

AITKENVALE

The **Aitkenvale** major centre will evolve to include higher density housing with other accommodation options, utilising nearby community facilities and public transport and become a compact, walkable and vibrant mixed use urban neighbourhood. The establishment of Aitkenvale as a key infill area is part of the broader 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 – Hyde Park and Thuringowa Central.

Key Land Use Outcomes for Aitkenvale

- A focus on creating a walkable neighbourhood.
- Direct infill development to have a focus on “placemaking” and enhancement of the public spaces.
- Support the creation of a distinctive, attractive community based on a mixture of land uses.
- Encourage the provision for a variety of transportation choices (cycling and public transport) and reduced car dependency.
- Support investment in community facilities and other infrastructure.
- High amenity offered by Ross River.
- 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.
- Prioritise the use of existing infrastructure.
- Higher density housing will be encouraged including student and visitor accommodation.
- An additional major department store is not to be located within this centre, but rather in the CBD.

Priorities for improved centre design include:

- Activating Elizabeth Street.
- Providing an improved bus interchange.
- Creating better linkages with the CBD, Thuringowa Central, James Cook University and Townsville Hospital through high frequency public transport options.

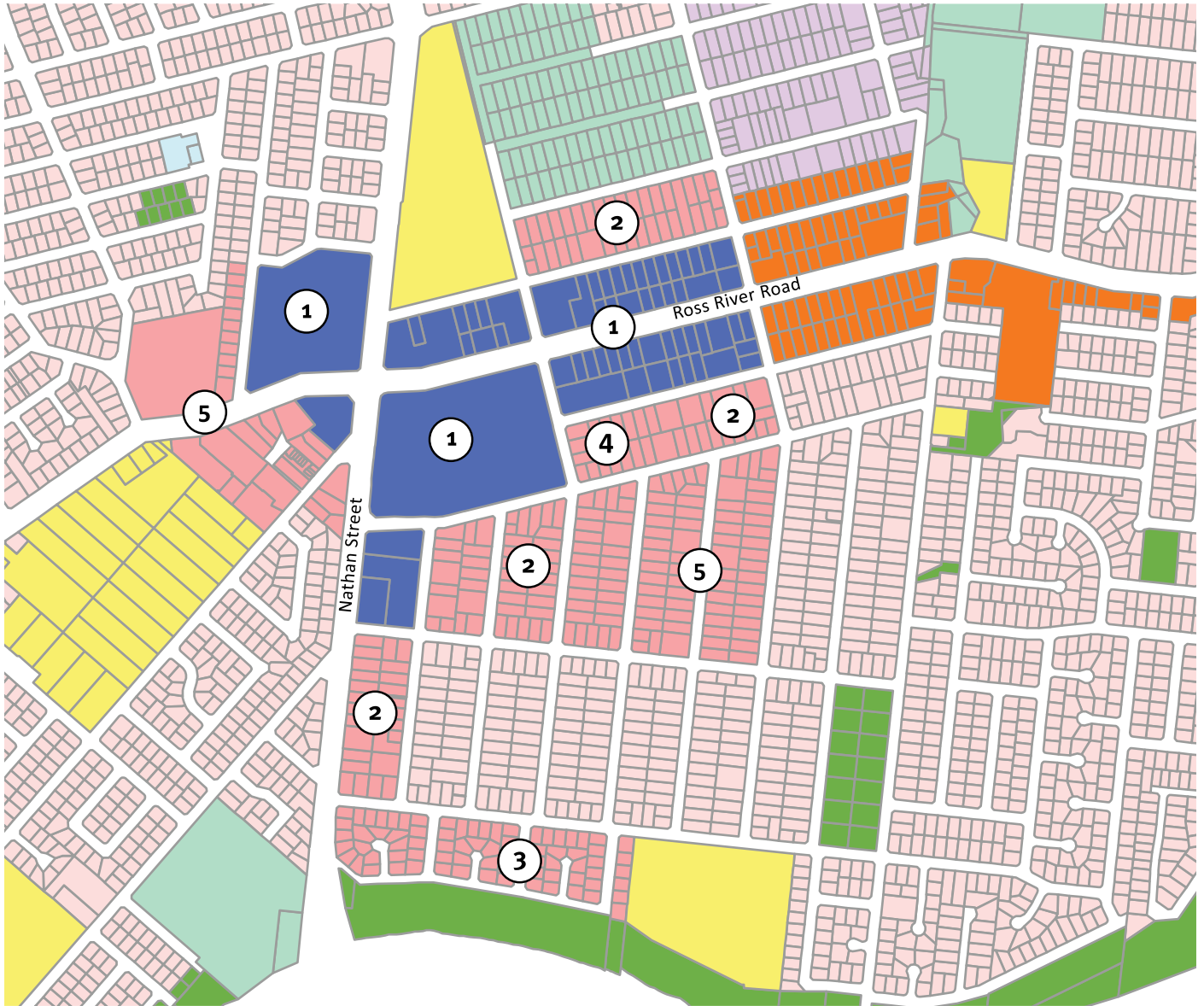
Noteworthy

- Higher density in key infill areas will protect the existing amenity of our traditional suburbs by preventing 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.
- Conducting business in the centre will be easier with appropriate reuse of buildings not requiring council approval.
- The increased residential building heights in Aitkenvale are based on market testing.
- Housing affordability will be supported in Townsville by providing a diverse mix of housing products in central locations.





Aitkenvale



Land Use Zones

- Zones**
- Major centre
 - Medium density residential
 - Mixed use
 - Community facilities
 - Sport and recreation
 - Open space
 - Low impact industry
 - Low density residential

- Focus areas**
- 1** Centre core highest level retail focus and mixed use development.
 - 2** Infill residential development focus (up to 5 storeys).
 - 3** Infill residential development with focus onto open space (3 to 6 storeys).
 - 4** Active ground floor uses to Elizabeth Street and Patrick Street and infill residential development focus (up to 5 storeys).
 - 5** Infill residential development focus (up to 3 storeys).



Focus Area 1.

Aitkenvale major centre precinct

The Aitkenvale major centre contains a mix of retail, commercial, community and entertainment services integrated with residential development. It will be a key transport node for the future of Townsville’s public transport network. Key elements include:

- Maximum building height varies, depending on the precinct, between 5 and 8 storeys.
- An additional major department store is not located within this centre, but rather in the CBD.

The Aitkenvale major centre precinct is made up of two sub-precincts, the Aitkenvale centre core sub-precinct and the Aitkenvale centre frame sub-precinct.

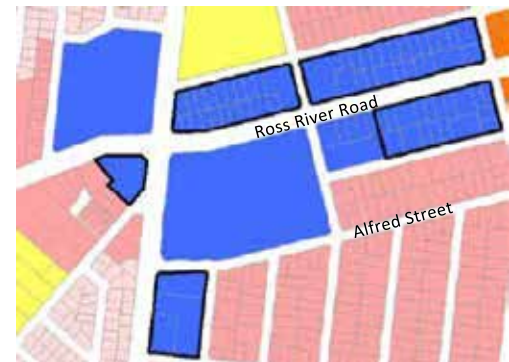
Aitkenvale centre core sub-precinct

- This will be the retail focus of the centre. A new town square is incorporated and Elizabeth Street is encouraged to transform into an active main street.



Aitkenvale centre frame sub-precinct

- It contains a mix of uses including shopping, offices, community and residential uses (accommodated in mixed use developments).



Focus Area 2.

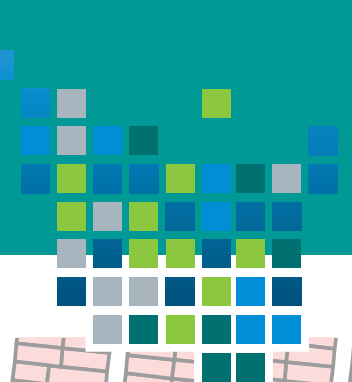
Aitkenvale medium density precinct

The Aitkenvale medium density precinct focuses on promoting higher density residential development and reinforcing the role and vibrancy of the Aitkenvale major centre. Key elements include:

- Student and visitor accommodation is encouraged.
- Built form is up to 5 storeys in building height.
- New development promotes improved pedestrian and cyclist accessibility with safer, shadier pedestrian routes to access facilities.



Image: Example of desired built form outcome



Focus Area 3.

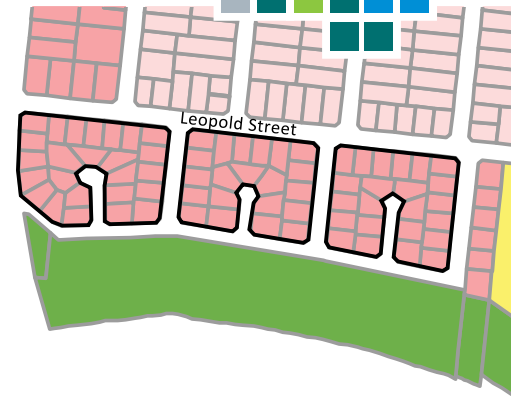
Rossiter Park precinct

It is proposed that the Rossiter Park precinct redevelops into a more dense residential community and takes advantage of the amenity of Rossiter Park and the Ross River. Key elements include:

- Built form is up to 6 storeys in building height, transitioning down to 3 storeys to surrounding low-rise residential.
- Redevelopment aligns new streets with the existing street grid alignment.
- Direct travel connections are re-established between the Aitkenvale major centre and Ross River and its parkland via Elizabeth Street.



Image: Example of desired built form outcome



Focus Area 4.

Aitkenvale village precinct

The Aitkenvale village precinct focuses on promoting active street environments to Elizabeth Street and Patrick Street supported by higher density residential development. Key elements include:

- Small-scale retail, dining and entertainment activities
- Built form is up to 5 storeys in building height.
- New development promotes improved pedestrian and cyclist accessibility with safer, shadier pedestrian routes to access facilities.



Image: Example of desired built form outcome



Focus Area 5.

Medium density residential

The Medium density zone areas in Aitkenvale focus on promoting higher density residential development and reinforcing the role and vibrancy of the Aitkenvale major centre. Key elements include:

- Multiple dwellings and other forms of residential accommodation are encouraged.
- Built form is up to 3 storeys in building height.



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.

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