



QUEENSLAND ALUMINA LIMITED

Queensland Alumina Limited
Parsons Point
Gladstone, QLD 4680
Australia
T +61 (0) 7 4976 2211
F +61 (0) 7 4976 2300



The Chief Financial Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

18 October 2019

Dear Sir/Madam

Re: DA/27/2019- Proposed Development Submission

We understand that a development application has been lodged over land at 20 O'Connell Street Barney Point QLD and described as Lot 2 on SP 247424 (the Development Application).

As the owner of the adjoining land (Lot 1 on SP 247424) Queensland Alumina Limited (QAL) opposes the Development Application on the following grounds;

- i. The Development Application is misleading as to what are the premises the subject of the Development Application. Most significantly, Lot 1 on SP 247424 (Lot 1) has not been included in the Development Application, (see Form 1, item 3) but the Traffic Engineering Report indicates that Lot 1 will be used for the proposed use, specifically for car parking. Similarly, some plans seem to overtly show the car parking on Lot 1, others do not.
- ii. In light of the above, the Development Application has not been properly made. Under the *Planning Act 2016*, QAL is the owner of Lot 1, which is part of the land on which the use is proposed to take place. Lot 1 is leased to Yaralla Sports Club by QAL (the Lease) and under the Lease Yaralla Sports Club does not have the right to sublet the lot. This means that QAL's consent was required under section 51(2) of the *Planning Act 2016*. Consent was not given in this instance. Council does not have the power to waive the requirement for QAL's consent and cannot consider an application that is not properly made (see sections 51(5) and sections 59-61 of the *Planning Act, 2016*).
- iii. QAL would argue that the Development Application is also a piecemeal application and violates the Pioneer principle (see *Pioneer Concrete Pty Ltd v Brisbane City Council* [1980] HCA 1.) because it does not include all the land that is the subject of the proposed use.
- iv. The failure to include Lot 1 in the Development Application means that public notification is insufficient. It has not shown the true extent of the proposed development because it does not show that Lot 1 is involved. Public notice signs have not been erected on the Bell Street and Wood Street frontages and the properties on Kianga Street adjoining Lot 1 were not notified of the Development Application.



- v. Under the Lease, the Yaralla Sports Club is not entitled to use the relevant carparks for a use other than the sporting purposes for which they were developed and for incidental purposes. If the carparks were to be used for the cinema, it could amount to a breach of the lease and QAL could be entitled to pursue breach remedies against Yaralla Sports Club including termination of the lease (as a last resort) which would leave the proposed cinema without sufficient car parking.

We would ask that you consider the above matters when assessing the Development Application.

Yours faithfully

Elizabeth Baker
Legal Counsel

21 October 2019

Gladstone Regional Council
The Assessment Manager
PO Box 29
Gladstone, QLD 4680

Place Design Group Pty Ltd
ACN 82370063
131 Robertson Street
Fortitude Valley, QLD 4006 Australia
Phone +61 7 3852 3922
brisbane@placedesigngroup.com
placedesigngroup.com

Lodged Via Email: info@gladstone.qld.gov.au

creating great places

Attention: Shaunte Farrington

Re. Submission (in Objection) against a Development Application for the Material Change of Use to Establish a Theatre at 20 O'Connell Street, Barney Point QLD 4680 (Council Reference: DA/27/2019)

Dear Shaunte,

We write in relation to the abovementioned development application, which was lodged to Gladstone Regional Council (**Council**) and considered properly made on 4 July 2019. We make this submission to object to the abovementioned development application on behalf of our client Alceon QLD No. 56 Pty Ltd ATF Gladstone Retail Trust. This submission is supported by an Economic Need Assessment prepared by Location IQ included within **Attachment 1**.

This submission objects to the proposed development on that basis of the following planning grounds:

- Sufficient information has not been provided to demonstrate that the proposed development can comply with the provisions of the Strategic Framework of the *Gladstone Planning Scheme (version 2) – Our Place Our Plan (Planning Scheme)*;
- The proposed development does not demonstrate compliance with the overall outcomes and purpose of the Sport and recreation zone code;
- The proposed development relies upon car parking facilities on land that has not been included as part of the application, and therefore should not be considered properly made;
- Insufficient car parking has been provided to facilitate the proposed development, and the supporting information does not adequately demonstrate compliance with the Development design code;
- The applicant has not provided any factual information to demonstrate that there is a community or economic need for the proposed development; and
- The applicant has not provided sufficient information or justification to demonstrate why the proposed development should be approved despite the aforementioned non-compliances with the Planning Scheme.

1.0 Property Details

The proposed development is applicable to land located at 20 O'Connell Street, Barney Point QLD 4680 and more formally described as Lot 2 on SP247424 (**subject site**). The subject site is located within the bounds of the Sport and recreation zone of Planning Scheme and comprises an irregular configuration with a total site area of approximately 1.335 hectares (13,350m²). The subject site

currently supports the Yaralla Sports Club and the Mercure Hotel Gladstone.

2.0 Proposed Development

The proposed development (Council Reference: DA/27/2019) involves seeking a development permit for the material change of use of premises to establish a Theatre within the subject site. Specifically, the proposed development involves the construction of a new theatre comprising 1,305m² of gross floor area (GFA) that can accommodate up to 477 patrons at a time. The proposed development is intended to operate between the hours of 9am and 1am the following day.

It is understood that the proposed development is subject to impact assessable development in accordance with Table 5.5.22 of the Planning Scheme. Accordingly, the entire Planning Scheme forms the relevant assessment benchmarks for the proposed development.

3.0 Key Issues

Upon review of the proposed development, details of the subject site, and the application common material, several significant non-compliances with the relevant assessment benchmarks have been identified. Furthermore, upon review of the application common material, it is considered the applicant has not provided sufficient information to demonstrate that the proposed development is consistent with the intent of the Planning Scheme. Conflict with the assessment benchmarks range from non-compliances with the acceptable outcomes of the Planning Scheme zone and development codes through to the higher order strategic intent and framework of the Planning Scheme. These non-compliances and conflicts with the Planning Scheme have been outlined below.

3.1 Conflict with the Purpose of the Sport and Recreation Zone Code

The purpose of the Sport and recreation zone code is *to ensure*:

- (a) *Development is designed to **meet community needs** for sporting and active recreation purposes;*
- (b) *Development maximises community access and use of land **for sport and active recreation purposes**;*
- (c) *Development minimises impacts where adjoining residential land and other sensitive receiving uses;*
- (d) *Large scale sporting facilities that service the regional population are located in accessible locations within Gladstone, Boyne Island, Tannum Sands, Calliope, and Agnes Water.*

The purpose of the zone code can be achieved by demonstrating compliance with the corresponding overall outcomes. However, a review of the proposed development and the application common material identifies significant conflicts with the relevant overall outcomes, specifically;

- Overall outcome (2)(a) which requires development within the zone to provide for **active** sport and recreation activities. The proposed Theatre is not for an active sport and recreation activity that reflects the intent of the Sport and recreation zone;
- Overall outcome (2)(b) allows for clubs to provide for multi-purpose club facilities. This provision has been misconstrued by the applicant, as Theatre uses are not typically incorporated into club facilities. Accordingly, the proposed Theatre is not a consistent multi-purpose club facility that complements the existing activities within the subject site;
- Overall outcome (2)(e) which requires the proposed development to manage and minimise impacts upon adjacent sensitive land uses. The proposed development does not adequately

demonstrate that sufficient car parking facilities are provided within the subject site such that overflow parking into the surrounding residential streets will be avoided. Should overflow parking occur, the proposed development will also adversely impact upon the community liveability of the locality thereby conflicting with overall outcome (2)(i).

In addition to the above conflicts with the overall outcomes, the applicant as failed to sufficiently demonstrate compliance with the following performance outcomes of the zone code;

- The proposed development significantly exceeds the maximum site cover stipulated by A02.2 of 400m². This in conjunction with insufficient provision of car parking facilities will restrict access to and the enjoyment of the primary use of the land being for sport and recreation purposes. Accordingly, the proposed development cannot comply with PO2 of the code;
- The proposed development does not provide a use that facilitates the optimum enjoyment of the land for sport and recreation purposes, and thereby cannot comply with PO6 of the code; and
- The proposed development is for a non-recreation use, and does not directly support the primary sport and recreation function of the subject site. As previously discussed, the proposed Theatre is not a use or activity that is commonly associated with sporting clubs, and is not a compatible community-related activity. The applicant has not provided any factual justification that there is a community need for this activity on the subject site.

As the proposed development has not adequately demonstrated compliance with the relevant performance outcomes and the appropriate overall outcomes, the Theatre cannot achieve the purpose of the Sport and recreation zone code, specifically as it does not meet the community need for sporting and recreation purposes or maximises the availability or accessibility of land available for sport and recreation purposes.

3.2 Inadequate Assessment of Relevant Benchmarks

As previously discussed, the proposed development triggers impact assessable development and thereby requires assessment against the entire Planning Scheme. A review of the application common material indicates that an inadequate assessment of the Planning Scheme has been provided. Specifically, it is noted that the applicant has not addressed the Strategic Framework which is necessary if they are to attempt to justify the conflicts with the purpose of the Sport and recreation zone code.

A review of the Strategic Framework indicates that the subject site is located within an Existing Suburban Area. In accordance with part 3.6 of the Planning Scheme, *existing suburban areas remain unchanged apart from limited dual occupancy housing forms only where development maintains low density residential character*. The proposed development does not provide for a low density residential character or use, and accordingly cannot comply with the higher order strategic intent for the locality. As the proposed development does not demonstrate compliance with the higher order Strategic Framework, it cannot achieve the purpose of the Sport and recreation zone code or the intent of the Planning Scheme for the subject site.

3.3 Economic Need for the Proposed Development on the Subject Site

As previously discussed, the proposed development has not demonstrated compliance with the purpose of the zone code as it does not sufficiently demonstrate that there is an adequate community need for the use to occur within the subject site. As outlined throughout **Attachment 1**, the subject site is within close proximity to an existing Theatre that services not only the city of Gladstone, but also the surrounding region as well. The introduction of an additional Theatre will create an oversupply of the use for the population that it services. As such, it is inappropriate to introduce the proposed development when there is not an economic or community need for the activity as it would conflict with section 3.3.2 of the Planning Scheme which requires development to be commensurate with the community needs and not impact upon the viability of other centres

in the region. Refer to **Attachment 1** for further information.

3.4 Traffic, Car Parking, and Servicing

It is acknowledged that the applicant has provided a traffic assessment report prepared by an RPEQ certificated traffic engineer. However, it is noted that the traffic assessment and car parking survey rely upon car parking facilities that are not located within the subject site, rather parking are on adjoining properties not subject to the application. Accordingly, the proposed development cannot rely upon facilities within another parcel of land without including that land within the development application. Despite the applicant advising that the land accommodating the additional car parking facilities is subject to a lease benefiting the club, if the facilities are relied upon to accommodate the proposed development the land must be included as part of the development application. As such, the proposed development application may not be 'properly made' in accordance with the provisions of the *Planning Act 2016*.

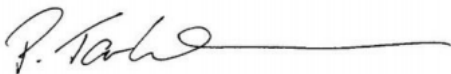
Similarly, it is noted that the proposed car parking assessment does not take into consideration 'future-proofing' the site to account for potential changes in ownership or management. If each use within the subject site is operating at capacity, car parking facilities are likely to be fully occupied such that the proposed development does not cater for the requirements of the activity in accordance with PO9 of the Development design code. Similarly, the shortfall of car parking will impede public access to and use of the primary sport and recreation facilities in conflict with PO10 of the Sport and recreation zone code, and cause overflow parking into surrounding residential streets thereby impacting upon the amenity within the surrounding area contrary to the requirements of PO11 of the zone code.

4.0 Conclusion and Recommendations

The abovementioned issues are significant concerns that are in conflict with the relevant assessment benchmarks, being the entire Planning Scheme and in particular the Strategic Framework, the Sport and recreation zone code and the Development design zone code. Having careful consideration of the subject site and the proposed development, the development application is inconsistent with the Strategic Framework of the Planning Scheme, the purpose and overall outcomes of the Sport and recreation zone code, and the performance outcomes of the Development design code. Similarly, as identified throughout **Attachment 1**, there is not an adequate economic need for the proposed development that justifies the use within the subject site despite the significant conflicts with the Planning Scheme.

We trust that you will take into consideration the matters raised in this submission when deciding the development application. The proposed development should be refused on the grounds raised in this submission.

Kind regards,
Place Design Group



Peter Tarlinton
Senior Town Planner

19 October 2019



Mr Oliver Sicouri
Director
Alceon QLD Pty Ltd
Level 9, 344 Queen Street,
Brisbane QLD 4000

Introduction

This letter presents an independent assessment of the potential for cinema screens in Gladstone on the Central Coast of Queensland. This letter has been prepared based on discussions with Alecon QLD Pty Ltd who own and manage Gladstone Central which incorporates a seven-screen (one gold class) cinema complex as well as a provision of specialty shops.

Proposed Development

A Material Change of Use of Premises for a Theatre has been submitted at the existing site of the Yaralla Sports Club at 20 O'Connell Street in Barney Point. This site is 3.5 km by road to the east of Gladstone Central (refer Map 1). The planned development at the Barney Point site will comprise an eight-screen cinema complex (including two smaller gold class cinemas) as well as an associated candy bar, gold room lounge, games room and amenities.

Figure 1 shows the proposed site plan for the new eight screen cinema complex at the Yaralla Sports Club site. As shown, the cinema complex would be provided to the south of the existing building with a provision of additional car parking to be provided on the Ground Level and Level One.

Figure 2 shows the land zoning under the Gladstone Region Council Planning Scheme with the Barney Point site highlighted in red. The entire Barney Point site is zoned Sport And Recreation which is defined as follows:

6.2.8 Sport and recreation

6.2.8.1 Application

This code applies to development where the code is identified as applicable in a table of assessment. When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.2.8.2 Purpose

Office Address
Level 6, 56 Pitt Street
Sydney NSW 2000

Mailing Address
PO Box 1121
Bondi Junction NSW 1366

Telephone: 02 8248 0100
Website: locationiq.com.au
ABN: 30 658 856 304

1. *The purpose of the sport and recreation zone code is to ensure:*
 - a. *Development is designed to meet community needs for sporting and active recreation purposes.*
 - b. *Development maximises community access and use of land for sport and active recreation purposes.*
 - c. *Development minimises impacts where adjoining residential land and other sensitive receiving uses.*
 - d. *Large scale sporting facilities that serve the regional population are in accessible locations within Gladstone, Boyne Island, Tannum Sands, Calliope and Agnes Water.*
2. *The purpose of the zone will be achieved through the following overall outcomes:*
 - a. *Areas available for active sport and recreational pursuit such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, public swimming pools and outdoor courts are provided.*
 - b. *Opportunities for sporting clubs using playing fields to establish in multi-purpose club facilities are facilitated.*
 - c. *Development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and public/active transport use.*
 - d. *Development is supported by transport infrastructure that is designed to provide and promote safe and efficient public transport use, walking and cycling.*
 - e. *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.*
 - f. *Ancillary structures and buildings such as clubhouses, kiosks, shelters, stands, amenity facilities, picnic tables and playgrounds are provided where necessary to support safe access and essential management of sport and recreation areas.*
 - g. *Areas of ecological significance, high scenic amenity or cultural heritage are protected from the adverse impacts of sport and recreation activities.*
 - h. *Development responds to land constraints, including but not limited to topography, bushfire and flooding.*
 - i. *Recreation areas make an important contribution to community liveability.*
3. *The purpose of this code will also be achieved through the following additional overall outcome for the following precinct:*
 - a. *Benaraby Motor Sport precinct:*
 - i. *Development provides for a Motor Sports Facility of regional significance.*

The Sport and Recreation land zoning of the site does not permit the planned development.

Cinema Trade Area

Map 2 illustrates the defined total trade area for cinemas in Gladstone, including one primary sector, one secondary sector and two tertiary sectors as follows:

- The **primary sector** generally extends some 50 – 70 km around Gladstone and includes the entire Gladstone urban area. This is the main sector where customers to Gladstone Central would reside.
- The **secondary sector** stretches some 50 km from Gladstone Central to include Boyne Island and Tannum Sands.

The combination of the primary sector and the secondary sector are referred to as the main trade area and is the area from which facilities in Gladstone are likely to achieve most customers and sales. In addition, two tertiary sectors have been defined as follows:

- The **tertiary south sector** extends 100 km to the south-east of Gladstone to incorporate Miriam Vale and Agnes Water.
- The **tertiary west sector** reaches around 100 km to the west and 150 km to the south-west to incorporate the major towns of Biloela and Monto.

The combination of the main trade area and the two tertiary sectors is referred to as the total trade area throughout the remainder of this report. The definition of the total trade area reflects the draw of destination tenants including a cinema complex in Gladstone which are not represented throughout the broader region. The total trade area is generally limited to the north by Gracemere and Rockhampton and to the south by Bundaberg.

Total Trade Area Population

Table 1 details the existing and projected population within the defined total trade area. The total trade area population is currently estimated at 76,200 (2019), including 59,300 persons within the main trade area and 47,190 persons in the primary sector. The total trade area population is projected to increase to 83,820 by 2031, representing an average annual growth rate of 0.8%.

Total Trade Area Cinema Screen Provision

There is currently one cinema complex in the total trade area, namely the seven screen (one gold class screen) Gladstone Cinemas complex at Gladstone Central (primary sector). Across the total trade area, this equates to 9.2 cinema screens for every 100,000 persons (refer Table 2).

Across the main trade area, which is where the majority of cinema attendance would be generated, the provision is 11.8 screens for every 100,000 persons with a higher figure of 14.8 screens for every 100,000 persons across the primary sector.

Allowing for the opening of the Barney Point eight screen cinema complex by 2021, the total trade area cinema screen provision would increase to 19.4 screens for every 100,000 persons (refer Table 3). Across the main trade area, which is where the majority of cinema attendance would be generated, the provision would be 24.9 screens for every 100,000 persons in 2021, with a higher figure of 31.3 screens for every 100,000 persons across the primary sector.

Cinema Screen Benchmarks

Screen Australia reports that there were 2,278 screens in Australia as at 2018 serving a total population of 25.18 million persons. This represents a provision of 9.0 cinema screens for every 100,000 persons (refer Table 4).

Across the various states and territories of Australia, the provision of screens varies from 3.3 screens per 100,000 persons in the Northern Territory to 10.5 screens for every 100,000 persons in South Australia. It should be noted that the Northern Territory cinema screen provision was low in 2018 and now in 2019 is around 6.5 screens per 100,000 persons as a new eight screen complex has opened at Palmerston.

Assuming the Australian average of 9.0 cinema screens for every 100,000 persons across the Gladstone total trade area would imply seven cinema screens would be supportable now with 7.5 cinema screens supportable by 2031, considering projected population growth. Seven screens are currently provided at Gladstone Central.

Assuming the Queensland average of 10.2 cinema screens for every 100,000 persons would indicate 7.8 cinema screens would be supportable in 2019, increasing to 8.5 cinema screens by 2031.

On all measures, the number of supportable screens is well below the planned 15 cinema screens that would be operational if the Barney Point proposal is approved. This provision would not be viable.

Comparable Towns

Map 3 illustrates the Central and North Queensland Region, highlighting key towns and the number of cinema screens to serve the population of each area. This analysis shows even significantly larger population towns such as Rockhampton (six screens) and Mackay (11 screens) include fewer screens than now proposed in Gladstone. Clearly, 15 screens is too many and not sustainable for the Gladstone and the surrounding population.

Table 5 shows the trade area population size and the number of cinema screens within the trade area for each of these larger locations. As shown, the highest cinema screen provision is 10.9 screens for every 100,000 persons for the Townsville trade area. This is still well below the cinema screen provision for the Gladstone total trade area if the Barney Point development is approved (19.4 cinema screens for every 100,000 persons). The average provision across the four locations is 8.5 cinema screens for every 100,000 persons.

Conclusion

There is currently one cinema complex in the total trade area, namely the seven screen (one gold class screen) Gladstone Cinemas complex at Gladstone Central (primary sector). Across the total trade area, this equates to 9.2 cinema screens for every 100,000 persons which is higher than the Australian benchmark of 9.0 cinema screens for every 100,000 persons .

Across the main trade area, which is where the majority of cinema attendance would be generated for Gladstone, the provision is 11.8 screens for every 100,000 persons with a higher figure of 14.8 screens for every 100,000 persons across the primary sector.

Allowing for the opening of the Barney Point eight screen cinema complex by 2021, the total trade area cinema screen provision would increase to 19.4 screens for every 100,000 persons, more than double the national benchmark. Across the main trade area, which is where the majority of cinema attendance would be generated, the provision would be 24.9 screens for every 100,000 persons in 2021.

The analysis of cinema potential within Gladstone and the surrounding region indicates that there is not demand for 15 cinema screens. If the Barney Point proposal is approved and built, the cinema provision would not be sustainable.

Should you have any questions, do not hesitate to contact me.

Yours sincerely,



Greg Malempre

Director

FIGURES, MAPS & TABLES

FIGURE 1. YARALLA SPORTS CLUB PROPOSED PLAN



BSPN.
ARCHITECTURE

44 A'GLENDA
1000 GLENDA RD PTSTOWN VIC 3187
03 9593 5500
www.bspn.com.au
100 GLENDA RD PTSTOWN VIC 3187
03 9593 5500

Specimens Architect
AMBICA ARS
1000 GLENDA RD PTSTOWN VIC 3187
03 9593 5500
www.ambicaars.com.au

Project
P1 2024-01-21 CONCEPT DEVELOPMENT
P2 2024-03-28 SCHEMATIC DESIGN
P3 2024-05-27 CONCEPT DEVELOPMENT
P4 2024-09-11 SCHEMATIC DEVELOPMENT

Project
PROPOSED CINEMAS
YARALLA SPORTS CLUB

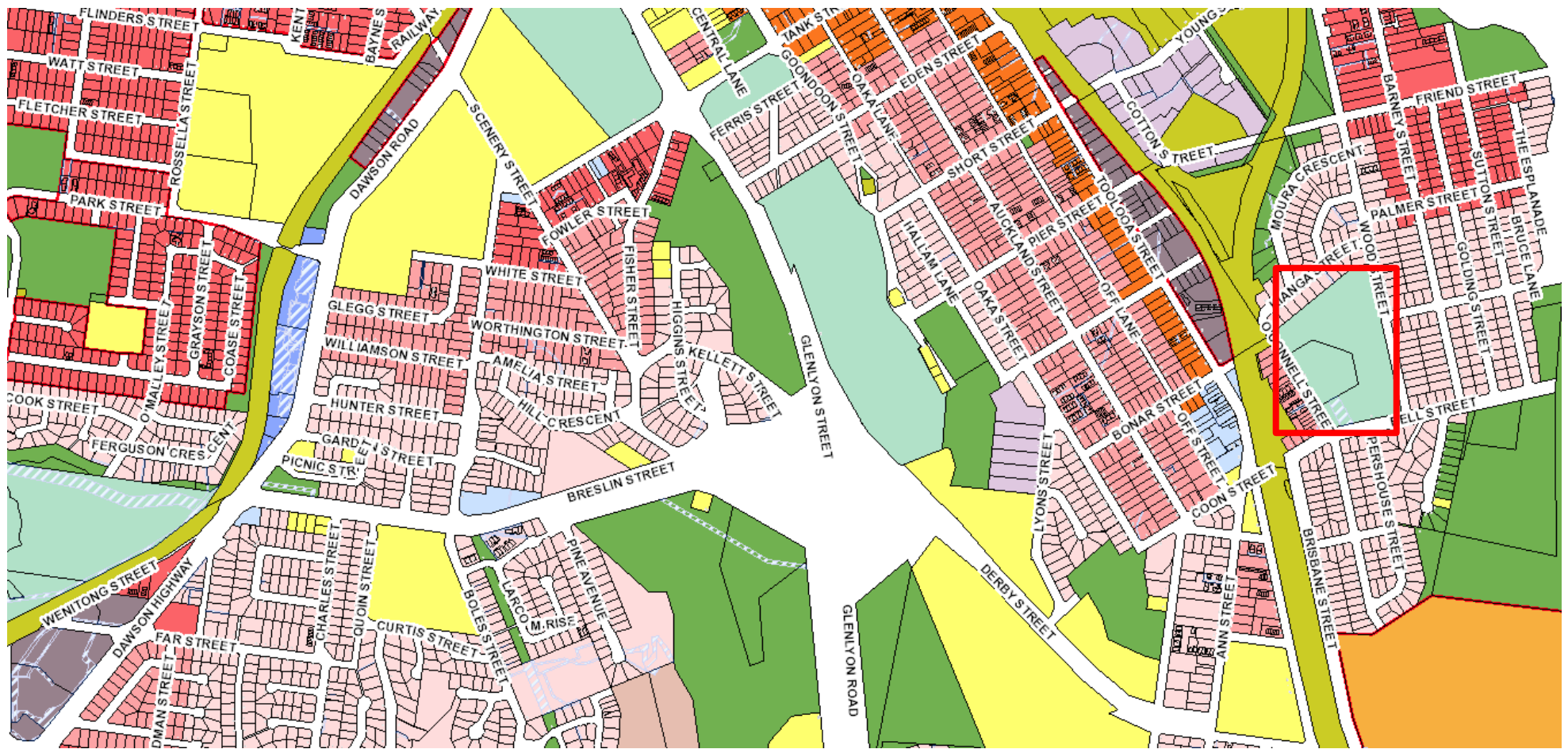
Drawing
SITE PLAN
PRELIMINARY

Client
BSPN
1000 GLENDA RD PTSTOWN VIC 3187
03 9593 5500
www.bspn.com.au

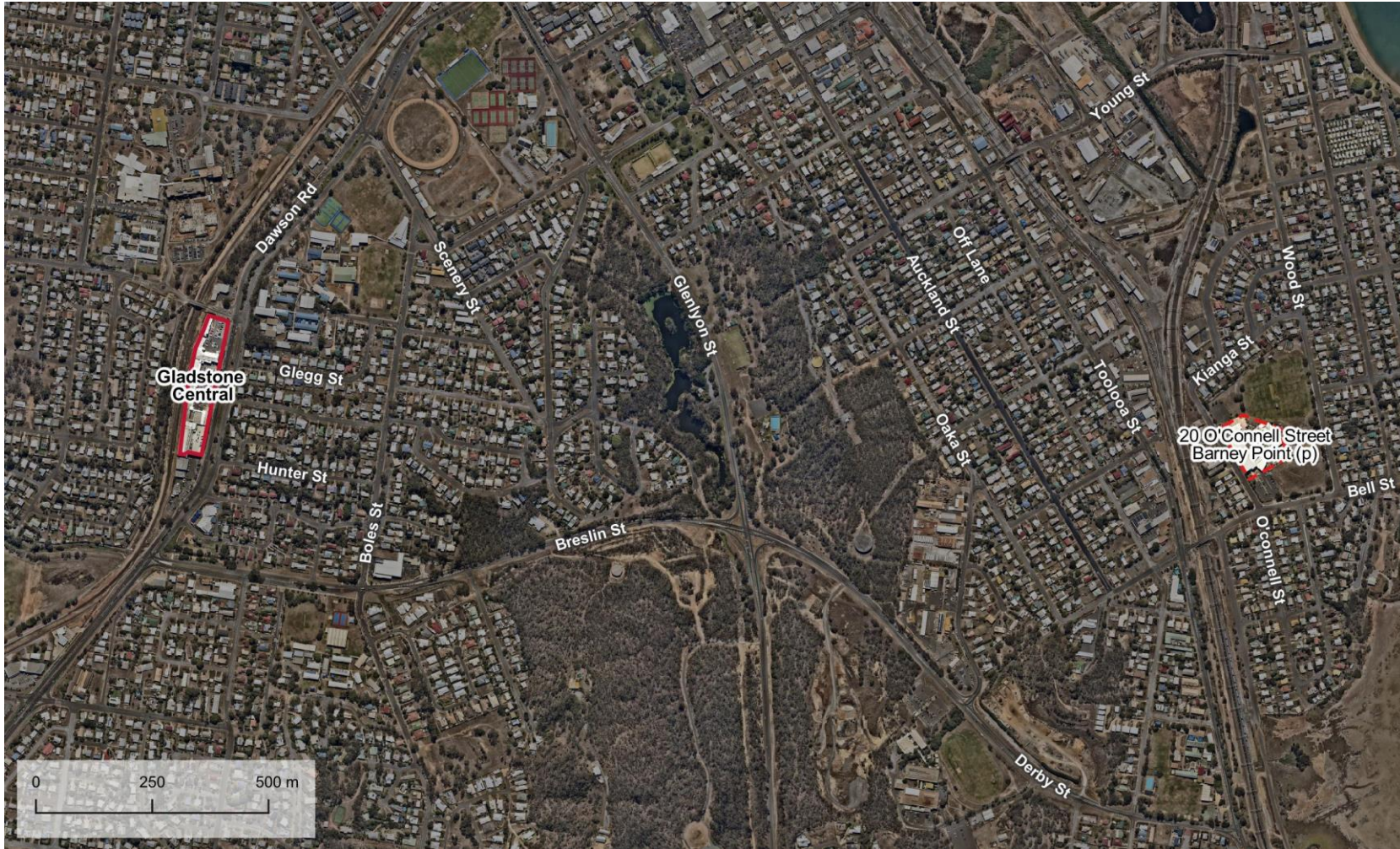
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FIGURE 2. GLADSTONE REGIONAL COUNCIL PLANNING SCHEME LAND ZONING



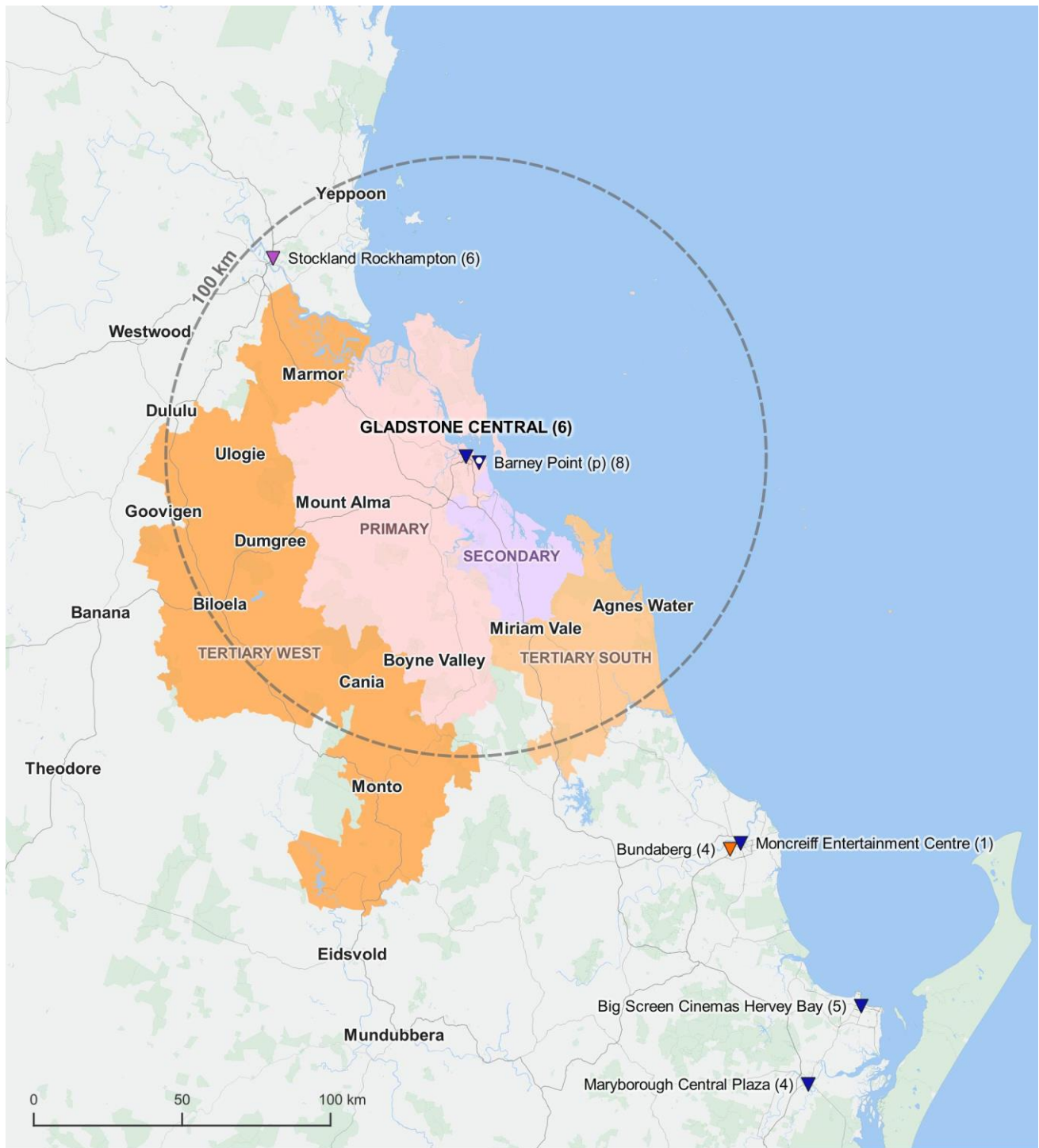
MAP 1. GLADSTONE CENTRAL AND BARNEY POINT SITE LOCATIONS



PhotoMap by nearmap.com



MAP 2. GLADSTONE CINEMA TOTAL TRADE AREA & CINEMA COMPLEXES



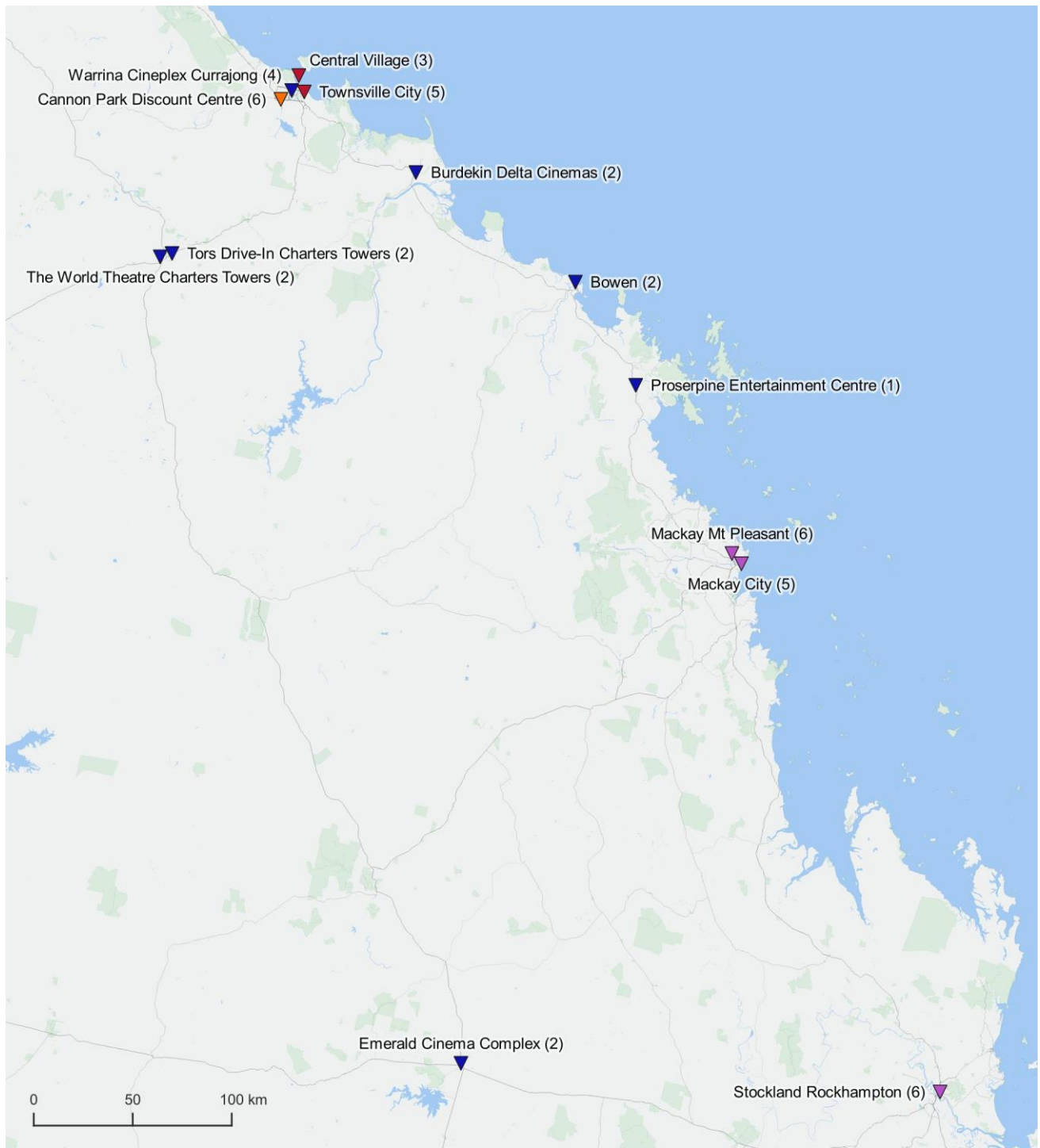
- ▾ Reading Cinemas
- ▾ BCC Cinemas
- ▾ Independent Cinema

* Number of cinema screens shown in brackets

* White dot indicates proposed cinema



MAP 3. CENTRAL AND NORTH QUEENSLAND CINEMA COMPLEXES



- ▼ Event Cinemas
- ▼ Reading Cinemas
- ▼ BCC Cinemas
- ▼ Independent Cinema

* Number of cinema screens shown in brackets



TABLE 1. GLADSTONE CINEMA TOTAL TRADE AREA POPULATION

Population	Actual			Forecast		
	2011	2016	2019	2021	2026	2031
Primary Sector	42,470	45,990	47,190	47,990	50,490	53,240
Secondary Sector	12,180	11,960	12,110	12,210	12,460	12,960
Main Trade Area	54,650	57,950	59,300	60,200	62,950	66,200
Tertiary Sectors						
• South	4,310	4,860	5,010	5,110	5,360	5,610
• West	<u>11,990</u>	<u>11,860</u>	<u>11,890</u>	<u>11,910</u>	<u>11,960</u>	<u>12,010</u>
Total Tertiary	16,300	16,720	16,900	17,020	17,320	17,620
Total Trade Area	70,950	74,670	76,200	77,220	80,270	83,820

Average Annual Change (No.)	Actual		Forecast		
	2011-16	2016-19	2019-21	2021-26	2026-31
Primary Sector	704	400	400	500	550
Total Secondary	-44	50	50	50	100
Main Trade Area	660	450	450	550	650
Tertiary Sectors					
• South	110	50	50	50	50
• West	-26	10	10	10	10
Total Tertiary	84	60	60	60	60
Total Trade Area	744	510	510	610	710

Average Annual Change (%)	Actual		Forecast		
	2011-16	2016-19	2019-21	2021-26	2026-31
Primary Sector	1.6%	0.9%	0.8%	1.0%	1.1%
Secondary Sector	-0.4%	0.4%	0.4%	0.4%	0.8%
Main Trade Area	1.2%	0.8%	0.8%	0.9%	1.0%
Tertiary Sectors					
• South	2.4%	1.0%	1.0%	1.0%	0.9%
• West	-0.2%	0.1%	0.1%	0.1%	0.1%
Total Tertiary	0.5%	0.4%	0.4%	0.4%	0.3%
Total Trade Area	1.0%	0.7%	0.7%	0.8%	0.9%

All figures as at June and based on 2016 SA1 boundary definition.

Sources : ABS; QLD OESR

TABLE 2. GLADSTONE TOTAL TRADE AREA CURRENT CINEMA SCREEN PROVISION

Component	Estimated		Projected	
	2019	2021	2026	2031
Primary Sector	47,190	47,990	50,490	53,240
Main Trade Area	59,300	60,200	62,950	66,200
Total Trade Area	76,200	77,220	80,270	83,820
Cinema Supply (Total Screens)				
Primary Sector	7	7	7	7
Main Trade Area	7	7	7	7
Total Trade Area	7	7	7	7
Cinema Provision (Screens per 100,000 persons)				
Primary Sector	14.8	14.6	13.9	13.1
Main Trade Area	11.8	11.6	11.1	10.6
Total Trade Area	9.2	9.1	8.7	8.4

TABLE 3. GLADSTONE TOTAL TRADE AREA CURRENT AND PROPOSED CINEMA SCREEN PROVISION

Component	Estimated		Projected	
	2019	2021	2026	2031
Primary Sector	47,190	47,990	50,490	53,240
Main Trade Area	59,300	60,200	62,950	66,200
Total Trade Area	76,200	77,220	80,270	83,820
Cinema Supply (Total Screens)				
Primary Sector	7	15	15	15
Main Trade Area	7	15	15	15
Total Trade Area	7	15	15	15
Cinema Provision (Screens per 100,000 persons)				
Primary Sector	14.8	31.3	29.7	28.2
Main Trade Area	11.8	24.9	23.8	22.7
Total Trade Area	9.2	19.4	18.7	17.9

TABLE 4. CINEMA SCREEN PROVISION, 2018

State/Territory	2018 Population	No. of Screens	Screens per 100,000 persons
NSW/ACT	8,469,900	696	8.2
VIC	6,526,400	591	9.1
QLD	5,052,800	516	10.2
SA	1,742,700	183	10.5
WA	2,606,300	228	8.7
TAS	531,500	36	6.8
NT	245,900	16	6.5
Australia	25,180,200	2,278	9.0

Source: Screens Australia 2018; ABS 3101.0 Dec 2018

Figures may not total exactly due to rounding.

TABLE 5. CENTRAL AND NORTH QUEENSLAND CINEMA SCREEN PROVISION, 2018

State/Territory	Trade Area Population	No. of Screens	Screens per 100,000 persons
Rockhampton	158,280	8	5.1
Townsville	238,110	26	10.9
Mackay	153,690	12	7.8
Gladstone	76,200	7	9.2
Average	156,570	13	8.5

Source: Location IQ; ABS; Screens Australia 2018.



02 8248 0100
Level 6, 56 Pitt Street
Sydney NSW 2000
Locationiq.com.au