

SPECIALISED CENTRES: JAMES COOK UNIVERSITY - TOWNSVILLE HOSPITAL PRECINCT

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 **James Cook University-Townsville Hospital precinct**. The precinct will evolve into a world-class knowledge community with a focus on the tropics and sustainability. The precinct will become a mixed use environment integrating existing institutions including James Cook University, Townsville Hospital, CSIRO and TecNQ.

Zones designate land for a particular use (e.g. residential, industrial, rural). All property within Townsville is included within a zone. A precinct 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 how land can be developed. The Townsville City Plan is made up of two key elements: a written component and maps.



Other Information Sheets of Interest to the James Cook University-Townsville Hospital Precinct

UNDERSTANDING THE TOWNSVILLE CITY PLAN

Understanding how precincts and mapping work within the Townsville City Plan will be useful in interpreting the information related to the Specialised centres: James Cook University-Townsville Hospital precinct information sheet.



James Cook University-Townsville Hospital Precinct

The Townsville City Plan includes a Specialised centre zone to accommodate major nodes of activity which have a specific function. The centres include:

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

The James Cook University-Townsville Hospital precinct is an important inclusion in the Specialised centre zone. The precinct is recognised by the Townsville City Plan as a 'key productive precinct' of particular strategic and economic value to Townsville.

The land use mix and scale of development in the precinct will reflect its role in the city. Its focus is as a knowledge community based on the university, hospital and research and technology activities.

Other land uses which benefit and enhance the knowledge community are intended to occur, including employment, residential and retail. These other uses are not intended to detract from the planned functions of other centres.

Development will provide exemplar projects in aspects like public transport, housing, public spaces and community development, as well as the traditional focus on academic, research and healthcare.

The precinct will exhibit increased 'self-containment', with many people living and working within the precinct. The emerging resident community will be well-connected to the wider city by active and public transport. The precinct will have strong links to the Townsville Central Business District (CBD).

Ross River Road will become an initial focus for public transport linking the CBD, Aitkenvale and Thuringowa Central major centres and the James Cook University-Townsville Hospital precinct.



Land Use Zones

Zones

- Specialised centre
- Community facilities
- Open space
- Low density residential

Focus Areas

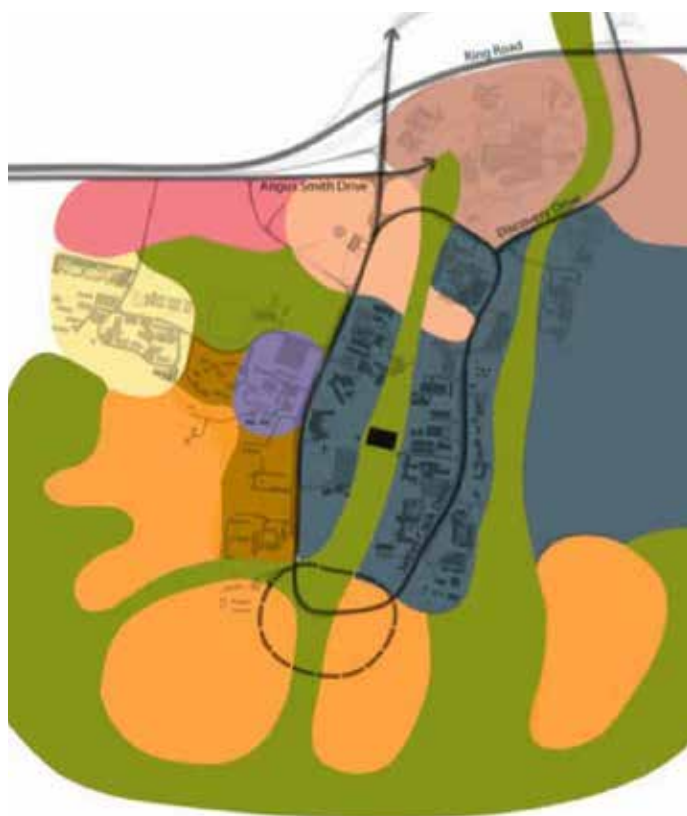
- 1 James Cook University
- 2 Townsville Hospital



Discovery Village Sub-Precinct

Specific outcomes are provided in the Townsville City Plan for the JCU Discovery Village sub-precinct.

- A mix of housing types including a range of townhouses, apartments and small lot homes is provided.
- Housing areas are well-connected to the central parts of the campus via pedestrian paths.
- An emerging and sustainable resident community is well-connected to the wider city by active and public transport.
- Housing design provides exemplar responses to the Dry Tropics climate having regard to building massing and depth, solar orientation and shading and use of cooling and water sensitive landscape elements.



Legend

- | | | | |
|--|---------------------|---|-----------------------------------|
| | Townsville Hospital | | Discovery Village |
| | Discovery Central | | Discovery Village Pioneer Project |
| | Enterprise Village | | College |
| | Academic Core | Note: Area extents including Discovery Village still to be determined. | |
| | Green Space | | |
| | University Village | | |
| | Discovery School | | |

Discovery Central Sub-Precinct

Specific outcomes are provided in the Townsville City Plan for the JCU Discovery Central sub-precinct.

- Development at Discovery Central exhibits the most intensive mix of uses and is busy with people throughout the day.
- Significant uses include research institutions and teaching facilities. Student and short-term accommodation is also present.
- At street level, shops, cafes and bars are part of the mix.
- Buildings are 4 to 6 storeys and frame the street with no setbacks.
- Footpaths and public spaces are well shaded. Walking is the best way to get around Discovery Central.
- Retail, including a supermarket, and other business uses support the daily needs of the knowledge community.

Land Subject to a Designation

Land at The Townsville Hospital and James Cook University has been designated in terms of the provisions of the planning act.

Land at The Townsville Hospital is designated as “hospital and associated institutions”, while land at JCU is designated as “educational facilities”.

These designations are listed in Schedule 5 Land designated for community infrastructure in the Townsville City Plan.

Development under a designation does not require assessment under a planning scheme.

Development which does not accord with a designation will require assessment under the Townsville City Plan.

Fast Facts

Discovery Rise is a sustainable and inclusive new community being developed by James Cook University. More information about Discovery Rise can be found at discoveryrise.com.au.

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.

For more information please contact Planning Services: ☎ 13 48 10 ✉ enquiries@townsville.qld.gov.au 🌐 townsville.qld.gov.au