

PRIORITY PORT OVERLAY

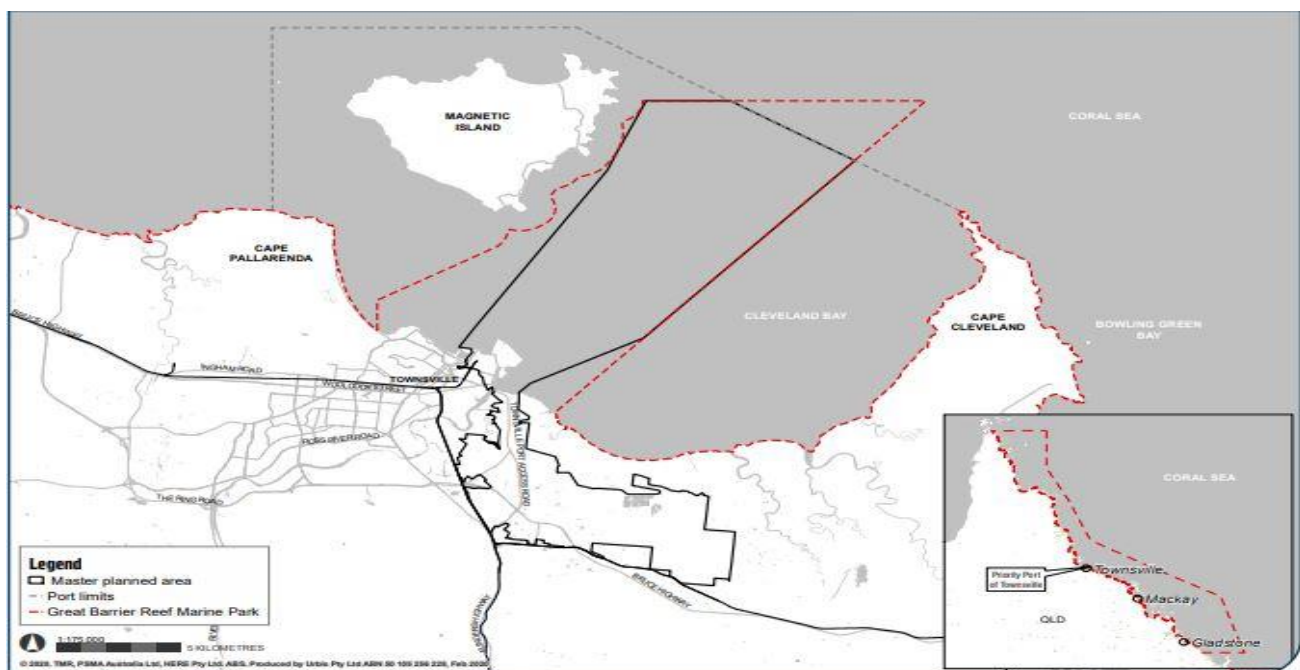
PACKAGE 1 MAJOR AMENDMENT - TOWNSVILLE CITY PLAN



What is the Priority Port Overlay?

The *Sustainable Ports Development Act 2015* provides for port master plans to be implemented through port overlays, which operate alongside existing planning requirements to guide future development and achieve the long-term strategic vision of the port master plan. A Port Overlay regulates development by providing requirements necessary to implement the master plan.

The Port Overlay for the Priority Port of Townsville commenced on 1st February 2021 and applies to all the Master planned areas identified in Figure 1.



Proposed amendment

Package 1 Major Amendment proposes changes to integrate the Port Overlay for the Priority Port of Townsville into the planning scheme. This consolidates and streamlines assessment processes into the planning scheme to provide consistency and clarity for development assessment.

As a result of integrating the Port Overlay for the Priority Port of Townsville, the following changes are proposed to the planning scheme:

Part 3 - Strategic framework

- An additional statement has been included promoting the consolidating of existing industrial areas of Townsville and referencing the “Priority Port of Townsville Master Planned Area” and recognition of its significance and potential, as prescribed under the *Sustainable Ports Act 2015*.
- A new Editor’s note has been added referencing the Port overlay for the Priority Port of Townsville and master plan documents.
- A new Editor’s note has been added referencing the local expression of Outstanding Universal Values of the Great Barrier Reef World Heritage Area identified within the master plan for the Priority Port of Townsville.

Part 5 - Tables of Assessment

- An amendment has been made to identify Multiple Dwelling, Residential Care Facility, Resort Complex, Retirement Facility, and Rooming Accommodation uses proposed within the newly created Archer Street precinct as Impact Assessable.
- An amendment has been made to identify Community Residence, Multiple Dwelling, Retirement Facility, Rooming Accommodation, and Short-Term Accommodation uses proposed within the Breakwater precinct as Impact Assessable.

Part 6 - Zones

- Inclusion within the Medium Density Residential Zone of a new precinct entitled Ross Creek Precinct. The intent of the precinct is to ensure that future development does not impact port operations.
- The inclusion within the High Density Residential Zone of a new precinct entitled Archer Street Precinct and additional criteria to ensure that future development within the precinct does not impact port operations.
- The inclusion of additional intent statements as well as development criteria within the Mixed use zone - Breakwater precinct to ensure that future development within the precinct does not impact on port operations.
- The amendment will include changes to the overall outcomes for the Specialised Centre Zone Port of Townsville Precinct to ensure that the port is recognised and protected from future development.

Where can I view the amendment?

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

- for inspection and purchase at Townsville City Council’s Customer Service Centre, ground floor, 143 Walker Street, Townsville; or
- to view and download from Council’s website at www.townsville.qld.gov.au.

Further information regarding the proposed amendment can be obtained from Council’s Planning and Development Team on 13 48 10. Council’s duty planners will be available to address any enquiries.

How to make a submission

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.

A properly made submission means a submission that 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 mailed to Townsville City Council, PO Box 1268, Townsville, QLD, 4810 or emailed to cityplan@townsville.qld.gov.au.