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Byellee Waters Golf Course Site Alternatives

Site Alternatives Report

Prepared for Clava Limited
trading as Yaralla Sports
Club

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GLOSSARY, ACRONYMS & ABBREVIATIONS

TERM	DEFINITION
GRC	Gladstone Regional Council
Master Plan	Byellee Waters Golf Course Master Plan
Planning scheme	Our Place Our Plan Gladstone Regional Council Planning Scheme 2017 Version 2
Subject site	4 & 6 Jefferis Road and 836 Dawson Highway, Beecher QLD 4680

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1 PURPOSE

This purpose of this Site Alternatives Report is to address the community and planning need items of the Information Request issued by Gladstone Regional Council (GRC) on 24 January 2024 for the Byellee Waters Golf Course Master Plan (**Master Plan**).

The following information is requested in Point 1(f) and Point 2(b) of the Information Request:

1(f) As the proposal is located outside of urban zoning, evidence that feasible alternatives in appropriately zoned locations have been investigated and assessed so that the reasoning behind the selection of the preferred site is clear. It is noted that Council will not accept justification based upon ownership of land as the primary reason for location choice.

2(b) Provide an analysis of alternative locations within the Gladstone Region which may, or may not, provide a more appropriate location for the proposed development which can be accommodated in the existing planning provisions.

This report has been prepared to review feasible site alternatives in line with the *Our Plan Our Place Gladstone Regional Planning Scheme 2017 Version 2 (Planning Scheme) SC6.4.4 Guidelines and process for preparing a Community and economic needs assessment. (SC6.4.4)*.

In particular, the report investigates and assesses alternative locations in appropriately zoned sites that might otherwise be suitable to contain the scale and nature of uses within the proposed Master Plan.

Several steps have been involved in undertaking this assessment, of which has been presented under the following sections and headings:

- Site Suitability Criteria
- Site Alternatives Assessment
- Summary

The intent of this information is to demonstrate that sufficient grounds exist to support the subject development application for a Preliminary approval for Material change of use and Preliminary Approval for Material change of use involving a Variation request to vary the effect of the Planning scheme for the purpose of the Master Plan.

1.1 Site and Proposal Context

The Subject site is located in Beecher, 8km south-west of Central Gladstone. Gladstone is a key city for Central Queensland, well renowned for its lifestyle focus and strong and dynamic economy driven by employment opportunities predominantly within the resource sector. These contextual factors are demonstrated in the skilled workforce of GRC and large-scale regional investment, which is increasingly focussed on lifestyle, wellbeing and integrated development outcomes for residents and visitors.

The proposed Master Plan and golf course development will provide a significant opportunity for the City of Gladstone through the delivery of a championship level golf course, comprising an 18-hole / 72-par layout, club facilities and supporting accommodation, business, entertainment, nature-based and tourism uses. The proposed Master Plan responds to the natural environment and land constraints, including but not limited to topography, natural hazards and the character of the locality which is sensitively addressed through siting, buffering and the operation of facilities.

The purpose of the Master Plan is to provide the regulatory planning framework for the implementation and delivery of the purpose-built golf course and recreation destination offering a fully contained and integrated, recreational and entertainment precinct which reflects areas of

ecological significance, high scenic amenity and cultural heritage to mitigate the adverse impacts of development within the Master Plan area.

The golf course and club facilities are intended to be the primary land uses for the subject site forming the anchor land use guiding supporting development over the subject site regulated through the Master Plan within three precincts to facilitate development of a regionally significant Golf course and supporting land uses as follows:

- Precinct 1 – Golf Course, Clubhouse & Accommodation
- Precinct 2 – Regulated Vegetation
- Precinct 3 – Highest Astronomical Tide (HAT)

This framework and delivery of the golf course and supporting land uses will be through the supporting variation instrument and Master Plan code (**refer to separate application component – Byellee Waters Golf Course Master Plan code**) which allow for the sustainable land use and ongoing maintenance of the facility. This framework regulates the development of a premier golf course which intuitively reflects the subject site characteristics and needs of the wider locality to ensure:

- Development provides a championship level golf course and outdoor sport and recreation facility as the primary land use
- Development may also provide complementary facilities and land uses that support and enhance the ability to operate a regionally significant, outdoor sport and recreation destination
- Development maximises local and regional access, and use of the land for recreation, environmental, tourism, accommodation, entertainment and business activities
- Development is of a scale and intensity that respects respond to the natural landscape and character
- Development incorporates a high quality built form and landscape design that compliments the natural landscape setting

While this report aims to highlight baseline site suitability selection criteria that may be applied to identified alternative suitable sites at a whole of LGA assessment scale, it is relevant to consider the nature and composition of the proposal uses, Master Plan composition and its guiding design responses for future development.

The application of primary site selection criteria alone to determine possible alternative locations for the proposed development may in fact be overly narrow. In general terms, the Planning scheme envisages outdoor recreation and tourism facilities where land use conflicts are managed appropriately. In addition, the Master Plan reflects the inherent qualities of the locality and does not compromise the integrity of rural agricultural land.

1.2 Contextual Challenges faced at the Existing Gladstone Golf Course

The existing Gladstone Golf Club incorporates an existing 18-hole ~68 par golf-course (site constraints reducing this down from a 72-par), clubhouse, mini-golf, driving range and golf club facility. There is no on-site accommodation function or ability to maintain a championship 72-par golf course layout.

There are several key challenges associated with the existing Golf Club location such as urban interface issues, the number of holes and PAR requirements, together with residential growth and expansion within the immediate area.

Ultimately, these factors have created a need for the re-location of the Gladstone Golf Club in order to expand and alter the course design, whilst also ensuring high value supporting uses in addition

to the golf course are provided for the broader benefit and enjoyment for all ages of the community and visitors to the subject site.

2 SITE SUITABILITY CRITERIA

As described in Section 1.1, the golf course and club facilities are the primary land use activity of the proposed development forming the anchor land use guiding supporting development over the Subject site. Accordingly, site suitability criteria and subsequent assessment of possible alternative sites has focused on this land use activity.

This section provides an outline of the defined site selection criteria and relevant Planning Scheme components that form the basis and methodology for the assessment.

2.1 Key Site Criteria

The site selection criteria for a championship level golf course are defined as:

1. Site has an overall area of at least 50 hectares, which allows for an 18-hole golf course design and the distance for each hole tee to green
2. Level topography for playing surface, clubhouse and ancillary architecture
3. Natural setting and environment
4. Limited urban amenity impacts
5. Proximity to population density and access
6. Demographic profile
7. Opportunities for associated business activities

2.2 Relevant Planning Scheme Components

The focus of the analysis is to review suitable sites for the defined land use activity of Outdoor sport and recreation use (Golf Course). Within the Planning scheme the following zones are considered to potentially support a golf course type land use:

- Sport and recreation zone
- Open space zone
- Rural zone
- Major tourism zone
- Minor tourism zone

Under the Planning scheme an Outdoor sport and recreation use could be accommodated in the Sport and recreation zone, Open space zone or Rural zone, subject to the following level of assessment outlined below in **Table 1** overleaf:

Table 1: Categories of Development and Assessment			
	Sport And Recreation Zone	Open Space Zone	Rural Zone
Applicable Level Of Assessment (Outdoor Sport And Recreation)	Accepted subject to requirements	Impact	Impact*
Intent Statement	The purpose of the Sport and recreation zone code is to ensure development is designed to meet community needs for sporting and active recreation purposes.	The purpose of the Open space zone code is to ensure the provision of informal recreation areas where the built form is restricted and subservient to the enjoyment of the space.	The purpose of the Rural zone code is to ensure appropriately sized lots, but predominantly very large lots, display rural and landscape character and provide for a range of rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, grazing, animal keeping and other primary production activities.
Overall Outcomes	2. a. Areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational facilities, public swimming pools and outdoor courts are provided.	2. a. Open space is accessible to the general public for a range of outdoor activities.	2. 1. Areas for use for primary production are conserved and fragmentation is avoided through maintaining appropriate lot sizes, being predominantly large lots to support sustainable rural agricultural activities.

*Outdoor sport and recreation is only subject to Code assessment if involving Intensive animal industry (subject to maximum head count), Short term accommodation for a farm stay or Animal keeping for kennels or catteries.

The properties selected as 'appropriately zoned locations' are principally within the Sport and recreation zone and the Open space zone. This selection is based on the Planning scheme purpose for the Sport and recreation zone, which is to accommodate active sport and recreation pursuit. Although the Planning scheme states that Outdoor sport and recreation is subject to Impact assessment in the Open space zone, sites within this zone have also been considered as appropriately zoned locations given the provision of community space and large, connected land parcels at multiple scales which may be suitable for a golf course design.

The list of alternative sites within the Sport and recreation zone and Open space zone has been drawn from the Gladstone 'urban frame' which reflects the *Existing Suburban Areas* strategic framework mapping under the Community Living and Building it Better- Our Urban Places theme. The reasoning for this framework is to capture serviced sites which are accessible to residents and visitors. This selection also reflects the overall intent of the Master Plan to attract new users and operate sustainably. For reference, a full list of sites within the Sport and recreation zone is provided in Section 3.1. As there are an extensive number of lots allocated as Open space under the local planning provisions, a concise list has been developed of alternative sites with an area exceeding 5 hectares in Section 3.3. This information is supported by commentary on large sites exceeding 50 hectares and land with a level topography for the future course design.

The Rural zone intent is to protect appropriately sized lots for agricultural and rural activities, such as cropping and intensive animal industries. As shown in **Table 1** above, an Outdoor sport and

recreation use is listed within the Table of assessment, however, is subject to Impact assessment unless comprising an Intensive animal industry, Short term accommodation for a farm stay or Animal keeping where involving kennels or catteries. The Rural zone considers non-rural uses such as Outdoor recreation where they are compatible with the long-term use of the land for rural purposes.

For the GRC area, these rural purposes are particularly evident where mapped under the Agricultural Land Classification A and B overlay which relates to sites outside of the urban frame. As part of this land use pattern, an Outdoor sport and recreation activity would need to consider efficient access which does not disrupt established stock routes and the local character. Furthermore, the development of recreational infrastructure has the potential to generate new demand and maintenance requirements which are less appropriate in a more remote rural setting. Therefore, the Rural zone is not considered to readily accommodate the proposed golf course and a full list of alternative sites has not been provided for further assessment.

For the Major and Minor tourism zones, the defined land use of Outdoor sport and recreation is not specifically listed within the tables of assessment (therefore triggering impact assessment), and the golf activity is considered most likely to be contained within the defined land use of a Resort complex.

In this instance the golf activity is not the primary land use activity, rather ancillary to the resort/accommodation. Notwithstanding, there are a range of uses and lifestyle opportunities envisaged within these zones such as tourist attractions, recreation and open space where consistent with coastal and environmental values. In this regard, a full list of alternative sites within the Major Tourism zone and Minor tourism zone has been included in Section 3.5 for review.

2.2.1 Regional Locations

The GRC area features several regional locations such as Boyne Island, Calliope and Agnes Water which contain sites within the Sport and recreation zone and Open space zone. In this case, these land parcels have not been assessed in detail due to the access constraints, travel time and existing sport and recreational facilities in each location. Given the regional nature and appeal of suitably zoned sites within these areas, the community need for a golf course is also less evident. For the purpose of this report, these locations are considered to be less 'appropriate' for the proposal, and further removed from the existing Gladstone urban frame.

Alternative sites within the Emerging community zone, Industry investigation zone, Special purpose zone and Major '*Industry Buffer*' of the Limited development (constrained land) zone have not been considered as feasible alternatives. The provision for Outdoor sport and recreation in these zones is typically based on a temporary scenario such as land rehabilitation, with other residential, industrial or public infrastructure uses envisaged for these fringe areas.

The selection of the Subject site within a predominantly Rural residential area is supported by the Master Plan, and community and economic needs assessment as part of this Information Request response. This analysis considers the role of the golf course as the primary land use and the pattern of the surrounding locality in line with the Community and economic need Planning scheme policy.

2.3 Subject Site Suitability Assessment

This section compares the Subject site characteristics to the criteria for a championship level golf course defined in Section 2.1 above. The suitability assessment has been undertaken for each Master Plan precinct being the Golf Course, Clubhouse and Accommodation precinct (Precinct 1), Regulated Vegetation precinct (Precinct 2) and Highest Astronomical Tide precinct (Precinct 3) to

show the reasoning behind the site selection and planning framework.

The key factors identified above such as minimum area and site area and demographic profile are applied to the characteristics of the Subject site in **Table 2** to demonstrate:

- Particular site characteristics that are necessary for carrying out development
- Site suitability commentary regarding physical characteristics, opportunities and constraints; and
- Compatibility with the physical characteristics of adjoining land and the ongoing use of the surrounding area.

Table 2: Site Selection Criteria		
Criteria	Site Suitability Commentary	Use and Characteristics of Surrounding Area
Precinct 1, Golf Course, Clubhouse & Accommodation		
1. Site has an overall area of at least 50 hectares, with a larger area (i.e.. 70 hectares) preferable for an 18-hole golf course	<p>The subject site has an area of 58.22 hectares which is above 50 hectares and larger than the existing Kin-Kora golf course which has an area of approximately 47 hectares.</p> <p>Two examples are Calliope Golf Club, Boyne Island Tannum Sands which are 52.5 hectares and 50.85 hectares (13 hole course) respectively and Royal Queensland Golf Club in South-East Queensland at 97 hectares.</p>	<p>Large rural residential style land parcels broadly ranging from 1 hectare to 28 hectares in size. The area is also characterised by open space, protected areas and select low density residential development to the east of the Dawson Highway.</p>
2. Level topography for golf playing surface, clubhouse and ancillary architecture	<p>The land has a level grade typically between 4m to 10m AHD, characterised by wide planes. This topography informed the professional course design and is suitable for the development of fairways, which typically have a maximum grade of 1 in 4.</p> <p>In particular, the site's even playing surface also minimises the requirement for substantial earthworks and golf course maintenance.</p>	<p>Land to the north and west is characterised by fringing coastal terrain and salt marsh communities within the Highest Astronomical Tide precinct (Precinct 3). The area to the east of the Dawson Highway has a higher topography which frames view lines and development typologies. To the south, the site is bordered by the Clyde Creek catchment.</p>
3. Natural setting and environment	<p>The Byellee Waters site has a natural, rural appeal with a healthy ecology. The environment is defined by land and water with aesthetic qualities which provide habitat diversity, points of interest and high quality views. This setting in Beecher contributes to the development of an active land use and nature-based experience.</p> <p>The natural water bodies throughout the environment also provide for access to a sustainable water supply within the Central Queensland dry climate.</p>	<p>The surrounding landscape is defined by Clyde Creek to the west and the Byellee Wildlife Reserve in a northern direction. This area contains dispersed agricultural and maintenance activities southward of Boundary Road.</p>

Table 2: Site Selection Criteria

<p>4. Limited urban amenity impacts</p>	<p>The subject site is located to the south-west of the Gladstone urban footprint and does not directly adjoin residential dwellings.</p> <p>The site is an appropriate location for the Byellee Waters Master Plan, with open characteristics and a generous separation distance to low density residential land.</p>	<p>The land holding is also bordered by the Dawson Highway and Moura branch railway which act as a 'hard edge' and limit the potential for traditional urban expansion.</p>
<p>5. Proximity to Gladstone population density and access</p>	<p>The site is a convenient distance from Kin Kora which is 5km to the north-east and a 7-10 minute drive. This destination is well defined and accessible via the Dawson Highway, which is a north-south regional transport route.</p>	<p>The surrounding area is defined by rural residential land parcels and emerging low density residential development, which is located on the edge of the Suburban Living Area.</p>
<p>6. Demographic profile</p>	<p>The property is a part of greater Gladstone, which features a high proportion of residents aged 45-59 and a strong demand for existing golf facilities (consistent with Golf Australia's 2021/2022 participation report).</p> <p>The development of a championship level golf-course to the south-west of the Gladstone CBD and Gladstone Port provides a strategic opportunity for sporting investment, active living and tourism.</p>	<p>The population characteristics of Beecher, Burua and Clinton are generally consistent with the wider Local Government Area noting the area has a slightly younger demographic and labour force participation.</p>
<p>7. Opportunity for associated business activities as part of contemporary facility</p>	<p>The site is well positioned to accommodate activities which are complementary to outdoor sport and recreation (golf) such as Food and drink, Function facility, Tourist park and Market uses. This location demonstrates rural, traditional character which is a point of difference and does not compromise the function of the existing centres hierarchy.</p> <p>The provision for complementary land uses enhances the ability to operate a regionally significant golf course and attract business opportunities which would not occur on separate sites. This development is also consistent with Council's planning intent to promote tourism, visitation, and engagement with each age bracket.</p>	<p>There are limited lifestyle focused activities surrounding the subject site, with several convenience outlets located at Clinton.</p>

Table 2: Site Selection Criteria		
Criteria	Site Suitability Commentary	Use and Characteristics of Surrounding Area
Precinct 2, Regulated Vegetation		
1. Native vegetation and terrestrial plants which contribute to biodiversity and overall outcome	<p>The subject precinct features dispersed trees and grassland communities which is conducive to the design of a golf course.</p> <p>This is integral to the proposed master plan, which seeks to retain native vegetation and does not provide for clearing within the Regulated Vegetation Precinct. The continued integrity of biodiversity corridors over the site contributes to the sporting and recreational experience and sense of place for residents and visitors.</p>	<p>The site adjoins saltmarsh vegetation communities to the west and south. The ecology report undertaken for the site also recognises regrowth woodland vegetation north toward the Byellee Wildlife Reserve.</p>
Criteria	Site Suitability Commentary	Use and Characteristics of Surrounding Area
Precinct 3, Highest Astronomical Tide		
1. Environmental protection and engagement	<p>The delineation of a Highest Astronomical Tide precinct protects marine plant habitat areas and allows for orderly development to occur. The site's environmental interface allows for engagement (i.e.. Environmental facility use) with coastal processes and educational opportunities.</p>	<p>The locality has limited opportunities for environmental engagement, other than for transportation and private purposes.</p>

3 SITE ALTERNATIVES LIST

A Site Alternatives List has been developed for the Sport and recreation zone and Open space zone in Section 3.1 and Section 3.3 utilising the GRC Town Planning Mapping. This data has been drawn from the Existing Suburban Areas Strategic Framework mapping for the Planning scheme which broadly corresponds to urban places with reticulated water and sewer.

For completeness, a list of alternative sites in the Major tourism zone and Minor tourism zone is also shown in Section 3.5. The GRC Town Planning Mapping demonstrates that these sites relate to a variety of coastal locations.

The list of eight (8) core drivers for a championship level golf course described in Section 2.1 above forms the basis for observations regarding alternative sites and effectively narrows the number of appropriate locations.

3.1 Sport and Recreation Zoned Sites

The list of 71 lots shown in **Table 3** below shows all sites zoned for Sport and recreation within the Gladstone urban frame.

The properties are presented from the largest to smallest site, with criteria applied to review the minimum site area and topography of alternative locations for an Outdoor sport and recreation (Golf course) land use.

For legibility **Figure 1** shows potential alternative sites within the urban frame for further discussion and analysis.

Table 3: Sport And Recreation Zoned Sites

Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
10SP315068	State Reserve	313,400		
21CTN1938	Gladstone Racecourse	257,250		✓
2RP840068	Gladstone Airport	133,500		✓
98CTN1531	Happy Valley Park	123,300		
377SP253044	Memorial Park	101,300		✓
2RP614829	Billaroy Park	88,020		✓
22CTN1622	Glenvale Park	86,300		✓
2RP859452	Gladstone Golf Course- Kin-Kora	85,810		✓
21SP122501	Moura Railway corridor	81,380		
408SP245941	Gladstone Aquatic and Sports centre	79,120		✓
2CP851159	Glen Creek Park	78,540		✓
32G1459	Gladstone Showground	61,590		✓
297CTN1789	Sun Valley Park	61,200		✓
294CTN801111	Vegetation/recreation (BMX trails)	60,620		
23SP122492	North Coast rail line corridor	59,000		
1RP840068	Clinton Park sports field	51,400		✓
382CP859456	Glen Creek Park	48,270		✓
1RP610704	Telecommunications corridor	40,750		✓
165SP263696	Gladstone Regional Council Depot	38,480		
323CTN1654	Albion Park	37,160		✓

Table 3: Sport And Recreation Zoned Sites

Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
CRP609900	Telecommunications access	37,030		✓
12SP321612	Yaralla Sports Club, lawn bowls and cricket ground	36,970		✓
2SP218092	Marley Brown Oval	32,920		✓
20C15493	Clinton Park sports field	28,050		✓
22SP122491	North Coast rail line corridor	25,300		
25C15493	Vegetation	25,140		✓
31AP15648	Vegetation and access	25,000		
125SP195089	Park- United Football fields	23,909		✓
11SP321612	Football pitches	22,000		✓
1G14221	Anzac Park	15,500		✓
0SP239741	Multiple dwelling units	13,690		✓
ARP860023	Glen Creek Park access	12,360		
258CTN1351	Gladstone Ferries depot and vacant land	12,240		✓
1SP218092	Harvey Road Tavern	11,320		
1PER206592	Lands Lease (access)	9,616		
DSP187152	Sports field access	8,617		✓
379CTN1836	Gladstone Golf Course- Kin-Kora	8,107		✓
2SP280152	Glen Creek Park waterway	8,067		
2SP189730	Multiple dwelling units	7,472		✓
ESP187152	Telecommunications easement	7,388		✓

Table 3: Sport And Recreation Zoned Sites

Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
347SP116454	Gladstone Racecourse	7,055		✓
ASP145534	Access easement	5,940		
15SP137046	Auckland Creek corridor	5,295		
ASP147706	Telecommunications easement	4,617		
56CTN1567	Billaroy Park	4,106		✓
BSP145535	Sports field access	4,059		
BSP260765	Glen Creek Park access	2,265		
BSP218092	Access easement	1,995		
BSP263702	Access easement	1,398		
CSP195050	Sports field access	1,329		
136RP607346	Radar Hill	1,105		
1RP883982	Glen Creek Park waterway and access	1,059		
3RP606583	Radar Hill access	1,057		
1RP615751	Glen Creek Park waterway	1,043		
1CP859456	Glen Creek Park	882		✓
BSP321612	Access easement	485		
150RP607999	Radar Hill	440		

ACTN2153	Stormwater Easement	413		
ASP218092	Access easement	297		
BCP867608	Gladstone Swimming Club services easement	228		
DRP614593	Stormwater easement	151		
ARP612879	Stormwater easement	150		
BRP881562	Access easement	102		
273CTN1379	Radar Hill infrastructure	96		
ARP610716	Sports field access	76		
CSP218092	Sports facilities easement	54		
ASP263702	Access easement	52		
CRP801231	Glen Creek Park access/maintenance	43		
BRP860023	Glen Creek Park access/maintenance	35		
DSP246109	Electricity easement	30		
ARP881562	Manhole easement	8		

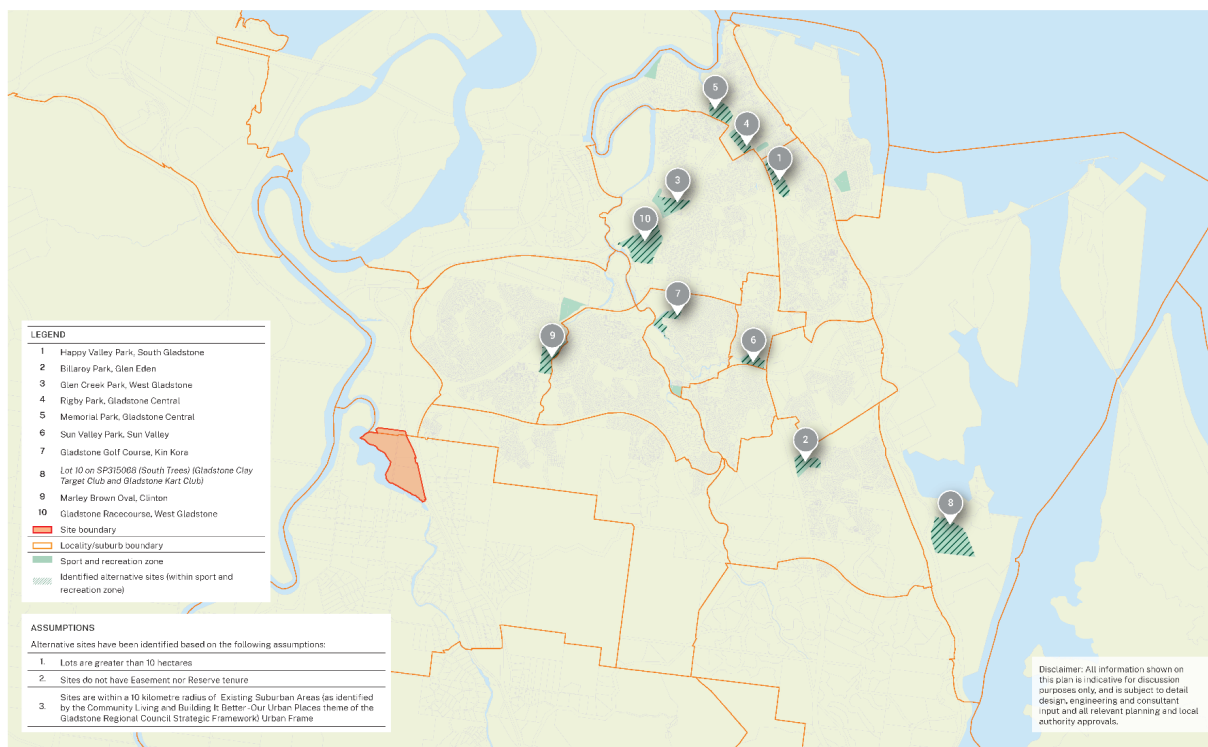


Figure 1- Sport and Recreation Zone Alternative Sites

3.2 Observations

A review of potential alternative locations in the Sport and recreation zone demonstrates:

- There are no allotments with an area of 50 hectares, and only five (5) sites above 10 hectares. For the sites above 10 hectares, the largest site is State Reserve land and only the Gladstone Airport, Gladstone Racecourse and Memorial Park have a suitable topography. Evidently, these land parcels do not meet the minimum 50 hectare criteria and serve an existing purpose for infrastructure or public space;
- There are several smaller parks such as Memorial Park and Glen Creek Park with a suitable profile for Outdoor sport and recreation, however there are amenity constraints in these locations in regard to adjoining Dwelling houses. These operational constraints would limit the potential for golf course expansion, built form improvements and associated land uses; and
- Other sites with a suitable topography in the Sport and recreation zone are generally configured for smaller sporting activities or infrastructure corridors with an area, access requirements and urban character which is not suitable for the golf course design or clubhouse facilities.

Given the site alternatives and observations listed above, there are no clear alternative sites for the Byellee Waters Golf Course within the Sport and recreation zone.

3.3 Open Space Zoned Sites

The list in **Table 4** below identifies 34 land parcels zoned as Open space within the Gladstone urban frame. As there are an extensive number of sites within the Open space zone, the lots are filtered to show land parcels exceeding 5 hectares as potential alternative locations.

The properties are presented from the largest to smallest site exceeding 5 hectares. In line with the methodology for the Sport and recreation zone, criteria have also been applied to assess the minimum site area and topography of alternative locations.

The alternative sites shown in **Figure 2** below are larger land parcels within the GRC urban frame which are subject to observations in Section 3.4.

Table 4: Open Space Zoned Sites				
Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
76CP903892	Vacant Land/Coastal vegetation	3,340,000	✓	✓
2RP615744	Vacant Land/Coastal vegetation	1,688,730	✓	✓
2SP307469	Vegetated Land/Forest	881,500	✓	
200CTN2173	Ash Pond	716,000	✓	✓
49SP207327	Tondoon Botanic Gardens	639,000	✓	
7SP118590	Vegetated Land/Forest	401,300		
127CP903892	Gladstone Port Area (Transmission infrastructure)	378,000		✓
7SP169944	Vegetated Land/Forest	326,200		
1AP15808	Vegetated Land and Transmission infrastructure	282,000		
201SP145527	Boowan Park	240,000		
6CTN1539	Vegetated Land/Telecommunications infrastructure	239,600		
3AP15614	Vegetated Land/Telecommunications infrastructure adjoining a substation	209,000		
44CTN480	Vegetated Land/Forest	208,000		
128SP148359	Gladstone Golf Course	176,514		✓
1CTN2031	Tondoon Botanic Park	168,500		
248CTN1851	Bulgwoyn Park	153,800		✓
51SP111180	Vacant Land/Mudflats	152,100		✓
1RP614829	Tondoon Botanic Park	143,820		
127CTN2158	Gladstone Golf Course	141,200		✓
13SP118590	Vegetated Land/Forest	134,200		
7CP865949	Park - Reserve	89,040		
153SP120211	Park - Reserve	82,000		✓
8CP883527	Sports Complex	78,500		✓
1SP207327	Tondoon Botanic Gardens	76,620		
381CP897417	Webb Park	75,600		✓

Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
2SP167009	Vacant Land/Mudflats	75,000		✓
107RP861409	Emmadale Park	74,210		
1SP260763	Vacant Land/Mudflats	71,400		
114CTN1531	Reg Tanna Park	68,400		
1SP104434	Park - Reserve	66,560		
902SP159692	Vacant Land/Forest	57,930		
50SP111180	Hector Johnson Park	57,070		✓
3SP105084	Oxley Park	54,240		
900SP221484	Park - Reserve	52,330		

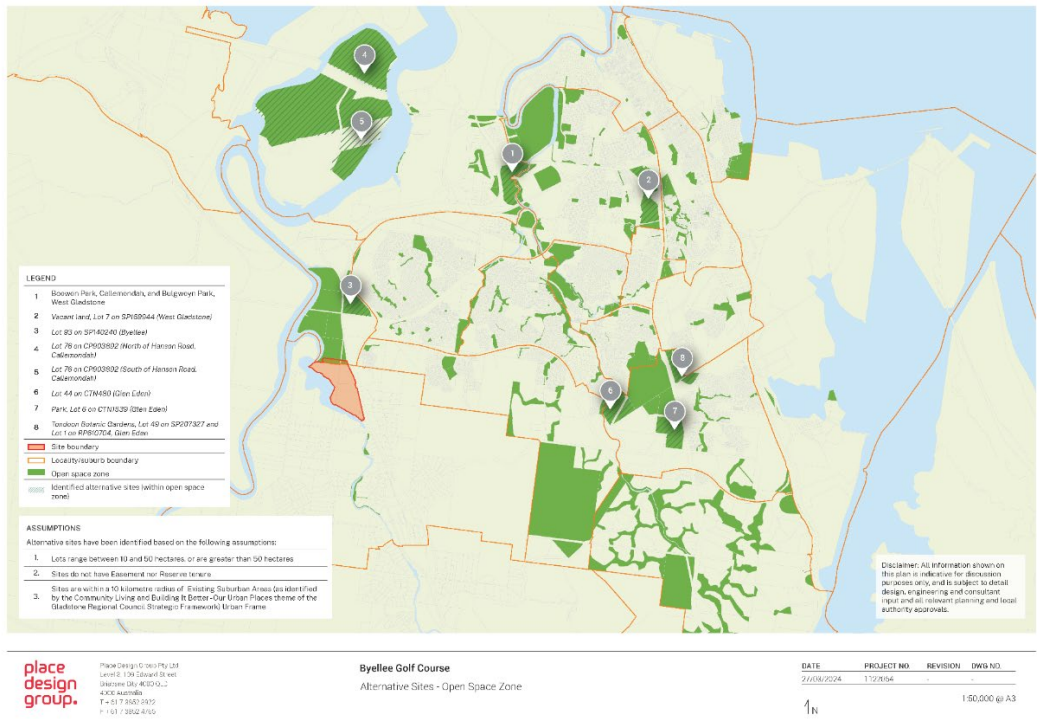


Figure 2- Open Space Zone Alternative Sites

3.4 Observations

An analysis of the potential alternative locations in the Open space zone demonstrates:

- There are five (5) sites with an area above 50 hectares which feature an existing open space or operational purpose such as the Tondoon Botanic Gardens or Ash Pond which has historically been utilised for the Gladstone Power Station on Lot 200 CTN2173. Notably, there are two (2) sites above the required 50 hectares with a level topography which are Lot 76 CP903892 and Lot 2 RP615744. However, a review of these sites demonstrates that each land parcel has a low topography and significant flooding and access constraints;

- Although there are two (2) sites adjoining the Tondoon Botanic Gardens (see Figure 2, Legend Reference 7 and 8) with high level of natural amenity, this land is defined by dense vegetation and a steep landscape which constrains the design of a new golf course; and
- The other remaining sites in the Open space zone exceeding 5 hectares are characterised by environmental corridors, waterways or regional infrastructure on land which is not suitable for the development of an Outdoor sport and recreation land use and associated improvements.

Given the site alternatives and observations listed above, there are no clear alternative sites for the Byellee Waters Golf Course within the Open space zone.

3.5 Tourism Zoned Sites

The lists collated in **Table 5** and **Table 6** below show all seven (7) lots throughout GRC within the Major tourism zone and Minor tourism zone.

Due to the small number of land parcels zoned for tourism throughout the GRC area, these zones have been presented together to review potential alternative sites. The properties in each table are presented from the largest to smallest site, with criteria applied to review the minimum site area and topography of potential alternative locations.

Table 5: Major Tourism Zoned Sites				
Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
8CP860464	Curtis Island National Park	6,300,000	✓	
1RP616480	Quoin Island Retreat and Turtle Rehabilitation Centre	92,450		
3FD733	Heron Island Marine Centre and accommodation	46,460		
10FD806661	Heron Island Jetty	1,231		

Table 6: Minor Tourism Zoned Sites				
Land Parcel Description	Land Use	Lot Area (Square Metres)	Minimum 50ha Area	Topography
13CP860307	Seventeen Seventy Captain Cook Holiday Village	92,450		
20SP182692	Discovery Parks Caravan Park	47,420		✓
25SP193722	1770 Camping Grounds	22,400		✓

3.6 Observations

An assessment of the potential alternative sites in the Major tourism zone and Minor tourism zone shows:

- There is one land parcel in the Major tourism Zone which is Lot 8 CP 860464 on Curtis

Island. This site has a Lands Lease tenure to the State Government set amongst a National Park setting. This tenure reflects the environmental character of the land, which allows for small-scale tourist activities yet is not suitable for the development of sporting and recreational infrastructure; and

- Sites zones for tourism purposes on Quoin Island and Heron Island comprise a smaller area (below 10 hectares) with tourist and nature-based activities. These locations are remote and are constrained in regard to access and maintenance.

4 SUMMARY AND CONCLUSIONS

This Site Alternatives Report has been prepared to respond to the community and planning need items in Item 1 f) and of the Information Request dated 24 January 2024 issued by GRC for the Byellee Waters Golf Course Master Plan. In particular, a review of alternative sites has been undertaken in response to Item 1 f) and Item 2 b) of the Information Request.

This report considers the relevant Planning scheme components in order to determine appropriate locations for the siting of an Outdoor sport and recreation uses, being a Golf course. The Planning scheme principally supports an Outdoor sport and recreation use within the Sport and recreation zone and Open space zone, subject to assessment. There is also the potential to site a Golf course in an alternative zone, where supported by an Impact assessable application and detailed justification. This information includes, but is not limited to, a review of alternative sites locations to determine the need for selection of the Subject site and any impacts on the surrounding land use pattern.

The suitability of the Subject site to accommodate the proposed development is justified as:

- The site has an area of 58.22 hectares which is above a minimum area of 50 hectares and allows for the design of a championship level golf course;
- The land is characterised by a level topography which is suitable for the development of fairways, a central clubhouse and contemporary facilities;
- The locality has a natural setting in Beecher which encourages an active land use, view lines and a nature-based experience;
- The site does not directly adjoin residential dwellings and has an appropriate open profile which serves as a buffer to sensitive land uses; and
- The land holding is well situated in relative proximity to Central Gladstone, and a 7-10 minute drive to the Kin-Kora suburban area.

The list of 'appropriately zoned' alternative sites has been drawn from the Sport and recreation zone and Open space zone under the Planning scheme online mapping. This data set identifies sites within the Gladstone urban frame in order to review potential locations which are well serviced and accessible to residents and visitors.

For completeness, a list of all sites in the Major tourism zone and Minor tourism zone has been presented for consideration of potential alternative sites which are earmarked for tourism, open space and recreation at an appropriate scale.

The review of these alternative locations demonstrates the following key observations:

- There are no sites with an overall area of 50 hectares in the Sport and recreation zone. For the five (5) select sites which exceed 10 hectares in size, only the Gladstone Airport and Gladstone Racecourse demonstrate an appropriate topography and are utilised for existing regional infrastructure or as public space.

Although there are several smaller land parcels such as Memorial Park with a suitable profile for Outdoor sport and recreation, these locations feature urban amenity constraints and are designed to accommodate smaller sporting activities.

- There are five (5) sites with an area above 50 hectares in the Open space zone which include the Tondoon Botanic Gardens, historical Ash Pond for the Gladstone Power Station and vacant coastal land. Notably, the only vacant land parcels evident are

significantly constrained in regard to access, maintenance and adjoining resource activities.

Alternative sites within the Open space zone are characterised by environmental corridors, waterways or dedicated infrastructure corridors with a landscape which does not readily accommodate a Golf course and associated improvements.

- The Major tourism zone features one (1) land parcel with an area exceeding 50 hectares on Curtis Island. This site has a Lands Lease tenure set amongst a National Park setting and is intended to support small-scale tourist activities only. A review of other locations within the Major tourism zone and Minor tourism zone demonstrates that these properties are remote and highly constrained in regard to consistent access for a Golf course.
- Alternative regional locations such as Boyne Island, Calliope and Agnes Water are defined by access and servicing constraints, travel time from Central Gladstone and existing sport and recreational facilities which limit the potential for a new golf course design.

Therefore, based on the above information and analysis, there are no clear alternative locations for the development of the golf course proposal within Gladstone. The location of the Subject site also provides a new opportunity to improve upon existing recreational services and engage with the wider community.

APPENDIX 1

ALTERNATIVE SITES IMAGES