

# LANSDOWN, CALCIUM

The purpose of this information sheet is to explain the intent of future development at **Lansdown, Calcium**. The Lansdown site has been included in the Lansdown High impact industry precinct of the High impact industry zone and the Lansdown motor sport facility precinct of the Sport and recreation zone.

Zones designate land for a particular use (e.g. residential, industrial, and rural). All property within Townsville is included within a zone. Precincts may be identified for part of a zone. A precinct provides further detail for a specific area within a zone. 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.

The area of land at Calcium known as Lansdown will evolve into a key strategic location in North Queensland for High impact industrial activities and is primed to be the industry powerhouse of the North, stimulating economic activation opportunities and export growth for the region. The Lansdown site will also support the establishment of a motor sport and driver education facility.

The precinct's strategic position, located adjacent to the Mount Isa Railway Line and the Flinders Highway, provide important connections to the North-West Minerals Corridor and the Port of Townsville. Lansdown is also well supported by energy provision, being located adjacent to the North Queensland Gas Pipeline. There is also opportunity for future development to connect to the new Haughton Water Pipeline, which will provide raw water supply for industrial users. Lansdown will provide economic activation to Townsville by providing industrial land in a strategic location.

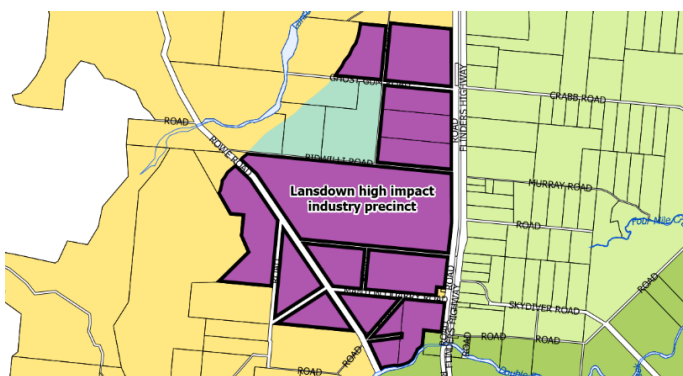
The siting of a motor sport facility at Lansdown will ensure that such development will not impact on urban areas.

## Key Land Use Outcomes for the Lansdown High Impact Industry Precinct

- Medium and High impact industrial uses are accommodated within this precinct.
- Development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure.
- Development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterways.
- Development avoids impacts on groundwater.
- Development provides strong landscape amenity to all boundaries fronting a road and land external to the zone.
- Development minimises impacts on surrounding land uses, including existing sensitive land uses.

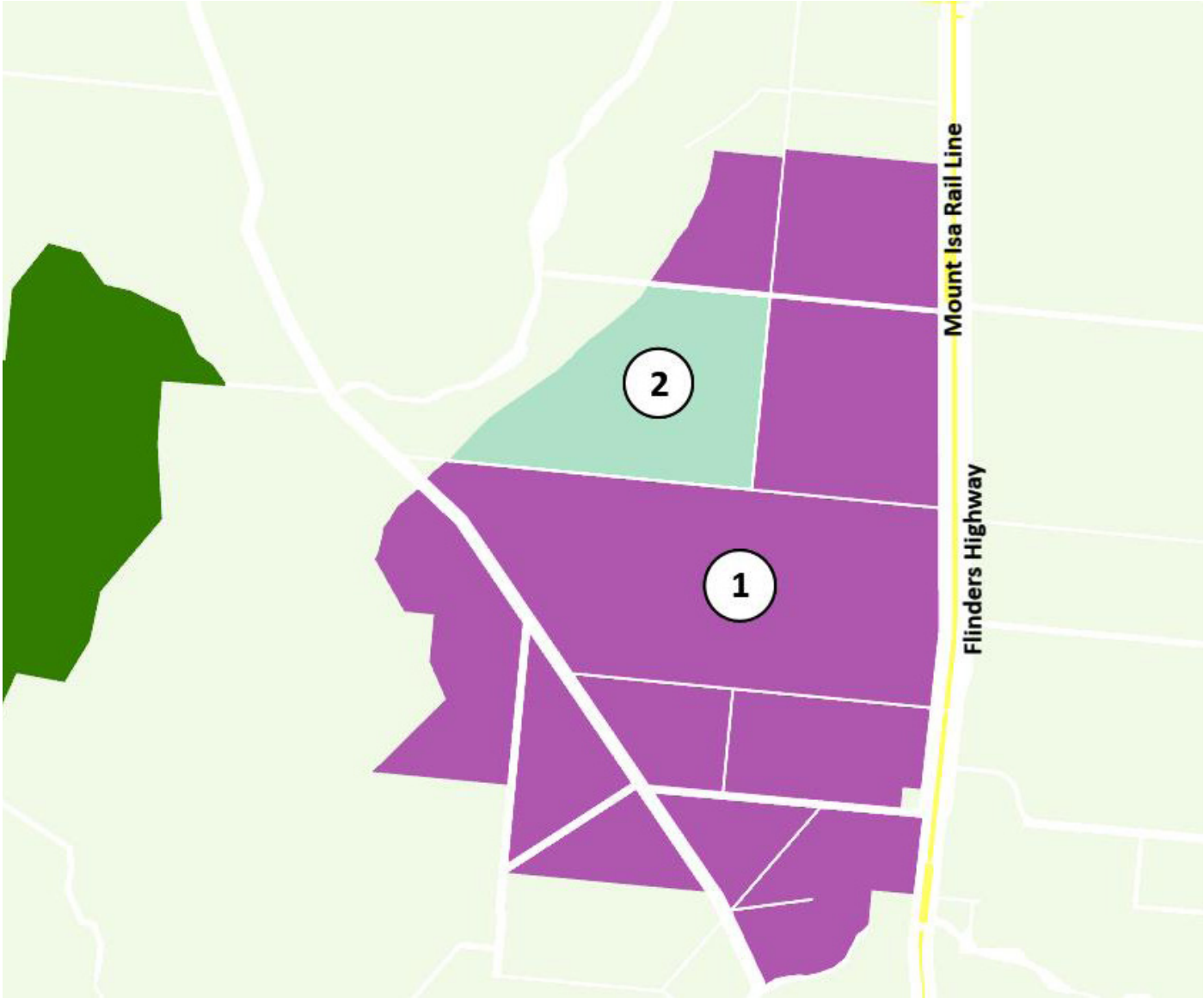
## Key Land Use Outcomes for the Lansdown Motor Sport Facility Precinct

- The precinct accommodates the development of a motor sport facility, which will fulfil an important role as a required motor sport destination and training ground for driver education.
- The intrusion of incompatible uses or uses which may be more appropriately accommodated in other zones is avoided to protect the availability of land in the precinct for motor sport facility purposes.
- The impacts of development are managed to ensure public health and safety.
- Development is avoided in environmental corridors and the water resource catchment area to maintain ecological processes, biodiversity values and the quality of waterway.
- Development provides adequate new infrastructure to support new uses, including roads, stormwater, water and sewer infrastructure.
- Development avoids impacts on groundwater.





Lansdown, Calcium



Land Use Zones

Zones

- High impact industry
- Sport and recreation
- Rural
- Environmental management
- Community facilities
- Rural residential

Focus areas

- 1 Lansdown High Impact Industry Precinct
- 2 Lansdown Motor Sport Facility Precinct



## Other Factsheets of Interest

The 'Development Codes Information Sheet' and 'Overlay Information Sheet' provide information about other aspects of development within the High impact industry zone and the Open space zone.

### Development Codes

Development codes are contained in Part 9 of the Townsville City Plan. This series of codes manages engineering, design and construction standards, including servicing, subdivision, parking, access, landscaping and signage. Uses in industrial zones will need to consider many of these codes when undertaking development.

### Overlays

Overlays that affect a lot will need consideration in conjunction with the industrial zone codes. 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 the impacts of flooding.

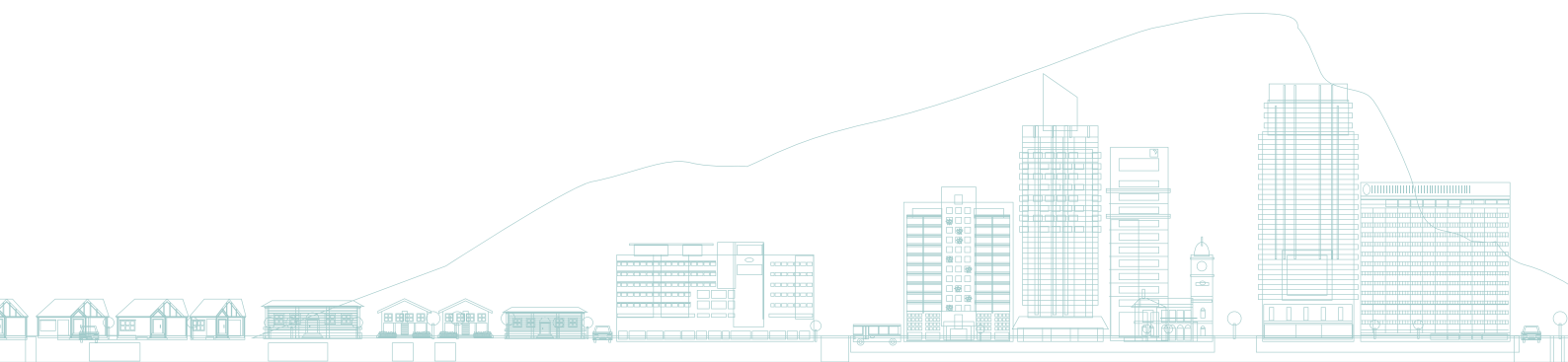
## Frequently Asked Questions

### What types of industrial uses can be established at Lansdown?

Types of industrial uses that may be established at Lansdown include extractive industry, High impact industry, parking station, service station, transport depot, food and drink outlet, emergency services, medium impact industry, research and technology industry and warehouse. Such uses will be required to obtain the relevant planning permits prior to initiating development.

### Motor sport facility

A development permit has been issued for a motor sport facility. The motor sport facility is to be established on the land parcels that are presently included in the Sport and recreation zone.



**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.

**For more information please contact Planning Services:** ☎ 13 48 10 ✉ [enquiries@townsville.qld.gov.au](mailto:enquiries@townsville.qld.gov.au) 🌐 [townsville.qld.gov.au](http://townsville.qld.gov.au)