

6.0 Dysart Masterplan



6.1 Overview of the Masterplan

The structure plan for Dysart considers how development of the public and private realms within the town should occur in order to create an integrated urban design response that meets the needs and demands of the town over the next 30 years. The Dysart urban design framework has identified a number of key issues and planning principles that need to be addressed through future development opportunities within the town. Issues relating to open space, provision of accommodation and the creation of a vital town heart need to be resolved as part of an integrated planning approach.

Aims of the Masterplan:

- Improve the quality and function of open space provision.
- Establish recognised pedestrian and cycle path links that increase access
- Deliver increased urban density within the town leading to affordability and diversity in housing stock
- Establish a vibrant town heart centred around the existing civic and commercial facilities
- Establish priorities for development and land use changes.
- Achieve sustainable development in relation to the existing character of the town and the need to preserve a sense of community.
- Identify longer term opportunities for community infrastructure in terms of open space, public gathering spaces, pedestrian and cycle networks, community facilities, and sustainable urban landscapes.

The following plans illustrate a progressive planning approach to future development.

6.2 Community Building: 0 - 5 years

The first five years of the Masterplan aim to build capacity in the community through improvements to open space; maintaining recreational facilities; upgrading of civic assets and increasing housing density throughout the town centre as well as improving links across the town.

A key action during the first five years of the Masterplan is to upgrade Centenary Park. The community consultation highlighted the park's importance and the need for significant improvements in order to promote community activation. This included redeveloping the playground and providing shade and seating to create a new playspace of local and regional significance.

Other improvements will include additional pathways linking residential areas with the town centre, an upgrade of the skate park including a scooter and BMX track as well as increasing the tree planting and landscape amenity of the area.

The quality and distribution of shelters and lighting will also be increased to improve the function of the park providing shade during the day and increasing activation and safety during the evenings. Similar principles of connectivity, amenity and increased safety will be applied to the linear reserves that connect the town.

A major modification to Centenary Park will be the development of the northern edge of the reserve (along Macdonald Street) for medium density housing. The residential development (potentially facilitated by Council with assistance from BMA) aims to demonstrate the value of creating a range of housing types, particularly smaller lower-priced dwellings, close to the town centre.

The existing recreation ovals, tennis courts and the golf course will be maintained in order to support the strong community purpose that these locations provide.

The development of footpaths and cycle lanes that connect the recreation areas of the town will assist in increasing the use of these areas by all members of the community. It is anticipated that some rationalisation or adaptive reuse of clubrooms will be required longer term to maintain the viability of these assets.

The capacity of the Civic Centre (Town Hall, Council offices and library) will be increased through an upgrade of the library and the upgrade of parking and improved access. The landscape surrounding the Town Hall will be upgraded, providing open space as well as increased connectivity east/west through the town to the primary school and swimming pool as well as north/south between the Garden Plaza Shopping Centre and the pub.

Community Building: 0 - 5 years

Working closely with the owners of the Garden Plaza Shopping Centre, significant redevelopment will occur starting with a series of upgrades in the first few years to improve access, open space amenity and the general appearance of the centre. This will be necessary to encourage tenants and limit the fragmentation of the commercial premises that is currently occurring. A critical part of the town centre upgrade is the establishment of medium density housing similar to that proposed for Centenary Park, activating mixed use development and revitalising the town's heart.

During the initial five years of the Masterplan, the two southern entrances to Dysart will be developed in order to define a new sense of arrival for the town as well as realising the idea of 'Destination Dysart'. By improving the entrances, the legibility of the town will be increased. The inclusion of a rest stop as part of the RAAG national road safety initiative as well as information boards and public art increases opportunities for visitors to engage with the town.

The pool, sports centre and bowling club will remain the recreational and social hub of the town. Improvements to this precinct consider the recreation value of the Lions Park and its connection with the sport centre. Access will be increased and the sports centre and Lions Park will be expanded to build on existing opportunities. Increased shade and seating will also be provided. Access to the bowls club will be maintained with improvements to the existing car parking.

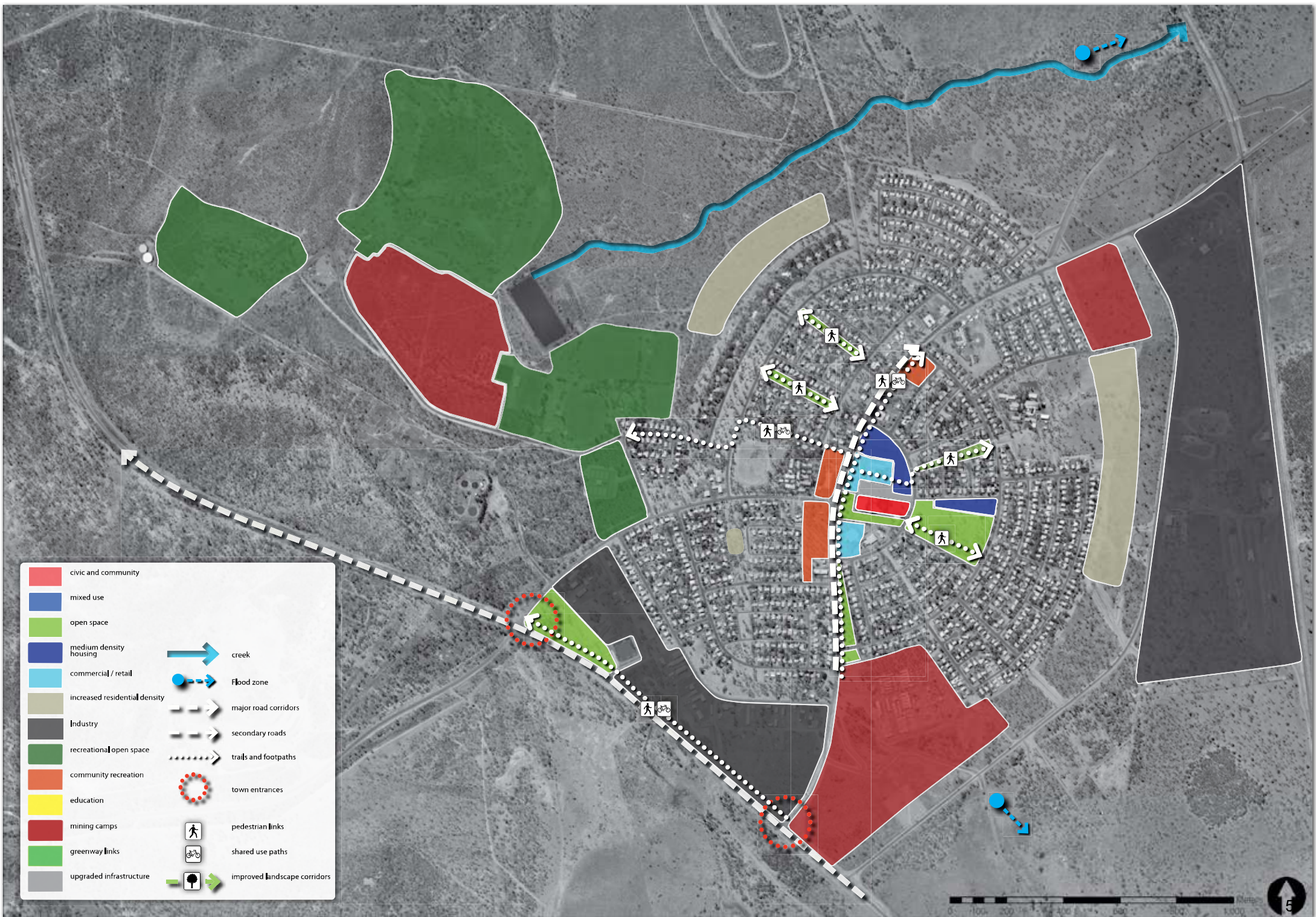
The existing single persons' camps will be maintained although connected to the rest of the town through improved footpaths, cycle-ways and open space connections (potentially bike hire facilities within the camps). Other areas within the town that still have capacity for development will continue to grow including residential areas to the east and north (currently under development by BMA) and the industrial areas to the south and east.

Other actions within the first five years will include

- Review of school capacity
- General infrastructure upgrades
- Increase capacity of hospital to match population demands

Key Actions

1. Upgrade and redevelopment of Centenary Park to include playspace and development of affordable medium density housing to northern edge of reserve
2. Reinforcement of Civic Centre through library upgrade and public realm improvements
3. Town centre upgrade of Garden Plaza and increased housing capacity through development of medium density housing to northern edge of town centre, to provide a range of 'lifecycle' housing types catering for families, single persons, couples and retirees
4. Development of southern town entrances that increase the town's presence within the region
5. Improved connections throughout the town to increase accessibility for all members of the community (locals, visitors and FIFO residents).



	civic and community		creek
	mixed use		Flood zone
	open space		major road corridors
	medium density housing		secondary roads
	commercial / retail		trails and footpaths
	increased residential density		town entrances
	Industry		pedestrian links
	recreational open space		shared use paths
	community recreation		improved landscape corridors
	education		
	mining camps		
	greenway links		
	upgraded infrastructure		

6.3 Growing Pains- Developing the Town: 5 - 10 years

The second stage of the Masterplan will result in the most significant change to the town. While this change may cause disruption in the community, the resulting urban form of Dysart will provide a resilient framework for the future.

The years following the initial stages of the structure plan continue to address the key issues and urban design needs delivering capacity, resilience and a sense of community.

The development of the town centre will continue with further upgrades around Garden Plaza including the potential for shop-top housing and offices in order to provide extra capacity. Additional medium density housing is also proposed as part of a continuation of the existing housing to the eastern edge of the town centre.

With the increased density of the town centre and a focus on increasing residential capacity other opportunities will exist to re-develop the existing residential areas adjacent to the town centre. These development opportunities, whilst not a given, will be encouraged in order to develop a compact and vibrant centre with easy access to shops, open spaces, recreation and entertainment.

Other types of housing stock will continue to be developed to the north on land owned by BMA and Mr T Murphy. These potential development sites will increase the capacity of the town significantly as well as the range of housing types.

In addition to the residential development in the town, it is anticipated that a fourth single person's camp will be required. This will be located to the northwest within the existing BMA land and will capitalise on the existing transport network and landscape buffers that are provided by local roads and creek lines.

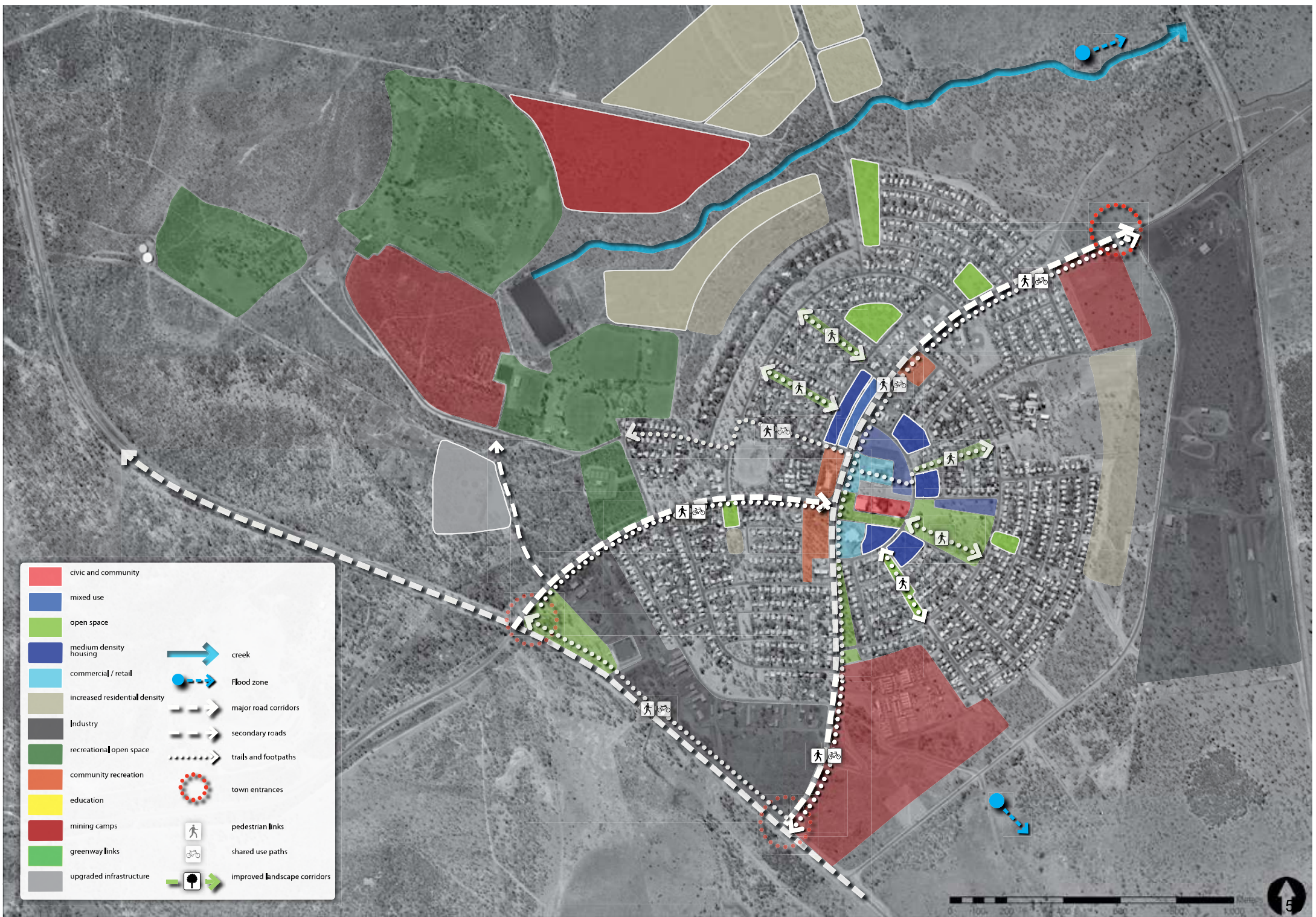
As a result of the town's growth and the limitations of the existing water treatment plant an expansion will be required to meet the expected population of 6,516 over the next 14 years. Other infrastructure improvements will be required such as road upgrades, drainage improvements, stormwater and lighting as well as the ongoing upgrade of existing open space.

Opportunities continue for the redevelopment and upgrade of existing residential areas particularly along Queen Elizabeth Drive and Yeates Crescent building on the existing built form and mixed use of Jacaranda Court.

Finally the Dysart Connection Road entrance will be upgraded completing the town's sense of arrival from the northeast.

Key Actions

1. Increasing residential capacity within the town centre
2. Residential expansion to the north to provide a greater diversity of housing types including 'lifestyle' rural living allotments
3. Development of fourth single persons' camp
4. Infrastructure upgrades particularly the water treatment plant.



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6.4 Redefining Dysart: 10 - 20 years

The third phase of the Masterplan requires the strengthening of the town. The residential capacity of the town continues to increase as well as the provision and maintenance of social infrastructure in terms of open space, the commercial centre, library, schools, hospitals, entertainment and recreation.

The density of the town continues to grow with further redevelopment along Queen Elizabeth Road and Shannon Crescent. This results in a compact town centre with spines of development and commercial activity expanding along the main road corridors.

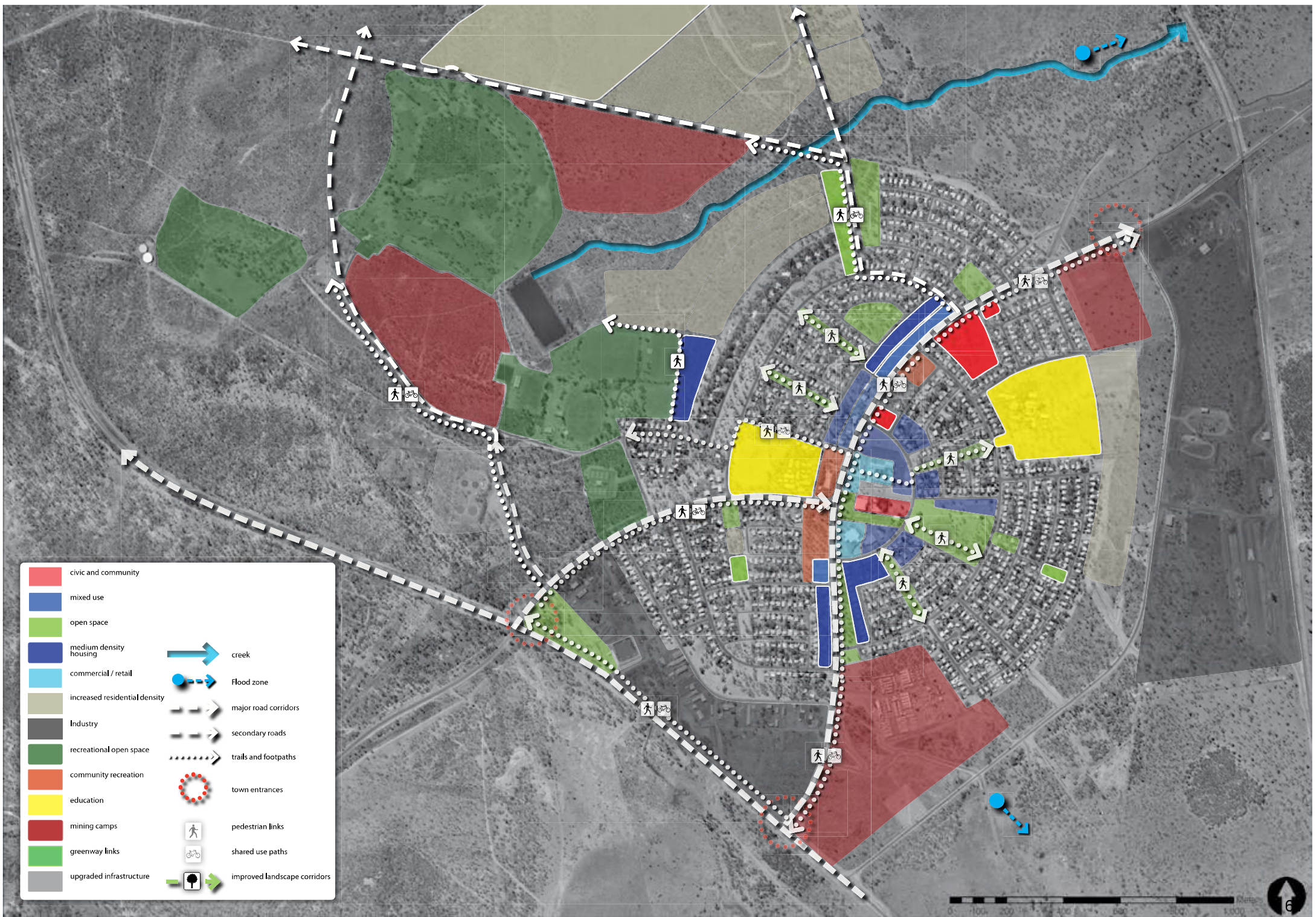
The residential development and land releases to the north will continue. The expansion of these suburban areas will require careful integration to ensure that the town centre remains accessible. Road upgrades and new creek crossings will ensure access while open space upgrades and new footpath links will provide additional accessibility.























The ongoing development around the town particularly to the north will provide the opportunity for a number of greenways around the town. These linear open space corridors will act as buffers, protecting existing landscape features such as creek lines from over development or providing separation between different land uses. These greenways will provide opportunities for footpaths and cycle-ways around the town creating additional connectivity, amenity and habitat value.

As the structure plan develops a key consideration is the ongoing capacity and viability of the local schools. If the current demographic trend (loss of families due to FIFO) continues, the requirement for two schools may be limited. In this scenario, it is anticipated that the schools will be amalgamated to form a single campus on the high school site and the primary school may be redeveloped for additional residential, commercial or civic purposes that support the future needs of the town.

Key Actions

1. Continued residential development along Queen Elizabeth Drive
2. Infill Residential development to the north
3. Development of greenway links to town edge
4. Increased capacity within hospital and other essential services
5. Review capacity and demand for both schools (consider amalgamation)



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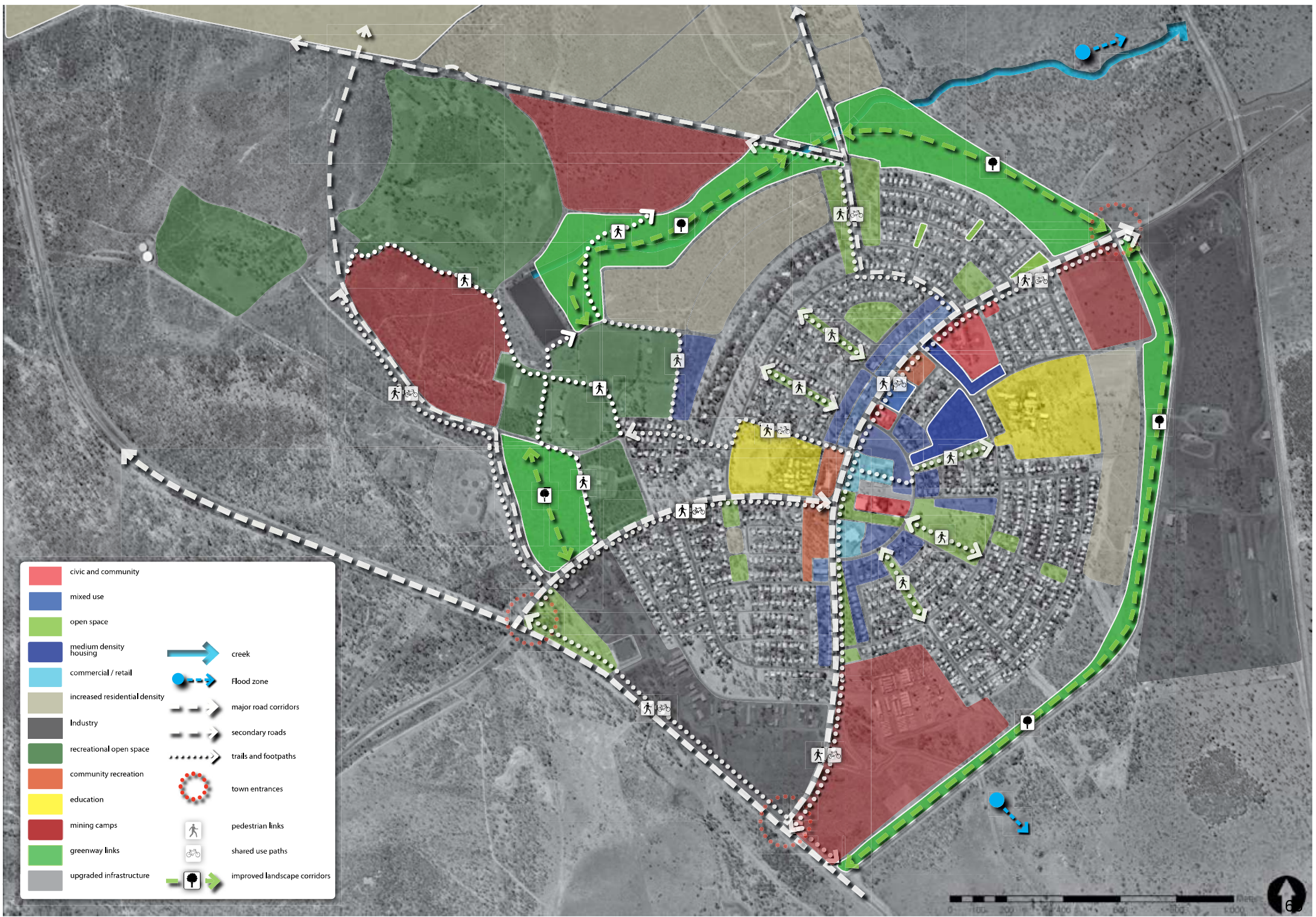
6.5 Completing the Community: 20 Years and Beyond























The final stage of the Masterplan will see the continued implementation of the urban design strategies and approaches that were established in the initial stages of the plan. The focus will remain the development of capacity, resilience and vitality while maintaining a sense of community.

It is anticipated that the Masterplan will develop significant capacity capable of accommodating the growing population in response to increased mining activities within the Isaac region over the next 30 years.

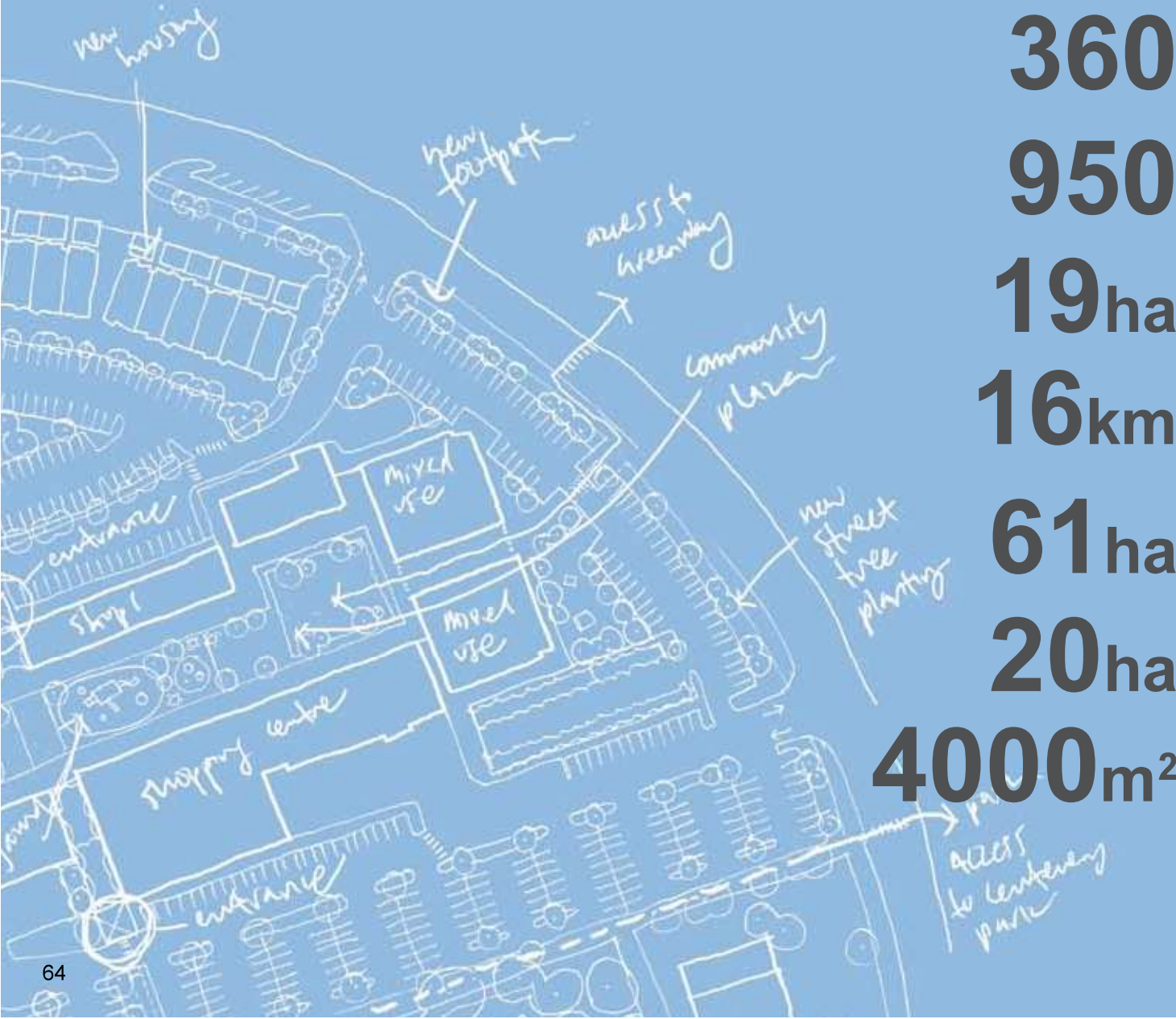
Key Action

1. Continued residential development to the north
2. Infill development within the town
3. Development of greenway links to town edge



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6.6 Expected Outcomes of the Masterplan for Dysart



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 cycle and walking trails)

20ha

Of single men's camp accommodation

4000m²

Of additional commercial, mixed use and retail facilities

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