



ASSESSMENT BENCHMARKS

MAJOR AMENDMENT 2025 - TOWNSVILLE CITY PLAN



What are assessment benchmarks?

The City Plan contains assessment benchmarks that detail outcomes and requirements for new development. Assessment benchmarks are used by Council to assess development, and they work together to ensure development achieves desired outcomes. They are typically presented in a table format and referred to as codes.

Key Changes

Major Amendment 2025 includes changes to assessment benchmarks that seek to streamline and improve the development assessment process and make it easier for the community to build the right development in the right location.

Key changes made to the assessment benchmarks include:

- **Principle Centre Zone Code** - no longer requires residential uses to be provided with a private outdoor living space.
- **Principle Centre Zone Code** - enables dwelling units to be located on the ground floor level in existing buildings.
- **Environmental Management and Conservation Zone Code** - Tourist accommodation can now be established when associated with nature-based tourism where it has minimal development impacts.
- **Low Impact Industry Zone** - reduction in landscaping required to arterial or sub-arterial roads from 4m to 2m in depth.
- **Low Impact Industry Zone Code** - no longer limits the area used for an office to 250m².
- **Medium Impact Industry Zone Code** - reduces acceptable building setback from road frontage to 4m from 6m where there are no adjoining neighbours.
- **Medium Impact Industry Zone Code** - reduction in landscaping required to arterial or sub-arterial roads from 4m to 2m in depth.
- **Medium Impact Industry Zone Code** - no longer limits the area used for an office to 250m².