

# Lansdown Major Amendment – Review of Submissions from Public Consultation



## WHAT IS THE LANSDOWN MAJOR AMENDMENT?

The Townsville City Plan (2014) presently identifies the Lansdown Station site located at 132 Bidwill Road, Calcium as being in the Rural zone.

The site is also identified in the Strategic framework (Part 3 of the Townsville City Plan) as an 'industrial investigation area', highlighting the site's longer-term development focus to be one that is more suited to higher impact industrial uses to cater for the economic needs of Townsville.

To facilitate future industrial development within the city, Council resolved, on 25 July 2017, to undertake the Lansdown major amendment to the Townsville City Plan (2014).

The proposed Lansdown major amendment relates to varying the zoning of land at 132 Bidwill Road, Calcium (former known as Lansdown Station) from the Rural zone and including the site into zoning that supports the site's longer-term development focus - being the establishment of the proposed motor sport facility (Drive It NQ) and higher impact industrial-based uses.

In order to keep local planning instruments up to date, the state government has provided the Minister's Guidelines and Rules (July 2017), which details the types of amendments that may be made to local planning instruments and the steps to making these amendments.

For more information on amendments to local planning instruments please refer to the requirements of the *Planning Act 2016*, Planning Regulation 2017 and the Minister's Guidelines and Rules (July 2017).

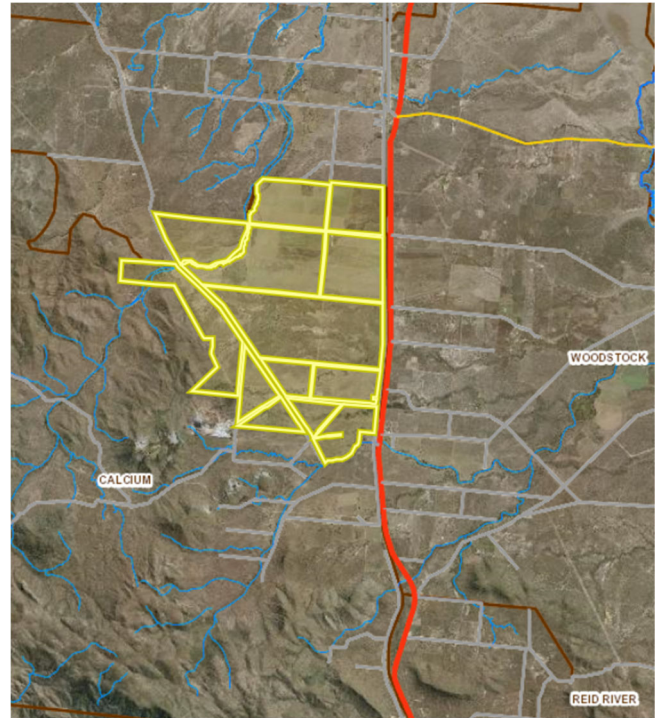


FIGURE 1 - LANSDOWN STATION - 132 BIDWILL ROAD, CALCIUM

## WHY WAS THIS SITE CONSIDERED FOR FUTURE HIGHER IMPACT INDUSTRIAL LAND?

To secure Townsville's economic future, it is necessary to have land available for a variety of industrial uses. There is currently a lack of suitable land on large lots to accommodate Townsville's future higher impact industrial growth. Lansdown Station at 132 Bidwill Road, Calcium has been identified in the Townsville City Plan (2014) as an industrial investigation area.

The site is well located in proximity to the Flinders Highway, Mount Isa rail line and the North Queensland Gas Pipeline. Further, industry located in the proposed precinct would be able to receive product into Lansdown for storage or value add processing, prior to forwarding on to Townsville and the Port of Townsville.

## WHERE ARE WE IN THE AMENDMENT PROCESS?

Making a major amendment involves a number of key steps and the proposed Lansdown major amendment has been in progress for two and a half years.

Council has reviewed all submissions received during the public consultation step and has revised the proposed major amendment in response to issues raised in the submissions. Council will send letters to all submitters, which provide a link to the location of the public consultation report on council's website where the report can be viewed and downloaded.

The *Public Consultation Submissions Review Report* is available on council's website and available for inspection at council's Customer Service Centre, ground floor, 103 Walker Street.

The amendment process still has to follow further steps before it can be adopted. The revised major amendment will now be provided to the Planning Minister, seeking approval to adopt. It is anticipated that the proposed major amendment will be considered for adoption by Council in mid-2020.

The table below outlines the process that the section 18 major amendment is following.

**Table 1 - Section 18 Amendment Process**

Step	Completion
1. Council decides to prepare amendment	July 2017
2. Council prepares planning scheme amendment and decides to proceed to State interest review	August 2017 – May 2019
3. State Government conducts State interest review	June – October 2019
4. Public consultation	November – December 2019
<b>5. Council reviews submissions</b>	<b>December 2019 – January 2020</b> <b><u>We are here</u></b>
6. Council seeks approval from Minister to adopt amendment	January 2020 – Mid-2020
7. Council decision to adopt major amendment	Mid-2020

## WHEN DID PUBLIC CONSULTATION OCCUR?

Public consultation commenced on 4 November 2019 and was scheduled to run to 29 November 2019 (for a total of 20 business days as the *Planning Act 2016* requires). Notice of the proposed major amendment and public consultation was advertised in the Townsville Bulletin on 1 November 2019.

In addition, council sent letters to landowners in the suburbs surrounding the Lansdown Station site notifying landowners of the proposed major amendment. These suburbs included Barringha, Woodstock, Majors Creek, Calcium and Reid River.

Council made the background studies to the amendment available to the public on 20 November 2019. The studies were related to heritage, environment, flood hazard, and infrastructure, traffic, transport and air quality. After community requests, council extended the public notification period until the 20 December 2019 (a further 15 business days) allowing members of the community more time to make submissions. Notice of the extension to the public consultation period was advertised in the Townsville Bulletin on 29 November 2019.

Two "Meet the Planner" events were held at the Woodstock Community Centre on 30 November and 7 December 2019, giving community members an opportunity to ask council planning officers questions about the proposed major amendment. At these events, council provided submission forms and submission boxes to aid residents to make an official submission.

## HOW DID COUNCIL CONSIDER THE SUBMISSIONS?

Following the completion of the public consultation period, council received 269 submissions.

Council undertook a comprehensive review of each submission and identified all the matters that were raised. Council prepared a report entitled, *Public Consultation Submissions Review Report* which provides an overview of the submissions received and details how council has responded to the matters that were raised by submitters.

## WHAT WERE THE MATTERS RAISED IN SUBMISSIONS?

The matters that were raised by submitters during the public consultation period have been grouped into areas of opposition and support. The main issues identified included:

- Concerns around potential emissions and hazardous activities.
- Concerns about road network/transport impacts.
- Concerns about environmental impacts.
- Concerns about flood hazards and water quality impacts.
- Concern about impacts on groundwater.
- Concern about water / sewer infrastructure limitations to support the proposed development.
- Alternative locations may be more appropriate.
- Concern about impacts on rural amenity.
- Concern about energy infrastructure.
- Concern that impacts will outweigh benefits.
- Lack of demonstrated need for additional high impact industrial land.
- Concern about land resumption and compensation.
- Concern about impacts on rates and property values.
- Concern about the loss of agricultural land.
- Support for economic development and more jobs and investment into the city.

A full list of the issues raised, and how they have been addressed, can be found in the *Public Consultation Submissions Review Report* on council's website at <https://www.townsville.qld.gov.au>.

## WHAT CHANGES HAVE BEEN MADE TO THE AMENDMENT?

Based on the issues raised in the submissions, the following changes were made to the amendment.

### HIGHER LEVELS OF ASSESSMENT

Some submitters raised concerns about the types of development that may be approved after the amendment has been adopted.

### Changes

Development applications in the Lansdown high impact industry precinct for the following uses will now be Code Assessable:

- Emergency services.
- Medium impact industry.
- Research and technology industry.
- Warehouse.

These uses will now require a development permit and must be assessed by council, whereas previously they were 'Accepted Development' and not require council to assess an application.

### ROSS RIVER DAM CATCHMENT

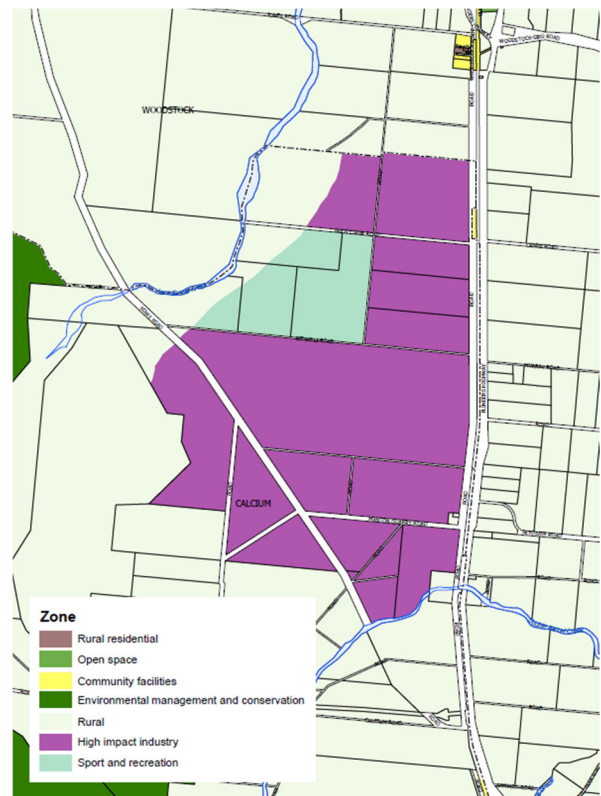
Numerous submitters raised concerns with the possibility of development within the Ross River Dam catchment impacting on Townsville's water supply. The Water resource catchment overlay code located in the Townsville City Plan (2014) already provides protection from unsuitable activities within the dam catchment area, nevertheless, the amendment has been changed to give even greater protection to the Ross River Dam catchment.

### Changes

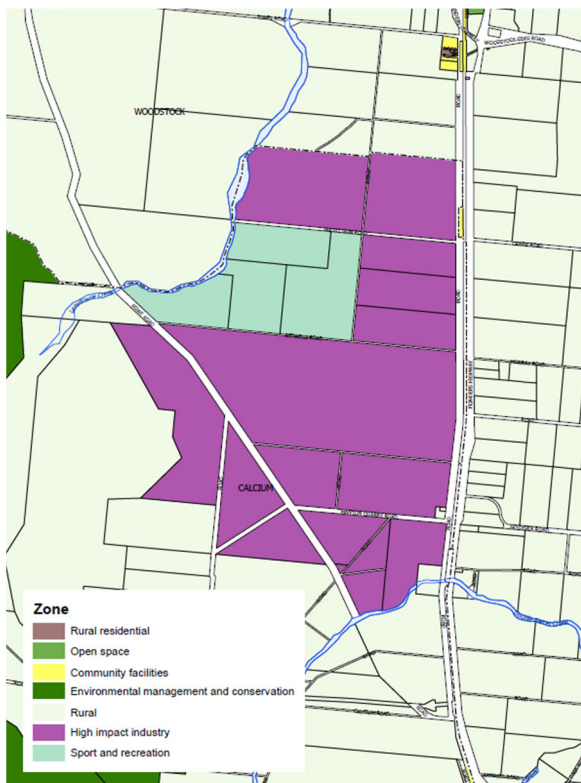
Land that is identified in the Ross River Dam catchment will maintain its existing rural zoning, rather than being included in the Lansdown high impact industry precinct and the Lansdown motor sport precinct. This means that some lots will have 'split zoning', with land within the catchment remaining as Rural zone (see Figure 4 below).



**FIGURE 2 - CURRENT ZONING**



**FIGURE 4 - UPDATED REZONING PROPOSAL**



**FIGURE 3 - ORIGINAL REZONING PROPOSAL**

## SEPARATION OF USES

Concerns were raised by submitters about the separation between industrial uses and other uses, such as residences and the Woodstock State School.

### Changes

A provision has been added for the Lansdown high impact industry precinct for development to provide a dense landscape buffer along all boundaries fronting a road or land in another zone.

## NOISE

In response to noise concerns, changes have been made to the various zone codes to prevent noise impacts on sensitive uses.

### Changes

The Lansdown motor sport facility precinct and the Lansdown high impact industry precinct will require development to comply with the noise generation levels set out in the Environmental Protection (Noise) Policy 2008 and the Department of Environment and Heritage Protection Planning for Noise Control Guideline.



The Rural zone code will require that proposed sensitive land uses within 500m of a High Impact Industry zone achieve indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008.

Environmental Protection (Noise) Policy 2008 and the Department of Environment and Heritage Protection Planning for Noise Control Guideline provide the standard in Queensland for noise generation levels.

## GROUNDWATER

In response to concerns, provisions have been added to codes of the Townsville City Plan (2014) to increase the protection of groundwater.

### **Changes**

The Water resources catchment overlay code, the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct all have provisions that require development to protect the water quality, ecological values, hydrological processes and other environmental values of any surface water or groundwater.

Furthermore, to help inform the ongoing master planning of the site and future development applications, council is commissioning a groundwater study.

## VIBRATION

Some submitters expressed concerns about the impact of vibrations from industrial activities. In response, additional provisions have been added to the Townsville City Plan (2014).

### **Changes**

The High impact industry zone code has been changed so development must minimise the impact of vibrations. Additionally, recommended human comfort levels have been added to the code as a limit for vibration levels.

## ODOUR

The potential impact of odours were of particular concern to some submitters.

### **The Change**

The High impact industry zone code has been changed to require development to minimize the impact of odours.

Additionally, the Rural zone code has been updated to ensure that development does not adversely impact on local amenity regarding odour.

## WHAT HAPPENS NEXT?

The proposed major amendment has now completed the public consultation step and the submission review step of the section 18 amendment process.

The next step is for council to seek approval from the Planning Minister to adopt the amendment.

If the minister approves the amendment, council will have to consider adoption of the major amendment and give notice that the amendment has been adopted.

## FURTHER INFORMATION

To find out more about the Lansdown major amendment, please contact council:

P: 13 48 10

Email: [enquiries@townsville.qld.gov.au](mailto:enquiries@townsville.qld.gov.au)

<https://www.townsville.qld.gov.au>

**DISCLAIMER** The contents of this information sheet have been prepared to assist in the understanding of the proposed Lansdown major amendment to the Townsville City Plan. The information sheet is an outline only.