

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.



Purpose of Residential Zones

The Townsville City Plan provides for a variety of housing choices that meet the needs of our community. The Townsville City Plan includes residential zones which outline where different types of housing can occur.

The Townsville City Plan aims to protect Townsville's liveability and accommodate the residential growth of our city in a sustainable way.

The Townsville City Plan provides for residential land uses across five residential zones. They are:

- Low density residential zone
- Medium density residential zone
- High density residential zone
- Rural residential zone
- Character residential zone.

Within each residential zone there are also a number of precincts. The precincts provide for specific development outcomes over and above the general zone code outcomes.

This information sheet briefly explains the intent of the Low density residential zone, Medium density residential zone and High density residential zone. The intent of the Rural residential zone and the Character residential zone are explained in other information sheets.

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.



Townsville City Plan 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 Zone	Townsville City Plan Precinct within the Zone	Purpose	Examples of Intended Development
Low density residential zone	Zone	<ul style="list-style-type: none"> Primarily accommodates dwelling houses and dual occupancy dwellings. Maintains a high level of residential amenity. 	<ul style="list-style-type: none"> Dual occupancies Dwelling houses Home based business
	Ross River Road Corridor precinct	<ul style="list-style-type: none"> Redevelopment of sites within this precinct may occur for the purposes of low-rise multiple dwellings, residential care or retirement facilities. 	<ul style="list-style-type: none"> Multiple dwellings (low-rise) Residential care (low-rise) Retirement facilities (low-rise)
	Stables precinct	<ul style="list-style-type: none"> Accommodates dwelling houses; however, residential uses in the precinct do not intensify. Stables are established in a manner that minimises impacts on residential amenity. 	<ul style="list-style-type: none"> Dwelling houses
	Marlow Street precinct	<ul style="list-style-type: none"> Accommodates dwelling houses on large lots which respect the natural values and landform of the precinct. 	<ul style="list-style-type: none"> Dwelling houses
Medium density residential zone	Zone	<ul style="list-style-type: none"> Provides opportunities for medium density living close to centres and other community nodes in a medium-rise built form. Provides for a variety of accommodation options to support the Bayswater Road and Fulham Road medical precincts. 	<ul style="list-style-type: none"> Dual occupancy Rooming accommodation Multiple dwellings Residential care facilities Retirement facility Short-term accommodation
	Thuringowa South precinct	<ul style="list-style-type: none"> Medium density housing reinforces the role and vibrancy of the Thuringowa Central major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital. 	<ul style="list-style-type: none"> Rooming accommodation Multiple dwellings Short-term accommodation
	Thuringowa East precinct	<ul style="list-style-type: none"> Medium density housing reinforces the role and vibrancy of the Thuringowa Central major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital. Existing non-residential uses do not significantly expand and no additional non-residential development is established within the precinct. 	<ul style="list-style-type: none"> Rooming accommodation Multiple dwellings Short-term accommodation
	Rossiter Park precinct	<ul style="list-style-type: none"> Develops into a medium density residential community, through amalgamation of existing lots into larger sites that provide the opportunity for better designed medium density residential development. 	<ul style="list-style-type: none"> Multiple dwellings
	Aitkenvale medium density precinct	<ul style="list-style-type: none"> Medium density housing reinforces the role and vibrancy of the Aitkenvale major centre, and includes student and visitor accommodation to reinforce economic links with James Cook University and Townsville Hospital. 	<ul style="list-style-type: none"> Multiple dwellings





Townsville City Plan Zone	Townsville City Plan Precinct within the Zone	Purpose	Examples of Intended Development
Medium density residential zone	Aitkenvale village precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Multiple dwellings Short-term accommodation Food and drink outlet
	Hyde Park medium density precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Multiple dwellings
	Kings Road medium density precinct	<ul style="list-style-type: none"> Development creates a medium-rise built form, with variation in built form to create visual interest across the precinct. 	<ul style="list-style-type: none"> Multiple dwellings
	The Strand precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Community use Food and drink outlet Multiple dwellings Short-term accommodation
	North Ward gateway precinct	<ul style="list-style-type: none"> Provides key connectivity routes between The Strand and Warburton Street by creating distinctive built form along Landsborough Street. 	<ul style="list-style-type: none"> Multiple dwellings Short-term accommodation
	North Ward villages precinct	<ul style="list-style-type: none"> Envisaged to contain the highest level of activity and residential density in North Ward and play a secondary role to nearby centres in accommodating nonresidential uses, generally limited to small-scale cafes and restaurants on the ground floor. 	<ul style="list-style-type: none"> Community use Food and drink outlet Multiple dwellings Short-term accommodation
	North Ward medium density precinct	<ul style="list-style-type: none"> Medium density housing reinforces the role and vibrancy of North Ward. 	<ul style="list-style-type: none"> Multiple dwellings Short-term accommodation
	Magnetic Island medium density precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Short-term accommodation
	Picnic Bay precinct	<ul style="list-style-type: none"> Family-oriented short-term accommodation is the predominant use established within the precinct with some non-residential uses on the ground floor. 	<ul style="list-style-type: none"> Dual occupancy Dwelling house Food and drink outlet Multiple dwellings Shop Short-term accommodation
	Nelly Bay tourist precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Community use Food and drink outlet Short-term accommodation
Wills Street precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Multiple dwellings Short-term accommodation 	





Townsville City Plan Zone	Townsville City Plan Precinct within the Zone	Purpose	Examples of Intended Development
High density residential zone	Zone	<ul style="list-style-type: none"> Optimise 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). 	<ul style="list-style-type: none"> Multiple dwelling Short-term accommodation
	Palmer Street precinct	<ul style="list-style-type: none"> Continues to grow as Townsville's primary contemporary entertainment and accommodation destination. 	<ul style="list-style-type: none"> Community use Food and drink outlet Multiple dwelling Shop Short-term accommodation
	Flinders Street West precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Community use Educational establishment Food and drink outlet Indoor sport and recreation Multiple dwelling Shop Short-term accommodation
	Railway Estate precinct	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Multiple dwelling Shop Short-term accommodation

Frequently Asked Questions

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

- Reduced consumption of our rural and natural environment, which creates a more sustainable urban form
- Contributes to the efficient use and provision of infrastructure
- Caters for our changing household demographic and supports housing choice
- Increases the economic vitality of our activity centres
- Contributes to housing affordability
- Creates more active and healthy neighbourhoods, which have increased access to active (i.e. cycling) and public transport.

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.

For more information please contact Planning Services: ☎ 13 48 10 ✉ enquiries@townsville.qld.gov.au 🌐 townsville.qld.gov.au