

NEIGHBOURHOOD DESIGN

MAJOR AMENDMENT 2025 - TOWNSVILLE CITY PLAN



What is the Model Code for Neighbourhood Design?

The *Planning Regulation 2017* includes assessment benchmarks for particular reconfiguring a lot development that is aimed at improving liveability and walkability of residential communities. This is known as the Model Code for Neighbourhood Design.

The Model Code for Neighbourhood Design applies to residential zones (excluding the Rural Residential Zone), Emerging Community Zone and Mixed-Use Zone. Additional assessment benchmarks apply for particular reconfiguring a lot development. These benchmarks include:

- Roads connect in grid-like pattern.
- Block lengths do not exceed 250m.
- Footpaths are constructed with at least 1 per local road and on both sides for other streets.
- Parks are located within 400m of each block.
- Street trees are provided at least 1 per 15m on each side of roads.

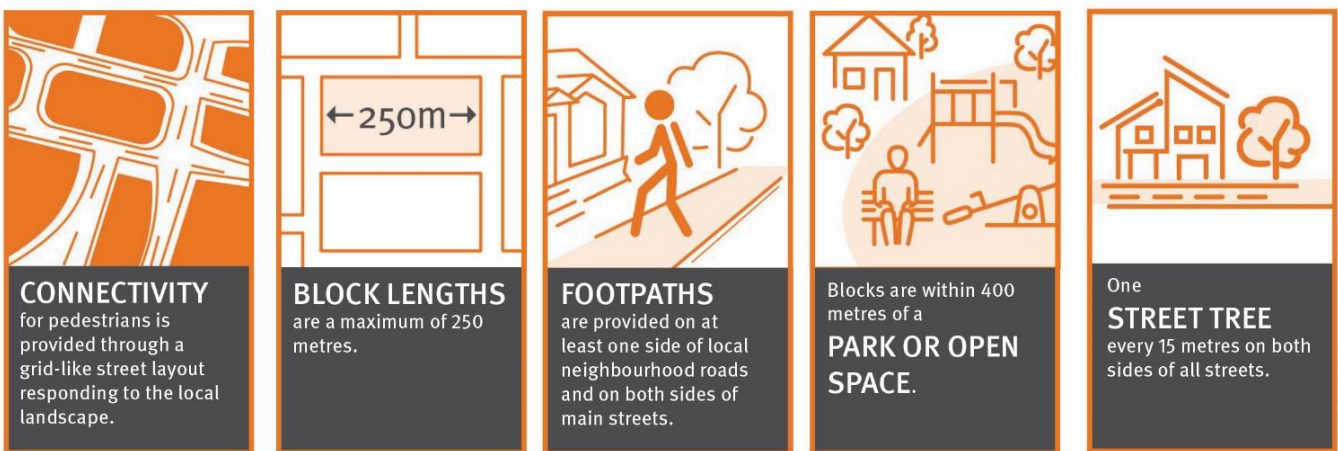


Figure 1 - New Benchmarks for Reconfiguring a Lot (Healthy and active communities - <https://planning.statedevelopment.qld.gov.au/planning-issues-and-interests/healthy-and-active-communities>)

Key Changes

Major Amendment 2025 integrates some parts of the Model Code for Neighbourhood Design, as required and outlined below:

1. Amending a performance outcome of the Reconfiguring a Lot Code to limit block lengths to 250m.
2. Adding an Editor's Note to the Emerging Community Zone Code and the Emerging Community Planning Scheme Policy, to inform developers of the Planning Regulation 2017 requirements for Reconfiguring a Lot.