

Emerging community

Table 5.6.1 Reconfiguring a lot (Part)

Zone	Level of assessment	Assessment criteria
Emerging community zone	Code assessment	
	If: (a) the size of each lot created is equal to or greater than 10ha; or (b) in the Burdell precinct.	Emerging community zone code Reconfiguring a lot code Healthy waters code Landscape code Transport impact, access and parking code Works code
	Impact assessment	
	Otherwise	The planning scheme including: Emerging community zone code Reconfiguring a lot code
Code assessment		
Any other reconfiguring a lot not listed in this table. Any reconfiguring a lot listed in this table and not meeting the description listed in the level of assessment column.		

Editor's note—The above levels of assessment apply unless otherwise prescribed in the Act or the Regulation.

6.7.1 Emerging community zone code

6.7.1.1 Application

This code applies to development where the code is identified as applicable in a table of assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.7.1.2 Purpose

- (1) The purpose of the Emerging community zone code is to:
 - (a) Identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
 - (b) manage the timely conversion of non-urban land to urban purposes; and
 - (c) prevent or discourage development that is likely to compromise appropriate longer term land use.
- (2) The particular purpose of the code is:
 - (a) to ensure that future development:
 - i. creates an integrated and compact urban form;
 - ii. establishes safe, attractive and walkable communities;
 - iii. provides for a wide choice of housing, employment and accessible community services; and
 - iv. avoids areas within the Emerging community zone that are unsuited to urban development because of their natural, scenic or cultural values; and
 - (b) to ensure that any development which occurs prior to urbanization of an area maintains the suitability and capacity for future urban development.
- (3) The purpose of the zone will be achieved through the following overall outcomes:
 - (a) structure planning of areas within the zone is undertaken in advance of development of the land for urban purposes;
 - (b) land is developed in a logical pattern that facilitates the efficient provision of infrastructure;
 - (c) a high level of integration with existing and future urban development is achieved having regard to movement networks, open space and recreational facilities, centres and community infrastructure;
 - (d) development facilitates the establishment of new residential communities together with an appropriate level of supporting land uses such as centres, industry and community activities;
 - (e) residential development provides for a range of housing types and achieves a minimum dwelling yield of 15 dwellings per hectare net;
 - (f) movement networks are established to promote active transport (walking and cycling) and public transport;
 - (g) development retains and protects significant environmental, topographic, scenic and cultural features

and values;

- (h) development provides for sufficient buffering to existing or intended non-urban or incompatible uses in surrounding areas; and
- (i) development which is, or has the potential to become, incompatible with future urban development of the area does not occur

(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts.

Burdell precinct:

- (a) creates an identifiable community, which is developed through detailed subdivision design, focused land use provision and clear building requirements;
- (b) provides housing diversity to meet the evolving needs of various household types and lifestyles;
- (c) development is integrated and respects the site's character and provides access to open space and community facilities;
- (d) provides development for a defined open space system that utilises natural elements and provides various recreational opportunities;
- (e) development facilitates safe and functional access within the precinct and to external connections;
- (f) is designed to achieve tropical urban design outcomes;
- (g) is developed for community and commercial facilities to:
 - (A) service the residents of the precinct, residents of the region, and the travelling public; and
 - (B) ensure that residential amenity is not detrimentally affected;
- (h) provides for an integrated linear open space system along the major drainage paths with linkages to the Bohle River; and
- (i) provides for innovative development over the life of the development of the precinct area, to account for technological development and changing patterns in the community.

6.7.1.3 Criteria for assessment

Table 6.7.1.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Home based business	

<p>PO1</p> <p>The use does not adversely impact on the amenity of the surrounding residential land uses and local character.</p>	<p>AO1.1</p> <p>The home based business:</p> <ul style="list-style-type: none"> (a) is carried out in an existing building or structure; (b) does not use more than 60m² of the gross floor area of the building or structure; (c) involves at least one or more residents of the dwelling house; (d) involves not more than one non-resident employee; (e) where bed and breakfast or farm stay accommodation does not exceed three bedrooms or cabins; (f) does not generate more than 1 heavy vehicle trip per week; <p>Editor's note—A heavy vehicle is a vehicle with more than 4.5 tonnes gross vehicle mass.</p> <ul style="list-style-type: none"> (g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; (h) contains visitor parking within the site; (i) does not involve hiring out of materials, goods, appliances or vehicles; and (j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business on the site. <p>Editor's note—Home business operators should also refer to signage requirements under the Operational works code being placing an advertising device on premises assessment table code and Advertising devices code.</p> <p>AO1.2</p> <p>Functional aspects of the use such as service areas, material storage or use activities are not visible from the street.</p> <p>AO1.3</p> <p>Other than where a bed and breakfast, farm stay or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday.</p> <p>AO1.4</p> <p>Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.</p>
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Table 6.7.1.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Sales office	
PO2 The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO2 Development of the sales office is in place for no more than five years.

Table 6.7.1.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Interim land uses	
PO3 Development does not reduce or preclude the long-term use of the site or nearby land for urban purposes, having regard to the scale and nature of the activity and its likely impacts, and would not compromise the implementation of a future structure plan over the site.	No acceptable outcome is nominated.

Table 6.7.1.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Creating new communities	

<p>PO4</p> <p>New development of an urban nature:</p> <ul style="list-style-type: none"> (a) contributes to a logical pattern and sequence of development; (b) facilitates efficient use of land and infrastructure; (c) facilitates integration with existing and future urban development, having regard to movement networks, open space networks and accessibility to community infrastructure; (d) provides accessibility for all modes of transport including pedestrian, cyclist, public transport and private car; (e) creates clear, direct pedestrian and cycle access to centres, local parks and public transport stops; (f) achieves an average net residential density of at least 15 dwellings per hectare; (g) locates higher density residential development in and around centres, along connector streets and close to transit nodes; (h) locates community facilities requiring high levels of accessibility within or adjoining centres; (i) responds to constraints and natural values on the site and avoids or minimises any impacts on areas of environmental significance; (j) facilitates integrated water cycle management; (k) orients major streets and vistas to landmarks; (l) provides a road network with a capacity adequate for current and future demand; (m) does not increase hazard or risk to existing or future residents; and (n) provides an open space network suitable for current and future needs. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and the Reconfiguring a lot code.</p>
<p>PO5</p> <p>Emerging communities are provided with the range of supporting services and uses, including those that provide local employment opportunities, that:</p> <ul style="list-style-type: none"> (a) are commensurate to the size of the relevant emerging community; (b) do not detract from planning scheme intentions for other parts of the city; and (c) are planned as an integrated and compatible component of the emerging community they serve. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and the Reconfiguring a lot code.</p>

<p>PO6</p> <p>New centres are designed to create:</p> <ul style="list-style-type: none"> (a) a coherent and integrated built form, public realm and circulation networks; (b) central, accessible and attractive public spaces for people to congregate and interact; (c) continuity of streetscape and landscape characteristics; (d) pedestrian friendly and visually interesting frontages to streets and public spaces; (e) active primary frontages with car parking areas sleeved by buildings; (f) optimum energy efficiency; (g) a well-integrated mix of uses; (h) connectivity of pedestrian and cyclist paths and spaces internal and external to the centre; (i) connectivity to public transport services; and (j) sensitive transitioning to surrounding land and uses. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note— Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and the Reconfiguring a lot code.</p>
<p>PO7</p> <p>Where centre development is proposed, development is consistent with the centres hierarchy and does not compromise the intended role or successful functioning of other centres in the network.</p> <p>The growth of floor space within centres is balanced with anticipated growth within their primary catchment and does not substantively impact on the trading of other centres for an extended period of time or unduly undermine the potential for another centre to expand into its intended role.</p>	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Emerging community planning scheme policy no. SC6.6 provides guidance to applicants on expected structure planning processes to facilitate development that complies with this code and the Reconfiguring a lot code.</p> <p>Editor's note— Applicants should have regard to Economic impact assessment planning scheme policy SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>

Table 6.7.1.3 - Self-assessable and assessable development (Part)

Performance outcomes	Acceptable outcomes
For assessable development	
Crime prevention through environmental design	

<p>PO8</p> <p>Development facilitates the security of people and property having regard to:</p> <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting; (d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to Crime Prevention through Environmental Design Guidelines for Queensland.</p>
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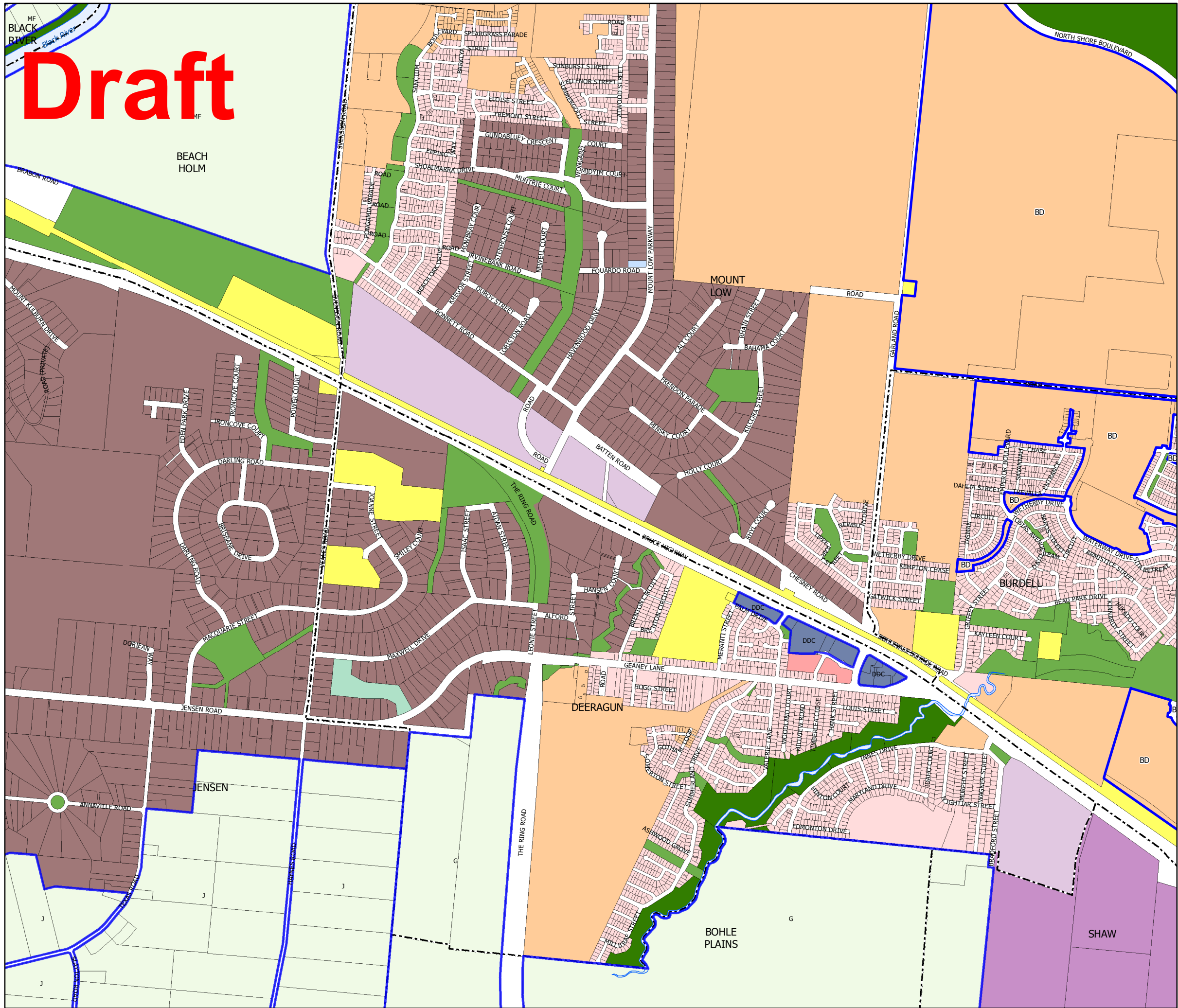
Table 6.7.1.3 - Self-assessable and assessable development (Part)

<u>Performance outcomes</u>	<u>Acceptable outcomes</u>
<u>For assessable development</u>	
<u>Burdell precinct</u>	
<p>PO9</p> <p><u>A site is to be suitable in size and configuration for the intended use.</u></p>	<p>AO9</p> <p><u>A variety of lot sizes and configurations are provided to facilitate a well-connected master planned community.</u></p>

Table 9.4.4.3(c)-Minimum lot size dimensions

Zone	Minimum Lot Size (Exclusive of any access way associated with a rear lot)	Average Lot Size	Minimum Frontage (other than for a rear lot)	Minimum Depth
Low density residential	1,000m ² if in the Stables precinct	-	8m	25m
	If in the Marlow Street precinct, no acceptable outcome is nominated.	1,700m ² if in the Marlow Street precinct	-	-
	400m ² otherwise	-	8m	25m
Medium density residential	400m ²	-	8m	25m
Character residential	500m ² if In the Interwar to 1950s asymmetrical gable precinct or the Interwar gables and Queensland bungalows precinct or the Queenslanders precinct	-	8m	40m
	400m ² otherwise	-	8m	25m
High density residential	800m ²	-	15m	25m
Centres zones	450m ²	-	8m	-
Mixed use	450m ²	-	8m	-
Low impact industry	1,000m ²	-	20m	50m
Medium impact industry	2,000m ²	-	30m	50m
High impact industry	5,000m ²	-	40m	50m
Special purpose	5,000m ²	-	40m	50m
Emerging community	<u>If in the Burdell precinct, no acceptable outcome is nominated.</u>	-	-	-
	10ha otherwise	-	-	-

Rural	40ha if in the Horticulture precinct	-	300m	-
	If in the Mixed farming precinct: 1. 400ha if on land to which the water resource catchment overlay applies; or 2. 40ha otherwise.	-	300m	-
	400ha if in the Grazing precinct	-	300m	-
	10ha if in the Jensen precinct	-	300m	-
	10ha if in the Cungulla precinct	-	300m	-
Rural residential	4ha if on land to which the water resource catchment overlay applies	-	40m	50m
	4,000m ² otherwise	-	40m	50m
Sport and recreation zone	400m ² if in the Balgal Beach golf course precinct	600m ² if in the Balgal Beach golf course precinct	8m	25m
	Otherwise, no acceptable outcome is nominated	-	-	-
Any other zone	No acceptable outcome is nominated	-	-	-

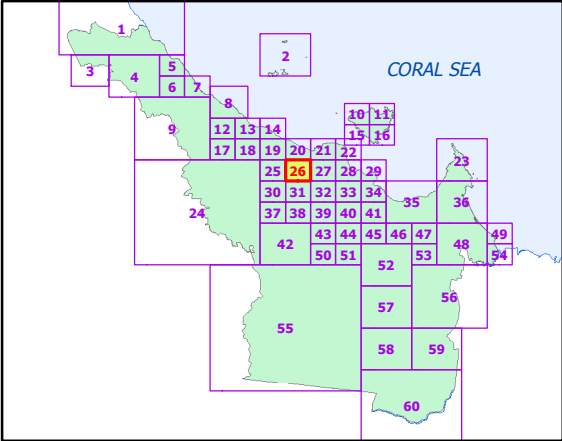
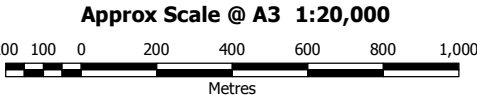


Townsville City Council Planning Scheme Zoning Map

- Residential zones category**
- Low density residential
 - Medium density residential
 - High density residential
 - Rural residential
 - Character residential
- Centre zones category**
- Neighbourhood centre
 - Local centre
 - District centre
 - Major centre
 - Principal centre (CBD)
 - Specialised centre
 - Mixed use
- Community facilities and open space zones category**
- Sport and recreation
 - Open space
 - Community facilities
 - Environmental management and conservation
- Industry zones category**
- Low impact industry
 - Medium impact industry
 - High impact industry
- Rural zones category**
- Rural
- Other zones category**
- Emerging community
 - Special purpose
- Zone precinct**
- Zone precinct boundary
- Cadastre**
- Local government boundary
 - Suburb
 - Full supply level of major dams
 - DCDB Townsville City Council
 - Waterway or waterbody

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Zoning Map - ZM-026



Townsville City Council Planning Scheme Zoning Map

Draft

Residential zones category

- Low density residential
- Medium density residential
- High density residential
- Rural residential
- Character residential

Centre zones category

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

Community facilities and open space zones category

- Sport and recreation
- Open space
- Community facilities
- Environmental management and conservation

Industry zones category

- Low impact industry
- Medium impact industry
- High impact industry

Rural zones category

- Rural

Other zones category

- Emerging community
- Special purpose

Zone precinct

- Zone precinct boundary

Cadastre

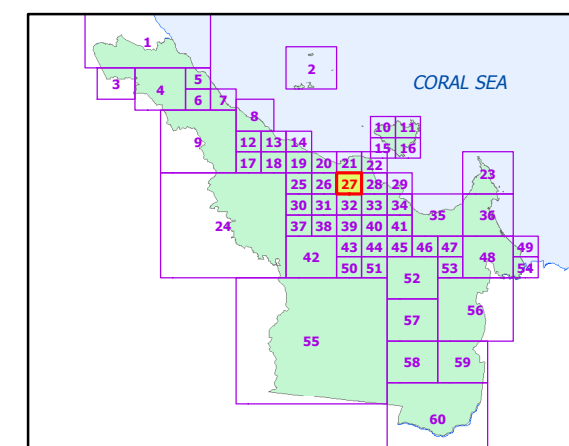
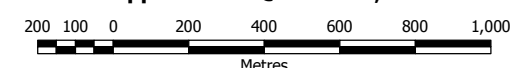
- Local government boundary
- Suburb
- Full supply level of major dams
- DCDB Townsville City Council
- Waterway or waterbody

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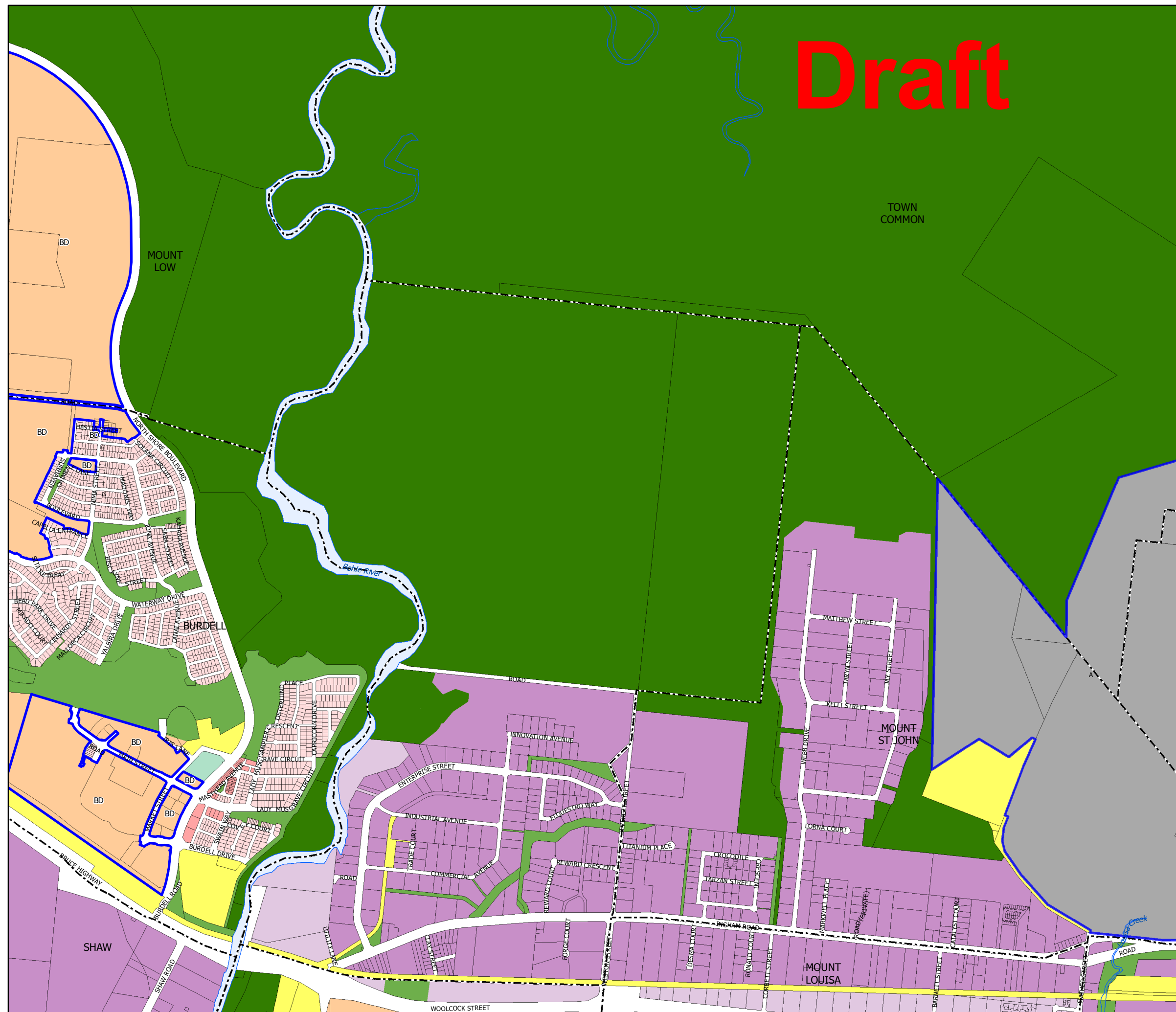
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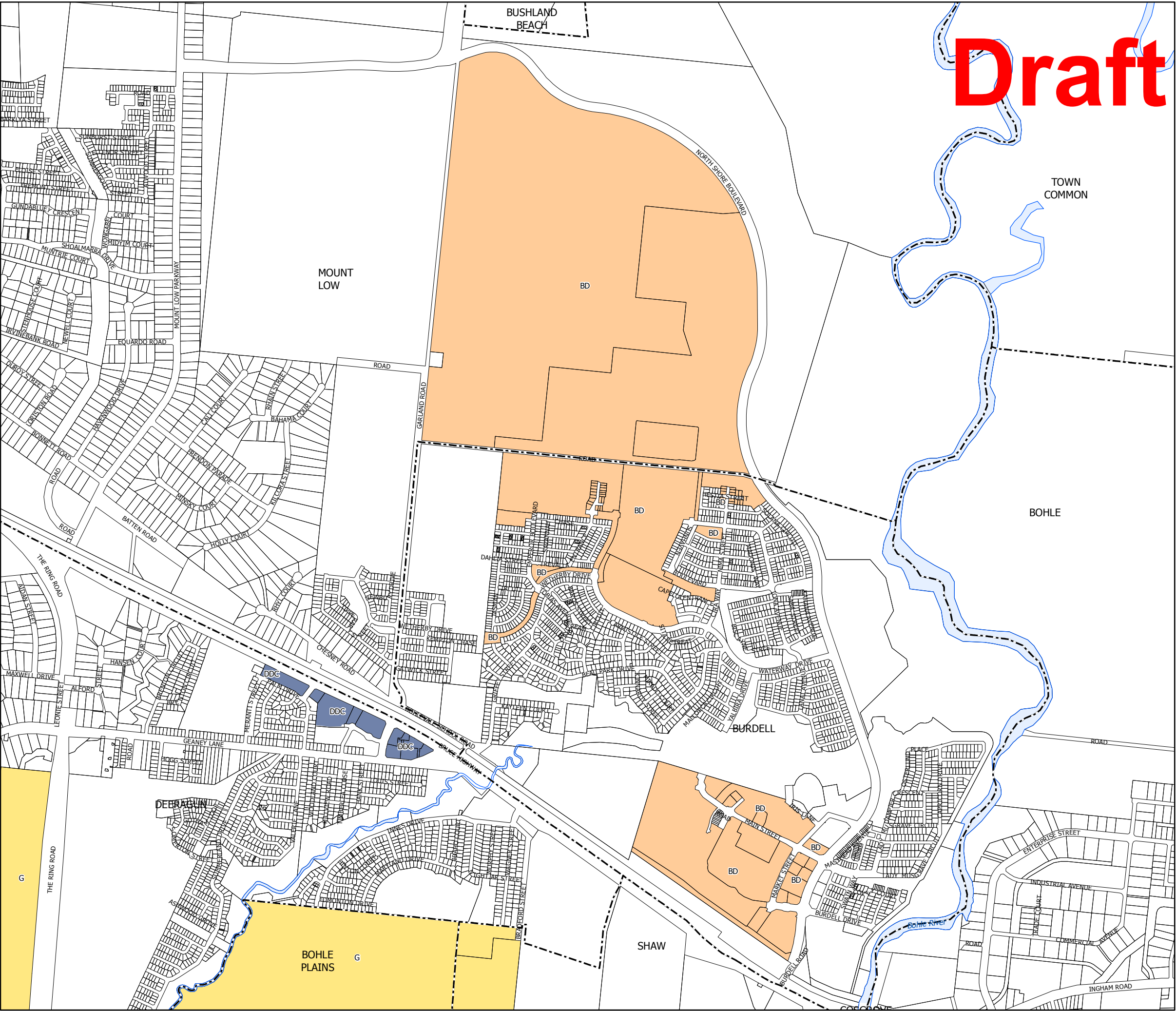
Zoning Map - ZM-027





**Townsville City Council
Planning Scheme
Precinct Map**

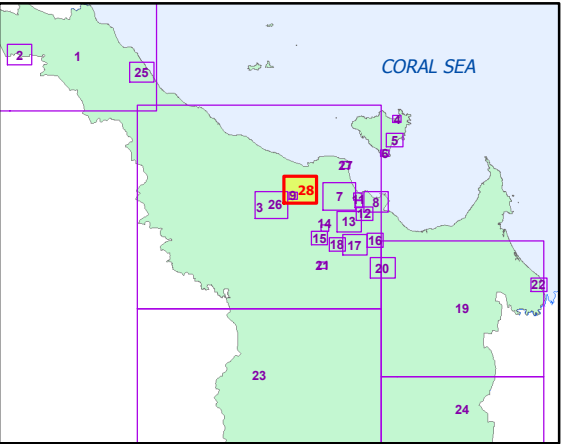
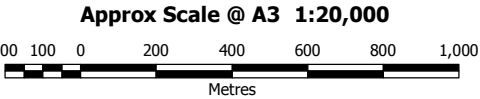
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- Precinct**
- ADC - Annandale district centre
 - BBGC - Balgal Beach golf course
 - C - Cungulla
 - CD - Cluden
 - DDC - Deeragun district centre
 - G - Grazing
 - H - Horticulture
 - IDC - Idalia district centre
 - J - Jensen
 - JCUTH - James Cook University Townsville Hospital
 - KT - Kirwan Traders
 - LB - Lavarack Barracks
 - MF - Mixed farming
 - MS - Marlow Street
 - R - Riverway
 - RDC - Rasmussen district centre
 - RMI - Roseneath medium impact industry
 - ST - Stables
 - TCMC - Thuringowa Central major centre
 - TE - Thuringowa East
 - TS - Thuringowa South
- Sub-Precinct**
- TCS - Thuringowa centre support
 - TD - Thuringowa Drive
 - TTCH - Thuringowa town centre heart
 - W - Willows
- Cadastre**
- Suburb
 - DCDB Townsville City Council
 - Waterway or waterbody

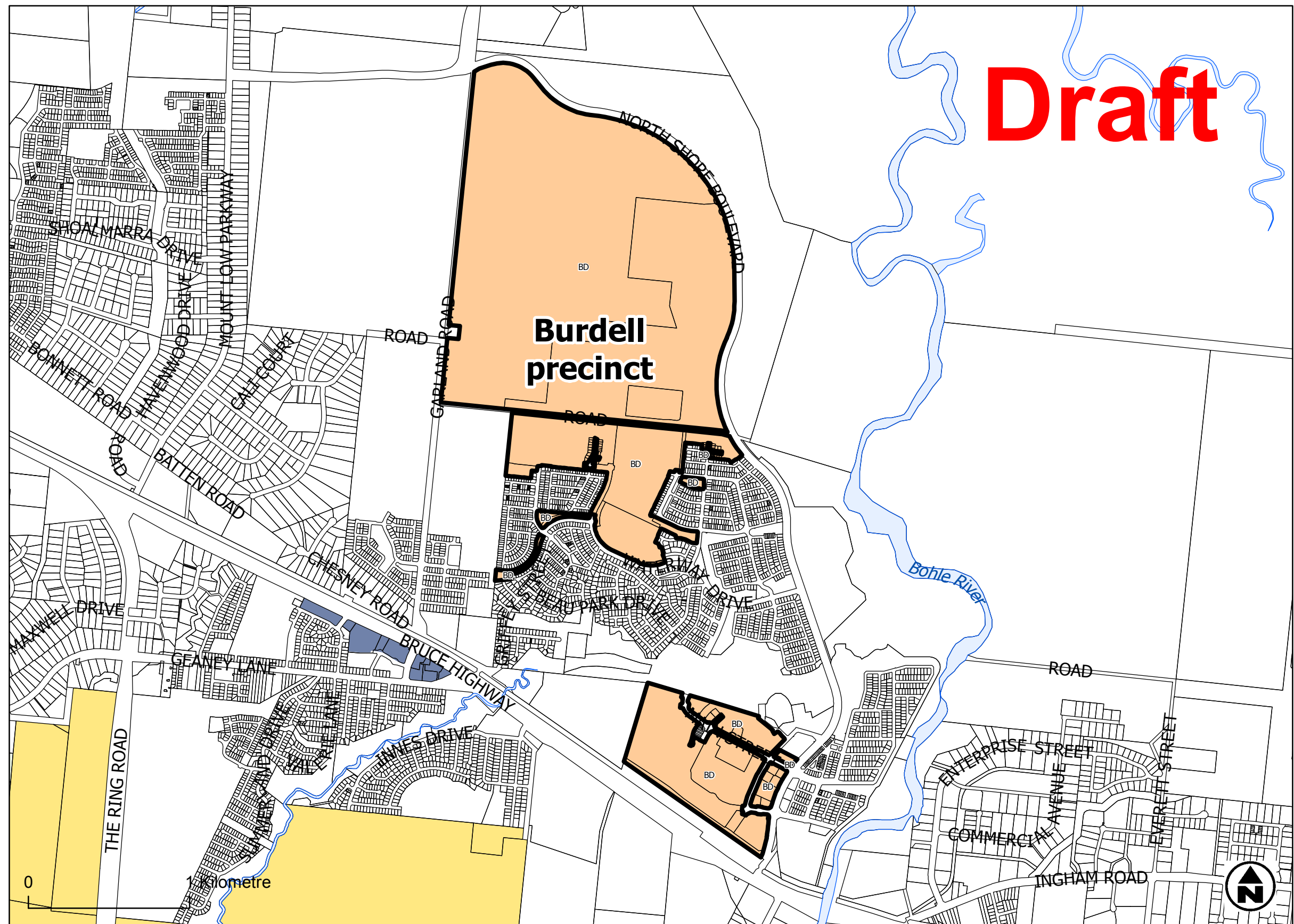
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Precinct Map - PM-028

Figure 6.160 – Burdell Precinct



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