



CHARTERS TOWERS
REGIONAL COUNCIL

2023

**STRATEGIC
LAND USE
STUDY**

ACKNOWLEDGEMENT OF COUNTRY

Charters Towers Regional Council acknowledges the Gugu Badhun, Gudjala, Jangga, Birriah and Warrgamay as the Traditional Owners of the Charters Towers Region.

We pay our respects to their elders past and present.



All care and diligence has been exercised in the preparation of this report. Forecasts or projections developed as part of the analysis are based on adopted assumptions and can be affected by unforeseen variables. Consequently, KRDPST Pty Ltd trading as Urban Planning North gives no warranty that a particular outcome will result, and the authors accept no responsibility for any loss or damage that may be suffered as a result of reliance on this information.



PART 1



EXECUTIVE SUMMARY

Covering over 68,000 square kilometres, the Charters Towers Regional Council (Council) Local Government Area (LGA) includes the city of Charters Towers and the outlying townships of Greenvale, Hervey Range, Homestead, Mingela, Pentland and Ravenswood, along with the localities of Bluewater Springs, Belyando Crossing and Hidden Valley.

The region is steeped in military and mining history with many grand buildings that give insight into the past wealth of the area.

The discovery of gold in the Charters Towers area in the 1860s led to the settlement of Townsville and the establishment of the port and rail network.

The proximity to port facilities and the extensive rail and road infrastructure servicing the Region makes the Charters Towers Region an attractive investment opportunity for industrial development and infrastructure projects and an obvious hub for supporting service opportunities such as health and education.

Council has recently been in discussions with private and government owned entities regarding significant infrastructure projects being planned for and undertaken in and around the Region LGA. These projects have the capacity to drive significant short term and longer term sustained growth within the Region.

In March 2020, the Queensland Government released the North Queensland Regional Plan which identified that the Charters Towers Region is strategically placed

in the western resource corridor and northern and western agricultural corridors and Charters Towers' primary sectors offer significant potential to support the economic growth of the Region.

The NQ Regional Plan identified an opportunity to position Charters Towers as a major service centre for the rural production area of northern Australia. Charters Towers can leverage further opportunities from ongoing defence investment at the Greenvale Training Area, including supply chain opportunities associated with the Australia - Singapore Military Training Initiative.

The Region also faces some key challenges in supporting growth including-

- Availability of housing for employees, construction, and service providers.
- Access to construction trades.
- Water and sewer servicing and available infrastructure.
- Distance between townships of Mingela, Ravenswood, Greenvale and their service centres of Charters Towers and Townsville.

In order to accommodate the current and forecast growth, it is critical that State and local planning instruments are structured in a manner that supports commercial and industrial development in the right locations and facilitates housing choice and diversity.

The CTRC Strategic Land Use Study (the 'Study') of the report provides a high degree of detail, including demographics, historic sales prices and volumes, land ownership analysis, development application



yield forecasts, forecast sales volumes and values, analysis of dwellings required for each key market segment, industry stakeholder feedback, consideration of challenges, and recommendations to ensure land supply needs are met for the Region LGA over the course of the next twenty years.

This analysis will assist Council in future strategic land use planning and supports the development of key planning recommendations to facilitate future growth and economic development outcomes for the region.

This assessment has determined that cumulatively, the Charters Towers Region LGA has the capacity to accommodate the following growth to 2041-



Residential

Projected to require between 40 and 100 dwellings p.a. to meet the expected and high growth population projections, respectively (well in excess of the historical development approval rate of approximately 15 dwellings per annum). This can be accommodated within zoned land with minor amendments to the current Planning Scheme.

Commercial

Based on the range of commercial demand projections developed (0 to 0.8 ha p.a.) and available supply (approximately 2.5ha), there currently exists an estimated forward supply of 3-10+ years (including the industrial zoned land at Goldtower).

Industrial

Based on the range of industrial demand projections developed (0 to 3.8 ha p.a.) and available supply of zoned land, an estimated forward supply of 60–340+ years (excluding the Industry zoned land at Goldtower) currently exists.





Key findings

- Charters Towers has experienced a declining population (-400 persons, 0.3% p.a.) over the past ten years in a trend experienced by many rural/agricultural centres. The region is projected to return to modest growth (0.3% p.a.), reaching approximately 12,400 residents by 2041. The region has a relatively older demographic, with a median age of 42 years (vs. 38 years Queensland).
- A strong labour market with unemployment of just 2.6% as of March 2023 compared to the Queensland average of 3.8%. Unemployment has fallen by an estimated 11.7 percentage points since early 2017, while the labour force has also experienced robust growth averaging 2.8% p.a. over the past five years. Strong demand associated with high local commodity prices (including beef, gold) and major project works is underpinning the tight labour market:
 - o The region retains relatively strong employment self-sufficiency with approximately 82% of local jobs filled by local workers. However, a clear trend towards a non-resident workforce is occurring, which has doubled between 2016 and 2021. Over half of the non-resident workers are concentrated in the local mining industry and sourced predominantly via Drive-In/Drive-Out (DIDO) arrangements from the major regional population centre of Townsville. The construction, health, and education sectors have also increased their use of non-resident workers in recent years.
 - o The vast majority of employed Charters Towers residents also work locally with around 85% employment self-containment, a small proportion of residents travel to Townsville or key mining centres (Isaac, Cloncurry, Mount Isa) for employment.
- A major project pipeline of over \$6 billion with investments across resources (gold, fertiliser, scandium), water and agriculture (\$60 million - Big Rocks Weir), and Defence (Australia-Singapore Military Training Initiative). A significant proportion of investment is concentrated to the north of the region around the Greenvale area.
- A significant tourism industry that attracts an average of approximately 165,000 overnight visitors (430,000 visitor nights) per annum prior to the COVID-19 pandemic. Strong domestic tourism (the camp/caravan market in particular) has continued to drive growth through the pandemic, with an estimated 190,000 overnight visitors (over half a million visitor nights) during 2021/22. A gradual recovery in international visitation presents further tourism upside for the region and associated commercial land use demand.
- A range of key macro trends support growth, including rising demand for agricultural produce, the recovery from COVID-19, and shifting



migration patterns from capital cities towards regional areas with high affordability and lifestyle attraction. Economic and geopolitical uncertainty, in particular rapid inflation and the associated policy responses along with the ongoing war with Russia invading Ukraine, creates notable uncertainty over the short-term.

- **Generally strong property markets:**

- o Limited vacancies across strategic land uses, including an acute rental housing shortage. Despite recent growth, property values remain highly affordable relative to broader regional and capital city benchmarks.
- o There exists a significant market premium for new and renovated properties, with a notable proportion of older housing stock requiring renovation and upgrade.
- o A clear shift in market preference has occurred in recent years away from owner occupier, towards rental housing tenure.
- o Building/renovation costs and labour availability remain a key constraint to the development of new/enhanced stock, as does the availability and cost of insurance for strata titled properties.
- o Several worker camps have been proposed across the Region to service major project and mining demand.

- o There are vacancies of smaller office and retail space in the CBD area (>4,000 sqm, predominantly shop/retail space) and new supply coming to market at the Goldtower Central precinct.
- o Significant new development being brought to market across the retail/commercial and industrial sectors associated with the Goldtower development on the eastern side of Charters Towers. Inquiry levels for new industrial land have been strong across a range of industries and sized operations, including renewable energy (solar/green hydrogen), manufacturing/value adding, logistics, and construction/engineering.
- o **Key drivers of industrial investment interest in Charters Towers include land affordability, access to the agricultural and minerals supply chains to the west and the Port of Townsville, and lowered risk of cyclone damage (vs. locating directly along the East Coast).**



Photo by: Townsville Enterprise

Charters Towers Regional Council

- **Residential**
 - o The Charters Towers LGA is projected to require between 40 and 100 dwellings p.a. to meet the expected and high growth population projections respectively (well in excess of the historical development approval rate of approximately 15 dwellings per annum).
 - o In addition to future population-driven demand, the current acute housing shortage (particularly for key workers) needs to be addressed to ensure an appropriately functioning market.
 - o Local construction industry capacity and the financial viability of building to rent remain critical constraints to future supply.
- **Commercial**
 - o Based on the range of commercial demand projections developed (0 to 0.8 ha p.a.) and available supply (approximately 8ha), there currently exists an estimated forward supply of 10 – 30+ years (including the industrial zoned land at Goldtower).
- **Industrial**
 - o Based on the range of industrial demand projections developed (0 to 3.8 ha p.a.) and available supply of zoned land, an estimated forward supply of 60 – 340+ years (excluding the Industry zoned land at Goldtower) currently exists.
 - o With the recent investment interest in the 777 Precinct (777 ha), allowance needs to be made for potential large/one-off developments, which are difficult to predict but may substantially impact the future supply/demand balance. Consideration needs to be given to whether the 777 land is the most appropriately located and serviced land holding to facilitate this opportunity.
- **Planning Scheme Facilitates Development.** The Planning Scheme provides a high level of certainty for development that is anticipated within a zone. This is achieved by having the level of assessment as accepted development (no planning approval required) or code assessable (approval required with no public notification).
- **Provision of adequate infrastructure to service growth is a genuine constraint to the outcomes of this Report.** This is particularly relevant to reticulated water and sewer infrastructure. For large scale future industrial and infrastructure projects, onsite potable water and effluent solutions may also be appropriate if indicative demand generation can be established for industrial investigation areas. A more detailed infrastructure analysis is required to support growth.
- **Land tenure impacts the land available to market.** A significant area of land within the General Residential and Industry zones is under the control of the State government, through varying types of land tenure. Whilst Council has identified a land use intent for these parcels through the zone of each site, the land is not available which distorts land supply assumptions. The release of State controlled land to the market for urban purposes requires detailed investigation and consideration. Such consideration will include the statutory land tenure aspects and physical site constraints and characteristics, including environmental and heritage values.
- **The Community Strategic Plan (CSP) 2023- 2033 articulates the 10 year vision and deliverables for the Region.** It is closely aligned with the findings of the Study and the recommendations contained in this Study closely align with the key priorities and focus areas outlined in the CSP.

Key findings snapshot



Several worker camps have been proposed across the region to service major project and mining demand.



12,400
The region is projected to return to modest growth (0.3% p.a.) reaching approximately 12,400 residents by 2041.

(-400 persons, 0.3% p.a.)
Charters Towers has experienced a declining population.



42 years
The region has a relatively older demographic with a median age of 42 years (vs. 38 years Queensland).



190,000
Strong domestic tourism (the camp/caravan market in particular) has continued to drive growth through the pandemic, with an estimated 190,000 overnight visitors (over half a million visitor nights) during 2021/22.

>4,000 sqm
Notable vacancies of smaller office and retail space in the CBD area (>4,000 sqm, predominantly shop/retail space) and new supply coming to market at the Goldtower.

Local construction industry capacity and the financial viability of building to rent remain critical constraints to future supply.

777 ha
With the recent investment interest in the 777 Precinct (777 ha), allowance needs to be made for potential large/one-off developments, which are difficult to predict but may substantially impact the future supply/demand balance.



\$6 billion
A major project pipeline of over \$6 billion with investments across resources (gold, fertiliser, scandium), water and agriculture (\$60 million - Big Rocks Weir), and defence (Australia-Singapore Military Training Initiative).

165,000
A significant tourism industry attracting an average of approximately 165,000 overnight visitors (430,000 visitor nights) per annum prior to the COVID-19 pandemic.



Study area

The Charters Towers Regional Council – Strategic Land Use Study 2023 ('the Study') was commissioned by CTRC in October 2022.

The purpose of the Study is to provide a comprehensive review of urban land supply within the Charters Towers LGA, in the context of projected growth within the Study Area from 2023 to 2040 and beyond.

As the Charters Towers LGA encompasses a land area of approximately 68,382km², the Study Area was segmented into the following key townships (refer Figure 1) -

Charters Towers	Pentland	Homestead	Balfes Creek
Greenvale	Mingela	Hidden Valley	Ravenswood
Sellheim	Hervey Range		

The study specifically focused on the townships of Charters Towers, Greenvale, Ravenswood, and Mingela.



POPULATION
12,400



LAND AREA (APPROX.)
68,382km²



Photo by: Townsville Enterprise

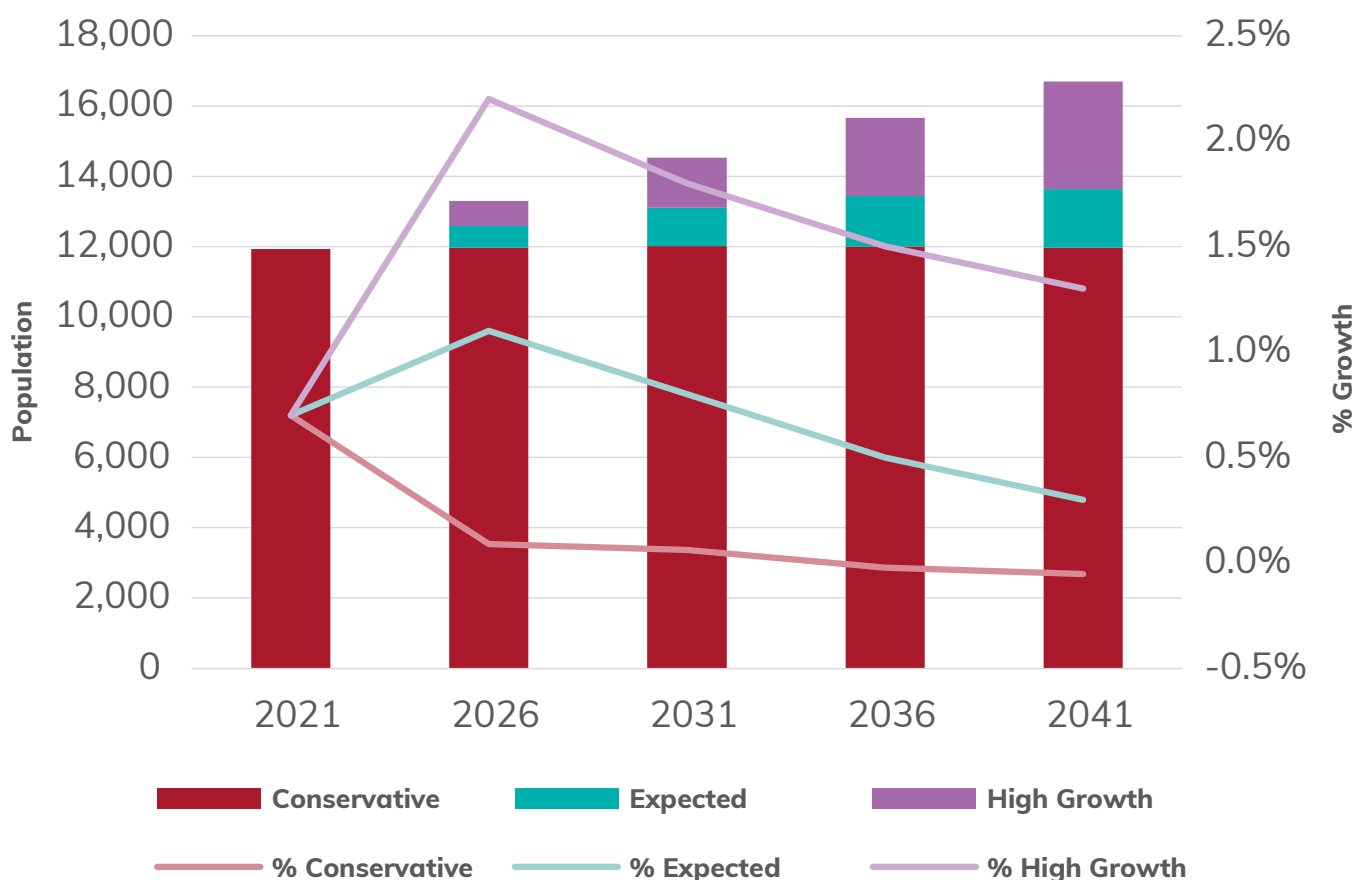
Figure 1: Study Area



Population projections

In order to project future housing demand, a series of updated population projections (conservative, expected, and high growth) has been developed which factor in the recent return to positive growth (preliminary estimates +0.7% over 2021-22) and economic upturn, post COVID-19 migration trends, and the potential impacts of the >\$6 billion major project pipeline set to occur over the coming years.

Figure 2: Growth Assumptions



Source: QGSO (2018), REA

For comparative purposes, the previous Queensland Government (2018) medium series projections have been retained as the conservative growth projection. All scenarios trend lower over time, in line with the original (QGSO) projections and factors such as the completion and transition to operations of planned major projects and rapidly declining global birth/fertility rates which are likely to impact immigration to Australia and the regions over the medium-longer term.

The results show a notable increase in population growth, particularly over the short to medium term (5-10 years), before converging towards longer-term regional trends.

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Methodology

An updated socio-economic profile was adopted for the Charters Towers Region LGA which considered:

- Key demographic and economic indicators for Charters Towers, along with the major project pipeline and key macroeconomic trends.
- The local property markets across key residential, commercial/retail, and industrial land uses.
- The economic outlook for the Region LGA based on the findings of the research and the implications for strategic land use demand.

Once an updated socio-economic profile was established, a supply and demand assessment was completed.

The following approach was applied to develop the Supply and Demand Assessment:

- o Review and update of population projections for the Region based on the current outlook and socio-economic profile developed.
- o Desktop audit of zoned land supply and historical development activity utilising available satellite imagery (snapshots available for 2014 and 2022).

- o Development of a series of land use demand projections utilising a range of methodologies (historical land uptake, population-based growth, employment-based growth).
- o Consideration of the suitability of available zoned land stocks given the range of future demand outcomes.

Constrained land is not specifically excluded from the assessment and assumptions but where land is known to be constrained by either tenure or a relevant overlay it has been noted in this Report.

Ultimately, a full land supply stocktake (excluding the Rural zoned land) was undertaken for the region to identify land to accommodate future supply up until 2040 and beyond.

Where appropriate, the Study highlights areas suitable for development and provides information about the availability of land versus demand for development to enable sound investment and decision making for Council and current/prospective developers.



Ultimately, a full land supply stocktake (excluding the Rural zoned land) was undertaken for the region to identify land to accommodate future supply up until 2040 and beyond.



Economic drivers, issues and challenges

Council has been in discussions with a number of privately owned and government owned entities regarding significant infrastructure projects being undertaken and proposed in and around the Charters Towers Region LGA.

These projects have the capacity to drive significant short term growth within the region.

The availability of appropriately zoned and serviced land within the Region has not been comprehensively reviewed in the last decade. It is important for Council to ensure land supply and demand across the Charters Towers Region is closely monitored to manage and understand the impacts of growth.

Council is seeking to develop contemporary policy positions for future regional planning and promote development opportunities in a form and location that complements market demand.

The Region is geographically placed to capitalise on the benefits of emerging industrial and infrastructure projects, and the availability of large englobo parcels of affordable land makes the region attractive for large scale industrial, Defence and renewable energy projects.

The region is well serviced by transport networks, including road, rail, and freight services.

The Region also faces some key challenges in supporting growth, including:

- Availability of housing for employees, construction, and service providers.
- Access to construction trades.
- Water, sewer, and stormwater servicing and available infrastructure.
- Distance between the townships of Mingela, Ravenswood, Greenvale and their service centres of Charters Towers and Townsville.





Outcomes of study

Overall, based on the availability of vacant land and land with development potential, the Study identifies that there is surplus land at 2040 (and beyond) to accommodate predicted growth in the following sectors:

Commercial Development

The caveats to this outcome are the unknown impacts of large infrastructure and industrial projects that may require considerable land area. This has been addressed through identified industrial investigation precincts within the current planning scheme and the recommendation to identify and explore other future industrial investigation precincts before reflecting these areas in the Planning Scheme. It is important that the balance between future industrial and infrastructure growth and retaining the agriculture value and character of the Region is considered in further place based industrial investigation precinct studies.

Another defining constraint on zoned land is land tenure. At a desktop level, there are significant land holdings that are zoned for urban development but

Industrial Development

are constrained by tenure and also by State overlays for historical uses (namely mining and mine shafts). The impacts of these constraints needs to be further analysed and understood, and a strategy developed for releasing appropriate land to market to facilitate private investment.

The final consideration and potential barrier to immediately accommodating growth is infrastructure planning and provision. This is particularly relevant to future industrial investigation areas, rural residential development on the frame of the Charters Towers CBD, and the review of the role and function of Townships. Once a review of the infrastructure provision and planning is undertaken and understood, the results of this study can be reviewed and refined accordingly.

Residential Development



Residential land supply and demand

- The Charters Towers Local Government Area (LGA) is projected to require between 40 and 100 dwellings p.a. to meet the expected and high growth population projections, respectively (well in excess of the historical development approval rate of approximately 15 dwellings per annum).

In addition to future population-driven demand, the current acute housing shortage (particularly for key workers) needs to be addressed to ensure an appropriately functioning market. A 2% increase in supply would require approximately 80-100 additional dwellings.

Table 1: Projected Dwelling Requirements

Cumulative Dwellings Required	2021-26	2026-31	2031-36	2036-41
Cumulative Dwellings Required				
Conservative	22	38	32	19
Expected	279	493	630	715
High Growth	571	1,088	1,556	1,991
Dwellings p.a. Required				
Conservative	4	3	-1	-3
Expected	56	43	28	17
High Growth	114	103	94	87

Source: REA

- Local construction industry capacity and the financial viability of building to rent remain critical constraints to future supply. While significant zoned land exists, there are notable constraints around heritage, ownership, and service infrastructure. Identified zoned lands can theoretically provide around 1,750 new dwellings (circa 18-55+ years of forward supply). However, removing lands subject to constraints such as heritage and State ownership reduces this potential to around 308 new dwellings, predominantly on Rural Residential zoned land (circa 3-55+ years of forward supply, depending on the demand scenario). This highlights the significant impact that State owned land has on the future residential supply.



Photo by: Townsville Enterprise

In addition to future population-driven demand, the current acute housing shortage (particularly for key workers) needs to be addressed to ensure an appropriately functioning market.

Commercial land supply and demand

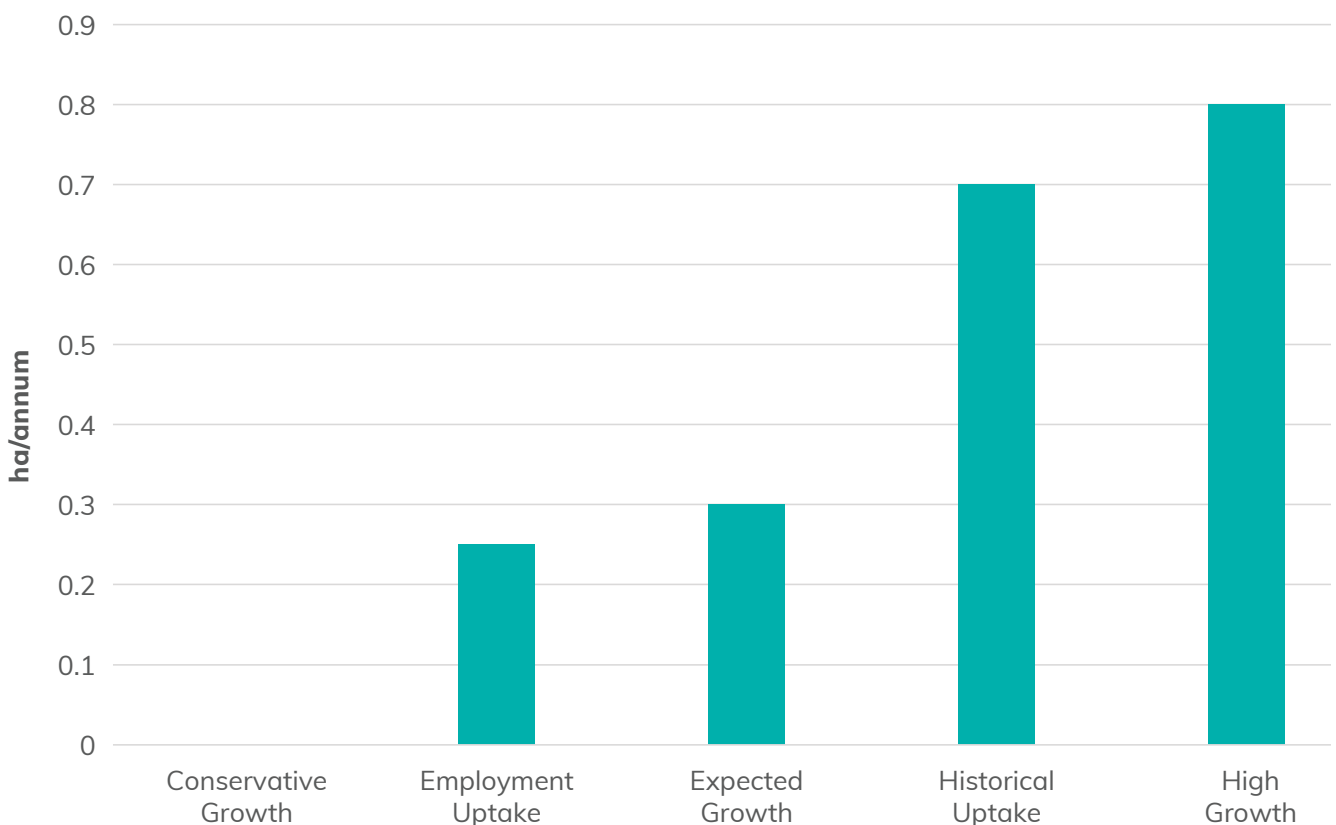
- The vast majority of recent commercial development has occurred within the Goldtower precinct (zoned industry, though development has primarily consisted of larger format retail offerings as provided for under the Preliminary Approval).
- Based on the range of commercial demand projections developed (0 to 0.8 ha p.a.) and available supply (approximately 2.5ha), there currently exists an estimated forward supply of 3 – 10+ years (including the industrial zoned land at Goldtower).

Table 2: Commercial Land Supply/Demand Balance

Indicator	Input
Supply (Vacant Land)	
Centre/Township Zoned (ha)	1.2
Goldtower (ha)	1.4
Total (ha)	2.5
Forward Supply	
Low Range (0-0.25 ha p.a.)	10+
High Range (0.7-0.8 ha p.a.)	3+

Source: REA

Figure 3: Future Commercial Demand Scenarios (to 2041)



Source: REA

Based on the range of commercial demand projections developed (0 to 0.8 ha p.a.) and available supply (approximately 2.5ha), there currently exists an estimated forward supply of 3-10+ years.

Industrial land supply and demand

- Based on the range of industrial demand projections developed (0 to 3.8 ha p.a.) and available supply of zoned land, an estimated forward supply of 60 – 340+ years (excluding the Industry zoned land at Goldtower) currently exists.
- However, as noted with the recent investment interest in the 777 Precinct (777 ha), allowance needs to be made for potential large/one-off developments, which are difficult to predict but may substantially impact the future supply/demand balance. Based on the mix of industrial proponents seeking to acquire land within Charters Towers, consideration should be given to the establishment of industrial parcels away from the Charters Towers city, which can facilitate heavier impact uses.

Table 3: Industrial Supply/Demand Balance

Indicator	Input
Supply (Vacant Land)*	
Charters Towers City (ha)	223.8 (125.2 Industry Investigation) ¹
777 Precinct (ha)	(Excl. Held for Specific Investor Pending Feasibility Assessment)
Ravenswood (ha)	17.3 (Reserve)
Forward Supply	
Years of Forward Supply	
Greenvale (ha)	1.4 (Freehold)
Total (ha)	242.5
Low Range (0-0.7 ha p.a.)	340+
High Range (2.2-3.8 ha p.a.)	60+

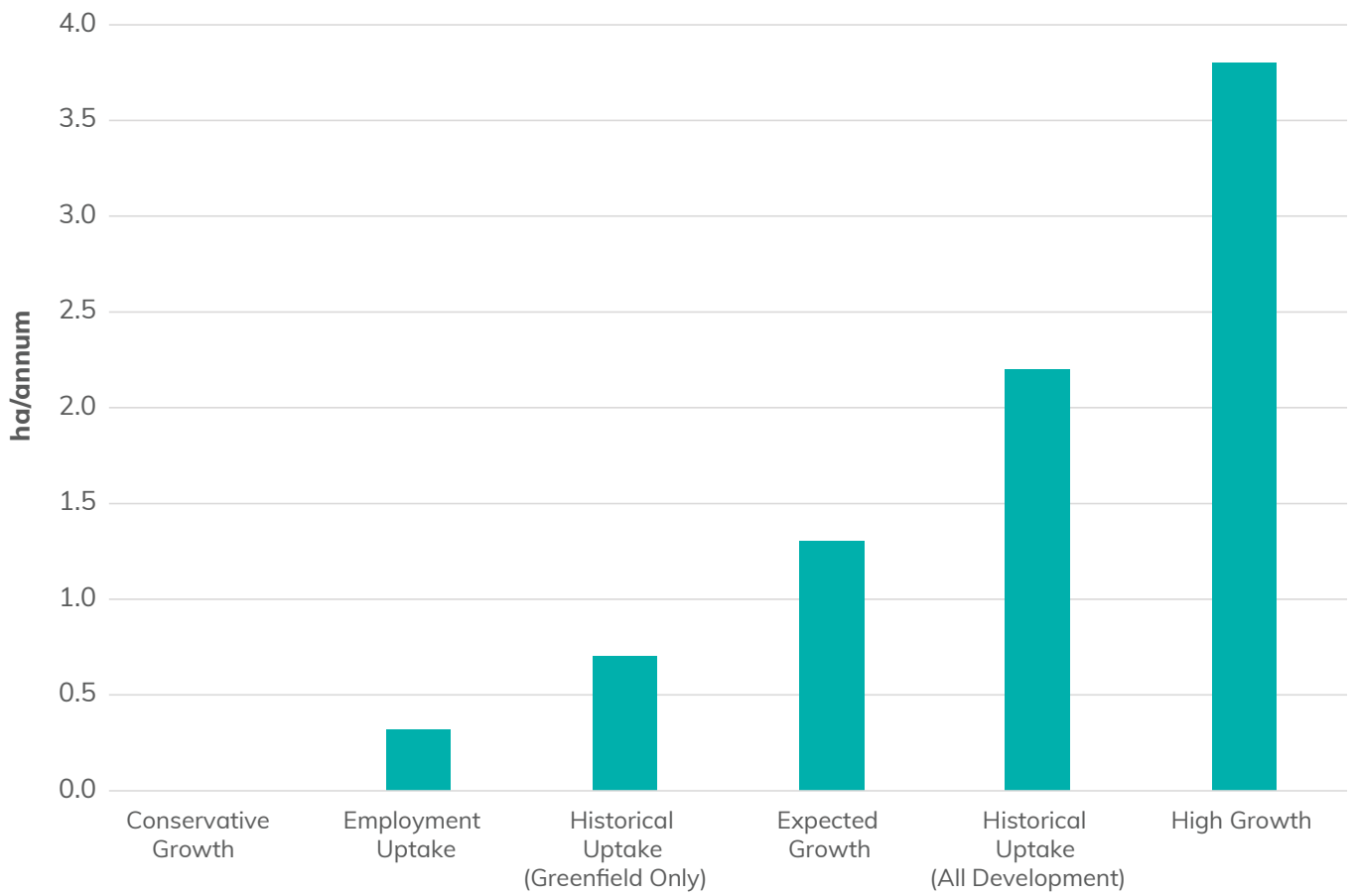
Source: REA

*Note: 1 Within the Industry Zone: 6.4 ha has heritage status; 20.9 ha is State Land; 5.6 ha is Reserve; 65.7 ha is Freehold. All Industry Investigation land is Freehold.



Photo by: Townsville Enterprise

Figure 4: Future Industrial Demand Scenarios (to 2041)



Source: REA



Recommendations

1

That no land in the Rural zone be identified for urban purposes in the life of the current Charters Towers Regional Council Planning Scheme.

There is sufficient land zoned for future industrial, commercial, and residential demand during the Study's planning horizon. Rural land is considered an effective mechanism for preserving the long-term value of large contiguous land parcels to prevent further fragmentation.

2

Industry Investigation precincts may be established to facilitate large/one-off developments which are difficult to predict.

It is acknowledged that allowance needs to be made for potential large/one-off industrial/infrastructure developments, which are difficult to predict but may substantially impact the future supply/demand balance. It is recommended that these potential areas be identified and supported by an infrastructure servicing strategy prior to being zoned for industrial investigation in the Planning Scheme.

Note: Rural land supply was specifically excluded from this Study. It is however, important to consider the impact of the loss of rural land on the region's economic profile when identifying land for future urban purposes.

3

Overlays and Overlay codes.

Explore opportunities to increase development density within the Charters Towers CBD

The Planning Scheme does not contain site population density limits, nor does it identify areas where higher-density development is encouraged. The identification of areas for higher density within the CBD and /or immediate surrounds would reinforce the CBD as being an area of mixed-use, with higher residential density contributing to increased pedestrian activation and the efficient utilisation of existing buildings and infrastructure. The identification of such areas should be consistent with infrastructure capacity to ensure alignment of infrastructure and land use intent.

Review the extent of the Heritage Overlay Code

The impact of this overlay is extensive and is seen as a barrier to future residential development. Consider refining the impact of this overlay to only those residential properties that have genuine heritage value in the broader context of the Charters Towers Region without compromising the heritage values of the region.

4

Review the Planning Scheme with a view to updating the zoning of Rural Residential land serviced by reticulated water and sewerage supplies to the general Residential zone.

Land within the Rural Residential zone that can be connected to reticulated water and wastewater networks should be reviewed to determine if the general Residential zone is a more appropriate designation.

5

Review the impact of Saleyards and Equestrian Centre expansion on the Industry investigation zone.

The Industry investigation zoned land within the Saleyards/Black Jack precinct has been considered as available industrial land for the purpose of this Study. If an expansion of the Saleyards and Equestrian Centre is proposed, then it is recommended Council consider a change in zoning to more easily facilitate the growth of this facility. Consequently, consideration may need to be given to establishing an alternative growth front for future industrial land (ie. Mt Leyshon Road).

6

Undertake a regional network capacity analysis for the water, stormwater and wastewater networks.

Undertake a network capacity analysis for the water, stormwater, and wastewater networks to identify where excess capacity exists and to determine if augmentation is required to deliver the required standard of service. This analysis should specifically focus on the Charters Towers city, Mingela township, and current and future industrial investigation areas. It is recommended that the 777 industrial investigation area be prioritised to determine the suitability of this site for industrial uses as the location and site constraints may limit the viability of this site for that purpose.

7

Establish strategically located Township investigation precincts.

Review the role of established Townships in supporting industries associated with the identified strategic regional priorities and significant infrastructure.

Note: It is understood that there has been some interest expressed by Council and State agencies to re-establish townships as service centre. Whilst this study has not identified an immediate need to do so, it is acknowledged that the identified Townships may present unique opportunities as service centre for large-scale infrastructure and industrial projects.

8

Establish an interactive online mapping platform for the Planning Scheme including infrastructure and servicing mapping.

Whilst this is outside of the scope of the Study, providing simple, consumable and readily available mapping to provide certainty for investors in the region is a critical requirement for a regional council. It is recommended that Council explore options to provide an online mapping system in-line with customer expectations.

9

Review land that is constrained by or that an opportunity is created by Tenure.

In partnership with the Department of Resources, identify State land that is suitable for urban purposes and release it for development and identify Council freehold land that is suitable for urban purposes and release it for development.

10

Review the Charters Towers Regional Planning Scheme to align with NQ Regional Plan and the Community Strategic Plan (CSP) 2023-2033.

The current Planning Scheme does not currently reflect the NQ Regional Plan or the Charter Towers Region's CSP 2023-2033. Whilst the scheme promotes many aspects of the Regional Plan and the CSP opportunity for a stronger alignment to encourage investment exists.



CHARTERS TOWERS
REGIONAL COUNCIL

PO Box 189 Charters Towers Qld 4820

ADMINISTRATION: 12 Mosman Street
Charters Towers QLD 4820

PH: 07 4761 5300 | **F:** (07) 4761 5344

E: mail@charterstowers.qld.gov.au

ABN: 67 731 313 583

www.charterstowers.qld.gov.au