

MAGNETIC ISLAND

Magnetic Island is one of Townsville's best-known natural features. It is recognised both in Australia and internationally for its biodiversity, tropical landscape and iconic environmental features. Being situated within the World Heritage listed Great Barrier Reef Marine Park, the Townsville City Plan aims to protect the significant ecological, landscape and recreational values of Magnetic Island, whilst supporting opportunities for tourism, including nature-based tourism and ecotourism. Over the next 25 years it is envisaged that it will continue to be enjoyed and appreciated for its special attributes. The Townsville City Plan considers residential and tourist accommodation as being secondary to the conservation values on Magnetic Island. Substantial changes to the function, scale and character of the existing communities is not anticipated.



Key Land Use Outcomes for Magnetic Island

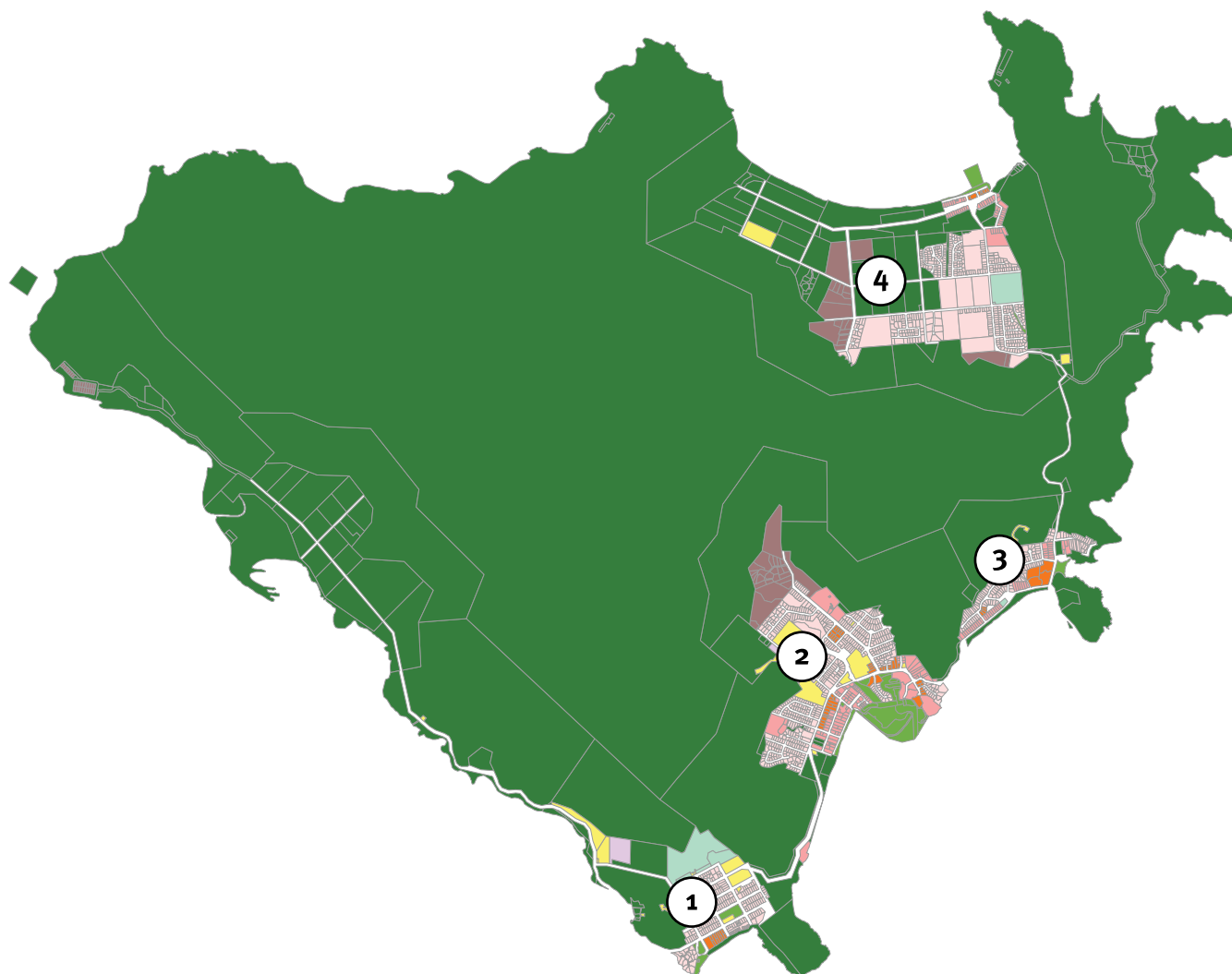
- Magnetic Island is not envisaged to accommodate any significant additional growth beyond current commitments.
- Preserve the special character and scenic and environmental values in these areas.
- Small-scale and low-rise tourist and residential accommodation is secondary to the conservation values on Magnetic Island.
- Protection of the existing environmental values.
- Ensure development is of a scale and form relative to the character of Magnetic Island.
- Each village on Magnetic Island retains its role and sense of identity.
- Management of the land to protect from impacts of climate change, erosion, storm surge and vegetation degradation.
- Balance the needs of residents and tourists.

What the Community Told Us

- Village environment/lifestyle is important.
- Preservation of our environment is critical.
- Tourism needs to respect the environment.
- Heights/massing of buildings should respond/enhance visual character.
- Retain a residential focus.
- Preserve the lifestyle and character of Magnetic Island.
- Foreshore development should be appropriate and sensitive to environmental built form responses.
- Recognise the unique features and characteristics of each bay.



Magnetic Island



Land Use Zones

Zones

- Medium density residential
- Mixed use
- Community facilities
- Sport and recreation
- Open space
- Environmental management and conservation
- Low impact industry
- Low density residential
- Rural residential

Focus areas

- 1** Picnic Bay - predominantly low-key residential with small scale local services.
- 2** Nelly Bay - gateway to Magnetic Island and primary service centre.
- 3** Arcadia - predominantly residential, small-scale tourism and small-scale local services.
- 4** Horseshoe Bay - predominantly residential with small-scale local services.



Focus Area 1.

Picnic Bay

Picnic Bay will continue to predominantly serve as a residential area, with access to the small-scale neighbourhood centre uses and an improved entry to the village. Key elements include:

- Maintain low density residential as the dominant land use for the area.
- Consolidate and revitalise existing retail area.
- Redevelopment of the existing landfill site to a community focussed hub.
- Maintain school uses and integrate with community-focussed hub to create a gateway to the area.
- Low-impact industrial uses limited to existing area.

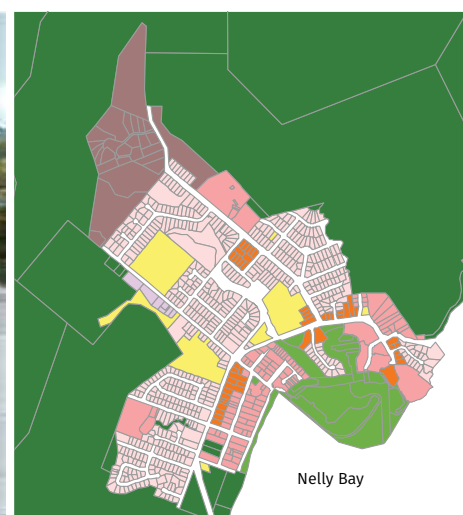


Focus Area 2.

Nelly Bay

Nelly Bay will continue to serve as the primary service centre and gateway to the island, with tourist accommodation and centre facilities. Key elements include:

- Most intense tourist accommodation (up to 4 storeys) focussed around the ferry terminal, with cafes and restaurants which address the waterfront promenade.
- Other tourist accommodation is of a lower scale (up to 2 storeys) which reflects the local character and climate.
- Sooning Street becomes a gateway, providing built form and services for arrivals and departures from the island.
- Key location of commercial, retail and business activity.
- Existing low-impact industry uses maintained in existing area.

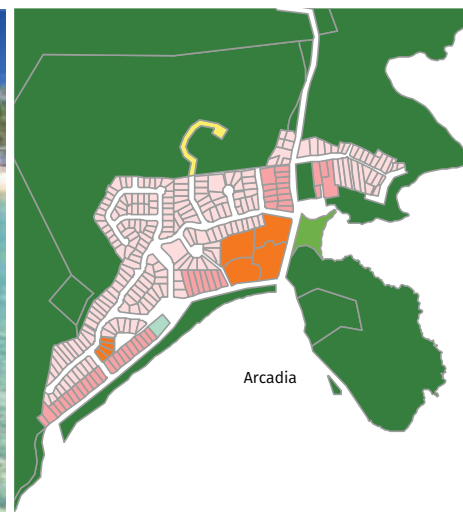


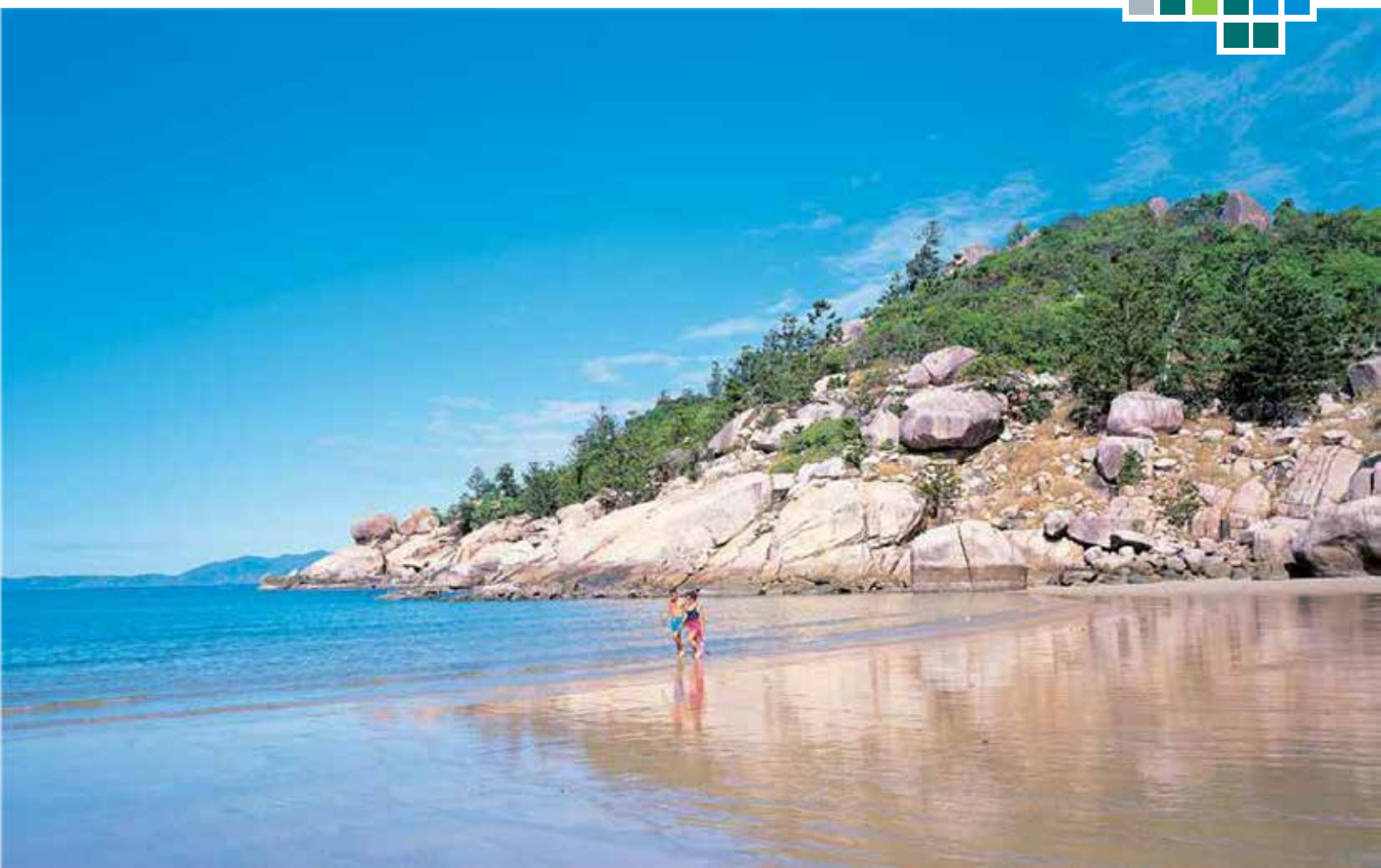
Focus Area 3.

Arcadia

Arcadia will continue to serve as a predominantly residential area, with access to its own local shops, a new community hub, and some small-scale tourism accommodation. Key elements include:

- The existing centre area in Arcadia transforms into a defined centre of activity, including uses such as shops, small offices, residential and tourist accommodation.
- Development creates a strong relationship with Marine Parade and Armand Way, with development oriented toward the street creating an active street frontage.
- Consolidated low-scale tourist accommodation (up to 2 storeys) is provided which reflects the local character and climate and takes advantage of views of the beachfront setting.
- Maintain low density residential areas.



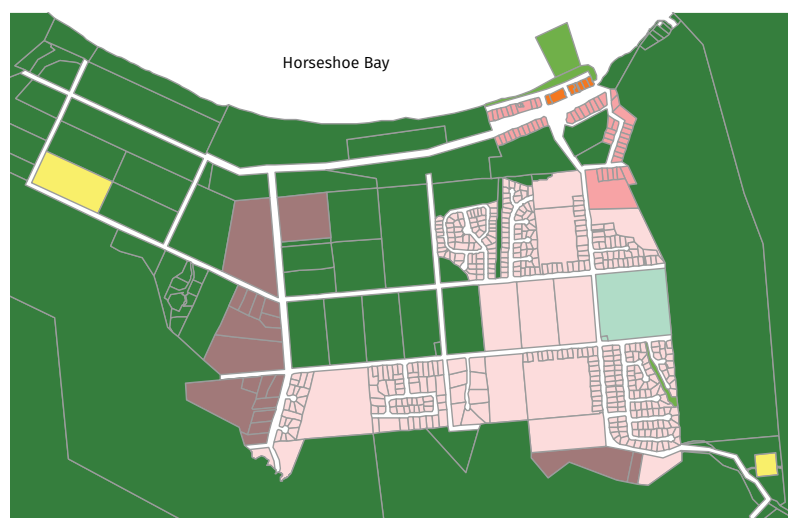


Focus Area 4.

Horseshoe Bay

Horseshoe Bay will continue to be a predominantly residential community, with some small-scale tourism accommodation and activities. Key elements include:

- Maintain existing rural residential opportunities.
- Maintain low density residential as the dominant land use for the area.
- Low-scale tourist accommodation (up to 2 storeys) is provided which reflects the local character and climate and where possible takes advantage of views of the beachfront setting.
- Retail, office and tourist activities are consolidated to provide a pocket of activity which supports the ongoing tourism focus.



DISCLAIMER: The contents of this information sheet have been prepared to assist in the understanding of the Townsville City Plan. The information sheet is an outline only. For full details of the applicable provisions, please refer to the Townsville City Plan.

For more information please contact Planning Services: ☎ 13 48 10 ✉ enquiries@townsville.qld.gov.au 🌐 townsville.qld.gov.au