

SPECIALISED CENTRES: BAYSWATER ROAD AND FULHAM ROAD MEDICAL PRECINCTS

The purpose of this information sheet is to explain the intent of the Specialised centre zone within the Townsville City Plan, with a specific focus on the **Bayswater Road and Fulham Road medical precincts**.

The medical precincts will become Townsville's central point for major private medical and associated health care services, together with providing a variety of accommodation in the immediate proximity.

Zones designate land for a particular use (e.g. residential, industrial, rural). All property within Townsville is included within a zone. Precincts may be identified for part of a zone. A precinct provides further detail for a specific area within a zone.

A planning scheme (referred to as Townsville City Plan) is a legal document that guides and regulates the development of land. The Townsville City Plan is made up of two key elements: a written component and maps.

Bayswater Road and Fulham Road Medical Precincts

The Townsville City Plan has included a Specialised centre zone to accommodate major nodes of activity which have a specific function. Within the Specialised centre zone there are eight precincts. They are:

- Townsville Airport precinct
- Lavarack Barracks precinct
- Port of Townsville precinct
- Domain Central precinct
- James Cook University-Townsville Hospital precinct
- Fulham Road medical precinct
- Bayswater Road medical precinct.

The Fulham Road and Bayswater Road medical precincts are an important inclusion to the Specialised centre zone. They are recognised by the Townsville City Plan for their locational value in providing the community with healthcare services. They are also recognised as significant employers that generate considerable economic activity.

The Townsville City Plan recognises the potential for specialist medical and allied health services to cluster around the Mater Hospital and Mater Women's and Children's Hospital. This functional inter-relationship generates economic activity in an acknowledged growth sector.

The Bayswater Road medical precinct and Fulham Road medical precinct will ensure that Townsville has an ongoing central location for a range of medical services and supporting accommodation facilities.

Commercial facilities on the ground floor, partnered with a pedestrian focus, will provide an attractive 'village' environment in these precincts. It will also be a key outcome of the precincts that the hospitals remain the focus and are not overridden by commercial or residential activity.

Other Information Sheets of Interest to the Medical Precincts

The Development Codes Information Sheet, Overlay Information Sheet and Residential Zones Information Sheet provide useful information about other aspects of the Fulham Road and Bayswater Road medical precincts and immediate surrounds.

DEVELOPMENT CODES

Part 9 of the Townsville City Plan contains the development codes. This series of codes manage engineering design and construction standards, including servicing, subdivision, car parking, access, landscaping and signage. Uses in the Bayswater Road medical precinct and Fulham Road medical precinct will need to consider many of these codes when undertaking development.

OVERLAYS

Overlays that affect a lot will need consideration in conjunction with the Bayswater Road medical precinct and Fulham Road medical precinct codes.

Development will need to respond to the overlay ensuring the appropriate design outcomes are achieved whilst complying with the objectives and purpose of the zone codes.

In some cases, overlays will determine the overall development outcomes in response to the nature of the overlay, for example, to avoid the impacts of flooding.

RESIDENTIAL ZONES - MEDIUM DENSITY RESIDENTIAL

The Medium density residential zone provides opportunities for medium density living close to centres and other community nodes in a medium-rise built form.

The Medium density residential zone provides for a variety of accommodation options to support the Bayswater Road and Fulham Road medical precincts.



Preferred Uses in the Fulham Road Medical Precinct

The preferred uses in the Fulham Road medical precinct include medical centres, medical offices, healthcare services, research and technology industries, accommodation and other activities that support or are allied to the Mater hospital activities. The hospital is given the highest scale and intensity of any use in the precinct.

The hospital is given the highest scale and intensity of any use in the precinct (6 storeys).

Residential development to support the precinct (up to 3 storeys).



Allied health care services are supported in proximity to the hospital.

4 storey residential facilities are supported in some locations in the precinct.

Bayswater Road Medical Precinct

The preferred uses in the Bayswater Road medical precinct include medical centres, medical offices, health care services, research and technology industries, accommodation and other activities that support or are otherwise related to the hospital activities. Like the Fulham Road medical precinct, the Mater Women's and Children's Hospital will remain the focus point of the area.

The precinct will be orientated toward the pedestrian with landscaped streets, and connectivity between areas.

Allied health care services are supported in proximity to the hospital.



Residential development to support the precinct (up to 3 storeys).

The hospital is given the highest scale and intensity of any use in the precinct (6 storeys).

The primary hospital entry and pedestrian activity within the precinct is focused around the Oxford Street and Regent Street intersection.



Frequently Asked Questions

How will the medical precincts affect the wider Townsville area?

The Bayswater and Fulham Road medical precincts have been strategically located to ensure compatibility with surrounding land uses, building on the current activities being undertaken in both areas. This will allow major health care facilities to locate and operate in the medical precincts with no compromising effect on the overall land pattern. The medical precincts are also supported by nearby medium density residential-zoned land.

What does this mean for you?

The Townsville City Plan medical precincts will ensure that Townsville's preferred settlement pattern caters for the healthcare needs of residents and visitors. The precincts offer a central location, with a pedestrian focus, meaning access to medical facilities, supporting allied health care services, and accommodation will all be in walking distance from each other. These precincts will continue to support and improve the well-being of Townsville's population as the city continues to grow and progress into the future.

DISCLAIMER: The contents of this information sheet have been prepared to assist in the understanding of the Townsville City Plan. The information sheet is an outline only. For full details of the applicable provisions, please refer to the Townsville City Plan.

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