Focus Area 4.

Kings Road medium density precinct

The Kings Road medium density precinct redevelops into a more dense residential community. The key element includes:

- Built form is up to 5 storeys in building height.

HYDE PARK

The Hyde Park major centre area will evolve to be more than just a shopping centre. It will offer diverse uses, and become a great place to live, work, access services and recreate. Higher density housing in and around the centre will underpin Hyde Park’s evolution into a distinctive, vibrant, mixed use neighbourhood. The establishment of Hyde Park as a key infill area is part of the broader strategy to make Townsville a more compact city, structured around a network of activity centres. Other locations for significant infill development include the principal centre (CBD) and surrounds, North Ward and in and around the other major centres – Aitkenvale and Thuringowa Central.

Key Land Use Outcomes for Hyde Park

- Broaden the centre to include a diverse range of commercial, community, cultural and entertainment uses.
- Medium density housing and mixed use development is supported.
- Improved public transport, pedestrian and cyclist connectivity to the CBD.
- A focus on creating a walkable neighbourhood.
- Appropriate immunity for flooding and drainage characteristics.
- A major department store is not to be located within this centre, but rather in the CBD.
- Direct infill development will have a focus on ‘placemaking’ and enhancement of the public places.
- Support the creation of attractive community-based uses.
- Prioritise the use of existing infrastructure.
- Provide a variety of transportation choices (cycling and public transport) and reduced car dependency.
- Support investment in community facilities and other infrastructure.
- Encourage a broad range of uses in the activity centre (appropriate to its level in the centres hierarchy), to support vibrancy, community life and health, and economic development.

Noteworthy

- Higher density in key infill areas will protect the existing amenity of our traditional suburbs by preventing historical ‘6-pack’ unit development from being established in traditional neighbourhoods.
- The Townsville City Plan smart growth strategy will help to build the initiative for major public transport route linking key destinations in Townsville.
- Conducting business in the centre will be easier with appropriate re-use of buildings not requiring council approval.
- The increased residential building heights in Hyde Park are based on market testing.
- The plan supports housing affordability in Townsville, by providing a diverse mix of housing products in central locations.

More information

For further information please contact Planning Section:

13 48 10
enquiries@townsville.qld.gov.au
Focus Area 1.

**Hyde Park major centre precinct**

The Hyde Park major centre contains an increasing diversity of business activities and community services integrated with mixed use residential development. Key elements include:

- Development facilitates the establishment of Virgil Street as a major east-west pedestrian thoroughfare.
- Development provides for appropriate immunity to flooding and drainage characteristics.
- An additional major department store is not located within this centre but rather in the CBD.
- No significant expansion of showrooms floor space is intended.

Focus Area 2.

**Hyde Park medium density precinct**

The Hyde Park medium density precinct focuses on providing a mix of housing types which take advantage of the adjoining open space and will support the vibrancy of the Hyde Park major centre. Key elements include:

- Development provides for improvement of access to the adjoining open space corridor for recreational use, whilst preserving its drainage function.
- The precinct is generally low to medium rise (3 to 5 storeys).
- Development contributes to delivering Virgil Street as a major pedestrian thoroughfare connecting with the Hyde Park major centre.
- Non-residential uses may be established in the precinct where fronting Woolcock Street.

Focus Area 3.

**Kings Road mixed use precinct**

Redevelopment of the Kings Road precinct facilitates a change in focus for the area into a more dense residential community with a range of smaller scale retail, dining and entertainment activities. Key elements include:

- Built form is up to 5 storeys in building height.
- The interface with the lake is enhanced through providing uses oriented toward the lake.
- Active uses such as retail and dining are encouraged at the ground level, in particular where facing the lake.