

COMMUNITY FACILITIES AND OPEN SPACE ZONES

The purpose of this information sheet is to explain the intent of the **Community facilities and Open space zones** within the Townsville City Plan.

Zones designate land for a particular use (e.g. residential, industrial, rural). All properties within Townsville are included within 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 how land can be developed. The Townsville City Plan is made up of two key elements: a written component and maps.



Purpose of the Community Facilities and Open Space Zones

The Community facilities and Open space zones are a collection of zones that represent a diverse range of land uses, which are in private and public ownership. The diverse nature of the land uses means the zones are found widely throughout the Townsville region.

The Townsville City Plan provides for Community facilities, Open space and Environmental management and conservation across four zones. The four Community facilities and Open space zones are:

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

Within the Community facilities and Open space zones there are also a number of precincts. The precincts provide for specific development outcomes over and above the general zone code outcomes.

Other Information Sheets of Interest to the Community Facilities and Open Space Zones

The 'Overlays Information Sheet' provides information about other aspects of the Community facilities and Open space zones.

OVERLAYS

The Community facilities, Open space, Sport and recreation, Environmental management and conservation zones are likely to be affected by multiple overlays. An example of this may be that the Open space zone is used to provide protection of natural environmental values. Uses in the zones may also need to consider natural hazards for siting of community infrastructure, in particular to ensure that hazards do not pose a risk to property or safety of people.



Townsville City Plan Community Facilities and Open Space 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 Schedule 1*. The following table identifies the overall intent of the *Townsville City Plan* Community facilities and Open space zones and precincts and intended development.

Townsville City Plan Zone	Townsville City Plan Precinct within the Zone	Purpose	Examples of Intended Development
Sports and recreation zone	Zone	<ul style="list-style-type: none"> Provides for a range of organised activities that include sport, cultural and educational activities where the uses require a level of built infrastructure, such as clubhouses, gymnasiums, public swimming pools and tennis courts, and infrastructure (such as lighting, landscaping, toilets) to support the activities and to meet community needs. An example of a use in the Sport and recreation zone is the Murray Sports Complex. 	<ul style="list-style-type: none"> Club Educational establishment Food and drink outlet Indoor sport and recreation Outdoor sport and recreation Park
	Balgol Beach golf course precinct	<ul style="list-style-type: none"> Development of the precinct maintains the golf course and other outdoor recreational facilities and provides an integrated mix of residential and small-scale tourist accommodation. 	<ul style="list-style-type: none"> Bar Community Use Club Food and drink outlet Outdoor sport and recreation Shop
	Cluden precinct	<ul style="list-style-type: none"> Development facilitates the ongoing operations of the Cluden Racecourse and is directly associated with or ancillary to horse racing. 	<ul style="list-style-type: none"> Bar Club Food and drink outlet Major sport and recreation Shop
	Lansdown motor sport facility precinct	<ul style="list-style-type: none"> The precinct accommodates the development of a motor sport facility, which will fulfil an important role as a required motor sport destination and training ground for driver education. 	<ul style="list-style-type: none"> Bar Club Food and drink outlet Major sport and recreation Shop





Townsville City Plan Zone	Townsville City Plan Precinct within the Zone	Purpose	Examples of Intended Development
Open space zone	Zone	<ul style="list-style-type: none"> Provides for informal recreation where the built form is not essential to the enjoyment of the space. It may provide for local, district and regional-scale parks to serve the recreational needs of a wide range of residents and visitors. Open space areas may perform stormwater drainage functions as well as including shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and management of these spaces. A key aspect of the zone is to ensure a high level of public access. Well-known and used examples of the Open space zone are The Strand, Castle Hill and Riverway. 	<ul style="list-style-type: none"> Club Community use Food and drink outlet Market Outdoor sport and recreation Park
	Riverway precinct	<ul style="list-style-type: none"> Development in Pioneer Park and Riverway is subordinate to, and does not compromise, its primary role and function as a pedestrian-focused recreational and Open space area. 	<ul style="list-style-type: none"> Club Community use Food and drink outlet Market Shop
Community facilities zone	Zone	<ul style="list-style-type: none"> Accommodates a range of industrial uses that are likely to have a greater potential for off-site impacts. Uses that are of a similar nature or scale and are compatible with the impacts and risks associated with the zone. 	<ul style="list-style-type: none"> Food and drink outlet High impact industry Medium impact industry Research and technology industry Warehouse
	Picnic Bay Community facilities precinct	<ul style="list-style-type: none"> Development of this precinct supports a transition from the existing landfill use to form a more community-focussed hub including uses such as Open space and recreation. 	<ul style="list-style-type: none"> Educational establishment Indoor sport and recreation Outdoors sport and recreation Park
Environmental management zone	Zone	<ul style="list-style-type: none"> Provides for the protection, restoration and maintenance of areas identified as supporting significant biological diversity and ecological integrity. These areas remain undeveloped other than small-scale facilities that support conservation, low-impact nature-based recreational activities on the land and essential infrastructure. One of the most prominent areas of Townsville included in this is zone is the Town Common conservation park. 	<ul style="list-style-type: none"> Educational establishment Food and drink outlet Outdoor sport and recreation Shop





Frequently Asked Questions

Can I build a house?

Generally, zones within the Community facilities and Open space zones category do not support the establishment of domestic housing. The zones are designed to benefit the community and support the establishment of uses that provide a community use.

Can I subdivide my land?

Yes. There are a number of general provisions that require assessment. Importantly, there is no minimum lot size and this will be generally determined by the final intended use of the new lot. Other design objectives to consider include services (water, sewer, stormwater, access) and the location of natural vegetation.

Can I establish a commercial use in an Open space zone category?

Each of the Open space zone categories make provision for the establishment of some commercial-based uses where they directly support the function or enjoyment of the area, and where they enhance safety and amenity and maintain the primary function of the area without compromising community access and enjoyment. Such uses may include a club, food and drink outlet, market, indoor sport and recreation, function facilities, educational establishment and shops.



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.

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