City Structure 3.

ECONOMIC DEVELOPMENT

Key Site: Riverside Precinct
Key town character opportunity - dining/tourism/commerce. Pursue additional CBD opportunities for public domain improvements.

CBD Retain & Strengthen the Primacy of the City Centre. Strong retailing but dispersed spatial layout suggest land underutilisation.

CBD - Both opportunity and demand for more intense and compact commercial and parking development. Identified demand for premium office space. Identify site(s) to facilitate provision.

Key Site: City Gateway
Accessibility and visibility drives potential for highway hub and/or bulky goods Landscape/visual quality emphasis drainage needs a resolution

Additional possible future Industrial Sites: In airport vicinity to be investigated.


Northern Sector: Long term option for residential growth. Also high capability as agricultural land. Any future residential needs to be buffered from Bomen.

Bomen Economic Activity Zone Critical long term employment area. Planning controls amended to facilitate ongoing diversification from agricultural industry to wider manufacturing/distribution/logistics base.

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Education and Research Precinct
CSU Education precinct integrated with agricultural research. Encouraging commercial applications (esp. biotech), under Acceler8 program.

Key site: Fitzmaurice Street Precinct
Promote mixed use development, and continuing higher density housing

Murray Street Precinct
Continue mixed industrial uses, but limit further “office-based” uses.

Legend

Flood Inundation
Water Features

Map Printed February 2008