8 | Social Baseline

8.0 Social Baseline

8.1 Context

The primary intent of this section is to provide a social baseline and identify the community and social values of the port and surrounding areas. The proposed Gladstone port master planned area and its surrounds contain significant features of social amenity and cultural importance for both the local community and the traditional owners of the land. Gladstone relies heavily on the strength of its resources and industrial sector. The community therefore identifies strongly with industrial activities and the employment opportunities that it provides. The community also places significant value on the region's natural assets with the popularity of recreational activities such as fishing and boating reflecting the community's interest in upholding existing environmental values.

8.2 Residential communities

Table 24 identifies communities that are either located within or in close proximity to the proposed Gladstone port master planned area.

Table 24 Residential communities located within or adjacent to the proposed Gladstone port master planned area

Name of community	Location	Description and issues
Residential communities located within the proposed port master planned area		
Facing Island (including Farmers Point, Northcliffe and Gatcombe)	Facing Island is located approximately 11 km east from Gladstone mainland and the Gladstone CBD.	The island has three communities with a small permanent population of approximately 30 residents. The island has designated camping areas and is recognised for its recreational and environmental values. It is unlikely that there would be any encroachment from port related activity on Facing Island.
Residential communities located partially within the proposed port master planned area		
Barney Point	Barney Point is located approximately 2km east of the Gladstone CBD and immediately adjacent to Port Central. It is noted that only part of the residential locality is located within the proposed master planned area boundary.	Barney Point is a residential community of approximately 1,156 residents[147] located immediately adjacent to Port Central. The interface between Barney Point and port activities located immediately adjacent to the residential locality is a critical land use consideration.
Gladstone Central	Gladstone Central is located near the mouth of Auckland Creek alongside Hanson Road. It is noted that a small proportion of Gladstone Central falls within the proposed master planned area boundary.	Gladstone Central is the CBD that services the greater Gladstone area. The CBD has a wide range of community services and primary social infrastructure facilities including the Gladstone Hospital. Approximately 1529 residents reside within the suburb of Gladstone Central. Gladstone Central has an interface with the Gladstone Marina and Auckland Point Wharves. The issues of residential air quality and visual amenity are therefore important factors to consider in the context of the future port activity within close proximity of Gladstone central.

[147] Australian Bureau of Statistics 2011, Census of Population and Housing

Name of community	Location	Description and issues
Residential localities located within close proximity to the proposed port master planned area		
Boyne Island/Tannum Sands	Boyne Island/Tannum Sands is located approximately 15km SSE of Gladstone Central.	Boyne Island/ Tannum Sands is a residential community of approximately 9350 residents located either side of the mouth of the Boyne River. The locality has a range of facilities of significant social value including schools, medical centres, churches, childcare centres and open space/ recreation areas. The broader social issue of increasing pressure on existing social infrastructure within this locality needs to be closely considered in the context of significant population growth.
Mount Larcom	Approximately 35km west of the Gladstone CBD, adjacent to the GSDA	The suburb of Mount Larcom comprised 278 residents and 134 dwellings as at the 2011 Census within a low density/rural residential setting. The township itself is located approximately 700m to the north-west of the GSDA boundary. There are unlikely to be any overt impacts to the residential community of Mount Larcom resulting from development within the proposed Gladstone port master planned area.
Southend	Approximately 11km NNE of the Gladstone CBD on the south eastern tip of Curtis Island	Southend is a small settlement on the southern tip of Curtis Island with basic community facilities. Curtis Island is recognised for its environmental values with the Curtis Island National Park making up a vast proportion of the Island's area.
Yarwun	Approximately 9km SSW of Fisherman's Landing and 13km west of the Gladstone CBD	Yarwun is a small residential community of approximately 239 people based around the Yarwun Railway Station. Social and community infrastructure includes Yarwun State School and an Australian Post Office. The township is located immediately adjacent to the proposed boundary for the proposed Gladstone port master planned area. The Gladstone Planning Scheme does not accommodate for any outward expansion of the township within the vicinity of the draft port master planning boundary.

8.3 Social baseline study

8.3.1 Assessment methodology

The existing social baseline study has been derived through a desktop review of a range of existing resources including:

- state government guidelines
- planning and development schemes
- publications
- studies
- current and completed Environmental Impact Statements for major projects within the Gladstone region.

Data relating to demography, housing/accommodation and employment/training has been sourced primarily from the Australian Bureau of Statistics (ABS), the Queensland Government Statistician's Office and Gladstone Regional Council's Community Profile. The potential cumulative impacts of the ongoing operation and expansion of existing and planned activities within the Gladstone region have been assessed including local and regional impacts on:

- population and demography
- workforce participation and employment
- housing and accommodation.

8.3.2 Population and demography

Gladstone is one of the fastest growing LGAs in Queensland with strong non-resident population increases supplementing steady residential growth. Based on the Queensland Government Statistician's Office's (QGSO) most recent population estimate in June 2014, Gladstone (LGA) had an estimated resident population (ERP) of 65,845 and a non-resident workers on-shift population of 6,655 which totalled a full-time equivalent (FTE) population of 72,500 persons.[148]

Table 25 highlights the fact that the proportion of non-residential workers on-shift has been steadily increasing as a proportion of the FTE population of Gladstone with the proportion increasing from two per cent of the total in June 2011 to nine per cent of the total in June 2014.

Table 25 Gladstone (LGA) population estimate, June 2014

	2011	2012	2013	2014	Change, 2013 to 2014	
	-Number-				-Number-	-%-
Estimated resident population [149]	59,460	61,465	63,955	65,845	1,890	+3
Non-resident workers on-shift	1,205	3,615	4,890	6,655	1,770	+36
FTE population estimate	60,665	65,080	68,845	72,500	3,655	+5
-%-						
Estimated resident population	98	94	93	91	—	—

[148] Queensland Government Statistician's Office, Queensland Treasury and Trade 2014a, Gladstone region non-resident population projections 2014 to 2020.

[149] ABS estimates, 2011 to 2013; QGSO estimate, 2014a. Source: ABS 3218.0, *Regional Population Growth, Australia,* 2012-13; QGSO estimates

	2011	2012	2013	2014	Change, 2013 to 2014	
Non-resident workers on-shift	2	6	7	9	—	—
FTE population estimate	100	100	100	100	—	—

Population projections

The estimated resident population of the Gladstone LGA is forecast to nearly double from 65,845 in 2014 to 121,266 in 2036 (Queensland Government medium series population projections, 2013 edition). The average annual growth rate of Gladstone LGA between 2011 and 2036 is estimated to be 2.9 per cent which is one per cent greater than the Queensland estimate.

Table 26 Gladstone (LGA) Medium series population projections

LGA/State	As at 30 June						Average annual growth rate
	2011(a)	2016	2021	2026	2031	2036	2011-2036
	-number-						%
Gladstone	59,461	70,098	83,424	96,107	108,582	121,266	+2.9
Queensland	4,476,778	4,946,319	5,477,082	6,007,578	6,548,220	7,095,177	+1.9

Indigenous population

The number of Indigenous persons in Gladstone LGA as at the 2011 Census of Population and Housing was 2,049 persons (3.5 per cent of the LGA's population). This is on par with the percentage of Indigenous persons that make up the residential population of Queensland.

Indigenous social and cultural characteristics including native title rights and interests are discussed in Section 9—Cultural Heritage.

Table 27 Indigenous status, GRC LGA and QLD, 2011[150]

LGA/State	Indigenous persons					Non-Indigenous persons		Total persons
	Aboriginal	Torres Strait Islander	Both	Total				
	-number-			-number-	%	number	%	number
Gladstone	1,728	133	188	2,049	3.5	51,828	89.5	57,890
Queensland	122,896	20,094	12,834	155,824	3.6	3,952,707	91.2	4,332,740

Age structure

Figure 20 compares the service age structure of the Gladstone LGA with that of Regional Queensland and is derived from the 2011 ABS census of population and housing[151].

The service age groups structure of Gladstone illustrates that the Gladstone LGA has a higher proportion of persons in the younger service age group categories compared to Regional Queensland, most notably in the babies and pre-schoolers, primary schoolers, the young workforce and parents and homebuilders categories. In contrast, Gladstone LGA has a significantly smaller proportion of residents in the seniors and elderly aged categories.

As the large proportion of the population (21 per cent) transition from the 'parents and homebuilders' service age groups to the older service age groups, it is likely that an increasing amount of pressure will be put on the capacity of social infrastructure such as hospitals and other aged care services.

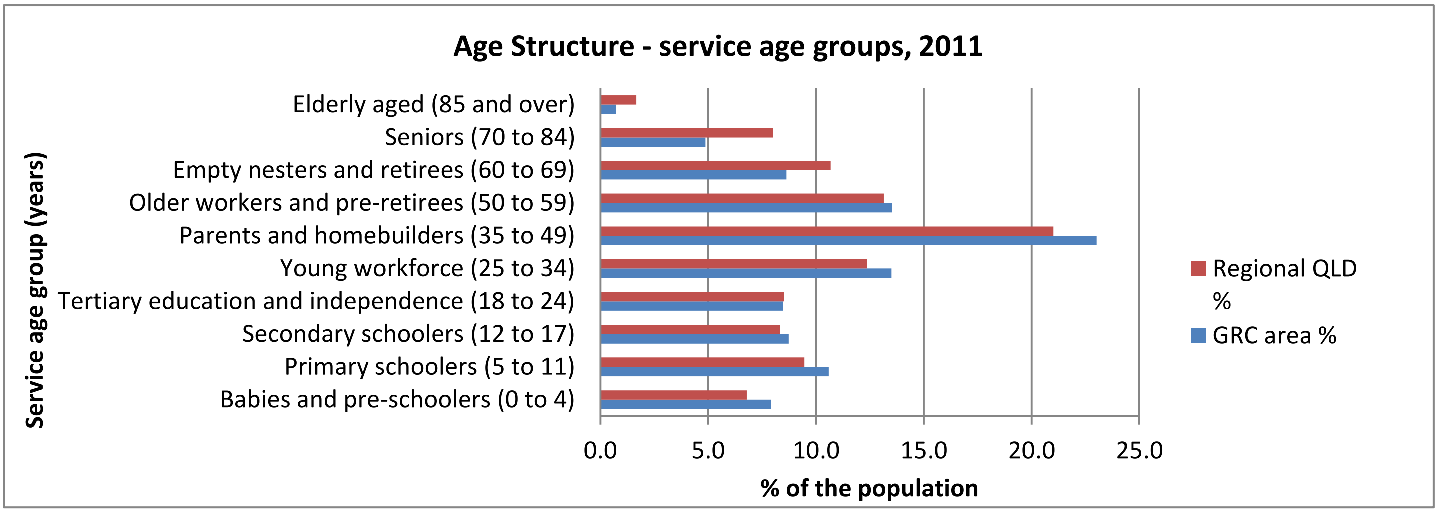

Figure 20 Age structure - service age groups, 2011.

[150] ABS, Census of Population and Housing, 2011, Indigenous Profile – IO2 (usual residence) and QLD Treasury and Trade estimates)

[151] ABS, Census of population and housing, 2011 (Usual residence data)

8.3.3 Workforce participation, employment and diversity profile

Non-resident workers

The working population of Gladstone is strongly dependent on the resources sector with over 5,200 full-time employees and contractors having been employed in alumina refining, aluminium smelting, cement and chemicals production, rail transport and coal export operations in 2014.

Over the last five years, the workforce of Gladstone has grown significantly as a result of new resource-related projects including a new coal export terminal (Wiggins Island Coal Terminal), three LNG processing plants on Curtis Island, port dredging and the construction of associated electricity and rail infrastructure. Workers involved in the construction of these projects include a high proportion of FIFO/DIDO workers who increase the area's on-shift population significantly.[152]

As the LNG projects transition from the construction phase to operations during 2015, the size of the non-residential workforce will decrease significantly in Gladstone (refer to Figure 21) with the operational workforces of the LNG plants and port projects to be considerably smaller than the construction workforces.[153] It is noted that a significant proportion of the construction workforce have based their families in Gladstone and pursue FIFO/DIDO projects throughout the state and nation when there is a downturn in local demand.

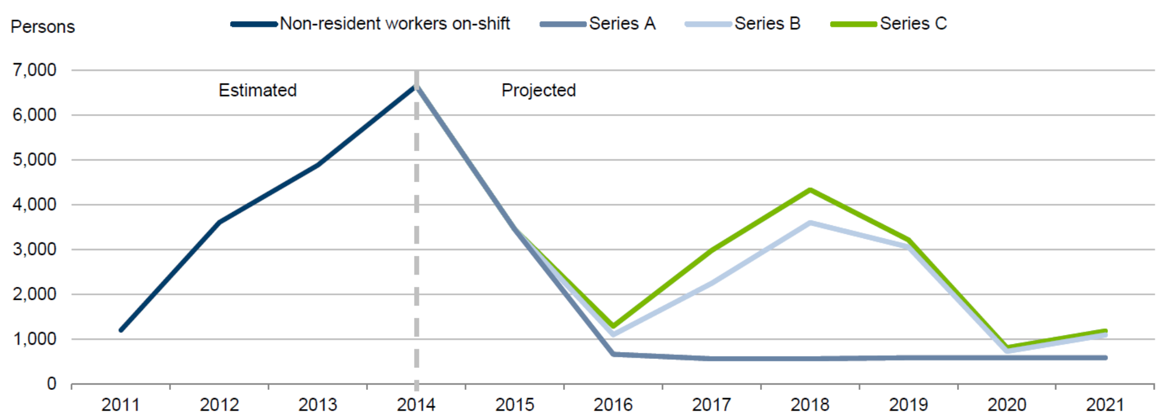

Figure 21 Past and projected non-resident workers on-shift, Gladstone (R).[154]

Series A projection is based on the number of non-resident workers on-shift who were engaged in existing resource operations and associated infrastructure activities in the area at June 2014. The projection takes into account future changes to those operational workforces as advised by resource company sources, as well as the estimated non–resident construction and operational workforces of Category A projects [(i.e. those that had reached final investment decision (FID)] at the time of preparation.

Series B projection includes the Series A projection plus projected growth in the non-resident population arising from Category B projects (those that have an EIS approved but have yet to reach FID).

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[152] Queensland Government Statistician's Office, Queensland Treasury and Trade 2015, Gladstone region non-resident population projections 2015 to 2021.

[153] Queensland Government Statistician's Office, Queensland Treasury and Trade 2015

[154] QGSO, survey of accommodation providers, 2011 to 2014; QGSO, Non-resident population projections, 2015 to 2021

Series C projection includes the Series A and B projections, plus the projected growth in the non-resident population arising from Category C projects (those that have lodged an EIS, but have yet to proceed through to final approval).

Unemployment

- Gladstone LGA's estimated labour force as at June 2015 was 35,879 (54 per cent of the population).
- The estimated unemployment rate in the Gladstone LGA at June quarter 2015 was 5.4 per cent, in comparison to Queensland's rate of 6.5 per cent (Australian Government Department of Employment, Small Area Labour Markets Australia). The comparatively low unemployment rate for Gladstone can be largely attributed to the current strength of the construction and resources industry and the associated performance of the manufacturing industry.
- The operation and expansion of industrial and business activities within the proposed Gladstone port master planned area is critical to ensure that workforce participation remains high in Gladstone and unemployment stays at its current low rate. This is particularly important in the context of major regional projects transitioning from the construction phase to the operational phase.

Employment by industry

- Data derived from the 2011 Census of Population and Housing indicates that the top industry of employment with the Gladstone LGA is manufacturing (17 per cent). This is in comparison 7.6 per cent for Regional Queensland (refer to Figure 22).[155]
- Other notable industries of employment include the construction industry (13.8 per cent), retail trade (9.5 per cent) and the transport, postal and warehousing industry (7.7 per cent).
- The abovementioned industries are strongly aligned with the operation of the Port of Gladstone. The management and sustained growth of these industries within the proposed Gladstone port master planned area is therefore an integral consideration in fostering the continued economic performance of the wider Gladstone area.
- Conversely, the industries of health care/social assistance (6.4 per cent) and education/training (7.7 per cent) in Gladstone represent comparatively low industries of employment in comparison to Regional Queensland.

[155] ABS, Census of Population and Housing, 2011 (Usual residence data)

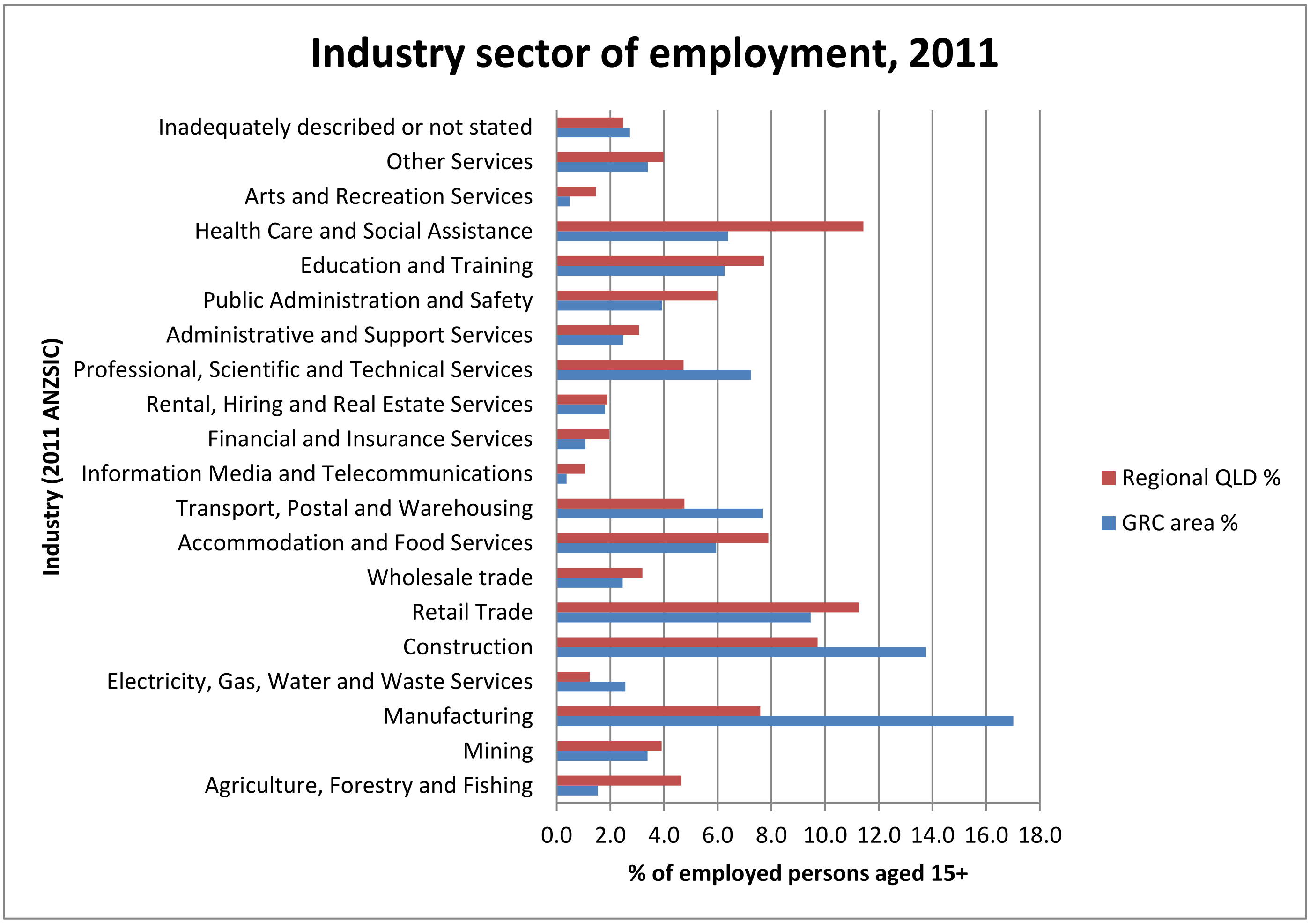

Figure 22 Industry sector of employment, 2011.

Occupation of employment

A comparatively high proportion of Gladstone's resident workforce is employed as technicians and trade workers (22.4 per cent) compared to 16.3 per cent for regional Queensland (refer to Figure 23). Other notable occupations that make up a significant proportion of the Gladstone workforce include machinery operators and drivers (13.7 per cent) and labourers (12.9 per cent). It is surmised that the higher proportion of workers filling the abovementioned roles in comparison to regional Queensland is associated with the construction and operation of large resource and infrastructure projects.

Figure 23 Occupation of employment, 2011.[156]

8.3.4 Housing and accommodation

The anticipated growth in Gladstone LGA's population is expected to place significant pressure on the supply of the local housing market to meet the future demand within the region. In turn, housing affordability will become a critical social issue. It is evident that Gladstone (R) has a comparatively higher proportion of occupied private dwellings that are being purchased (39.9 per cent) in comparison to Queensland (34.5 per cent) as indicated by Table 28 below.

Table 28 Occupied private dwellings (a) by tenure type, Gladstone LGA and Queensland, 2011[157]

LGA/State	Fully owned		Being purchased (b)		Rented (c)		Other (d)		Total (e)
	number	%	number	%	number	%	number	%	number
Gladstone (R)	5,204	26.8	7,752	39.9	5,891	30.4	80	0.4	19,405
Queensland	448,617	29.0	533,868	34.5	513,415	33.2	14,304	0.9	1,547,303

(a) Excludes visitors only and other not classifiable households.

(b) Includes dwellings being purchased under a rent/buy scheme.

(c) Includes renting from a real estate agent, state housing authority, person not in the same household, housing co-op/community/church, other and not stated.

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156 ABS, Census of Population and Housing, 2011 (Usual residence data)

157 ABS, Census of Population and Housing, 2011, Basic Community Profile – B32 (occupied provide dwellings) and Queensland Treasury and Trade estimates

(d) Includes dwellings being occupied under a life tenure scheme.

(e) Includes tenure type not stated

The majority of occupied private dwellings in Gladstone (R) are detached houses (87.9 per cent) with only a small proportion of Gladstone's dwelling stock comprising of semi-detached or attached dwellings (nine per cent) as illustrated in Table 29.

Table 29 Occupied private dwellings (a) by dwelling structure, Gladstone Regional LGA and Queensland, 2011[158]

LGA/State	Separate House		Semi-detached (b)		Apartment (c)		Caravan (d)		Other (e)		Total (f)
	number	%	number	%	number	%	number	%	number	%	Number
Gladstone (R)	17,050	87.9	601	3.1	1,154	5.9	477	2.5	103	0.5	19,406
Queensland	1,215,303	78.5	129,430	8.4	181,716	11.7	16,191	1.0	3,384	0.2	1,547,303

(a) Excludes visitors only and other not classifiable households.

(b) Includes row or terrace house, townhouse etc.

(c) Includes flat or units.

(d) Includes cabin and houseboat.

(e) Includes improvised home, tent, sleepers out; house or flat attached to a shop, office, etc.

(f) Includes dwelling structure not stated.

The number of dwellings (including for visitors) is projected to increase to approximately 46,655 by 2031[159]. SGS's 2012 Gladstone Planning Scheme Analysis report predicted that a total of 25,600 new dwellings would be required by 2031, equating to an average of 1,024 new dwellings per year.[160]

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158 ABS, Census of Population and Housing, 2011, Basic Community Profile – B31 (dwellings and persons) and Queensland Treasury and Trade estimates

159 SGS Economics & Planning 2012a, Planning Scheme Analysis: 2012 Update, prepared on behalf of Gladstone Regional Council.

160 SGS Economics & Planning 2012a

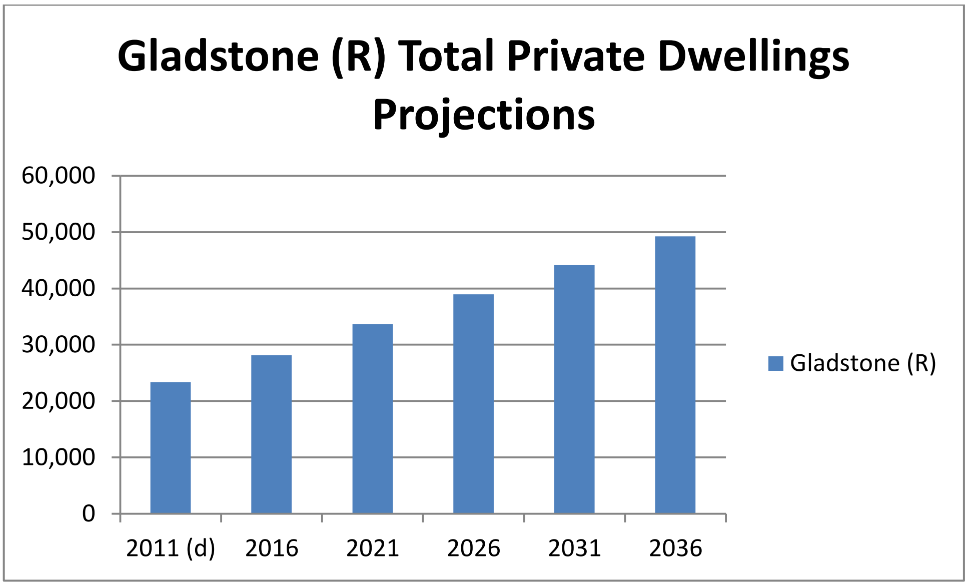


Figure 24 Projected dwellings (medium series), by local government area, Queensland, 2011 to 2036.[161]

Non-resident worker accommodation

The Queensland Government Statistician's Office (QGSO) released the *Gladstone Region Population Report, 2014* which provides information regarding the supply and take-up of commercial worker accommodation villages (WAVs) within the Gladstone (R) LGA. The report found that six worker accommodation villages (WAVs) were located within the Gladstone LGA as at June 2014 which housed 96 per cent of non-resident workers (6,400 workers). This included three temporary LNG project-specific WAVs located on Curtis Island and three mainland WAVS located in Gladstone (R) balance.[162] The number of non-resident workers accommodated within the temporary Curtis Island WAVS reached 5,475 in June 2014.

The total combined bed capacity of the WAVs within Gladstone LGA was 8,065 beds as at June 2014. It is anticipated that the total WAV bed capacity in Gladstone will decline in 2014-15 as two WAVs have since closed in 2014, reflecting the transition of the workforce from the construction phase to the operational phase of projects. The report highlighted the fact that the use of non-resident WAVs has effectively eased demand for other commercial accommodation types including hotels and motels over the last two years with approximately 39 per cent of hotel/motel rooms being vacant and available as at June 2014 in comparison to 12 per cent as at June 2012.[163] It is anticipated that the permanent 1392 room WAV (Homeground Gladstone) located at Calliope will continue to provide for future worker accommodation needs in the Gladstone Regional Council area. These types of 'on demand' WAV facilities offer a more flexible opportunity to ease the shifting demands in temporary accommodation in comparison to project specific 'single use' WAVs.

[161] Queensland Government household and dwelling projections, 2013 edition, QGSO; ABS, 2011 Census of Population and Housing. (d) The 2011 figure is an estimate based on estimated resident population (ERP).

[162] Queensland Government Statistician's Office, Queensland Treasury and Trade 2014

[163] Queensland Government Statistician's Office, Queensland Treasury and Trade 2014

Table 30 Number of WAVS and WAV bed capacity, Gladstone (R), June 2014[164]

Location	Number of WAVS				WAV bed capacity			
	2011	2012	2013	2014	2011	2012	2013	2014
Curtis Island	0	3	3	3	0	1,255	6,100	6,125
Gladstone (R) balance	1	4	4	3	80	1,300	2,090	1,940
Gladstone (R) Total	1	7	7	6	80	2,555	8,190	8,065

Residential buildings approvals

The trend of residential building approvals in Figure 25 below indicates that the number of approvals peaked in the financial year 2012-13 with a total of 1,570 residential approvals. The number of approvals declined steeply in the 2013-2014 financial year with a total of 816 approvals. As mentioned previously, SGS's 2012 Gladstone Planning Scheme Analysis report predicted that a total of 25,600 new dwellings would be required by 2031, equating to an average of 1,024 new dwellings per year.[165] A continued shortfall in the residential housing supply in comparison to demand would have a marked impact on affordability and cost of living pressures for the community.

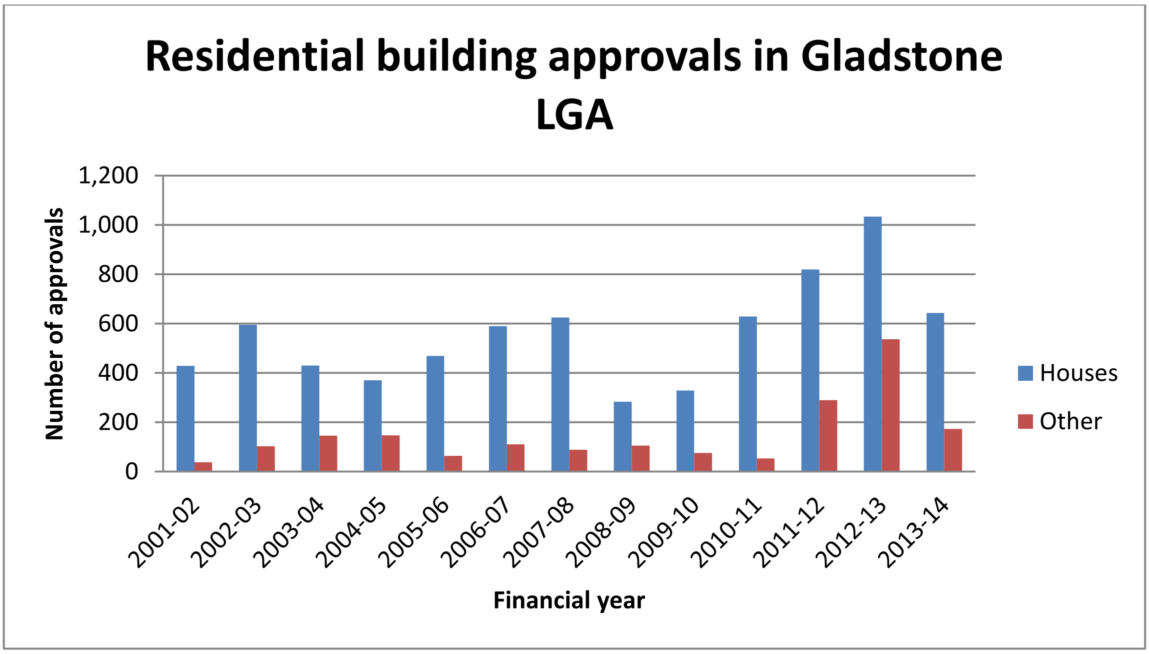


Figure 25 Residential building approvals.[166]

[164] QGSO Gladstone region population report, 2014

[165] SGS Economics & Planning 2012a, Planning Scheme Analysis: 2012 Update, prepared on behalf of Gladstone Regional Council.

[166] Source: ABS, building Approvals, Australia (88731.0)

8.3.5 Education and training

A higher proportion of Gladstone residents with a qualification have a certificate as their highest level of education in comparison to Queensland. On the other hand, a lower proportion of persons with a qualification have a bachelor degree or higher. This reflects the high proportion of persons employed in Gladstone as technicians and trades workers.

Table 31 Non-school qualifications by level of education, Gladstone Regional LGA and QLD, 2011

LGA/State	Level of education						Persons with a qualification		Total persons
	Bachelor degree or higher		Advanced Diploma or diploma		Certificate		Persons with a qualification		Total persons
	Number	%	Number	%	Number	%	Number	%	Number
Gladstone (R)	4,346	9.7	2,425	5.4	11,461	25.7	23,576	52.8	44,659
Queensland	548,894	15.9	260,778	7.5	686,993	19.9	1,875,323	54.2	3,456,875

Source: ABS, Census of Population and Housing, 2011, Basic Community Profile – B37 and B40 (usual residence) and Queensland Treasury and Trade estimates

8.3.6 Income and cost of living

Figure 26 shows that Gladstone LGA has a larger proportion of households that earned a high income in comparison to regional Queensland. This can be partially attributed to the prevalence of higher-earning positions associated with the resources sector within the Gladstone region.

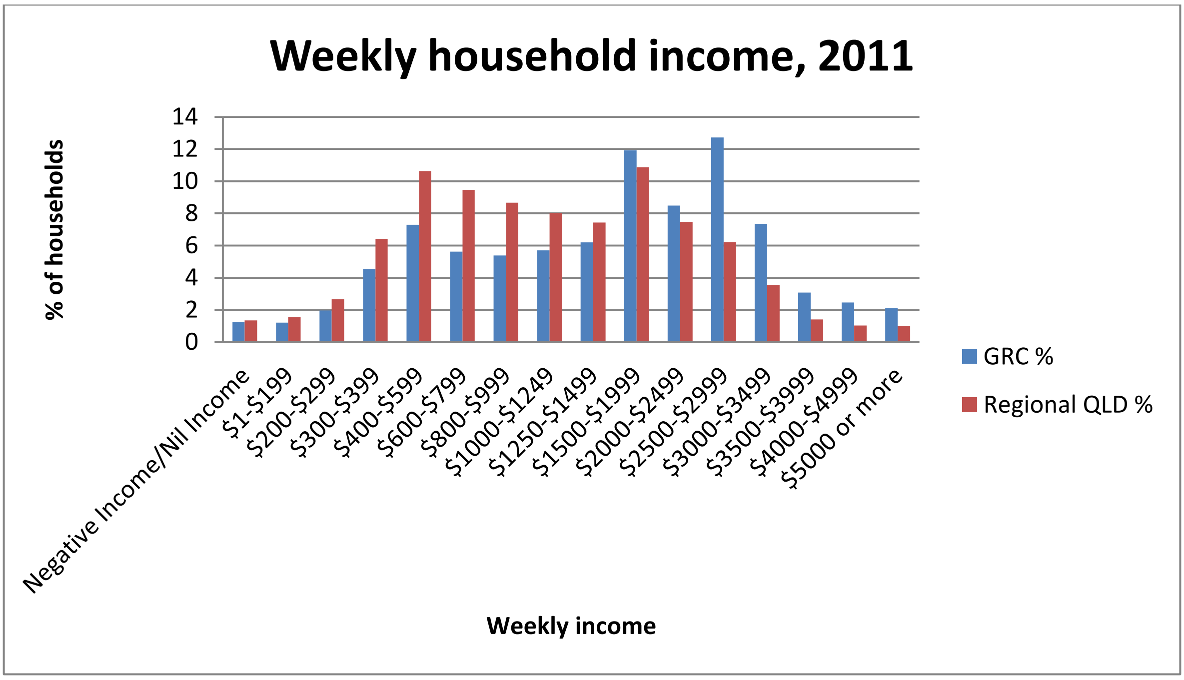


Figure 26 Weekly household income, 2011. Source: ABS, Census of Population and Housing 2011

Figure 27 illustrates that the median rent of three bedroom houses in Gladstone peaked in the 12 months ending March 2013 at approximately $500 per week in comparison to the Queensland average of $350 for the same period. The median rent in Gladstone has dropped significantly since that period to be $300 per week which is $50 below the Queensland median in the 12 months ending 30 September 2015 (refer to Table 32). This trend reflects the decreasing demand for rental accommodation associated with the housing of a large proportion of the temporary workforce within WAVs as well as the decrease in the construction workforce.

Table 32 Median rent by dwelling type, Gladstone LGA and Queensland 12 months ending 30 September 2015

LGA/State	Median rent			
	1 bedroom flat/unit	2 bedroom flat/unit	3 bedroom house	4 bedroom house
	-$ per week-			
Gladstone (R)	192	250	300	380
Queensland	290	340	350	410

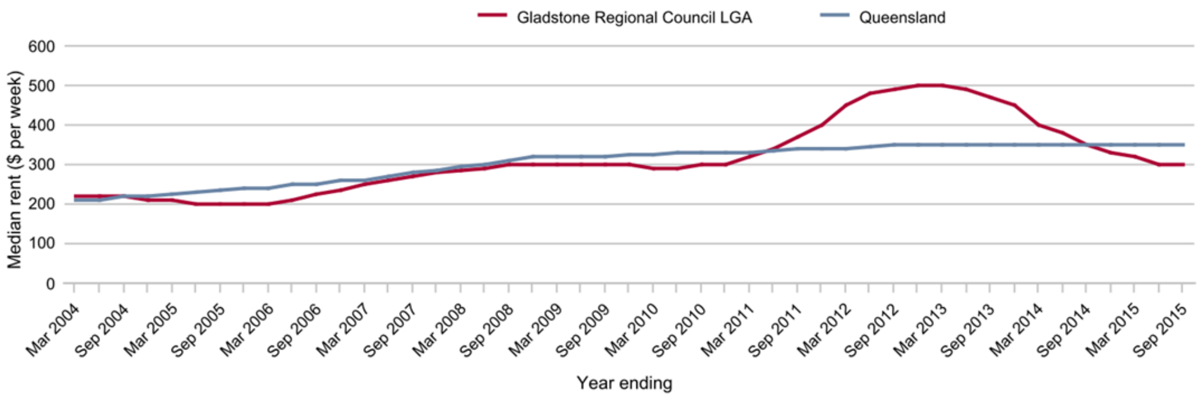


Figure 27 Median rent ($ per week) of three bedroom houses.[167]

Index of relative socio-economic disadvantage (SEIFA)

It is evident from Table 33 that Gladstone LGA has a relatively low proportion of its population within the most disadvantaged quintile (10.9 per cent). A significant proportion of the population fell within the second least disadvantage quintile (quintile 4). This is reflective of the large proportion of higher income earners (refer to Figure 26).

[167] Residential Tenancies Authority, Rental Bonds data (QGSO derived) and QLD Treasury and Trade estimates.

Table 33 Population by Index of Relative Socio-Economic Disadvantage quintiles, Gladstone Regional LGA and Queensland, 2011[168]

LGA/State	Quintile 1 (most disadvantaged)	Quintile 2	Quintile 3	Quintile 4	Quintile 5 (least disadvantaged)
			%		
Gladstone (R)	10.9	22.9	19.0	31.2	16.0

It is important to note that certain geographic areas within the Gladstone LGA have a higher level of disadvantage than the index score for Queensland including Gladstone City, West Gladstone and South Gladstone – Barney Point.

8.3.7 Social and community infrastructure

A Social Infrastructure Strategic Plan (SISP) and Needs Assessment was undertaken for the Gladstone region in 2009 by the previous Queensland Department of Employment, Economic Development and Innovation (DEEDI) in conjunction with Buckley Vann, Briggs & Mortar and Andrea Young Consultants. The report found that significant investment in social infrastructure would be required to meet the needs of Gladstone's projected population growth to 2031.[169] The needs were found to be greatest in the key residential growth areas of outer Gladstone, Boyne Island/Tannum Sands and Calliope (refer to Figure 28). It is recognised that there is a range of community infrastructure projects that are being supported by the Gladstone Ports Corporation including the East Shores waterfront precinct. A number of obligations from Social Impact Management Plans of significant project proponents are coming to a close.

The findings from the SISP needs assessment in relation to the social infrastructure category are summarised below.

Health and Wellbeing

- The population growth of the Gladstone LGA will require a significantly larger hospital and higher service levels by 2031.
- The existence of Gladstone as an industrial hub of Queensland may necessitate an increase in the number of accident and emergency and intensive care facilities.
- A larger community health centre will be required in Gladstone by 2031. Furthermore a community health centre should be planned to be provided at Boyne Island/Tannum Sands by 2021.
- Strategies should be developed in liaison with TAFE and Central Queensland University to train allied health professionals in short supply in Gladstone.

Education Facilities

- The number of primary schools and high schools in the Gladstone LGA compared favourably with the anticipated numbers based on the benchmarking undertaken in the

[168] ABS 2033.0.55.001, Census of Population and Housing: Socio-Economic Indexes for Areas (SEIFA), Australia – Data only, 2011, (Queensland Treasury and Trade derived)

[169] Department of Employment, Economic Development and Innovation (DEEDI) in conjunction with Buckley Vann, Briggs & Mortar and Andrea Young Consultants 2009, Social Infrastructure Strategic Plan (SISP) and Needs Assessment.

study. It was considered that a number of existing schools could accommodate further growth/expansion if required.

- The study found that the existing TAFE facility in Gladstone should be upgraded to accommodate the broad range of skills demanded by Gladstone's core industries. In addition, it was recommended that a smaller TAFE facility should be considered within the Boyne Island/Tannum Sands catchment in the longer term.
- The Central Queensland University determined that the overall facilities of the campus are sufficient to meet the current service demand of users.

Children, Youth and Family Facilities and Services

- At the time of the SISP needs assessment there were seven preschools/kindergartens in the Gladstone LGA with a total maximum capacity of 174 places.
- This was found to be an under-provision of facilities in terms of the state average and it was considered that several additional centres would be required in the long term, particularly in outer centres such as Boyne Island/Tannum Sands.
- Domestic violence and child related abuse was found to be a significant issue within the region and a need for prevention and early intervention programs was identified
- Benchmarking from SISP identified the need for two additional youth centres within Gladstone by 2031 to meet the foreseeable demand.

Aged care services

- The number of aged care service operational places in Gladstone Regional LGA as at 30 June 2013 was 316 places.
- Community consultation coupled with community care data from the SISP Needs Assessment found that the greatest areas of need were for domestic assistance, social support, allied health care and personal care.
- The needs assessment found that additional services are required to increase the frequency and range of existing community transport services.

Disability Services

- At the time of the SISP needs assessment, there was only one provider of residential care in the Gladstone LGA for people with a disability which only had the capacity for six clients.
- Other needs that were identified included the need for additional traditional care facilities and purpose built residential facilities.

Indigenous Housing

As at September 2009, there was only one Indigenous housing provider in Gladstone with 34 houses. At that time, there were an estimated 20-30 people on the waiting list and the Needs Assessment considered that the undersupply would continue into the future.

Department of Housing and Public Works Public Housing

The Queensland Government owns a significant stock of land within the Gladstone LGA with localised areas of concentrated social housing. It is noted that some of that housing stock is located in close proximity to port operations at Barney Point outside of the proposed master planned area.

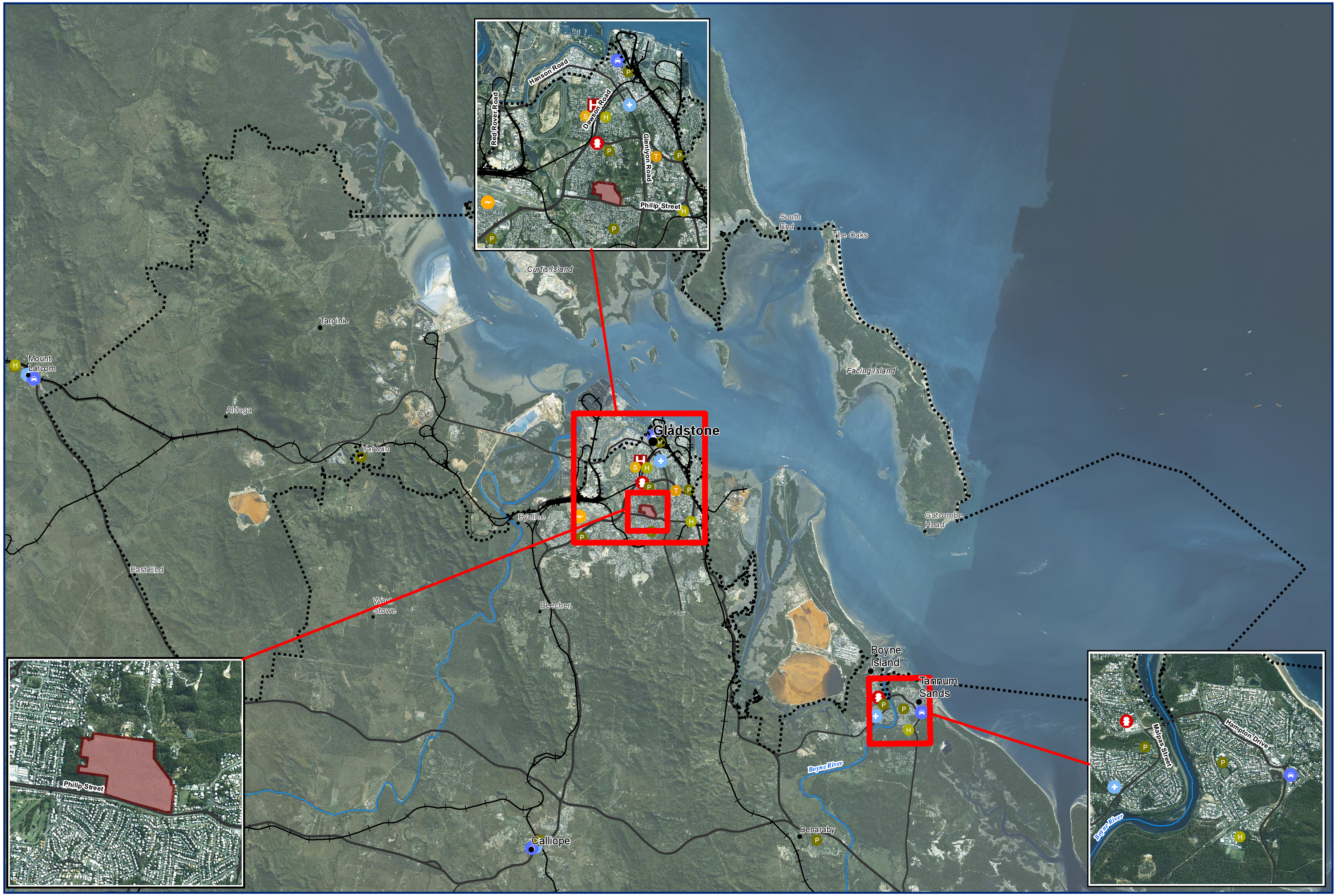


Figure 27

Social and Community Infrastructure

Legend

- Cities
- Urban centres
- Local centres
- Localities
- Watercourses (Major)
- Proposed Gladstone port master planned area boundary

Transport

- Railway
- Highways
- Secondary Roads

Education

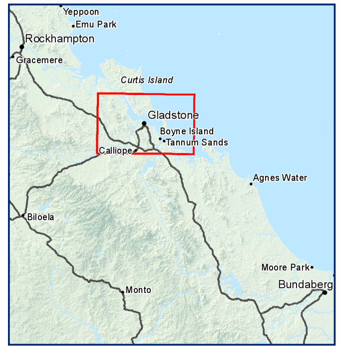
- TAFE
- Special School
- High School
- Primary School

Emergency

- Hospital (Major)
- Hospital (Minor)
- Specialist Hospital
- Royal Flying Doctors
- Police
- Ambulance
- Fire

Planning

- Phillip St Communities Precinct (Proposed)



10 November 2015

0 1 2 4 6 8 10
Kilometres

Coordinate System: GDA 1994 MGA Zone 56
Projection: Transverse Mercator
Datum: GDA 1994

 Map produced by the Department of State Development Infrastructure and Planning Spatial Services Unit, 12/11/2015

8.3.8 Community values

The Gladstone region has a number of features of environmental, recreational, social and economic value to the surrounding community. These values have been identified through a number of previous community engagement processes and studies including (but not limited to):

- The SISP Needs Assessment
- Arrow LNG Plant Social Impact Assessment (SIA), Australia Pacific LNG SIA, Gladstone Steel Plant SIA, Fisherman's Landing Northern Expansion SIA, Western Basin Dredging and Disposal Project SIA
- The Gladstone Healthy Harbour Partnership.

The key values that have been expressed by the community through the abovementioned studies include:

- Environment:
  - the biodiversity and natural values of the environment
  - protection of the Great Barrier Reef
  - the protection of areas with high visual amenity
  - minimising noise, dust and degradation to air and water quality
- Recreation and social:
  - the water-based recreational value of the harbour and its surrounds, particularly for boating and fishing
  - maintained wellbeing and amenity in the context of industrial development and growth
  - the social benefits of national parks and state forests aesthetically, health-wise and recreationally
  - access and use of the harbour including the foreshore, beaches, boat ramps and viewing facilities
  - access to an adequate provision of social and community infrastructure
  - recognition of Indigenous heritage
- Economic:
  - tourism
  - affordability
  - job opportunities
  - access to high quality transport infrastructure including roads and public transport
  - access to education and training facilities.

The Gladstone community largely embraces the managed growth of industrial development related to the Port of Gladstone and values the positive impact on the local economy. It is important from the community's perspective that development does not take place at the expense of the abovementioned community values.

8.3.9 Transport and access

The vast majority of the Gladstone LGA population travel by car to work (73.6 per cent). This is reflected in the fact that 22.8 per cent of dwellings in Gladstone LGA had three or more cars as the 2011 ABS Census of population and housing in comparison to 17.3 per cent for Queensland. In 2011, 2.7 per cent of the population used public transport to travel to work in comparison to 76.1 per cent of the population who used private vehicles.

A Gladstone Area Transport Study was undertaken in 2011 by PSA Consulting on behalf of the Department of Transport and Main Roads. The study found that scheduled urban bus services are poorly patronised due to the limited temporal coverage and long travel times and distances which made it difficult for public transport to compete with private transportation.[170] Other emerging issues associated with Gladstone's transport system that were highlighted in the report include:

- the lack of distinct transport hubs or formal park and ride locations
- major industries requiring high volume passenger transport options between worker camps and worksites
- the limited capacity of the road network to handle heavy vehicle designs with higher freight loads
- the growth in the ageing population and those with limited transport options requires increasing community transport options within urban areas.

8.4 Potential impacts

Table 34 provides a summary of both the positive and negative impacts associated with the ongoing operation and expansion of activities within the proposed Gladstone port master planned area that have been identified as part of the social investigation, evaluation and gaps analysis. This assessment has been based on the findings from a desktop review of existing studies, SIAs, Social Impact Management Plans (SIMPs) and stakeholder engagement programs within the Port of Gladstone geographic area as well as the baseline data compiled in Section 8.3.

Table 34 Potential impacts relating to the operation of current and planned activities within the Port of Gladstone master planned area

Description of potential impact	Potential duration
Workforce participation and employment	
An opportunity to increase labour force participation and increase local skills capacity	During the construction and operational phases of development.
Existing services may expand and new enterprises may be attracted to the region to cater for the growing population base	During the construction and operational phases of development.
Decline of construction workforce as major	Post-construction of major development.

[170] PSA Consulting 2011, Gladstone Area Transport Study – Preliminary Draft Transport Strategy report, prepared for TMR.

projects move from construction to operation	
Housing and accommodation	
Increased demand for housing and short term accommodation as a result of an expanded construction and operational workforce	During the construction and operational phases of major development.
Reduced housing affordability for low income earners due to increased demand and associated shortage	Cyclic
Income and cost of living	
The expansion of development may enhance the income earning potential of the wider Gladstone community	Ongoing
High rental and house prices associated with the influx of the construction and operational workforce of regionally significant projects	Cyclic
Social and community infrastructure	
Increasing pressure on community infrastructure – particularly health service facilities	Ongoing
Need to accommodate social infrastructure in appropriate locations within the proposed Gladstone port master planned area	Medium–long term
Community values	
Potential increase in crime (particularly relating to recreational drugs, physical abuse and firearm crimes) associated with an influx of temporary project workers	Cyclic
Reduction in recreational opportunities within the proposed Gladstone port master planned area as a result of the expansion of industrial port related activities	Ongoing
Cumulative impacts on the environment, air quality, noise, lighting and visual amenity as a result of further heavy/ noxious industrial development	Ongoing
Loss of Indigenous cultural areas and landscapes, impacting traditional practices	Ongoing

8.5 Conclusions

This section has provided a demographic snapshot and identified the social values that exist amongst the communities residing or working within the proposed Gladstone Port PDA and surrounding localities. Key conclusions that have been drawn from the social baseline assessment are summarised below:

- Gladstone is one of the fastest growing LGAs in Queensland with strong non-resident population increases supplementing steady residential growth. The estimated resident population of the Gladstone LGA is forecast to nearly double from 65,845 in 2014 to 121,266 in 2036 (Queensland Government medium series population projections, 2013 edition).
- Population growth derived from major infrastructure projects and port expansion will be difficult to project into the future and will place pressure on the provision of trunk infrastructure, accommodation/housing and key social services.
- The Social Infrastructure Strategic Plan (SISP) and Needs Assessment undertaken for the Gladstone region found that significant investment in social infrastructure would be required to meet the needs of Gladstone's projected population growth to 2031. This included the identified need for a significantly larger hospital and higher service levels by 2031.
- The working population of Gladstone is strongly dependent on the resources sector with over 5,000 full-time employees and contractors working in alumina refining, aluminium smelting, cement and chemicals production, rail transport and coal export operations in 2014.
- As the LNG projects transition from the construction phase to operations in 2015, the size of the non-residential workforce will decrease significantly in Gladstone (refer to Figure 21) with the operational workforces of the LNG plants and port projects likely to be considerably smaller than the construction workforces.
- Data derived from the 2011 Census of Population and Housing indicates that the top industry of employment with the Gladstone LGA is manufacturing (17 per cent). This is in comparison 7.6 per cent for Regional Queensland (refer to Figure 15).
- Other notable industries of employment include the construction industry (13.8 per cent), retail trade (9.5 per cent) and the transport, postal and warehousing industry (7.7 per cent).
- The abovementioned industries are strongly aligned with the operation of the Port of Gladstone. The management and sustained growth of these industries within the proposed Gladstone port master planned area is therefore an integral consideration in supporting the continued economic performance of the wider Gladstone area.
- The Gladstone region has a number of features that have environmental, recreational, social and economic value to the surrounding community. These have been summarised in Section 8.3.8.