


From: [Matt McIntyre](#) 
To: [LG CC Submissions](#)
Subject: Submission as regards extending the boundary of the Rockhampton Regional Council
Date: Monday, 20 June 2022 9:32:50 AM
Attachments: [image002.png](#)

Hi

Just want to make a quick submission here as regards the consideration of the enveloping of Glenlee, Glendale and Rockyview with the Rockhampton Regional Council.

For context, I am a Registered Planner with the Planning Institute of Australia. I have 38+ years experience in land use, regional and environmental planning in Australia and overseas. In that time, I have worked in 4 states, was an appointed expert (by then NSW Dept of State) to advise on the extension of Queanbeyan City Council, NSW and have written Planning and Development Bills for national governments overseas. I do not currently reside in Livingstone nor Rockhampton.

I am acutely aware of the cost of urban extension. Residential extension costs of urban areas have not been redeemable by rates alone since the 1980s. Communities' expectations for services in their places and spaces goes well beyond the roles of LGAs espoused by the Local Govt Act, the Planning Act and other legislative platforms that guide operation of local government in Qld. This often drives authorities to have mindsets of 'expanding to survive'.

As many practitioners in urban management are aware, the sustainability of development linked to urban extension is an interplay between 5 different dimensions: Location, Intensity & Scale, Quality of Inputs, Quality of Outputs and Timing. The book-ends of Location and Timing – are the most critical parameters. You can have a great development concept, sensible scale and intensity, with much investment in good quality inputs, outputs in terms of place & space creation and minimal environmental impact, but development can still fail in terms of utility and momentum.

The timing of Amalgamations and de-amalgamation moves by Govt has burdened smaller LGAs, that act as satellites to larger centres throughout Australia. Giving time for economic development shocks to settle at the macro level is often needed. The Livingstone Shire Council is still in the midst of tackling such economic disruption from amalgamations. There has been major turnarounds, however more time is needed for the 'shocks' to subside.

The cost-benefit of the proposed inclusion of the three areas within the Rockhampton Regional Council may stack up if viewed via a restricted scale ie the benefit of the urban extension to the north of the city for the Rockhampton City Council in terms of having all major infrastructure decisions under one jurisdiction. However, having a broader landscape view (i.e. a future Rockhampton/Yeppoon sub-region (of the Fitzroy)) is important.

The future of the Yeppoon sub-regions looks healthy in terms of: i) retirement focus of people living in the whole Central Queensland ii) broader tourism development arenas (e.g. food trails, active recreation tourism) iii) growing interest of big commerce to invest (Woolworths, Coles, Bunnings) iv) small but versatile agribusiness base – with players willing to adopt innovation and v) the Dept of Defence considering moving the Enoggera barracks.

However despite some healthy recent growth, the sub-region still suffers from a lack of general industry and service industries near the coast. Investment in these job creating sectors will come with the economic drivers described above, but time is needed. Having an area of urban extension north of Rockhampton can provide a rates base, that will provide a cushion for economic stability of the LGA in the meantime. In say 15 years time (potential range from 10-20 years) economic stability through the broader Rockhampton/Yeppoon region will prevail.

It is at this juncture that management of urban extension of North Rockhampton may be best considered.

regards

Matt McIntyre

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