

3.11 Present and Future Land Use

From a community perspective the Upgrade provides significant benefits with most residents experiencing a lower noise environment, and easier and safer ease of access within and between adjacent communities, particularly for pedestrians and cyclists. This is a consequence of the old highway now being a dedicated service road, and the construction of new pedestrian and cycleways in Brunswick Heads and Billinudgel. It is probable that this will create greater demand and thus increased prices for residential property in the area. This Upgrade, combined with the Tugun Bypass has resulted in significantly reduced travel times from Brisbane / Gold Coast and will encourage more day-trippers to this area.

A new access to Billinudgel was provided through the industrial area at the southern end of the town from the service road via Bonanza Drive. There is a plan to develop this southern portion of the town as an industrial precinct. There is improved access and reduced travel times associated with this area, and improved passing trade for these businesses. So there are likely to be benefits to this portion of the business community.

It is considered that the comprehensive community consultation and responses to feedback have minimised the negative impacts of the Upgrade, and provided opportunities for the community. Overall it is considered that the mitigation measures were appropriate, and that there has been a nett benefit to the local community.