

MAJOR INFRASTRUCTURE AND HAZARDOUS FACILITIES OVERLAY

MAJOR AMENDMENT 2025 - TOWNSVILLE CITY PLAN

What is the Major Infrastructure and Hazardous Facilities Overlay?

The Major Infrastructure and Hazardous Facilities Overlay is a new overlay introduced into the City Plan.

It ensures future development is compatible with, and does not adversely affect the viability, integrity, operation or maintenance of the following existing and planned major infrastructure and hazardous facilities within the Townsville region:

- explosive reserve;
- high-pressure gas pipeline;
- hazardous chemical facility;
- major electricity infrastructure;
- shooting ranges;
- water supply pipelines;
- water treatment facilities;
- wastewater treatment facilities;
- waste management facilities; and
- stock route network.

The Major Infrastructure and Hazardous Facilities Overlay ensures alignment with State Planning Policy, State Interest: Emissions and Hazardous Activities.

Mapping major infrastructure and hazardous facilities

The new Major Infrastructure and Hazardous Facilities Overlay will comprise of three separate maps and identifies the major infrastructure and hazardous facilities located within the Townsville region and identifies associated buffer areas.

How will the overlay be applied to development?

Certain new development or an extension to an existing development proposed within an identified buffer area associated with a major infrastructure or hazardous facility may trigger assessment against the assessment benchmarks of the Major Infrastructure and Hazardous Facilities Overlay Code.

Table 5.9.1 - Assessment benchmarks for overlays outline what development is assessable against the code. If development triggers assessment, it will need to demonstrate compliance with the relevant assessment benchmarks.

What outcomes do the assessment benchmarks seek to achieve?

Assessment benchmarks of the Major Infrastructure and Hazardous Facilities Overlay Code will seek to achieve the following outcomes:

- Protect existing and planned major infrastructure facilities, networks and corridors, and hazardous chemical facilities from incompatible development.
- Ensure that development to existing and planned major infrastructure facilities, networks and corridors, and hazardous chemical facilities are appropriately located, designed, constructed and operated to:
 - avoid compromising the integrity, operational efficiency and maintenance of infrastructure and facilities; and
 - protect the amenity, health and safety of people and property.
- Ensure that development proximate to existing and planned noise emission facilities, are appropriately located, designed, constructed and operated to:
 - avoid compromising the operational efficiency of noise emission infrastructure; and
 - protect the amenity, health and safety of people and property.
- Ensure that development proximate to the stock route network does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.