

Land Use Planning and Development Approvals

Port of Townsville Limited (the Port) is responsible for establishing land use planning and development assessment frameworks that ensure effective and efficient development within the Ports of Townsville and Lucinda.

This fact sheet highlights the implementation of the Port of Townsville Land Use Plan and Lucinda Land Use Strategy as the key planning documents to guide development on port land and key aspects of the Queensland planning framework.

The Port of Townsville is also a priority port of Queensland and additional State planning instruments apply to guide sustainable development including a Master Plan and Port Overlay. Port lands along Ross Creek are included in the Townsville City Waterfront Priority Development Area (TCWPDA).

PLANNING FRAMEWORK

The *Planning Act 2016*, *Economic Development Act 2012* and *Sustainable Ports Development Act 2015* define and regulate development approval categories which apply to port development for:

- Material change of use of premises (MCU), including for environmentally relevant activities defined by the *Environmental Protection Act 1994*
- Operational work (including tidal works prescribed by the *Coastal Protection and Management Act 1995*)
- Building work
- Plumbing or drainage work

For all MCU and operational works development proposals on Strategic Port Land that require assessment under the *Planning Act 2016*, Port of Townsville Limited is the Assessment Manager. An additional Assessment Manager role for development is through Economic Development Queensland (EDQ), for development in the Townsville City Waterfront Priority Development Area (TCWPDA) along Ross Creek, subject to the TCWPDA Planning Scheme.

Strategic Port Land, as defined by the *Transport Infrastructure Act 1994*, is land which the Port holds title or leases from the Queensland State (including water areas). These lots are used for port related uses including:

- Domestic and international trade;
- Integration of sea transport with other transport modes; and
- Boating facilities.
- Port environmental/ buffer lands.
- Industries requiring close proximity to a port.

LAND USE PLANNING

The Port assesses development applications against the relevant Land Use Plan and Port Planning Codes & Guidelines for its ports:

- Port of Townsville – Land Use Plan / Port Overlay for the Priority Port of Townsville
- Port of Lucinda – Land Use Strategy
- Port of Townsville Planning Codes & Guidelines

The Port Land Use Plans provide a statutory framework for the assessment of development on Strategic Port Land. Development is defined through triggers for assessment for the different development uses and can be considered accepted, self-assessable, assessable or prohibited. The Strategic Port Land lots are also listed in these documents.

Where development proposes a new MCU, the Land Use Plan specifies site classification by 'Zones', 'Precincts' and 'Preferred Uses' to identify if a proposed use is:

- consistent (accepted/self-assessable development meets the intended use of the zone/precinct) and is exempt from requiring a MCU; or
- inconsistent (assessable development because it does not meet the intended use of the zone/precinct).

Note: If a development requires a MCU for an environmentally relevant activity, then an application is required as per the *Planning Act 2016*. The Priority Port of Townsville Master Plan (through the Port overlay) and the TCWPDA Scheme requirements also need to be considered and confirmed at a pre-lodgment meeting with the Port.

PLANNING CODES & GUIDELINES

The Port has developed Planning Codes & Guidelines to compliment the Land Use Plans. The planning codes and guidelines are used by the Port when assessing applications to determine if the development complies with the Land Use Plan and regulate all aspects of a proposal, particularly:

- Building and siting
- Access and parking
- Logistics and transport
- Infrastructure and services
- Health and Safety
- Advertising signage
- Tenure and geotechnical
- Environmental Management
- Tidal Works and dredging
- Stormwater management
- Contaminated land
- Sustainability
- Landscaping

LAND USE PLANNING AT PORT OF TOWNSVILLE



The Port of Townsville Land Use Plan was adopted by the Minister for Transport on 9 August 2010 following a Statement of Proposal in 2009 and public consultation in 2010. Land Use Plans are at times subject to periodic land use changes through land disposals, tenure changes or lot boundary re-alignments. The Port of Townsville Land Use Plan is being updated in 2021.

The Land Use Plan is Port's strategic vision to promote and drive the efficient delivery of port services whilst integrating with and enhancing the surrounding community via a precinct-based approach to developments on Strategic Port Land.

LAND USE PLANNING AT PORT OF LUCINDA

The Port of Lucinda Land Use Strategy was approved by the Minister for Transport on 8 June 2004. The Port of Lucinda Land Use Strategy adopts a performance-based approach to managing future development within the approximately 60 hectares of Strategic Port Land at Lucinda.

A new Land Use Plan is being prepared in 2021 following public consultation processes outlined in the *Transport Infrastructure Act 1994*.



More information on the development assessment process, including time frames, can be found on the Department of State Development, Infrastructure, Local Government and Planning's website at www.statedevelopment.qld.gov.au.

Full copies of the Port of Townsville Land Use Plan and Lucinda Land Use Strategy can be found through the following link www.townsville-port.com.au/environment/planning. Further details are outlined in the following fact sheets:

- Land Use Plan 2010
- Preparation and Assessment of Assessable Development
- Preparation and Consideration for Exempt and Self Assessable Development

FURTHER INFORMATION

POT 1342— Rev 2— 8/02/2021

Should you require more information about **Land Use Planning**, please contact POTL's Planning Officer: