

# SOUTHBANK TOWNSVILLE

the destination



## SOUTHBANK TOWNSVILLE THE DESTINATION

As the largest tropical city in Australia and one of Australia's fastest growing regional economies, Townsville is a city on the move.

Townsville's new \$1 billion Southbank Townsville will transform the old Queensland Rail site into a vibrant inner-city precinct on the south bank of Ross Creek.

Joint venture partners Leighton Properties and Devine recognise that the old QR site provides a blank canvas, and is a very special opportunity to create a long lasting project for Townsville. Because of this, Leighton Properties and Devine intend to get it right by listening and working with the local community and stakeholders. They have begun community consultation to create a masterplan for the site that caters to the wider Townsville community.

Leighton Properties and Devine will create a thriving waterfront precinct for residents and visitors to live, work, play, stay and shop.

The 17.3 hectare mixed-use development will provide a range of housing densities, commercial opportunities, and leisure amenities along the edge of Ross Creek.

The new waterfront precinct will complement the CBD and will be part of the broader urban renewal of Townsville's city centre that is currently underway. It will help support the continued growth of Townsville, whose population is forecast to grow by an extra 25,000 plus people by 2026.

Construction is scheduled to start by mid 2009, following extensive planning and community consultation and in conjunction with Townsville City Council approvals for the site. The development will be staged over the next 7 to 10 years.

*Devine*  
LIMITED



LEIGHTON PROPERTIES



## DID YOU **KNOW**?

Townsville is one of Australia's sunniest cities with over 300 days of sunshine per year

When most people think of solar power, they think of photovoltaics – solar – generated electricity. However, it is also possible to heat your home and hot water with solar thermal panels.

Southbank Townsville will be hosting a public art competition for local artists. For more information go to [www.southbanktownsville.com.au](http://www.southbanktownsville.com.au)

## HOW TO **HAVE YOUR SAY**

Over the coming months Southbank Townsville will consult with state and local government, key stakeholders and the public. If you can't make it to the community information booths, you can still have your say by:

- 1 Completing and returning the attached survey.
- 2 Visiting our website at [www.southbanktownsville.com.au](http://www.southbanktownsville.com.au)
- 3 Emailing Southbank Townsville at [southbanktownsville@bbspr.com.au](mailto:southbanktownsville@bbspr.com.au)
- 4 Contacting Southbank Townsville toll free on 1300 780 711

## COMMUNITY **INFORMATION BOOTHS**

Community information booths will be held around Townsville to answer any questions and receive feedback on the project from the local community.

For dates and locations, visit our website: [www.southbanktownsville.com.au](http://www.southbanktownsville.com.au)





## SOUTHBANK TOWNSVILLE GOING AHEAD

Southbank Townsville is intended to be delivered for the people of Townsville.

It has **enormous potential to positively reshape Townsville** for the future, and comprehensive studies of the current urban fabric, future trends and development needs of the city are underway. The development process for Southbank Townsville has already commenced with the recent settlement of the old rail yard site.

### Award winning architects

Cox Rayner have been appointed and are currently undertaking the masterplanning process with an in-depth review of Townsville City and the needs of the local community. Cox Rayner were architects for the Riverway Project.

## LOCAL FIRM APPOINTED TO SOUTHBANK TOWNSVILLE

Local Townsville firm Conics has been appointed as surveyors and town planners on the \$1 billion Leighton Properties and Devine Limited Joint Venture Southbank Townsville. Conics is a leading development consultancy focused on urban growth and infrastructure.

Sustainability is a major focus for Conics, which ties in with Southbank Townsville vision for liveable development outcomes that improve quality of life, while working towards better protection and restoration of the natural environment. Conics Townsville is based in the Central Plaza building in Flinders Mall and have a staff of over 30.

## SOUTHBANK TOWNSVILLE Q&As

Q: What is the process for planning and development?

A: The masterplanning and community consultation process has commenced. This will involve site testing, market research, community input and working with key stakeholders, surrounding land owners and all levels of government.

Pending council approvals, civil works construction is expected to start in mid 2009.

Q: What is planned for the site?

A: The vision for the site is a vibrant, mixed-use development which includes medium and high density residential, plus commercial and neighbourhood retail space.

The site has allocated conservation zones, green buffers and open space.

The precinct will complement the Townsville CBD and the broader urban renewal of the city centre and will improve connectivity between the north and south banks of Ross Creek.

Emphasis will be placed on world class sub-tropical and sustainable design which may include natural ventilation, solar energy and rainwater harvesting.

Q: How much will the apartments sell for?

A: In the interests of affordability, apartments will be available at a variety of price points to suit everyone's budgets.

Q: What type of commercial uses are you predicting?

A: Neighbourhood retail will be included to support residents within the development, as well as sustainable, quality office space. JV partners, Leighton Properties and Devine, will refine the commercial offering during our consultation with local business and government.

Q: What will the development mean for the CBD?

A: The development will enhance the revitalisation of Townsville's CBD. The new waterfront precinct will complement the CBD and will be part of the broader urban renewal of the city centre that is currently underway.

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## SOUTHBANK TOWNSVILLE TIMELINE

June 2008  
Site purchased

September 2008  
Development Application  
submitted

Mid 2009  
Construction begins

Mid 2009 until 2019  
Development on the site

## MASTERPLANNING PROCESS

Southbank Townsville will tie in with the broader urban renewal of the city centre that is currently underway. It will complement Townsville's CBD and give the community access to one of the city's prime waterfront locations.

Leighton Properties and Devine will create an urban space for Townsville residents to enjoy and take pride in. That is why masterplanning is so important, to get it right. Southbank Townsville masterplan will provide a comprehensive overview of the development.

Masterplanning facilitates the considered and controlled development of Southbank Townsville. Design elements planned in this process include buildings, open spaces, transit corridors and green spaces like parklands and water courses.

Master planning involves things such as site & landscape analysis, stakeholder & community consultation, cost management, environmental assessments, integration of specialist sub-consultants, consultation with authorities

Most importantly, masterplanning for Southbank Townsville will reflect the wants and wishes of the Townsville community.

*Devine*  
LIMITED



LEIGHTON PROPERTIES



# FEEDBACK FORM

If you would like to be kept updated on Southbank Townsville please provide your details:

Name:

Mailing Address:

Email Address:

Contact Telephone:

Return to: Southbank Townsville Community Feedback  
REPLY PAID 2902  
BRISBANE QLD 4001

If you are interested in receiving sales information in the future, please tick

For more information about Southbank Townsville, go to [www.southbanktownsville.com.au](http://www.southbanktownsville.com.au).

You can also email the project team at [southbanktownsville@bbspr.com.au](mailto:southbanktownsville@bbspr.com.au) or call the project hotline toll free on 1300 780 711.

**1** If the development is to reflect what Townsville residents would like to see on the site, what should it include?

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Public Pool                      | <input type="checkbox"/> Lawn bowling            | <input type="checkbox"/> Bowling green   |
| <input type="checkbox"/> Picnic areas                     | <input type="checkbox"/> BBQ areas               | <input type="checkbox"/> Public art      |
| <input type="checkbox"/> Climbing walls                   | <input type="checkbox"/> Beach chairs            | <input type="checkbox"/> Fountains       |
| <input type="checkbox"/> Bicycle paths                    | <input type="checkbox"/> Pocket parks            | <input type="checkbox"/> Fitness circuit |
| <input type="checkbox"/> Boardwalk                        | <input type="checkbox"/> Jogging track           | <input type="checkbox"/> Restaurants     |
| <input type="checkbox"/> Outdoor cinema                   | <input type="checkbox"/> Amphitheatre            | <input type="checkbox"/> Park benches    |
| <input type="checkbox"/> Farmers market                   | <input type="checkbox"/> Flower garden           | <input type="checkbox"/> Portable bars   |
| <input type="checkbox"/> Food kiosks                      | <input type="checkbox"/> Wave pool               | <input type="checkbox"/> Mining museum   |
| <input type="checkbox"/> Rowing sheds                     | <input type="checkbox"/> Tennis courts           |  |
| <input type="checkbox"/> Community meeting facilities     | <input type="checkbox"/> Children's playgrounds  |  |
| <input type="checkbox"/> Basketball and volleyball courts | <input type="checkbox"/> Extreme sports precinct |  |

Other (please list)

**2** Please indicate which arts facilities would be of most value to you by rating each facility from 1 to 5, with **1 being of most value** and **5 being of least value**.

Art gallery	1	2	3	4	5
Art studio	1	2	3	4	5
Exhibition space	1	2	3	4	5
Outdoor stage	1	2	3	4	5
Outdoor amphitheatre	1	2	3	4	5
Theatre	1	2	3	4	5
Art house movie theatre	1	2	3	4	5
Rehearsal space	1	2	3	4	5
Children's interactive arts space	1	2	3	4	5
Sound engineering facilities	1	2	3	4	5
Youth arts space	1	2	3	4	5
Arts café	1	2	3	4	5
Arts education spaces	1	2	3	4	5

Other (Please list)

**3** Please indicate what you consider to be the most important sustainable features in order of priority?

- Energy efficient lighting and appliances
- Natural ventilation and fans as option to air-conditioning
- On-site energy generation (solar/ gas)
- smart metering and reporting with monthly bills
- Rain water retention for use on site in buildings or as irrigation
- Water recycling
- Water efficient fixtures
- Community garden /composting
- Increased bus services, reduce car usage
- Recycling initiatives
- Double glazing and insulation
- Avoiding use of PVC, Ozone depleting potential materials
- Use of native plants in parks and gardens
- Implement and monitor soil and plant management

Other (please list)

**4** Would you consider pedestrian links to the City important to cut down on car use and improve connectivity (please tick)?

Yes  No

**5** To help us better understand the Townsville community and its needs, please complete the following questions (please tick).

Age  18 – 25  26 – 35  36 – 45  
 46 – 55  56 – 65  66 +

Gender  Female  Male

How long have you lived in Townsville?

Less than a year  1 – 5 years  6 – 10 years  
 10-20 years  20 years +

Household income

Less than \$20,000  \$20,001 – \$40,000  
 \$40,001 – \$60,000  \$60,001 – \$90,000  
 \$90,001 – \$120,000  \$120,001 – \$150,000  
 \$150,001 – \$180,000  \$180,001 +

Family structure

Single  Single person with children  
 Couple  Couple with children

**6** Which suburb do you live in (please state)?

**7** What do you travel to the Townsville CBD for? (Please tick)

Work  Shopping  
 Markets  Restaurants/Cafes  
 Nightclubs  Banking/Business

**8** Do you have any other comments?

SOUTHBANK TOWNSVILLE

# FEEDBACK FORM

Southbank Townsville is a new mixed use development planned for the 17.3 hectare site on the south bank of Ross Creek. The project is being developed by Leighton Properties and Devine.

On the old Queensland Rail site, Southbank Townsville provides a blank canvas, making it a very special opportunity to create a long lasting project for Townsville.

Leighton Properties and Devine want to work with the local community to provide great facilities as part of the masterplan for the area.

This survey is designed to help us determine what public facilities the Townsville community would like to see as part of the development.

Your privacy is important to us. All information supplied to Leighton Properties as part of the community engagement process for Southbank Townsville will be used in the context of this project only. Our community consultants will have access to this information but your personal details will not be disclosed to any third party without your consent unless required by law. Any personal information collected such as names, addresses or telephone numbers will not be used for marketing purposes unless your written consent is given.

Disclaimer: All imagery and illustrations in this brochure are indicative only.

