

# 1.0 Introduction



## 1.1 Project Description

The Isaac Regional Council in partnership with BMA's Community Development Program have engaged JPE Design Studio and WAX Design to develop a strategic and long term planning direction for the Town of Dysart.

Located in mid-north Queensland, Dysart was first established in 1973 as a purpose built mining town. Today Dysart is a community of 3425 permanent residents with a further population of approximately 3800 transient residents employed in the local mining operations at Saraji, Peak Downs and Norwich Park.

The aim of the project is to develop an urban design framework to help the community focus on a future for the town by increasing tourism and economic development, attracting new residents and improving the quality of life for the local community.

## 1.2 Project Objectives

- To provide a strategic framework for future land use and open space within the town
- Better define the character and function of precincts within the town, especially in respect to locations that are focused on youth and families, the town centre precinct, sporting and recreation, and the town entrances
- Develop a network of pedestrian/cycle trails throughout the town to link town precincts and destinations
- Explore the potential for interpretative trails throughout the town (tourism/history/public art)
- Identify key projects and develop a 10 year implementation plan with indicative costings

## 1.3 Anticipated Outcomes

The development of a masterplan for Dysart will provide direction and a clear planning framework for Dysart's future that responds to the needs of the community and the forecast growth within the region. The following outcomes are anticipated through the staged adoption of the masterplan.

- 360 Residential dwellings within the towns extents plus the release of land to the north of the town for residential development ranging from 17 dwelling per hectare up to 35 dwellings per hectare
- 950 Medium density dwellings
- 19ha of upgraded open space
- 16km of footpaths, cycle ways and walking trails
- 61ha of Greenways (Natural woodland with simple walking and cycle trails)
- 20ha of single men's camp accommodation
- 4,000m<sup>2</sup> of additional commercial, mixed use and retail facilities

*Note: All projected figures are indicative only, based on applied density ratios and approximate area measurements*