



TOWNSVILLE LAND USE PROPOSAL

Strategic policy directions for the new City Plan

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

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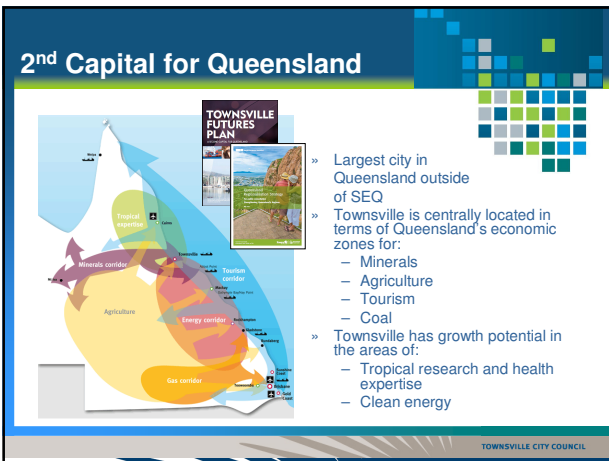


State Government Involvement

TOWNSVILLE LAND USE PROPOSAL

Dan Staley - Department of Local Government and Planning

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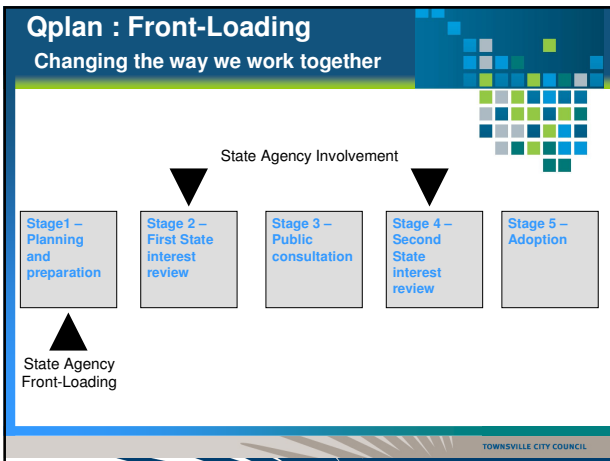


2nd Capital for Queensland

TOWNSVILLE FUTURES PLAN

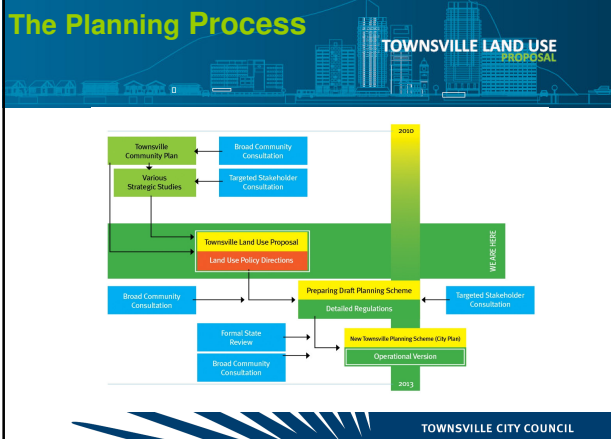
- » Largest city in Queensland outside of SEQ
- » Townsville is centrally located in terms of Queensland's economic zones for:
 - Minerals
 - Agriculture
 - Tourism
 - Coal
- » Townsville has growth potential in the areas of:
 - Tropical research and health expertise
 - Clean energy

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- ### The Commitment
- Early integration of State interests
 - Early identification of issues with sufficient time and scope to respond
 - Inform studies which will be undertaken as part of the plan making process
 - Access information from state agencies (e.g. mapping)
 - Familiarity with the proposed planning scheme
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- ### Benefits of Front-Loading
- A more streamlined process for making a planning scheme
 - Greater use of available resources and avoiding duplication
 - Build collaborative relationships between local and state government
 - Build support between local and state government for the planning scheme
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- ## Key Challenges
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- » Managing growth by protecting the lifestyle valued by the community
 - » Responding to housing affordability and changing housing needs
 - » Improving accessibility and managing traffic congestion
 - » Providing an environment suitable for efficient public transport
 - » Protection of heritage and character areas
 - » Ensuring resilience to natural hazards
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Town Planning Consultants

TOWNSVILLE LAND USE PROPOSAL

Jennifer Roughan, Buckley Vann

Structure based upon the four key themes of the Community Plan:

1. Shaping Townsville
2. Strong and Connected Community
3. Environmentally Sustainable Future
4. Sustaining Economic Growth

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Theme » Shaping Townsville
THE SETTLEMENT PATTERN

TOWNSVILLE LAND USE PRELIMINARY



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Theme » Shaping Townsville
THE SETTLEMENT PATTERN

TOWNSVILLE LAND USE PRELIMINARY

KEY POLICY DIRECTIONS

Getting The Right Balance

Addressing affordability and housing diversity.

78% greenfield 22% in new infill focus areas

No New Land To Be Allocated

Sufficient urban and rural residential supply for 25 year planning horizon.

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Primary Rationale
THE SETTLEMENT PATTERN

TOWNSVILLE LAND USE PRELIMINARY

- » Responding to changing housing needs.
- » Better affordability.
(affordable greenfield housing and affordable inner urban lifestyles)
- » Better accessibility and connectedness.
- » Infrastructure savings, including efficiency in social infrastructure provision.
- » Protection of the natural environment and natural resources.

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Theme » Shaping Townsville
 THE SETTLEMENT PATTERN TOWNSVILLE LAND USE PRELIMINARY

Greenfield dwelling capacity	
Woodstock-Cleveland-Ross	22,500 (18,500 Urban; 4,000 Park/rural)
Condon-Rasmussen-Bohle Basin	22,500 (21,500 Urban; 1000 Park/Rural)
Mt Louisa – Mt St John-Bohle	10,000
Other SLAs	10,000
Total Supply	65,000
Total Demand 2021	25,000
Net Demand Supply Position	40,000

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Theme » Shaping Townsville
 THE SETTLEMENT PATTERN TOWNSVILLE LAND USE PRELIMINARY

Company	Development	Remaining Dwelling Capacity
Parkside	Greater Ascot, Willow Bank, Kingston Park, Liberty Rise, Brendale and Cosgrove	~ 7250
Stockland	Northshore	~ 3250
Urbex	Kalynda Chase	~ 500
Delfin and Lend Lease	Rocky Springs	~ 14,000
Devine	River Park	~ 650
Maidment	Sanctum	~ 950
Defence Housing Australia (previously Santal Lucia Land)	DHA	~ 1000
Urban Land Development Authority	ULDA	~ 1200
	~ Total	~ 28,800

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Theme » Shaping Townsville
 THE SETTLEMENT PATTERN TOWNSVILLE LAND USE PRELIMINARY

KEY POLICY DIRECTIONS

Enhancing lifestyle opportunities
Infill focus on CBD, major centres and potential public transport corridor.

Protecting character
Taking pressure for higher density developments off traditional suburbs, identified character precincts and true heritage places.

Connected and accessible urban form
Settlement pattern to promote consolidation and improve relationships between where people live, work and play.

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Theme » Shaping Townsville
THE SETTLEMENT PATTERN TOWNVILLE LAND USE PRELUSAL



INFILL STRATEGY

Primary location
CBD

Secondary locations
Aitkenvale and Thuringowa Central.

Tertiary locations
locations on primary public transport corridors and areas within suburbs with high levels of amenity and services.

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Theme » Shaping Townsville
THE SETTLEMENT PATTERN TOWNVILLE LAND USE PRELUSAL

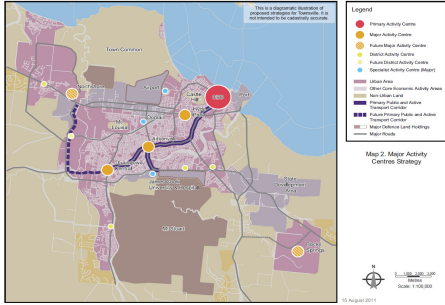
INFILL DWELLING TARGETS

CBD and inner city	6,789 dwellings
Aitkenvale	1,066 dwellings
Thuringowa Central	817 dwellings
Other Nodes	1,409 dwellings
Total	10,080 dwellings

Getting The Detail Right
Further local area planning work to determine urban design.

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Theme » Shaping Townsville
CENTRES HIERARCHY MAP TOWNVILLE LAND USE PRELUSAL



Map 2: Major Activity Centres Strategy

15 August 2011

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Theme » Shaping Townsville
THE SETTLEMENT PATTERN **TOWNSVILLE LAND USE PROPOSAL**

KEY POLICY DIRECTIONS

Community focal points
 Centres maturing to well designed, multi-use, accessible places providing a strong community heart.

Sound commercial hierarchy
 CBD as primary centre (supported by incentive/investment strategies), and clear, defensible roles for other centres.

Efficient and effective infrastructure
 The proposed settlement pattern will allow for more cost effective provision of services, creates opportunity for new public transport focus and enhances accessibility to services.

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Theme » Strong And Connected Community
TOWNSVILLE LAND USE PROPOSAL

KEY POLICY DIRECTIONS

Accessibility and Mobility
 New focus on multifunctional centres, increasing employment self containment and public transport opportunities.

Open space for identity and lifestyle
 Accessible and connected open space and recreational opportunities.

- » Utilising natural features of the region to establish recreation links, particularly between suburbs and activity centres and along Ross River and urban creeks.
- » Ensuring the majority of dwellings are within walking distance of a local recreation park and/or corridor. District parks co-located with community hubs.

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Theme » Strong And Connected Community
TOWNSVILLE LAND USE PROPOSAL

KEY POLICY DIRECTIONS

Protecting scenic amenity and key landscape features
 Key areas of high scenic amenity identified and to be protected by limiting extent of change.

Place making, crime prevention and sustainability
 Good design guidance for master planning and subdivision, higher density residential areas and centres.

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Theme » Sustaining Economic Growth

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KEY POLICY DIRECTIONS

Well managed industrial land
Ensuring there is enough well located and suitable land for different types of industrial development, including identifying potential new industrial precincts.

Supporting Defence role
Protecting Defence land holdings from encroachment.

Enhanced role for CBD and centres
CBD as primary centre, freeing up a wide range of activities in major centres to improve day and night time vitality.

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Theme » Sustaining Economic Growth

TOWNSVILLE LAND USE PROPOSAL

KEY POLICY DIRECTIONS

Improved connectivity
Road and public transport links between key precincts of economic activity and managing sensitive uses along freight routes.

Home business as an important contributor
Providing latitude for home business as an incubator of enterprise and supporting lifestyle choice.

Protecting and enhancing key economic precincts
i.e. CBD, JCU, industrial areas, Port, Defence and Airport.

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Summary

TOWNSVILLE LAND USE PROPOSAL

- » Getting the balance right.
- » Setting the foundations for a more sustainable and liveable city.
- » Planning for community needs and housing affordability.
- » Putting emphasis on urban design.
- » Council will monitor the supply of broadheactare land for urban residential, industrial and commercial land to ensure at least 10 years land supply is available to the market.
- » Creating an environment for economic growth.

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Consultation

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Public consultation period started 2 September and will finish 10 October 2011.

Council can arrange meetings with individuals or organisations to discuss matters further where issues are identified.

PLANNING SCHEME

Planning Scheme drafting phase has begun and targeted stakeholder engagement will occur throughout the drafting phase, September 2011 – October 2012.

Draft City Plan expected to go on public notification early 2013.

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Townsville CITY PLAN 2013

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We have a long way to go to get from base camp to the summit



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