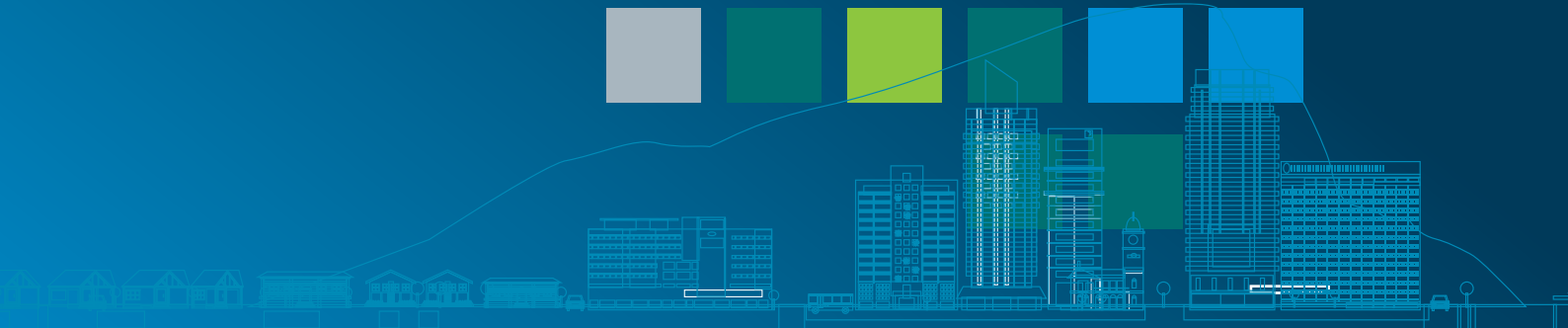
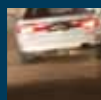
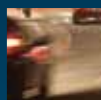




2011-2036



TOWNSVILLE LAND USE PROPOSAL

THE OVERVIEW



TOWNSVILLE LAND USE PROPOSAL



Message from the Mayor

Townsville is an amazing place to live, work and holiday. It is an idyllic paradise with a diverse mix of regional city living, rural spreads, beach dwellings and island rainforest getaways. Townsville is a city that provides something for everyone; it has evolved without losing its vibrant lifestyle and friendly attitude and has a sense of community that most regional towns and cities aspire to. We are proud of the diversity of the economy which creates stability for the region. However, sustaining our lifestyle, including our diverse landscape, strong economy and sense of community identity can only occur if we proactively plan for the long term future.

Townsville is the largest city in northern Australia with a population approaching 200,000. We are currently one of the fastest growing regional cities in the country. Increasing investment, population and infrastructure, creates a catalyst for the new planning scheme, City Plan. The City Plan will create a clear direction for the growth of the city, and provide a consistent approach to the characteristics and qualities needed for our region. Townsville will preserve what we have and grow with balance and equity.

A key step in the process of developing a new City Plan for the Townsville Local Government Area is to define what the preferred settlement pattern of the city is and set the strategic direction. This process commenced in April 2010 and has involved the following activities:

- › community consultation program - Speak Up Townsville
- › major strategic studies, and
- › preparation of the Townsville Land Use Proposal.

The previous community engagement strategies born from the above activities have created a platform to proceed to the current stage - the Townsville Land Use Proposal. *The Overview* details the key outputs including, where council sees Townsville in 25 years and the key planning policy directions sought which will be implemented within the new City Plan. Community comment on these policy directions is now invited and seen as a vital tool in drafting the new City Plan. We welcome the community's views on the City Plan blueprint, not only for the economic development and social well-being of the city, but to help shape the vision of Townsville for decades to come. After all, it is our backyard.

A handwritten signature in blue ink, reading 'Les Tyrell'.

Cr Les Tyrell OAM, Mayor of Townsville

TOWNSVILLE LAND USE PROPOSAL

The vision for Townsville

Through the development of Townsville's Community Plan, the community was asked to contribute to the vision for the future of the city. That vision is:

Townsville is the northern gateway to Queensland. Our well-built city connects people to their community, via an active lifestyle that is enjoyed by all who live and visit. We are leaders of positive environmental action. We are acclaimed for our business entrepreneurship, government enterprise, innovation, technology and cultural stewardship.

Primary themes identified in the Community Plan are:

Shaping Townsville

Strong, Connected Community

Environmentally Sustainable Future

Sustaining Economic Growth

The purpose of this document

This vision and the Community Plan provide the benchmark for all of council's activities. The Townsville Land Use Proposal - *The Overview* details how the vision will be carried forward into a new City Plan for the city. Proposed policies for the City Plan are outlined in further detail in the Townsville Land Use Proposal - *The Strategies* at www.townsville.qld.gov.au.

The purpose of the Townsville Land Use Proposal is to assist the community in understanding the implications of the proposed policies for the new City Plan and encourage comment and discussion on the growth related challenges and opportunities facing the city.





Why plan for Townsville's future?

Townsville City Council has prepared this land use proposal which will guide Townsville's evolution as a major Queensland city, in line with the Community Plan vision.

- › Townsville is on the cusp of significant growth and change, with the community increasing from 190,000 to over 300,000 by 2036.
- › Townsville plays key regional and national roles.
- › Townsville is the key focus for regionalisation in Queensland and is the major economic and service centre for the North Queensland community and the north west minerals province.
- › Townsville is a major defence force base, a primary freight and export hub and a key centre for higher education and research.
- › The opportunities for Townsville have been emphasised through the state government's *Townsville Futures Plan*.

In the face of such change, the Townsville Land Use Proposal aims to optimise Townsville's liveability, to maximise the benefits of growth and to deal effectively with the challenges it may bring. We need to plan well for this next phase of Townsville's history; we need to plan to be a smart city, a liveable city and a sustainable city.

The land use strategies we have been developing also aim to celebrate and protect Townsville's extensive biodiversity values, incorporating areas of local, regional, state, national and international significance. These natural values underpin Townsville's character and identity. Significant landscape values are associated with the coast, the islands and our mountain ranges. The city itself is defined by features such as Castle Hill, Mount Louisa, Mount Stuart, The Strand, Magnetic Island, the Town Common, and the Ross and Bohle River corridors.

The Townsville Land Use Proposal will provide the basis for the strategic policy framework for the development of the City Plan for Townsville – and this is the first time a combined plan for the whole of the city will be prepared. It identifies the things the new City Plan will need to do to guide growth and development in a way that will achieve the community vision.

This is an opportunity to set Townsville on the right path – to make sure the population and economic growth that we anticipate is managed to achieve the best possible social, economic and environmental outcomes.

Have your say

It is important that the community has the opportunity to express its views on how growth and development within Townsville is managed in the future. Throughout the drafting of the new City Plan there will be a number of opportunities for the community to provide comment and raise issues. This is one of those opportunities!

The Townsville Land Use Proposal is now available for your review and comment. The public consultation period finishes on Monday 10 October 2011. Providing feedback to council on your thoughts about the proposed planning policy directions will be used to influence the strategic direction of the new City Plan.

There are two ways you can provide comments:

- 1) complete an online submission at www.townsville.qld.gov.au, or
- 2) mail a formal submission to: City Plan Unit

Townsville City Council
PO Box 1268
Townsville Qld 4810



TOWNSVILLE LAND USE PROPOSAL

How the strategy will be implemented

Implementation of the Townsville Land Use Proposal will occur through development of a new City Plan. This is the plan which sets out how we want Townsville to grow and sets the rule book for new development.

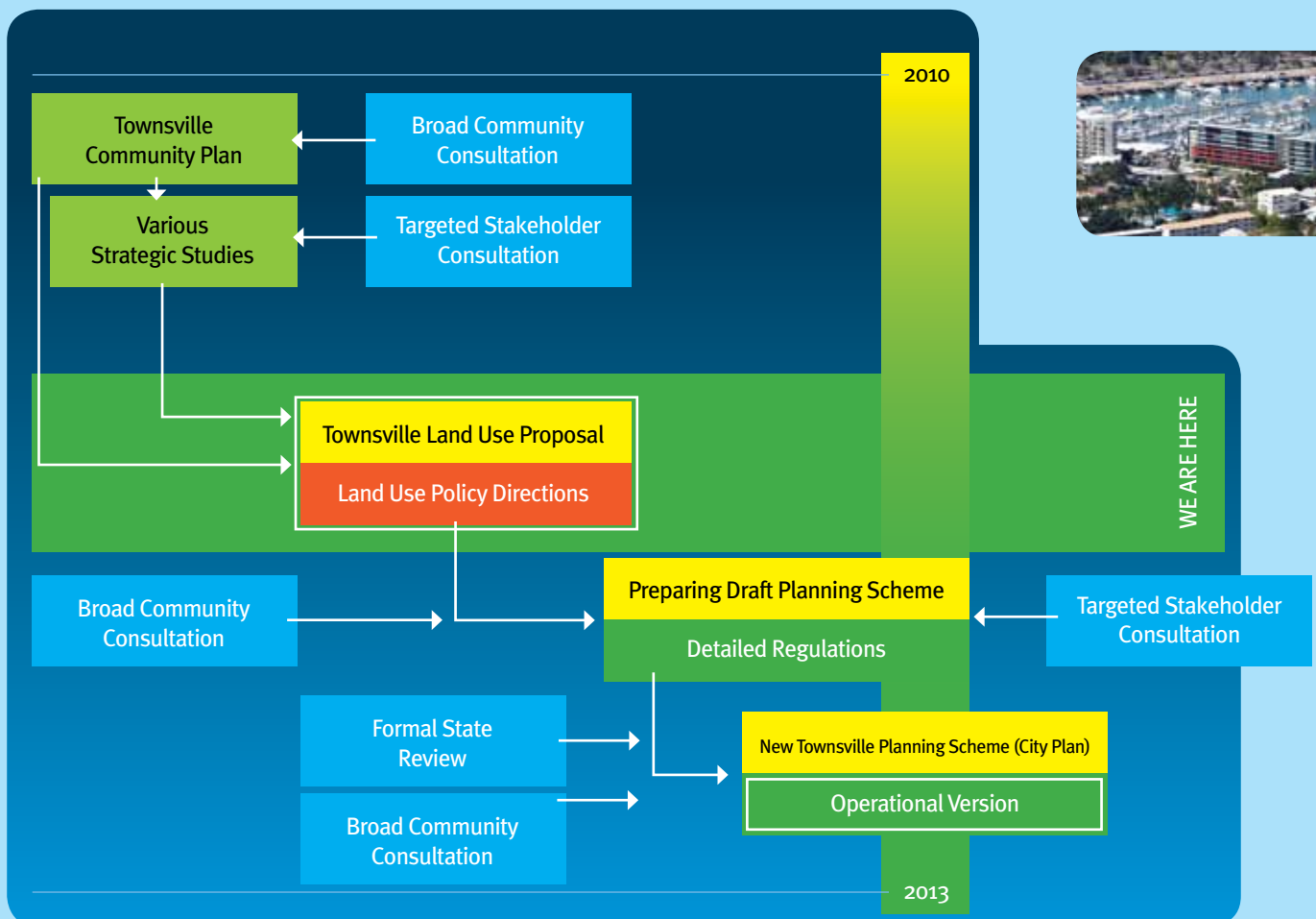
In implementing a new City Plan for Townsville, council will be fulfilling it's obligations under the *Sustainable Planning Act 2009* and will be working closely with the state government to integrate regional and state interests into our planning policies.

The proposed policy directions set out in the Townsville Land Use Proposal will be reviewed following community consultation and will be built on to form the 'Strategic Framework' which is a required component of the new City Plan.

The process for preparing the new City Plan is illustrated in Figure 1 below. There will be a number of opportunities for community and stakeholder input along the way. This will assist council to get planning for the city right.

Once it is adopted, the new City Plan will be in place for 10 years and over that period council will continue to monitor our growth and development to ensure our planning stays on track.

FIGURE 1: STAGES IN DEVELOPING THE CITY PLAN





A better Townsville - our challenge

Council is aiming to take a well balanced approach in guiding new development by ensuring there is sufficient land for new residential, commercial and industrial development while optimising outcomes for existing urban areas.

Council endeavours to avoid the potential pitfalls of urban sprawl and unmanaged growth, including impacts on Townsville's identity and liveability, dislocation from employment and community services, high transport costs and pressures on the natural environment and rural resources.

From the Community Plan and from extensive analysis undertaken by council, a strong rationale has emerged for how we should guide the city's future.

1. We need to manage growth in a manner that best protects what the community values about Townsville, and optimise the benefits of a diverse and vibrant future community and economy.
2. We need to respond to changing housing needs in response to the emergence of a range of family structures and sizes and a general aging of the population, by ensuring that a range of housing types can be delivered.
3. We need to protect the affordability of housing whilst also ensuring the city can provide for affordable lifestyles, including opportunities for inner city living where transport and other costs can be minimised.
4. We want to contain the urban area to land that has already been allocated for development (see Figure 2) because we know the capacity of these areas to accommodate people and houses is well in excess of what we will need (we estimate we will need around 25,000 new houses by 2021, when we already have capacity for around 65,000 new houses).
5. We need to achieve better accessibility for communities and manage traffic congestion by making sure people can live close to jobs and community resources, facilitating opportunities for community interaction and promoting 'active transport' (walking and cycling) and public transport.
6. We want the city's major centres (particularly the Central Business District (CBD), Aitkenvale and Thuringowa Central) to evolve as vibrant and multi-functional community hubs, well linked by public transport.
7. We need to ensure the efficient provision of infrastructure and community facilities. This is because servicing an ever expanding urban area is costly and therefore impacts on the community.
8. We need to avoid increasing pressure on Townsville's biodiversity, natural resources, rural production areas and the vulnerable coastal zone.
9. We need to protect important heritage places and character areas.
10. We need to ensure we are resilient to natural hazards (including potential climate change risks) and can make the most efficient use of fossil fuels.

What will change and what will stay the same?

We know that we need to plan for a better future for the whole community, to protect the things that are already great about Townsville and enhance the choices, experiences, services and facilities that are available in the future.

Figure 2 illustrates the preferred settlement pattern of the city for the long-term population predicted to settle in Townsville by 2036. We think this pattern will set us on the path to becoming a more sustainable and liveable city. It will strike the right balance between having enough land to accommodate the projected population and economic growth, whilst using land efficiently and protecting our natural assets.

But what does all of this mean for your neighbourhood and daily life? What are the changes you can expect to see and what will not change all that much?

1. The CBD and its immediate surrounds will evolve into a more vibrant and cosmopolitan place where people live, work and play. It will be a great destination for both the community and visitors.
2. Over the long term, the major centres at Aitkenvale and Thuringowa Central will also evolve to be more than just shopping centres. They will include opportunities for higher density living where people can be close to entertainment, jobs and a wide range of community services.
3. Townsville will continue to grow, with new residential communities establishing in areas like North Shore, Greater Ascot and Rocky Springs. These and other areas will be master planned - they will be great places to live, they will be well serviced and connected to the rest of the city and offer a good level of local services and jobs available to the communities establishing in those areas.
4. Older suburbs will experience minimal change, retaining their current character, with some possibilities of townhouses near local centres and facilities. As a result, people have the opportunity to stay in their neighbourhood as they get older or their families needs change.
5. Significant elements of Townsville's built environment will be preserved. Areas of character housing will be recognised and protected from the detrimental impacts of incremental change. Places of cultural heritage significance will be recognised and conserved.
6. We will protect our natural environment both outside and inside the urban area, with critical habitat and corridors retained and enhanced.
7. Larger lot rural residential areas will not experience major growth.





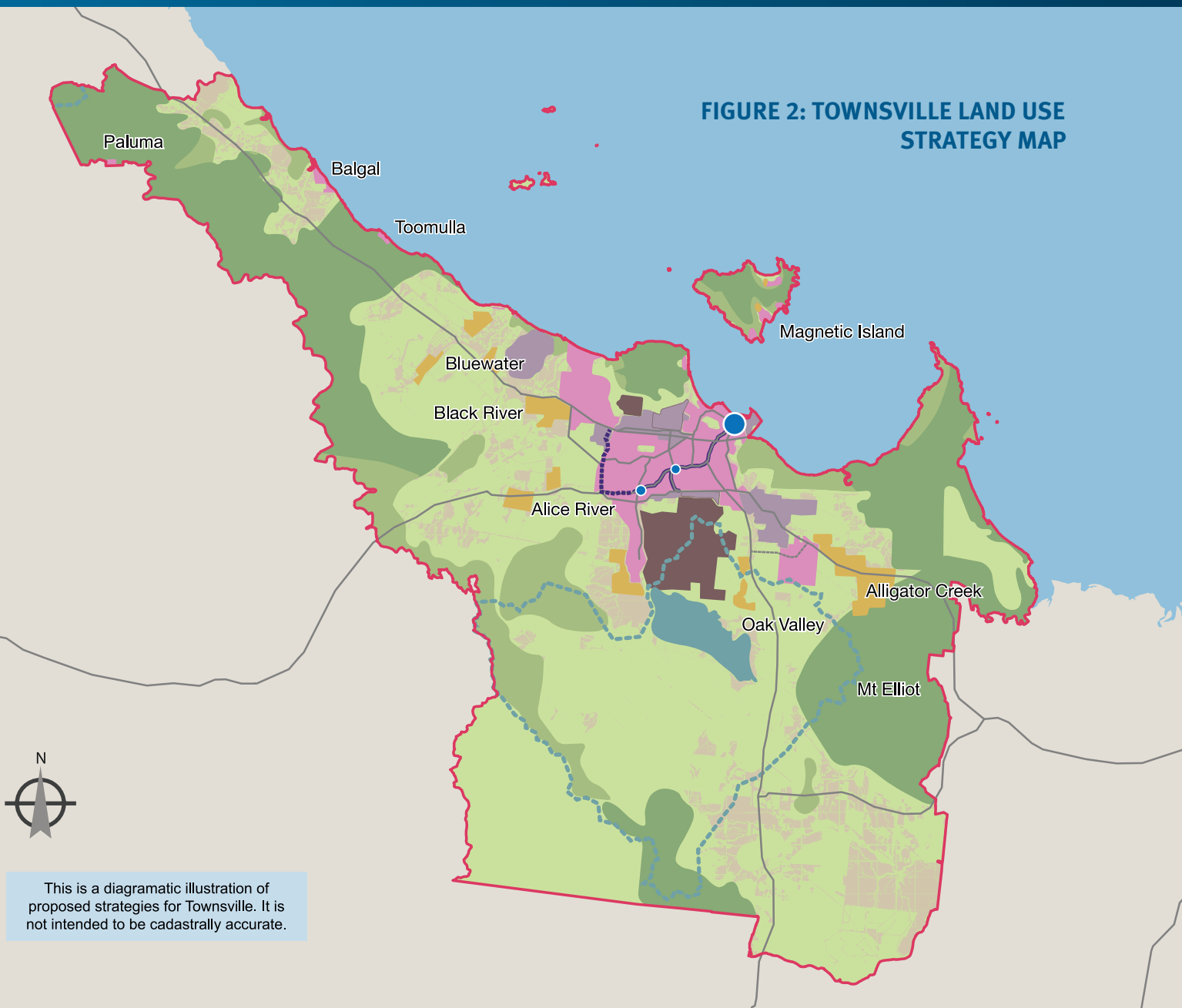
Planning Together... For *Townsville's* Future

8. Magnetic Island and the beach communities will not experience major growth and their unique character and environmental values will continue to be protected.
9. Tourism will continue to be promoted, especially in key areas including Magnetic Island, Balgal Beach, Paluma and the CBD.
10. With the support of the state government, there will be better public transport and an extensive bikeway and walkway network. There will also be improved access to open space and recreational opportunities throughout the city.
11. Existing industrial land will be used more effectively and new areas will emerge in the Townsville State Development Area and at Roseneath, with other state land to be investigated in the Bohle Plains.
12. The CBD, Port of Townsville, Townsville Airport, defence force bases, James Cook University and The Townsville Hospital will continue to develop as core centres of economic activity.



TOWNSVILLE LAND USE PROPOSAL

FIGURE 2: TOWNSVILLE LAND USE STRATEGY MAP



Legend

- | | | | |
|--|---|--|---|
| | Primary Infill Area | | Protected Areas |
| | Secondary Infill Area | | Critical Conservation Areas Outside Protected Areas |
| | Urban Area | | Rural Land with Other Environmental Values |
| | Rural Residential Areas | | Other Rural Land |
| | Other Core Economic Activity Areas | | Major Defence Land Holdings |
| | Primary Public and Active Transport Corridor | | Major Roads |
| | Future Primary Public and Active Transport Corridor | | Dam Catchment Areas |
| | | | Dam |

FIGURE 3: TOWNSVILLE PLACE MODEL

The Townsville Land Use Proposal will ensure that Townsville can continue to offer a range of lifestyles and vibrant places. These outcomes are illustrated below.



TOWNSVILLE LAND USE PROPOSAL

Natural	Rural	Acreage (Rural Residential)	Townships	Suburban Neighbourhoods	Character Neighbourhoods	Major Activity Centres	CBD
<ul style="list-style-type: none"> • Predominately untouched by human habitation • Areas of high value are protected for future generations • Provide low key recreational opportunities where appropriate • Further travel required to access a range of services and facilities 	<ul style="list-style-type: none"> • Protecting wide range of natural values and landscape character • Accommodating farming lifestyles • Facilitating productive rural activity • Further travel required to access a range of services and facilities 	<ul style="list-style-type: none"> • Providing for semi rural lifestyles as an alternative to suburban neighbourhoods • Generally needing to travel by car to jobs and services • Further travel required to access a range of services and facilities 	<ul style="list-style-type: none"> • Providing village lifestyles • Protecting unique character • Minimising impacts on the environment • Generally needing to travel by car to jobs and services • Further travel required to access a range of services and facilities 	<ul style="list-style-type: none"> • Accommodating a mix of families, older people and younger people • Mix of houses on a range of lot sizes • Some town houses and low rise apartments in appropriate locations • Generally include local centres and facilities • Outer suburbs generally needing to travel by car to jobs and services 	<ul style="list-style-type: none"> • Older neighbourhoods with mainly detached housing • Protecting streetscape character values • Generally inner city with good access to services 	<ul style="list-style-type: none"> • Vibrant, multi-functional centres with day and night time activity • High levels of employment • Accommodating higher density housing • Walkability to a range of services and facilities 	<ul style="list-style-type: none"> • The community and commercial hub of Townsville • Vibrant and multi-functional with day and night time activity • Highest levels of jobs • Highest density housing • Walkability to a range of services and facilities





Key policy directions for the City Plan

The detailed Townsville Land Use Proposal – *The Strategies* document sets out the proposed policies for managing future land use and development in order to achieve the outcomes discussed in this document. It reflects the Community Plan's core themes of Shaping Townsville, Strong, Connected Community, Environmentally Sustainable Future and Sustainable Economic Growth.

An overview of the key policy areas is provided below, for the detailed policy directions find the Townsville Land Use Proposal – *The Strategies* document at www.townsville.qld.gov.au.



Theme: Shaping Townsville policy areas



Townsville is likely to have significant population growth and demographic change over the next 25 years that will be a primary influence on the shape of the future city. The Townsville Land Use Proposal ensures we have appropriate plans in place for this 25 year planning horizon with the City Plan being reviewed every 10 years. Population projections based on state forecasting figures, suggest that the population may increase to around 241,000 in 2021 and over 300,000 by 2036.

We know we have enough land available to accommodate this growth, but we still need to plan for that growth to best meet the community's changing housing needs, become more sustainable, maintain our liveability and make sure we can afford to provide the services and facilities the community needs.



This will maximise the benefits of Townsville's evolution as a major city, while protecting the lifestyle and qualities that are highly valued by the community.

From the Community Plan vision for Shaping Townsville

Our city will meet the diverse and changing infrastructure and service needs of the community.



Strategic outcomes

- (1) The designated settlement pattern provides for a balance of lifestyle choices that meets future community needs. It provides sufficient land for suburban housing and enhanced opportunities for other forms of housing in highly accessible locations.
- (2) Townsville has a more compact and efficient urban form that supports optimum use of active and public transport, community facilities and other infrastructure.
- (3) Urban and rural residential development is contained within designated areas.
- (4) More accessible and affordable lifestyle and housing opportunities are created with a primary focus on the CBD and its surrounds and the major activity centres at Aitkenvale and Thuringowa Central.
- (5) Townsville has areas of special and unique residential character, derived primarily from the housing stock but also from the prevailing topography and vegetation. Within identified character precincts, the existing character housing is retained and any new development reflects dominant design elements.
- (6) The cultural heritage of Townsville makes a major contribution to the identity of the city and local communities. The cultural heritage of Townsville is conserved for the present and future Townsville communities and new development reflects and respects cultural significance.
- (7) A hierarchy of defined activity centres form key focal points of Townsville's urban structure and accommodates the majority of future employment, and community and commercial activities in the city. These centres are the focus of movement systems, provide for a mix of uses and are supported by a residential land use pattern which enhances the centres' viability. The boundaries of centres are defined to accommodate the range and mix of uses appropriate to their function in the hierarchy.
- (8) Efficient, reliable and safe passenger and freight transport networks are provided to support the city's population and economic growth.
- (9) Infrastructure and community services are provided in an efficient way, minimising whole of lifecycle costs, and at a standard that best meets community and environmental requirements.



Policy areas

Under this theme, the Townsville Land Use Proposal - *The Strategies* sets out policies for:

- › settlement pattern and housing
- › rural residential areas and rural housing
- › heritage and character
- › activity centres
- › transport, access and mobility, and
- › integrated infrastructure planning and provision.

Planning Together... For *Townsville's* Future

Theme: Strong, Connected Community policy areas

We love Townsville and so do our visitors. The city's lifestyle qualities, landscape character and iconic places are highly valued. In guiding and regulating new development, the new City Plan will seek to strengthen this strong community base and ensure that changing community needs continue to be met.

The focus will be on accommodating diverse lifestyles, creating new places and spaces that enhance the identity and pride in the city and maximise opportunities for community interaction and healthy and active lifestyles and transport choices.

From the Community Plan vision for Strong, Connected Community

A community that draws on the diversity, skills and expertise of residents to build a community that has pride in its culture and lifestyle.



Strategic outcomes

- (1) The character and identity of communities in urban and rural areas of Townsville is protected and enhanced.
- (2) The unique architectural, cultural, historic, scenic, natural, social or spiritual qualities of places are conserved and enhanced.
- (3) High levels of accessibility are provided to community services and facilities, open space and opportunities for active and passive recreation, and to places to celebrate culture, history and identity.
- (4) A high quality network of open space and recreational opportunities provides for the diverse recreational needs of the community, facilitates social interaction, enables connections to nature and the landscape and reinforces the city's core identity.
- (5) Good urban design reinforces community spirit and identity, and creates public space and streetscapes that are attractive, safe, accessible and usable.

Policy areas

Under this theme, the Townsville Land Use Proposal - *The Strategies* sets out policies for:

- > urban design
- > open space
- > scenic amenity, and
- > managing the impacts of development on the community.

Elements dealt with in other themes are also highly relevant to this theme, particularly housing diversity, access and mobility, character and heritage aspects.



Theme: Environmentally Sustainable Future policy areas

Having regard to the likely causes and implications of climate change, council's overarching approach in developing the Townsville Land Use Proposal is to seek the most sustainable balance possible for the city, by accommodating growth in a manner that minimises additional loss of, or pressure on, Townsville's natural resources and potential natural hazard areas and maintains key habitat areas and corridors.

We also want a city which supports the most efficient use of fossil fuels (especially through transport patterns) – which affects everyone's cost of living as well as the sustainability of the city into the future.

We recognise the multiple values of our rural and natural areas and want to allow for optimum productive use of land, without adversely impacting upon the underlying natural resource values.

From the Community Plan vision for Environmentally Sustainable Future

Our community recognises and values the natural environment. We acknowledge the need for a more sustainable future and seek to achieve this through solutions that minimise our impact on the environment.



Strategic outcomes

- (1) Townsville's natural environment, including its ecological processes and biodiversity values are conserved, enhanced and restored to maintain their life supporting capacities for present and future generations.
- (2) Biodiversity is dependent on a network of wide wildlife corridors that link the existing and future conservation estate. Habitat areas and corridors are retained and degraded links are restored to provide a continuous habitat network.
- (3) The network of waterways and wetlands that contribute to terrestrial biodiversity, fisheries and marine habitats, including the Great Barrier Reef, is protected from the impacts of development to maintain high standards of water quality and waterway health.
- (4) Water quality is protected, particularly within the city's water resource catchments.
- (5) Management of coastal land protects, conserves and rehabilitates coastal resources and biological diversity ¹.
- (6) Risk to life, property and ecosystems as a result of natural hazards is minimised, and development is managed to respond to the likely impacts of climate change.
- (7) The impacts of development on the natural environment are minimised.

Policy areas

Under this theme, the Townsville Land Use Proposal - *The Strategies* sets out policies for:

- › biodiversity
- › integrated water cycle management and ecosystem health
- › coastal management
- › natural hazards, and
- › managing impacts of development.



¹ This outcome is consistent with the *Draft State Planning Policy for Coastal Protection*.

Planning Together... For *Townsville's* Future

Theme: Sustaining Economic Growth policy areas

Council would like to make sure that a wide range of economic opportunities are available to the Townsville community, from incubating home businesses through to major manufacturing and freight related industries. We would also like to make sure we are smarter in how we use our important existing industrial and economic precincts by using land and infrastructure more efficiently and protecting them from incompatible activities.

Given the level of anticipated growth, we also know there will be a need for additional land to accommodate economic activities over the planning horizon to 2036. The planning of new employment and residential areas should improve the balance between where people live and where jobs are located, as well as protecting the values which underpin Townsville's attractiveness for investment.

From the Community Plan vision for Sustaining Economic Growth

The community recognises that it is fundamental to have a strong and balanced economic growth in order to enhance our city's way of life.



Strategic outcomes

- (1) Economic and employment growth is primarily facilitated through Townsville's identified centres and precincts of core economic activity, including the CBD, the major industrial areas, the Port of Townsville, the Townsville Airport and the knowledge precinct around the university and hospital.
- (2) Industrial activity occurs within the identified industrial areas. Industrial land is used more efficiently, a timely supply of land to meet community needs is available and efficient and cost effective provision of infrastructure is facilitated.
- (3) Incompatible uses are prevented from encroaching on the city's precincts of core economic activity and freight routes, to ensure their ongoing efficient operation, minimise risks and avoid conflicts ².
- (4) The clustering of activities and employment in major centres and precincts of core economic activity facilitates improved transport (including public transport) links.
- (5) The right-to-farm and productive capacity of rural land is protected, including good quality agricultural land, strategic cropping land as well as other rural land. Productive rural land is not alienated unless there is an overriding need for development in terms of public benefit and no other site is suitable for the particular purpose ³.
- (6) Within rural areas, flexibility is provided to add value to the rural economy through new enterprises associated with rural production or the natural environment, and which are not more appropriately located in urban areas.
- (7) Development in and adjacent to extractive and other resource areas does not prejudice the continued and future use of the resource.
- (8) Tourist accommodation and attractions are established in appropriate locations, and conflict between tourist activities and surrounding uses or values is minimised.
- (9) Home business is supported as an important incubator for new enterprises. However, they are limited to thresholds that ensure adverse impacts on neighbours' residential amenity do not occur.



Policy areas

Under this theme, the Townsville Land Use Proposal - *The Strategies* sets out policies for:

- › industrial land
- › other employment and enterprise precincts, and
- › natural economic resources (rural and extractive activities).

² This advances the outcomes sought by Draft *State Planning Policy: Air, Noise and Hazardous Materials 2009*.

³ This outcome reflects obligations under the *State Planning Policy: Development and the Conservation of Agricultural Land 1/92* and the Draft *Strategic Cropping Land State Planning Policy*.

TOWNSVILLE LAND USE PROPOSAL

We want to know your views, after all it is your backyard

This is an important turning point for Townsville and we want to make sure the city is planned effectively for everyone's benefit. We would like to get your thoughts about the issues and directions presented in the Townsville Land Use Proposal and we would like your feedback.

There are two ways you can provide comments:

1. complete the online submission at www.townsville.qld.gov.au, or
2. mail a formal submission to:

*City Plan Unit
Townsville City Council
PO Box 1268
Townsville QLD 4810*

The Townsville Land Use Proposal is now available for your review and comment.
The public consultation period ends on Monday 10 October 2011.

Visit council's website at www.townsville.qld.gov.au for further information on key community consultation activities and display locations for you to find out more about the document and ask further questions.

What happens to your submission?

Council will respond to each submission and detail how your issues have been considered, prior to the drafting of the new City Plan.

