

## *Land Use Plan 2010*

The Port of Townsville Land Use Plan is a key planning document used to guide development on Port land.

This fact sheet highlights the purpose and key aspects of the Land Use Plan.

### BACKGROUND

Port of Townsville Limited (POTL) is a Government Owned Corporation established under the *Government Owned Corporations Act 1993*. It manages the Port of Townsville which consists of a mix of POTL, Queensland Government, and privately owned and operated facilities.

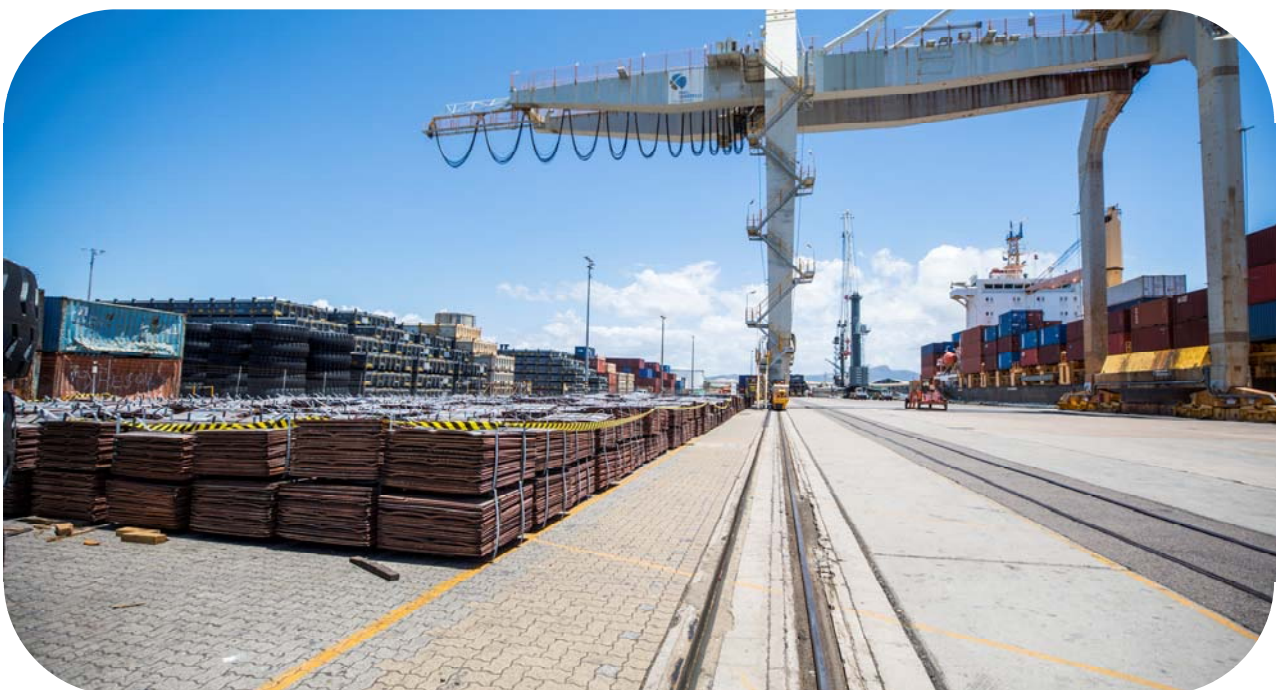
The Land Use Plan has been prepared in accordance with the provisions of the *Transport Infrastructure Act 1994* as the framework for the assessment of development on Strategic Port Land, as defined by the *Transport Infrastructure Act 1994*.

The Land Use Plan adopts a precinct-based approach to developments on Strategic Port Land with consideration to surrounding land uses.

### KEY FEATURES

- Provides strategic framework for the management and assessment of development on Port land.
- Identifies preferred land use outcomes.
- Illustrates preferred outcome uses on Land Use Plan maps.
- Includes a Strategic Vision that promotes economic growth, ensures efficient port services and integrates with and enhances the surrounding community.
- Reflects all State planning instruments.
- Is consistent with the *Transport Infrastructure Act 1994*, Townsville City Council's City Plan 2005 and the Townsville City Waterfront Priority Development Area Scheme.

**The Land Use Plan guides the location of new development on Port land.**



## LAND USE OUTCOMES

The Land Use Plan identifies five zones with precincts for preferred land uses which are instrumental to the development of the Port.

### PORT OPERATIONS

- Wharves, Jetties and Port Facilities
- Navigational Aids
- Breakwaters
- Berth Pockets — Swing Basins
- Inter-modal Transfer Facilities
- Cranes, Conveyors, Pipelines, Shiploaders
- Hardstand Areas
- Site Offices

### PORT INDUSTRY

- Operational and Support Services
- Bulk Storage Facilities
- Logistic Centers / Cargo Distribution
- Chemical, Petroleum and Associated Facilities
- Dredge Material Treatment and Reclamation Areas
- Vehicle Storage
- Warehousing and Storage Facilities

### MARINE INDUSTRY

- Ship Building/Repair Facilities and Dry Docks
- Commercial Fishing Facilities
- Warehousing, Storage and Processing Facilities
- Cold Store Facilities
- Marina

### SPECIAL USE

- Tourist Facilities
- Marine Industries
- Commercial Industries
- Port Support Services

### PORT BUFFER

- Park
- Car Park
- Public/Community Facilities
- Port Support Services
- Public Promenades

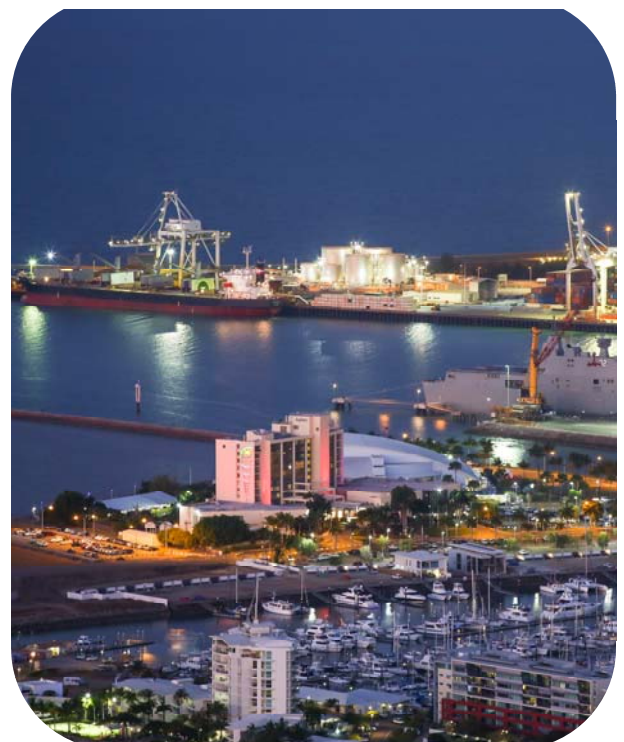
## STRATEGIC OUTCOMES

The Land Use Plan identifies six main strategic outcomes, which are to be considered when assessing proposed development on Port land:

1. Land Use Pattern
2. Natural Environment
3. Economic Development
4. Community Identity & Diversity
5. Infrastructure & Services
6. Access & Mobility

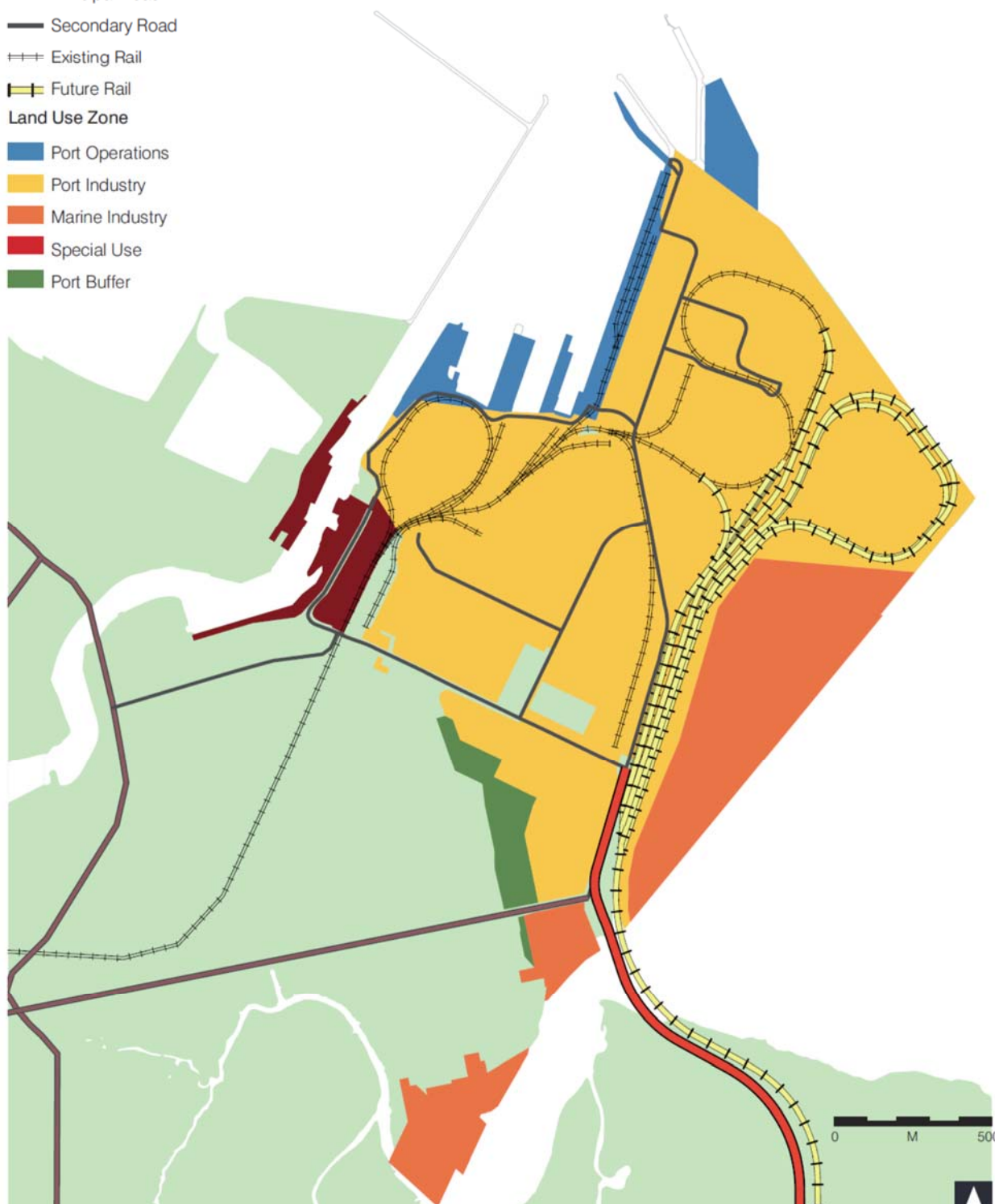
Additionally the Land Use Plan includes;

- a description of the purpose and outcomes for each precinct; and
- critical issues to be considered, such as infrastructure, built form, urban design and environmental considerations.



## LAND USE ZONES

-  Port Access Road
-  Principal Road
-  Secondary Road
-  Existing Rail
-  Future Rail
- Land Use Zone**
-  Port Operations
-  Port Industry
-  Marine Industry
-  Special Use
-  Port Buffer



### FURTHER INFORMATION

Should you require more information about the **Port of Townsville Land Use Plan**, please contact POTL's Planning Officer:

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			Page	Page 3 of 3