# GLADSTONE GOLF COURSE & BYELLEE WATERS PROJECT OVERVIEW

# **Existing Gladstone Golf Course**

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



Byellee Waters – Proposed Golf Course Site 49ha on the Dawson Highway via Jefferies Road, Beecher



# **Existing Gladstone Golf Course**

- The Gladstone Golf Course is facing challenges from urban interface issues, in particular separation from:
  - Residential properties
  - Retail centre
  - Dawson Highway
- This is currently being managed by making changes to the course design and length/number of holes – ultimately impacting the viability of the existing course.
- There are limited/no alternatives to address this in the current course location.
- Yaralla Sports Club has announced the intention to relocate the Gladstone Golf
   Club from its current Kin Kora location to several parcels of land near Byellee.



# Byellee Waters - Proposed Golf Course Site

- Yaralla Sports Club has announced the intention to relocate the Gladstone Golf Club from its current Kin Kora location to several parcels of land near Byellee, with the new course to trade under the name Byellee Waters.
- The proposed Byellee Waters Golf Course will involve:
  - New 18 Hole Golf Course
  - o Putting green and mini golf
  - o Clubhouse, food premises, and function facility
  - RV park accommodation
- Currently the site is used for rural grazing, with a right to occupy in place over the unconstructed road Shultz Road.
- The proposal will require application to be made to the Gladstone Regional Council (as the assessment manager) and the State Government (as a referral agency).

#### State Matters [Refer to attachments for detail mapping]

- State Controlled Roads
- Railway corridor
- Coastal management
- Marine plants
- Waterways for waterway barrier works
- Fisheries and tidal areas
- Regulated vegetation

#### Local Planning Scheme Matters [Refer to attachments for detail mapping]

- Strategic Framework
- Zoning
- Overlays
- Codes





# Specialist Team

| Organisation   | Role                        | Contact                              |
|--|-----------------------------|--------------------------------------|
| place  | Town Planning               | Amanda Taylor, Planning Director     |
| design   | Landscape Architecture      | Nick Holt, Associate Planner         |
| group.   |                             | Clint Wood, Design Director          |
| RCGD<br>RICHARD CHAMBERLAIN<br>GOLF DESIGN   | Golf Course Design          | Golf Course Designer                 |
| BSPN. ARCHITECTURE   | Architecture                | Nathan Schwartz, Partner             |
| ParthGroup Consulting Creating exceptional value in delivering Surveying, Scanning & Town Planning Solutions | North Group                 | John Carroll, Managing Director      |
| TRAFFIC & TRANSPORT ENGINEERING  | Traffic                     | Adam Pekol, Director                 |
| 28°S<br>ENVIRONMENTAL  | Terrestrial Ecology         | Mitch Taylor, Director               |
| Ecological Service Professionals Service Professionals   | Aquatic Ecology             | Matt Hayes, Senior Aquatic Ecologist |
| THREE PLUS   | Communications & Engagement | Peter Kelly, Executive Director      |



# LIST OF ATTACHMENTS

Gladstone Planning Scheme Mapping Overview

Existing Gladstone Golf Course Plan

Byellee Golf Course Proposal Plans

Communication and Engagement Overview

# Gladstone Planning Scheme Mapping Overview

# Site zone

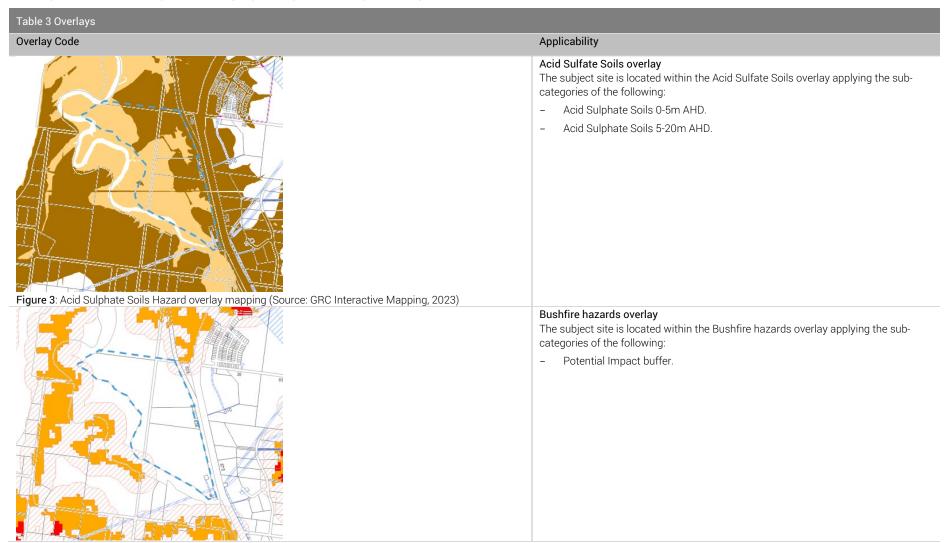
The subject site is located with the Rural, Rural residential & Open space zones.





# **Key Overlays**

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

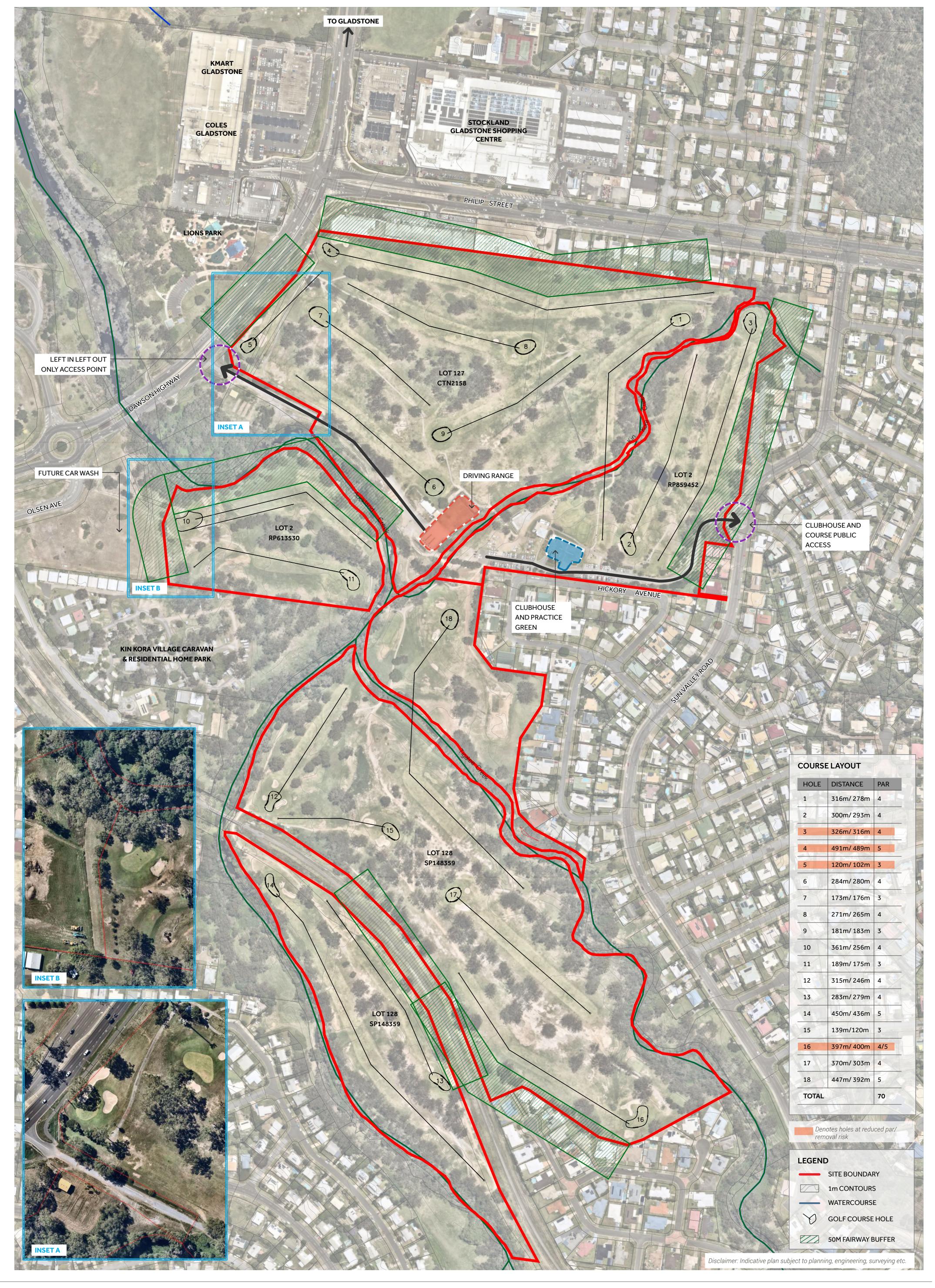




| Overlay Code   | Applicability   |
|--|---|
| Figure 4: Bushfire Hazard overlay mapping (Source: GRC Interactive Mapping, 2023)  |   |
|  | Coastal hazards overlay The subject site is located within the Coastal hazards overlay applying the sub categories of the following:  - Erosion prone area.  - Medium Storm Tide Inundation Zone.  - High Storm Tide Inundation Zone. |
| Figure 5: Coastal Hazard overlay mapping (Source: GRC Interactive Mapping, 2023)  Figure 6: Flood Hazard overlay mapping (Source: GRC Interactive Mapping, 2023) | Flood hazards overlay The subject site is located within the Flood hazards overlay applying the subcategories of the following:  - Calliope Rover Q100.   |



# Overlay Code Regional Infrastructure overlay The subject site is located within the Regional infrastructure overlay applying the sub-categories of the following: - Ergon 66kv. Figure 7: Regional infrastructure overlay mapping (Source: GRC Interactive Mapping, 2023)





Place Design Group Pty Ltd

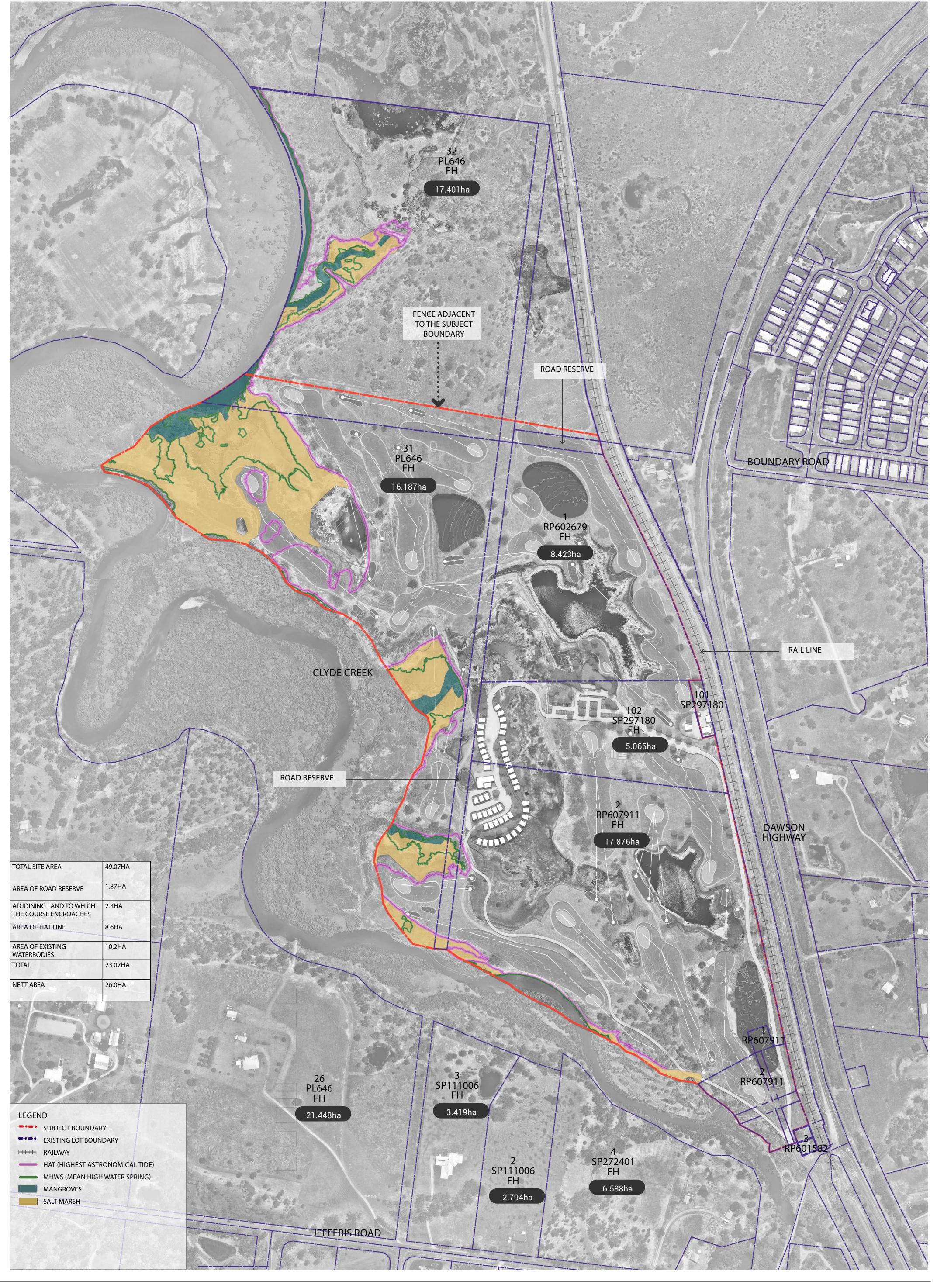
Level 3/ 109 Edward St

Brisbane City, QLD 4000 Australia

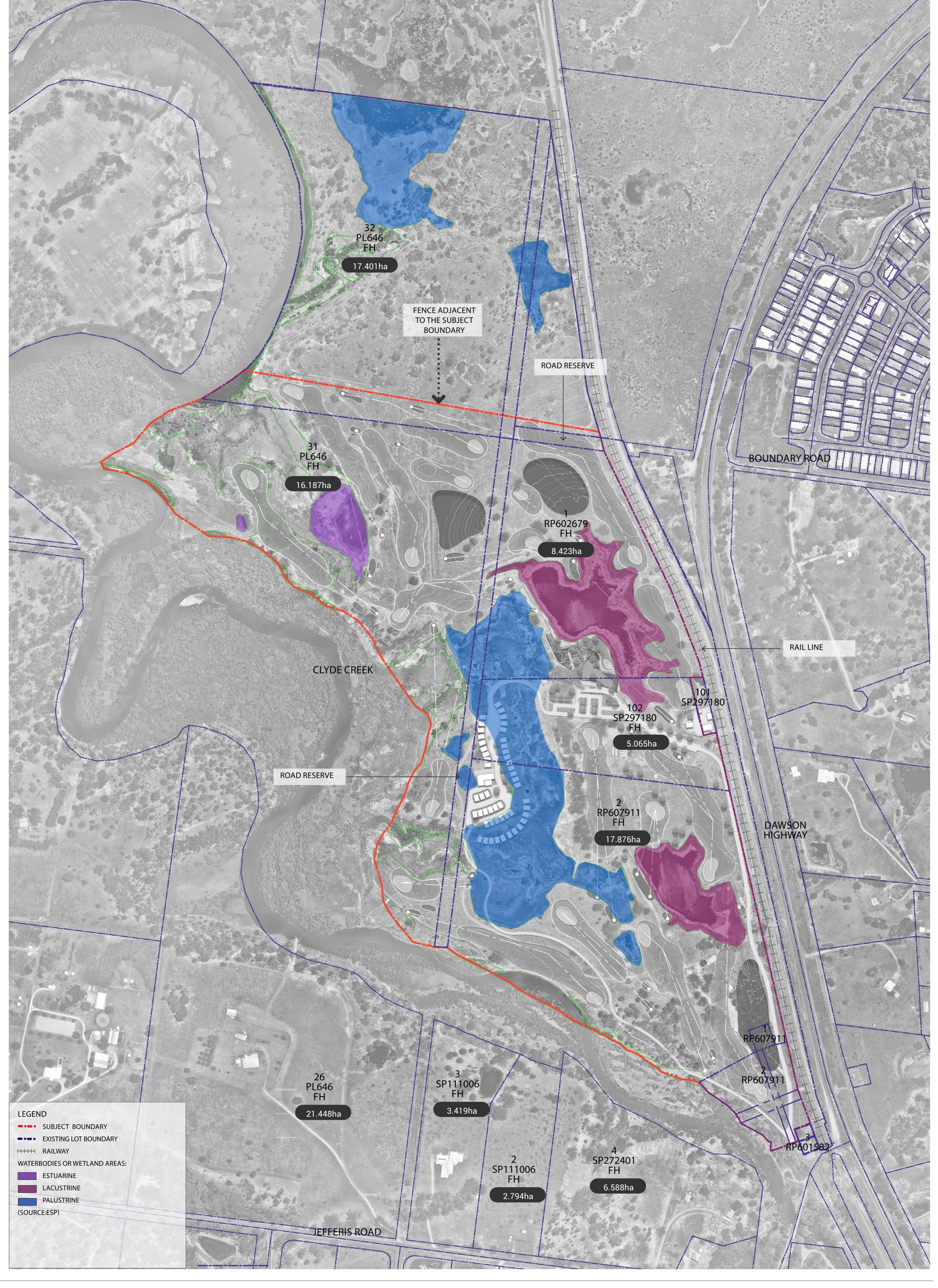
T +61 7 3852 3922



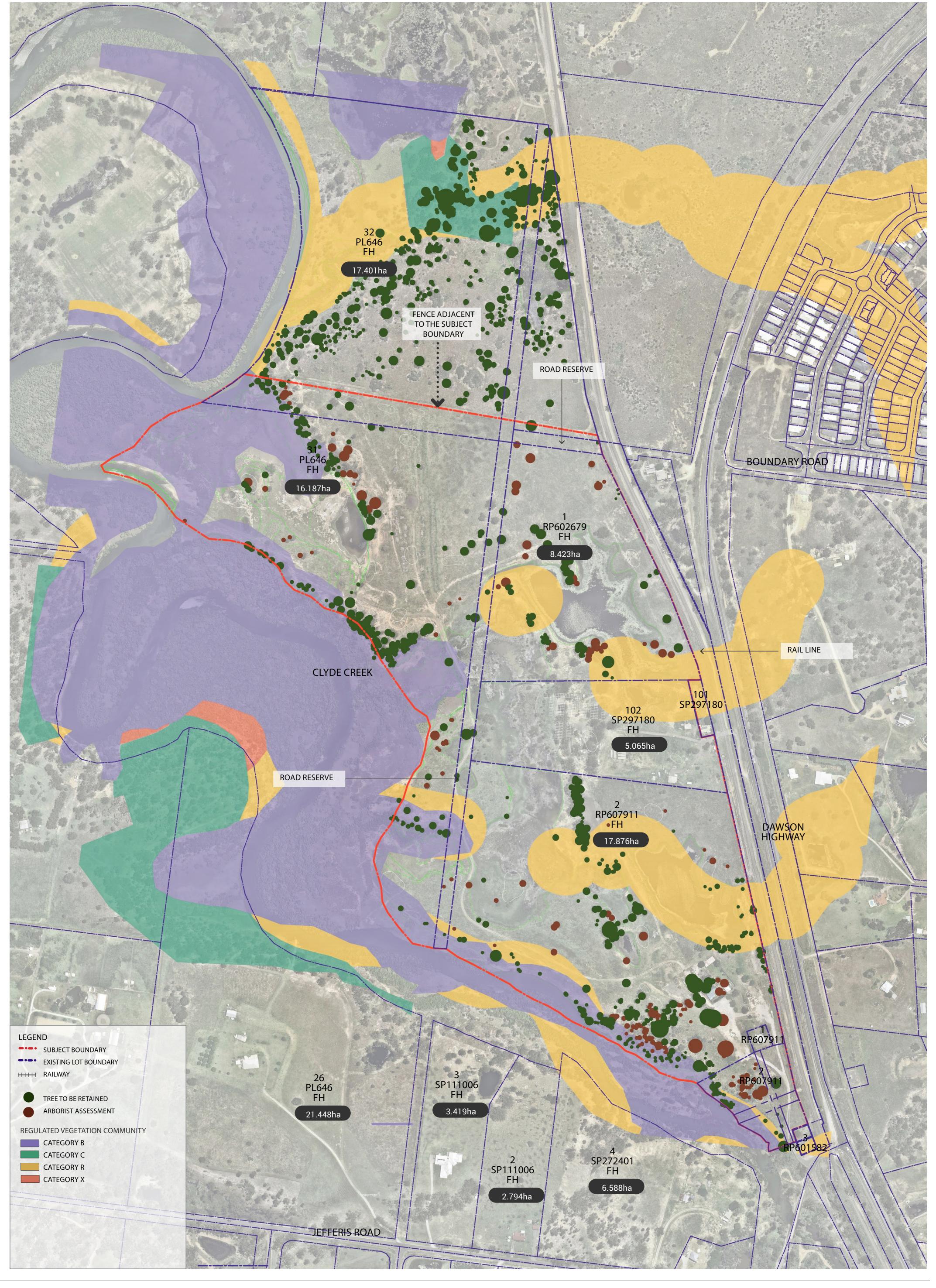
















# **COMMUNICATIONS TOOLS**

#### Website

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

Face-To-Face Briefings

**Community Information Sessions** 

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

Newsletter for residents and businesses

Feedback form

Social media monitoring

Report to Gladstone Regional Council