

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.





Hyde Park



Land Use Zones

Zones

- Major centre
- Medium density residential
- Mixed use
- Community facilities
- Open space
- Character residential
- Low density residential

Focus areas

- 1 Major centre highest level retail focus and mixed use development.
- 2 Infill residential development with focus onto open space (3-5 storeys).
- 3 Mixed use, focus on transition to residential (up to 5 storeys).
- 4 Infill residential development focus (up to 5 storeys).



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.



Image: Example of desired built form outcome

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.



Image: Example of desired built form outcome



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.



Image: Example of desired built form outcome



Image: Example of desired built form outcome

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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