BOHLE PLAINS AND WOODSTOCK INDUSTRIAL INVESTIGATION AREAS

The purpose of this information sheet is to explain the intent of the Bohle Plains and Woodstock industrial investigation areas 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 and Woodstock are included within the Rural zone, they have also been identified in the Strategic framework (Part 3 of the Townsville City Plan) as locations 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 and Woodstock Industrial Investigation Areas

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

The Bohle Plains and Woodstock areas have also been identified in the Strategic framework as ‘industrial investigation areas’, highlighting that within the next 25 years they may be utilised for medium to high 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 areas at Bohle Plains and Woodstock will need further detailed planning before they are developed including consideration of infrastructure, amenity protection (i.e. noise, odour impacts) and environmental considerations.

Other Information Sheets of Interest to the Bohle Plains and Woodstock Industrial Investigation Areas

The Overlay Information Sheet and Rural Zone Information Sheet provide information about other aspects of the Bohle Plains and Woodstock Industrial Investigation Areas.

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).

More information
For further information please contact Planning Section:

13 48 10
enquiries@townsville.qld.gov.au
Why Are These Areas Being Investigated?

These sites are seen as appropriate locations for potential industrial zoning due to limited land constraints and their 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.

The Woodstock area has been identified as a possible future site for heavy industry due to its separation from existing urban areas and other sensitive land uses. In the long-term, it would help to ensure an adequate supply of heavy industry land is available to accommodate large new enterprises.

Is This Likely to Happen Soon?

Industrial land supply and demand will be monitored by council to determine when land in the investigation areas 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 these areas.

Future Land Uses That May Occur in the Bohle Plains and Woodstock Areas

**BOHLE PLAINS**

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.

**WOODSTOCK**

Heavy industry uses including concrete batching plants, boilermaking, engineering and metal foundry 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 or Woodstock?**

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