

30 June 2023

Townsville Airport
PO Box 7636
Garbutt QLD 4814

Via email – feedback@tsvairport.com.au

Townsville Airport Master Plan 2023

The Property Council of Australia welcomes the opportunity to provide a submission on the Preliminary Draft Townsville Airport Master Plan.

The Property Council is the leading advocate for Australia's property industry. Here in Queensland, over 400 companies are members of the Property Council of Australia. Our members represent a cross-section of the property sector and are spread across all asset classes – they are city-shapers and community builders, who are committed to delivering projects that embrace local characteristics and benefit Queenslanders for the long-term.

Our members invest in, design, build and manage places that matter to Australians. They have a long-term interest in the future of our places and spaces and are committed to creating great cities, strong economies, and sustainable communities.

The draft Master Plan highlights that Townsville holds a significant position in driving the economic growth of not just North Queensland, but the entire state of Queensland. Serving as the primary regional transportation hub, it connects North Queensland to major cities and regions within Australia, as well as international destinations.

The Master Plan presents an opportunity to create a distinguished airport precinct in Townsville, which can gain international recognition whilst acting as a catalyst for connecting Townsville precincts.

Overall, the Property Council is supportive of the Draft Master Plan and the outcomes that are to be delivered through its implementation. We commend the commitment to aligning with the Cityplan as outlined in S5.1.3. This is important, as it will ensure consistency, ease-of-use, interpretation and understanding by investors, community, and the development industry.

We provide the following comments to assist in finalising the Master Plan:

- **Precincts** we recognise and support the introduction of several Precincts to create a true integrated hub with mixed use opportunities. Detailed Infrastructure Plans should be prepared to inform Precinct development, however, to ensure certainty and improve investor appeal, the Infrastructure Plans should define expected works and developer charges and/or incentives, improving development readiness and market attraction.

- **The need to increase terminal floor area:** The Master Plan notes that North Queensland is projected to experience substantial population growth over the next decade, with Townsville the primary beneficiary of this growth. There is also a significant increase of projected passenger movement outlined within the Master Plan, yet the floor area has not been increased at a rate allowed to accommodate the increased foot traffic.

In order to accommodate the influx, consideration must be given to expanding the floor area to meet the needs of international and national travellers, expanding this floor space and being ambitious with the overall vision will ensure the airport acts as an attraction and will assist in raising the profile of the broader region. This expansion will act as an economic anchor for the airport and result in a more sophisticated food, beverage and retail offering – all which are expectations of travellers.

- **Amenity**
Further expectations of travellers are a level of comfort and amenity as they move through the terminal. Consideration to additional seating, quiet spaces, and enhanced comfort within the terminal outside of the food and beverage seating must be implemented as soon as practicable. Currently, it is not unusual to see passengers sitting on the floor as they wait for flights.
- **Public Transport an immediate need:** Townsville is home to incredible tourism and entertainment experiences, and ensuring ease of access to the City Centre is crucial if Townsville wants to capitalise on the increased passenger movements to secure itself as destination rather than just transient stop over.

Within the Master Plan there is limited focus on connectivity between the airport and the City Centre, the lack of public transport providing regular trips to and from the airport is in stark contrast with the Airports sustainability objectives. Supplying public and affordable transport links, will drive tourism, increase accessibility, and reduce the reliance on car usage.

Ensuring that the airport acts as a precinct within part of overall precinct of Townsville is critical and enabling connectivity through those precincts will result in an overall economic and social benefit to the residents and businesses of Townsville alike.

With that in mind, the earmarked parcel for a future hotel is likely to detrimentally impact the benefit the increased passenger flow will have to the City Centre, due consideration must be given to encouraging visitors into the City Centre and surrounding tourism experiences.

We thank you for the opportunity to provide feedback on the Master Plan and if you would like further information, please do not hesitate to contact me on 0499 181 366 or via email on jcaire@propertycouncil.com.au

Regards



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