

Master plan for the priority Port of Gladstone

The interface precinct

The Queensland Government has released the priority Port of Gladstone master plan in line with the *Sustainable Ports Development Act 2015* (Ports Act) and the *Reef 2050 Long-Term Sustainability Plan* (Reef 2050 Plan). The master plan sets out the long-term plan for the sustainable development of the priority Port of Gladstone until the year 2050, balancing economic growth for the region while also protecting the Great Barrier Reef and community interests.

The master plan identifies a number of precincts within the master planned area including the 'interface precinct'. The interface precinct is important to ensure residential areas adjacent to the port are given appropriate protection from potential amenity impacts.

About the precinct

The interface precinct includes part of the port and areas adjacent to the port at Auckland Hill and Barney Point. The precinct applies to both private landholders and the Gladstone Ports Corporation (GPC). As shown on the map, the interface precinct includes the residential lots and part of GPC's strategic port land.

These areas have been included in the master plan due to the close proximity of residential properties to port operations. Although dwelling houses are currently the predominant land use in this area, Gladstone Regional Council's (GRC) planning scheme provisions allow the development of multiple dwellings in these areas (for example, a medium rise apartment block). This type of development could significantly increase the number of people living adjacent to the port.

Consideration for future development

Existing houses, development approvals and lawful use rights are protected under the Ports Act. Future dwelling houses within interface precinct **will not** be affected by the priority Port of Gladstone master plan or port overlay.

It is important to ensure any future development in the interface precinct is carefully planned for and adequately considers residents living in the precinct. Residential areas in the interface precinct will continue to be regulated by GRC's planning scheme. The interface precinct **does not** allow GPC to resume or encroach into residential areas, rather it gives GPC and GRC guidance on how to ensure efficient operation of the port while managing potential impacts on neighbouring areas.

Safeguarding health and wellbeing

GPC will continue to implement statutory and voluntary measures to manage activities and meet new requirements to address potential amenity impacts on nearby residents, including safeguarding the community's health and wellbeing.

Port overlay

A port overlay implements the master plan. A preliminary draft port overlay was released with the draft master plan during the public consultation period to demonstrate how the plan might be implemented.

A draft port overlay is being developed and will be released for public consultation in 2019. Community members will be encouraged to have their say on the port overlay, with the consultation details advertised through public notifications.

Following finalisation of a port overlay, both GPC and GRC will be required to consider additional requirements when assessing a proposal within this precinct. For example, this may include parameters for the design and construction of development to minimise potential impacts on residents such as dust and noise.

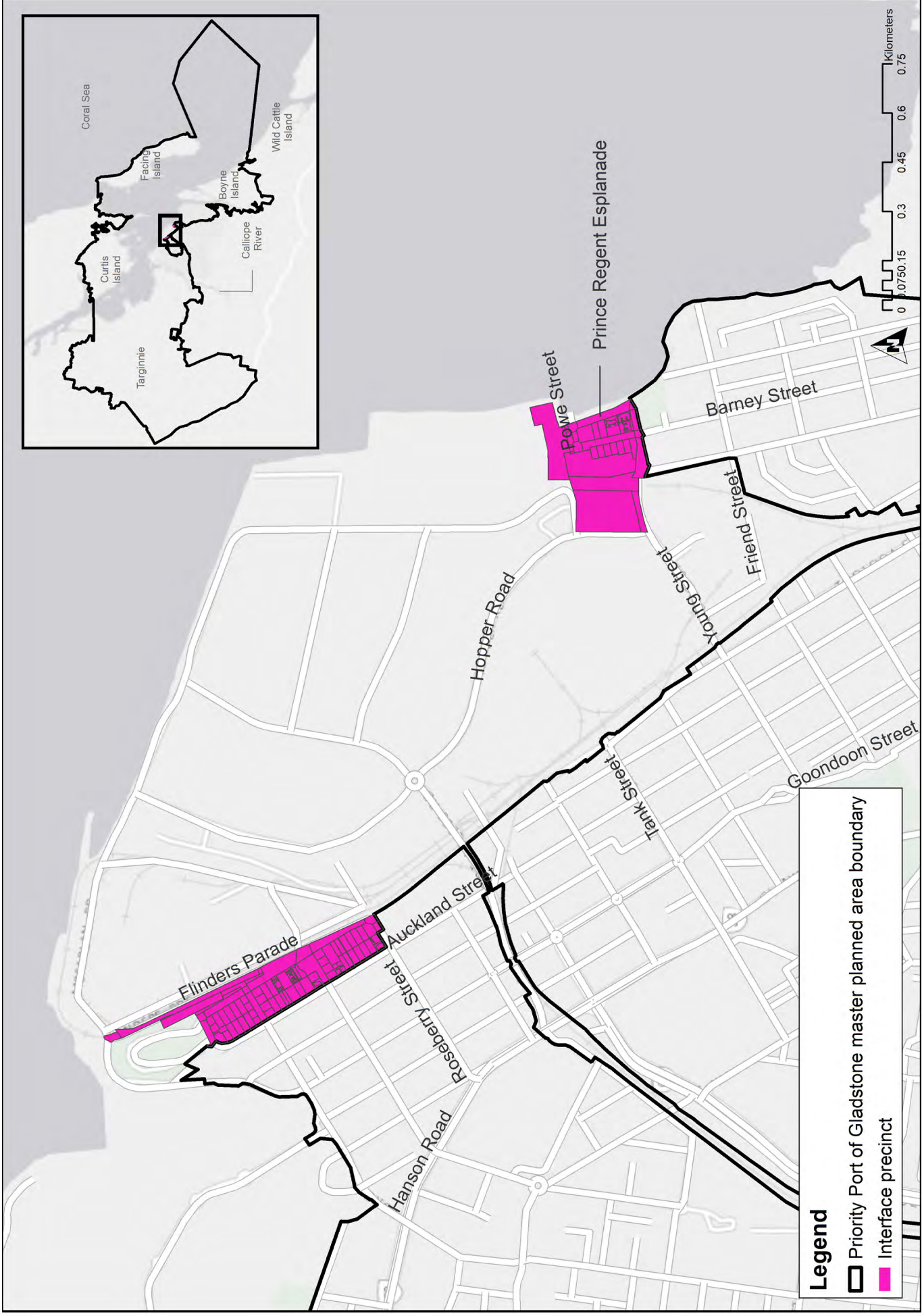


Image supplied by Gladstone Ports Corporation.

For further information and to read the full priority Port of Gladstone master plan which includes more detailed mapping, please visit: www.tmr.qld.gov.au/SustainablePorts-Gladstone

To request a copy of the master plan please email: GladstonePortMasterPlan@tmr.qld.gov.au





The larger map identifies the interface precinct in the Priority Port of Gladstone master plan. Inset is the master planned area.

For a more comprehensive map and explanations, please view the master plan at www.tmr.qld.gov.au/SustainablePorts-Gladstone