



## PORT OF TOWNSVILLE LAND USE PLAN STATEMENT OF PROPOSAL CONSULTATION REPORT

### 1. Introduction and Background

Under the *Transport Infrastructure Act 1994* (TIA), port authorities and corporations are required to prepare a Land Use Plan (LUP) for the management and assessment of development of 'strategic port land' (section 285 of the TIA).

Amendments to the TIA in 2005 introduced new and expanded procedures for the preparation of land use plans which are aimed at ensuring a transparent drafting and review process, and to promote stakeholder confidence and involvement in the development of land use plans.

Included in these amendments was the introduction of the requirement for a statement of proposal for land use plan preparation and amendments. Section 285A of the TIA provides that a port authority must prepare a statement of proposal about the preparation of a land use plan or an amendment of a land use plan, unless the amendment:-

- (i) is to remove land from the land use plan; or
- (ii) relates to land that is already strategic port land and its usage is not to change.

The statement of proposal must identify matters the port authority anticipates the land use plan will address, and state how the port authority intends to address each relevant aspect of a core matter in the land use plan.

The port authority must supply the statement of proposal to the local government for the local government area within which the port area is situated, and any other local government for a local government area adjoining the port area.

### 2. Statement of Proposal Consultation Process

The Corporation's current Land Use Plan was approved in 1996. A Statement of Proposal for the preparation of a new Land Use Plan was developed in 2006.

The Statement of Proposal was advertised in the Townsville Bulletin on 12 and 16 September 2006 and was available:-

- on the Corporation's website at [www.townsville-port.com.au](http://www.townsville-port.com.au)
- in hardcopy at the Corporation's Engineering Building (Benwell Road, Townsville); or
- by emailing [landuseplan@townsville-port.com.au](mailto:landuseplan@townsville-port.com.au) to request a copy.

Public consultation on the Statement of Proposal closed on 9 November 2006.

### 3. Summary of Submissions

A total of fifteen (15) written responses were received from the community and stakeholders in relation to the Statement of Proposal.

After reviewing the submissions common issues are as follows:

- environmental impacts as a result of any future development;
- road corridors to and from the port;
- rail corridors to and from the port;
- future strategic port land at the mouth of Ross River;
- future strategic port land adjacent to the Port;
- future strategic port land at Cape Cleveland; and,
- comments on the presentation of the document and for the opportunity to comment on the Statement of Proposal.

### 4. POTL Response to Submissions

The Corporation considered all submissions made in response to the Statement of Proposal before commencing preparation of the new draft Land Use Plan. A summary of the common issues and the Corporation’s response is provided below.

Issue	Response
Environmental impacts as a result of any future development.	<p>The Corporation recognises and appreciates the ecological sensitivities that must be taken into account in port planning and development.</p> <p>Appropriate investigations need to be undertaken and control measures adopted to protect the regional ecological values.</p> <p>The Corporation recognises the importance of ongoing interaction with relevant authorities responsible for the management of the ecological areas to ensure that planning, management and operations can be addressed.</p> <p>The ‘Natural Environment’ Strategic Outcome details the strategic outcomes of the Corporation with respect to the natural environment.</p>
Appropriate planning and consultation with relevant agencies regarding future transport corridors (road and rail) to and from the port.	<p>The Corporation recognises that it is essential that transport corridors are planned in conjunction with relevant authorities to ensure not only the efficient utilisation of resources, but also to minimise the social impact and environmental impacts.</p> <p>The ‘Access and Mobility’ Strategic Outcome details the strategic outcomes of the Corporation with respect to transport issues.</p>
Designation of strategic port land at: <ul style="list-style-type: none"> <li>• Ross River;</li> <li>• Ross Creek; and</li> <li>• Cape Cleveland.</li> </ul>	<p>References to Cape Cleveland have been removed from the Land Use Plan mapping and lands currently held by the Corporation have been identified as non-strategic port lands.</p> <p>Lands located within the Ross Creek West, Ross Creek East and Ross River West precincts have been identified as being part of a master planning exercise to be undertaken in cooperation with the Townsville City Council to ensure integration with adjacent local council areas as well as preserving and protecting current and future port operations.</p> <p>The relevant Zone and Precinct Purpose within the Land Use Plan details the Corporation’s intent for these areas.</p>

Issue	Response
Presentation of the document and opportunity to comment on the Statement of Proposal and Land Use Plan.	The Corporation will invite comment in relation to the draft Land Use Plan consistent with the requirements of the TIA.

## 5. Land Use Plan Development and Consultation

Consistent with the requirements of the TIA, the Corporation will take appropriate account of issues raised as a result of consultation on the Statement of Proposal in developing the new Land Use Plan for the Port of Townsville.

During the preparation of the new Land Use Plan for the Port of Townsville, the Corporation will engage in the following consultation activities:

Stakeholder/s	Planned Consultation
General Public	<ul style="list-style-type: none"> <li>• In accordance with the TIA the Corporation will advertise publicly notifying of the draft new Land Use Plan, which will be available for comment and review for 40 business days;</li> <li>• Website Display;</li> <li>• Media Advertisements;</li> <li>• Media Releases;</li> <li>• rapPORT Publication;</li> <li>• Port Community Partnerships Forum updates.</li> </ul>
Townsville City Council, Government Agencies and Key Stakeholders	<ul style="list-style-type: none"> <li>• Formal invitations for comment (direct mail-out);</li> <li>• Stakeholder briefings;</li> <li>• Stakeholder workshops.</li> </ul>
Port Customers and Tenants	<ul style="list-style-type: none"> <li>• Port Advisory Body briefings;</li> <li>• Environmental Working Group briefings;</li> <li>• rapPORT Publication.</li> </ul>