



Explanatory Statement

Townsville City Plan Package 1 Major Amendment

August 2025

This Explanatory Statement provides detailed information on the matters covered by the proposed changes to the Townsville City Plan in the Package 1 Major Amendment. The document explains the reason why each of the proposed changes has been made and should be read in conjunction with the consolidated amendment document with track changes visible.

1. Short Title

The instrument to which this explanatory statement relates is the Townsville City Plan amendment – Package 1 Major Amendment.

2. Background

The planning scheme (referred to as Townsville City Plan) is a legal document prepared by Council under the *Sustainable Planning Act 2009* and subsequently aligned to the *Planning Act 2016*. The role of the planning scheme is to both guide and regulate the development of land.

The intent of the proposed planning scheme amendment (Package 1 Major Amendment) is to make it easier for the community to build supported development in appropriate locations.

The proposed amendment seeks to

- Streamline the development assessment process by aligning with prevailing statutory planning instruments and legislation,
- Support development opportunities that contribute to a strong economy and grow Townsville,
- enable continuous maintenance and improvement of the planning scheme and promote sustainable development.

Seeking alignment with various statutory instruments such as the State Planning Policy 2017, the North Queensland Regional Plan, the Priority Port of Townsville Port Overlay, and the Planning Regulation 2017 has resulted in a substantial number of proposed changes. Additionally, due to the broad-brush approach of the amendment package and State agency involvement across multiple interests, a suite of changes to the planning scheme have been recommended and/or conditioned by the State to be included in this amendment package.

3. Type of planning instrument amendment

Due to the large number of proposed changes contained within the amendment package, Package 1 Major Amendment will be undertaken as a major amendment, in accordance with Part 4 - Major amendment, Chapter 2 - Amending planning schemes of the Minister's Guidelines and Rules, Version 2.0, July 2023.

4. Entity making amendment to the Townsville Planning Scheme

The entity making the amendment to the Townsville City Plan is the Townsville City Council.

5. Proposed amendment to the Townsville Planning Scheme

The changes contained in Package 1 Major Amendment include the following:

Cover and Contents

- The inclusion of additional sub-headings in Part 10 Other plans, in relation to additional plans listed in this section.
- Schedule 4 has been updated to reference the *Planning Act 2016*
- The contents have also been updated to reflect the proposed administrative change to the name of Schedule 5 to align with terminology in the Planning Regulation 2017.

Citation and commencement

- The inclusion of a community statement that acknowledges the Traditional Owners of this land.
- The deletion of reference to the Strategic Vision from the former outdated Townsville Community Plan 2011-2021.

Part 1 About the planning scheme

- Editor's Note in part 1.1 regarding areas that are not subject to the jurisdiction of the planning scheme has been amended to be more specific. This Editor's note has been amended to identify other legislation that has effect in the local government area to ensure users of the scheme are made aware of the provisions applying to the land affected by other plans.
- Editor's Note added to part 1.1 to identify Infrastructure Designation (Schedule 5) that do not fall within the regulatory jurisdiction of the Townsville City Plan. This Editor's Note has been added to notify users of the scheme regarding other legislation that has effect in the local government area.
- Editor's Note added in part 1.1 regarding the Wet Tropics Management Plan 1998. This Editor's Note has been added to notify users of the scheme regarding other legislation that has effect in the local government area.
- The Editor's note in part 1.1 related to the *Sustainable Ports Development Act 2015* has been deleted, as updated provisions have now been added to other parts of the planning scheme to integrate the Port Overlay for the Priority Port of Townsville.
- Map 1 – Local government planning scheme area and context has been updated to reflect Stage 4 of the Townsville Ring Road.
- Inclusion of two (2) new residential precincts in (1) (f) (ii) Medium density residential zone, 'Ross Creek precinct' and (1) (f) (iii) High density residential zone 'Archer Street precinct'. These new precincts are included to appropriately integrate the Port overlay for the Priority Port of Townsville and the Master Planned Area as required by the *Sustainable Ports Development Act 2015*.
- The principal centre (CBD) zone has been changed throughout the entire scheme to be the Principal centre zone, with (CBD) deleted, this is so the name of the zone matches the Planning Regulation 2017 zone name verbatim, this change is required to align with the Planning Regulation.
- The Specialised centre zone James Cook University – Townsville University Hospital has been changed to reflect the new name of the hospital; these changes are throughout the scheme.
- Additional plans now listed in Part 10 Other plans have been added.
- Table 1.6.1 references to the Building Regulation 2016 have been updated to Building Regulation 2021. Outdated references to the Building Regulation 2016 have been amended throughout the scheme,
- Table 1.6.1 reference regarding Designated bushfire prone area has been amended to reference section 7 of the Building Regulation due to updates within the Building Regulation. Reference to QDC MP 2.4 – Construction in Bushfire Prone Areas; and AS 3959-2009 has also been removed and updated with new Australian Standard AS3959: 2018
- Table 1.6.1 reference regarding Flood hazard areas has been amended to reference section 8 of the Building Regulation due to updates within the Building Regulation.

- The planning scheme was silent with respect to temporary uses. It is therefore proposed to include a revised definition for Temporary use in Schedule1 Definitions. Reference to a Temporary use will also be included in Part 1 About the planning scheme, such as duration and types of activities.

Part 2 – State planning provisions

- Amendments have been made to Part 2.1 with respect to listing the planning scheme's integration with the State Planning Policy 2017 (SPP). Specific aspects of the SPP are no longer identified as integrated or not integrated with a simplified statement that identifies all State Interests as applicable with the SPP prevailing to the extent of any inconsistencies. The Planning Regulation 2017 no longer requires local governments to identify the state interests that are appropriately integrated into a planning scheme. State agency advice is for Council to provide an information sheet outside of the planning scheme which provides more detail on how the scheme integrates with the SPP. Council intends to take up this approach as it is faster to update should State Planning Policies change in the future.
- Part 2.2 regarding the North Queensland Regional Plan has been amended to specify which parts of the North Queensland Regional Plan are fully integrated into the scheme.
- Inclusion of a new part '2.3 – Ports overlay has been added to appropriately reference the integration statement for the Port overlay for the Priority Port of Townsville 2020.
- Part 2.5 Regulated requirements statement has been amended to identify that the regulated requirements prescribed in the Planning Regulation 2017, dated 3 July 2017 are appropriately reflected in full in the planning scheme.
- In Part 2.5 Regulated requirements an Editor's Note has been added highlighting that the Regulation prevails over the planning scheme.

Part 3 – Strategic framework

- Administrative changes to the strategic framework have been made to improve the readability of the scheme and make small adjustments to reflect current community expectations.
- Dated references to the Townsville Community Plan 2011-2021, contained in editor's notes related to each of the four Strategic framework themes, have been removed.
- The inclusion of additional wording and statements throughout the Strategic framework to improve the representation of active transport as an attractive alternative to private vehicles. An additional statement also ensures development mitigates the impacts from receiving transport emissions (e.g., vibration, noise, particle). Currently, the planning scheme has limited higher-order statements which protect transport infrastructure from reverse amenity issues and promote the active transport network. The additions will ensure that development mitigates adverse impacts on development from transport infrastructure and active transport is protected as a viable mode of transport.
- The inclusion of additional statements throughout the Strategic framework that will integrate relevant regional policy of the North Queensland Regional Plan. Currently, the planning scheme integrates the majority of the North Queensland Regional Plan policies but does not integrate regional policies associated with the support of off-grid/self-sufficient energy use, the protection of the ferry terminal and the Council's current efforts to protect water quality and restore environmental values. These additional regional policy statements will ensure that there is a 'line of sight' between the North Queensland Regional Plan regional policies and the Townsville City Plan.
- All relevant maps have been updated to identify both the Waterfront Priority Development Area (PDA) and Oonoonba PDA to clearly indicate PDA boundaries.
- Editor's notes have also been added throughout the scheme to assist users of the scheme in identifying the PDAs and where they apply.

Strategic Intent - 3.2

- Part 3.2 Strategic Intent A second capital for Queensland, has been amended to include reference to the 'Townsville 2021-2026' Corporate Plan.
- 3.2.3 Strong and connected community amendments include
 - reference to the Community plan removed;
 - statement added regarding design and placemaking will work with Townsville's climate and allow for more affordable and healthier lifestyles;
 - statement added to improve environmental and hydrological values and;
 - statement added to enhance community access to sports and community activities.
- 3.2.5 Shaping Townsville includes additional statements regarding;
 - housing options seeking affordable, accessible, innovative, and adaptable housing options to ensure a range of housing is available to people of all ages and abilities.
 - mixed development in centres to become complete communities that provide for daily economic and lifestyle needs.
 - enhanced public and active transport network, providing attractive alternatives to car use
 - new infrastructure development minimises impacts on established land uses
- 3.2.6 Sustaining economic growth includes;
 - Editor's note advising users of the scheme about the PDAs and how they are regulated.
 - An amended statement to incorporate the Port of Townsville in the promotion of consolidation of existing industrial areas. This section also includes referencing the 'Priority Port of Townsville Master Planned Area' to be recognised for its significance and potential, as prescribed under the *Sustainable Ports Act 2015*.
 - amended statement to protect infrastructure corridors from development that would compromise their integrity or efficient function.
 - statement added regarding defence landholdings continuing to be recognised for their strategic and economic importance to the community. The safety and operation of Defence land and the associated infrastructure and networks that support them are to be protected from sensitive and incompatible land uses to minimise any potential impacts and conflict. This statement has been added to strengthen recognition of the significance of defence landholdings and their strategic and economic value to the community.

Theme- Shaping Townsville - 3.3

- Editor's Note removed regarding Townsville community plan.
- 3.3.1 Strategic outcome (3) will be amended to seek accessible housing options instead of accessible locations, in accordance with SPP 2017 Housing and diversity policy 3 (b).3.3.2 Element – City Shape and Housing
- Editor's Note added identifying the PDA areas are regulated under the Economic Development Act
- Statement regarding active main street environments in major centres and greenfield development the words green and shaded were added.
- 3.3.3 Element – Character and heritage
 - has been amended to include an additional land use strategy reaffirming Council's commitment to advance Aboriginal and Torres Strait Islander interests through land use planning. Currently, the planning scheme does not acknowledge Council's Reconciliation Action Plan commitment and guidance material from the state - which will both guide Council to advance Aboriginal and Torres Strait Islander Interest through future land use planning. The inclusion of the land use strategy reaffirms Council's commitment to work with Traditional Owners to progress the project.
- 3.3.4 Element – Activity centres
 - (2) statement amended so that activity centres can accommodate a wide range of community and commercial activities, consistent with the identified hierarchy.

- (13) References to the sports stadium and entertainment or convention centre are updated to reflect the construction of the stadium.
- Editor's Note added identifying the PDA areas are regulated under the Economic Development Act
- (32) related to the Port of Townsville identifies the Priority Port Master planned area and includes an amended Editor's note to reference the Port overlay for the Priority Port of Townsville and the Master Plan documents.
- The name of the "Townsville Hospital" has been updated to the "Townsville University Hospital" and the name of the "James Cook University-Townsville Hospital precinct" has been updated to the "James Cook University – Townsville University Hospital precinct" throughout the planning scheme - to reflect the new name of the hospital. In addition, references to the James Cook University Townsville Campus have been amended to reflect the new name of the campus (the Bebegu Yumba, Douglas Campus).
- 3.3.5 Element – Transport, accessibility and mobility
 - (4) amended to improve alternative transport by including green and shaded and local roads.
 - (7) amended to remove reference to further encroachment on specific key routes and a new statement added to a similar effect which does not specify key routes but refers more generally to major transport corridors or key freight routes.
 - Land use strategies amended to remove support for the relocation of the South Townsville rail yards to the Townsville State Development Area
- 3.3.6 Element - Integrated infrastructure planning and provision
 - Statements 1-8 have been removed and 12 new statements added. The new Statements include many of the themes and goals of the previous version but have been reorganised and rewritten. This amendment was proposed to appropriately integrate the infrastructure integration state interest.
- 3.3.7 Element The inclusion of a new section– Other hazards, which contains provisions related to managing risks associated with hazardous materials and hazardous chemicals, dangerous goods and flammable or combustible substances; higher impacting activities (including Major electricity infrastructure, major hazard facilities, utility installations, high pressure oil and gas pipelines and sport and recreation facilities); former mining activities and related hazards. These provisions have been added to ensure existing and approved land uses are protected from encroachment by development that would compromise the ability of the land use to function safely and effectively as well as protect public health and safety. The additions contribute to integrating SPP Emissions and hazardous activities state interest.

Theme – Strong and connected community - 3.4

- Editor's Note regarding Townsville Community Plan 2011-2021 has been removed.
- (3) amended with public spaces to also be legible, green, shaded and functional.
- Open space networks network to also include leisure.

Theme – Environmentally sustainable future - 3.5

- Editor's Note regarding Townsville Community Plan 2011-2021 has been removed.
- Inclusion of an Editor's note under section 3.5.1(3) to reference the local expression of Outstanding Universal Values in the Great Barrier Reef World Heritage Area as collated within the Master Plan for the Priority Port of Townsville.
- inclusion of an additional land use strategy in section 3.5.3.2, related to working as a partner in the Dry Tropics Partnership for Healthy Waters to improve the values of catchments and the Reef.
- Element sustainability includes a new Specific outcome statement encouraging self-generated renewable energy. This statement has been added to contribute to aligning the scheme with the North Queensland Regional Plan and the SPP Energy and Water State interest.

Theme – Sustainable economic growth - 3.6

- Editor's Note regarding Townsville Community Plan 2011-2021 has been removed.
- 3.6.2 Element – Industrial land
 - (7) renewable energy is promoted in Lansdown
 - (10) statement added directing renewable energy to industrial areas and away from primary horticulture areas
- 3.6.4 Element – Natural economic resources inclusion of an additional statement and Editor's Note that relates primarily to the protection of existing stock route networks within the local government area.
- 3.6.5 Element Tourism now refers to event-based tourism and the North Queensland Stadium.

Part 4 Local government infrastructure plan

- Changes to Part 4 are 'administrative' in nature and include amending references to the *Sustainable Planning Act 2009* to the *Planning Act 2016*, as well as minor grammatical changes to Table 4.2.2.1 (including font sizes and correcting spelling mistakes).
- Table 4.2.1 has also been amended to include new uses added to the scheme Battery storage facility, Outstation, Party house and Workforce accommodation, Non-resident workforce accommodation deleted from table as it is no longer listed as a defined use.

Part 5 Tables of assessment

- Reading the table - a Note has been added regarding schedule 6 of the Regulation which identifies development local categorising instruments is prohibited from stating is assessable development. This note has been added to assist users of the scheme in understanding that some forms of development are not regulated by the scheme.

Categories of Development and assessment - Material change of use - 5.5

- Amendments have been made to the Tables of assessment for a Material change of use for a Dual occupancy in the Low, Medium and High density residential, Character residential, Sport and recreation, and Emerging community zones to ensure that residential developments which are accessed by common private title are provided with appropriate fire hydrant infrastructure and have unimpeded access for emergency service vehicles (by directing applicants to the proposed provisions in the Works code). Currently, a Dual occupancy that results in common access ways is Accepted development. The proposed amendment will increase the level of assessment for Dual occupancy to Accepted development subject to requirements (if involving a Dual occupancy that includes a street or common access way within a common private title).
- Additional information has been included in Table 5.5.2 Medium density residential zone and High density residential zone with respect to Food and drink outlet. The additional information relates to the inclusion of the phrase "*where not involving a drive through*". This will ensure that future Food and drink outlets are considered code assessable where the use does not involve a drive through. This will help to encourage such developments without a drive through thus not impacting on surrounding uses such as residences as well as promoting pedestrian movements.
- Medium density residential zone - Table 5.5.2, The typographic error relating to the word "cateories" has been amended to "categories".
- High density residential Table 5.5.4 amended so that a Bar located on the ground or first floor level of an existing building and less than 250m² GFA is Accepted Development subject to requirements instead of Code assessable. If a development for a Bar is not accepted development but is located on the ground floor or first level the Bar will be Code assessable. The purpose of this change to reduce the level of assessment for bars that meet the criteria and encourage their development.
- A Brewery is not defined in the Townsville City Plan and there is no prescribed Use definition in the Planning Regulation 2017. Consequently, the use is impact assessable in all zones. Amendments have been made to Table 5.5.4 High density residential zone, Table 5.5.11 Principal centre zone, Table 5.5.13 Mixed use zone, Table 5.5.18 Low impact industry zone

and Table 5.5.19 Medium impact industry to identify a Brewery as code assessable. The use has been included under the Industry thresholds prescribed in Table SC1.1.2.1 limiting annual production volumes for the intended zones. Potential future impacts associated with the development of a Brewery can be addressed via the assessment provisions contained in the zone code and development code provisions in conjunction with the annual production volumes prescribed in the industry thresholds. The proposed changes are supported by the Queensland Craft Brewing Strategy issued by the Department of State Development, Manufacturing, Infrastructure and Planning in November 2018.

- To align with the Port Overlay for the Priority Port of Townsville, a new precinct called the Archer Street precinct has been incorporated into the High density residential zone. Considering this, Table 5.5.4 High density residential zone has been amended so that the uses 'Multiple dwelling', 'Residential care facility', 'Resort complex', 'Retirement facility', and 'Rooming accommodation' are only code assessable subject to requirements, - 'if not located in the Archer Street precinct'. The changes mean that these uses will thereby be deemed impact assessable if located in this new precinct area. Short term accommodation will remain code assessable in all precincts including the Archer Street precinct so long as the building height does not exceed 12 storeys.
- Table 5.5.10 relating to the Major centre zone has been amended to reduce the level of assessment for Garden centre, and Hardware and trade supplies in the Thuringowa Centre support sub-precinct of the Major centre zone. This amendment will reduce the level of assessment from impact assessment to accepted subject to requirements if, the use is situated within an existing building. If the proposed use has a gross floor area of less than 3,500m², the development will be code assessable.
- Table 5.5.11, relating to the Principal centre zone, has been amended to remove the requirement for Multiple dwelling, Retirement facility and Short-term accommodation not to be located at ground level when in an existing building, to be considered Accepted development subject to requirements. This change removes applicable assessment benchmarks restricting the conversion of existing buildings in the CBD to residential developments. The intent of the amendment is to improve the feasibility of residential developments and bring more people into the CBD.
- The Specialised centre zone Table 5.5.12- identifies a Health care service as Assessable development – Code assessment. It is proposed to lower the level of assessment to Accepted development subject to requirements, where located within an existing building and not involving more than minor building work and within the Bayswater Road medical precinct and Fulham Road medical precinct. This will enable the re-use of existing buildings within the Specialised centre zone (Bayswater Road medical precinct and Fulham Road medical precinct) and negate the requirement for a development application where the zone code and development code provisions can be met.
- To align with the Port Overlay for the Priority Port of Townsville, changes have been made to Table 5.5.13 Mixed use zone so that the uses 'Community residence', 'Multiple dwelling', 'Retirement facility', 'Rooming accommodation' and 'Short-term accommodation' are only accepted development subject to requirements or code assessable, 'if not located in the Port interface sub precinct' and are thereby deemed impact assessable if within the Breakwater precinct.
- An amendment has been made to the Tables of assessment for certain Material change of use types within the Lansdown motor sport facility precinct of the Sport and recreation zone (Table 5.5.14). The amendment has been made to protect both the Lansdown high impact industry precinct and Lansdown motor sport facility precinct from the encroachment of incompatible uses. This amendment will also satisfy a condition imposed by the Minister with respect to the previously adopted Lansdown Station major amendment.
- Table 5.5.17 Environmental management and conservation zone presently identifies Nature-based tourism and Environment facility uses as Assessable development – Impact assessment. The table has been amended so that both the Nature-based tourism and Environment facility uses are Assessable development - Code assessment. As a consequence of the proposed change, PO2 of the Environmental management and conservation zone code has also been amended. PO2 presently states "*Tourist accommodation is not established*". PO2 has now been amended to "*Tourist accommodation is not established with the exception*

of *Nature-based tourism*". This will enable those areas that are partially disturbed to be able to be developed for Nature-based tourism uses that are considered to be low impact.

- Table 5.5.18 for low impact industry has been amended so that Low impact industry for a Brewery is code assessable.
- Changes have been made to Table 5.5.18 Low impact industry zone to lower the level of assessment for Outdoor sales use to Accepted development, subject to requirements. The current level of assessment is code assessable and is considered to be unnecessary as the provisions that apply to accepted development subject to requirements are appropriate for the use. If a Material change of use for Outdoor sales cannot comply with all of the applicable performance outcomes in the zone code and works code, a development application will be required.
- Table 5.5.19 for Medium impact industry has been amended so that Medium impact industry for a Brewery is code assessable.
- There has been the inclusion of additional assessment provisions within the Medium impact industry zone (Table 5.5.19), Roseneath medium impact industry precinct with respect to future regulation of Food and drink outlets. The changes propose that a Food and drink outlet will become Code assessable if located in the Roseneath medium impact industry zone and the gross floor area (GFA) of the outlet does not exceed 150m². Being code assessable will ensure that all relevant services (water / sewer) are able to be provided to the site. Where the GFA exceeds 150m² in the Roseneath area a Food and drink outlet will be Impact assessable.
- Rural zone - Table 5.5.21 - An additional Editor's note has been included in the Tables of assessment that provides information advising applicants that lot(s) may be located within an Aquaculture Development Area (ADA) and to contact the Department of Agriculture and Fisheries for further information.
- Amendments made to the Special purpose zone Table 5.5.23 to identify Material change of use applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area. This amended Editor's note is clearer and more detailed than the existing Editor's note.

Categories of Development and assessment – Reconfiguring a lot 5.6

- Within the Neighbourhood centre zone Table 5.6.1 - Reconfiguring a lot, a change has been made removing the duplication of the word "assessment".
- Special Purpose zone - Table 5.6.1 Reconfiguring a lot changed to identify Reconfiguration of a lot applications in the Townsville State Development Area are administered by the Coordinator-General through the Development Scheme for the Townsville State Development Area.
- Environmental management and conservation Table 5.6.1 - An additional Editor's note has been included informing applicants that provisions in addition to those under the *Planning Act 2016*, may be applicable to a lot, if the lot is contained within the boundaries of the Wet Tropics of Queensland World Heritage Area.
- Rural zone - Table 5.6.1 - An additional Editor's note has been included informing applicants that provisions in addition to those under the *Planning Act 2016*, may be applicable to a lot, if the lot is contained within the boundaries of the Wet Tropics of Queensland World Heritage Area.

Categories of Development and assessment – Reconfiguring a lot 5.6

- Table 5.7.1 – has been amended to remove the erroneous reference to the Reconfiguring a lot code

Categories of Development and assessment – Operational Work 5.8

- Table 5.8.1 Table of Assessment for Operational works has a new Editor's Note - —Operational works (vegetation clearing) applications in the Townsville State Development Area are

administered by the Coordinator- General through the Development Scheme for the Townsville State Development Area. Operational works applications involving works other than the clearing of vegetation will be assessed by Townsville City Council. The purpose of this Editor's note is to notify users of the scheme of other legislation that prevails over the planning scheme.

Categories of Development and assessment – Overlays 5.9

- Bushfire hazard overlay has been amended so that the high and medium hazard areas do not have separate tables of assessment with separate triggers but are combined into the one table, the Bushfire hazard overlay (very high, high or medium potential bushfire intensity and potential impact buffer). The Bushfire hazard overlay (medium hazard area table has been deleted.
- Bushfire hazard overlay table of assessment has been amended to reduce the level of assessment associated with a Telecommunications facility from impact assessable to code assessable. The level of assessment has been reduced because it is considered that the implications of the proposed development can be appropriately considered by Council to ensure that there is no increased risk to people and property by the proposed development.
- Bushfire hazard overlay has been amended to reduce the level of assessment of a Utility installation (where provided by a public sector entity) from impact assessable to code assessable. The level of assessment has been reduced because it is considered that the implications of the proposed development can be appropriately considered by Council to ensure that there is no increased risk to people and property by the proposed development.
- Extractive resources overlay
- Extractive resources overlay has been amended to be titled the Extractive resources and mining overlay. The Table of assessment has been amended to trigger assessment against the Extractive resources and mining overlay code for Material change of uses for uses other than Dwelling house, Animal Husbandry, Home-based business, Cropping, or Caretaker's Accommodation if associated with an extractive industry. Where the uses listed above are code or impact assessable, the Extractive resources and mining overlay will also be applicable. This will ensure alignment with the Mining and extractive resources component of the State Planning Policy.
- New Major infrastructure and hazardous facilities overlay code table of assessment
 - Numerous assessment benchmarks have been added in relation to the new Major infrastructure and hazardous facilities overlay including benchmarks related to gas pipelines, electricity transmission lines, water supply pipelines, wastewater treatment facilities, waste management facilities, explosive reserves, shooting ranges and the stock route network. This overlay and triggers for assessment have been included in the proposed amendment to contribute to the integration of the SPP Emissions and hazardous activities state interest within the planning scheme.

Part 6 Zones

- One of the key objectives of the amendment is to align with prevailing statutory instruments such as the Planning Regulation 2017. The regulated requirements of the Planning Regulation involve accurately reflecting the purpose statements for each of the zones within the Regulation. For this reason, the purpose statement of each of the zones used in the Townsville City Scheme has been changed to match the Planning Regulation statements verbatim.
- The particular purpose has been amended to each zone to be renamed the local government purpose to align with other Queensland councils and more accurately describe the secondary purpose statement. The local government purpose statements also refer now to the zone instead of the code.
- Reference to the Environmental Protection (Noise) Policy 2008 has been updated to the current standard being the 2019 version, this change has been made throughout the scheme.

- Reference to the Environmental Protection (Air) Policy 2008 has been updated to the current standard being the 2019 version, this change has been made throughout the scheme.
- The Principal centre (CBD) zone has been amended throughout the entire planning scheme. (CBD) has been removed so that the zone name aligns with the Planning Regulation 2017.
- Editor's notes have been added to precincts within proximity to the Townsville City Waterfront Priority Development Area to identify that the land is regulated under the *Economic Development Act 2012*.

Medium density residential zone code 6.2.2

- A new precinct, called the Ross Creek precinct, has been included within the Medium density residential zone. The new Ross Creek precinct integrates the relevant requirements identified in the Port overlay for the Priority Port of Townsville. This new precinct includes new overall outcomes that convey the purpose of the precinct from the Port overlay for the Priority Port of Townsville and align with the intentions for the local area in the Townsville City Waterfront Priority Development Area Development Scheme. These changes include a new precinct map (Figure 6.24) to define this area. This new precinct does not trigger any additional development benchmarks.

High density residential zone code 6.2.3

- An amendment has been made to the High density residential zone, Railway Estate precinct to reflect the establishment of the North Queensland Stadium (commercially known as the Queensland County Bank Stadium) within the precinct. There are changes to the precinct's overall outcomes and assessment benchmarks, as well as an amendment to Figure 6.48 - Railway Estate precinct concept plan.
- There is an inclusion of a new precinct within the High density residential zone called the Archer Street precinct. The new Archer Street precinct integrates the relevant requirements identified in the Port overlay for the Priority Port of Townsville. This new precinct includes overall outcomes and integrates the Interface Code which triggers assessable development on this land under the Port overlay. In addition, a new precinct map, Figure 6.44 is included to define the land parcels this precinct will apply to. This change also includes an amended Figure 6.41, to show an amended Palmer Street precinct map that removes these parcels of land from the Palmer Street precinct and includes them into the newly formed Archer Street precinct. Assessment benchmarks have also been added relating to the Archer Street precinct which seek to ensure development within the precinct does not impact on Port operations and appropriately mitigate against amenity issues arising from the Port.
- The inclusion of additional assessment criteria within the High density residential zone code that relate to non-residential uses being Bar and Food and drink outlet ensuring they do not impact residential uses with regard to noise levels and lighting.

Character residential zone code 6.2.5

- Character residential zone precincts map has been amended to reflect changes to the mapping including the removal of some sites from the precincts.
- The inclusion of additional criteria within the Character residential zone code with respect to the design and placement of windows within the front setback of dwellings that are located within either the Queenslander or Grand Queenslander precincts (to ensure window proportions are sympathetic to the predominant contributing character of these two precincts)
- Amendments are proposed to the wording of AO8 of the Character residential zone code regarding carports, allowing an increase in the width of a carport to a maximum of 6m and removing some specific acceptable examples (design sympathetic to the established character of the precinct figures).
- The Editor's note contained within PO18 of Table 6.2.5.3 in the Character residential zone code (Part 6.2.5) has been corrected from "Editor note" to "Editor's note".

Local centre zone code 6.3.2

- The North Ward local centre precinct concept plan (Figure 6.88) in Part 6.3.2 has been amended to reflect improved activation and enhanced pedestrian connectivity.

District centre zone code 6.3.3

- The inclusion of a new performance outcome, that promotes the consolidation and integration of the centre. This provision was drafted to guide future development in district centres such as the Rasmussen district centre precinct.
- Additional benchmarks specific to the Rasmussen district centre precinct have been added to guide development in this area to be consistent with the Rasmussen district centre precinct concept plan.
- The inclusion of a concept plan for the Rasmussen district centre precinct and an associated performance outcome, to guide centre integration and connectivity.

Principal centre (CDB) zone code 6.3.5

- The Principal centre (CBD) zone has been changed throughout the entire scheme to be the Principal centre, with (CBD) deleted, this is so the name of the zone matches the Planning Regulation 2017 verbatim.
- Performance outcome 4 (PO4) has been removed from the Principal centre zone code to assist in the conversion of existing commercial buildings to residential uses by removing the requirement for a minimum area of private open space (i.e. balcony space).
- The Principal centre zone concept plan (Figure 6.105) has been amended to improve the clarity of the overall figure.
- A number of built form diagrams included in the zone code have been amended. These include diagrams in the Civic and Administration precinct and the Flinders Street East precinct. The amendments relate to removing inconsistencies between the acceptable outcomes and the figures with respect to setbacks.

Specialised centre zone code 6.3.6

- Amendments have been made to the overall outcomes associated with the Port of Townsville precinct to appropriately integrate the Port overlay for the Priority Port of Townsville and the State Planning Policy for Strategic Ports.
- Changes have been made to Table 6.3.6.3 of the Specialised centre zone code to include assessment benchmarks for a Health care service use - which has been amended to be identified as accepted development subject to requirements in Part 5 Categories of development and assessment if established within an existing building.

Mixed use zone code 6.3.7

- The proposed amendment includes changes to the South Townsville Railyards and Dean Park precinct development benchmarks, to remove the reference to the stadium and re-affirm the use of the precinct as mixed use with the potential for a new entertainment centre, cultural or community facilities, allied supporting uses and parklands.
- Amendments have been made to the development benchmarks for the Breakwater precinct to appropriately integrate the Port overlay for the Priority Port of Townsville. This integration removes direct mention of uses not supported by the Port overlay (being for short-term accommodation, boat club and a market) and the insertion of new benchmarks to appropriately integrate the Interface Code from the Port overlay. This amendment also includes an amended Figure 6.146 to show a new area 'C – Port interface sub precinct' within the Breakwater precinct concept plan, to reflect the land parcels the Interface Code directly relates to where sensitive uses will not be appropriate.
- The inclusion of additional criteria within the Mixed use zone code to address issues relating to noise associated with accepted development subject to requirements and assessable development uses.

- Figures, including 6.144 – CBD gateway precinct concept plan; 6.145 – South Townsville Railyards and Dean Park precinct concept plan; 6.146 – Breakwater precinct concept plan; 6.147 – King Street quarter precinct concept plan, have been updated, to reflect the PDA boundary.
- Performance outcome 63 (PO63) relating to the South Townsville Railyards and Dean Park precinct have been amended to reflect the development of the north Queensland Stadium.

Sports and recreation zone code 6.4.1

- Within the Lansdown motor sport facility precinct new provisions have been added to ensure development does not prejudice the long-term potential of the Lansdown high impact industry precinct to accommodate development consistent with the relevant zone code. This change will assist in satisfying a condition imposed by the Minister associated with the adopted Lansdown Station major amendment.

Community facilities zone code 6.4.4

- Amendments have been made to the overall outcome relating to the intent for the zone to include hospitals and health care services. This amendment is to ensure these uses are captured within the intent of the zone.

Environmental management and conservation zone code 6.4.4

- Amendments have been made to the code to encourage the establishment of nature-based tourism or environmental facilities where there are limited development impacts.

Low impact industry zone code 6.5.1

- An amendment has been made to both the Low and Medium impact industry zone codes with respect to the landscaping requirements, reducing the minimum depth of landscaping to 2m along any road or street frontage.
- An amendment has been made to the Low and Medium impact industry zone codes with respect to removing the 250m² provision associated with an ancillary office. Removal of reference to 250m² will enable ancillary offices to be a maximum of 10% of the overall gross floor area of the development rather than 250m².

Medium impact industry zone code 6.5.2

- The 2nd local government purpose has been amended from sensitive uses to sensitive land uses as the term sensitive land uses is now defined within the scheme.
- As detailed above amendments have been made matching the Low impact industry zone code reducing the amount of landscaping required and removing the 250m² office space limit.
- Amendments have also been made to the Medium impact industry zone code with respect to the built form setbacks - namely reducing the setback from 6 to 4 metres when the proposed development does not adjoin buildings.

High impact industry zone code 6.5.3

- An additional overall outcome has been added to the High impact industry code stating the zone supports the development of renewable energy production including clean hydrogen. This Statement is also included in the Lansdown high impact industry precinct and assists in aligning the scheme with the North Queensland Regional Plan.
- The Acceptable Outcome for landscaping within the zone has been amended to require a minimum 4m depth along any road frontage instead of only requiring 2m where not an arterial or sub arterial road to maximise the opportunity for screening of industrial development.
- The heading of Table 6.5.3.3 for Caretaker's accommodation presently states "Self-assessable and assessable development". However, this terminology needs to be corrected to align with

the *Planning Act 2016* terminology, that being “Accepted development subject to requirements and assessable development”.

- The inclusion of additional criteria within the High impact industry zone code to ensure that uses that are incompatible with existing and approved industrial uses are avoided. This change will assist in satisfying a condition imposed by the Minister associated with the adopted Lansdown Station major amendment.
- The inclusion of additional criteria within the High impact industry zone code that relate to the storage of prescribed hazardous chemicals in a flood hazard area (where exceeding the hazardous chemicals flood hazard threshold). This change will assist in satisfying a condition imposed by the Minister associated with the adopted Lansdown Station major amendment.
- The inclusion of additional criteria within the High impact industry zone code that relate to the use, storage and handling of explosive materials and prescribed hazardous chemicals being located to minimise risks to human health and property. This change will assist in satisfying a condition imposed by the Minister associated with the Lansdown Station major amendment.

Rural zone code 6.6.1

- To protect important extractive resources from incompatible land uses the Acceptable Outcome related to separation distances for Dwelling has been amended to increase the separation distance between Dwellings and the hard rock extractive industry from 500m to 1,000m.
- Additional provisions have been added requiring Dwellings and Rural workers’ accommodation be located and designed to ensure people and property are not exposed to unacceptable hazards from former mining activities (e.g., disused underground mines, tunnels and shafts). These provisions have been added to ensure sensitive uses are adequately protected from impacts of former mining activities and related hazards and to integrate the requirements of the SPP 2017.
- The inclusion of additional criteria relating to Rural workers’ accommodation. Presently the planning scheme is silent with respect to development criteria for Rural workers’ accommodation. The additional criteria relate to minimum lot sizes where Rural workers’ accommodation can be established, as well as ensuring the accommodation proposed can be connected to services and are appropriately separated from rural uses. The new provisions are intended to protect the safety and amenity of residents and to ensure the ongoing operation of rural activities.
- The inclusion of additional criteria within the Rural zone code that relates to not creating a risk to life or property and not compromising the safe operation of an explosive reserve or high-pressure gas pipeline within the allocated buffer area. This change will assist in satisfying a condition imposed by the Minister associated with the adopted Lansdown Station major amendment.
- The inclusion of additional criteria within the Rural zone code that relates to the use, storage and handling of explosive materials and prescribed hazardous chemicals being located, designed and constructed to minimise risks to human health and property. This change will assist in integrating the SPP (Emissions and hazardous activities) requirements into the planning scheme.

Emerging community zone code 6.7.1

- The particular purpose (local government purpose) has been amended adding another area to avoid for future development that is unsuitable for urban development, being areas where there is a presence of natural hazards. This addition intends to minimise unsuitable land which is susceptible to natural hazards being developed and assists in aligning the requirements of the SPP within the scheme.
- Within the Emerging community zone code in Part 6.7.1, a reference has been made (via an Editor’s note) to the Model Code for Neighbourhood Design. The proposed Editor’s note included in PO4 and AO9 of the code will alert applicants to ensure that their proposed development addresses the mandatory provisions listed under Schedule 12(A) of the Planning Regulation 2017 for neighbourhood design.

Special purpose zone code 6.7.2

- Particular purpose statement (a) has been deleted as it relates to reconfiguration of a lot which is administered by the Coordinator General.
- An amendment has been made to the Editor's note wording to specify that development associated with a Material change of use and Reconfiguration of a lot is administered by the Coordinator-General. Operational Works applications involving works other than the clearing of vegetation will however be assessed by Townsville City Council.
- The overall outcome requiring lot sizes to provide for a range of large format industrial uses and discourage take-up of land for smaller scale activities better suited to other zones has been removed as it relates to reconfiguration of a lot which is administered by the Coordinator General.

Part 8 Overlays

- The list of overlays in Part 8.1.7 (the preliminary part of Part 8 Overlays) has been updated to reflect the addition of a new overlay and the updated name of an existing overlay. Where required, parts have been renumbered to accommodate the new overlay and additional provisions within codes.

Airport environs overlay code 8.2.1

- Several changes have been made to the Airport environs overlay code in response to aligning the Townsville City Plan with the State Planning Policy 2017 (SPP) and Defence Regulation 2016. The Strategic airports and aviation facilities state interest – Example planning scheme assessment benchmarks have been used to guide the changes proposed below;
 - Updates to reference materials and legislation,
 - Inclusion of Acceptable Outcome AO1.2 restricting cranes and other equipment intruding on operational airspace during construction. This provision is accompanied by an Editor's note advising a construction management plan can be used to demonstrate compliance.
 - Examples of transient intrusions added (e.g., hang gliding);
 - The wildlife hazard buffer zone restrictions have been restructured and amended to provide a more detailed explanation of restricted development; a table has also been provided to improve readability.
 - The inclusion of criteria associated with building restricted areas (to prevent interference with the function of aviation facilities).
 - Updates to uses restricted within specific Australian noise exposure forecast (ANEF) contours and associated table (to protect sensitive residential and health uses)
- Superseded references to DARC have been replaced with DAA

Bushfire Hazard overlay code 8.2.2

- Amendments have been made to the Bushfire hazards overlay code to satisfy Ministerial Condition Number 1 and reduce the bushfire risk to people and property by aligning the scheme with SPP 2017 Bushfire mapping and the State Interest - Natural hazards, risk and resilience. The SPP 2017 bushfire mapping maps 4 layers of bushfire prone areas,
 - Very high potential bushfire intensity
 - High potential bushfire intensity
 - Medium potential bushfire intensity
 - Potential impact buffer

Presently the scheme maps only high and medium hazard areas based on SPP 2014 mapping which has been superseded by the 2017 mapping. Incorporating the SPP 2017 bushfire mapping into the scheme will mean that development will no longer need to be assessed separately against the state's bushfire mapping and remove confusion about which bushfire mapping prevails.

- PO2 and AO2 currently apply to highly vulnerable development and restrict a list of uses within the high bushfire hazard areas, this provision has been amended so that the uses are not supported in any of the identified Bushfire prone areas, aligning with the SPP 2017 bushfire mapping.
- AO5, AO7 and AO9.1 have been amended to align with the new bushfire layer terminology.
- AO9.3 has been amended to update a supersede entity, QFRS, to the current responsible entity, Queensland Fire and Emergency Services (QFES).

Extractive resources and mining overlay code 8.2.5

- Changes have been made to the Extractive resources code, including renaming the code to the Extractive resources and mining overlay code.
- Additional purpose statements and provisions have been added regarding the protection of sensitive land uses from the impacts of former mining activities and related hazards and preventing development from exposing people and property to unacceptable risks associated with former mining activities. The changes ensure compliance with the State Planning Policy 2017 – emissions and hazardous activities.

Flood hazard overlay code 8.2.6

- The first Note has been amended for clarity to specify it is the Flood hazard overlay maps that are to be referenced.
- The reference to “Self assessable” in Table 8.2.6.3(a) of the Flood hazard overlay code has been updated to “Accepted development subject to requirements”, to align with the *Planning Act 2016* terminology.
- Emergency/evacuation shelters have been added to Table 8.2.6.3(b) – Flood immunity for community services and facilities, in the 0.2% AEP Flood event category to ensure these structures are located appropriately.

Major infrastructure and hazardous facilities overlay code 8.2.8

- An additional overlay code and associated map relating to the protection of major infrastructure and hazardous activities within the local government area have been included. The additional overlay code is named the Major infrastructure and hazardous facilities overlay code. The intent of the new overlay code is to protect significant infrastructure (wastewater, water supply and treatment, electricity, waste management), those uses that make loud noises (i.e., rifle and pistol ranges), explosive reserves and stock routes from the encroachment of inappropriate uses (such as sensitive uses). Furthermore, Department of Defence facilities where explosives are stored will also be identified to ensure their protection from inappropriate uses. This overlay code has been included in the proposed amendment to contribute to the integration of the SPP Emissions and hazardous activities state interest within the scheme.
- Multiple Editor’s notes have been included within the overlay code to advise users of the scheme of other applicable legislation which may be relevant to development within the overlay.

Part 9 Development codes

Healthy waters code 9.3.2

- Outdated references to the Queensland Water Quality Guidelines 2009 have been removed from the Editor’s note in Performance Outcome relating to Stormwater management protecting water quality.
- Reference to Plumbing and drainage act has been updated to current 2018 version.

Landscape code 9.3.3

- The changes to the Landscape code include the enhancement of wording to a number of overall outcomes and performance outcomes to better clarify the planning scheme intent for tree retention, shade provision, maintenance and asset life and equitable access requirements. Whilst most of the changes are simple in nature, the intent of the changes is to provide a clearer direction for development works.

Reconfiguring of a lot code 9.3.4

- Performance outcome 3 (PO3) of the Reconfiguration of lot code has been amended to reflect changes in order for the planning scheme to align with the mandatory provisions of Schedule 12A of the Planning Regulation 2017. The proposed amendment identifies that a maximum block length of 250m per block is permitted.
- PO19 and PO20 (related to high pressure gas pipelines and high voltage electricity easements over 33kV) have been removed from the code and included in the Major infrastructure and hazardous activities overlay code. The remaining POs (and associated AOs) in this code have been renumbered as a result.
- Table 9.3.4.3(b) of the code has been deleted as it was only referred to in PO19 or 20.
- Table 9.3.4.3(c) has been renumbered to table 9.3.4.3(b) following the removal of the previous table, reference to this table have also been updated,
- The Minimum lot size dimensions table 9.3.4.3(b) has been amended to remove the row for Special Purpose as the current lot size conflicts with the minimum lot sizes specified in the Townsville SDA Development Scheme. Lots in the Special purpose zone. will now be included in the 'Any Other zone category' meaning there is no Acceptable Outcome. It should be noted that reconfiguring a lot in the Special purpose zone is administered by the Coordinator-general.

Transport impact, access and parking code 9.3.5

- The inclusion of additional purpose statements and adjustment of existing benchmarks within the Transport impact, access and parking code to reprioritise transport modes and maximise the potential for walking, cycling and public transport.
- Currently, the planning scheme has limited provision for developments to meet on-site demand through alternative modes of travel and parking of private vehicles dominates transport considerations, the amendments seek to compel developers to provide convenient and legible access to alternative transport modes in addition to private vehicle transport.
- Reference to 'people with a disability' has been amended to 'people with disability' to align with the terminology used in the Disability Services Act 2006.

Works code 9.3.6

- An amendment has been made to AO2.1 of the Works code with respect to referencing a Drive-through facility component associated with a development - with respect to the ability for vehicles to be able to efficiently queue within the confines of the property boundary and not within the road reserve.
- The inclusion of additional benchmarks in the Works code are proposed, to ensure that developments that are accessed by common private title which results in Class 1 structures being established are provided with the appropriate fire hydrant infrastructure and have unimpeded access for emergency service vehicles.
- Editor's notes have been added to the Earthworks section of the Works code in relation to Excavation on land previously occupied by a notifiable activity or on land listed on the Environmental Management Register or the Contaminated Land Register. The editor's note informs users of the scheme of ways to prevent harm and further contamination of land.
- An Editor's note has been added in relation to retaining walls notifying applicants that the provisions do not apply to retaining walls that are Building Work as defined in the *Building Act 1975*.

Part 10 – Other plans

- The preliminary statement has been amended to advise users of the scheme that the other plans section refers to plans and legislation that affect the operation of the Townsville City Plan, as opposed to being limited to priority development areas (PDAs) under the Economic Development Act 2012.
- Additional “other” plans have been listed in this part of the planning scheme for ease of reference:
 - The Wet Tropics Management Plan 1998 – The listing of this plan ensures that the Townsville City Plan recognises the Wet Tropics Management Plan 1998 as being a key piece of legislation (in addition to the *Planning Act 2016*) governing Reconfiguring a Lot applications within the Wet Tropics of Queensland World Heritage Area boundaries within the Local Government Area.
 - Townsville Airport Masterplan 2016 - The listing of the Townsville Airport Master Plan 2016 which was prepared in term of the Airports Act 1996 (Cth) and guides the development of existing and proposed airport land uses and facilities associated with civilian operations.
 - Port of Townsville Land Use Plan (January 2013) - The listing of the Port of Townsville Land Use Plan (January 2013) provides information about the port and its land use strategic outcomes.
 - Townsville State Development Area - Development Scheme (2013) - The listing of the Development Scheme provides information about the Townsville State Development Area (Townsville SDA).
- Amended wording such as updating commencement dates for clarity and accuracy has been included regarding the Oonoonba Urban Development Area Development Scheme and the Townsville City Waterfront Priority Development Area Development Scheme.

Schedule 1 – Definitions

- An objective of the amendment is to align with the Planning Regulation 2017, the regulated requirements involve accurately reflecting the use definitions within the Regulation. For this reason, the use definitions in the Townsville City Plan have been amended to match the Regulation’s verbatim. Additionally, as the Regulation use definitions prevail over the scheme definitions this change will provide clarity and consistency for users of the scheme.
- Battery storage facility has been added to the use definitions to reflect the new use definition added to the Planning Regulation 2017
- Outstation, Party house and Workforce accommodation defined uses have been added to the use definitions so that all defined uses from the Regulation are included in the planning scheme.
- Non-resident workforce accommodation defined uses has been removed from the definitions as it is not a defined use within the Regulation.
- Column 3 Examples have also been amended for several uses to align with the examples used in the Regulation.
- It is proposed to amend “Column Four (4) – Excludes” of the Home based business definition to include the following use - *“repairing and servicing of motor vehicles”*. This will ensure that future home based businesses do not include the servicing of motor vehicles, thus ensuring the residential amenity of the area is maintained.
- Table SC1.1.2.1 – Industry thresholds have been amended to include Brewery, limited to beer or cider, producing less than 300,000 litres per annum within the Low impact industry category and more than 300,000 litres per annum in the Medium impact industry category.
- The High impact industry table has been amended so that Major hazards facility is amended to Hazardous chemical facility to more appropriately integrate SPP 2017 State Interest-Emissions and hazardous activities.
- The Regulation also includes administrative definitions, many of which are used within the planning scheme. Although it is not regulated that the administrative definitions match verbatim, for clarity and consistency, it is proposed that where the administrative definitions in the scheme have the same meaning as within the regulation, the definition of the scheme will use the wording from the Regulation. This means that most of the administrative terms will align

however there are some cases where the Regulation's definition has not been used, for example the Defined flood level which will retain its current definition.

- Additional administrative definitions have been included within Schedule 1, being Basement; Battery storage device, Complete communities; Future State transport corridor; Habitable room, Hazardous chemicals flood hazard threshold, Sensitive land use, Social housing and Vulnerable land use. These administrative definitions have been added for clarity and consistency with the State Planning Policy 2017 or because they are required to explain a term that could be misunderstood.
- Administrative definition Netserv Plan has been removed as it is not relevant to Townsville.
- Non-resident workers administrative definition has been removed as the Non-resident worker's accommodation use was removed from the defined uses.

Schedule 2 Mapping

Strategic framework mapping

- The changes to the Strategic framework maps (SFM-001, SFM-002, SFM-003 and SFM-004) includes updates to reflect the current major road network, removing future major road networks that have now been developed and adjusting the core public and active transport corridor to align with Ogden Street bus hub. At present, the Strategic framework mapping does not reflect the development of the Townsville Ring Road (Stage 4) and aligns the Core Public and Active Transport Corridor to Sturt Street rather than Flinders Street. The updates to the Strategic framework mapping will ensure that the transport network is accurately represented.

Zoning Mapping

- Zone Map Index has been amended to include the below changes.
- Zoning Map ZM-028 – Unzoned land previously road reserve has been included in the open space zone
- Zoning Map ZM-029 - Two new precincts have been created, these being the Archer Street precinct within the High density residential zone and the Ross Creek precinct which is included in the Medium density residential zone. These two new precincts have been created to ensure integration with the Port overlay for the Priority Port of Townsville.
- With respect to Zoning Map ZM-029, a land parcel over the water in Ross Creek has not been zoned. It is proposed to be included in the Open space zone, the same zone as the land parcel adjoining it at 204-220 Flinders Street.
- Zoning Map ZM-033 presently identifies a small part of Corcoran Park at Hermit Park as being contained within the Open space zone, whilst the remaining balance is contained within the Sport and recreation zone. It is proposed to include the entire Corcoran Park site within the Sport and recreation zone.
- Zone map 33 ZM-033 presently identifies a small piece of unzoned road reserve on Balls Lane and will be included in the mixed use zone
- Zoning Map ZM-033 presently identifies land within the road reserve of Dalrymple Road, Garbutt that has not been zoned. The land has been previously leased to Bunnings and now includes a carpark. It is proposed to be included in the same zoning as the adjoining lot, that being the Specialised centre zone, within the Domain precinct. A similar instance has occurred adjacent to Bunnings and, as a consequence, this land will be included in the Low impact industry zone.
- Zoning Map ZM-033 presently identifies land previously identified as road reserve as being unzoned. Part of Lothair Street, Pimlico has been closed and has now been amalgamated into the adjoining lot (Mater Hospital site). The recently closed road will be included in the Specialised centre zone and the Fulham Road Medical precinct.
- Zoning Map ZM-034 presently identifies 59 First Avenue, Railway Estate as being within the Character residential zone and the Workers cottages precinct. The dwelling located on the site is however in a state of disrepair, is located in the farthest part of the site and does not share the character of the street. A review of the original character study also identifies that the site

should not be included in the Workers cottages precinct. It is therefore proposed to amend the zoning of the land to the Low density residential zone.

- Zoning Map ZM-034 presently identifies a small part of the land parcel at 42 Sixth Street East, Railway Estate as being included in the Low impact industry zone. The remaining part of the site is included in the Character residential zone and the Workers Cottages precinct. Given the site's residential character it is proposed to include the entire site within the Character residential zone and the Workers Cottages precinct.
- Zoning Map ZM-034 presently identifies land parcels at 1 and 3 Sixteenth Avenue, Railway Estate as being within the Character residential zone. However, after further investigation, the two properties are deemed not to contain the relevant character of the locality and therefore are proposed to be removed from the Character residential zone and the Workers Cottages precinct.
- Zoning Map ZM-034 presently identifies land which abuts a rail corridor as being included in the Community facilities zone. The site situated at 79 Perkins Street West, South Townsville has however been used for Low impact industry uses for a long period of time. Subsequent discussions with the landowner reflect the existing use rights and have since been confirmed by council. The site is proposed to be included in the Low impact industry zone.
- Zoning Map ZM-040 has been amended to reflect a change in the final constructed road layout and parkland at Brazier Drive and William Angliss Drive, Annandale. Presently the existing road is zoned Open space, however this area should not be zoned given it is road reserve.
- Zoning Map ZM-041 has been amended to include land previously designated as road reserve (which has now been amalgamated into the adjoining land parcel at Racecourse Road, Cluden) in the Open space zone.
- Zoning Map ZM-043 presently identifies the land parcel at 8 Bluewattle Boulevard Rasmussen (Jeff Caddies Park) as being in the Low density residential zone. This site has however been developed as a local park containing significant social infrastructure. It is therefore proposed that the site be included in the Open space zone.

Precinct Mapping

- As a result of proposed changes to Part 6 Zones relating to the Port overlay for the Priority Port of Townsville, Precinct Map PM-008 has been amended to identify two new precincts that have been created - the Archer Street precinct within the High density residential zone and the Ross Creek precinct contained in the Medium density residential zone. The existing Palmer Street precinct in the High density residential zone has also been amended as part of these changes.
- Precinct map PM-008 has also been amended to identify Port interface sub precinct to assist in triggering assessable development in this location.
- Precinct map 12 PM-012 has been amended to depict changes to the properties identified as being within the Character residential zone.
- Precinct map 13 PM-013 has been amended to reflect changes to the zoning map which presently identifies land within the road reserve of Dalrymple Road, Garbutt as unzoned.
- Precinct maps 17 and 18 PM-017 and PM-018 have been amended to reflect a name change to the James Cook University Townsville Hospital.

Overlay mapping

- Amendments have been made to Overlay map OM-01.1 Development Constraints Airport Environs (Operational airspace) to reflect new data associated with the airport runways (provided by the Department of Defence) as well as council's most up-to-date road network layout. In addition, the mapping has been changed to more clearly show the areas of land that have been designated Airspace more than 7.5m above ground level and All Structures require approval.
- Amendments have been made to Overlay map OM-01.2 Development Constraints Airport Environs (Wildlife hazard buffer zones, Public safety areas) to reflect new data associated with the airport runways (provided by the Department of Defence) as well as council's most up-to-date road network layout. Furthermore, the Wildlife hazard buffer has been amended to better reflect the relevant buffer areas.

- Amendments have been made to Overlay map OM-01.3 Development Constraints Airport Environs (Operational airspace) to reflect new data associated with the airport runways (provided by the Department of Defence) as well as council's most up-to-date road network layout. Furthermore, the changes include additional mapping that reflects Building Restricted Areas (BRA's) within the local government area, to ensure compliance with the State Planning Policy 2017.
- A new airport facility/ RAAF base boundary footprint has been added to the map for information purposes
- Amendments have been made to Overlay map OM-01.4 Development Constraints Airport Environs (Australian noise exposure forecast (ANEF) contours (2036)) to reflect new data associated with the airport runways (provided by the Department of Defence) as well as council's most up-to-date road network layout.
- Amendments have been made to Overlay map OM-01.5 Development Constraints Airport Environs (Lighting area and buffer zones) to reflect new data associated with the airport runways (provided by the Department of Defence) as well as council's most up-to-date road network layout.
- Amendments have been made to overlay map OM-02 Bushfire hazard to reflect SPP 2017 Bushfire prone area mapping as conditioned by the Minister.
- The Cultural heritage overlay maps OM-04.1, OM04.2, OM-04.3 and OM-04.4 have been amended to reflect both updated state heritage mapping as well as reflecting proposed changes to Schedule 7 Places of cultural heritage value (as detailed in Schedule 7 Places of cultural heritage below).
- Overlay map OM-05 (Extractive Resources) has been amended to identify additional transport route separation areas associated with the Muntalunga Key Resource Area, as well as historical workings and abandoned mines. In addition, council's road network has been updated to reflect the most up-to-date road network layout for the city. The title of map has also been amended to Extractive resources and mining to match the renaming of the Extractive resources code as detailed in Part 8 Overlays above.
- A additional overlay maps associated with the new Major infrastructure and hazardous facilities overlay code have been included. The mapping will ensure the protection of major infrastructure and hazardous facilities from inappropriate uses within the local government area. The MIHF overlay maps are OM-10.1, OM-10.2 and OM-10.3
- Amendments have been made to Overlay map OM-10.1 Infrastructure (Noise corridors, Road), to reflect the most up-to-date state data for transport noise corridors (roads) within the local government area
- Amendments have been made to Overlay map OM-10.2 Infrastructure (Noise corridors, Railways) to reflect the most up-to-date state data associated with transport noise corridors (railways) within the local government area. as well as to renumber to accommodate the new MIHF overlay maps
- Additional "other" plans maps have been added as these plans are referenced throughout the scheme
 - The Wet Tropics Management Plan 1998
 - Townsville Airport Masterplan 2016
 - Port of Townsville Land Use Plan (January 2013)
 - Townsville State Development Area - Development Scheme (2013)

Schedule 3 Local government infrastructure plan mapping and supporting material

- Table SC3.1.5 Existing and projected education enrolment was amended to amend a spelling mistake.

Schedule 4 - Notations required under the *Planning Act 2016*

- Table SC4.1.1 has been amended to
 - add Development Application Decision Approved;
 - 84 Marina Drive, BUSHLAND BEACH QLD 4818 (MI14/0032)
 - Nexus Drive, BURDELL QLD 4818 (MI14/0008)

- add Negotiated Development Application Decision Approved;
 - 47 and 55 Texas Road, JENSEN QLD 4818 (MI13/0045)
 - 51-101 Everett Street, TOWNSVILLE QLD 4818 (MI11/0010)
 - 44 Hugh Street, GARBUTT QLD 4814 (MI11/0054)
- Add Superseded Planning scheme request
 - 2 Conway Street, MOUNT LOW QL 4818(Lot 63 SP226254)
 -
- add Preliminary Approval for Development in accordance with a Plan of Development for Residential Land Use
 - 127 Allambie Lane, Rasmussen QLD 4815 (Lot 61 SP 120855)
- Add Superseded Planning scheme requests
 - 28 Darling Road, JENSEN QLD 4818 (SPS15/0010)
 - 36 McKillop Street, Belgian Gardens QLD 4810 (SPS15/0021)
 - 76 One Mile Drive, Gumlow QLD 4815 (SPS15/0021)
 - 130 Woodfield Road, Gumlow QLD 4815 (SPS15/0020)
 - 14 Mackley Street, Garbutt QLD 4814 (SPS15/0027)
 - 235 Purono Parkway, Yabulu QLD 4818 (SPS15/0019)
 - 101 Thuringowa Drive, Kirwan 4817 (SPS15/0024)
 - 325 Shaw Road, Shaw QLD 4818 (SPS15/0026)
- correct errors relating to the decision dates reflected in the table The changes include:
 - The council application number associated with the preliminary approval for the property at 158 Hugh Street Currajong is presently reflected as MI15/0036, however it should be MI15/0007.
 - The street address associated with the preliminary approval relating to the property at 829 Bradon Road, Beach Holm (MI13/0020) is spelt incorrectly and should be spelt Brabon Road.
- The table has also been rearranged in order to display the relevant information in chronological order.
- The “SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act” table has been updated with respect to
 - Adopted Infrastructure Charges Resolution (07 – 1 July 2019),
 - Adopted Infrastructure Charges Resolution (08 – 1 July 2020) and
 - Adopted Infrastructure Charges Resolution (09 – 1 July 2021).

Schedule 5 Land designated for community infrastructure

- The Schedule 5 heading “Land designated for community infrastructure” has been renamed to “Schedule 5 Designation of premises for development”, in order to align with the terminology in the Planning Regulation 2017.
- Schedule 5 has also been updated to reflect additional Ministerial designations that have been approved since the last amendment.

Schedule 6 Planning scheme policies

SC6.2 Character residential planning scheme policy

- There are “line of sight” changes to the numbering of the relevant Performance Outcomes and Acceptable Outcomes throughout the policy, to account for the inclusion of new Performance Outcomes and Acceptable Outcomes that have been added to the Character residential zone code in Part 6 Zones.

SC6.3 Cultural heritage planning scheme policy

- The changes are a consequence of a comprehensive review of Schedule 7 Places of cultural heritage (see details below) and relate to SC6.3.10 Adding or removing a place from Schedule 7 Places of cultural heritage value. One of the criteria relating to eligibility for entry in Schedule 7 Places of cultural heritage value has been deleted (namely the criterion which relates to the building being “constructed prior to 1910”), as it was found to be irregular and not an effective criterion for conserving places.

SC6.4.

- Amendments have been proposed to SC6.4 to assist in the integration of the mandatory benchmarks from the Planning Regulation 2017 related to the Model code for neighbourhood design.

SC6.6 Emerging community planning scheme policy

- The addition of an editor’s note to state that greenfield development must comply with the mandatory provisions for reconfiguring a lot in Schedule 12A of the Planning Regulation 2017.

SC6.7 Flood hazard planning scheme policy

- A spelling mistake in the heading of SC6.7.4 Attachment 2 – Adverse Flooding Impacts Assessment – Additional Design Floods for Assessment has been corrected (replacing “asesment” with “assessment”).

SC6.9 Natural assets planning scheme policy

- Reference to environmental importance ratings map Overlay Map OM-08 has been amended to OM-09 due to the addition of the Major infrastructure and hazardous facilities overlay mapping changing the numbering

SC6.10 Parking rates planning scheme policy

- The parking rates planning scheme policy has been amended to encourage parking to be provided at a rate to accommodate demand while not providing an oversupply and also encouraging alternative forms of transport. The additional statements and changes to the minimum car parking rates will reduce the oversupply of car parking, lead to diverse travel options and make certain developments more feasible.
- An additional purpose statement has been added which supports the use of calculation methods that factor in cross-utilisation of car parking between uses that operate at alternative times.
- Reference to ‘people with a disability’ has been amended to ‘people with disability’ to align with the terminology used in the Disability Services Act 2006.
- Additional purpose statement which encourages alternative solutions to car parking by meeting the expected demand with alternative transport models including public and active transport
- Removal of prescriptive parking rate requirements for Community care centre so that the parking provided only has to be sufficient to accommodate the demand.
- References to Dwelling unit within the prescribed rates applicable for Dual occupancies have been amended to refer to dwellings (units has been deleted as this is a different use).
- The parking rates for Food and drink outlets with no drive-through have been significantly altered. No parking will be required in the Principal centre zone, in the North Ward local centre precinct, North Ward villages precinct, The Strand precinct, or the Palmer Street precinct
- Food and drink outlets including a drive-through will be required to accommodate queuing for 10 vehicles on site, 3 of which are to be provided prior to arriving at an ordering space. The changes relate to the ability for vehicles to be able to efficiently queue within the confines of the property boundary and not within the road reserve. In addition, to assist the reader, a diagram illustrating the efficient queuing of vehicles has also been included.
- The requirement for a dedicated car washing bay has been removed for Hostel

- The Parking rate for a Hotel has been decreased 1 space per 2m² of bar area to 1 space per 4m² ; and 1 space per 5m² of the lounge and beer garden area to 1 space per 10m²
- The parking rate for a Place of Worship has increased from 1 space per 10 persons to capable of being seated to 1 space per 4 persons capable of being seated.
- Retirement facilities no longer need to provide additional spaces per nursing home beds of the premises.
- Veterinary services have a reduced parking rate from 5 spaces per veterinarian to 4 spaces per veterinarian

Schedule 7 Places of cultural heritage value

- Council has undertaken an extensive review of Schedule 7 Places of cultural heritage value and associated documents (including SC6.2 Cultural heritage planning scheme policy). All locally listed places (that were not also included in the Queensland Heritage Register) were reviewed and most of the citations in the associated “Citations of Heritage Places Report” were updated. Where necessary, the identifying information for the eighty-seven (87) State heritage places was updated. The review has resulted in a number of changes being made to the schedule including:
 - changes to street addresses and listings (i.e. Local heritage or State heritage); and
 - the removal and addition of sites onto and off Schedule 7.
- A total of forty-six (46) sites have been removed from the schedule whilst a further eight (8) have been added.
- Minor changes were also made to correct some of the details of entrants on the register including changing suburbs, Place name and Lot on plan address.

Appendix 1 – Index and glossary of abbreviations and acronyms

- Change of DARC - Defence Areas Control Regulation to DAA - Defence Aviation Areas
- Removal of the term ‘Priority Infrastructure Plan (PIP)’ from Table AP1.1 - Abbreviations and acronyms, as this term has been replaced by the term Local government infrastructure plan (LGIP).

Appendix 2 – Table of amendments

- Summary of this amendment included in the table.

3 Compliance with the *Planning Act 2016*

The Townsville City Plan complies with the purpose and key elements of the *Planning Act 2016*.

The proposed major amendment to the Townsville City Plan has been prepared in accordance with:

- Section 20, Part 3, Chapter 2 of the *Planning Act 2016*; and
- Chapter 2 - Amending planning schemes of the Minister’s Guidelines and Rules, Version 2.0, July 2023.

4 Compliance with State planning instruments

The abovementioned changes to the Townsville City Plan are deemed to comprise a major amendment, and as such were forwarded to the State Government for review, to ensure the proposed major amendment considers all relevant matters, including state interests. The minister has considered the proposed amendment package and has provided a notice to Council confirming they are satisfied the proposed amendment appropriately integrates the relevant State Interests, subject to conditions and advice.

5 Consultation

The proposed major amendment has been drafted in consultation with the relevant internal and external (state agency) stakeholders. The proposed amendment was publicly notified for 20 Business days in October 2023. The proposed amendment was then revised in response to submissions received before being submitted to the State for the Ministerial consideration in November 2024.

6 Adoption

On 3 July Council received endorsement from the Minister to proceed with adoption of the proposed amendment, subject to conditions. The proposed amendment will now be taken to Council for endorsement of the adoption of the amendment.