Other Information Sheets of Interest to the Centre and Mixed Use Zones

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

Purpose of Centre and Mixed Use Zones

The Townsville City Plan provides for a variety of activity centres to meet the needs of our growing community. The Townsville City Plan includes centre and mixed use zones, which outline the hierarchy of activity centres. The Townsville City Plan adopts a hierarchy of activity centres to ensure optimum access to employment, services and facilities across the city (including public transport services), and to support the efficient provision of infrastructure and to optimise public investment.

The Townsville City Plan provides for a mix of uses across 7 centre zones, which align to the defined hierarchy of activity centres. The 7 centres and mixed use zones are:

- Principal centre (CBD) zone
- Major centre zone
- District centre zone
- Local centre zone
- Neighbourhood centre zone
- Specialised centre zone
- Mixed use centre zone.

Within each centre zone there are also a number of precincts. The precincts provide for specific development outcomes.

Nature of Centres

A broad range of uses are encouraged at activity centres to support vibrancy, community life and health and economic development.

Day and night-time activity is expected in Townsville’s larger, higher level activity centres: CBD, Aitkenvale, Thuringowa Central, Hyde Park and future centres at Julagio (Elliot Springs and Burdekin (North Shore)).

Residential development is also promoted in activity centres in a form and density appropriate to the scale of the centre.

An activity centre contains a mix of uses and is multifunctional. While the dominant building in activity centres is often a shopping centre, a shopping centre alone does not make an activity centre.

Nature of Centres

Frequently Asked Questions

How does the Townsville City Plan support the right type of development in centre and mixed use zones?

In centre and mixed use zones, supported uses are accepted development subject to requirements if within an existing building and not involving more than minor building work. There are also no floor area thresholds for the principal centre.

What are the benefits of locating a high diversity of land uses in a compact centre?

- Provides a strong basis for economic growth
- More efficient concentration of goods and services
- Supports vibrancy, community life and health
- Increases opportunities for social interaction
- More efficient use of infrastructure
- A basis for improved public transport and walkability.
### Townsville City Plan Centres and Mixed Use Zones Overview

The Townsville City Plan has used the Planning Regulation 2017 requirements for zones (including names and colours). Use definitions are represented in the Townsville City Plan in Schedule 1. The following table identifies the overall intent of the Townsville City Plan centre and mixed use zones and intended development.

<table>
<thead>
<tr>
<th>Townsville City Plan Zone</th>
<th>Purpose</th>
<th>Examples of intended development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal centre (CBD) zone</td>
<td>Bar &gt; Community use &gt; Educational establishment &gt; Food and drink outlet &gt; Health care services &gt; Indoor sport and recreation &gt; Multiple dwelling</td>
<td>Nightclub entertainment facility</td>
</tr>
<tr>
<td>Major centre zone</td>
<td>Bar &gt; Community use &gt; Educational establishment &gt; Food and drink outlet &gt; Health care services &gt; Indoor sport and recreation</td>
<td>Multiple dwelling</td>
</tr>
<tr>
<td>Neighbourhood centre zone</td>
<td>Contain a generally limited range of retail, commercial and community-related activities which are focused on meeting the basic, day-to-day convenience needs of a surrounding neighbourhood within a walkable catchment.</td>
<td>Child care centre &gt; Community use &gt; Dwelling unit &gt; Food and drink outlet</td>
</tr>
<tr>
<td>Specialised centre</td>
<td>Accommodates large public, commercial or institutional facilities which are significant to the economic and social well-being of Townsville.</td>
<td>Consistent with specialised centre</td>
</tr>
<tr>
<td>Mixed use zone</td>
<td>Accommodates small to medium-sized pockets and corridors of mixed use development throughout Townsville, which are generally close to centres, significant entry points and providing an interface between residential, commercial, retail or industrial uses.</td>
<td>Food and drink outlet &gt; Indoor sport and recreation &gt; Low impact industry</td>
</tr>
<tr>
<td>District centre zone</td>
<td>Community use &gt; Health care services &gt; Indoor sport and recreation &gt; Multiple dwelling</td>
<td>Office &gt; Service industry &gt; Service station &gt; Shop &gt; Shopping centre &gt; Showroom</td>
</tr>
<tr>
<td>Local centre zone</td>
<td>Child care centre &gt; Community use &gt; Dwelling unit &gt; Food and drink outlet</td>
<td>Health care services &gt; Office &gt; Shop &gt; Shopping centre</td>
</tr>
</tbody>
</table>