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**The City Plan 2005 is Townsville's planning scheme and is a balanced, sustainable and responsible plan for managing our city's growth and development. The City Plan 2005 regulates the type of development occurring in different areas around Townsville.**

**This Assessment Checklist forms part of a series of checklists outlining the applicable regulations to different types of development occurring under the City Plan 2005. This checklist identifies regulations applicable to GARDEN CENTRE.**

PART A: PRECINCTS >>

1. is the site located in the >>

- District Centre Precinct
- Sub-Regional Centre Precinct

CODE ASSESSABLE AGAINST >>

- Major Centres Code
- District Code
- Landscaping Code
- Parking and Access Code
- Works Code

If NO, go to Question 2

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2. is the site located in the >>

- Centre Frame Precinct
- Business and Industry Precinct **and not** located in Perkins Street, South Townsville

CODE ASSESSABLE AGAINST >>

- Minor Centres Code
- District Code
- Landscaping Code
- Parking and Access Code
- Works Code

If NO, go to Question 3

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3. is the site located in the >>

- Traditional Residential Precinct
- Neighbourhood Residential Precinct
- Mixed Residential Precinct
- City View Slopes Residential Precinct
- Medium Density Residential Precinct
- Rural Residential Precinct
- Local Centre Precinct
- Neighbourhood Centre Precinct
- CBD Tourist Core/Tourist Core Precinct
- CBD Retail Core Precinct
- CBD Business Core Precinct
- CBD Entertainment Core Precinct
- Education, Heritage & Business Park Precinct
- Cultural Centre Precinct
- Breakwater Precinct
- Rural Precinct
- Business and Industry Precinct **and** located in Perkins Street, South Townsville
- Core Industry Precinct
- Community and Government Precinct
- Green Space Precinct

IMPACT ASSESSABLE AGAINST THE ENTIRE  
CITY PLAN WITH FOCUS ON >>

- Minor Centres Code
- District Code
- Landscaping Code
- Parking and Access Code
- Works Code

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Please note that other Codes could be applicable to your application depending upon Overlays. Refer to Part B: Overlays in this checklist for further information.

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**PART B: OVERLAYS >>**

Acid Sulphate Soils Overlay >>

Identified as assessable for the relevant precinct **and** located on land below the 20m AHD contour, as identified in Overlay Map 5.1 **and** involving operational works where:

- a. excavating or otherwise removing 100m<sup>3</sup> or more of material at or below 5m AHD; or
  - b. filling of land at or below 5m AHD involving 500m<sup>3</sup> or more of material at an average depth of 0.5m or greater
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**CODE ASSESSABLE AGAINST >>**

- Acid Sulphate Soils Code

**Airport And Aviation Facilities Overlay >>**

Is your land located:

On land within

- a. the structures >7.5m require approval area
- b. the structures >15m require approval area
- c. the structures >45m require approval area
- d. the structures >90m require approval area, as identified in Overlay Map 5.2b

**SELF ASSESSABLE AGAINST >>**

- Airport Code – PS1.1-1.3, 2.1 and 4.1-4.2

**and not**

- a. within the Public Safety Areas, as identified in Overlay Map 5.2a; or
  - b. identified as assessable for the relevant precinct **and** on land within the 13km radius, as identified in Overlay Map 5.2a
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On land within the 20 ANEF area, as identified in Overlay Map 5.2c

**and not**

- a. within the Public Safety Areas, as identified in Overlay Map 5.2a; or
- b. identified as assessable for the relevant precinct **and** on land within the 13km radius, as identified in Overlay Map 5.2a

**SELF ASSESSABLE AGAINST >>**

- Airport Code – PS6.2 and 7.1

On land within

- a. the DME 1500m buffer
- b. the VOR 1000m buffer
- c. the Glide path 1500m buffer
- d. the HF Transmitter buffer
- e. the Localiser 1500m buffer
- f. the Marker Middle 25m buffer
- g. the NBD 500m buffer, as identified in Overlay Map 5.2d

SELF ASSESSABLE AGAINST >>

- Airport Code - PS5.1-5.4, 5.5b-e and 5.6

**and not**

- a. within the Public Safety Areas as identified in Overlay Map 5.2a; or
- b. identified as assessable for the relevant precinct **and** on land within the 13km radius, as identified in Overlay Map 5.2a

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On land within

- a. the Public Safety Areas identified in Overlay Map 5.2a; or
- b. identified as assessable for the relevant precinct **and** on land within the 13km radius, identified in Overlay Map 5.2a

CODE ASSESSABLE AGAINST >>

- Airport Code

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Biodiversity Overlay

Identified as assessable for the relevant precinct **and** located on land identified as a:

- significant area; or
- significant corridor, as identified in Overlay Map 5.3a

CODE ASSESSABLE AGAINST >>

- Biodiversity Code

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Bushfire Prone Areas Overlay

- Located on land identified as a medium **or** high risk area in Overlay Map 5.4 **and** identified as self assessable for the relevant precinct

SELF ASSESSABLE AGAINST >>

- Bushfire Prone Areas Code – Section 2 excluding PS4.1

- Located on land identified as a medium **or** high risk area in Overlay Map 5.4 **and** identified as code or impact assessable for the relevant precinct

CODE ASSESSABLE AGAINST >>

- Bushfire Prone Areas Code

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Cultural Heritage Features Overlay

Located on land on or adjacent to sites listed in Schedule 5 of the Townsville City Plan 2005

CODE ASSESSABLE AGAINST >>

- Cultural Heritage Features Code

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Good Quality Agricultural Land Overlay

Located on land identified as Good Quality Agricultural Land (GQAL) in Overlay Map 5.5 **and** identified as assessable for the relevant precinct

CODE ASSESSABLE AGAINST >>

- Good Quality Agricultural Land Code

Mining And Extractive Resources Areas Overlay

Located on land identified as:

- a Known Extractive Resource Area; or
- a Strategic Resource Area; or
- a Mining Lease; or
- an area with a Mineral Development Licence; or
- within 1km of a Known Extractive Resource Buffer; or
- along a Transport/Haul Route, as identified on Overlay Map 5.6

CODE ASSESSABLE AGAINST >>

- Mining and Extractive Resources Areas Code

Steep Or Unstable Lands Overlay

Located on land within:

- Zone 2 – Medium Landslide Hazard; or
- Zone 3 – High Landslide Hazard; or
- Zone 4 – Potential Debris Flow Area, as identified in Overlay Map 5.7 **and** involving building work **other** than minor building work

CODE ASSESSABLE AGAINST >>

- Steep and Unstable Lands Code

Water Resource Catchment Overlay

Located on land identified within the:

- Ross River Dam Catchment; or
- Full Supply Level of the Ross River Dam, as identified in Overlay Map 5.8

CODE ASSESSABLE AGAINST >>

- Water Resource Catchment Areas Code

Waterways And Wetlands Overlay

Involving **no** building work **other than** minor building work **and**

EXEMPT DEVELOPMENT >>

- a. land on or in waterway or wetland as identified in Overlay 5.9 **or**
- b. on land on or within 50m of the high bank of a waterway as identified in Overlay Map 5.9 **or**
- c. on land on or within 100m of the high bank of a wetland as identified in Overlay Map 5.9

- Involving building work **other than** minor building work **and** SELF ASSESSABLE AGAINST >>
- a. land on or in waterway or wetland as identified in Overlay 5.9 **or**
  - b. on land on or within 50m of the high bank of a waterway as identified in Overlay Map 5.9 **or**
  - c. on land on or within 100m of the high bank of a wetland as identified in Overlay Map 5.9
- Waterways and Wetlands Code
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