

## PLANNING ACT 2016

### PROPOSED MAJOR AMENDMENT TO THE PLANNING SCHEME FOR THE CITY OF TOWNSVILLE - LANSDOWN STATION AT CALCIUM

#### SECTION 18 OF THE *PLANNING ACT 2016*

Townsville City Council proposes to amend the Planning Scheme for the City of Townsville.

The purpose and general effect of the major amendment is to change the zoning of a number of land parcels, and update the strategic framework, relevant mapping, tables of assessment and zone codes, to enable future industrial uses and a motor sport facility to be developed at the Lansdown Station site at Calcium.

The proposed amendment includes:

- Part 1 – About the planning scheme. Inclusion of two new precincts (Lansdown high impact industry precinct and the Lansdown motor sport facility precinct).
- Part 3 – Strategic framework. Removal of all references that identify the Lansdown Station site as an “industrial investigation area” and inclusion instead of a new Lansdown industrial precinct.
- Part 5 – Categories of development and assessment. Inclusion of the Lansdown motor sport facility precinct and making a Motor sport facility development Assessable development – Code assessment within the precinct.
- Part 6 – Sport and recreation zone code. Inclusion of additional outcomes associated with the Lansdown motor sport facility precinct and inclusion of additional assessment criteria within the code
- Part 6 – High impact industry zone code. Inclusion of additional outcomes associated with the Lansdown high impact industry precinct and additional assessment criteria within the code.
- Schedule 2 – Strategic framework map SFM-001 and SFM-004. Removal of the reference to the Lansdown Station site as being an “Industrial investigation area” and including the Lansdown Station site on SFM-001 as an “Urban area” and on SFM-004 as a “Key productive precinct – industrial”.
- Schedule 2 – Zoning map ZM-055 and ZM-058. Including a large part of the Lansdown Station site within the High impact industry zone and including the Lansdown motor sport facility precinct in the Sport and recreation zone.
- Schedule 2 – Precinct map PM-023. Including two new precincts (the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct).
- Schedule 2 – Overlay map OM-04.4 Cultural heritage. Identifying the Manton Cemetery, an unmarked grave and the site of the original Lansdown Station homestead, as places of local cultural heritage value.
- Schedule 2 – Overlay map OM-06 Flood hazard. Identifying the areas within the Lansdown Station site that are impacted by Low, Medium and High flood hazard.
- Schedule 2 – Overlay map OM-08 Natural assets environmental importance. Identifying the areas within the Lansdown Station site that are of Very high, High and Medium environmental importance.
- Schedule 7 – Places of cultural heritage value. Listing the existing Manton Cemetery, an unmarked grave site and the site of the original Lansdown Station residence within Schedule 7 Places of cultural heritage value.

Copies of the proposed amendment to the planning scheme are available:

- a) for inspection and purchase at Townsville City Council's Customer Service Centre, ground floor, 103 Walker Street, Townsville; or
- b) to view and download from Council's website at [www.townsville.qld.gov.au](http://www.townsville.qld.gov.au).

Further information regarding the proposed amendment can be obtained from Council's Land Use and Urban Design Unit on 13 48 10.

Any person may make a submission regarding the proposed amendment. The requirements for making a properly made submission under the *Planning Act 2016* are as follows:

The submission must:

- a) be in writing and signed by each person who made the submission;
- b) be received on or before the last day of the consultation period;
- c) state the name and mailing address of each person who made the submission;
- d) state the grounds of the submission and the facts and circumstances relied on in support of the grounds; and
- e) be made to Townsville City Council, 103 Walker Street, Townsville QLD 4810.

All written submissions on the proposed amendment may be made to the council during the consultation period commencing on Monday 4 November 2019 and concluding at 5pm on Friday 29 November 2019.