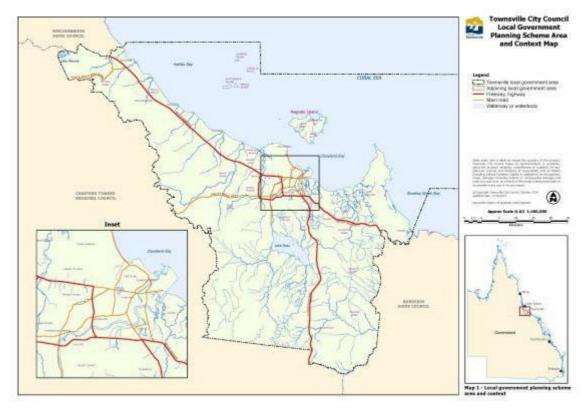# Part 1 About the planning scheme

1.1 Introduction

(1)   The Townsville City Plan (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.

(2)   The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the SP Act on 27 June 2017.

(3)   In seeking to achieve this purpose, the planning scheme sets out Townsville City Council's intention for the future development in the planning scheme area, over the next 25 years.

(4)   The planning scheme seeks to advance state and regional strategies, including state planning policies, through more detailed local responses, taking into account the local context.

(5)   While the planning scheme has been prepared with a 25-year planning horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(6)   The planning scheme applies to the planning scheme area of Townsville City Council including all premises, roads, internal waterways and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—In accordance with section 5(2)(a) of the Planning Regulation 2017, the regulated requirements apply to this planning scheme only where specifically identified as regulated requirements in the section containing the administrative definition for minor building work.

Editor's note—Areas which are not subject to the jurisdiction of the planning scheme are noted in the relevant zone codes in Part 6. They include the Department of Defence Estate, strategic port land and certain other major land holdings. In addition, land subject to a community infrastructure designation is listed in Schedule 5.

Editor's note—Under section 26 of the *Sustainable Ports Development Act 2015*, a master plan and port overlay may apply to Port of Townsville land outside designated areas of strategic port land. Where there is a port overlay, it prevails over the planning scheme, to the extent of any inconsistency.

Click here to view PDF high resolution map.

Map 1 - Local government planning scheme area and context

1.2 Planning scheme components

(1)   The planning scheme comprises the following components:

    (a)   about the planning scheme;

    (b)   state planning provisions;

    (c)   the Strategic framework;

    (d)   the Local government infrastructure plan;

    (e)   tables of assessment;

    (f)   the following zones:

        (i)   Low density residential zone:

            (A)   Ross River Road corridor precinct;

            (B)   Stables precinct;

            (C)   Marlow Street precinct;

        (ii)   Medium density residential zone:

            (A)   Thuringowa South precinct;

            (B)   Thuringowa East precinct;

            (C)   Rossiter Park precinct;

            (D)   Aitkenvale medium density precinct;

            (E)   Aitkenvale village precinct;

            (F)   Hyde Park medium density precinct;

            (G)   Kings Road medium density precinct;

            (H)   The Strand precinct;

            (I)   North Ward gateway precinct;

            (J)   North Ward villages precinct;

          (K)   North Ward medium density precinct;

          (L)   Magnetic Island medium density precinct;

          (M)   Picnic Bay precinct;

          (N)   Nelly Bay tourist precinct;

          (O)   Wills Street precinct;

(iii)   High density residential zone:

          (A)   Palmer Street precinct;

          (B)   Flinders Street West precinct;

          (C)   Railway Estate precinct;

(iv)   Rural residential zone;

(v)   Character residential zone:

          (A)   1950s Post War Expansion precinct;

          (B)   1960s Defence Housing and 1960s Housing Commission precinct;

          (C)   Worker's Cottages precinct;

          (D)   South Townsville precinct;

          (E)   Queenslanders precinct;

          (F)   Interwar Gables and Queensland Bungalows precinct;

          (G)   Interwar to 1950s Asymmetrical Gables precinct;

          (H)   Churchill Street precinct;

          (I)   Park Street precinct;

          (J)   Grand Queenslanders precinct;

          (K)   French Street precinct;

          (L)   Mixed 1950s precinct;

(vi)   Neighbourhood centre zone;

(vii)   Local centre zone:

          (A)   Rising Sun local centre precinct;

          (B)   North Ward local centre precinct;

(viii)   District centre zone:

          (A)   Idalia district centre precinct;

          (B)   Annandale district centre precinct;

          (C)   Deeragun district centre precinct;

          (D)   Rasmussen district centre precinct;

(ix)   Major centre zone:

          (A)   Aitkenvale major centre precinct:

                 Aitkenvale centre core sub-precinct;

                 Aitkenvale centre frame sub-precinct;

          (B)   Thuringowa Central major centre precinct:

                 Thuringowa town centre heart sub-precinct;

                 Willows sub-precinct;

                 Thuringowa Drive sub-precinct;

                 Thuringowa centre support sub-precinct;

          (C)   Hyde Park major centre precinct;

(x)   Principal centre (CBD) zone:

          (A)   Civic and administration precinct;

(xiii) Sport and recreation zone:

(A) Balgal Beach golf course precinct;

(B) Cluden precinct;

(C) Lansdown motor sport facility precinct

(xiv) Open space zone:

(A) Riverway precinct;

(xv) Community facilities zone:

(A) Picnic Bay community facilities precinct;

(xvi) Environmental management and conservation zone;

(xvii) Low impact industry zone:

(A) Nelly Bay low impact industry precinct;

(xviii) Medium impact industry zone:

(A) Roseneath medium impact industry precinct;

(xix) High impact industry zone;

(A) Lansdown high impact industry precinct

(xx) Rural zone:

(A) Horticulture precinct;

(B) Mixed farming precinct;

(C) Grazing precinct;

(D) Cungulla precinct;

(E) Jensen precinct;

(xxi) Emerging community zone;

(A) Burdell precinct;

(xxii) Special purpose zone;

(g) the following overlays:

(i) Airport environs overlay;

(ii) Bushfire hazard overlay;

(iii) Coastal environment overlay;

(iv) Cultural heritage overlay;

(v) Extractive resources overlay;

(vi) Flood hazard overlay;

(vii) Landslide hazard overlay;

(viii) Natural assets overlay;

(ix) Water resource catchment overlay;

(h) the following development codes:

(i) Advertising devices code;

(ii) Healthy waters code;

(iii) Landscape code;

(iv) Reconfiguring a lot code;

(v) Telecommunications facilities and utilities code;

(vi) Transport impact, access and parking code;

(vii) Works code;

(i) the following other plans:

(i) Oonoonba development scheme; and

(ii) Townsville City Waterfront Priority Development Area;

(j)   schedules and appendices.

(2)   The following planning scheme policies support the planning scheme:

    (a)   SC6.1 Planning scheme policy index;

    (b)   SC6.2 Character residential planning scheme policy;

    (c)   SC6.3 Cultural heritage planning scheme policy;

    (d)   SC6.4 Development manual planning scheme policy;

    (e)   SC6.5 Economic impact assessment planning scheme policy;

    (f)   SC6.6 Emerging community planning scheme policy;

    (g)   SC6.7 Flood hazard planning scheme policy;

    (h)   SC6.8 Mitigating bushfire hazards planning scheme policy;

    (i)   SC6.9 Natural assets planning scheme policy;

    (j)   SC6.10 Parking rates planning scheme policy.