

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 key planning documents to guide development on port land and the key aspects of the Queensland planning framework.

The Port of Townsville is also within the Townsville City Waterfront Priority Development Area and as a Priority Port by the Queensland Government. The new Priority Port of Townsville Master Plan and Port Overlay are in effect from 1 February 2021.

PLANNING FRAMEWORK

The *Planning Act 2016* 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 by the *Planning Act 2016*, Port of Townsville Limited is the Assessment Manager. Note additional Assessment Manager powers reside with Economic Development Queensland (EDQ) where development is located in the Townsville City Waterfront Priority Development Area (TCWPDA) and 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;
- Boating facilities; and
- Port environmental/ buffer lands.
- Industries requiring close proximity to a port.

Strategic Port Land is **not** subject to the Townsville City Council Planning Scheme.

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 of Lucinda – Land Use Strategy
- Port of Townsville Planning Codes & Guidelines

Each Land Use Plan is prepared as a statutory framework for the assessment of development on Strategic Port Land in accordance with the *Planning Act 2016*. Development is defined through triggers for assessment for different development uses and can be considered exempt, code assessable or prohibited. The Strategic Port Land lots are also listed in these documents.

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

- consistent (exempt/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 Port of Townsville Master Plan and Port overlay are also considered and apply to where any inconsistency.

A Land Owner Consent from the Port is mandatory for all development applications. There are specific requirements for each of the development types.

PLANNING CODES & GUIDELINES

POTL has developed Planning Codes & Guidelines to compliment the Land Use Plans. They are used by POTL when assessing applications to determine if the development complies with the Land Use Plan and regulate things such as:

- Building requirements;
- Parking requirements; and
- Landscaping requirements.



LAND USE PLANNING AT PORT OF TOWNSVILLE

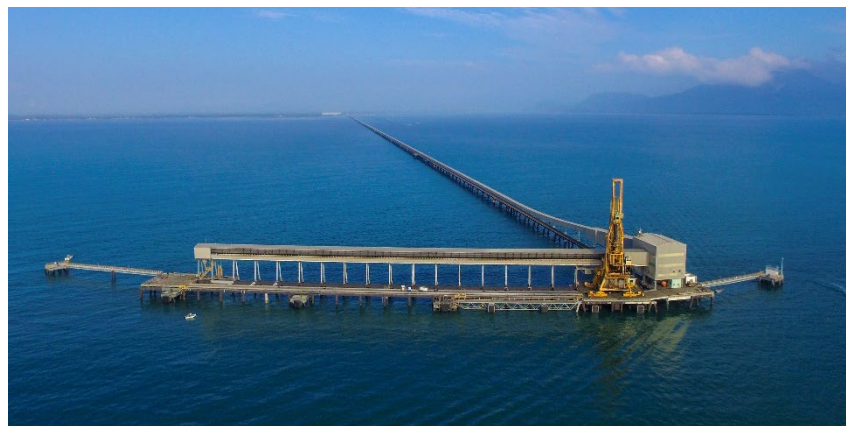
The Port of Townsville Land Use Plan was adopted by the Minister for Transport on 9 August 2010 following a Statement of Proposal in 2006 and public consultation in 2010. Land Use Plans are at times subject to periodic land use changes through land disposals, tenure changes or lot boundary re-alignments.

The Land Use Plan is POTL'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.

In contrast to the Port of Townsville Land Use Plan, 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.



More information on the development assessment process, including time frames, can be found on the Department of State Development, Manufacturing, Infrastructure and Planning's website at <https://planning.statedevelopment.qld.gov.au/planning-framework/development-assessment>

Full copies of the Port of Townsville Land Use Plan and Lucinda Land Use Strategy can be found through the following link <https://www.townsville-port.com.au/doing-business/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

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

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