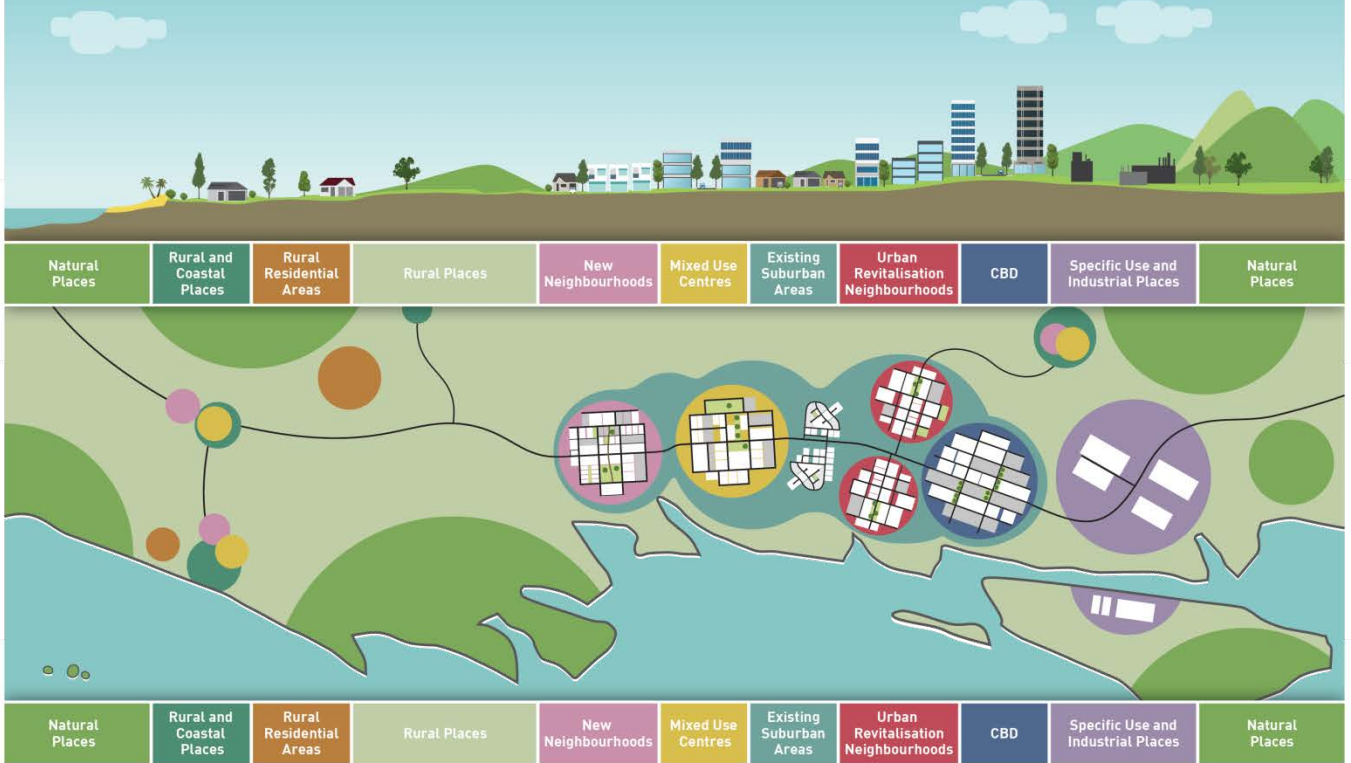


Places in the Gladstone Region



Natural Places

Natural Places are dominated by the natural environment. They perform essential functions as green space, ecological areas and regional landscapes. In Gladstone Region typical examples include the coastline, national parks, coastal and reef islands, and other relatively undisturbed areas in public and sometimes private ownership.

Rural and Coastal Places

Gladstone Region is dotted with rural and coastal townships. Small rural communities typically include traditional activities such as a general store, stock and station agent, service station and hotel. Rural townships are a strong focus for their hinterland, and usually centre on a mixed use, low scale main street. The mix of uses is often eclectic, with shops, halls, churches, schools, industry, a park and housing jumbled together, bound together by the character of the street and the buildings. Coastal Places often have a tourism or lifestyle focus, and have traditional and modern elements to them.

Rural Residential Areas

Rural residential is the preferred lifestyle choice for some, and is usually located close to towns and smaller settlements. Rural residential is secondary to rural production and is not the preferred strategy for housing most of the Gladstone region's community.

Rural Places

Rural Places are mostly used for rural production, from activities like cattle grazing, to more intensive cropping and animal husbandry. Some areas are used for forestry and carbon sequestration. Small scale tourism and rural industries are also present. These places are important for their rural production and contribute to the landscape setting of the region.

New Neighbourhoods

New Neighbourhoods are characterised by walkability and offer a wide choice of housing types, including detached houses, duplexes, row houses, shop-top housing and live/ work buildings. New Neighbourhoods are generally low in scale. Development provides for an increased number of dwellings per hectare of land, compared with conventional suburbia.

Mixed Use Centres

Mixed Use Centres focus on non-residential activities, like shopping, office-based employment, government and community services, higher education and entertainment. Mixed Use Centres are found at various scales, from local centres to town centres. Mixed Use Centres are a focus of transport networks, and a hub for public transport, walking and cycling routes. Mixed use centres also contain higher density housing. Increasingly the region's mixed use centres will be designed around streets and public spaces. Mixed use centres are vibrant places, busy with people in the day and at night. Their streets are lined with street trees, Mixed use centres are usually grid based and connected in a way that is easy to find your way around.

Existing Suburban Areas

Existing suburban areas will remain predominantly detached housing, but with some redevelopment where it is in character with the suburban nature of the surroundings.

Urban Revitalisation Neighbourhoods

Urban Revitalisation Neighbourhoods are well located with good access to public transport, and walking and cycling routes to the city centre and other locations. They offer excellent access to services, parks and often have infrastructure capacity. They are usually supported by a grid street pattern. Urban Revitalisation Neighbourhoods are characterised by mixed use, providing access to a range of employment, shopping, community and other local services. Housing – of many types- is an important feature of these neighbourhoods too. Urban Revitalisation Neighbourhoods have a sense of enclosure at the street level provided by small building setbacks.

CBD

Gladstone CBD is the biggest centre with the widest range and greatest intensity of activity in the city and region. It is also the heart of the city, and usually the place that most people think of when it is mentioned. The CBD is laid out in a grid, and at the centre of transport networks, for public transport, cycling and pedestrians.

Specific Use and Industrial Places

These places are restricted to locations where a large single use or focus exists. These places do not fit into or integrate well with other place types, taking a quite different physical form. The Gladstone area's large industries and port facilities are an obvious example. Other examples are large tourist attractions, sport and recreation facilities including stadiums, and out-of-centre retail developments. Shopping centres, supermarkets and the like have the ability to be integrated into other place types and are not Specific Use Places.