**Examples of intended applicable provisions, please refer to the Townsville City Plan.**

**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.

**What are the benefits of housing diversity and higher density living?**

- Optimises 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 centres.
- Development provides for high-rise and high density multiple dwellings and short-term accommodation in locations clustered around or near the principal centre (CBD).

**Palmer Street precinct**

- Continues to grow as Townsville’s primary contemporary entertainment and accommodation destination.
- Community use
- Food and drink outlet
- Multiple dwelling
- Shop
- Short-term accommodation

**Flinders Street West precinct**

- Residential accommodation is provided in slender towers and takes advantage of the amenity of Ross Creek and views of Castle Hill, whilst protecting the heritage values of the historic railyards area.
- A hub of cultural activities is established within the historic railyards area, including a mix of education and entertainment activities.
- Community use
- Educational establishment
- Food and drink outlet
- Indoor sport and recreation
- Multiple dwelling
- Shop
- Short-term accommodation

**Railway Estate precinct**

- Development provides a high-quality residential environment which capitalises on the precinct’s proximity to the principal centre (CBD) and Ross Creek.
- Development is predominantly residential in nature set in an attractive urban setting.
- Multiple dwelling
- Shop
- Short-term accommodation

**Purpose of Residential Zones**

The purpose of this information sheet is to explain the intent of the residential 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 controls how land can be developed. The Townsville City Plan is made up of two key elements: a written component and maps.

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**Other Information Sheets of Interest to the Residential Zones**

The Development Codes Information Sheet, Overlay Information Sheet and Bayswater Road and Fulham Road Medical Precincts Information Sheet, provide information about other aspects of the residential zones.

**DEVELOPMENT CODES**

Part 9 of the Townsville City Plan contains the development codes. This series of codes manage engineering design and construction standards, including servicing, subdivision, parking, access, landscaping and signage. Uses in residential 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 residential 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.

**BAYSWATER ROAD AND FULHAM ROAD MEDICAL PRECINCTS**

The medical precincts, a focus for major private medical and associated health care services, also provide for a variety of residential/accommodation uses in the immediate proximity.

**More information**

For further information please contact Planning Section:

- 13 48 10
- enquiries@townsville.qld.gov.au
## Residential 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 residential zones and precincts and intended development.

### Townsville City Plan Residential Zones

<table>
<thead>
<tr>
<th>Townsville City Plan Precinct</th>
<th>Purpose</th>
<th>Examples of intended development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low density residential zone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ross River Road Corridor precinct</td>
<td>Redevelopment of sites within this precinct may occur for the purposes of low-rise multiple dwellings, residential care or retirement facilities.</td>
<td>Multiple dwellings (low-rise) Residential care (low-rise) Retirement facilities (low-rise)</td>
</tr>
<tr>
<td>Stable precinct</td>
<td>Accommodates dwelling houses; however, residential uses in the precinct do not intensify.</td>
<td>Dwelling houses</td>
</tr>
<tr>
<td>Marlow Street precinct</td>
<td>Accommodates dwelling houses on large lots which respect the natural values and landform of the precinct.</td>
<td>Dwelling houses</td>
</tr>
<tr>
<td><strong>Medium density residential zone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townsville City Plan Precincts within the Zone</td>
<td></td>
<td>Double occupancies Dwelling houses Home based business</td>
</tr>
<tr>
<td><strong>High density residential zone</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Examples of intended development</strong></td>
<td></td>
<td>Multiple dwellings Short-term accommodation Food and drink outlet</td>
</tr>
</tbody>
</table>

### Case Studies

- **Aitkenvale village medium density precinct**: Supports the vibrancy of the Aitkenvale major centre. Accommodates small scale street level active uses which contribute to the creation of an active main street, with residential uses established above.
- **Hyde Park medium density precinct**: Land adjoining the open space corridor through Hyde Park provides for the emergence of a new residential community which complements the Hyde Park major centre. A mix of housing types is provided within the precinct in a medium-rise built form which is orientated to the open space and assists in activating this interface.
- **Kings Road medium density precinct**: Development creates a medium-rise built form, with variation in built form to create visual interest across the precinct.
- **The Strand precinct**: The Strand forms the central focus of activity and concentration of medium density accommodation for tourists and residents, and plays a secondary role accommodating non-residential uses which are generally limited to small-scale cafes and restaurants on the ground storey.
- **North Ward gateway precinct**: Provides key connectivity routes between The Strand and Warburton Street by creating distinctive built form along Landsborough Street.
- **Magnetic Island medium density precinct**: Allows for the growth of short-term accommodation which minimises the visual impact on the local natural setting, whilst providing opportunity for new investment in tourism.
- **Picnic Bay precinct**: Family-oriented short-term accommodation is the predominant use established within the precinct with some non-residential uses on the ground floor. Dual occupancy Dwelling house Food and drink outlet Multiple dwellings Shop Short-term accommodation
- **Nelly Bay tourist precinct**: Provide an attractive arrival place for the entire island, whilst also providing an accessible and convenient tourist hub, including accommodation and supporting tourist information and service facilities.
- **Wills Street precinct**: Provides opportunity for medium density living close to the principal centre (CBD) while providing a sensitive transition in built form to the nearby Character residential zone.