



Theodore & District 2017/2027 Place Based Plan



The Theodore & District Place Based Plan is a controlled document.

Please visit the Banana Shire Website at <http://www.banana.qld.gov.au/index.php/71> and ensure you have the latest copy prior to using or referencing the document.

AMENDMENT		DETAILS OF AMENDMENT	AMENDED BY
No.	Date		*Initials/Date
Draft 9	16/09/2011	Final Draft	
Final	23/11/2011	Endorsed by Council	PJC-23/11/2011
Reviewed	30/04/2013	Phill Casey & Melinda Petty	
Draft	07/10/2013		PJC- 07/10/2013
Final		Endorsed By Council	
Reviewed	17/11/2016	Phillip Casey	
Draft	24/11/2016	Phillip Casey	
Final	24/05/2017	Endorsed By Council	

DISCLAIMER

The information that has been collected and entered into this document reflects the input from community members from Biloela and the Banana Shire. In adopting this plan the Banana Shire Council does not commit to completing all or any of the mentioned projects. It does however commit to working with the community and within its fiscal management systems to create sustainable communities of the future.

The following planning document was developed on behalf of the Banana Shire Council by Economic Development Services – Central Queensland.

© Banana Shire Council 2017

Contents

Introduction	4
PURPOSE	4
METHODOLOGY	4
STRUCTURE OF DOCUMENT	4
LOCATION	5
HISTORY	5
DESCRIPTION	5
EXECUTIVE SUMMARY OF KEY CENSUS RESULTS	5
Social Infrastructure	5
GOVERNMENT SERVICES	5
EDUCATION	5
COMMUNITY HEALTH & WELFARE SERVICES	5
COMMUNITY ORGANISATIONS	6
SPORT & RECREATION	6
ARTS & CULTURE	6
RELIGION	6
SERVICE GROUPS	6
Achievements and Assets of Theodore	6
RECOGNISED COMMUNITY ACHIEVEMENTS AND ASSETS	6
Future Directions	7
COMMUNITY IDENTITY & VISION	7
COMMUNITY PLAN	7
General	7
Tourism	7
Community	8
Community Safety	8
Diversifying the Community	8
Health	8
Education	9
Employment	9
Infrastructure	9
Roads	10
Rural Futures	10
Telecommunication	10
COMMUNITY PLANNING ENGAGEMENT AND FUTURE PLANNING	11
ACTION PLANS	12

Introduction

PURPOSE

This Place Based Plan is intended to help the community, elected representatives, service providers and government agencies better understand the diverse nature of the individual towns that make up the Banana Shire and the possible social, economic and environmental issues they may face now and in the future. Also, this plan aims to develop a long-term strategy for the growth and development of the Banana Shire. This growth and development will be considered in a wide range of areas that are mentioned in this document. These areas such as Arts, Sports and Youth are considered to be integral to the development of the Shire and its occupants.

METHODOLOGY

The Banana Shire Council has identified that a “Place Based” Plan is required in each of the Shire’s twelve towns. This will allow us to develop a positive trend regarding population growth as well as fulfilling the potential of the individual community’s economic and social future.

From the development of the “Place Based” Plans the Banana Shire Strategic Community Plan will be developed.

In summation, the consultation process will include:

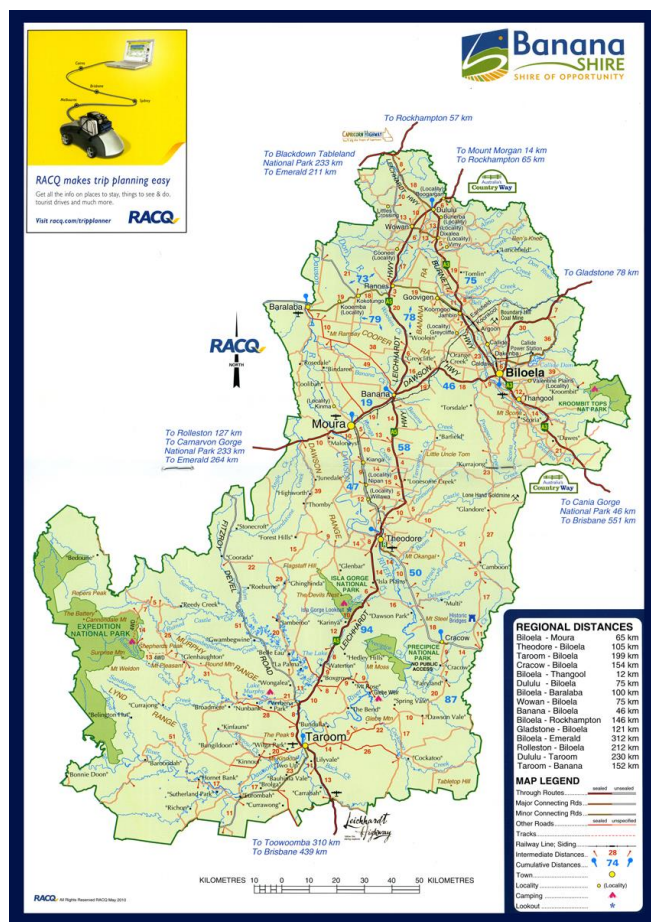
- Gathering of and referral to available ABS statistics
- Discussion of related issues and policy with Government Departments and key stakeholder representatives
- Meetings with representatives from regional organisations that have economic development roles
- Attendance at meetings, networking or speaking to local leaders and community groups
- Research/referral to a variety of historical literature
- Research/referral to a variety of regional strategic planning/consultancies currently in progress

- Community Engagement processes with residents in the Shire
- Related internet search

STRUCTURE OF DOCUMENT

This document is structured into a number of discrete parts, which are:

- Section 1 – This section provides a general introduction to the document
- Section 2 – Town Overview
- Section 3 – Social Profile
- Section 4 – Achievements of Theodore
- Section 5 – Future Directions



LOCATION

The town of Theodore is located 105km southwest of Biloela, 210km southwest of Rockhampton and 525km northwest of Brisbane.

Please refer to the RACQ Trip Planner

http://www.racq.com.au/travel/Maps_and_Directions/trip_planner

HISTORY

Theodore is situated on the junction of the Dawson River and Castle Creek. It is named after Edward 'Red Ted' Theodore, a past Premier of Queensland and was originally named Castle Creek. It was promoted as the nation's "first model garden town" and established as an administration centre for the Dawson Irrigation Commission who administered the town until 1958 when it was incorporated into Banana Shire.

DESCRIPTION

Theodore is located on the Dawson River and is the service centre for the important irrigation and agriculture industries located in the area. The main irrigated crop in the area is cotton. Dry land crops include wheat, sorghum and mung beans. Cattle are a major part of the economics of the community as is the sawmill. As the Moura Mine gets closer to Theodore it is envisaged that economic benefit will follow.

EXECUTIVE SUMMARY OF KEY CENSUS RESULTS

In the 2011 Census, there were 452 people in Theodore and environs. Of these 49.3% were male and 50.7% were female. Aboriginal and Torres Strait Islander people made up 11.6% of the population, compared with 2.3% Indigenous persons in Australia.

Detailed census data is available via the ABS and Queensland State Government OSER.

www.abs.gov.au

www.oser.qld.gov.au

Social Infrastructure

Visit the following link and enter the town name for an up to date list and contact details of organisations and community groups.
www.mycommunitydirectory.com.au/Queensland/Banana

GOVERNMENT SERVICES

Theodore has a range of dedicated Government services:

- Ambulance
- Banana Shire Library - Theodore Branch
- Fire Brigade
- Police
- Post Office
- State Emergency Service Support Group Inc

EDUCATION

The town of Theodore provides the below educational services:

- Theodore Early Childhood Centre - TECCA
- Theodore State School
- Theodore State School P&C Association

COMMUNITY HEALTH & WELFARE SERVICES

To find contact details and addresses of available health services visit the following link: <http://www.nhsd.com.au/>

Theodore is the proud home of a diverse range of community and welfare groups:

- Theodore Council of the Ageing Inc
- Theodore Dental Clinic
- Theodore Community Link
- Theodore HACC Service
- Theodore Hospital
- Theodore Hospital Auxiliary Inc
- Theodore Medical Centre
- District Youth Achievement Plan
- Child Safety Service Centre - Department of Child Safety Gladstone
- Isolated Children's & Parent Association (ICPA)
- St. Vincent de Paul Society

COMMUNITY ORGANISATIONS

Theodore is home to a group of organisations dedicated to providing a unique service to the community:

- Theodore Historical Society (which incorporates the Dawson Folk Museum)
- Theodore Horticultural Club
- Theodore Patches & Stitches (Patchwork Group)
- Theodore Playgroup
- Theodore Show Society
- Theodore Tourism & Cultural Centre
- Theodore Youth Centre
- Theodore Chamber of Commerce

SPORT & RECREATION

Theodore's passion for sport can be seen through a variety of sporting organisations that are available to the community:

- Dawson River Cutting Club
- Moura School of Ballet - Theodore Branch
- Theodore & District Pony Club
- Theodore Bowls Club
- Theodore Golf Club Inc
- Theodore Junior Rugby League Football Club
- Theodore Netball Association
- Theodore Sport & Recreation Association Inc
- Theodore Tennis Association
- Theodore Touch Football
- Theodore Tuna's Swimming
- Theodore Community Link Gym

ARTS & CULTURE

The arts in Theodore are represented by the Theodore Informal Performing Society (TIPSY).

RELIGION

The spiritual needs of the Theodore community are attended to by:

- Sacred Heart Catholic Church
- St Georges Anglican Church
- Bethlehem Lutheran Church

SERVICE GROUPS

No community is complete without enthusiastic service groups. In the case of Theodore's community this is fulfilled by a truly dedicated collection:

- Angel Flight
- Apex Club of Theodore Inc.
- Dawson Catchment Coordinating Association
- Theodore Lions Club Inc.
- Theodore Rotary Club
- Theodore RSL
- Upper Dawson Wildlife Preservation Society

Achievements and Assets of Theodore

RECOGNISED COMMUNITY ACHIEVEMENTS & ASSETS

ASSETS

- Regional health service project
- Information Centre
- College of Rural Medicine
- Expanding retirement village
- Three levels of health care
- Birthing Suite
- Mother accommodation
- Recreation / Showgrounds
- Tennis courts
- Café
- Pharmacy
- Leichhardt Highway

Natural Assets

- The Dawson River
- Water
- Junction Park
- Rich farming and grazing land

Cultural & Heritage Assets

- Community owned Hotel and its ability to attract and hold large functions
- Service clubs
- Family businesses
- The history of the town and rural sector
- Dawson Folk Museum

Social Assets

- Community members
- Friendliness
- Great service
- Sporting opportunities
- Community spirit
- Great doctor

Future Directions

COMMUNITY IDENTITY & VISION

Vision for Theodore

Theodore is striving to be a community that is continuously achieving through local leadership. It is a community that provides services to agriculture and resource industries.

Theodore is a community that supports the continued delivery of high quality health and aged care services promoting wellbeing for the town and district.

Theodore community is building on the opportunities that tourism can bring to the community and is committed to this process.

COMMUNITY PLAN

General

Theodore is ideally positioned to benefit from the growth of the “Resources Industries”. It needs to be mindful of the cumulative impacts that will affect the community adversely. Theodore has a high liveability rating and the community needs to be actively working with all industries to ensure that this is maintained and developed.

Theodore is an excellent retirement centre with great health services, is easy to get around and has great services.

Tourism

Theodore has the potential to truly benefit from tourism. While tourism is not a primary industry in the area, Theodore’s location, natural beauty and history means that the potential is there. To embrace this potential, a

number of suggestions have been made by the community to develop local tourism.

One of the primary suggestions for the area is promotion. This can be done in a number of ways such as:

- Improving of local signage to include directions to Theodore
- Introducing signs that contain tourist information of the area especially on the Leichhardt Highway
- Increasing promotion in Shire based documentation
- Increasing promotion in media aimed at travellers to increase awareness of the area
- Developing and increasing tourism based businesses
- Replacing old signs with new graphic style e.g. Toilet signs
- Signage in town informing visitors how far away everything is e.g. Playground, Junction Park

Other ways of positively impacting tourism in the area are:

- Improving the facilities and aesthetics of the town such as the addition of easily accessible seating and shade
- Developing a cultural precinct that showcases the area’s history and natural assets
- Improving or constructing event facilities such as a Soundshell
- Improving the Junction Park facilities
- Eradicating weeds (bindi) from public areas
- Developing river facilities such as walkways and picnic areas that are safe for all ages to use
- Developing nature walks and drives, complete with guide leaflets
- Shade areas at Junction Park
- Supporting the Theodore Hotel in developing the river bank with the addition of businesses that encourage people to use the river e.g. Canoe & Boat Hire
- Develop a community agreed policy on the length of stay at Junction Park for caravans

These actions would all serve to encourage return tourism and word-of-mouth promotion of Theodore.

The introduction of services in the area could improve Theodore's tourism profile. These options include:

- Tours such as bus and boat runs for people to see the area
- Embracing the potential of private property in the area for example farm stays
- Sunday trading could serve to attract both tourists and locals to the area as long as the effort is correctly promoted
- Local National Parks in the area, while needing some maintenance and facility improvement, are another viable attraction

Aesthetics in the town could be improved via a town based garden gang responsible for gardening, planting and mowing. The supply of trees to residents to plant on the nature strip creating more shade has also been suggested.

Other actions that would have a positive effect on tourism could include:

- Developing a greater focus on volunteer recruitment and retention
- The improvement of media services such as television, internet and radio
- The continued support of the local information centre

Community

The community of Theodore has opportunities for development in numerous areas. These include the environment, community leadership and partnership and youth support.

Look at opportunities for increasing self-reliance -

- Establish community foundation
- Social enterprises
- Develop and offer opportunities to increase the capacity of the community
- Develop a multicultural centre
- Ensure the availability of commercial, industrial, residential and rural residential land
- Develop banking and financial service opportunities
- Appropriately priced vehicle and property maintenance services for the elderly

Community Safety

Theodore is a very safe community and the community wishes it to remain so. CCTV in appropriate areas of town has been recommended. The community would like to see a safety audit carried out and cameras installed.

Diversifying the Community

Theodore has a long history of firsts for a rural community. Due to the community's ability to take on and create successes it is suggested the new Theodore community undertake a "Fresh Set of Eyes" project and invite someone like Don Burke to assist in new ways to diversify Theodore.

Health

Since the population in and around Theodore is increasing in age, the quality and availability of health services is very important.

Theodore Hospital services not only the town and district population but also the community of Cracow.

A vital issue is the continued availability and support of aged and disability care within the community such as HACC and the Theodore Council of the Ageing.

Other health issues to be considered in the community are:

- Maintain existing services
- Maintain and build age care services
- Dental care
- Disability access in places such as the local pool, which can be used for hydrotherapy as well as recreation
- Specialist mental health services
- The development of transport, respite and high care capabilities of the community
- Theodore Community Link needs its own property to acquire funding for facilities to support the youth

The health and safety of the local children could be enhanced through the introduction of child friendly areas at the local hospital and fenced play areas in various parts of the town including the showgrounds.

The promotion of fitness in the Theodore area should be considered to be of great importance as it not only benefits the overall health of the community but can also serve to reduce strain on health services and improve the town's facilities, which in turn can attract people to the area.

Suggestions given by the community have been:

- Installation of walking and cycling tracks
- Installation of outdoor gym equipment, particularly around the river and the old train tracks
- Further development of the indoor gym
- Introduction of various sport activities for youth and adults
- Maintenance of the public swimming pool
- Promotion of various activities that utilise the river such as canoeing and rowing. These could serve as potential tourist attractions as well

Finally, public liability advice and support should be offered to assist in risk management for cultural and health activities and facilities.

Education

Another issue that is extremely important to the Theodore community is education. To ensure the community continues to grow suitable opportunities need to exist in the area for young families and youth as well as adult learners.

The Theodore State School is a Band 8, P – 10 Campus servicing Theodore, Cracow and surrounding districts.

Use of the public library, including computer access, could be encouraged as a pre-existing educational option for the community. Beyond that, the introduction of support for learners of all ages, school leavers' support, a local TAFE and traineeships are all possibilities to be explored.

Building community capacity and resilience should be encouraged through enhanced learning opportunities within the school.

Offering professional development training for people such as community leaders and community groups is advisable as is introducing community mentoring. In relation to this, steps could be taken to develop traineeships and apprenticeships in the area.

Employment

To ensure the future of Theodore, the availability of employment is vital. The attraction and retention of young professionals and their families along with other trade and professional workers is of particular importance.

Other opportunities are the use and development of industries with a lower cost base and higher return such as I.T. and various Cottage Industries.

The availability of housing and information access such as radio, TV, library and internet services is of great importance. The implementation, maintenance and future improvement of these services is an opportunity that requires consideration.

Infrastructure

To encourage the growth of the Theodore area, suitable and well maintained infrastructure is vital. By developing infrastructure, attracting and retaining people to settle in the area will be far easier. It will also encourage visitors to the town.

Actions for the local area that could be considered are:

- Improving local road and intersection lighting
- Improving local showground lighting
- Access to water, including waste facilities such as grey water
- Upgrading the airport road
- Investigate airport AVGAS facilities
- Plan for the replacement of the pool
- Develop facilities for visiting specialist and professional services
- Ensuring the availability of residential and industrial land
- River walk

Local facilities that would benefit from upgrades or maintenance include:

- Cycle paths

- Walkways such as the Castle Creek walkway
- River access such as jetties and boat ramps
- Shade structures and rest spots in town

These facilities increase the attraction of the town for tourists and residents.

Sporting and recreation facilities in the area have potential opportunities for the community.

Points raised for consideration by the community are facilities such as:

- Shade and public toilets at the cemetery
- Library upgrades and maintenance
- Improved shop access for the elderly
- RSL upgrades such as air conditioning
- Continued development of sporting and recreational facilities
- Upgrades to Junction Park
- Improve radio and television reception.

Roads

Roads in the area are vital for industry, emergency services, tourism and recreation.

A variety of actions could be taken:

- Improving and maintaining local roads
- Extending the bitumen network
- Upgrading the Theodore-Eidsvold road especially the bridges between Theodore and Cracow
- Installation of a heavy vehicle bypass near Partridge Drive
- Developing signage and parking areas for heavy transport.
- Upgrading of signage at the school
- Improving the towns kerbing, channelling and road drainage

Rural Futures

Theodore's economy is strongly based on agriculture, especially high quality cropping land.

The importance of agriculture needs to be acknowledged and steps taken to secure the future of the industry and the town. To ensure this occurs, a variety of steps need to be taken:

- Support of rural and agricultural development
- Consideration of diversifying agriculture

Telecommunication

Telecommunication within Theodore and the district is hampering development and as the Mine comes closer to Theodore it will put more pressure on poor services.

- Lobby for NBN services
- Upgrade mobile communication

COMMUNITY PLANNING ENGAGEMENT AND FUTURE PLANNING

The ongoing process of updating and ensuring that the community owns the community plan will be undertaken following the timeline below.

Planning Chart



ACTION PLANS

Tourism	Activity/ Task	Council's Role	Stakeholders
Review Council's current operational status and community involvement in improving facilities and promotion to encourage tourism.	Utilise Theodore's tourism potential and increase promotion of the area	Advocate	Theodore Chamber of Commerce Banana Shire Council GAPDL Theodore Tourism & Cultural Centre
	Improve facilities and aesthetics such as accommodation, shaded areas, local parks, museum, event and conference facilities and river facilities	Advocate	
	Increase tourism opportunities such as farm stays, tour services, River walk, nature walks, improved national park access and facilities.	Advocate	
	Develop local signage to include directional information and tourism information	Partner Advocate	
	Identify and showcase local native flora and fauna	Advocate	
	Support the development of the Dawson River Town Project	Advocate	
	Support the retention and expansion of tourism based businesses	Advocate	
	Build more shade structures in Junction Park	Partner Provider	

Health	Activity/ Task	Council's Role	Stakeholders
Establish reference groups to identify areas of concern and prioritise a future action plan	Support, maintain and plan for future upgrades of hospital	Advocate	Theodore Community Link
	Ensure continued availability of specialist services such as aged and disability care and rural birthing facilities, dental care, disability access, mental health, physiotherapy and hydrotherapy	Advocate	
	Develop Child Health initiatives such as installing child friendly play areas	Advocate	

Employment	Activity/ Task	Council's Role	Stakeholders
Develop action plans and partnerships between stakeholders to address and improve the issues of employment and related opportunities in the community	Implement, maintain and improve opportunities and facilities to attract trade and professional workers to the area	Advocate	Theodore Chamber of Commerce Banana Shire Council
	Develop industries with a lower cost base such as cottage industry	Advocate	
	Develop proactive employment practices	Advocate	
	Encourage the development of new businesses in the area	Advocate	
	Ensure employment related facilities are available such as demographically affordable housing and telecommunication access	Advocate	

Education	Activity/ Task	Council's Role	Stakeholders
Develop action plans and partnerships between stakeholders to address and improve the issues of education and related opportunities in the community	Develop and promote professional development and training opportunities for community groups and leaders, tradespeople and professionals	Advocate	Theodore Chamber of Commerce Theodore State School TECCA Banana Shire Council
	Showcase local education to improve student retention	Advocate	
	Create and support education opportunities for youth and adult learners and utilise the public library, including computer access	Advocate Partner	

Community	Activity/ Task	Council's Role	Stakeholders
Create partnerships between the community, Council and stakeholders to identify community issues and find solutions and opportunities	Identify and address any potential environmental issues in the area	Advocate Partner	Theodore Chamber of Commerce Banana Shire Council Theodore State School
	Develop strong community leadership for the future	Advocate	
	Research opportunities for increasing community self reliance	Advocate	
	Ensure the availability of commercial, industrial, residential and rural residential land	Advocate Partner	
	Increase the community's "human capacity" and work to fulfil volunteer roles	Advocate	
	Work with the school to extend the hours of the swimming pool	Advocate	
	Complete safety audit and install CCTV where appropriate	Advocate	
	Undertake a "Fresh Set of Eyes" project	Advocate	

Infrastructure	Activity/ Task	Council's Role	Stakeholders
Develop action plans and partnerships between stakeholders to address and improve the issues and related opportunities in the community	Maintain and upgrade facilities to a modern standard, including roads, lighting of intersections, parks, water access, waste facilities, and aerodrome facilities	Provider Partner Advocate	Banana Shire Council Ergon Theodore Chamber of Commerce
	Install and develop public facilities such as cycle paths, walkways, river access, shade structures rest spots, River Walk, sport/recreation facilities, playground and skate parks, shaded areas including parking, streetscape development and cemetery public toilets		

	Upgrade Street Lighting		
	Extend local bitumen networks	Provider	Banana Shire Council
	Continue the development of local kerbing/channelling and drainage		
	Develop alternative power sources such as solar, wind and gas seam power	Advocate	Theodore Chamber of Commerce
	Encourage development of environmentally friendly designs when developing local housing and infrastructure	Advocate	Banana Shire Council
	Investigate the relocation of the township beyond flood level through the procurement of land and land swap offers	Advocate	DLGP
	Upgrade emergency response systems	Advocate	Banana Shire Council EMQ
	Upgrade Leichhardt Highway & Boulevard Intersection at Theodore	Advocate	TMR
	Construct a Heavy Transport Route to Cracow, bypassing the Theodore CBD and making the main street a Council road	Partner Advocate	Banana Shire Council & TMR
	Lobby to upgrade Radio and TV reception	Advocate	Banana Shire Council
	Install power outlets in the main street for events	Advocate Partner	Banana Shire Council
	Provide a concrete boat ramp at Junction Park for SES operations	Partner Advocate	

<i>Sport and Recreation</i>	<i>Activity/ Task</i>	<i>Council's Role</i>	<i>Stakeholders</i>
Continue the development of sport and recreation facilities with the appropriate organisations.	Continue the development of all sporting and recreation facilities as per each organisation's 10-year plan	Advocate Partner	Banana Shire Council Managing Organisations
	Develop and promote water sports in Theodore such as river activities and use of the local pool	Advocate	
	Promote fitness in the community by installing and maintaining walking and cycling tracks, continue to develop the River Walk, outdoor gym equipment and sports facilities	Provider Partner	

<i>Business & Industry</i>	<i>Activity/ Task</i>	<i>Council's Role</i>	<i>Stakeholders</i>
Undertake a review and develop existing and new agriculture opportunities	Investigate diversity of agriculture	Advocate	Water management Group Banana Shire Council Theodore Chamber of Commerce
	Investigate processing and marketing of all current and new agricultural products produced in the area		
The quality of telecommunications in Theodore and district is hampering business development	Lobby for NBN installation Upgrade mobile service		