

CHARACTER RESIDENTIAL ZONE

The purpose of this information sheet is to explain the intent of the **Character residential zone** within the Townsville City Plan.

Zones designate land for a particular use (e.g. residential, industrial, rural). All properties within Townsville are included in 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.



Purpose of the Character Residential Zone Code

The Character residential zone identifies and defines parts of the city with a unique mixture of architecture and overall streetscape. The Townsville City Plan will ensure these character elements are preserved for future generations and provide certainty to property owners that inappropriate development will not occur in the area.

The Townsville City Plan includes a Character residential zone code to regulate development within identified character precincts. This code will ensure that the features of these neighbourhoods that make a positive contribution to each precinct's overall character are retained and appropriately managed.

There are twelve precincts in the Character residential zone code, each with its unique features (such as Workers Cottages, Grand Queenslanders and 1960s Defence Housing).

The precincts provide for specific development outcomes over and above the general zone code outcomes. Individual properties are included within a precinct. The character features are described fully in the code.

Other Information Sheets of Interest to the Character Residential Zone

The 'Development Codes Information Sheet' and 'Overlay Information Sheet' provide information about other aspects of the Character residential zone.

DEVELOPMENT CODES

Part 9 of the Townsville City Plan contains the development codes. This series of codes manages engineering design and construction standards, including servicing, subdivision, car parking, access, landscaping and signage. Uses in the Character residential zone will need to consider some of these codes when undertaking development.

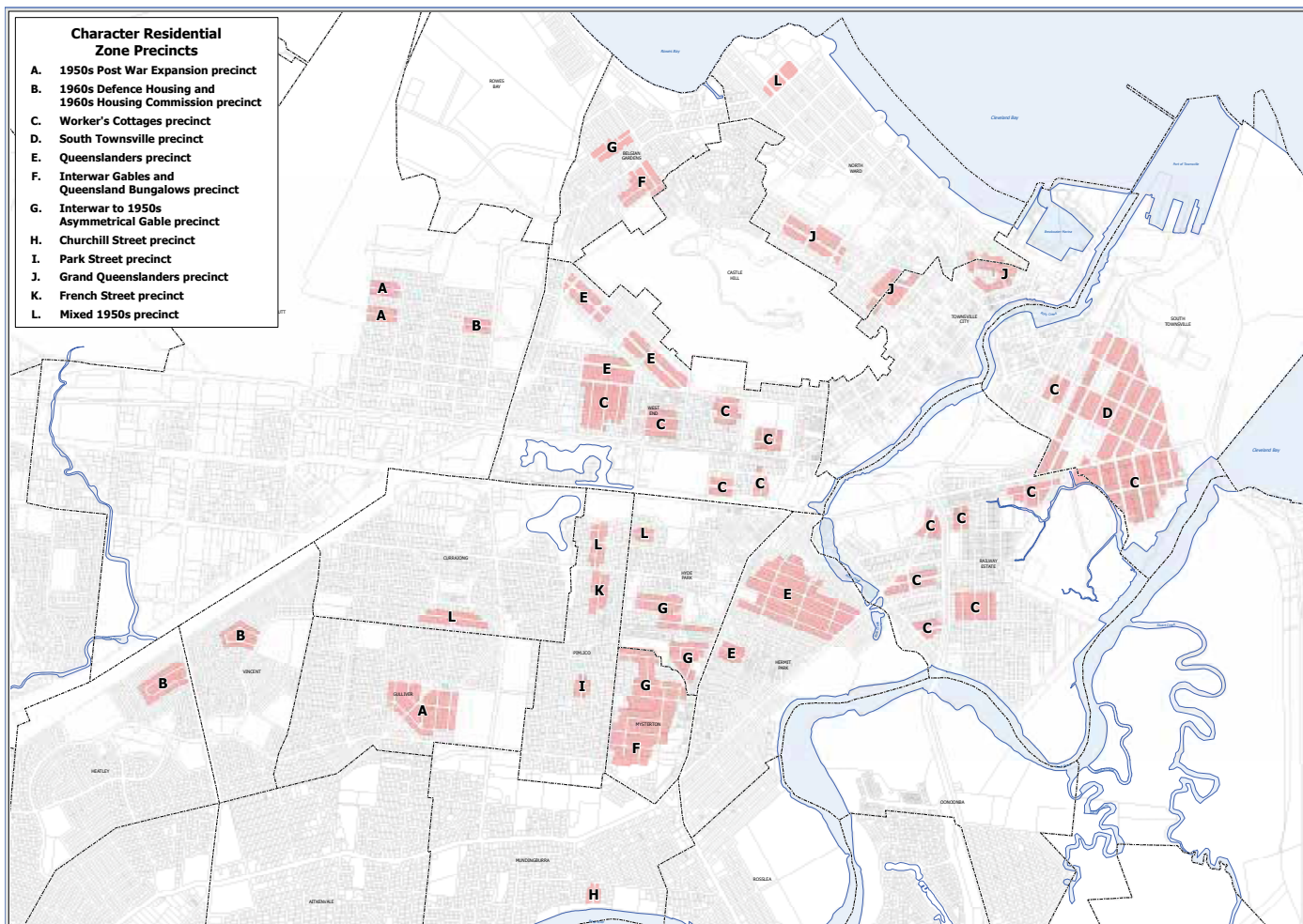
OVERLAYS

Overlays that affect a lot will need consideration in conjunction with the Character residential zone code. Development will need to respond to the overlays 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.



Character Residential Zone Precincts

The figure below highlights the locations of the twelve precincts within the Character residential zone.



Frequently Asked Questions

Will I need Council approval to paint my house, make changes to the interior or put on a new roof?

Painting your house and making any changes to the interior are not assessable under the Character residential zone code. Replacing a roof with like-for-like materials, to match the existing roof, is also not assessable. However, if a proposal is made to change a roof profile, use different materials or a different colour, such changes would require Council approval.

My house is structurally unsound; will I be able to demolish it?

If your building is unsound, you will not be prevented from demolishing it if it is not able to be repaired. However, the dwelling that is built to replace the old house will need to meet the requirements of the Character residential zone code.

Can I build an extension or carry out external alterations?

Being in a character precinct will not prevent you from carrying out these works. However, the alterations or renovations should respect the existing streetscape by conforming to the Character residential zone code.

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