

CENTRAL BUSINESS DISTRICT

The revitalisation of the **Central Business District (CBD)** into a more vibrant and cosmopolitan place will be a cornerstone of Townsville's evolution. The emphasis on the CBD as the city's principal centre is part of a broader strategy to make Townsville a more compact city structured around a network of activity centres and responds to community support for the revitalisation of the CBD. The principal centre (CBD) is the heart of the city and the largest and most important activity centre in North Queensland. It will attract the greatest investment in a diverse range of city uses, including retail, commercial, cultural, civic, sporting, recreational and residential uses. The CBD will be a great destination for the community and visitors. Other locations for significant infill development include North Ward, and in and around the Aitkenvale, Thuringowa Central and Hyde Park major centres.



Key Land Use Outcomes for the Townsville CBD Area

- Accessible and affordable lifestyle and housing opportunities are created with a primary focus on the CBD and surrounds.
- Economic and employment growth is primarily facilitated through identified centres and precincts of core economic activity, including the CBD.
- The CBD will be the principal centre, the highest level activity centre – the largest and most important.
- Highest and most intensive built form.
- Public transport links to the CBD will be enhanced/ encouraged.
- High-quality public spaces.
- Principal centre is the only place where a second major department store is supported.
- Ensuring ease of re-use of buildings for appropriate commercial uses without triggering development approvals.

Noteworthy

- Only location in the city supported for a second major department store.
- No floor area threshold for the CBD.
- No height restrictions for the “core” area of the CBD.
- Reduction of assessment levels where required, allowing a more flexible approach to car parking.

What the Community Told us

Overall, the community supported the revitalisation of the CBD through re-populating the areas; as well as reinforcing the CBD as the primary centre for the city.



Townsville CBD



Land Use Zones

Zones

- Principal centre (CBD)
- High density residential
- Mixed use
- Medium density residential
- Sport and recreation
- Community facilities
- Open space
- Character residential
- Low density residential
- Low impact industry
- Specialised centre
- PDA Boundary

Focus areas

- 1 Principal centre (CBD)
- 2 High density infill residential development
- 3 Mixed use focus

Note: All development within the Townsville City Waterfront Priority Development Area (PDA) will be assessed against the Townsville City Waterfront PDA Development Scheme. See council's website for details.



Focus Area 1. Proposed Land Use

Principal centre (CBD) zone

The Principal centre provides the largest and most diverse mix of uses and activities. It is the primary location for business, government and administration uses. It is the location for the highest order activities and facilities of the city including retail, commercial, cultural and civic uses. Key elements include:

- Use rights maximised and assessment process minimised.
- Anticipated uses are accepted subject to requirements or
- Focus on reducing category of assessment for low risk uses.
- Re-use of existing GFA is accepted subject to requirements for appropriate uses in the Principal centre zone.
- No limit on building height unless specified in a precinct (Civic and administration precinct and Flinders Street East precinct).

Civic and administration precinct

- The Civic and administration precinct is focused around government, administration and civic functions.
- Building height in the precinct does not exceed 8 storeys.
- New buildings less than 8 storeys with appropriate uses are accepted subject to requirements (e.g. office in an existing building is accepted subject to requirements).

Flinders Street retail precinct

- Focus for future retail activity and a new major department store actively encouraged.
- Highly active ground floor and cross block links.
- No limit to building height.
- No density restriction.
- Level of assessment facilitates development, with anticipated uses being accepted subject to requirements or code assessment.
- Re-use of existing buildings are accepted subject to requirements for appropriate uses in the retail core (i.e. shop, shopping centre, food and drink outlet).

Flinders Street East precinct

- Lower scale than the principal centre (CBD).
- 5 storeys mid-block between Flinders Street East and Melton Terrace.
- Presentation to both streets - 2 storey height.
- Re-use of existing heritage buildings actively encouraged (i.e. accepted subject to requirements a nightclub, food and drink outlet, hotel).
- New buildings are designed to respect character attributes of the precinct.
- Buildings are designed to 'step back' into slopes of Melton Hill.





Focus Area 2. Proposed Land Use

High density residential zone

The purpose of the High density residential zone is to provide for higher density multiple dwellings supported by community uses and smallscale services and facilities that cater for local residents. Key elements include:

- Optimising opportunities for higher density living close to the city's principal centre, in order to maximise accessibility to services, employment and public transport; promote affordable living; and maximise day and night-time vibrancy of the centre.

The High density residential zone contains three precincts. The Palmer Street precinct, Flinders Street West precinct and Railway Estate precinct. These precincts are key development areas that support the Principal centre zone.

Palmer Street precinct

- The precinct will continue to grow as Townsville's primary contemporary entertainment and accommodation destination. Public space extending along the Ross Creek will also provide continuous pedestrian access along the bank.



Railway Estate precinct

- The precinct will capitalise on its proximity to the principal centre (CBD) and Ross Creek. The precinct will contain a high level of integration with existing and future development in surrounding areas by having regard to movement networks, open space and recreational facilities and community infrastructure.



Flinders Street West precinct

- This precinct will grow to accommodate high-density residential living with residential accommodation. The existing historic railyards will be protected for the establishment of cultural activities including a mix of education and entertainment activities and high-quality public realm.



Focus Area 3. Proposed Land Use

Mixed Use Zone

The purpose of the mixed use zone code is to provide for a mixture of development that may include service industry, business, retail, residential, tourist accommodation, and associated services and low-impact industrial uses, but does not compete with the CBD, district or major centres.

Sturt Street CBD gateway precinct

- The precinct provides for an emerging employment and business area in proximity to, and supporting the development of the principal centre (CBD). Uses in the precinct are intended to include service and low impact industrial, convenience shopping and showroom activities.
- Offices occur where ancillary to industrial uses on the site.
- Residential uses occur where they do not restrict or impact on the intended industrial and commercial activities.

South Townsville Railyards and Dean Park precinct

- The South Townsville Railyards and Dean Park precinct in the Mixed use zone presents a significant opportunity for the delivery of future development and facilities to support and complement the CBD:
- The intended facilities include a mix of uses including service and low impact industry, office, retail and showroom activities, and residential uses, in a low to medium-rise built form.
- Development of a commercial nature is not of a type or size that detracts from the function of the principal centre (CBD), district centres or major centres.



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