

NORTH WARD

North Ward offers huge opportunities for more people to live in and enjoy the area due to the high amenity offered from The Strand, and its proximity to the CBD. The focus for North Ward will be on expanding existing entertainment and dining opportunities and continue its role as a major tourist destination. Pedestrian-friendly, active street level uses like restaurants and cafes, particularly along The Strand and Gregory Street will see potential for the wider community to enjoy North Ward as one of Townsville's key leisure and recreation destinations. North Ward is part of a broader strategy to make Townsville a more compact city, structured around a network of activity centres, with new infill residential development and tourist accommodation underpinning these changes. Other locations for significant infill development include the principal centre (CBD) and surrounds; and in and around the Aitkenvale, Hyde Park and Thuringowa Central major centres.



Key Land Use Outcomes for North Ward

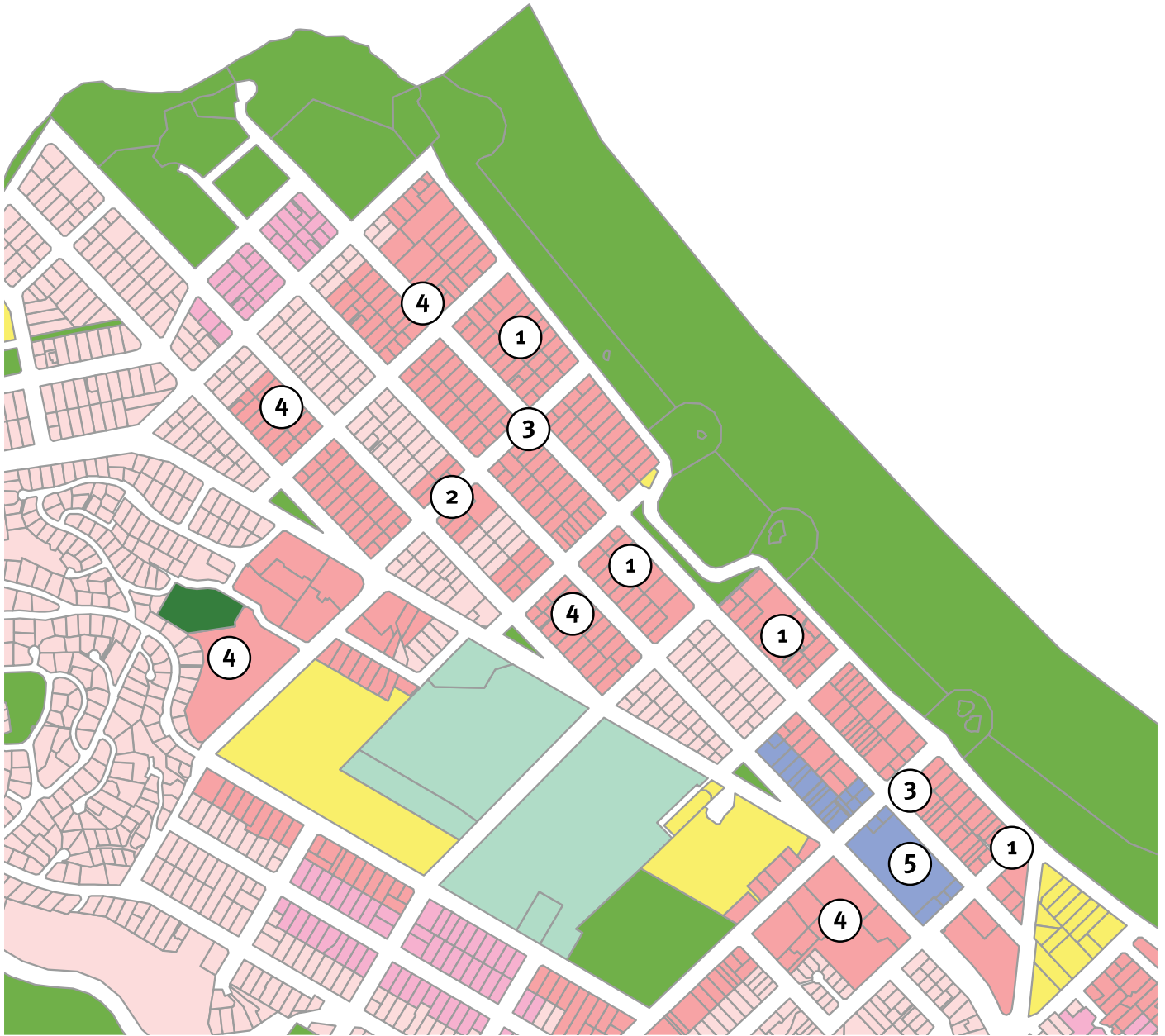
- North Ward is identified as a primary location for higher density infill residential development, where outside of potential flood or storm surge vulnerability.
- Focus for tourist accommodation and dining along The Strand and Gregory Street.
- North Ward shopping centre is identified as a local level centre.
- Supporting the creation of a distinctive, attractive community based on a mixture of land uses.
- Balance accommodation with cafes, higher amenity residence and tourists' interests.
- Encourage provision for a variety of transportation choices (cycling and public transport) and reduced car dependency.
- Development focused on walkable, mixed use village nodes.
- Pedestrian-friendly, active frontages along The Strand.

Noteworthy

- Height limits of up to 5 and 8 storeys in residential infill areas in North Ward are based on market testing and the ongoing protection of the key view corridors.
- The building heights enable development to include the activation of street level uses (such as cafes and restaurants) on The Strand and in the key village precincts. Intensification of development will not occur in areas subject to flooding or storm surge risk.
- Higher density in key infill areas will protect the existing amenity of our traditional suburbs by preventing the historical '6-pack' unit development from being established in traditional neighbourhoods.
- The Townsville City Plan smart growth strategy will help build the initiative for major public transport routes, linking key destinations in Townsville.
- The plan will support housing affordability in Townsville, by providing a wider mix of housing products in central locations for a broader demographic.



North Ward



Land Use Zones

Zones

- Local centre
- Medium density residential
- Sport and recreation
- Community facilities
- Open space
- Character residential
- Low density residential
- Environmental management and conservation

Focus areas

- 1 The Strand
- 2 Infill residential development with focus onto open space
- 3 Mixed use focus on transition to residential
- 4 Infill residential development focus
- 5 Local centre highest level retail focus and mixed use development.



Focus Area 1.

The Strand precinct

The Strand precinct is a focus area for community activity and will provide for a concentration of accommodation for tourists and residents, highlighting The Strand’s role as a residential and tourist destination for Townsville. Key elements include:

- The precinct utilises the amenity offered by The Strand parklands.
- Small-scale non-residential uses are provided at the ground floor (such as cafes and restaurants) to activate the street.
- Buildings are designed to face The Strand parklands.
- Buildings are up to 5 storeys in building height.

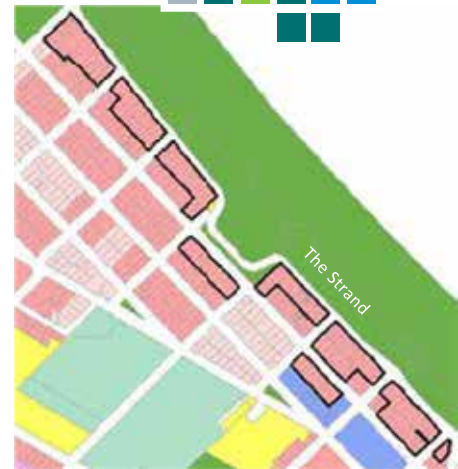


Image: The Watermark, a desired built form outcome

Focus Area 2.

North Ward gateway precinct

The North Ward gateway precinct provides a key gateway to The Strand. It will be the focus of increased residential densities to reinforce its role as a gateway to the area. Key elements include:

- Distinct built form is created along Landsborough Street.
- Built form creates a view corridor to The Strand and contributes a sense of arrival to the area.
- Buildings are up to 8 storeys in building height.
- An attractive tropical streetscape is created.



Image: Example of desired built form outcome

Focus Area 3.

North Ward villages precinct

The North Ward villages precinct is envisaged to contain the highest level of activity and residential density in North Ward.

Key elements include:

- The precincts accommodate non-residential uses such as cafes and restaurants at the ground floor to activate the street, with residential above.
- The Gregory Street village will expand its existing function as a destination for street dining and entertainment.
- The Landsborough Street village will develop into a secondary lifestyle focus area in North Ward and will complement but not compete with Gregory Street.
- Along Gregory Street and Landsborough Street built form is up to 8 storeys in building height.



Image: Example of desired built form outcome



Focus Area 4.

North Ward medium density precinct

The North Ward medium density precinct will provide for medium density housing that reinforces the role and vibrancy of North Ward. Key elements include:

- Built form is up to 5 storeys in building height.
- Development on the former hospital site facilitates the reuse of the hospital building for residential purposes with improved accessibility for pedestrian and cyclists.
- Development creates strong orientation toward the street and The Strand.

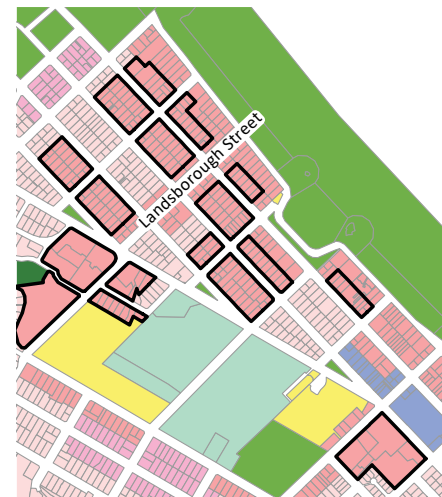


Image: Example of desired built form outcome

Focus Area 5.

North Ward local centre

The North Ward local centre is reinforced as a mixed use café and dining hub, with residential and tourist accommodation, in addition to its local service role. Key elements include:

- The built form, public space and streetscape treatments will create a distinct character for the area, with a focus on the frontage of Gregory Street.
- Buildings are up to 8 storeys in building height along Gregory Street, transitioning down to 5 storeys behind.



Image: Example of desired built form outcome

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.

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