

BOHLE PLAINS INDUSTRIAL INVESTIGATION AREA

The purpose of this information sheet is to explain the intent of the **Bohle Plains industrial investigation area** identified in the Townsville City Plan.

Zones designate land for a particular use (e.g. residential, industrial, rural). All properties within Townsville are included in a zone. Precincts may be identified for part of a zone. A precinct provides further detail for a specific area within a zone. While Bohle Plains is included within the rural zone, the area has also been identified in the strategic framework (Part 3 of the Townsville City Plan) as a location to be investigated for future industrial land. The strategic framework sets the policy position for the whole city and identifies the future development intent for Townsville.

A planning scheme (referred to as Townsville City Plan) is a legal document that guides and regulates the development of land. The Townsville City Plan is made up of two key elements: a written component and maps.

Bohle Plains Industrial Investigation Area

The Townsville City Plan has included a rural zoning over the Bohle Plains area which encourages a wide range of rural activities such as cropping, farming, animal husbandry and intensive horticulture.

The Bohle Plains area has also been identified in the strategic framework as an 'industrial investigation area', highlighting that within the next 25 years it may be utilised for low and medium impact industries. This will not occur until it is demonstrated that there is not enough land zoned for industry purposes and more industrial land needs to be supplied to the market.

The industrial investigation area at Bohle Plains will need further detailed planning before it is developed including consideration of infrastructure, amenity protection (i.e. noise, odour impacts) and environmental considerations.

Other Information Sheets of Interest to the Bohle Plains Industrial Investigation Area

The 'Overlay Information Sheet' and 'Rural Zone Information Sheet' provide information about other aspects of the Bohle Plains industrial investigation area.

OVERLAYS

Overlays that affect a lot will need consideration in conjunction with the rural zone. Development will need to respond to the overlays ensuring the appropriate design outcomes are achieved whilst complying with the objectives and purpose of the zone codes. In some cases, overlays will determine the overall development outcomes in response to the nature of the overlay, for example, to avoid impacts of flooding.

RURAL ZONE

The Townsville City Plan has included a Rural zone to provide for a wide range of rural activities (such as cropping, farming, animal husbandry and intensive horticulture) and non-rural uses that are compatible with agriculture or uses which provide a service to the rural area (like small-scale tourist accommodation).



Why Is This Area Being Investigated?

The Bohle Plains area is seen as an appropriate location for potential industrial zoning due to limited land constraints and its proximity to major transport infrastructure facilities.

The Bohle Plains offers the opportunity for medium industry that could accommodate a large amount of transport/logistic-focused uses and presents a good opportunity for heavier industries central to the area.

Is This Likely to Happen Soon?

Industrial land supply and demand will be monitored by Council to determine when land in the investigation area may need to be made available.

The Townsville City Plan may be amended to allow for industrial development as these needs arise and as infrastructure can be made available.

Council will undergo public consultation regarding any amendments to the Townsville City Plan for this area.



Future Land Uses That May Occur in the Bohle Plains Area

Manufacturing, transport, storage and other uses which require larger sites in locations separated from sensitive land uses may be supported in this area, subject to detailed planning and investigations.

Frequently Asked Questions

How will this affect my current development in Bohle Plains?

All legally approved uses in this area will be able to continue. Low and medium impact industries may be encouraged in this area in the medium to long-term life of the Townsville City Plan. This would only occur if there is a shortage of industrial land.

DISCLAIMER: The contents of this information sheet have been prepared to assist in the understanding of the Townsville City Plan. The information sheet is an outline only. For full details of the applicable provisions, please refer to the Townsville City Plan.

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