

ROSENEATH MEDIUM IMPACT INDUSTRY PRECINCT

The purpose of this information sheet is to explain the intent of the **Roseneath medium impact industry precinct** within the Townsville City Plan.

Zones designate land for a particular use (e.g. residential, industrial, and rural). All property within Townsville is included within a zone. Precincts may be identified for part of a zone. A precinct provides further detail for a specific area within a zone.

A planning scheme (referred to as Townsville City Plan) is a legal document that guides and regulates the development of land. The Townsville City Plan is made up of two key elements: a written component and maps.



Transition from Rural to Medium Impact Industry

As part of the development of the Townsville City Plan, Council undertook a number of major strategic studies to help define the city's preferred settlement pattern. The studies identified the Roseneath area was suited for industrial development based on its proximity to the Port, major transport corridors and its buffer from residential development.

Council carried out community information sessions in 2012, proposing a number of options for the community to consider in relation to whether there was support to transition the area from rural to industrial. The majority of community feedback supported Roseneath being zoned for industrial purposes.

Other Factsheets of Interest to the Industrial Zones

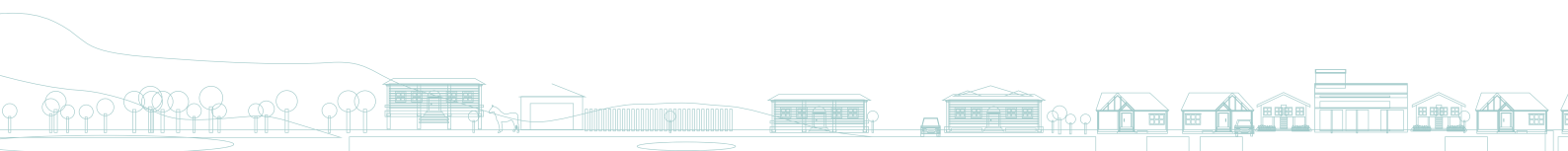
The Development Codes Information Sheet and Overlay Information Sheet provide information about other aspects of the industrial zones.

DEVELOPMENT CODES

Part 9 of the Townsville City Plan contains the development codes. This series of codes manage engineering design and construction standards, including servicing, subdivision, parking, access, landscaping and signage. Uses in the Roseneath medium impact industry precinct will need to consider many of these codes when undertaking development.

OVERLAYS

Overlays that affect a lot will need consideration in conjunction with the Medium impact industrial zone code. Development will need to respond to the overlay ensuring the appropriate design outcomes are achieved whilst complying with the objectives and purpose of the zone code. In some cases, overlays will determine the overall development outcomes in response to the nature of the overlay, for example, to avoid the impacts of flooding.



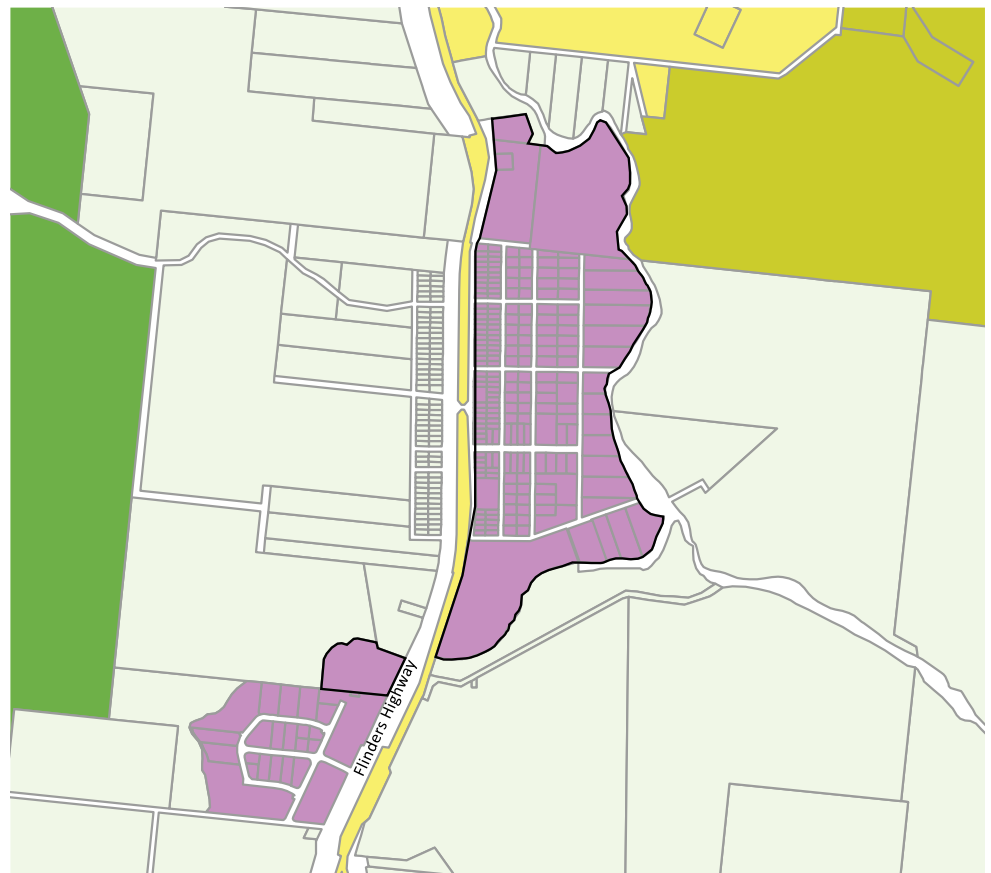


Opportunity in Roseneath

The Roseneath medium impact industry precinct seeks to encourage medium impact industries, particularly those with a transport focus.

The Medium impact industry zone seeks to encourage and provide an incentive for the development of the area. Developers will be able to establish and improve infrastructure standards including upgrading roads, drainage and access and providing improvements to water and sewerage reticulation.

Any new industrial uses will also be appropriately separated from creeks and other environmental features. These natural features will act as a natural boundary to industrial development to ensure minimal impact on the wider Roseneath area.



Legend

- Medium impact industry zone (Roseneath medium impact industry precinct)
- Community facilities
- Special purpose

Image: Roseneath medium impact industry precinct

Frequently Asked Questions

What are some examples of medium impact industry that may occur in the Roseneath area?

Spray painting and surface coating, transport depot, warehousing and product manufacturing.

How will this affect my current development in Roseneath?

All legally approved structures or lawful uses in the Roseneath area are able to remain or continue to operate. Medium impact industry uses are encouraged in the precinct and transform from rural uses.

Is a residential dwelling allowed in the Roseneath medium impact industry precinct?

New houses are not supported in the precinct; however, existing lawful houses will not be affected by the zoning. The zone allows for caretaker residences where there is a lawfully established non-residential use on-site (i.e. industrial use).

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