

INDUSTRIAL ZONES

The purpose of this information sheet is to explain the intent of the **industrial zones** 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 Industrial Zones

Industrial land uses are spread throughout the Townsville region in discrete industrial clusters. Industrial zones are provided in areas of Townsville that have an existing relationship with industry. The Townsville City Plan aims to protect these economically important areas for Townsville's future prosperity.

The Townsville City Plan provides for industrial land uses across four zones based on the planned need for industrial land and the potential for industry impacts on sensitive uses. The four industrial zones are:

- Low impact industry zone
- Medium impact industry zone
- High impact industry zone
- Special purpose zone.

There are also three precincts: the Nelly Bay Low impact industry precinct, the Roseneath medium impact industry precinct, and the Lansdown High impact industry precinct. The precincts provide for specific development outcomes.

Generally, industrial land uses designated in the industrial zones are those associated with the storage, distribution and processing of raw materials and the manufacture or repair of goods in workshops, factories and warehouses. Some complementary, supporting non-industrial uses can occur.

The Townsville City Plan separates 'higher' impacting industrial uses and zones from sensitive land uses. This includes all residential uses, ensuring industry uses are properly separated from residential areas to protect residents' amenity, health and wellbeing.

Other Information Sheets of Interest to the Industrial Zones

The 'Development Codes Information Sheet' and 'Overlay Information Sheet' provide information about other aspects of development within the industrial zones.

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, parking, access, landscaping and signage. Uses in industrial zones will need to consider many of these codes when undertaking development.

OVERLAYS

Overlays that affect a lot will need consideration in conjunction with the industrial zone codes. 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 codes. 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.



Townsville City Plan Industrial 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 in Schedule 1. The following table identifies the overall intent of the Townsville City Plan industrial zones and precincts and intended development.

Townsville City Plan Zone	Townsville City Plan Precinct within the Zone	Purpose	Examples of Intended Development
Low impact industry zone	Zone	<ul style="list-style-type: none"> Primarily accommodates a range of generally smaller scale industrial and service industry uses. Accommodates storage, wholesale and trade supplies, or uses requiring significant outdoor sales areas. Indoor sport and recreation uses which are difficult to locate in other areas are also supported. 	<ul style="list-style-type: none"> Bulk landscape supplies Food and drink outlet Garden centre Hardware and trade supplies Indoor sport and recreation Low impact industry Outdoor sales Service industry Warehouse
	Nelly Bay low impact industry precinct	<ul style="list-style-type: none"> Design of built form is of high quality and consistent with the low density character of Magnetic Island. 	
Medium impact industry zone	Zone	<ul style="list-style-type: none"> Accommodates a wide range of industrial uses, including manufacturing, transport, storage, and other uses which require larger sites in locations separated from sensitive land uses. 	<ul style="list-style-type: none"> Food and drink outlet Low impact industry Medium impact industry Research and technology industry Service industry Transport depot Warehouse
	Roseneath medium impact industry precinct	<ul style="list-style-type: none"> Medium impact industries, including those with a transport and logistics focus, occur in the precinct. 	
High impact industry 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
	Lansdown high impact industry precinct	<ul style="list-style-type: none"> Medium and High impact industrial uses are accommodated in this precinct. 	
Special purpose zone	Zone	<ul style="list-style-type: none"> The Townsville State Development Area accommodates a wide range of large scale industry uses, particularly those which support or have a nexus with the Port of Townsville and minerals processing. 	<ul style="list-style-type: none"> High impact industry Transport depot

Frequently Asked Questions

What are the minimum lot sizes in the industrial zones?

The minimum lot size to be achieved is 1,000 m² in the Low impact industry zone, 2,000 m² in the medium impact industry zone and in the High impact industry and special purpose zones a minimum lot size of 5,000 m². Minimum lot size increases with the expected scale of uses to be established and where larger land areas are generally required.

How has Council set levels of assessment?

Council has sought to reduce the necessity to submit development applications under the Townsville City Plan by not requiring planning applications that are low risk or where development does not exceed particular thresholds.

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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