

## THURINGOWA CENTRAL

The **Thuringowa Central** major centre will evolve and host higher density housing with other accommodation options, utilise nearby community facilities and public transport, and become a compact, walkable and vibrant mixed use urban neighbourhood. The establishment of Thuringowa Central as a key infill area is part of the broad strategy to shape Townsville into a more compact city, structured around a network of activity centres. Other locations for significant infill development include the principal centre (CBD) and surrounds, North Ward, and in and around the other major centres - Aitkenvale and Hyde Park.

### Key Land Use Outcomes for Thuringowa Central

- Higher density housing, including student and visitor accommodation, will be encouraged.
- Encourage a broad range of commercial, community, cultural and entertainment uses in the activity centre (appropriate to its level in the centres hierarchy), to support vibrancy, community life, health and economic development.
- Support the creation of a distinctive, attractive community based on a mixture of land uses.
- Prioritise use of existing infrastructure.
- High amenity offered by Riverway and Pioneer Park.
- No major department store is to be located in this centre, but rather in the CBD.
- Improve centre design by enhancing connections within the centre, and establishment of a high amenity main street along High Range and Pioneer Drive.
- Create better linkages with James Cook University and Townsville Hospital through the provision of high frequency public transport options.
- Maximise accessibility for walking, cycling and public transport.
- Create a strong and positive sense of place by establishing active main street environments, more outward-orientated, street-focused shopping centres and a boulevard-like streetscape along major roads.
- Support investment in community facilities and other infrastructure.

### Noteworthy

- Higher density in key infill areas will protect the existing amenity of our traditional suburbs by removing the ability of the historical '6-pack' unit development being developed in traditional neighbourhoods.
- The Townsville City Plan smart growth strategy will help to build the initiative for major public transport routes, linking key destinations in Townsville.
- Conducting business in the centre will be easier, with appropriate reuse of buildings not requiring council approval.
- The increased residential building heights in Thuringowa are based on market testing.
- Helps to maximise housing affordability in Townsville, by providing a wider mix of housing product in central locations.





**Thuringowa Central**



**Land Use Zones**

**Zones**

- Major centre
- Medium density residential
- Community facilities
- Sport and recreation
- Open space
- Low density residential

**Focus areas**

- 1 Major centre core highest level retail focus and mixed use development
- 2 Infill residential development focus
- 3 Infill residential development focus



## Focus Area 1.

The Thuringowa Central major centre will continue to grow and boast a diverse range of activities within the centre.

Key elements include:

- Maximum building height is between 3 and 8 storeys.
- A major department store is not established within this centre, but rather in the CBD.

The Thuringowa Central major centre is made up of four sub-precincts. The four sub-precincts are: the Willows sub-precinct, Thuringowa town centre heart sub-precinct, Thuringowa centre support sub-precinct, and Thuringowa Drive sub-precinct.

### Willows sub-precinct

Will become the primary shopping destination for Thuringowa Central. It may also contain a mix of other office, higher density residential uses, community facilities, and dining and entertainment uses. The building height is up to 5 storeys within the block bounded by Thuringowa Drive, Hervey Range Road, Kern Brothers Drive and Carthew Street, and 3 storeys otherwise.



### Thuringowa town centre heart sub-precinct

Contains a concentrated mix of uses, including shopping, office and higher density residential uses, community facilities, dining and entertainment uses. Residential and office uses are accommodated in mixed used developments. The sub-precinct contains the highest and most concentrated built form within Thuringowa Central. Building height is a maximum of 8 storeys fronting Riverway Drive and the main section of High Range and Pioneer Drive and 5 storeys otherwise.



### Thuringowa centre support sub-precinct

Will accommodate larger showroom uses, service industries and some low-impact industries. Office use and community facilities may also be accommodated but shopping uses other than those of a convenience nature are not encouraged in this precinct. Building height is up to 3 storeys.



### Thuringowa Drive sub-precinct

Will contain a mix of office, shops, service industries and residential uses. Building height is up to 3 storeys.





**Focus Area 2.**

**Thuringowa South precinct**

The Thuringowa South precinct will accommodate medium density housing, reinforcing the role and vibrancy of Thuringowa Central major centre. The precinct will also include student and visitor accommodation to strengthen economic links with James Cook University and Townsville Hospital. Key elements include:

- Built form creates a medium-rise environment (up to 5 storeys in building height) along Riverway Drive.
- Other built form within the precinct is generally low-rise (up to 3 storeys in building height).
- Development facilitates improved accessibility to the major centre for pedestrians and cyclists and promotes access to public transport facilities.



**Focus Area 3.**

**Thuringowa East precinct**

The Thuringowa East precinct will accommodate medium density housing to reinforce the role and vibrancy of Thuringowa Central major centre. The precinct will also include student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital. Key elements include:

- Development facilitates improved access for cyclists and pedestrians.
- The built form creates a medium-rise environment (up to 5 storeys in building height) along Thuringowa Drive and Ross River Road, and transitions down to surrounding low-rise residential areas.
- Existing non-residential uses do not significantly expand, and no additional non-residential development is established within the precinct.



**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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