation Strategy (CHAS) in current and future planning scheme updates will also reinforce this outcome.</p>
	<p>(5) Opportunities for public use of and access to, and along, state coastal land is maintained or enhanced in a way that protects or enhances public safety and coastal resources.</p>		<p>Maintaining coastal access is dealt with in the coastal hazards overlay.</p>

2.3.3 Cultural Heritage

The Cultural Heritage state interest seeks to conserve the cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, for the benefit of the community and future generations. The SPP state interest statement and state interest policies for the Cultural Heritage state interest are:

The cultural heritage significance of heritage places and heritage areas, including places of Aboriginal and Torres Strait Islander cultural heritage, is conserved for the benefit of the community and future generations.

Aboriginal and Torres Strait Islander cultural heritage:

1. Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are appropriately conserved and considered to support the requirements of the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage 2003*.

World and national cultural heritage:

2. Adverse impacts on the cultural heritage significance of world heritage properties and national heritage places prescribed under the *Environment Protection and Biodiversity Conservation Act 1999* are avoided.

State cultural heritage:

3. Adverse impacts on the cultural heritage significance of state heritage places are avoided.

Local cultural heritage:

4. Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.
5. Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or areas by:
 - a. avoiding adverse impacts on the cultural heritage significance of the place or area; or
 - b. minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area.
6. The conservation and adaptive reuse of local heritage places and local heritage areas are facilitated so that the cultural heritage significance is retained.

Changes made to the Cultural heritage state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policies for world, national and state heritage places to ensure that adverse impacts should be avoided (Policies 2 and 3).
- Amended state interest policy to require that local heritage place and local heritage areas include a statement of local cultural heritage significance of the place or area is included (Policy 4).

Since the current planning scheme was prepared, the State Government has also identified recognising First Nations knowledge and traditions as part of the purpose of the Planning Act, and prepared *Advancing Aboriginal and Torres Strait Islander interests in Land Use Planning* guidance material. The latter seeks improved engagement with traditional owners and Indigenous community members more broadly.

Mapping requirements

The planning scheme includes a general heritage layer which appears to include a mixture of both Local and State heritage. The latest published version of the Cultural Heritage SPP mapping was released on 12 July 2023. This review presents an opportunity to review and update planning scheme maps. It is recommended a field is created in the Heritage mapping dataset to differentiate between local and State heritage.

Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the state interest of Cultural heritage in Our Place Our Plan.

Table 11: Cultural Heritage – State Interest Integration

State Interest	State Interest Policy	Integrates	Our Place Our Plan Compliance
Cultural Heritage	Aboriginal and Torres Strait Islander cultural heritage		
	<p>(1) Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are appropriately conserved and considered to support the requirements of the Aboriginal Cultural Heritage Act 2003 and the Torres Strait Islander Cultural Heritage Act 2003.</p>		<p>Matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage are not specifically addressed within the planning scheme. The strategic framework refers to “<i>development in the region fulfilling its duty of care to the recognition, protection and conservation of these values under relevant state legislation</i>”.</p> <p>Consistent with the new guidance material, further and better engagement with First Nations people will be expected by the State, especially to determine how best to consider these matters in any new planning scheme.</p> <p>General recommendation</p> <p>It is recommended that Council continue to engage with the Bailai, Gurang, Gooreng Gooreng and Taribelang Bunda people to establish how the planning scheme can effectively recognise and help protect places and items of indigenous cultural heritage significance. Consider the approaches and guidance in the <i>Advancing Aboriginal and Torres Strait Islander interests in land use planning</i> material.</p>
World and national cultural heritage			
<p>(2) Adverse impacts on the cultural heritage significance of world heritage properties and national heritage places prescribed under the Environment Protection and Biodiversity Conservation Act 1999 are avoided.</p>		<p>The following EPBC Protected Matters occur within the Gladstone Region:</p> <ul style="list-style-type: none"> • <i>World Heritage Properties: Great Barrier Reef</i> • <i>National Heritage Places: Great Barrier Reef</i> <p>The Great Barrier Reef’s World Heritage values and nationally significant heritage locations such as the site of the fifth Australian colony at Barney Point and Cook’s landing place at the Town of Seventeen Seventy are specifically cited in the strategic framework as a culturally important heritage place. These places are to be “<i>preserved and development does not compromise their identified cultural heritage values.</i>” The</p>	

State Interest	State Interest Policy	Integrates	Our Place Our Plan Compliance
			Great Barrier Reef’s World Heritage values are to be “ <i>protected through appropriate development which incorporates sustainable land management and water quality practices.</i> ”
State cultural heritage			
	(3) Adverse impacts on the cultural heritage significance of state heritage places are avoided.		<p>Both state and locally significant heritage places are mapped under the Heritage Overlay, while Council’s Local Heritage Register identified local heritage places. Under the planning scheme, both the overlay map and the heritage register are used for triggering assessable development to be assessed against the heritage overlay.</p> <p>General recommendation</p> <p>It is recommended the planning scheme clearly differentiate between different types of heritage places (i.e. State vs local). This can help to ensure the planning scheme does not duplicate state assessment matters (triggered by schedule 10 of the Planning Regulation and SDAP. For example, the Planning Regulation now includes provisions for development on land adjoining a State heritage place in some circumstances. It is recommended these provisions are reviewed to ensure the planning scheme is not duplicating them.</p> <p>In addition, the current status of the separate local heritage register triggers the application of the local heritage code in the <i>Queensland Heritage Regulation 2015</i>, (schedule 2). This makes the scheme provisions redundant (or arguably, not applicable). Local heritage places can either be dealt with via a separate register and the separate code or included only within the planning scheme and dealt with through the overlay code (not both).</p>
Local cultural heritage			
	(4) Local heritage places and local heritage areas important to the history of the local government area are identified, including a statement of the local cultural heritage significance of the place or area.		State and locally significant heritage places are mapped under the heritage overlay and local places are recorded under Council’s Heritage Register. The register includes place cards which provide a description of the heritage place, identifies its heritage significance and location and provides a photo of the place.

State Interest	State Interest Policy	Integrates	Our Place Our Plan Compliance
	<p>(5) Development of local heritage places or local heritage areas does not compromise the cultural heritage significance of the place or area by:</p> <p>(a) avoiding adverse impacts on the cultural heritage significance of the place or area; or</p> <p>(b) minimising and mitigating unavoidable adverse impacts on the cultural heritage significance of the place or area.</p>		<p>The planning scheme complies with this requirement. The planning scheme includes a heritage overlay code which seeks to ensure the cultural heritage significance of the Gladstone region's local heritage places is maintained and protected.</p> <p>Categories of development and assessment make any building work where involving the demolition, partial demolition or removal of a local heritage place impact assessable.</p>
	<p>(6) The conservation and adaptive reuse of local heritage places and local heritage areas are facilitated so that the cultural heritage significance is retained.</p>		<p>The strategic framework encourages the retention and incorporation of heritage listed buildings in new developments (as appropriate) to enhance the visual interest of the street and protect and acknowledge these building's inherent values.</p>

2.3.4 Water Quality

The water quality state interest seeks to ensure the environmental values and quality of Queensland waters are protected and enhanced. The SPP state interest statement and state interest policies for the water quality state interest are:

The environmental values and quality of Queensland waters are protected and enhanced.

1. Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives for Queensland waters.
2. Land zoned for urban purposes is located in areas that avoid or minimise the disturbance to:
 - a. high risk soils
 - b. high ecological value aquatic ecosystems
 - c. groundwater dependent ecosystems
 - d. natural drainage lines and landform features.
3. Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:
 - a. altered stormwater quality and hydrology
 - b. waste water (other than contaminated stormwater and sewage)
 - c. the creation or expansion of non-tidal artificial waterways
 - d. the release and mobilisation of nutrients and sediments.
4. At the construction phase, development achieves the applicable stormwater management design objectives in table A (appendix 2)¹³.
5. At the post-construction phase, development:
 - a. achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2); or
 - b. achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (appendix 2).
6. Development in water resource catchments and water supply buffer areas avoids potential adverse impacts on surface waters and groundwaters to protect drinking water supply environmental values.

Changes made to the water quality state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy to require that development enhances environmental values and the achievement of water quality objectives for Queensland waters (Policy 1).
- Amended state interest policy to require land zoned for urban purposes also avoids high ecological value aquatic ecosystems (Policy 2).
- Amended state interest policy relating to environmental values of receiving waters to expand its application to all development, not just development for urban purposes (Policy 3).
- Amended construction phase design objectives to align with Environmental Protection Act 1994 requirements (Appendix 2).
- Amended state interest policy to ensure off-site stormwater solutions achieve an equivalent or improved water quality outcome post construction in line with the relevant stormwater management design objectives (Policy 5).
- Amended state interest policy to apply water supply buffer area policies beyond SEQ-only scope (Policy 6).
- All assessment benchmarks amended to ensure they apply beyond SEQ-only scope.
- Amended assessment benchmark to ensure development additionally avoids the release and mobilisation of nutrients and sediment (Assessment benchmark 1).
- Amended assessment benchmark to require development at the construction and post-construction phase to achieve applicable stormwater management design objectives set out in Appendix 2 of the SPP

(Assessment benchmark 2).

Mapping requirements

The planning scheme includes a water resource catchment overlay which maps water bore locations, water bore buffer areas, 40m inundation levels and the Awonga Dam catchment. Appendix 1 of the SPP also requires the inclusion of high ecological value water areas (Figure 5). This review presents an opportunity to update planning scheme maps, to improve the extent to which this State planning interest is integrated in the planning scheme.

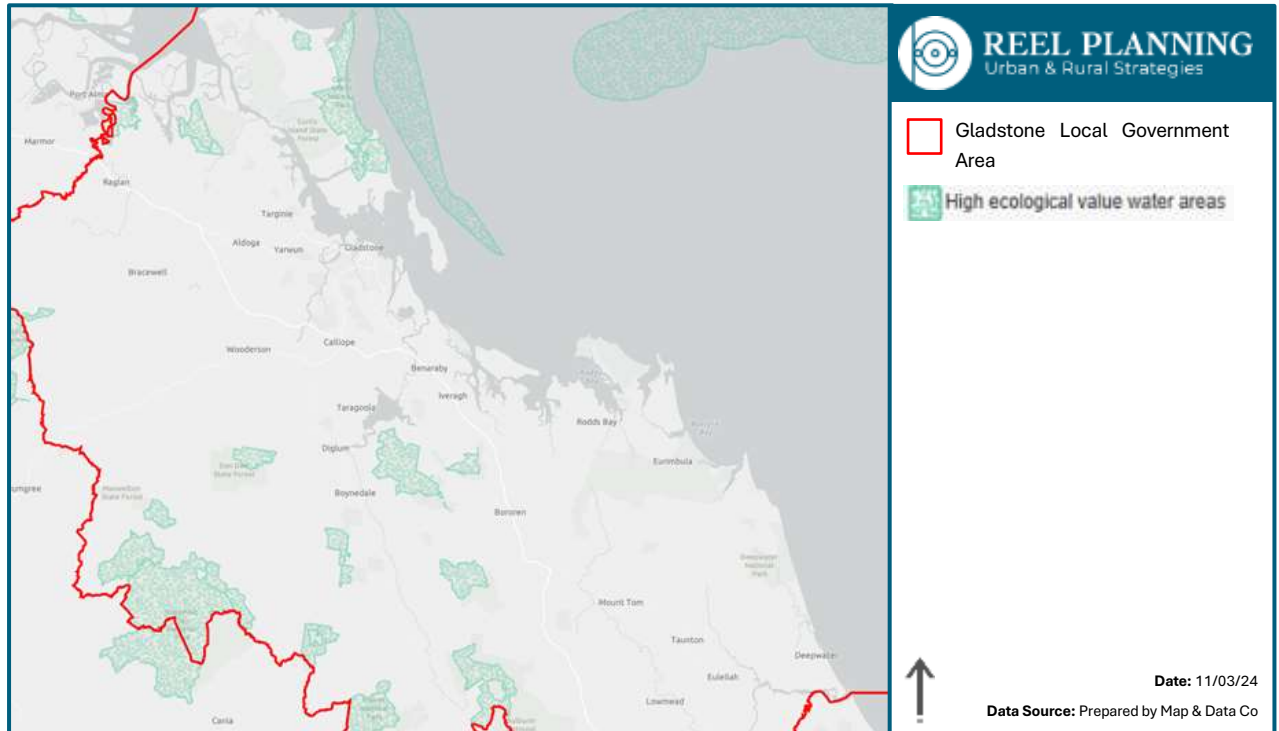


Figure 5: SPP Layer High Ecological Value Water Areas

Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the Water Quality state interest in Our Place Our Plan.

Table 12: Water Quality – State Interest Integration

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
<p>Water Quality</p>	<p>(1) Development facilitates the protection or enhancement of environmental values and the achievement of water quality objectives for Queensland waters.</p>		<p>The strategic framework includes the <i>Sustainable management of the natural environment and resources</i> element which includes the following key statement:</p> <p><i>Development minimises and mitigates impacts on ecological, hydrological and water quality values and the natural processes within coastal foreshores, waterways and rivers; particularly in the largest catchments and tributaries of the Boyne River, Calliope River and Baffle Creek and other waterways such as, the Kolan River, Police Creek, Auckland Creek, Raglan Creek, and Diglum Creek. This is achieved through incorporating water sensitive urban design measures.</i></p> <p>This statement is supported by specific provisions within the biodiversity overlay and development design code which intend for development to avoid significant adverse effects on water quality and the natural environment.</p>
	<p>(2) Land zoned for urban purposes is located in areas that avoid or minimise the disturbance to:</p> <ul style="list-style-type: none"> (a) high risk soils (b) high ecological value aquatic ecosystems (c) groundwater dependent ecosystems (d) natural drainage lines and landform features. 		<p>Performance outcomes for the protection and separation of development from MSES are embedded within the biodiversity overlay code. For example, a buffer extending from the outside edge of an area of MSES is required and is to have a minimum width of:</p> <ul style="list-style-type: none"> (a) 200m where located outside an urban area, or (b) 50m where located within an urban area.
	<p>(3) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from:</p> <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology (b) waste water (other than contaminated stormwater and sewage) 		<p>The development design code includes the following overall outcomes to protect adverse impacts on water quality and environmental values:</p> <ul style="list-style-type: none"> (c) <i>Environmental values of receiving water are protected from adverse development impacts arising from stormwater quality and flow.</i> (d) <i>Environmental values of receiving water are protected from waste water impacts.</i>

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
	<p>(c) the creation or expansion of non-tidal artificial waterways</p> <p>(d) the release and mobilisation of nutrients and sediments.</p>		<p><i>(e) Environmental values of receiving water are protected from development impacts arising from the creation or expansion of non-tidal artificial waterways.</i></p> <p><i>(f) Public health and safety are protected and damage or nuisance caused by stormwater is avoided.</i></p> <p><i>(g) Stormwater is designed to maintain or recreate natural hydrological processes and minimise run-off.</i></p> <p>These overall outcomes are supported by performance outcomes within the code.</p>
	<p>(4) At the construction phase, development achieves the applicable stormwater management design objectives in table A (Appendix 2).</p>		<p>Table 9.3.6.3.2 of the operational works code within the planning scheme outlines construction phase stormwater management design objectives.</p> <p>Alignment recommendation</p> <p>These objectives require review to ensure water quality and best practice requirements for new developments reflect current SPP requirements.</p>
	<p>(5) At the post-construction phase, development:</p> <p>(a) achieves the applicable stormwater management design objectives on-site, as identified in table B (appendix 2); or</p> <p>(b) achieves an alternative locally appropriate solution off-site that achieves an equivalent or improved water quality outcome to the relevant stormwater management design objectives in table B (Appendix 2).</p>		<p>The planning scheme does not include post construction phase – stormwater management design objectives.</p> <p>Alignment recommendation</p> <p>This review presents an opportunity to improve the extent to which this policy is integrated in the planning scheme.</p>
	<p>(6) Development in water resource catchments and water supply buffer areas avoids potential adverse impacts on surface waters and groundwaters to protect drinking water supply environmental values.</p>		<p>Purpose statement (b) and (c) of the development design code seek to:</p> <p><i>(b) Ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the Environmental Protection (Water) Policy 2009.</i></p> <p><i>(c) Protect surface water and ground water.</i></p>

state interest	state interest policy	Integrates	Our Place Our Plan Compliance
			<p>In addition, PO1 of the water resource catchment overlay code seeks to ensure development complies with the specific outcomes and measures contained in the <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012</i>.</p> <p>General recommendation References will need to be updated to more recent policies including the new <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i> and <i>Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2017</i>.</p>

2.4 SAFETY AND RESILIENCE TO HAZARDS

2.4.1 Emissions and Hazardous Activities

The emissions and hazardous activities state interest seeks to protect community health and safety, and the natural and built environment from potential adverse impacts of emissions and hazardous activities and ensure the operation of appropriately established industrial development, major infrastructure, and sport and recreation activities. The SPP state interest statement and state interest policies for the emissions and hazardous activities state interest are:

Community health and safety, and the natural and built environment, are protected from potential adverse impacts of emissions and hazardous activities. The operation of appropriately established industrial development, major infrastructure, and sport and recreation activities is ensured.

Protection from emissions and hazardous activities:

1. Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.
2. Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.
3. Prescribed hazardous chemicals, stored in flood hazard area (where exceeding the hazardous chemicals flood hazard threshold), are located to minimise the risk of inundation and dispersion.
4. Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:
 - a. former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts)
 - b. former landfill and refuse sites
 - c. contaminated land.

Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment:

5. Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively:
 - a. Medium-impact, high-impact and special industries.
 - b. Extractive industries.
 - c. Hazardous chemical facilities.
 - d. Explosives facilities and explosives reserves.
 - e. High pressure gas pipelines.
 - f. Waste management facilities.
 - g. Sewage treatment plants.
 - h. Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan.
 - i. Major sport, recreation and entertainment facilities.
 - j. Shooting facilities.
 - k. Motor sport facilities.

Mitigation of adverse impacts from emissions and hazardous activities:

6. Development that is incompatible with the existing and approved land uses or areas included in policy 5 above, is located to avoid adverse impacts of environmental emissions, or health and safety risks, and where the impacts cannot be practicably avoided, development is designed to minimise the impacts.

Acid sulfate soil affected areas:

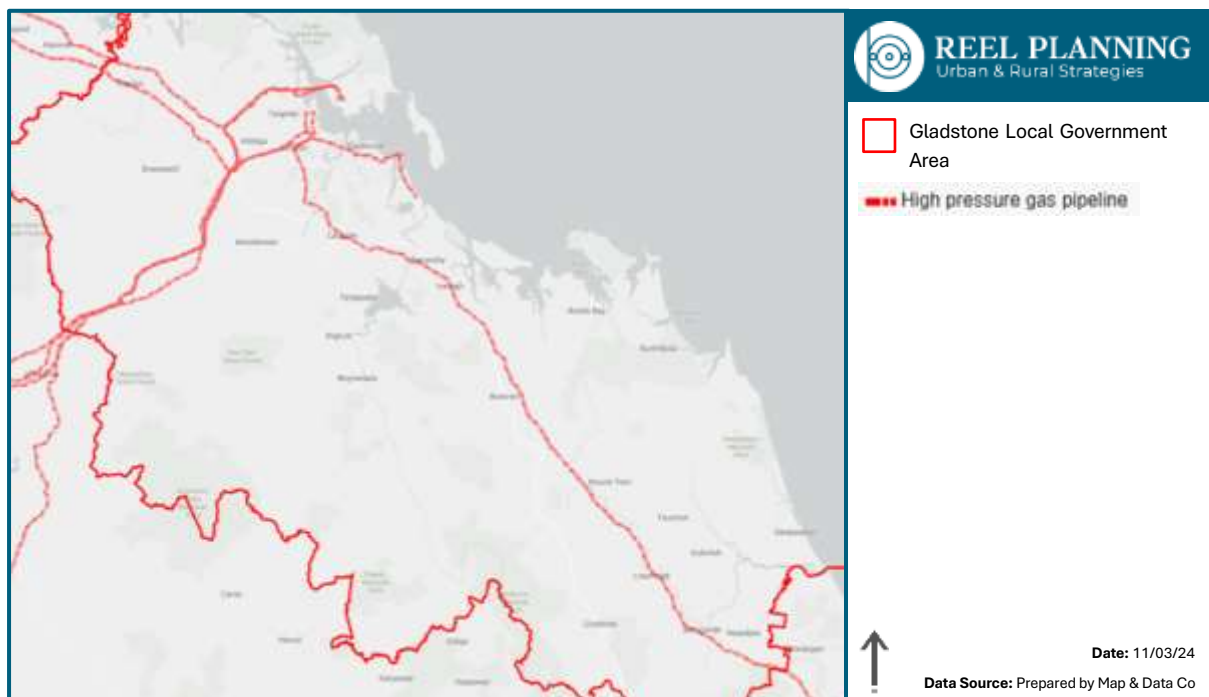
7. Protect the natural and built environment, and human health from potential adverse impacts of acid sulfate soils by:
 - a. identifying areas with high probability of containing acid sulfate soils
 - b. providing preference to land uses that will avoid, or where avoidance is not practicable, minimise the disturbance of acid sulfate soils
 - c. including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of acid, iron or other contaminants.

Changes made to the emissions and hazardous activities state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy to include major gas, waste and sewerage infrastructure. This policy has also been amended to include consideration of the design of development and the impact on the natural environment (Policy 1).
- Amended state interest policy to protect hazardous chemical facilities from encroachment, (which includes major hazard facilities) (Policy 5).
- Amended state interest policy to update high pressure gas pipelines (Policy 5).
- New state interest policy to ensure development that is incompatible with existing industrial, sport and recreation uses is located to avoid adverse impacts (Policy 6).

Mapping requirements

The planning scheme mapping does not identify the location of high pressure gas pipelines in the planning scheme area. Latest published version of the high pressure gas pipeline layer was released on 8 September 2021. This mapping shows a pipeline running centrally through the site north to south, as well as several pipelines in the north of the region running east to west. It is recommended that strategic framework mapping is updated to identify High pressure gas pipelines.



Does Our Place Our Plan appropriately integrate the state interest?

Outlined below is an assessment of the integration of the emissions and hazardous activities state interest in Our Place Our Plan.

Table 13: Emissions and Hazardous Activities – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Emissions and Hazardous Activities</p>	<p>Protection from emissions and hazardous activities</p>		
	<p>(1) Industrial development, major gas, waste and sewerage infrastructure, and sport and recreation activities are located, designed and managed to avoid or mitigate adverse impacts of emissions on sensitive land uses and the natural environment.</p>		<p>Section 3.3 of the strategic framework, industry zone codes and regional infrastructure overlay code address these requirements. There is further opportunity for the industry zones to resolve land use conflict areas/ interface issues (where known) through additional provisions.</p> <p>General recommendation References to the 2008 versions of the <i>Environmental Protection (Noise) Policy</i> and <i>Environmental Protection (Air) Policy</i> should be updated to the most recent versions.</p>
	<p>(2) Activities involving the use, storage and disposal of hazardous materials and prescribed hazardous chemicals, dangerous goods, and flammable or combustible substances are located and managed to minimise the health and safety risks to communities and individuals.</p>		<p>The strategic framework and industry zone codes include provisions relating to the management of hazardous and dangerous goods to maximise public safety.</p>
	<p>(3) Prescribed hazardous chemicals, stored in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold), are located to minimise the risk of inundation and dispersion.</p>		<p>The flood hazard overlay includes specific provisions relating to the storage of hazardous chemicals within the low or medium flood hazard area and requires a Registered Professional Engineer of Queensland with expertise in undertaking flood analysis is to certify the actual level of risk for the site in accordance with those criteria.</p> <p>General Recommendation Provisions require review to ensure best practice requirements for new developments reflect current SPP requirements.</p>
<p>(4) Sensitive land uses are protected from the impacts of previous activities that may cause risk to people or property including:</p>		<p>The purpose of the hazardous activities overlay is to ensure sensitive land uses are protected from risks associated with disused underground mines, tunnels and shafts, landfill and refuse sites and contaminated land. The code requires that buildings are</p>	

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	(a) former mining activities and related hazards (e.g. disused underground mines, tunnels and shafts) (b) former landfill and refuse sites (c) contaminated land.		not located within 100m of known areas of mining subsidence, and 40m of mine shafts or entries. A small area of Calliope, identified in the hazardous activities overlay, is affected by subsidence hazard associated with the presence of historical goldmines. The planning scheme identifies that these areas are not supported for future intensification.
	Protection of industrial development, major infrastructure, and sport and recreation facilities from encroachment		
	(5) Protect the following existing and approved land uses or areas from encroachment by development that would compromise the ability of the land use to function safely and effectively: (a) Medium-impact, high-impact and special industries. (b) Extractive industries. (c) Hazardous chemical facilities. (d) Explosives facilities and explosives reserves. (e) High pressure gas pipelines. (f) Waste management facilities. (g) Sewage treatment plants. (h) Industrial land in a state development area, or an enterprise opportunity area or employment opportunity area identified in a regional plan. (i) Major sport, recreation and entertainment facilities. (j) Shooting facilities. (k) Motor sport facilities.		The strategic framework (Section 3.3.1 (6) and 3.3.2) and several zone and development codes protect the identified uses from encroachment of sensitive land uses to ensure they can operate efficiently and safely. For example, “A gateway for industry” (Element 3.3.2) states: <i>‘The viability and ongoing use of specific use and industrial places is protected by avoiding encroachment of incompatible uses into areas including major pipelines, major electricity and other infrastructure corridors servicing the Gladstone State Development Area, Gladstone Power Station and Gladstone Port.’</i>
Mitigation of adverse impacts from emissions and hazardous activities			
	(6) Development that is incompatible with the existing and approved land uses or areas included in policy 5 above, is located to avoid adverse		The strategic framework (Section 3.3.1 (6) and 3.3.2) and several zone and development codes seek to ensure that new development mitigates impacts on

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>impacts of environmental emissions, or health and safety risks, and where the impacts cannot be practicably avoided, development is designed to minimise the impacts.</p>		<p>surrounding communities including sensitive uses, the environment and rural and agricultural activities. For example, “A gateway for industry” (Element 3.3.2) states:</p> <p><i>“...major industrial development including that within the Gladstone State Development Area and Strategic Port Land areas incorporate buffers within their development areas to minimise and mitigate impacts on adjoining land.”</i></p> <p><i>“extractive industry development minimises and mitigates impacts on surrounding communities including sensitive uses, the environment and rural and agricultural activities.”</i></p> <p>Further, the sport and recreation zone code also includes provisions to ensure <i>“Impacts on adjacent areas from development and activities within the zone are managed through buffering to adjacent sensitive land uses and appropriate design, siting and operation of facilities and infrastructure”</i></p>
	<p>Acid sulfate soil affected areas</p>		
	<p>(7) Protect the natural and built environment, and human health from potential adverse impacts of acid sulfate soils by:</p> <p>(a) identifying areas with high probability of containing acid sulfate soils</p> <p>(b) providing preference to land uses that will avoid, or where avoidance is not practicable, minimise the disturbance of acid sulfate soils</p> <p>(c) including requirements for managing the disturbance of acid sulfate soils to avoid or minimise the mobilisation and release of acid, iron or other contaminants.</p>		<p>The acid sulfate soil overlay seeks to ensure the disturbance of acid sulfate soils is avoided, or where disturbance is unavoidable, the generation or release of acid and metal contaminants from disturbed acid sulfate soils do not have adverse impacts on the natural and built environment or human health.</p> <p>Applicants proposing to disturb acid sulfate soils are required to engage specialists to provide detailed investigations and provide an Acid sulfate soil management plan to demonstrate compliance with the overlay code.</p>

2.4.2 Natural Hazards, Risk and Resilience

The natural hazards, risk and resilience state interest seeks to ensure the risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance the community's resilience to natural hazards. The SPP state interest statement and state interest policies for the natural hazards, risk and resilience state interest are:

The risks associated with natural hazards, including the projected impacts of climate change, are avoided or mitigated to protect people and property and enhance to enhance the community's resilience to natural hazards.

1. Natural hazard areas are identified, including:
 - a. bushfire prone areas
 - b. flood hazard areas
 - c. landslide hazard areas
 - d. storm tide inundation areas
 - e. erosion prone areas.
2. A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.

Bushfire, flood, landslide, storm tide inundation, and erosion prone areas:

3. Land in an erosion prone area is not to be used for urban purposes, unless the land is located in:
 - a. an urban area in a planning scheme; or
 - b. an urban footprint identified in a regional plan.
4. Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas:
 - a. avoids the natural hazard area; or
 - b. where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.
5. Development in natural hazard areas:
 - a. supports, and does not hinder disaster management capacity and capabilities
 - b. directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties
 - c. avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard
 - d. maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.
6. Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.
7. Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:
 - a. The building or structure cannot reasonably be relocated or abandoned.
 - b. Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable.
 - c. Any increase in coastal hazard risk from adjacent areas from the coastal protection work is mitigated.

Erosion prone areas within a coastal management district:

8. Development does not occur unless the development cannot feasibly be located elsewhere and is:
 - a. coastal-dependent development; or
 - b. temporary, readily locatable or able to be abandoned development; or
 - c. essential community infrastructure; or
 - d. minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.
9. Development permitted in policy 8 above, mitigates the risks to people and property to an acceptable or tolerable level.

Changes made to the natural hazards, risk and resilience state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest statement to include climate change considerations.
- Amended SPP definitions for each natural hazard to require the consideration of projected climate change impacts when identifying these areas, to reflect a consistent approach to climate change.
- New state interest policy ensuring that land in an erosion-prone area is not identified for future urban purposes except in certain circumstances (Policy 3).
- Removal of assessment benchmark relating to coastal protection work and relocation of these requirements to a new state interest policy relating to coastal protection work to only be undertaken as a last resort where there is an imminent threat to public safety (Policy 7).
- Amended assessment benchmark to add essential community infrastructure and minor redevelopment of an existing permanent building or structure as being allowable development that cannot be feasibly located elsewhere in an erosion prone area within the coastal management district (Assessment benchmark 1).
- New assessment benchmark requiring that development permitted in an erosion prone area of a coastal management district mitigates the risks to people and property to an acceptable or tolerable level (Assessment benchmark 2).

In addition, there are (arguably) more sophisticated processes for risk assessments set out in the *Integrating state interests in planning schemes* guidance matters. In the project team's experience, there can be some inconsistency in the State's expectations regarding how these matter should be deal with.

Mapping requirements

The planning scheme mapping reflects the latest Natural Hazard Risk and Resilience mapping including:

- Bushfire prone area mapping released on 15 July 2015
- Erosion Prone Area mapping released on 16 November 2016
- Storm tide inundation area (medium and high) released on 8 July 2015.

There is no state based landslide hazard mapping.

Under Appendix 1 of the SPP, councils can locally refine all of the state's hazard layers. In this regard, it is recommended that:

- The Coastal hazard overlay map be updated to reflect the new coastal hazard information presented in the Our Coast Our Future Strategic Plan including locally refined erosion prone area and storm tide inundation area mapping.
- The current flood hazard mapping layer is updated to incorporate climate change and reflect new flood studies currently being undertaken by Gladstone Regional Council. There is also an opportunity to incorporate a risk based approach to mapping which accommodates a range of events (rather than a default 1% event alone). This mapping should also provide the basis for new risk assessments based on the updated mapping and develop refined planning responses.
- Council update mapping to reflect upcoming amendments to SPP bushfire hazard mapping. Opportunities to develop locally refined bushfire mapping that aligns with SPP requirements should be investigated where Council considers local refined mapping would be of benefit.
- An assessment of landslide hazard be prepared based on the relevant methodologies nominated in the SPP guidance material. A new risk assessment would be required with new mapping.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the Natural Hazards, Risk and Resilience state interest in Our Place Our Plan.

Table 14: Natural Hazards, Risk and Resilience – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Natural Hazards, Risk and Resilience</p>	<p>(1) Natural hazard areas are identified, including: (a) bushfire prone areas (b) flood hazard areas (c) landslide hazard areas (d) storm tide inundation areas (e) erosion prone areas.</p>		<p>The strategic framework (3.7.1 and 3.7.2) and planning scheme policy SC6.7.5 address natural hazards and climate change. The planning scheme also includes a steep land overlay, bushfire hazard overlay code, coastal hazard overlay code and flood hazard overlay code. Opportunities to update the planning scheme to better incorporate this policy include:</p> <ul style="list-style-type: none"> • Considering the new model bushfire code provision prepared by the State government. • Embed the mapping and recommendations of the Our Coast Our Future – Coastal Hazard Adaptation Strategy (CHAS). The CHAS was endorsed by Council in 2021 and included a risk assessment component which may be sufficient to satisfy the State. • Incorporate mapping and recommendations of the Auckland and Baffle Creek flood studies. <p>Alignment recommendation Part 1.6 of the planning scheme should be updated to refer to the relevant sections of new building legislation, to confirm that for the purposes of the Building Regulation 2021 Part 3, Sections 7 and 8 that the planning scheme mapping is the designated bushfire prone area and flood hazard area. Because of the role these maps play in building assessment, it is especially important the planning scheme is kept up to date.</p>
	<p>(1) A fit-for-purpose risk assessment is undertaken to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.</p>		<p>Alignment recommendation Fit-for-purpose risk assessments are required to support each mapped overlay (bushfire, coastal, flood and landslide). However, the risk assessment undertaken as part of the CHAS may be sufficient for coastal hazard purposes.</p>
<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas</p>			

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>(3) Land in an erosion prone area is not to be used for urban purposes, unless the land is located in: (a) an urban area in a planning scheme; or (b) an urban footprint identified in a regional plan.</p>		<p>The coastal hazard overlay code includes both overall outcomes and performance outcomes to ensure development locates landward of the erosion prone area. The provisions only allow for development in this area where it is coastal dependant, cannot be feasibly located elsewhere and designed and constructed to withstand coastal erosion impacts.</p>
	<p>(4) Development in bushfire, flood, landslide, storm tide inundation or erosion prone natural hazard areas: (a) avoids the natural hazard area; or (b) where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p>		<p>The strategic framework (7.7.1) and overlay codes ensures development avoids areas affected by natural hazards where these risks can't be mitigated to an acceptable or tolerable level through development design and location measures.</p>
	<p>(5) Development in natural hazard areas: (a) supports, and does not hinder disaster management capacity and capabilities (b) directly, indirectly and cumulatively avoids an increase in the exposure or severity of the natural hazard and the potential for damage on the site or to other properties (c) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard (d) maintains or enhances the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard.</p>		<p>The steep land, flood and bushfire overlay include overall outcomes which seek to ensure “<i>Development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities</i>” (Flood Overlay Code – Overall Outcome (f)). This could be further reinforced in the strategic framework and performance outcomes of the overlay codes.</p>
	<p>(6) Community infrastructure is located and designed to maintain the required level of functionality during and immediately after a natural hazard event.</p>		<p>The strategic framework (7.7.1) and overlay codes seek to ensure sensitive uses are in areas free from natural hazards where the risks from natural hazards are acceptable and can continue to operate during or after an event.</p> <p>New risk assessment associated with new mapping will provide the opportunity to better consider especially vulnerable uses and how they are regulated.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	<p>(7) Coastal protection work in an erosion prone area is undertaken only as a last resort where coastal erosion or inundation presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:</p> <p>(a) The building or structure cannot reasonably be relocated or abandoned.</p> <p>(b) Any erosion control structure is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable.</p> <p>(c) Any increase in coastal hazard risk for adjacent areas from the coastal protection work is mitigated.</p>		<p>PO12 of the coastal hazard overlay ensures that coastal protection works or erosion control structures are:</p> <p><i>“(a) consistent with a shoreline management plan for the area, or (b) constructed only to protect coastal dependant development or other existing permanent structures from imminent adverse coastal erosion impacts if abandonment or relocation of the structures is not feasible, and a relevant shoreline management plan has not been prepared.”</i></p>
	<p>Erosion prone areas in the coastal management district:</p> <p>(8) Development does not occur unless the development cannot feasibly be located elsewhere and is:</p> <p>(a) coastal-dependent development; or</p> <p>(b) temporary, readily relocatable or able to be abandoned development; or</p> <p>(c) essential community infrastructure; or</p> <p>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p>		<p>PO2 of the coastal hazard overlay ensures that development does not occur unless <i>“it is coastal dependant development that cannot be feasibly located elsewhere and it is designed and constructed to withstand coastal erosion impacts”</i> or <i>“temporary, readily relocatable or able to be abandoned development located as far landward or the erosion prone area as practicable.”</i></p> <p>Further, PO3 seeks to ensure that <i>“redevelopment of an existing permanent building in an erosion prone area does not increase the exposure of people or property to the risk of coastal hazards and only occurs where:</i></p> <p><i>(a) coastal hazard risks can be avoided, or</i></p> <p><i>(b) risks can be mitigated to achieve an acceptable or tolerable level of risk to improve resilience against future coastal hazards allowing for 0.80m sea level rise.”</i></p>
	<p>(9) Development permitted in policy 8 above, mitigates the risks to people and property to an acceptable or tolerable level.</p>		<p>Inclusion of the coastal management district mapping will improve the application and operation of these provisions.</p>

2.5 INFRASTRUCTURE

2.5.1 Energy and Water Supply

The energy and water supply state interest seeks to ensure the timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled. The SPP state interest statement and state interest policies for the energy and water supply state interest are:

The timely, safe, affordable and reliable provision and operation of electricity and water supply infrastructure is supported and renewable energy development is enabled.

1. Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.
2. Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water supply facilities and electricity substations, are protected from encroachment by sensitive land uses where practicable.
3. Development of major electricity infrastructure and bulk water supply infrastructure avoids or otherwise minimises adverse impacts on surrounding land uses and the natural environment.
4. The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.

Changes made to the energy and water supply state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest statement to emphasise the expectation that renewable energy development is enabled.
- New state interest policy requiring major electricity infrastructure and bulk water supply infrastructure to avoid or minimise adverse impacts on surrounding land uses and the natural environment (Policy 3).
- New state interest policy to enable the development and supply of renewable energy (Policy 4).

Mapping requirements

The planning scheme maps energy infrastructure within the Regional Infrastructure Overlay map and water infrastructure through the Water resource catchment overlay and Water bore locations overlay. Updated layers are available for this mapping. It is recommended that additional infrastructure layers are included in the planning scheme by expanding the Regional Infrastructure Overlay.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the Energy and Water Supply state interest in Our Place Our Plan.

Table 15: Energy and Water Supply – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Energy and Water Supply</p>	<p>(1) Existing and approved future major electricity infrastructure locations and corridors (including easements and electricity substations), and bulk water supply infrastructure locations and corridors (including easements) are protected from development that would compromise the corridor integrity, and the efficient delivery and functioning of the infrastructure.</p>		<p>The strategic framework (3.3.1 (6)) and regional Infrastructure code identify major electricity infrastructure and bulk water supply infrastructure (note mapping requires updating) and the specific outcomes require development to not adversely affect this infrastructure. Major infrastructure is also protected from encroachment by new sensitive land uses:</p> <p><i>“Major electricity, bulk water infrastructure and pipeline corridors including into the Gladstone State Development Area, Gladstone Power Station and Gladstone Port are protected from encroachment by development that would compromise their integrity and function.”</i></p>
	<p>(2) Major electricity infrastructure and bulk water supply infrastructure such as pump stations, water quality facilities and electricity substations, are protected from encroachment by sensitive land uses where practicable.</p>		<p>The strategic framework requires urban development in new neighbourhoods to avoid impacts associated with the location of sensitive uses in proximity to major electricity, pump station, substations and bulk water infrastructure and corridors.</p> <p>The regional Infrastructure code, special purpose zone code and development design code further reinforce this protection.</p>
	<p>(3) Development of major electricity infrastructure and bulk water supply infrastructure avoids or otherwise minimises adverse impacts on surrounding land uses and the natural environment.</p>		<p>Regional Infrastructure code seeks to ensure <i>“development does not increase the potential for safety concerns, nuisance and complaints and minimises the need for measures to be introduced in the operation of the infrastructure to reduce potential impacts on surrounding areas.”</i> The protection of the natural environment from any adverse impacts of major electricity infrastructure and bulk water supply could be further emphasised within the planning scheme.</p>
	<p>(4) The development and supply of renewable energy at the regional, local and individual scale is enabled in appropriate locations.</p>		<p>Renewable energy facilities are code assessable in medium impact industry and rural zone. It is recommended additional use specific outcomes be added to the rural zone code (as this use is most likely to occur and is code assessable in the rural zone). In drafting these provisions, consideration should be given to <i>Solar Farm: Guidance for local government in plan making (2020)</i>, Queensland Government.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			Alignment with the recommendations of the <i>Queensland Renewable Energy Zone Roadmap (2024)</i> is also recommended.

2.5.2 Infrastructure Integration

The infrastructure integration state interest seeks to ensure the benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning. The SPP state interest statement and state interest policies for the infrastructure integration state interest are:

The benefits of past and ongoing investment in infrastructure and facilities are maximised through integrated land use planning.

1. The outcomes of significant infrastructure plans and initiatives by all levels of government are considered and reflected, where relevant.
2. Development achieves a high level of integration with infrastructure planning to:
 - a. promote the most efficient, effective and flexible use of existing and planned infrastructure
 - b. realise multiple economic, social and environmental benefits from infrastructure investment
 - c. ensure consideration of future infrastructure needed to support infill and greenfield growth areas
 - d. optimise the location of future infrastructure within communities to provide greater access to facilities and services and enable productivity improvements.
3. Development occurs:
 - a. in areas currently serviced by state and/or local infrastructure and associated services; or
 - b. in a logical and orderly location, form and sequence to enable the cost effective delivery of state and local infrastructure to service development.
4. Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.

The infrastructure integration state interest is a new state interest to provide a clear link between the statewide planning policy and the statewide infrastructure plan. Most policies already broadly exist within the SPP in several state interests however, these have now been consolidated into one state interest to emphasise their importance as a government priority.

Mapping requirements

There is no mapping associated with this state interest.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the Infrastructure Integration State Interest in Our Place Our Plan.

Table 16: Infrastructure Integration – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Infrastructure Integration</p>	<p>(1) The outcomes of significant infrastructure plans and initiatives by all levels of government are considered and reflected, where relevant.</p>		<p>Future and upcoming major infrastructure projects need to be considered and reflected in the planning scheme.</p>
	<p>(2) Development achieves a high level of integration with infrastructure planning to:</p> <p>(a) promote the most efficient, effective and flexible use of existing and planned infrastructure</p> <p>(b) realise multiple economic, social and environmental benefits from infrastructure investment</p> <p>(c) ensure consideration of future infrastructure needed to support infill and greenfield growth areas</p> <p>(d) optimise the location of future infrastructure within communities to provide greater access to facilities and services and enable productivity improvements.</p>		<p>The strategic framework articulates the need for land use and infrastructure planning outcomes which:</p> <ul style="list-style-type: none"> • Prioritise the use of existing infrastructure particularly where capacity exists; • Minimise growth fronts by prioritising developments covered by structure plans and mixed use centres and urban revitalisation neighbourhoods; and • Support financially sustainable infrastructure standards and delivery. <p>The significant extent of emerging community zoned land results in several growth fronts within the region that require servicing. This can make it difficult to provide the necessary infrastructure to meet the needs of the community in a timely manner.</p>
	<p>(3) Development occurs:</p> <p>(a) in areas currently serviced by state and/or local infrastructure and associated services; or</p> <p>(b) in a logical and orderly location, form and sequence to enable the cost effective delivery of state and local infrastructure to service development.</p>		<p>Given the existing capacity of urban land, the market should be encouraged into already zoned areas where there is capacity, rather than opening new areas – to the extent this is possible considering exiting approvals and commitments. This may assist in facilitating the achievement of a more consolidated urban form and, to protect the region’s important environmental and landscape values.</p>
	<p>(4) Existing and planned infrastructure is protected from development that would compromise the ability of infrastructure and associated services to operate safely and efficiently.</p>		<p>General recommendation</p> <p>Further work could be undertaken to promote the delivery of development in accessible and well-serviced locations that maximise the use of existing infrastructure capacity. Ways in which this could be achieved include:</p> <ul style="list-style-type: none"> • Reviewing the planning scheme to identify any policy gaps which could result in the under-development of urban land.

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<ul style="list-style-type: none"> • Identifying long-term (to 2050) infrastructure corridors within planning scheme mapping to protect the integrity of existing and approved future infrastructure locations from incompatible development. <p>It is noted that the Gladstone Region’s State Development Areas promote an efficient, effective and flexible use of existing and planned infrastructure. For example:</p> <ul style="list-style-type: none"> • the Callide Infrastructure Corridor SDA provides for the establishment of an infrastructure corridor for co-located underground pipelines (principally for the transportation of gas) between Callide and the Gladstone SDA, to facilitate economic development. • the Stanwell–Gladstone Infrastructure Corridor SDA provides land for underground infrastructure purposes to facilitate economic development in the Rockhampton and Gladstone area.

2.5.3 Transport Infrastructure

The transport infrastructure state interest seeks to ensure the safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported. The SPP state interest statement and state interest policies for the transport infrastructure state interest are:

The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.

All transport infrastructure:

1. Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.
2. Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.
3. Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.
4. Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.
5. A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.

State transport infrastructure:

6. Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.
7. The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.

Changes made to the transport infrastructure state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policies to capture both state and local transport infrastructure, not just state-owned or state-operated transport infrastructure (Policies 1, 3,4).
- Amended state interest policy to require all development to be located and designed to mitigate environmental emissions generated by transport infrastructure (not just sensitive land uses) (Policy 4).
- Amended definition of ‘future state transport corridor’ to recognise light rail and busways.

Mapping requirements

The planning scheme does not include transport corridors in its regional infrastructure overlay. However, key transport infrastructure is mapped (State-controlled road and Railway corridor) within the transport noise corridor overlay. There are several layers identified by the State which are not incorporated into the planning scheme including state-controlled road and rail corridors and state active transport links. All required transport infrastructure mapping layers must be included in the planning scheme mapping under SPP Appendix 1.

These may be incorporated into the current regional infrastructure overlay or may be a new overlay.

This should assist in the protection of the Gladstone Heavy Vehicle and Oversize Overmass Load Transport Corridor which represents significant supply chain infrastructure for the beef industry. Mapping should also consider the identification of the Toowoomba to Gladstone Inland Rail Extension.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the Transport Infrastructure state interest in Our Place Our Plan.

Table 17: Transport Infrastructure – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
Transport Infrastructure	All transport infrastructure		
	(1) Transport infrastructure and existing and future transport corridors are reflected and supported through compatible land uses.		General recommendation The planning scheme requires review to reflect the outcomes of the <i>Gladstone Regional Council Transport Strategy 2022</i> . State Transport mapping, including active transport networks, should be incorporated into the planning scheme mapping. However, current scheme provisions generally support the protection of major infrastructure corridors and their safe and efficient ongoing operation.
	(2) Development is located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development.		Section 3.5 of the strategic framework seeks to ensure development achieves the efficient use of existing transport and community infrastructure and the timely and equitable delivery of new infrastructure. New neighbourhoods are encouraged to achieve a high level of connectivity with employment areas along with reducing journey to work travel times and dependency on private motor vehicles.
	(3) Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.		General recommendation The planning scheme requires review to reflect the outcomes of the <i>Gladstone Regional Council Transport Strategy 2022</i> as well as the outcomes of the Access and Inclusion Action Plan which is currently being drafted by Council.
	(4) Development is located and designed to mitigate adverse impacts on development from environmental emissions generated by transport infrastructure.		The development design code (overall outcome (n)) seeks to ensure <i>'sensitive land uses in close proximity to activities generating amenity impacts are located and designed to mitigate their impacts.'</i>
(5) A road hierarchy is identified that reflects the role of each category of road and effectively manages all types of traffic.		Alignment recommendation The planning scheme mapping does not identify a road hierarchy and there are limited provisions within the scheme which define capacity and design requirements. It is recommended that the planning scheme be updated to reflect this requirement.	

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	State transport infrastructure		
	(6) Development in areas surrounding state transport infrastructure, and existing and future state transport corridors, is compatible with, or support the most efficient use of, the infrastructure and transport network.		Strategic Outcome 3.5.1 (8) seeks to ensure the <i>“Gladstone airport and major road transport corridors such as the Bruce and Dawson highways and other State controlled roads and arterial routes are protected from inappropriate development that undermines their efficient and safe operation.”</i>
	(7) The safety and efficiency of existing and future state transport infrastructure, corridors, and networks is not adversely affected by development.		The development design code (overall outcome (h)) seeks to ensure the function, safety and efficiency of the transport network is optimised by development. This requirement could be further emphasised in the strategic framework of the planning scheme.

2.5.4 Strategic Airports and Aviation Facilities

The strategic airports and aviation facilities state interest seeks to ensure the operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported. The SPP state interest statement and state interest policies for the strategic Airports and Aviation Facilities state interest are:

The operation of strategic airports and aviation facilities is protected, and the growth and development of Queensland's aviation industry is supported.

1. Strategic airports and aviation facilities are identified, including the associated Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety areas, lighting area buffers, light restriction zones, wildlife hazard buffer zones, and building restricted areas.
2. The safety, efficiency and operational integrity of strategic airports are protected. Development and associated activities:
 - a. do not create incompatible intrusions, or compromise aircraft safety, in operational airspace
 - b. avoid increasing risk to public safety in a public safety area
 - c. are compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater (as defined by Australian Standard 2021-2015; Acoustics – Aircraft noise intrusion – Building siting and construction (AS2021), adopted 12 February 2015) and mitigate adverse impacts of aircraft noise.
3. Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.
4. Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities.
5. Key transport corridors (passenger and freight) linking strategic airports to the broader transport network are identified and protected.

Changes made to the strategic airports and aviation facilities state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- New state interest policy ensuring the safety, efficiency and operational integrity of strategic airports is to be protected (Policy 2).
- New state interest policy ensuring that development complements the role of a strategic airport as an economic, freight and logistics hub and enhances the economic opportunities that are available in proximity to a strategic airport (Policy 3).
- Amended assessment benchmark to allow intrusion into operational airspace where it is approved in accordance with the relevant federal legislation (Assessment benchmark 1).
- Amended assessment benchmark to clarify that wildlife hazard provisions are applicable in a wildlife hazard buffer zone (Assessment benchmark 4).
- Amended assessment benchmark to extend noise provision to all development within the 20 ANEF, not just sensitive land uses (Assessment benchmark 7).

Mapping requirements

The Gladstone Airport is strategically significant from both a State and local perspective. The airport environs overlay map is intended to ensure the protection and safe operation of the airport infrastructure. While some mapping elements are displayed slightly differently, the information depicted is ultimately the same.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the strategic airports and aviation facilities state interest in Our Place Our Plan.

Table 18: Strategic Airports and Aviation Facilities – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
<p>Strategic airports and aviation facilities</p>	<p>(1) Strategic airports and aviation facilities are identified, including the associated Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety areas, lighting area buffers, light restriction zones, wildlife hazard buffer zones, and building restricted areas.</p>		<p>Section 1.2 of the planning scheme confirms the following overlay layers are included in the airport overlay:</p> <ul style="list-style-type: none"> - Runway centre line - Approach and departure limitation surface lines - 5m OLS contours - Airport buffer 3km - Airport buffer 8km - Airport buffer 13km - Airport runway - OLS contours - Inner horizontal - Outer horizontal - ANEF 25 - 30 contour - ANEF 30 - 35 contour - Public safety area - Aviation facilities
	<p>(2) The safety, efficiency and operational integrity of strategic airports are protected.</p>		<p>The strategic framework and the purpose of the airport environs overlay code reflects this policy.</p>
	<p>(3) Development and associated activities: (a) do not create incompatible intrusions, or compromise aircraft safety, in operational airspace (b) avoid increasing risk to public safety in a public safety area (c) are compatible with forecast levels of aircraft noise within the 20 ANEF contour or greater [as defined by Australian Standard 2021–2015: Acoustics—Aircraft noise intrusion—Building siting and construction (AS 2021), adopted 12</p>		<p>The strategic framework and airport environs overlay code already reflect the intent of this policy.</p>

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
	February 2015] and mitigate adverse impacts of aircraft noise.		
	(4) Development complements the role of a strategic airport as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic airport.		The significance of the airport role is recognised in the strategic framework and the provisions of the relevant zone code.
	(5) Aviation facilities are protected by avoiding development and associated activities within building restricted areas that may affect the functioning of the aviation facilities.		PO6 of the airport environs overlay code reflects this state interest policy.
	(6) Key transport corridors (passenger and freight) linking strategic airports to the broader transport network are identified and protected.		<p>The strategic framework (Section 3.5.1 (8)) seeks to ensure the Gladstone airport and major road transport corridors such as the Bruce and Dawson highways and other State controlled roads and arterial routes are protected from inappropriate development that undermines their efficient and safe operation. This policy could be further reinforced in the strategic framework.</p> <p>Alignment recommendation Identification of transport corridors is required as discussed in the previous section.</p>

2.5.5 Strategic Ports

The strategic ports state interest seeks to ensure operation of strategic ports and priority ports is protected and their growth and development is supported. The SPP state interest statement and state interest policies for strategic ports are:

The operation of strategic ports is protected and their growth and development is supported.

All strategic ports:

1. Strategic ports, and associated strategic port land and core port land, are identified.
2. Development complements the role of a strategic port as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic port.
3. Strategic ports are protected from development that may adversely affect the safety, viability or efficiency of existing and future port operations.
4. Development is located and designed to mitigate adverse impacts on the development from environmental emissions generated by port operations.
5. Key transport corridors (including freight corridors) linking strategic ports to the broader transport network are identified and protected.
6. Statutory land use plans for strategic ports and the findings of planning and environmental investigations undertaken in relation to strategic ports are considered.

Priority ports:

7. For priority ports, development is also consistent with the requirements of priority port master plans and priority port overlays as these are approved under the *Sustainable Ports Development Act 2015*.

Changes made to the strategic ports state interest between the drafting of the planning scheme and the commencement of the current SPP 2017 can be summarised as:

- Amended state interest policy requiring all development be located and designed to mitigate adverse impacts generated by port operations, not just sensitive land uses (Policy 4).
- New state interest policy for priority ports relating to priority port master plans and priority port overlays approved under the Sustainable Ports Development Act 2015.

Mapping requirements

The planning scheme mapping does not specifically identify Gladstone Port and Priority Port land, although strategic port land is included in the special purpose zone. SPP Appendix 1 requires that this land is identified in scheme mapping.

Does Our Place Our Plan appropriately integrate the State Interest?

Outlined below is an assessment of the integration of the strategic ports state interest in Our Place Our Plan.

Table 19: Strategic Ports – State Interest Integration

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
Strategic Ports	All strategic ports		
	(1) Strategic ports, and associated strategic port land and core port land, are identified.		<p>Alignment recommendation</p> <p>The planning scheme mapping does not specifically identify Gladstone Port and Priority Port land within its mapping. The strategic ports state interest is required to be incorporated into planning scheme mapping.</p>
	(2) Development complements the role of a strategic port as an economic, freight and logistics hub, and enhances the economic opportunities that are available in proximity to a strategic port.		<p>The strategic framework recognises the economic and community value of Gladstone Port. However, the planning scheme was prepared prior to the preparation of the master plan for the priority port area.</p> <p>General recommendation</p> <p>Any planning scheme implications of the priority port master plan should be considered to ensure the planning scheme is consistent. However, the planning scheme need not duplicate the effect of other statutory instruments. The role of SDAs for port related and industrial activities around the ports should also be recognised.</p>
	(3) Strategic ports are protected from development that may adversely affect the safety, viability or efficiency of existing and future port operations.		<p>The strategic framework seeks to ensure Gladstone Port is protected from encroachment by development that would compromise its integrity and function.</p>
	(4) Development is located and designed to mitigate adverse impacts on the development from environmental emissions generated by port operations.		<p>Alignment recommendation</p> <p>This could be further reinforced within zone and overlay codes, reflecting recent ports land use planning and priority port master plan/overlay.</p>
(5) Key transport corridors (including freight corridors) linking strategic ports to the broader transport network are identified and protected.		<p>The strategic framework and regional infrastructure overlay seek to protect major electricity, bulk water infrastructure and pipeline corridors into the Gladstone State Development Area and Gladstone Port. The planning scheme refers to the role and function of the Stanwell-Gladstone Infrastructure Corridor and Callide Infrastructure Corridor however, these areas are not currently mapped.</p>	

State Interest	State Interest policy	Integrates	Our Place Our Plan Compliance
			<p>General recommendation Additional protection measures (such as buffers) could be incorporated within the planning scheme to protect this land from intrusion by sensitive land uses.</p>
	<p>(6) Statutory land use plans for strategic ports and the findings of planning and environmental investigations undertaken in relation to strategic ports are considered.</p>		<p>The planning scheme refers to the Gladstone Ports Corporation Land Use Plan (LUP2012) in relation to the management and assessment of development on strategic Port Land.</p> <p>General recommendation Further work should be undertaken to ensure consistency between the planning scheme and the <i>Gladstone State Development Area Development Scheme (2015)</i> and <i>Priority Port of Gladstone Master Plan 2018</i>.</p>
	Priority ports		
<p>(7) For priority ports, development is also consistent with the requirements of priority port master plans and priority port overlays as these are approved under the Sustainable Ports Development Act 2015.</p>		<p>Alignment recommendation As above.</p>	

3.0 REGIONAL PLAN

The Gladstone Region is one of six Local Government Areas located within the Central Queensland Regional Plan (Regional Plan) area (**Figure 6**). The Gladstone Region plays a key role as a transport and processing hub for the Central Queensland region and adjoining areas. The urban centres of Tannum Sands, Boyne Island and Calliope provide residential options that support the workforce demands generated by industry in and around Gladstone.

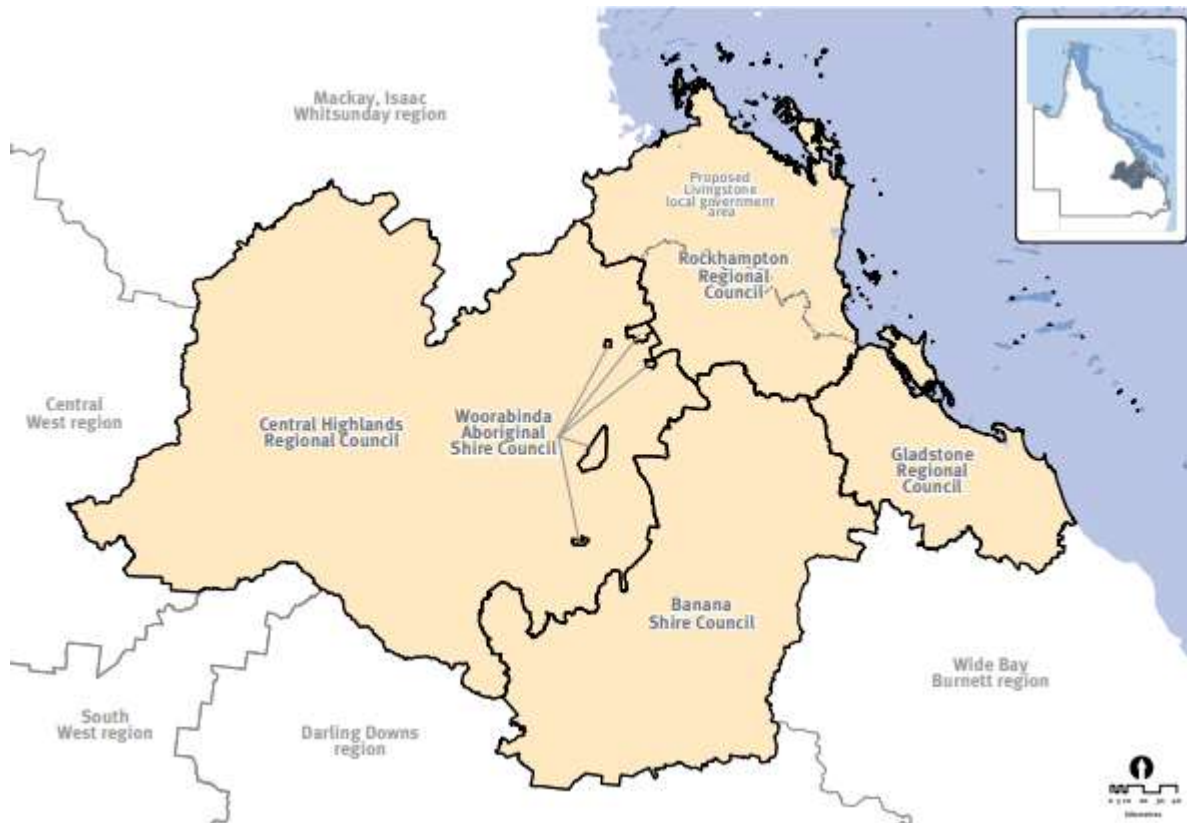


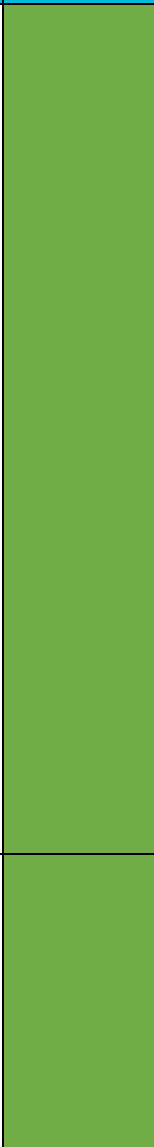
Figure 6: Local Governments within the Central Queensland Regional Plan Area

(Department of State Development, Infrastructure and Planning, 2013)

Section 2.2 of the planning scheme confirms the Minister has identified the planning scheme, specifically the strategic framework, appropriately advances the *Central Queensland Regional Plan 2013*, as it applies in the planning scheme area. The Regional Plan has not been amended since planning scheme adoption however, an assessment confirming the integration of the Regional Plan within *Our Place Our Plan* is provided in **Table 20** for completeness.

Table 20: Integration of Central Queensland Regional Plan 2013

Regional Outcome	Regional Policy	Integrates	Our Place Our Plan Compliance
<p>Protecting Priority Agricultural Land Uses while supporting co-existence opportunities for the resources sector Agriculture and resources industries within the Central Queensland region continue to grow with certainty and investor confidence.</p>	<p>Regional policy 1 Protect Priority Agricultural Land Uses within Priority Agricultural Areas.</p>		<p>The Gladstone Region does not include any Priority Agricultural Areas as mapped in Map 1 of the Central Queensland Regional Plan. The strategic framework specifically identifies the importance of protecting agricultural land, including measures which seek to protect productive rural areas from fragmentation and promote and enhance agricultural development.</p>
	<p>Regional policy 2 Maximise opportunities for co-existence of resource and agricultural land uses within Priority Agricultural Areas.</p>		
<p>Providing certainty for the future of towns The growth potential of towns within the Central Queensland region is enabled through the establishment of Priority Living Areas. Compatible resource activities within these areas which are in the communities' interest can be supported by local governments.</p>	<p>Regional policy 3 Safeguard the areas required for the growth of towns through the establishment of Priority Living Areas (Schedule 1).</p>		<p>The strategic framework identifies that the region's population and housing growth over the next 20 years will be accommodated in new neighbourhoods, urban revitalisation neighbourhoods, mixed use centres and the Gladstone CBD. New neighbourhoods identified within the planning scheme are reflective of the Priority Living Areas identified in Schedule 1 of the Regional Plan (planned urban extensions of the urban areas of Gladstone, Boyne Island, Tannum Sands, Calliope and Agnes Water).</p>
	<p>Regional policy 4 Provide for resource activities to locate within a Priority Living Area where it meets the communities' expectations as determined by the relevant local government.</p>		<p>New mining, petroleum and gas proposals have been earmarked in the region including the Boyne Valley. These land uses are encouraged within Priority Living Areas where they can demonstrate development minimises, manages and mitigates impacts on surrounding communities including sensitive uses, the environment and rural and agricultural activities. In turn, the planning scheme seeks to protect these regional resources and their transport routes from the encroachment of new sensitive land uses to ensure they can operate efficiently and safely.</p>

Regional Outcome	Regional Policy	Integrates	Our Place Our Plan Compliance
<p>Infrastructure</p>	<p>Transport networks – Priority outcomes:</p> <ul style="list-style-type: none"> • prioritising transport programs to improve freight networks including those affected by growing and changing demands related to the surrounding coal basins • improving the reliability and condition of transport networks affected by population and resource sector growth and the networks’ resilience during natural disasters • better modelling and the identification of emerging transport issues • achieving community benefits through improving accessibility to destinations and improved safety and amenity 		<p>Gladstone’s movement network includes major road, rail and port infrastructure that facilitates the import and export of bulk materials and products across the industry and resource sectors. The planning scheme supports this priority outcome by:</p> <ul style="list-style-type: none"> - Ensuring development does not undermine the ongoing role of freight routes in realising the efficient movement of freight and bulk materials. - Ensuring sensitive land uses are sufficiently setback from freight routes and do not rely on these routes for access and movement throughout the region. - Providing accessibility for all modes of transport including pedestrian, cyclist, public transport and private motor vehicles.
	<p>Electricity – Priority outcome</p> <p>For the region to grow its energy generation capabilities through public and private sector investment. Investment should focus on reinforcing electricity generation and</p>		<p>The planning scheme supports this priority outcome by ensuring infrastructure planning and investment is organised to support development in an efficient and timely manner.</p> <p>The planning scheme should provide further opportunities for the establishment of emerging renewable energy industries, at the regional, local and individual scale.</p>

Regional Outcome	Regional Policy	Integrates	Our Place Our Plan Compliance
	transmission/distribution systems where and when they are needed in response to forecast growth with consideration of energy efficiency efforts.		
	<p>Water – Priority Outcome: To improve water access by addressing increasing demands from industry, agriculture and population growth and to achieve appropriate security and reliability of water supplies.</p>		<p>The planning scheme seeks to ensure major electricity, bulk water infrastructure and pipeline corridors including into the Gladstone State Development Area, Gladstone Power Station and Gladstone Port are protected from encroachment by development that would compromise their integrity and function.</p> <p>This priority outcome could be further strengthened within the planning scheme by establishing a plan for development (Growth Plan) that facilitates the long-term water security within the Region, both in terms of the quantity and quality of the water supply.</p>
	<p>Community infrastructure – Priority outcomes:</p> <ul style="list-style-type: none"> • support community infrastructure needs including optimising the use of existing assets to improve community liveability and induce non-resident workers to relocate to the region • advocate and attract telecommunication infrastructure investments to support industry productivity innovations through technology. 		<p>The planning scheme supports this priority outcome by ensuring:</p> <ul style="list-style-type: none"> - Community facilities are established in mixed use centres and the Gladstone CBD co-located with service, business and entertainment uses that provide multi-purpose destinations. - Development promotes high levels of connectivity and walkability to key destinations for local businesses, community facilities, health services, shopping and entertainment, and recreational and sporting areas. - High quality broadband, interactive technological systems and fibre optic and telecommunication infrastructure is incorporated into development to allow participation in local, regional, national and global information and communication networks. - Where not located within the Rural zone, the development design code requires electricity supply network and telecommunication service connections are provided to all sites and are connected.

4.0 RECOMMENDATIONS

This report demonstrates that while parts of the planning scheme may contain outdated references, information or provisions, generally it is aligned with the latest version of the SPP (2017). Mapping and content improvements are required to the planning scheme to update and fully integrate all State Planning Policy state interests. Further, there is a need to improve the information base on which the planning scheme relies (through updating existing studies and mapping, and preparing new studies) so that the quality of, and confidence in, the scheme is high.

Table 21 identifies short-term priority actions to support Council in progressing the integration of the current SPP within the planning scheme. For each priority action, the relevant state interest, key stakeholders, action description and any supporting material required has been identified. A separate list of general ‘opportunities for improvement’ has also been developed. These opportunities are recommended, but not essential for alignment.

Achieving full alignment with the latest SPP requirements into the planning scheme would result in reduced administrative burden on Council’s Development Services Officers and planning scheme users, who must currently have regard to both documents.

Table 21: Priority Actions for SPP alignment

No.	Priority Action	Responsible Entity/ Action Partners	Action Description
General			
1.	Update use definitions to comply with regulated requirements.	Council	The planning scheme is required to adopt the use definitions in schedule 3 (and schedule 24) of the <i>Planning Regulation 2017</i> and, if the relevant terms are used, adopt the administrative definitions in Schedule 4 of the <i>Planning Regulation 2017</i> . Council may adopt additional administrative definitions provided they are consistent with the mandatory ones.
2.	Align zone purpose statements	Council	Schedule 2 of the <i>Planning Regulation 2017</i> sets out the mandatory suite of zones from which Council may choose, and zone purpose statements. The latter are also mandatory, unless the minister agrees to any variations.
3.	Local Government Infrastructure Plan	Council	A new scheme or substantially revised scheme will need to incorporate a new/revised LGIP which aligns growth assumptions and network plans with land use planning embodied in the new scheme.
Liveable Communities			
4.	Update mapping to transport mapping to reflect Cycling and public transport infrastructure networks identified in SPP mapping.	Council	Cycling and public transport infrastructure networks should be updated to respond to and reflect changes in the local and state network planning.
Agriculture			
5.	Incorporate the revised state mapping layer for ALC classes and ensure stock route network mapping layer is up to date.	Council	In accordance with Appendix 1 of the SPP, the planning scheme must appropriately integrate the revised agricultural land classification – class A and class B land and the stock route network state mapping layers.

No.	Priority Action	Responsible Entity/ Action Partners	Action Description
Development and Construction			
6.	Update planning scheme mapping to identify State Development Areas and Priority Development Areas.	Council	In accordance with Appendix 1 of the SPP, the planning scheme must appropriately integrate SDAs and PDAs.
Mining and Extractive Resources			
7.	Update planning scheme mapping to reflect changes to key resource areas (KRA) SPP mapping.	Council	A comparison between the mapping of this state interest within the planning scheme and current SPP mapping identifies a small reduction in the area of KRA 136 – Calliope River. Update planning scheme mapping to reflect most recent KRA SPP mapping.
8.	Update planning scheme to recognise the location of petroleum infrastructure.	Council	It is recommended the planning scheme and mapping be updated to recognise the location of petroleum infrastructure.
Biodiversity			
9.	Review strategic framework, biodiversity overlay and relevant mapping to update, align and rationalise how matters of state environmental significance (MSES) are addressed within the planning scheme area.	Council	<p>The strategic framework and the biodiversity overlay mapping requires review reflect MSES.</p> <p>Revised MSES layers will need to be incorporated in planning scheme mapping. Given the number, extent and complexity of MSES layers, further work should be undertaken to establish the most appropriate way to represent MSES layers within the planning scheme to support useability and interpretation.</p>
10.	Undertake assessment of local biodiversity values. The planning scheme should be updated to identify any matters of local environmental significance (MLES) and ensure development avoids or minimises adverse impacts on these values.	Council	<p>The planning scheme does not map or include specific benchmarks relating to MLES. It is recommended that Council undertakes local assessment of biodiversity values to satisfy the biodiversity state interest. As part of this work, Council should consider:</p> <ul style="list-style-type: none"> • Identifying and protecting locally significant species habitat and ecological corridors; • Whether Council may want to establish any offset arrangements for MLES, in accordance with legislative changes.
Coastal Environment			
11.	Update Coastal hazard overlay map to include the coastal management district mapping layer.	Council	In accordance with Appendix 1 of the SPP, the planning scheme must appropriately integrate the coastal management district mapping layer.
Water Quality			
12.	Include high ecological value water areas in the planning scheme mapping.	Council	Appendix 1 of the SPP requires the inclusion of high ecological value water areas. Update planning scheme maps to improve the extent to which this State planning interest is integrated in the planning scheme.

No.	Priority Action	Responsible Entity/ Action Partners	Action Description
13.	Review and update planning scheme to ensure development, during the construction and post-construction phase achieves the stormwater management design objectives outlined in Appendix 2 – Table A and Table B of the SPP.	Council	<p>Table 9.3.6.3.2 of the operational works code within the planning scheme outlines construction phase stormwater management design objectives. These objectives require review to ensure water quality and best practice requirements for new developments reflect current SPP requirements.</p> <p>The planning scheme does not include post construction phase – stormwater management design objectives. Update the planning scheme to ensure these provisions are appropriately reflected.</p>
Emissions & Hazardous activities			
14.	Update planning scheme mapping to identify High pressure gas pipelines.	Council	The planning scheme mapping does not identify the location of high pressure gas pipelines in the planning scheme area. It is recommended that planning scheme mapping is updated to identify High pressure gas pipelines in accordance with Appendix A of the SPP.
Natural Hazards, Risk & Resilience			
15.	<p>Review all provisions for compliance with current SPP guidance material and consider example assessment benchmarks when drafting provisions for natural hazards.</p> <p>Review the categories of development and assessment to reflect accurately the level of risk and vulnerability acceptable to the community.</p> <p>Prepare fit-for-purpose risk assessments to identify and achieve an acceptable or tolerable level of risk for personal safety and property in natural hazard areas.</p> <p>Update natural hazard, risk and resilience mapping.</p>	Council	<p>Bushfire Update mapping to reflect upcoming amendments to SPP bushfire hazard mapping. Opportunities to develop locally refined bushfire mapping that aligns with SPP requirements should be investigated where there are resources available, and Council considers this would be of benefit. A new risk assessment is required with new mapping.</p> <p>Flood All flood studies should incorporate a risk-based approach to mapping which accommodates a range of events (rather than a default 1% event alone). This will provide the foundation data for defining flood risk zones and effective planning and development controls. Additionally, flood modelling of climate change will need to be undertaken in accordance with an adopted climate change policy to meet the SPP expectations for Natural Hazards, Risk & Resilience. A risk assessment based on this new mapping will be required.</p> <p>Coastal Hazards The mapping and recommendations of the Our Coast Our Future – Coastal Hazard Adaptation Strategy (CHAS) endorsed should be incorporated into the planning scheme. The CHAS included a risk assessment component which may be sufficient to inform the new planning scheme and satisfy the State.</p> <p>The coastal hazard overlay map should be updated to reflect the new coastal hazard information presented in</p>

No.	Priority Action	Responsible Entity/ Action Partners	Action Description
			the CHAS including locally refined erosion prone area and storm tide inundation area mapping.
			<p>Landslide</p> <p>An assessment of landslide hazard should be prepared based on the relevant methodologies nominated in the SPP guidance material. A new risk assessment is required with new mapping.</p>
16.	Update Part 1.6 of the planning scheme to refer to the relevant sections of new <i>Building Regulation 2021</i> .	Council	Part 1.6 of the planning scheme should be updated to refer to confirm that for the purposes of the <i>Building Regulation 2021</i> Part 3, Sections 7 and 8 that the planning scheme mapping is the designated bushfire prone area and flood hazard area. Due to the role these maps play in building assessment, it is especially important the planning scheme is kept up to date.
Energy & Water Supply			
17.	Ensure bulk water supply and major electricity infrastructure are appropriately reflected within the planning scheme in accordance with Appendix A of the SPP.	Council	The planning scheme shows energy infrastructure within the regional infrastructure overlay map and water infrastructure through the Water resource catchment overlay and Water bore locations overlay. Updated layers are available for this mapping. It is recommended that the regional infrastructure overlay is reviewed to ensure all bulk water supply infrastructure: and major electricity infrastructure are captured.
Transport Infrastructure			
18.	Update planning scheme mapping to include all State transport infrastructure mapping layers in accordance with Appendix 1 of the SPP.	Council	<p>There are several transport infrastructure layers identified by the State which are not incorporated into the planning scheme including state-controlled road and rail corridors and state active transport links. It is recommended these layers be incorporated into the planning scheme under the current regional infrastructure overlay or a new overlay.</p> <p>Mapping should also consider the identification of the Toowoomba to Gladstone Inland Rail Extension.</p>
19.	Update the planning scheme to identify a suitable road hierarchy that reflects the role of each category of road and effectively manages all types of traffic.	Council	The planning scheme mapping does not identify a road hierarchy and there are limited provisions within the scheme which define road capacity and design requirements. It is recommended that the planning scheme be updated to reflect SPP requirements.
Strategic Ports			
20.	Update planning scheme mapping to identify strategic port land and priority port overlay.	Council and Gladstone Port Corporation	The planning scheme mapping does not specifically identify Gladstone Port and Priority Port land, although strategic port land is included in the special purpose zone. SPP Appendix 1 requires that this land is identified in the planning scheme mapping.

No.	Priority Action	Responsible Entity/ Action Partners	Action Description
21.	The Priority Port Master Plan and overlay and Port Land Use Plan should be reviewed to ensure consistency, without duplicating matters regulated by others.	Council and Gladstone Port Corporation	Recent ports land use planning and priority port master plan/overlay should be reviewed to ensure consistency.

Additional opportunities for improvement which could be undertaken to support SPP alignment are outlined below. These opportunities are recommended, but not essential for alignment.

Table 22: Additional opportunities to support SPP alignment

General	
1.	Review all planning scheme policies to ensure they do not regulate development (e.g. include assessment benchmarks), with provisions of a regulatory nature transferred into appropriate codes.
2.	Update all document references to reflect the latest version.
3.	Update the planning scheme horizon from 2031 to 2050.
4.	Consider incorporating the following suggested wording into Section 2.1 of the planning scheme: <i>In accordance with section 8(4)(a) of the Act, the SPP applies to the extent of any inconsistency. Where the planning scheme does not reflect the latest version of the SPP, assessment must be carried out against the State Planning Policy, part E, to the extent part E is not integrated in the planning scheme.</i>
5.	Review all zoning to ensure it is still operating appropriately (e.g. land supply, tenure, native title, etc).
Housing supply and diversity state interest	
6.	Prepare a new housing needs assessment and housing strategy. A new housing strategy is likely to be expected by the State to ensure the planning scheme promotes and provides for affordable and diverse housing options in accessible and well-serviced locations. It should incorporate directions from Gladstone Regional Council's <i>Local Housing Action Plan 2024</i> and Queensland Government's <i>Queensland Housing Strategy 2017-2027</i> and <i>Housing and Homelessness Action Plan 2021 – 2025</i> , and the State's new <i>Homes for Queenslanders 2024</i> . The housing strategy should be drafted with regards to the <i>Integrating State Interests in Planning Schemes guideline</i> (section 2.2.3) and be based on a clear evidence base, building on the analysis undertaken in the Population, Employment and Land Supply Background Study prepared by Norling Consulting for this review.
7.	Prepare revised structure plans for new neighbourhoods (Gladstone, Boyne Island, Tannum Sands, Calliope and Agnes Water). Structure plans will aid in the logical and sequential development of land and efficient use of future infrastructure. Structure Plans should be reflected in the performance outcomes and acceptable outcomes of zone codes (i.e. emerging community zone) and ROL code to demonstrate how development can meet the intended outcomes for new communities.
8.	Prepare non-resident workforce accommodation code to regularise the use and ensure the standard of development is consistent with Council's vision and expectations for the Region and does not detrimentally affect any nearby sensitive uses.
Liveable Communities	
9.	Explore opportunity to undertake new Region-wide design investigations to establish a clear and consistent direction on the desired built form and public realm outcomes in each zone or relevant part of the Region. This would assist in articulating the attributes that are important to sense of place and ownership values within the community which need to be protected or reinforced (and how). Further work in this area should be informed by community workshops to establish the communities' views on the desired future look, function and feel of their communities.

10. Consider reviewing minimum lot size in the ROL code and tables of assessment for residential development to align with Council, community and industry expectations.
Agriculture
11. Consider undertaking a local study of non-urban land values to identify agricultural areas and rural activity clusters or opportunities of local importance that may be worthy of planning scheme policy responses.
12. There is opportunity to review the various uses identified as code assessable in the rural zone which have the potential to impact on viability of agriculture. These uses may benefit from further clarification of where and under what circumstances they may be appropriate. In some cases, a change to the category of assessment may be warranted (cognisant of the Planning Act decision rules). For example, renewable energy facility, extractive industry, other industrial development and short term accommodation and tourist uses.
Development and construction
13. Prepare a new industrial land strategy. This strategy should ensure an appropriate supply of industrial zoned land to provide for the expansion of the renewable energy industry and low impact industry uses (particularly within the Gladstone Urban Area). The Population, Employment and Land Supply Background Study prepared by Norling Consulting demonstrates that the Gladstone Region has a sufficient supply of industrial lands to last for many decades. However, there is the potential for a significant number of renewable energy projects (such as solar and/or wind farms) to establish in the region to support emerging industries which may absorb a large portion of this land. The provision of vacant low impact industry and commercial land is also particularly low. It is therefore recommended that an amended or new planning scheme be informed by a new industrial land strategy. This strategy should identify additional low impact industry zoned land, particularly within the Gladstone Urban Area.
14. Prepare a new retail and commercial strategy. The Population, Employment and Land Supply Background Study indicates that there is likely to be insufficient centre zoned land to accommodate projected demand to 2046. It is recommended that an amended or new planning scheme be informed by a new retail and commercial strategy. As part of this strategy, opportunities to further differentiate the planning scheme's centre hierarchy to include district and local centres should be investigated. The benefits of this option should be weighed against any potential risks to ensure the most appropriate outcome is achieved.
15. Feedback from internal Council officers and industry stakeholders suggests that further refinement of the tables of assessment and codes generally could improve the clarity and operation of the planning scheme. For example, there is opportunity to improve/streamline the assessment of dwelling houses under the planning scheme (i.e. unnecessary or excessive overlay triggers could be removed). It is recommended tables of assessment and codes are reviewed.
Tourism
16. Consider the recommendations of the following documents and incorporate responses into the planning scheme to facilitate desired development outcomes (to the extent relevant):
<ul style="list-style-type: none"> - Next Generation Tourism Planning Handbook, Queensland Government 2017 - Queensland Tourism and Transport Strategy Queensland Government 2018 <p>There is also an opportunity to better align a new planning scheme with the following local strategies:</p> <ul style="list-style-type: none"> - Gladstone Region's Economic Transition 10-year Roadmap, Gladstone Regional Council 2022 - Gladstone Region Visitor Economy Strategy 2025 - Gladstone Region Economic Development Strategy 2021-2025 - Gladstone Region RV Strategy 2019
Biodiversity
17. Consider developing a biodiversity areas Planning Scheme Policy to identify source data (if MSES/MLES mapping layers are combined) and set out the nature and extent of ecological investigations that may be appropriate to address the assessment benchmarks. Care should be taken to avoid duplicating matters that are already subject to state assessment.
Cultural Heritage
18. Consistent with the new guidance material (Advancing Aboriginal and Torres Strait Islander interests in land use planning), further engagement with First Nations people is recommended to determine how best to

<p>consider matters of Aboriginal cultural heritage and Torres Strait Islander cultural heritage and other relevant matters in any amended or new planning scheme.</p> <p>19. It is recommended the planning scheme clearly differentiate between different types of heritage places (i.e. State vs local). This can help to ensure the planning scheme does not duplicate state assessment matters (triggered by schedule 10 of the Planning Regulation and SDAP).</p>
<p>Emissions & Hazardous activities</p>
<p>20. Review provisions within the flood overlay code relating to the storage of prescribed hazardous chemicals. Best practice requirements for new developments should reflect current SPP requirements.</p>
<p>Energy & Water Supply</p>
<p>21. Consider adding use specific assessment benchmarks for renewable energy facilities to the rural zone code to better regulate this form of development. In drafting these provisions, consideration should be given to Solar Farm: Guidance for local government in plan making (2020) prepared by the State Government. Alignment with the recommendations of the <i>Queensland Renewable Energy Zone Roadmap (2024)</i> is also recommended.</p>
<p>Natural Hazards, Risk & Resilience</p>
<p>22. It is understood that flood studies are currently being prepared for Auckland Creek and Baffle Creek. It is recommended that an additional flood study for the Calliope River also be undertaken.</p>
<p>Transport Infrastructure</p>
<p>23. The planning scheme requires review to reflect the outcomes of the Gladstone Regional Council Transport Strategy 2022 as well as the outcomes of the Access and Inclusion Action Plan which is currently being drafted by Council. The following resources may also assist in drafting assessment benchmarks for the design of road and street networks:</p> <ul style="list-style-type: none"> • Street design manual – walkable neighbourhoods, (Queensland Government, 2020). • Public Transport Infrastructure Manual (Queensland Government, 2015).
<p>Infrastructure Integration</p>
<p>24. Further work could be undertaken to promote the delivery of development in accessible and well-serviced locations that maximise the use of existing infrastructure capacity. Ways in which this could be achieved include:</p> <ul style="list-style-type: none"> • Reviewing the planning scheme to identify any policy gaps which could result in the under-development of urban land. • Identifying long-term (to 2050) infrastructure corridors within planning scheme mapping to protect the integrity of existing and approved future infrastructure locations from incompatible development.

BRISBANE

1/9 Camford Street,
Milton Qld 4064

(07) 3217 5771

mail@reelplanning.com

CENTRAL QUEENSLAND

138 East Street,
Rockhampton Qld 4700

(07) 4927 3878

mail@reelplanning.com

FAR NORTH QUEENSLAND

Unit 101, 27-29 Wharf Street,
Cairns City Qld 4870

(07) 4281 6885

mail@reelplanning.com

www.reelplanning.com