

From: "Hannah Flynn" <hannah@northpointplanning.com.au>
Sent: Fri, 9 Oct 2026 12:21:47 +1000
To: "Maris-Claire Salazar" <maris-claire.salazar@townsville.qld.gov.au>
Cc: "Development Assessment" <developmentassessment@townsville.qld.gov.au>;
"Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: NP25.203 | IR Response - 18 Hinchinbrook Drive
Attachments: ONP25.203 - IR Response.pdf

Good afternoon Maris,

Please find attached correspondence as the applicant's response to the Information Request issued by Council on 9 July 2026 in relation to the above-mentioned application.

Should you require any further information or clarification, please do not hesitate to contact our office.

Kind regards,

Hannah Flynn
Town Planner



E hannah@northpointplanning.com.au
P 07 4440 5282
W www.northpointplanning.com.au
A 613 Flinders Street | PO Box 4
Townsville Q 4810

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Our Reference: NP25.203
TCC Reference: MCU26/0051
HF

9 October 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: maris-claire.salazar@townsville.qld.gov.au

Attention: Planning and Development – Maris-Claire Salazar

Dear Maris,

**Response to Information Request
Development Application for Material Change of Use – Multiple Dwelling (10 units) &
Extension to Existing Place of Worship
18 Hinchinbrook Drive, Thuringowa and formally identified as Lot 23 on T118666**

Northpoint Planning act on behalf of the applicant, Kirwan Uniting Church, with respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council on 9 July 2026 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

Response to Information Request

The Information Request provided for 7 request items. In response to these items, please refer to Table 1 below.

Table 1 – Response to Information Request**Request Item 1 – Amended Plans**

This item requires the applicant to provide elevation plans of the proposed multiple dwelling units, including maximum building heights measured from natural ground level.

In response to this item, please refer to the elevation plans provided at **Attachments 3 and 4**.

The proposed dwellings are single-storey buildings incorporating pitched roofs and rendered blockwork walls. The low-rise building design is considered compatible with the surrounding residential character and will minimise visual bulk when viewed from adjoining properties.

Request Item 2 – Pedestrian Connectivity and Privacy of Residents

This item requires the applicant to provide further detail on pedestrian access to Corveth Street and the plaza to the east, whilst maintaining the privacy of future residents.



The amended plans identify pedestrian pathways throughout the site, connecting the proposed residential units, community centre and existing Place of Worship.

The pedestrian pathways will be separated from private residential areas through landscaping and fencing, providing visual screening to maintain the privacy of future residents. The site layout also provides for casual surveillance of pedestrian areas, with windows and openings overlooking internal pathways and shared areas.

The proposed arrangements are considered to provide safe and convenient pedestrian access without compromising the privacy and amenity of future residents.

Please refer to the amended plans at **Attachment 2**.

Request Item 3 – Noise Impact Assessment

This item requires the applicant to provide a noise impact assessment addressing potential impacts on adjoining residential properties and future residents, including noise associated with the existing Place of Worship and proposed public hall.

In response to this item, a Noise Impact Assessment has been prepared by Styles Acoustics and is provided at **Attachment 6**.

The assessment considers noise associated with the existing Place of Worship and proposed public hall, including patron activities, amplified music, vehicle movements, deliveries and children playing. Potential noise impacts on future residents from adjoining uses have also been considered.

The assessment confirms that the proposed development can meet the relevant acoustic criteria, subject to the recommendations outlined in Section 8 of the report. These include acoustic treatments to nominated building facades and glazing, together with operational requirements relating to amplified music and use of the public hall.

In relation to Council's comments on the Traffic Impact Assessment (TIA), the attendance figure of approximately 50 people was adopted as a conservative assumption for traffic modelling purposes and is not intended to represent a confirmed level of attendance.

The TIA has been updated to clarify this assumption. Please refer to **Attachment 5**.

Request Item 4 – Communal Open Space

This item requires the applicant to provide further detail on the proposed communal open space, including amenity embellishments and its extension towards the Corveth Street frontage.

The amended plans identify the proposed communal and landscaped areas throughout the site, in addition to private open space provided for each residential unit.

The communal areas provide opportunities for outdoor recreation and social interaction between residents, with sufficient space to accommodate seating, landscaping and shaded areas.

Whilst Council has requested further embellishment and extension of the communal open space towards Corveth Street, the current arrangement is considered to provide sufficient outdoor recreational opportunities for future residents, particularly given the private open space provided to each unit.

Further changes to the proposed layout are therefore not considered necessary to achieve an acceptable residential amenity outcome.

Please refer to the amended plans at **Attachment 2**.

Request Item 5 – Place of Worship Extension Design

This item requires the applicant to amend the design of the proposed Place of Worship extension



(public hall) to better address Corveth Street or Hinchinbrook Drive through direct pedestrian access, facade articulation and differing building materials.

The amended elevations demonstrate that the proposed extension incorporates facade articulation and differing external finishes to reduce the appearance of visual bulk.

The facade addressing Hinchinbrook Drive incorporates three windows, which assist in breaking up the extent of the external wall. The Corveth Street facade incorporates differing rendered finishes to provide variation in the building's appearance.

Proposed landscaping, together with existing vegetation outside the site, will also assist in softening the built form when viewed from adjoining streets.

Whilst direct pedestrian access from the street has not been incorporated into the extension, access is available through the internal pedestrian network, connecting the community centre with the existing Place of Worship and other areas of the site.

Given the existing site layout, pedestrian connections and proposed facade treatments, the design is not considered to result in unreasonable visual bulk or adverse streetscape impacts. Further amendments are therefore not considered necessary.

Please refer to the amended plans at **Attachment 2**.

Request Item 6 – Screen and Shade Planting

This item requires the applicant to amend the plans to provide shade trees within car parking areas and screen planting to private residential areas and adjoining properties.

The amended landscape plan identifies landscaped areas throughout the development, including planting adjoining car parking areas, internal pedestrian pathways and residential interfaces.

The proposed planting will assist in providing visual screening between private and shared areas, softening the built form and improving the overall amenity of the development.

The proposed landscaping is considered suitable for the site and surrounding residential interfaces.

Please refer to the amended landscape plan at **Attachment 2**.

Request Item 7 – Pedestrian Sight Lines

This item requires the applicant to demonstrate pedestrian safety sight lines and unobstructed zones in accordance with the relevant TMR guidelines.

The updated Traffic Impact Assessment prepared by Jaiden Patel Traffic Consulting includes an assessment of pedestrian sight lines associated with the proposed driveway access from Hinchinbrook Drive.

Section 4.1.4 confirms that the available sight distances exceed the minimum and desirable requirements of the relevant TMR guideline, with no obstructions identified within the required sight triangles.

Pedestrian sight lines and unobstructed areas are illustrated in Attachment 3 of the TIA.

Please refer to the updated TIA at **Attachment 5**.

Proceeding

We trust the attached information is sufficient for Council to continue their assessment of the application and look forward to the receipt of Council's draft conditions. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.



Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

Hannah Flynn

TOWN PLANNER

Northpoint Planning

Attachment 1 – TCC Information Request
Attachment 2 – Amended Plans
Attachment 3 – Elevation Plans
Attachment 4 – Elevation Plans
Attachment 5 – Updated Traffic Impact Assessment
Attachment 6 – Noise Impact Assessment



Attachment 1



9 July 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Kirwan Uniting Church
C/- The Design House Nq
Po Box 4
TOWNSVILLE QLD 4810

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 7 July 2026, please be advised that, upon review of the below mentioned development application, further information is required to undertake a comprehensive assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU26/0051
Assessment no:	14025004
Proposal:	Multiple Dwelling (10 units) & Extension to Existing Place of Worship
Street address:	18 Hinchinbrook Drive THURINGOWA CENTRAL QLD 4817
Real property description:	Lot 23 T 118666
Applicant's reference:	NP25.203

The information requested is set out below >>

Request Item 1 – Elevation Plans (Multiple Dwelling)

The applicant is requested to provide elevation plans of the proposed multiple dwelling units.

Reason

To ensure a full assessment of the proposal can be undertaken.

Advice

Elevations to include maximum height measurements to natural ground level to determine the impact of the design on adjoining properties. Once these are provided, further queries from Council may be required.

Request Item 2 – Pedestrian Connectivity and Privacy of Residents

The applicant is requested to provide further detail to how pedestrian access to Corveth Steet will occur on site to the plaza to the east whilst retaining the privacy of the residences on site.

Reason

To demonstrate compliance with Performance Outcome PO28 of the Low density residential zone code of the Townsville City Plan.

Advice

These access points to the street should also include room for letter boxes.

Request Item 3 – Noise Impact Assessment

The applicant is requested to provide a noise impact assessment for the extra 21 people on site, both to adjoining residences west and north of the site, and internally from the adjoining uses and the place of worship impact on the future residents.

This will include the operating hours and days of the “public hall” and the number of functions a year for the Place of Worship for longer hours of the use of the hall (i.e. weddings, Christmas parties etc).

Reason

To demonstrate compliance with Performance Outcome PO10 of the Low density residential zone code of the Townsville City Plan.

Advice

The applicant is advised the Traffic Impact Assessment by Jaiden Patel Traffic Consulting (2026) states that there will be approximately 50 people on site in the “public hall” and the NorthPoint planning report mentions it will “support the day-to-day needs of the local community.”

Request Item 4 – Communal Open Space

The applicant is requested to provide further detail to the communal open space for the amenity embellishments within this area and extend the area to the frontage of Corveth Street.

Reason

To demonstrate compliance with Performance Outcome PO30 and PO31 of the Low density residential zone code of the Townsville City Plan.

Request Item 5 – Place of Worship Extension Design

The applicant is requested to amend the plans for the design of the extension to the Place of Worship (public hall) to address the street at either Corveth Street or Hinchinbrook Drive with direct pedestrian access and articulation of built form and use of differing building materials to reduce the bulk of long concrete walls and reflect the local character.

Reason

To demonstrate compliance with Performance Outcome PO18 and PO20 of the Low density residential zone code of the Townsville City Plan.

Request Item 6 – Screen and Shade Planting

The applicant is requested to amend the plans to allow for shade trees in the areas for car parking and screen planting for private areas and buffers to residential areas internal and external to the site.

Reason

To demonstrate compliance with the Landscape Code and the Landscaping and Open Space Planning Scheme Policy (SC6.4.12) of the Townsville City Plan.

Request Item 7 – Pedestrian Sight Lines

The applicant is requested to amend the site plan and supporting documentation as necessary showing the pedestrian safety sight lines in accordance with the TMR Guidelines: Treatment Options to improve pedestrians, bicycle riders and other path uses at driveways. The sight lines and unobstructed zones must be shown on the plans.

Reason

To demonstrate compliance with the Transport and Main Roads TMR Guidelines for pedestrian safety sight lines.

End of Information Request >>

Under the provisions of the Development Assessment Rules under the *Planning Act 2016*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; or
- (b) part of the information requested; or
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules under the *Planning Act 2016*, the applicant is to respond to any Information Request within 3 months of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website www.townsville.qld.gov.au

If you have any further queries in relation to the above, please do not hesitate to contact Maris-Claire Salazar on telephone 07 4727 9412, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development



Attachment 2

PROPOSED HOUSING & COMMUNITY CENTRE

KIRWAN UNITING CHURCH

18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNERFOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUUENSLAND DDEVELOPMENT CODE, BUILDING CONDE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINACES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCRODANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
- WHEN BUILDING IN A CORROSIVE ENVIROMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVISIONS
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- * **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- * **ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- * **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STARWELS RATING.**

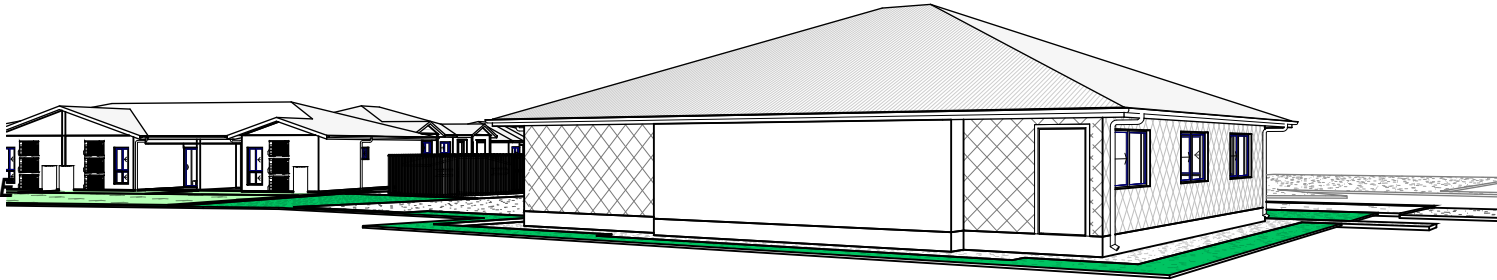
(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')
(QDC - QUEENSLAND DEVEOPEMENT CODE)
(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:
- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANKREQUIREMENTS

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	03.06.26	7	7	22.07.26	TCC IR
02	SITE PLAN	03.06.26	7	7	22.07.26	TCC IR
03	FLOOD PLAN	03.06.26	7	7	22.07.26	TCC IR
04	FLOOR PLAN - BLDG C COMMUNITY CENTRE	03.06.26	7	7	22.07.26	TCC IR
05	ELEVATIONS - BLDG C COMMUNITY CENTRE	03.06.26	7	7	22.07.26	TCC IR
06	ELEVATIONS - BLDG C COMMUNITY CENTRE	03.06.26	7	7	22.07.26	TCC IR
07	STAGING PLAN	03.06.26	7	7	22.07.26	TCC IR
08	LANDSCAPE PLAN	03.06.26	7	7	22.07.26	TCC IR
09	WASTE MANAGEMENT PLAN	03.06.26	7	7	22.07.26	TCC IR



THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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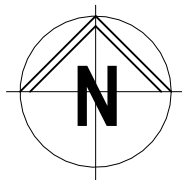
Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

Title : COVER PAGE

Date: 03.06.26 Drawn: N.H
Scale: 1 : 1 Designed: N.H

Job No: 2025-255-C
Drawing No: DD 01 Rev. 7

WIND CATEGORY C2



CORVETH STREET

APPROXIMATE DRIPLINE
OF EXISTING RAINTREES

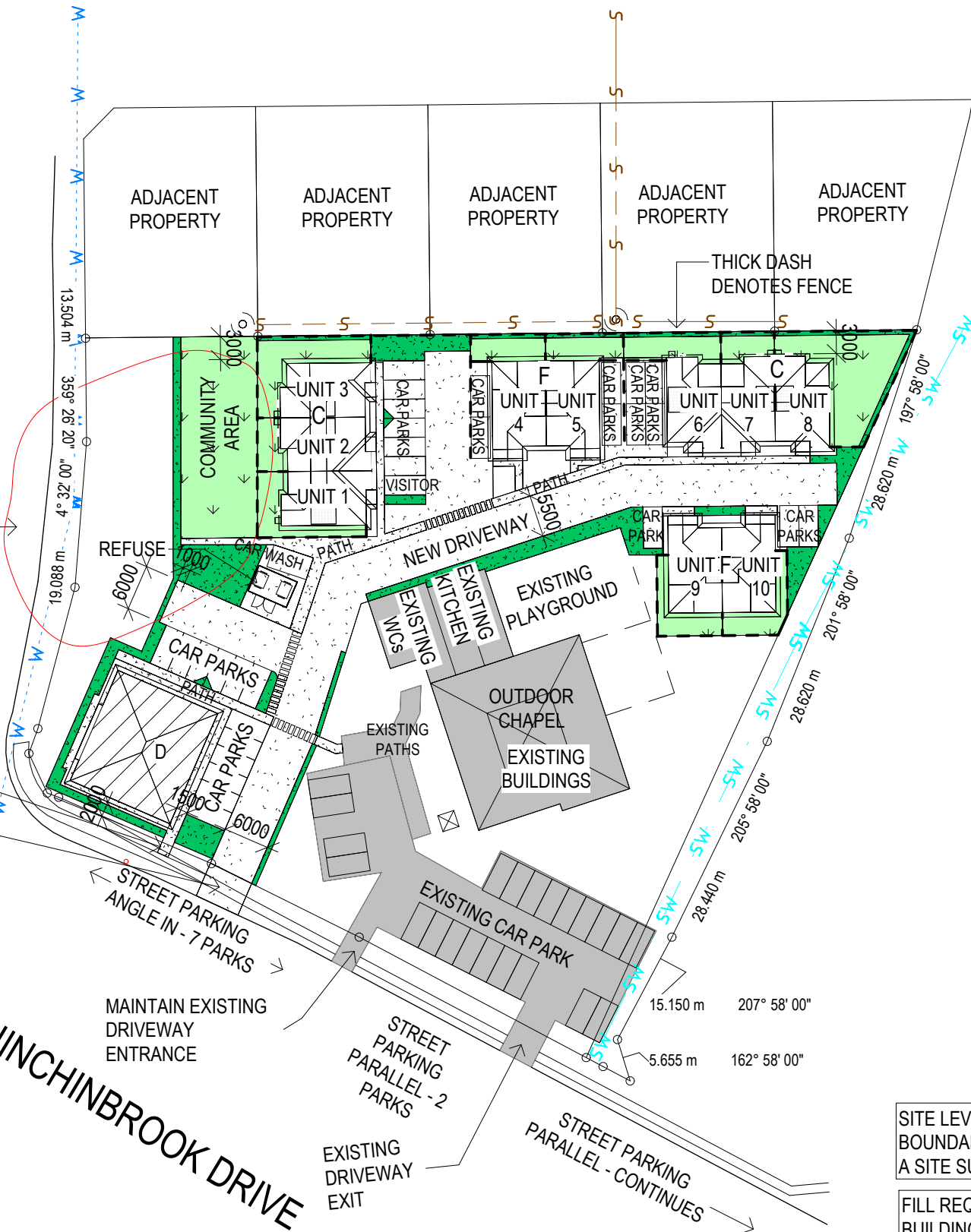
NEW 6m WIDE CROSSOVER
TO TCC STANDARD
DRAWINGS STD-030 AND
STD-032.

HINCHINBROOK DRIVE

REAL PROPERTY DESCRIPTION

LOT 23 ON T118666
AREA OF LAND: APPROX. 7580m²
Q50 - ???
MIN. SLAB HEIGHT - 400
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN
1 : 750



DEVELOPMENT ASSESSMENT

TOTAL SITE AREA: 7580m² APPROX.

CAR PARKS:
PARKING PROVIDED (ON SITE) : 30
TOTAL : 30

SITE COVER:
GROUND FLOOR 1041.7m² : 13.7%
LANDSCAPING: (TURF & GARDENS) 1090.7m² : 14.4%

HARDSTAND:
(INC. CARPARK, PATHWAYS & BIN AREA) 1750m² : 23.1%

COMMUNITY AREA: 263.2m²

PRIVATE AREAS:
UNIT 1 46.2m²
UNIT 2 23.9m²
UNIT 3 77.2m²
UNIT 4 35.2m²
UNIT 5 35.8m²
UNIT 6 46.6m²
UNIT 7 25.8m²
UNIT 8 147.4m²
UNIT 9 36.9m²
UNIT 10 35.9m²
TOTAL: 510.9m²

PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

LEGEND
-- FENCE

BUILDNG SCHEDULE				
BUILDING	DESCRIPTION	BED	BATH	GROSS FLOOR AREA
C	3 UNIT BLOCK	2	1	241.41
D	COMMUNITY CENTRE	-	-	222.66
F	DUPLEX	2	1	167.96

SITE LEVELS, SITE FEATURES, PROPERTY
BOUNDARIES AND THE LIKE TO BE CONFIRMED BY
A SITE SURVEY

FILL REQUIRED TO ELEVATE
BUILDINGS ABOVE FLOOD LEVEL

ACOUSTIC, BUSHFIRE & COUNCIL ZONING
OVERLAYS TO BE CONFIRMED

SERVICES LOCATION UNAVAILABLE

REV	ISSUE	DATE	DESCRIPTION
7		22.07.26	TCC IR
6		03.06.26	REVISIONS
5		26.05.26	L'SCAPE / WASTE PLANS
4		06.05.26	TRAFFIC UPDATE
3		26.03.26	TCC ADDITIONS
2		17.11.25	2 BED / 3 BED
1		28.10.25	PRELIMINARY ISSUE

The Design House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

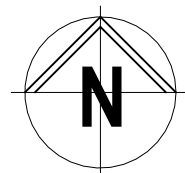
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4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

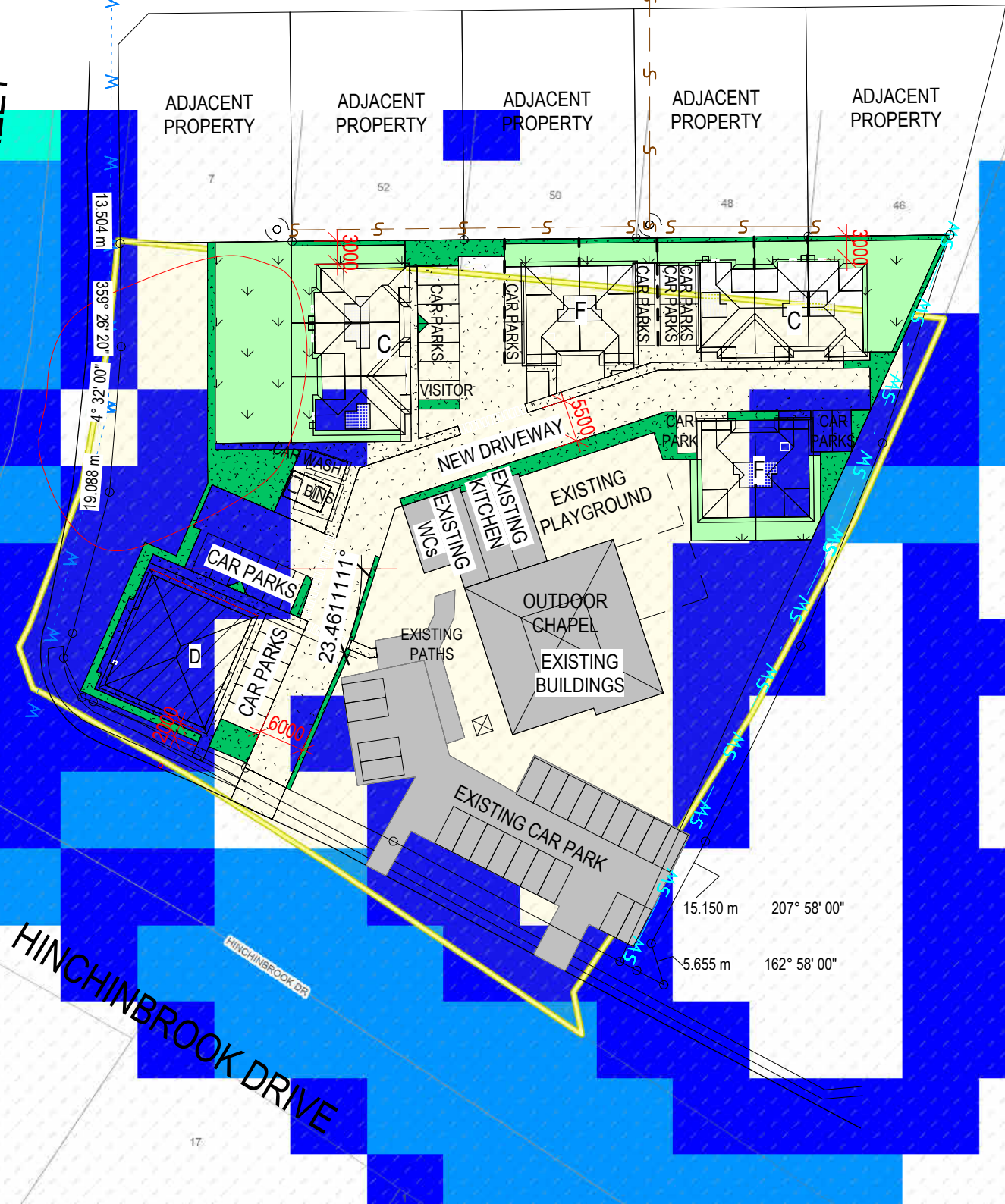
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Date: 03.06.26 Drawn: DE
Scale: 1 : 750 Designed: N.H
Job No: 2025-255-C
Drawing No: DD 02 Rev. 7

WIND CATEGORY C2



CORVETH STREET

HINCHINBROOK DRIVE



1 FLOOD MAPPING PLAN
1 : 750

7	22.07.26	TCC IR	
6	03.06.26	REVISIONS	
5	26.05.26	L'SCAPE / WASTE PLANS	
4	06.05.26	TRAFFIC UPDATE	
3	26.03.26	TCC ADDITIONS	
REV	ISSUE	DATE	DESCRIPTION

The
Design
House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesigthousenq.com.au
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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

Title : FLOOD PLAN

Date: 03.06.26

Drawn: DE

Scale: 1 : 750

Designed: N.H

Job No:
2025-255-C

Drawing No: DD 03
Rev. 7

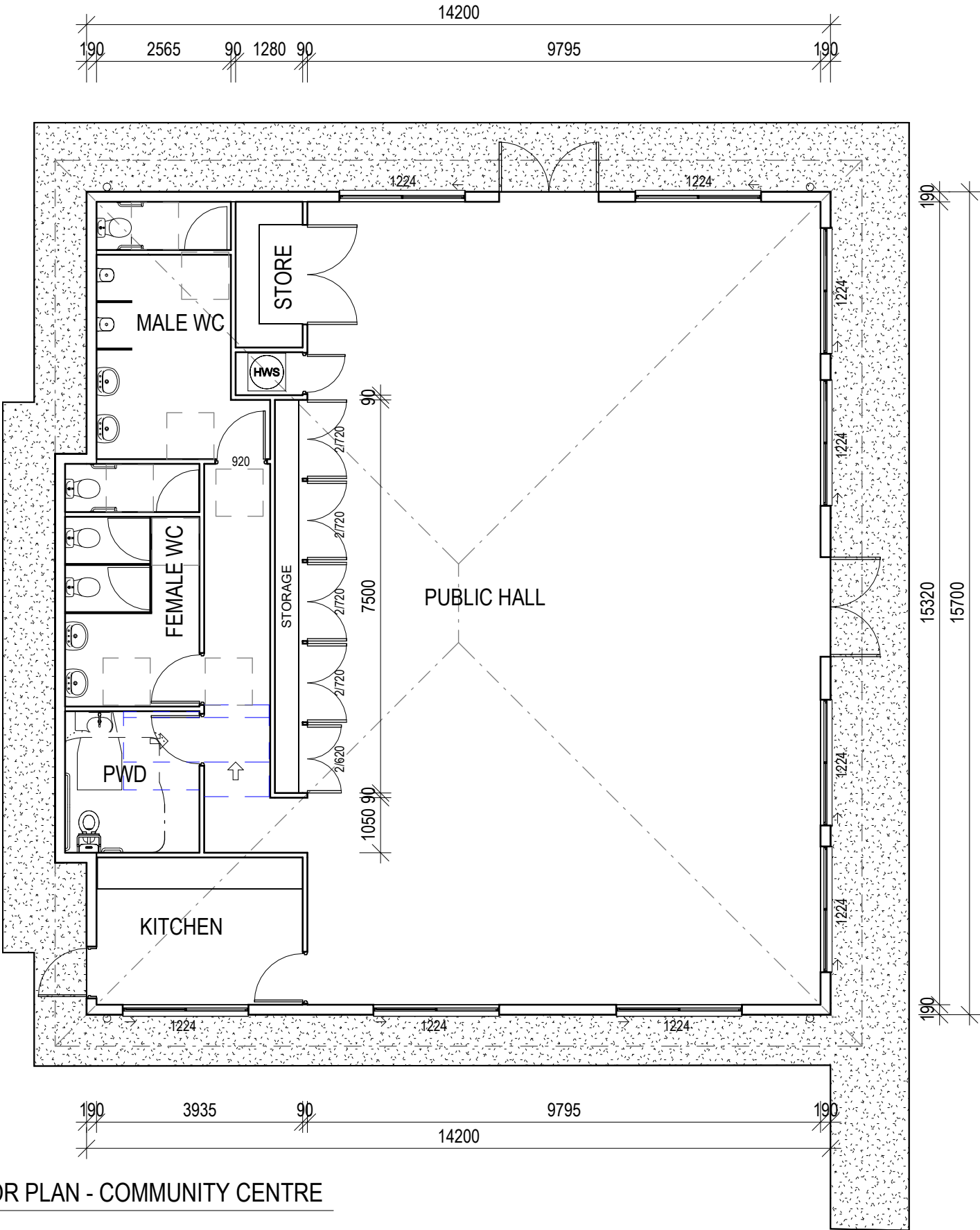
PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

FLOOR SCHEDULE - COMMUNITY CENTRE	
Description	Area
COMMUNITY CENTRE	227.62 m²
	227.62 m²

WINDOW AND SGD SCHEDULE			
Description	Height	Width	Qty.
2136 SGD	2100	3610	1
1224	1200	2400	9

1 FLOOR PLAN - COMMUNITY CENTRE
1 : 100



7	22.07.26	TCC IR
6	03.06.26	REVISIONS
5	26.05.26	L'SCAPE / WASTE PLANS
4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
2	17.11.25	2 BED / 3 BED
1	28.10.25	PRELIMINARY ISSUE
REV ISSUE	DATE	DESCRIPTION

The
Design
House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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BUILDING DESIGN OPEN RISE

NOTE:
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Project: PROPOSED HOUSING &
COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE,
THURINGOWA CENTRAL

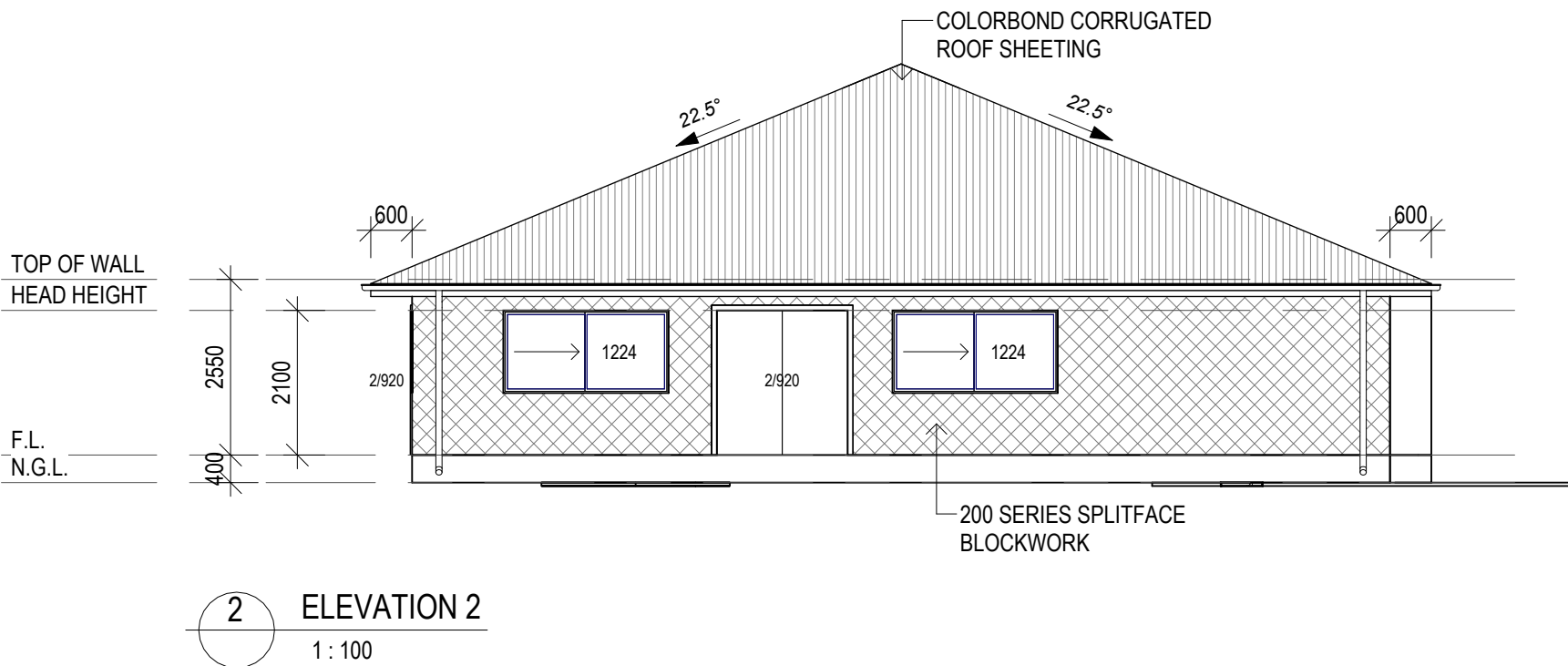
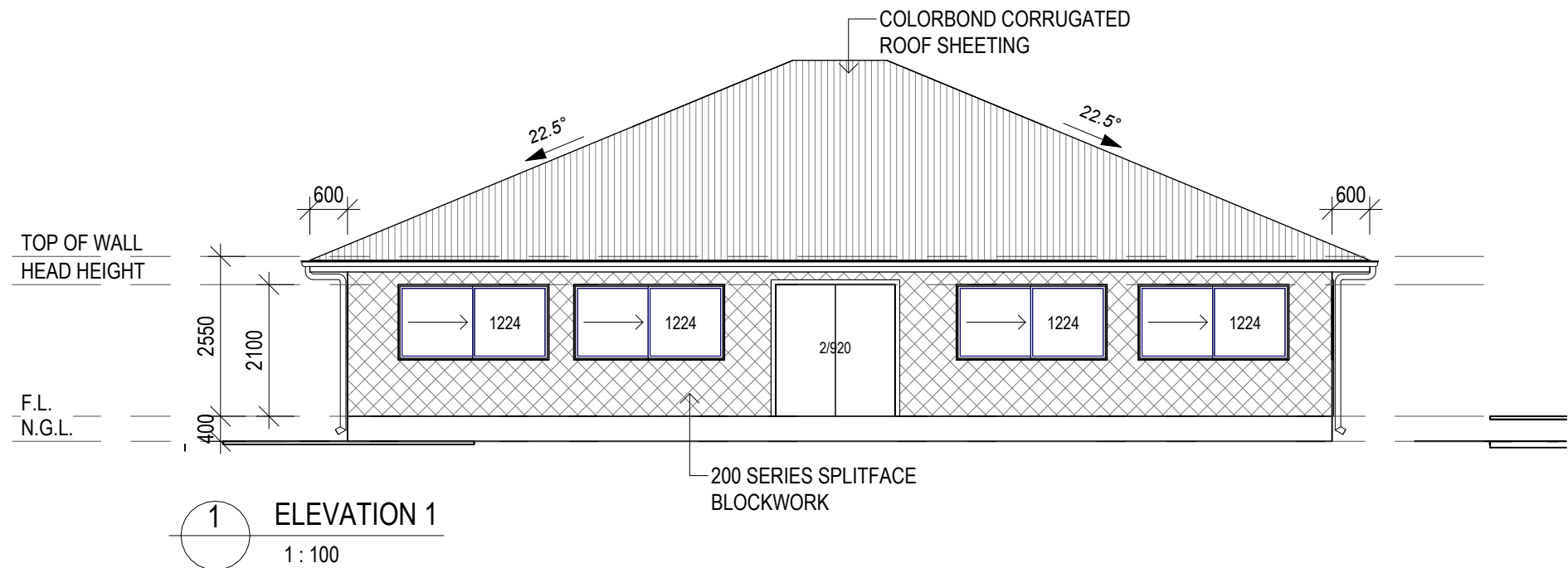
Title : FLOOR PLAN - BLDG C
COMMUNITY CENTRE

Date: 03.06.26 Drawn: DE
Scale: 1 : 100 Designed: N.H

Job No:
2025-255-C
Drawing No: DD 04
Rev. 7

PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS



7	22.07.26	TCC IR
6	03.06.26	REVISIONS
5	26.05.26	L'SCAPE / WASTE PLANS
4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
2	17.11.25	2 BED / 3 BED
1	28.10.25	PRELIMINARY ISSUE
REV ISSUE	DATE	DESCRIPTION

The
Design
House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

Title : ELEVATIONS - BLDG C
COMMUNITY CENTRE

Date: 03.06.26

Drawn: DE

Scale: 1 : 100

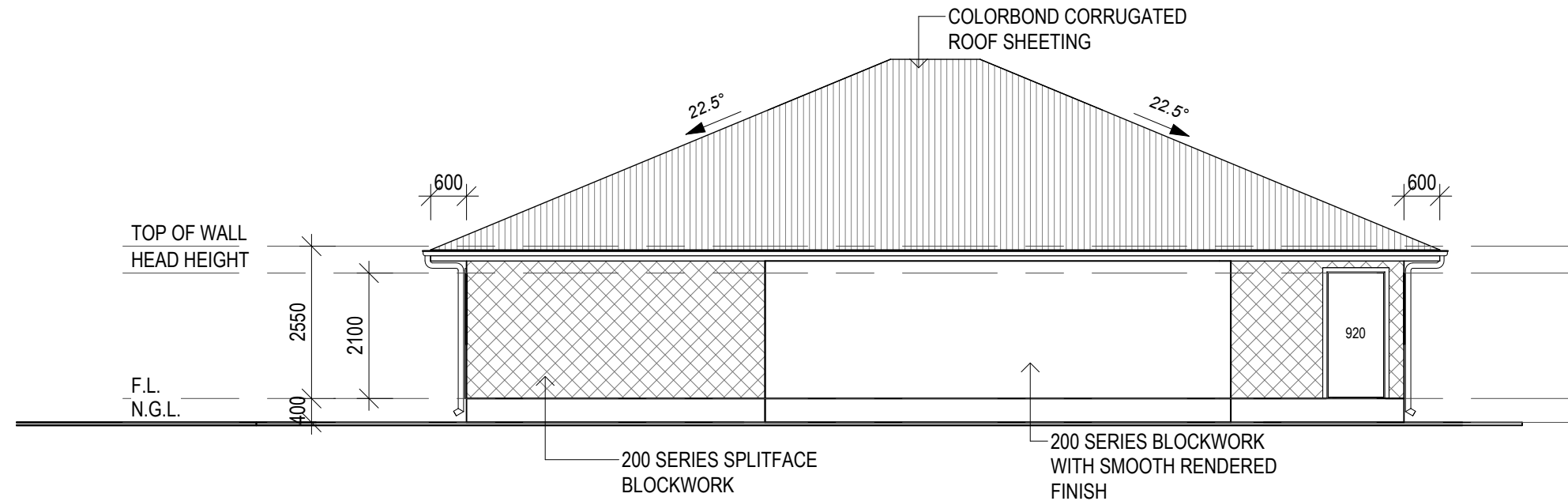
Designed: N.H

Job No:
2025-255-C

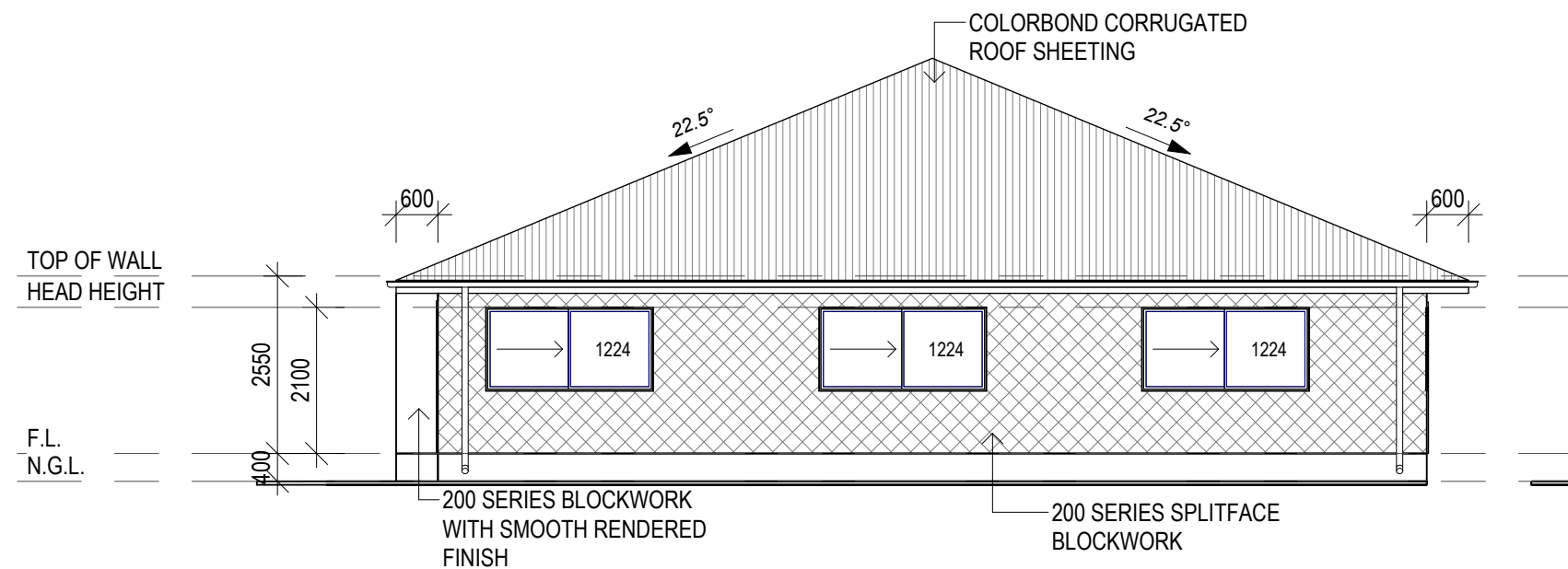
Drawing No: DD 05
Rev. 7

PRELIMINARY

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BUILDING CERTIFICATION APPROVALS



1 ELEVATION 3
1 : 100



4 ELEVATION 4
1 : 100

7	22.07.26	TCC IR
6	03.06.26	REVISIONS
5	26.05.26	L'SCAPE / WASTE PLANS
4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
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REV ISSUE	DATE	DESCRIPTION

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Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE,
THURINGOWA CENTRAL

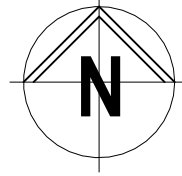
Title : ELEVATIONS - BLDG C
COMMUNITY CENTRE

Date: 03.06.26 Drawn: DE

Scale: 1 : 100 Designed: N.H

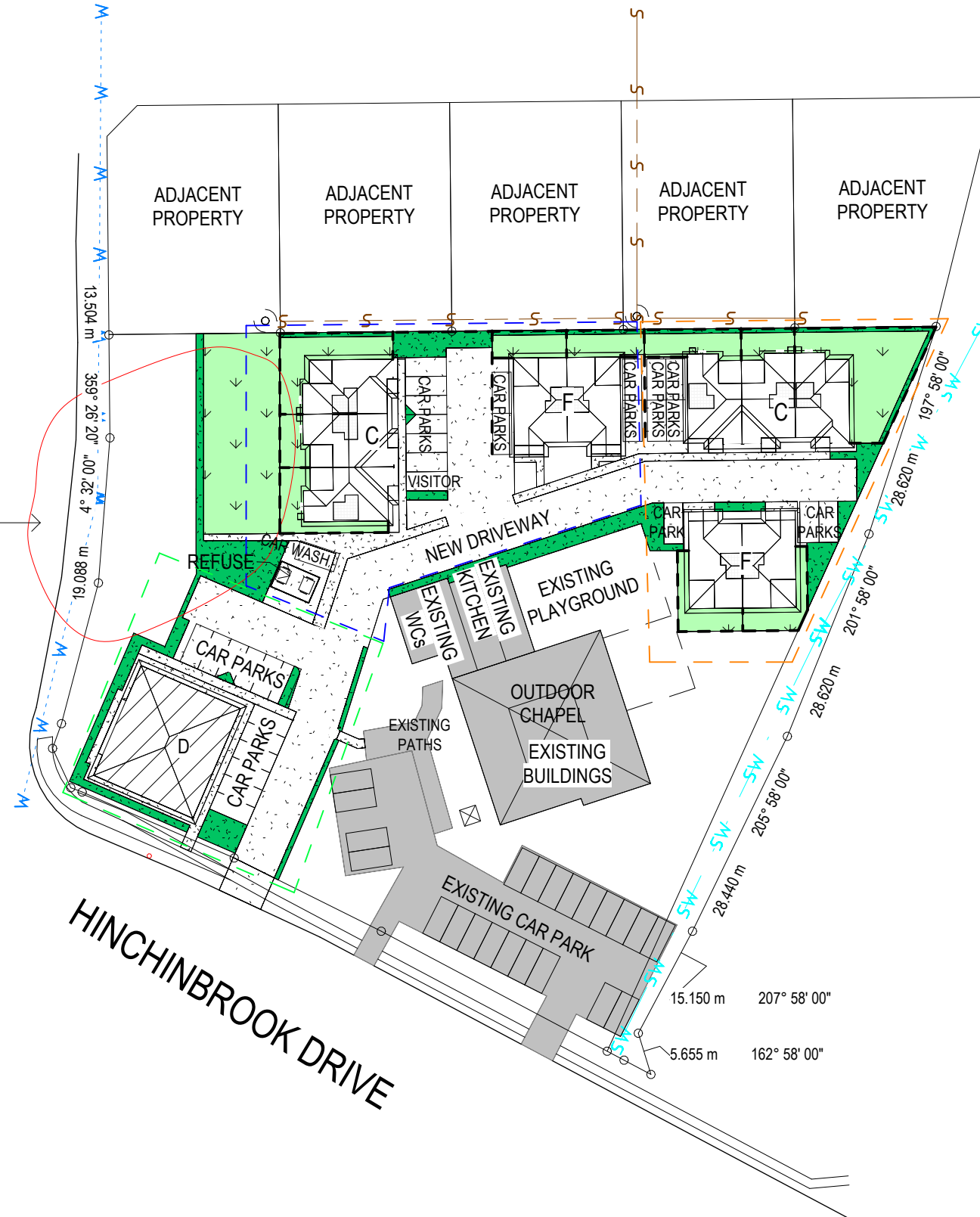
Job No:
2025-255-C

Drawing No: Rev.
DD 06 7



CORVETH STREET

APPROXIMATE DRIPLINE
OF EXISTING RAINTREES



LEGEND

- STAGE 1
- STAGE 2
- STAGE 3

1 STAGING PLAN
1 : 750

7	22.07.26	TCC IR
6	03.06.26	REVISIONS
5	26.05.26	L'SCAPE / WASTE PLANS
4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
REV	ISSUE	DATE
DESCRIPTION		

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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

Title : STAGING PLAN

Date: 03.06.26

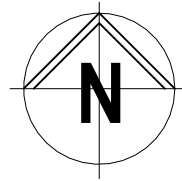
Drawn: DE

Scale: 1 : 750

Designed: N.H

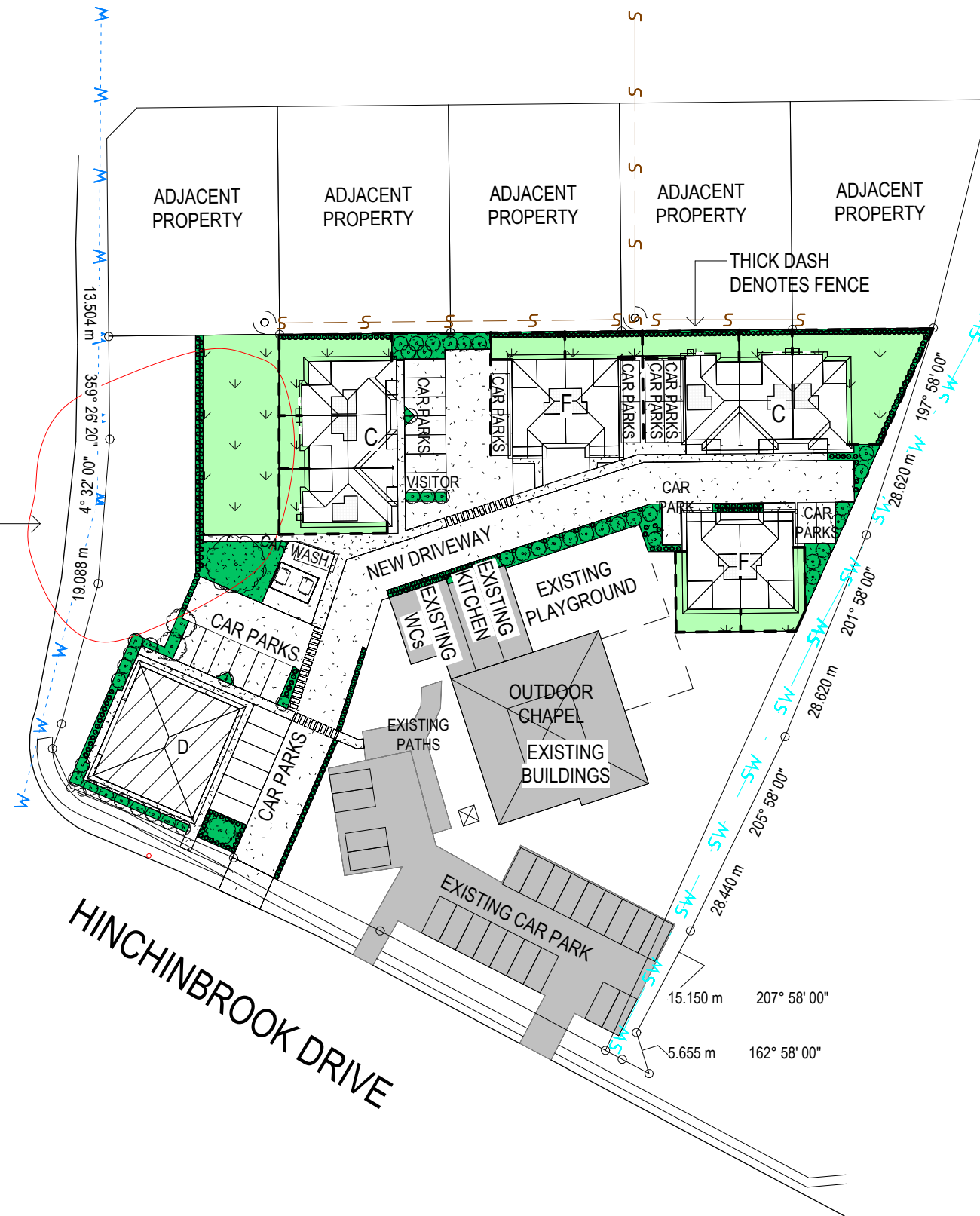
Job No:
2025-255-C

Drawing No: DD 07
Rev. 7

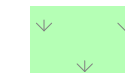


CORVETH STREET

APPROXIMATE DRIPLINE
OF EXISTING RAINTREES



LEGEND



TURF



GARDEN BEDS

1 LANDSCAPE PLAN
1 : 750

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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

7	22.07.26	TCC IR
6	03.06.26	REVISIONS
5	26.05.26	L'SCAPE / WASTE PLANS
REV ISSUE	DATE	DESCRIPTION

Title : LANDSCAPE PLAN

Date: 03.06.26

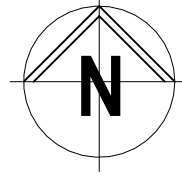
Drawn: DE

Scale: 1 : 750

Designed: N.H

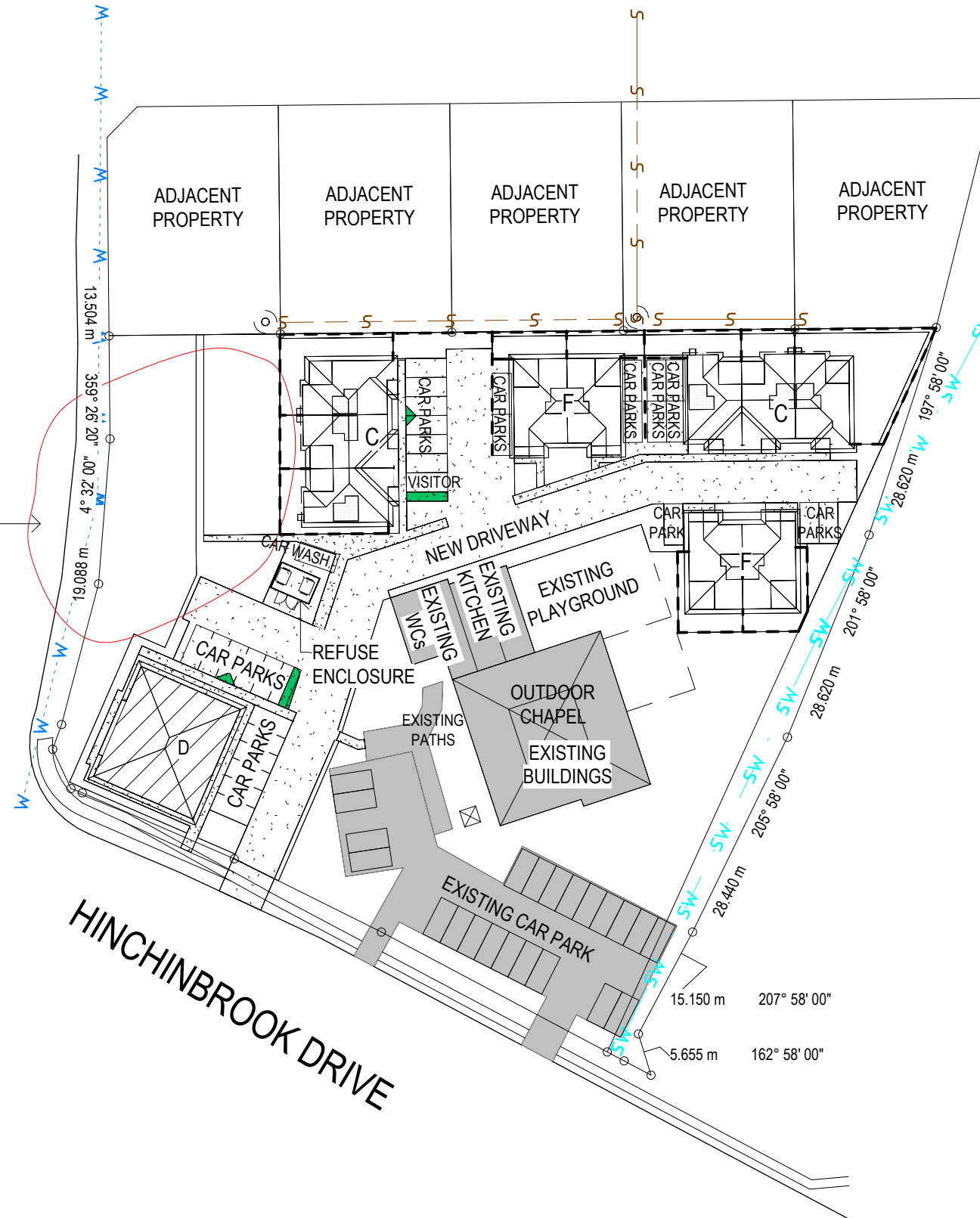
Job No:
2025-255-C

Drawing No: DD 08
Rev. 7



CORVETH STREET

APPROXIMATE DRIPLINE
OF EXISTING RAINTREES



LEGEND

□ BULK REFUSE BIN

1 WASTE MANAGEMENT PLAN
1 : 750

7	22.07.26	TCC IR
6	03.06.26	REVISIONS
5	26.05.26	L'SCAPE / WASTE PLANS
REV	ISSUE	DATE
		DESCRIPTION

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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

Title : WASTE MANAGEMENT PLAN

Date: 03.06.26 Drawn: DE

Scale: 1 : 750 Designed: N.H

Job No:
2025-255-C

Drawing No: DD 09
Rev. 7



Attachment 3

BUILDING C

3 UNIT BLOCK

2 BED, 1 BATH, GFA 241.41 SQM

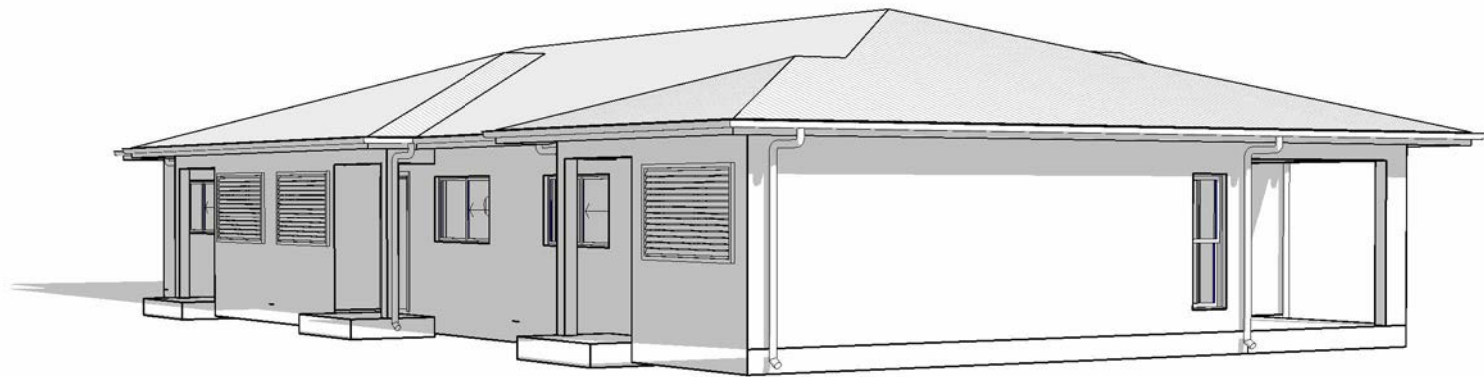
SHEET LIST					
SHEET No.	SHEET NAME	Project Issue DATE	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	28.10.25			
03	FLOOR PLAN	28.10.25			
04	ELEVATIONS	28.10.25			
05	ELEVATIONS	28.10.25			

GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNER FOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUEENSLAND DEVELOPMENT CODE, BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINANCES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCORDANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
- THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.
- PROVIDE CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN WHEN MSB CONDUIT IS INSTALLED
- PLUMBER TO ENSURE WATER FOR SINK IS IN SLAB BEFORE POUR
- ENGINEER TO DETERMINE LOCATION OF BRACING WALLS WITH APPROPRIATE VERTICAL REINFORCEMENT
- LOAD BEARING WALLS REFER TO ENGINEERS DRAWINGS

ENERGY EFFICIENCY NOTES:

- CEILING INSULATION - R2.5 BULK CEILING BATTS
- ROOF INSULATION - NONE REQUIRED
- WALL INSULATION - SISALATION INSTALLED AS REQUIRED BY WALL SYSTEM



The
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House ^{NQ}

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Project: BUILDING C
Client: 3 UNIT BLOCK
Location: 2 BED, 1 BATH, GFA 241.41 SQM

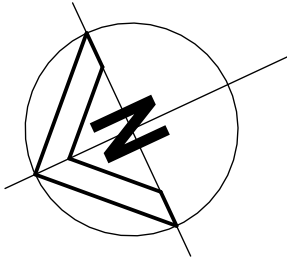
Title : COVER PAGE

Date: 28.10.25 Drawn:
Scale: 1 : 1 Designed: N.H

Job No:

Drawing No: Rev.
DD 01 1

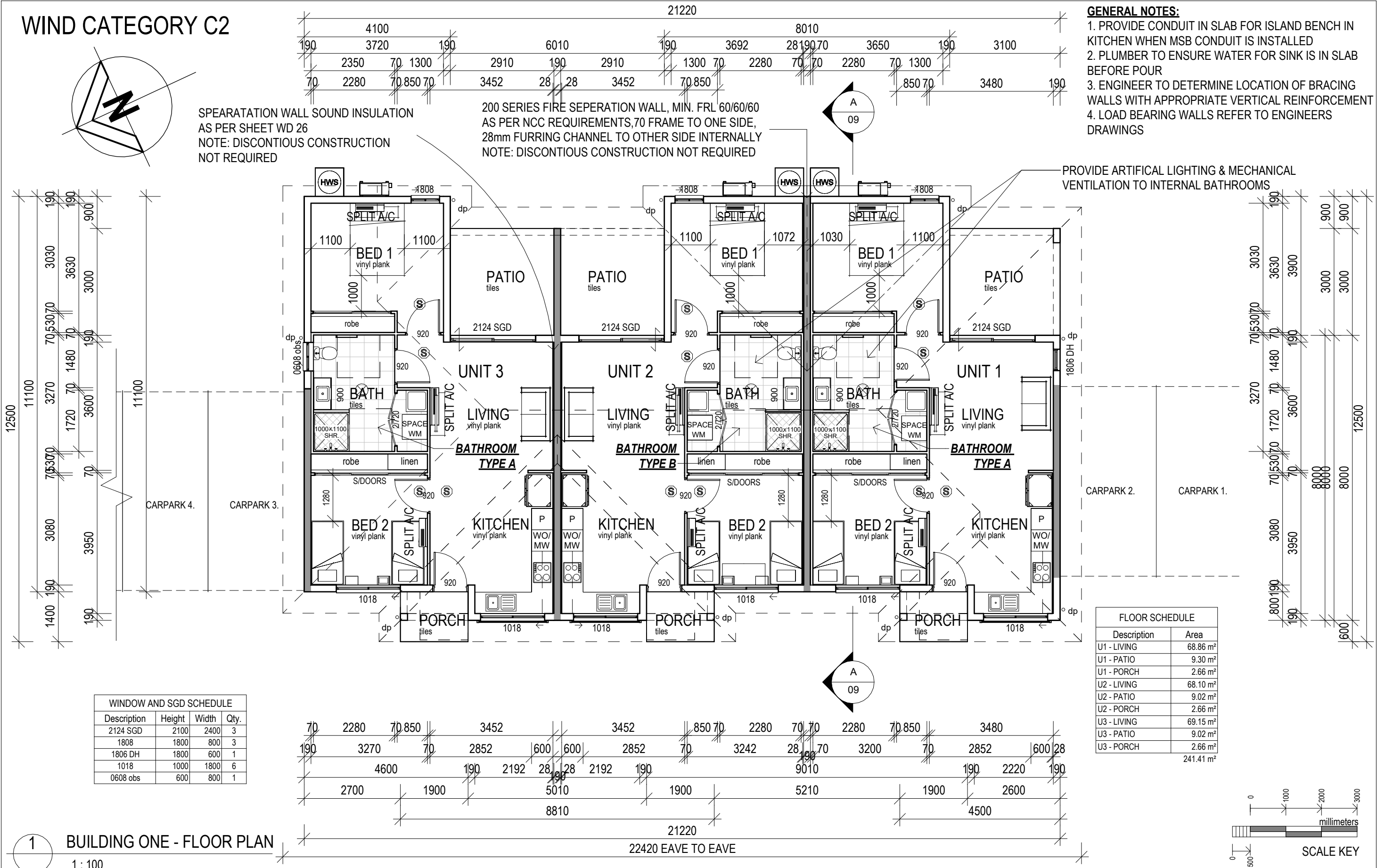
WIND CATEGORY C2



SPEARATATION WALL SOUND INSULATION
AS PER SHEET WD 26
NOTE: DISCONTIOUS CONSTRUCTION
NOT REQUIRED

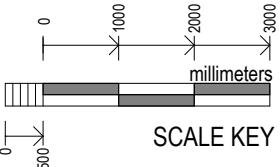
200 SERIES FIRE SEPERATION WALL, MIN. FRL 60/60/60
AS PER NCC REQUIREMENTS,70 FRAME TO ONE SIDE,
28mm FURRING CHANNEL TO OTHER SIDE INTERNALLY
NOTE: DISCONTIOUS CONSTRUCTION NOT REQUIRED

- GENERAL NOTES:**
1. PROVIDE CONDUIT IN SLAB FOR ISLAND BENCH IN KITCHEN WHEN MSB CONDUIT IS INSTALLED
 2. PLUMBER TO ENSURE WATER FOR SINK IS IN SLAB BEFORE POUR
 3. ENGINEER TO DETERMINE LOCATION OF BRACING WALLS WITH APPROPRIATE VERTICAL REINFORCEMENT
 4. LOAD BEARING WALLS REFER TO ENGINEERS DRAWINGS



WINDOW AND SGD SCHEDULE			
Description	Height	Width	Qty.
2124 SGD	2100	2400	3
1808	1800	800	3
1806 DH	1800	600	1
1018	1000	1800	6
0608 obs	600	800	1

FLOOR SCHEDULE	
Description	Area
U1 - LIVING	68.86 m²
U1 - PATIO	9.30 m²
U1 - PORCH	2.66 m²
U2 - LIVING	68.10 m²
U2 - PATIO	9.02 m²
U2 - PORCH	2.66 m²
U3 - LIVING	69.15 m²
U3 - PATIO	9.02 m²
U3 - PORCH	2.66 m²
241.41 m²	



1 BUILDING ONE - FLOOR PLAN
1 : 100

The Design House

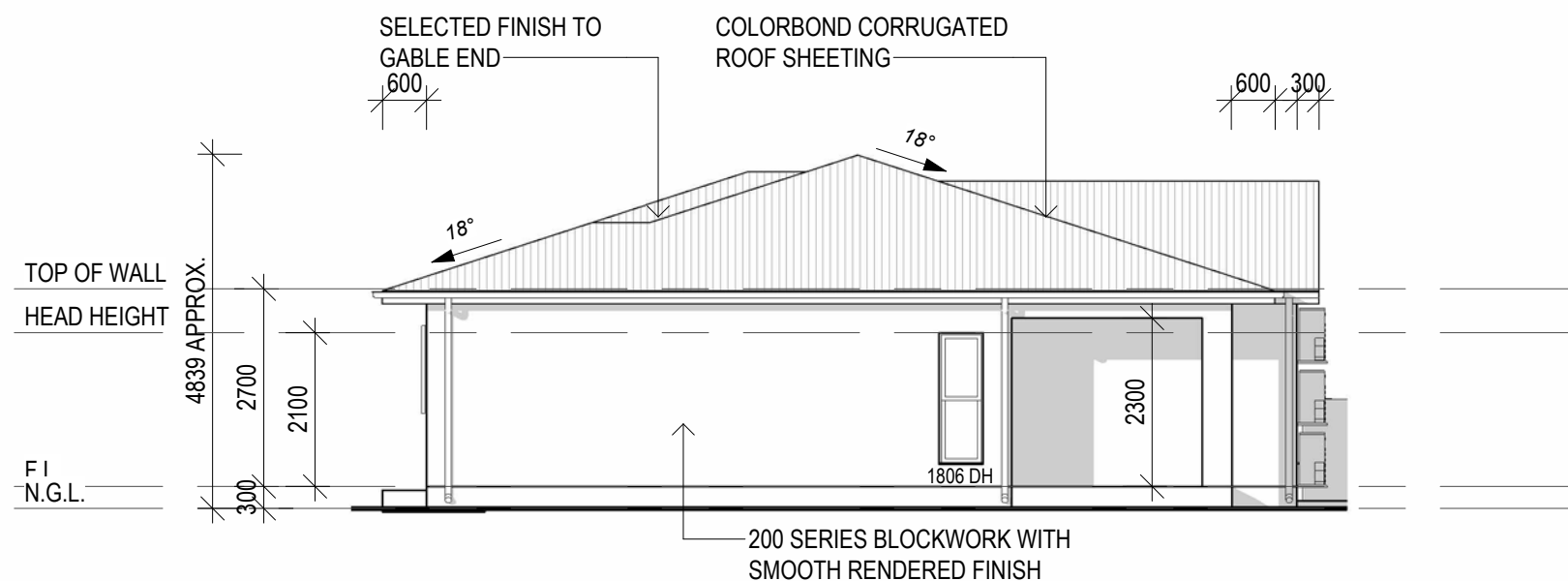
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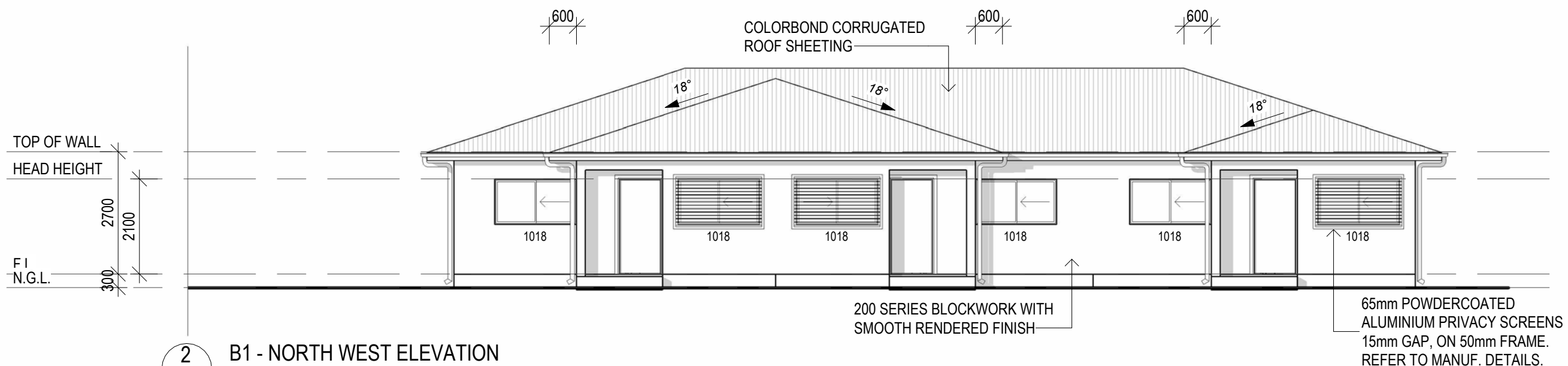
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Project: BUILDING C
Client: 3 UNIT BLOCK
Location: 2 BED, 1 BATH, GFA 241.41 SQM

REV	ISSUE	DATE	DESCRIPTION	
			Title : FLOOR PLAN	Job No:
			Date: 28.10.25	Drawn:
			Scale: 1 : 100	Designed: N.H
			Drawing No: DD 03	Rev.



1 B1 - SOUTH WEST ELEVATION
1 : 100



2 B1 - NORTH WEST ELEVATION
1 : 100

The
Design
House

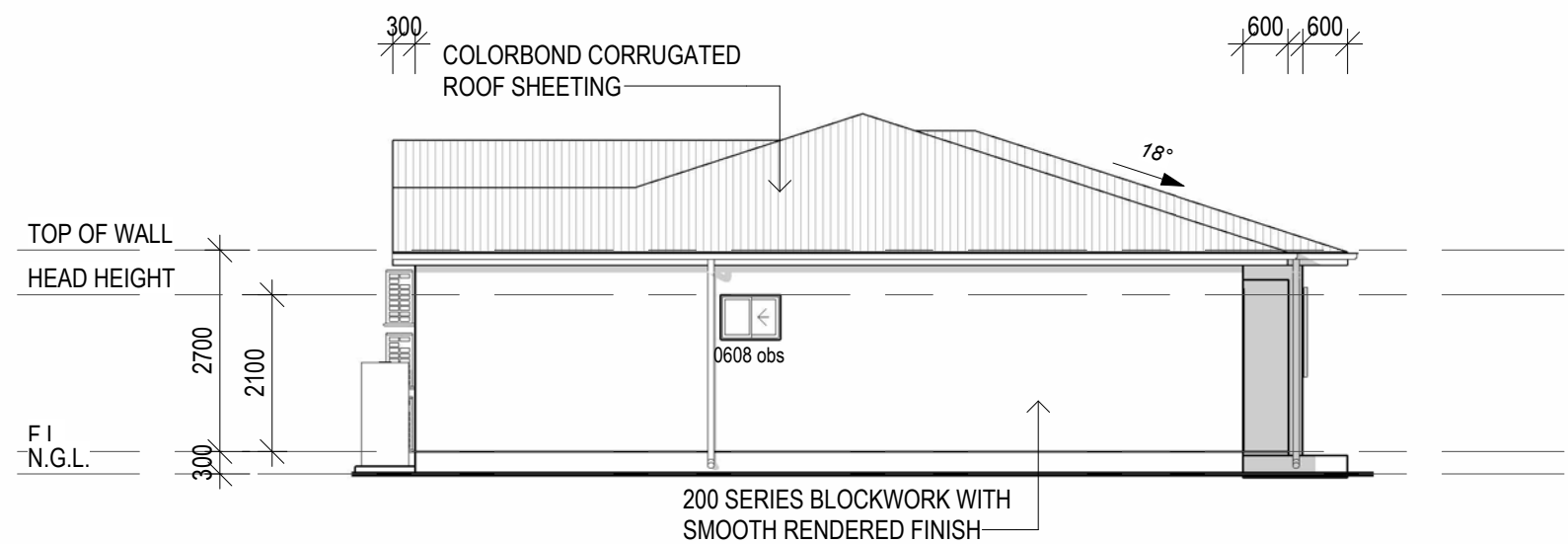
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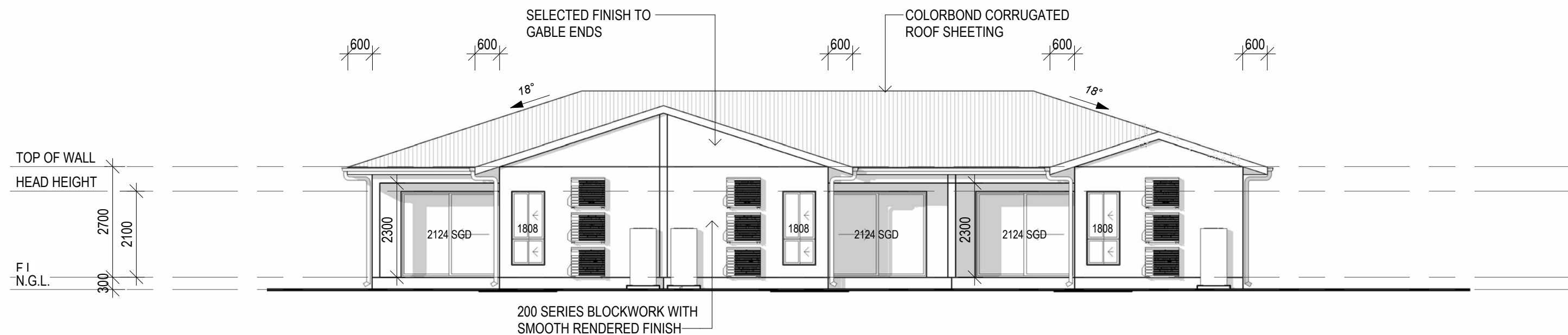
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Project: BUILDING C
Client: 3 UNIT BLOCK
Location: 2 BED, 1 BATH, GFA 241.41 SQM

REV	ISSUE	DATE	DESCRIPTION
			Title : ELEVATIONS
			Job No:
			Date: 28.10.25 Drawn:
			Scale: 1 : 100 Designed: N.H.
			Drawing No: DD 04
			Rev.



1 B1 - NORTH EAST ELEVATION
1 : 100



2 B1 - SOUTH EAST ELEVATION
1 : 100

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Project: BUILDING C
Client: 3 UNIT BLOCK
Location: 2 BED, 1 BATH, GFA 241.41 SQM

REV	ISSUE	DATE	DESCRIPTION
			Title : ELEVATIONS
			Job No:
			Drawing No: Rev.
			DD 05
			Date: 28.10.25 Drawn:
			Scale: 1 : 100 Designed: N.H



Attachment 4

BUILDING F

DUPLEX

2 BED, 1 BATH, GFA 167.96 SQM

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	28.10.25	1			
02	FLOOR PLAN	28.10.25	1			
03	ELEVATIONS	28.10.25	1			
04	ELEVATIONS	28.10.25	1			

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CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- * SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- * ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- * ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STAR WELS RATING.

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')

(QDC - QUEENSLAND DEVELOPEMENT CODE)

(MP - MANDATORY PART)

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009

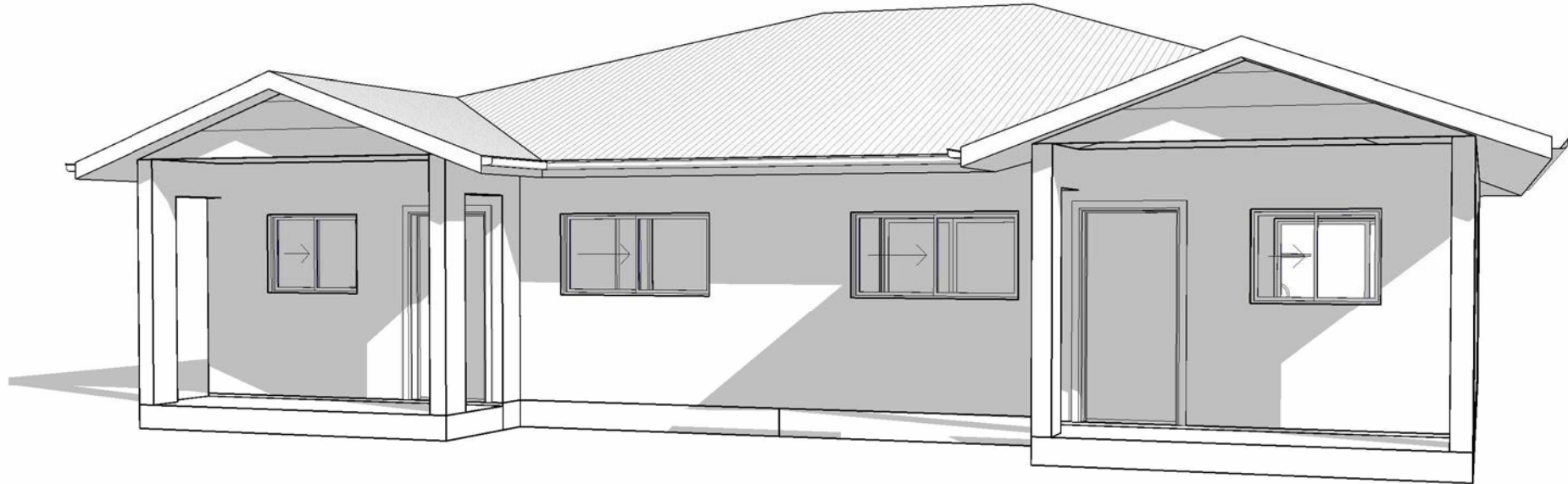
CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANK REQUIREMENTS



The
Design
House ^{NQ}

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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Project: BUILDING F

Client: DUPLEX

Location: 2 BED, 1 BATH, GFA 167.96 SQM

Title : COVER PAGE

Date: 28.10.25

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Designed: N.H

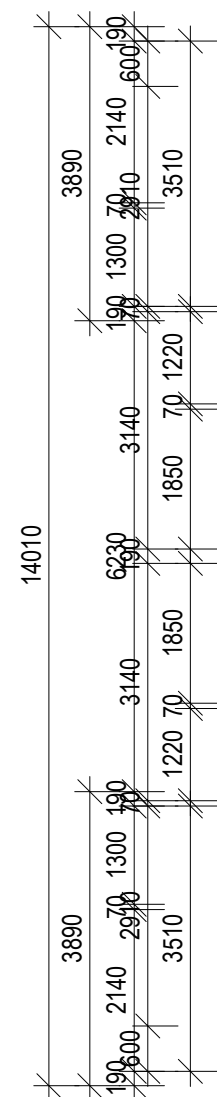
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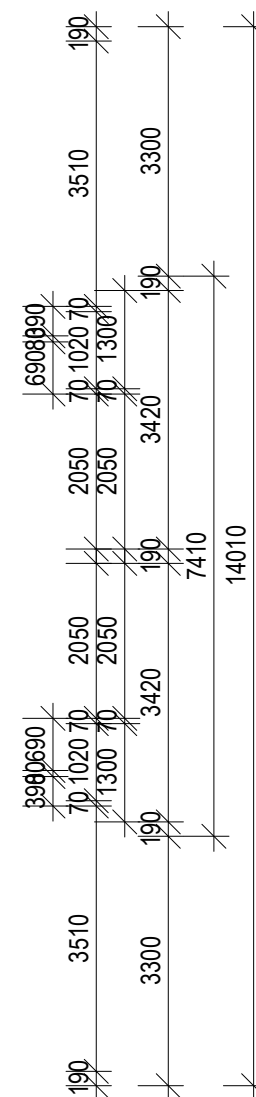
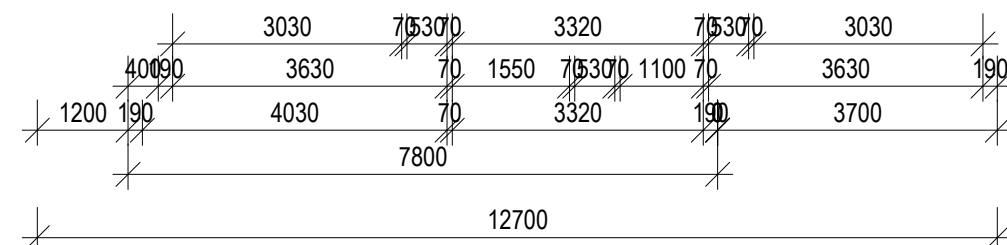
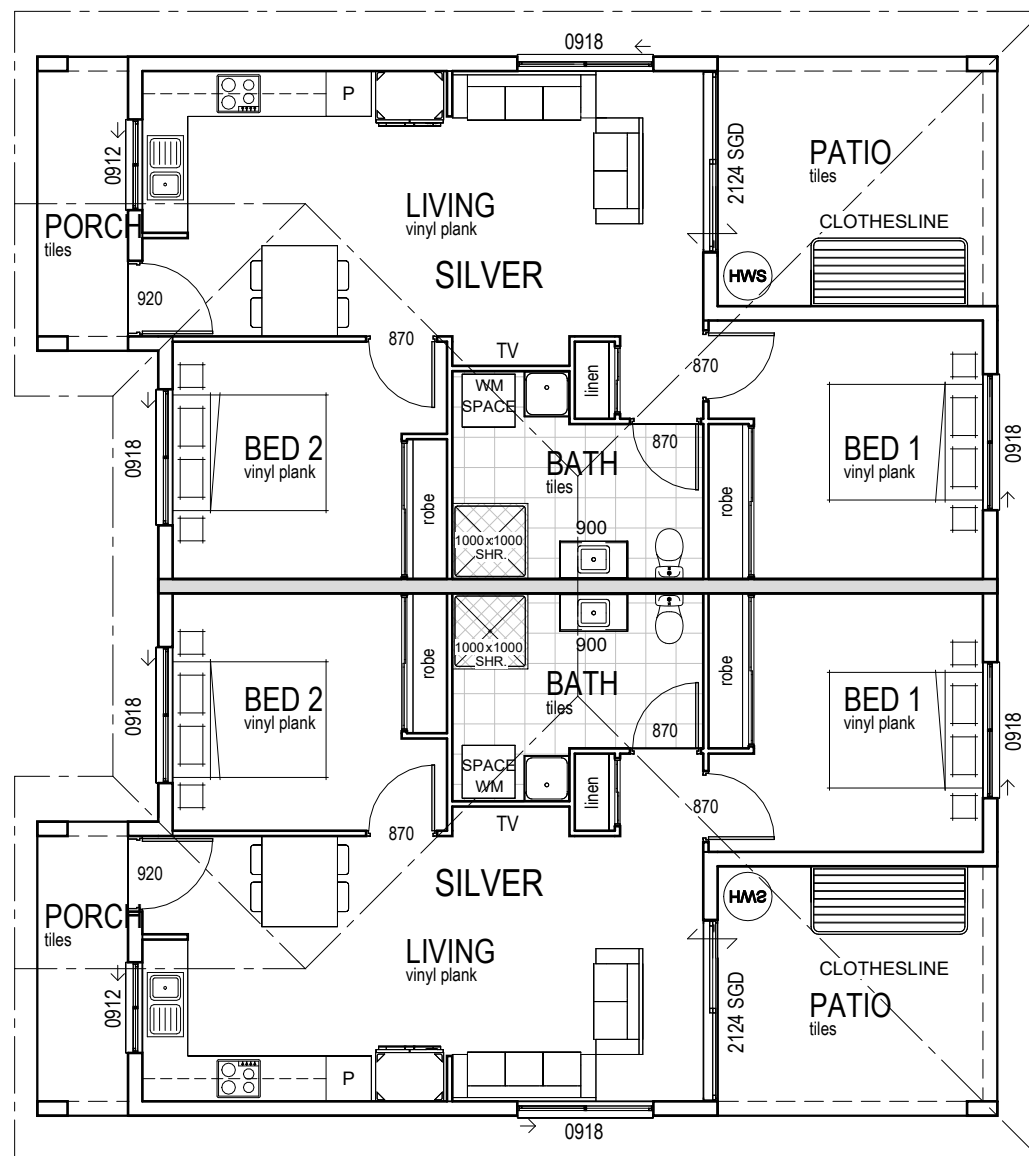
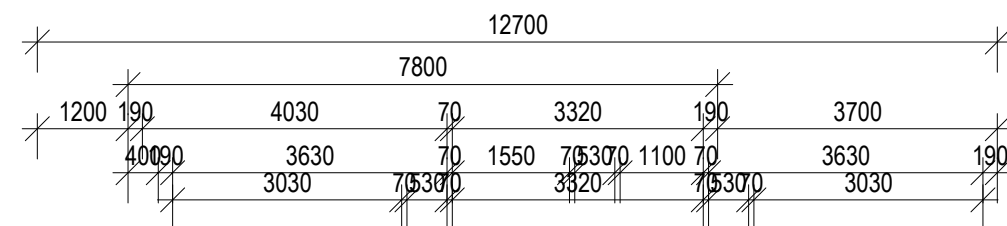
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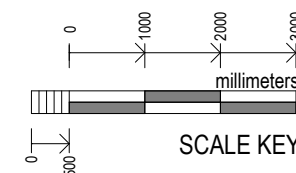


WINDOW AND SGD SCHEDULE			
Description	Height	Width	Qty.
2124 SGD	2100	2400	2
0918	900	1800	6
0912	900	1200	2

1 : 100



FLOOR SCHEDULE	
Description	Area
U1 - LIVING	67.10 m ²
U2 - LIVING	67.10 m ²
U1 - PATIO	12.21 m ²
U2 - PATIO	12.21 m ²
U1 - PORCH	4.67 m ²
U2 - PORCH	4.67 m ²
	167.96 m ²



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Design
House ^{NG}

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan QLD 4817
e: nathan@thedesigthousenq.com.au
w: www.thedesigthousenq.com.au

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Client: DUPLEX
Location: 2 BED, 1 BATH, GFA 167.96 SQM

Title : FLOOR PLAN

Date: 28.10.25 Drawn: N.H

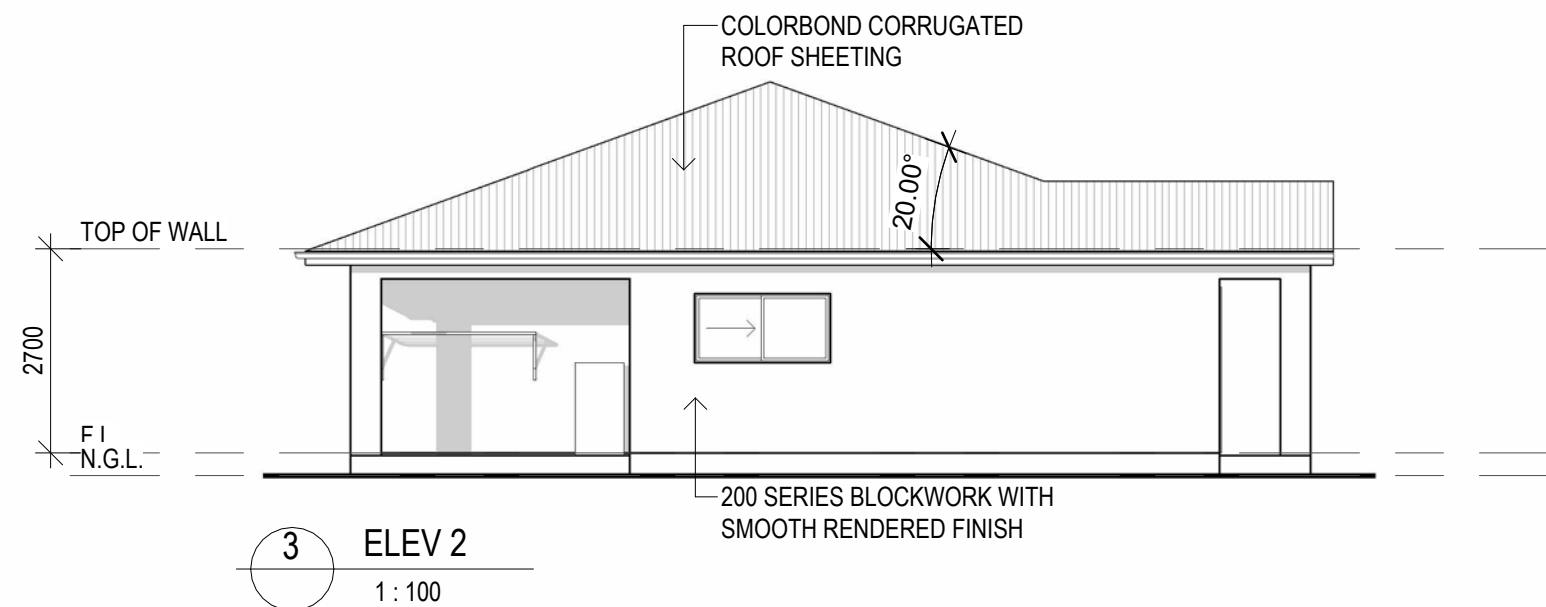
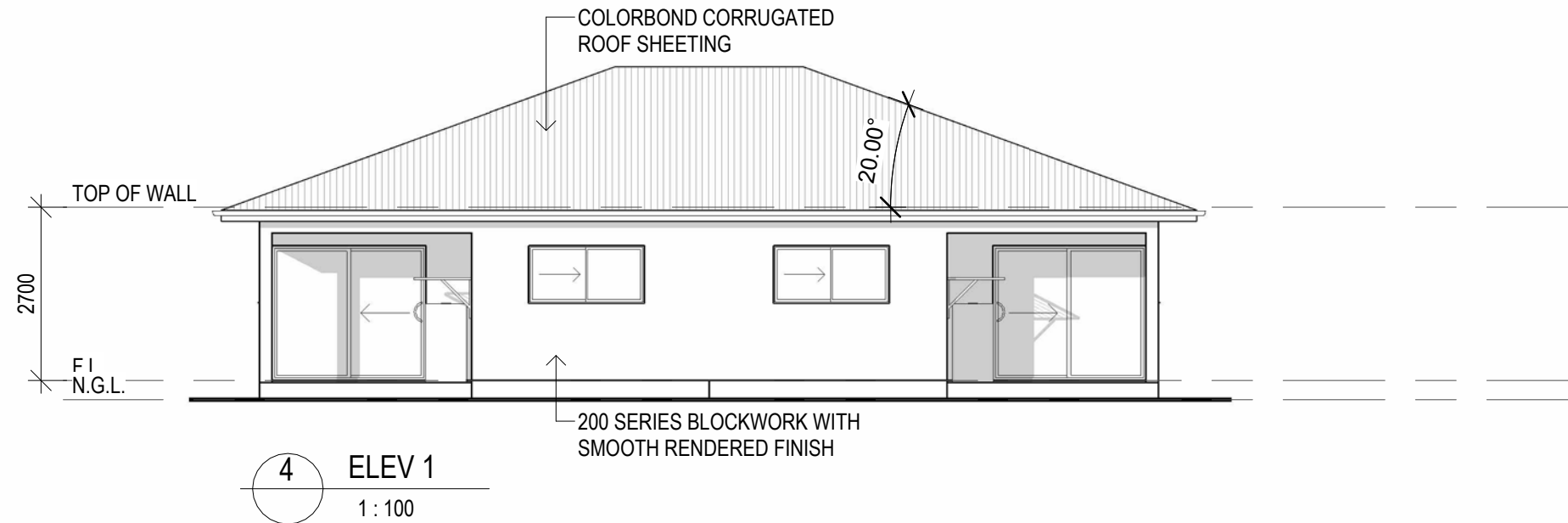
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a: 19 Castlemaine Street, Kirwan QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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Project: BUILDING F
Client: DUPLEX
Location: 2 BED, 1 BATH, GFA 167.96 SQM

Title : ELEVATIONS

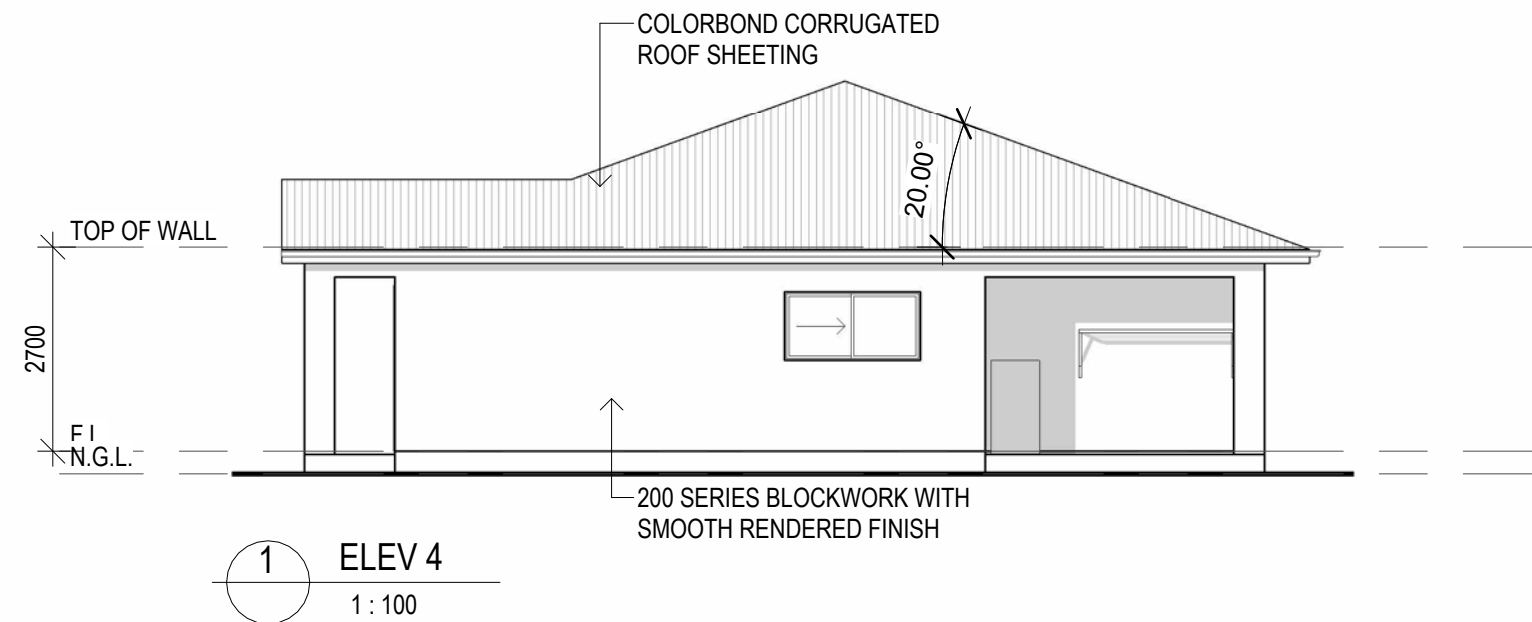
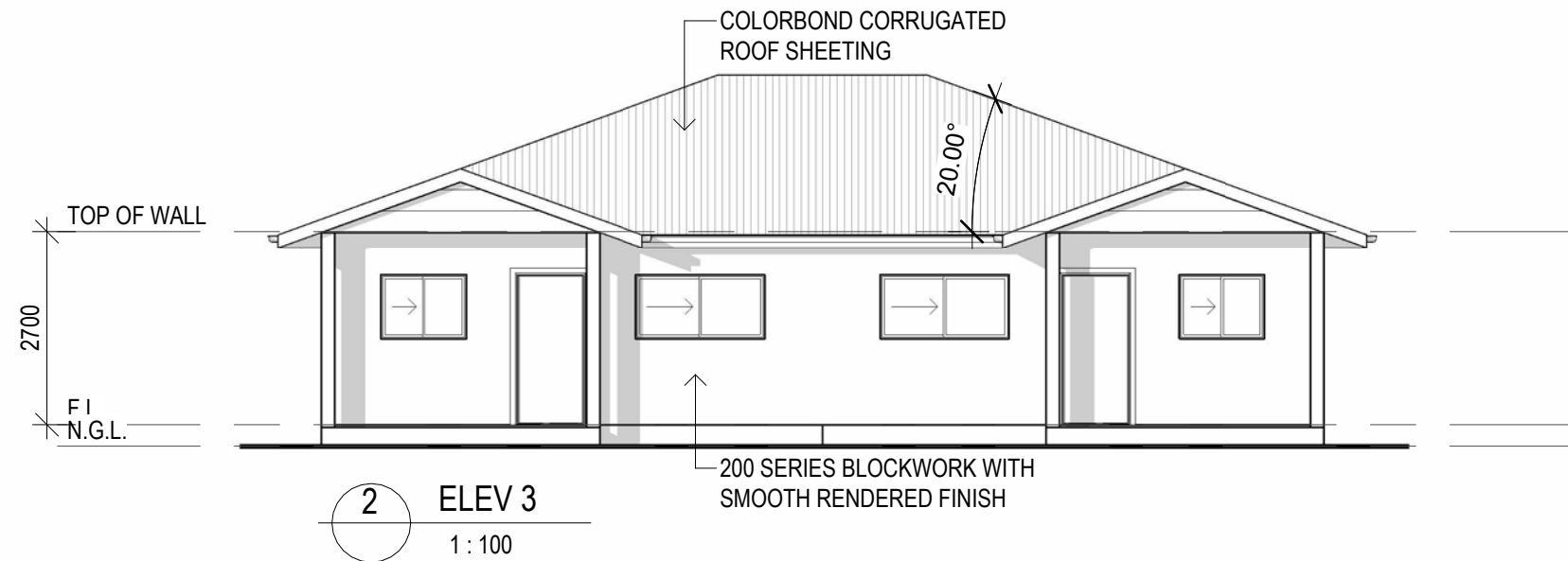
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m: 0423 623 647
a: 19 Castlemaine Street, Kirwan QLD 4817
e: nathan@thedesignhousenq.com.au
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Project: BUILDING F
Client: DUPLEX
Location: 2 BED, 1 BATH, GFA 167.96 SQM

Title : ELEVATIONS

Date: 28.10.25 Drawn: N.H.
Scale: 1 : 100 Designed: N.H.

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Drawing No: DD 04
Rev.



Attachment 5



Environmental Noise Impact Assessment

Project	18 Hinchinbrook Drive, Thuringowa Central
Prepared for	Kirwan Uniting Church, c/- Northpoint Planning
Attention	David King
Proposal ref.	SA-P26003
Date	28 September 2026
Report ref.	R02-Final
Prepared by	Kayleigh Styles – Senior Acoustic Consultant



stylesacoustics.com.au



kayleigh@stylesacoustics.com.au



0448 448 470

1. Document Control

Item	Details
Project	Proposed multiple dwellings and extension to the existing place of worship
Site	18 Hinchinbrook Drive, Thuringowa Central QLD
Client	Kirwan Uniting Church, c/- Northpoint Planning
Attention	David King
Project number	SA-P26003
Prepared by	Kayleigh Styles, BEng (Hons) - Senior Acoustic Consultant

1.1 Revision History

Rev	Date	Description	Prepared	Reviewed
R01	24 Sept 2026	Draft Report	KS	KS
R02	26 Sept 2026	Final Report	KS	KS

1.2 Important Information

This report was prepared by Styles Acoustics for the client and purpose identified in this report. It should be read in full. Styles Acoustics accepts no responsibility for its use by another party or for another purpose without prior written agreement.

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2. Executive Summary

Styles Acoustics was engaged by Northpoint Planning to prepare an Environmental Noise Impact Assessment for the proposed ten multiple dwellings and extension to the existing place of worship at 18 Hinchinbrook Drive, Thuringowa Central. The assessment has been prepared in response to Item 3 of Townsville City Council's Information Request (*ref. MCU26/0051, dated 9 July 2026*).

The assessment considers noise emissions from the existing place of worship and proposed public hall to surrounding noise-sensitive receivers, together with noise impacts associated with the onsite activities to the proposed multiple dwellings. Noise from the adjoining commercial premises to the east of the site has also been considered.

Unattended environmental noise monitoring was undertaken onsite between 26 August and 3 September 2026 to establish the existing acoustic environment and background noise levels. The measured average LA90,T levels were 45 dB(A) during the daytime, 42 dB(A) during the evening and 38 dB(A) during the night-time period.

Noise modelling was undertaken using SoundPLAN and considered patron activity, amplified sound, children playing, vehicle movements, car-door closures and deliveries associated with the existing and proposed development. The predicted noise levels at the surrounding offsite receivers satisfy the applicable acoustic criteria when the acoustic recommendations in Section 8 are incorporated into the design and operation of the development.

At the proposed onsite dwellings, predicted external noise levels exceed the applicable internal acoustic quality objectives at a number of rooms. Acoustic façade treatments are therefore recommended, including minimum wall, roof and glazing performance requirements to nominated windows and doors. Alternative ventilation is also required where openings are required to remain closed to achieve the nominated internal noise levels.

Noise from the adjoining commercial premises to the east was not audible or measurable above the existing road traffic noise environment during the attended inspection. Unattended monitoring near the eastern boundary also did not identify a significant or continuous contribution from these premises.

Acoustic recommendations include façade treatments to the proposed dwellings, acoustic treatment to the public hall glazing, requirements for nominated windows and doors to remain closed during operation, and a maximum amplified music level of 80 dB(A) LAeq measured 1 m from the loudspeakers.

With the recommendations in Section 8 incorporated into the development, the predicted noise levels are expected to comply with the adopted criteria at the existing and proposed noise-sensitive receivers.

3. Introduction

3.1 Background

Styles Acoustics was engaged by Northpoint Planning to prepare an Environmental Noise Impact Assessment for the proposed ten multiple dwellings and extension to the existing place of worship at 18 Hinchinbrook Drive, Thuringowa Central.

The report responds to Item 3 of Townsville City Council's Information Request (*ref. MCU26/0051, dated 9 July 2026*). It considers noise from the place of worship and public hall at nearby residences and noise affecting the proposed dwellings.

3.2 Purpose and Scope

The purpose of the assessment is to address Item 3 of Council's Information Request and demonstrate how the proposal satisfies Performance Outcome PO10 of the Low Density Residential Zone Code in relation to noise, operating hours and residential amenity. The assessment includes the following work:

- review the proposed development and surrounding land uses
- identify the existing and proposed noise-sensitive receptors
- establish the acoustic criteria relevant to the assessment
- describe the existing acoustic environment using the site inspection and measured noise data
- assess noise from the place of worship and public hall at existing and proposed residences
- consider noise from adjoining uses at the proposed dwellings
- recommend practical acoustic and operational controls where required

3.3 Report Structure

The report describes the site and proposal, outlines the existing acoustic environment, sets out the acoustic criteria and assessment method, presents the findings and provides recommendations to address the identified noise impacts.

4. Site and Development Description

4.1 Site Context

The site is located at 18 Hinchinbrook Drive, Thuringowa Central, Queensland and is formally described as Lot 23 on T118666. Existing residential uses are located to the west and north. Other nearby land uses that may influence the proposed dwellings are identified in the assessment where relevant.



Figure 1: Site locality and assessed residential receptors

The existing childcare centre at 21 Hinchinbrook Drive is located opposite the site and is identified as R1 in Table 1.

4.2 Noise-Sensitive Receptors

Table 1: Assessed noise-sensitive receptors

ID	Receptor / land use	Location	Approx. relationship to site
R1	Uniting Early Learning Kirwan childcare centre	21 Hinchinbrook Drive	Opposite the site, across Hinchinbrook Drive
R2	Residence land use	25 Hinchinbrook Drive	Located approximately 35m southwest of the site
R3	Residence land use	2 Corveth Street	Located approximately 20 m west of the site
R4	Residence land use	4 Corveth Street	Located approximately 20 m west of the site
R5	Residential land use	7 & 52 Corveth Street	Adjacent to the northern boundary
R6	Residential land use	46, 48 & 50 Corveth Street	Adjacent to the northern boundary
C1	Commercial land use	86 Thuringowa Drive	Adjacent to the eastern boundary

4.3 Proposed Development

The proposal includes the addition of ten multiple dwellings and an extension to the existing place of worship. The extension includes a public hall intended to support the day-to-day needs of the local community.

The following operating information was provided by the applicant and has been adopted as the basis of the acoustic assessment:

- The existing place of worship to remain as it is with no changes, located on the southeastern portion of the site.
- A proposed public hall that will operate daily to be located on the southwestern portion of the site.
- 10 two-bedroom residential dwellings located on the northern portion of the site.

4.4 Noise Monitoring Overview

Unattended environmental noise monitoring was undertaken onsite at 18 Hinchinbrook Drive between Wednesday 26 August 2026 and Thursday 3 September 2026. The location was selected to describe the existing acoustic environment at the site and the noise levels relevant to the assessed residential receptors.

Measurements were obtained using a Rion NL 42 environmental noise monitor. The microphone was positioned approximately 1.4 m above ground under free-field conditions. The environmental noise monitor has a current NATA calibration certificate.

The logger recorded the LAeq,T, LA10,T, LA90,T and LAmax parameters. The data were reviewed against the available weather records, and periods affected by adverse weather or identifiable extraneous activity were reviewed and excluded where they were not representative of the existing acoustic environment. The monitoring results are summarised in Section 5.2, with the daily noise monitoring charts provided in Appendix B.

5. Existing Acoustic Environment

5.1 Observations

During the site inspection, the acoustic environment was observed to be influenced by local road traffic and residential activity.

5.2 Monitoring Results

Table 2: Daily measured background sound levels

Day	Date	Daytime LA90,15min dB(A)	Evening LA90,15min dB(A)	Night-time LA90,15min dB(A)
Wednesday	26 Aug 2026	-	40	39
Thursday	27 Aug 2026	45	42	39
Friday	28 Aug 2026	45	43	38
Saturday	29 Aug 2026	45	42	38
Sunday	30 Aug 2026	47	43	38
Monday	31 Aug 2026	47	42	38
Tuesday	1 Sep 2026	47	41	39
Wednesday	2 Sep 2026	44	40	38
Thursday	3 Sep 2026	43	-	-
Overall Value		45	42	38

The daily measured LA90,15min levels are summarised in Table 2. The results describe the background sound at the monitoring location for the daytime, evening and night-time periods. The first and final monitoring days were partial days, as noted in the table.

5.3 Weather Conditions

Weather observations for the monitoring period were reviewed using Bureau of Meteorology data from Townsville Aero (station 032040). A summary is provided in Table 3. The Bureau data are used as an indicative check because the station is not located at the monitoring position.

Table 3: Weather conditions during noise monitoring

Day	Date	Rainfall mm	Maximum wind gust	Review note
Wednesday	26 Aug 2026	0.0	SW, 33 km/h	No rainfall recorded
Thursday	27 Aug 2026	0.0	ENE, 48 km/h	No rainfall recorded
Friday	28 Aug 2026	0.0	ENE, 48 km/h	No rainfall recorded
Saturday	29 Aug 2026	0.0	ENE, 46 km/h	No rainfall recorded
Sunday	30 Aug 2026	0.0	E, 56 km/h	No rainfall recorded
Monday	31 Aug 2026	0.0	ESE, 57 km/h	No rainfall recorded
Tuesday	1 Sep 2026	0.0	E, 46 km/h	No rainfall recorded
Wednesday	2 Sep 2026	0.0	ENE, 41 km/h	No rainfall recorded
Thursday	3 Sep 2026	0.0	ENE, 39 km/h	No rainfall recorded

No rainfall was recorded at Townsville Aero during the monitoring period. The wind information in Table 3 is from the Bureau station at a standard observation height and has not been used as a direct measurement of wind speed at the microphone. No weather-related exclusions have been applied to the processed logger results.

6. Acoustic Criteria

6.1 Planning and Legislative Framework

The assessment has been prepared with reference to the planning and environmental requirements applying to the proposal. The relevant instruments and their use in the assessment are summarised in Table 4.

Table 4: Planning and legislative framework

Instrument / document	Relevance to assessment
Planning Act 2016	Establishes the statutory framework for development assessment in Queensland.
Townsville City Plan Version 2025/01	The current planning scheme applying to the development.
Low Density Residential Zone Code – Performance Outcome PO10	Requires development to minimise impacts on surrounding land and provide an appropriate level of on-site amenity, having regard to matters including noise and hours of operation.
Development Manual Planning Scheme Policy SC6.4.3.15 – Noise and Vibration Assessments	Provides guidance on the information and assessment method expected for noise and vibration reports submitted to Townsville City Council.
Environmental Protection Act 1994	Establishes the general environmental duty and the framework for preventing environmental harm and unreasonable noise impacts.
Environmental Protection (Noise) Policy 2019	Establishes the environmental values and acoustic quality objectives applying to noise-sensitive receptors. It also requires noise to be managed so that background creep is prevented or minimised, to the extent reasonable.
Queensland Noise Measurement Manual	Provides guidance regarding environmental noise measurements, assessment descriptors and adjustments for noise character.
AS 1055:2018 – Acoustics—Description and measurement of environmental noise	Provides general procedures for describing and measuring environmental noise.

Council requested that the assessment demonstrate compliance with Performance Outcome PO10 of the Low Density Residential Zone Code. The relevant matters are operational noise, hours of operation and the resulting amenity at existing and proposed residences.

The acoustic quality objectives in the Environmental Protection (Noise) Policy 2019 have been adopted as the quantitative assessment benchmarks. These objectives apply to the total acoustic environment at a receptor; they are not source-specific emission limits. The contribution from the proposed activities has therefore been considered in the context of the objective and the existing acoustic environment.

6.2 Assessment Periods and Descriptors

The Environmental Protection (Noise) Policy 2019 defines the assessment periods as follows:

- Daytime: after 7:00 am to 6:00 pm.
- Evening: after 6:00 pm to 10:00 pm.
- Night-time: after 10:00 pm to 7:00 am the following day.

Table 5 describes the acoustic parameters used in the report. The measured LA90,T levels describe the background sound during the monitoring period and are used directly for the background-creep assessment in Section 6.4.

Table 5: Acoustic descriptors

Descriptor	Meaning / application
LAeq,adj,1hr	Equivalent continuous A-weighted sound pressure level over one hour, adjusted for tonal or impulsive character where applicable. It represents average noise exposure over the assessment period.
LA10,adj,1hr	Adjusted A-weighted sound pressure level exceeded for 10% of a one-hour period.
LA1,adj,1hr	Adjusted A-weighted sound pressure level exceeded for 1% of a one-hour period. It describes the louder components of varying noise.
LA90,T	A-weighted sound pressure level exceeded for 90% of measurement period T. It is used in this report to describe the background sound during the monitoring period.
LAmix	Maximum A-weighted sound pressure level recorded or predicted during an event. It is used to describe short-duration events such as car-door closures and is not an acoustic quality objective in the Environmental Protection (Noise) Policy 2019.

6.3 Acoustic Quality Objectives

Schedule 1 of the Environmental Protection (Noise) Policy 2019 specifies acoustic quality objectives for residences, childcare centres and outdoor playgrounds. Table 6 presents the objectives relevant to the existing residences, proposed multiple dwellings and the existing childcare centre opposite the site.

Table 6: Acoustic quality objectives

Sensitive Receptor	Assessment Period	LAeq,adj,1hr	LA10,adj,1hr	LA1,adj,1hr
Residence – outdoors	Daytime and evening	50 dBA	55 dBA	65 dBA
Residence – indoors	Daytime and evening	35 dBA	40 dBA	45 dBA
Residence – indoors	Night-time	30 dBA	35 dBA	40 dBA
Childcare centre or kindergarten – indoors	When open for business, other than when children usually sleep	35 dBA	–	–
Childcare centre or kindergarten – indoors	When children usually sleep	30 dBA	–	–
School or playground – outdoors	When children usually play outside	55 dBA	–	–

The residential outdoor objectives apply during the daytime and evening. The Policy does not specify an outdoor residential objective at night. If an assessed activity continues after 10:00 pm, the internal night-time objectives apply at potentially affected bedrooms. For the childcare centre, the indoor objective is 35 dB(A) LAeq,adj,1hr while the centre is open, reducing to 30 dB(A) during periods when children usually sleep. The 55 dB(A) LAeq,adj,1hr outdoor objective applies when children usually play outside.

Noise from the place of worship and public hall is assessed at the nearby existing residences, the childcare centre opposite the site as well as the proposed multiple dwellings. The childcare centre is assessed during its operating hours, including periods of indoor use, children's sleep and outdoor play where applicable. The assessment includes the relevant operating scenarios, amplified sound, patrons, children playing, vehicle movements and short-duration events associated with patrons leaving the site.

6.4 Background Creep

The Environmental Protection (Noise) Policy 2019 establishes acoustic quality objectives for sensitive receptors and also requires noise to be managed so that background creep is prevented or minimised, to the extent reasonable. Background creep is the gradual increase in the total background noise within an area as additional noise sources are introduced.

The Policy does not prescribe numerical background-creep criteria or a calculation method. The background-creep assessment is therefore undertaken separately from the acoustic quality objectives presented in Section 6.3. To provide a quantitative assessment, the method previously specified by the Environmental Protection (Noise) Policy 2008 has been adopted as a supplementary benchmark. This method compares noise from the development with the measured ambient $L_{a90,T}$ level for the relevant assessment period.

The background-creep noise criteria adopted for the assessment are as follows:

Time-varying noise:

$$L_{aeq,adj,T} \leq \text{Ambient } L_{a90,T} + 5 \text{ dB(A)}$$

Steady-state noise:

$$L_{a90,T} \leq \text{Ambient } L_{a90,T}$$

The time period (T) is a time interval of at least 15 minutes or, where the noise continues for less than 15 minutes, the duration of the noise source.

Based on the results of ambient noise monitoring, the adopted background-creep noise limits are presented in Table 7.

Table 7: Background-creep noise limits

Time period	Noise level limit SPL, dB(A)	
	$L_{aeq,T}$	$L_{a90,T}$
Daytime 7:00 am–6:00 pm	50	45
Evening 6:00 pm–10:00 pm	47	42
Night-time 10:00 pm–7:00 am	43	38

7. Noise Impact Assessment

7.1 Assessment Scenarios

The assessment has been conducted as a worst-case scenario that includes the following:

- normal place-of-worship operation during a Sunday service
- extended functions within the public hall with patrons and music
- existing carpark activities
- public hall carpark activities

7.2 Source Noise Data

7.2.1 Patron Noise

Patron noise has been predicted using the method presented by *Hayne, Taylor, Rumble and Mee (2011)* in Prediction of Noise from Small to Medium Sized Crowds. The method was developed from measurements of outdoor social groups and provides sound power level for small crowds.

Table 8: Calculated patron sound power levels

Location	Area of occupied space m ²	LWAeq, dB(A)	LWAm _{ax} , dB(A)
Public Hall	150	96	105
Existing Church	300	97	106

7.2.2 Children Playing

Noise associated with children playing has been based on the Association of Australasian Acoustical Consultants (AAAC) Guideline for Child Care Centre Acoustic Assessment Version 3.0. The Guideline provides effective sound power levels for groups of 10 children playing outdoors.

The source level varies with the age of the children and the type of activity. The recommended source levels for active play are presented in Table 9.

Table 9: AAAC sound power levels for children playing

Age group	Number of children	LWAeq,15min, dB(A)
0 to 2 years	10	78
2 to 3 years	10	85
3 to 5 years	10	87

Based on the noise levels above, the sound power levels utilised within the development assessment are as follows;

Table 10: Adopted children-playing source level

Age group	Number of children assessed	LWAeq,15min, dB(A)	Source height
Playground (0 to 2 yrs)	10	78	0.7 m
Playground (3+yrs)	10	87	1 m

7.3 Noise Modelling Methodology

Noise levels at the assessed receptors have been predicted using SoundPLAN 9.1. The calculations were undertaken in accordance with ISO 9613-2:1996, Acoustics—Attenuation of sound during propagation outdoors—Part 2: General method of calculation.

The model allows for attenuation due to distance, atmospheric absorption and ground effects, together with screening and reflections from buildings and acoustic barriers. The site layout, building locations, relevant ground levels, source locations and receptor locations were based on the available architectural drawings and observations made during the site inspection.

Patron noise was represented at the areas where people gather. Children playing were represented within the playground area. Vehicle movements were modelled along the internal access and parking routes, with car-door closures represented at the parking spaces.

The source sound power levels adopted for patrons and children playing are set out in Sections 7.2.1 and 7.2.2. The remaining source levels and operating assumptions are included in the source noise data table used for the final assessment. Predictions are reported at the relevant receiver height and compared with the applicable criteria for each assessment period.

Table 11: Source noise data

Activity	Source Type	Source Height (m)	Sound Power Levels		Number of Events per 15min			Duration of Event
			LAeq (dBA)	LAmx (dBA)	Day (7am to 6pm)	Eve (6pm to 10pm)	Night (10pm to 7am)	
Public Hall	Industrial Building	-	96	105	1	1	-	900 seconds
PA System	Industrial Building	-	86	88	1	1	-	900 seconds
Playground (0 to 2 yrs)	Point Source	0.7	78	84	1	-	-	900 seconds
Playground (3+yrs)	Point Source	1.0	87	93	1	-	-	900 seconds
Deliveries	Moving Point Source	0.5	100	106	1	-	-	60 seconds
Existing Church	Industrial Building	-	97	106	1	-	-	900 seconds
Existing Carpark Activity	Parking Noise Source	0.5	67 per bay	89	22	22	-	900 seconds
Public Hall Car Passby	Moving Point Source	0.5	79	82	12	12	-	60 seconds
Public Hall Car Door Closure	Point Source	0.5	81*	89	12	12	-	2 seconds
Public Hall Car Start	Point Source	0.5	80*	88	12	12	-	2 seconds
Playground Voice Conversation	Point Source	1.5	70	78	1	1	-	900 seconds

7.4 Predicted Noise Levels

7.4.1 On-site Sources to Off-site Receivers

Noise generated by the proposed development is assessed at the existing residences identified as R2 to R6 and the childcare centre identified as R1. The assessment includes noise from the place of worship and public hall, patrons arriving at and leaving the site, children playing, vehicle movements within the car-parking areas, car-door closures, daytime deliveries and amplified sound where applicable.

The noise modelling results are outlined in Table 12 and the noise contour maps are shown in the figures below.

Table 12: Predicted noise levels – On-site Sources to Off-site Receivers

Receptor	Predicted Noise Levels Leq,15min (dBA)			External Criteria			Compliance
	Day	Evening	Night	Day	Evening	Night	
R1 – 21 Hinchinbrook Drive	37	NA	NA	45* (internal 35)	-	-	Yes
R2 – 25 Hinchinbrook Drive	34	30	30	50	47	43	Yes
R3 – 2 Corveth Street	43	27	27	50	47	43	Yes
R4 – 4 Corveth Street	49	29	29	50	47	43	Yes
R5 – 7 & 52 Corveth Street	48	29	29	50	47	43	Yes
R6 – 46, 48 & 50 Corveth Street	47	24	24	50	47	43	Yes

*Note: The external criterion for R1 allows for a nominal 10 dB reduction through an open building façade to assess compliance with the internal childcare-centre objective of 35 dB(A).

The predicted noise levels comply with the applicable acoustic quality objective and background creep criteria when the recommendations in Section 8 are implemented.

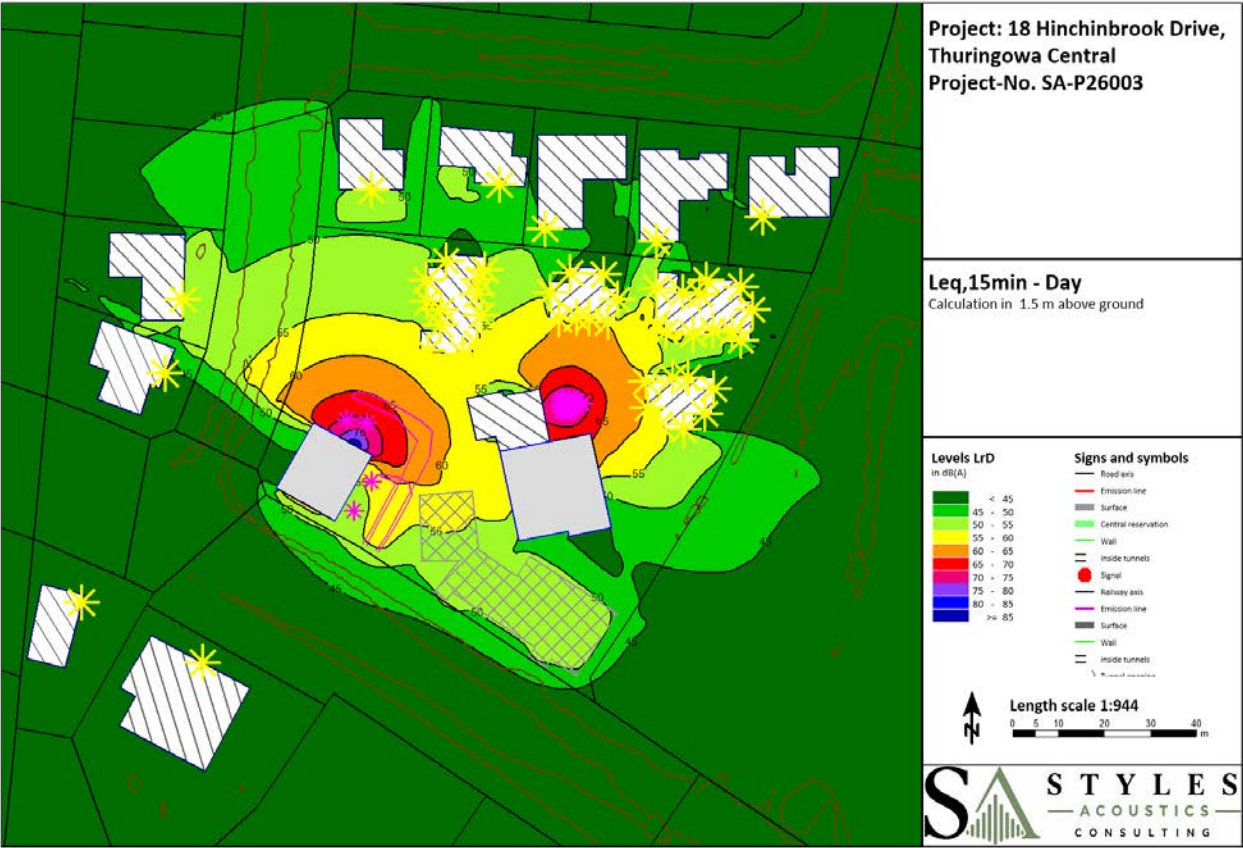


Figure 2: On-site Sources to Off-site Receivers - Daytime Leq15min - Grid Map

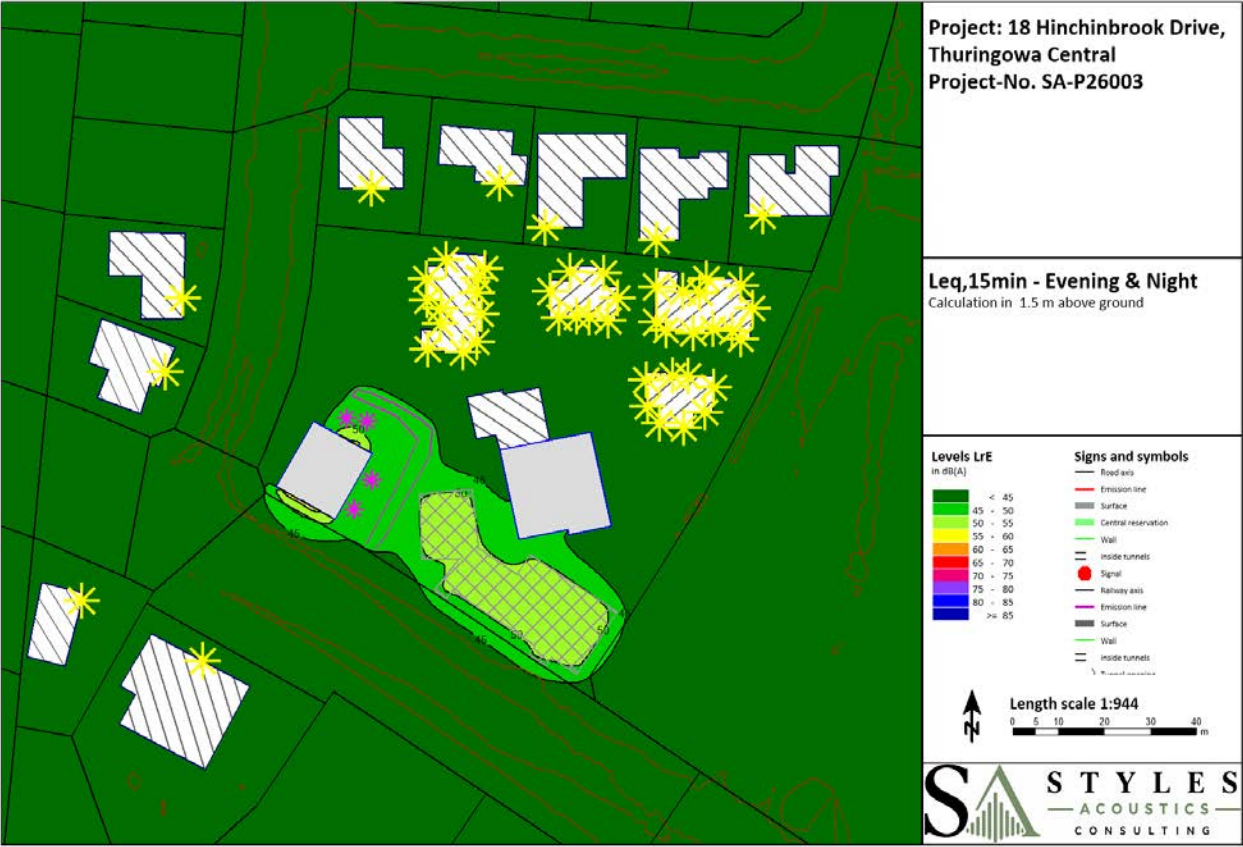


Figure 3: On-site Sources to Off-site Receivers – Evening & Night Leq15min - Grid Map

7.4.2 On-site Sources to On-site Receivers

Noise from the existing and proposed uses within the site is assessed at the proposed on-site multiple dwellings. Relevant sources include the place of worship and public hall, patron activity, children playing, amplified sound, vehicle movements, car-door closures and deliveries.

Table 13: Predicted noise levels – On-site Sources to On-site Receivers

Receptor			Predicted Noise Levels Leq,15min (dBA)		
Unit	Room	Floor	Day	Evening	Night
Unit 1	Bed 1	GF	57	37	37
Unit 1	Bed 2	GF	55	35	35
Unit 1	Kitchen	GF	55	31	31
Unit 1	Living	GF	51	29	29
Unit 2	Bed 1	GF	53	31	31
Unit 2	Bed 2	GF	50	20	20
Unit 2	Kitchen	GF	52	24	24
Unit 2	Living	GF	50	29	29
Unit 3	Bed 1	GF	51	29	29
Unit 3	Bed 2	GF	50	21	21
Unit 3	Kitchen	GF	52	23	23
Unit 3	Living	GF	39	20	20
Unit 4	Bed 1	GF	39	20	20
Unit 4	Bed 2	GF	58	27	27
Unit 4	Kitchen	GF	58	27	27
Unit 4	Living	GF	49	26	26
Unit 5	Bed 1	GF	36	16	16
Unit 5	Bed 2	GF	58	26	26
Unit 5	Kitchen	GF	57	26	26
Unit 5	Living	GF	43	19	19
Unit 6	Bed 1	GF	52	24	24
Unit 6	Bed 2	GF	54	26	26
Unit 6	Kitchen	GF	54	24	24

Receptor			Predicted Noise Levels Leq,15min (dBA)		
Unit	Room	Floor	Day	Evening	Night
Unit 6	Living	GF	35	15	15
Unit 7	Bed 1	GF	41	18	18
Unit 7	Bed 2	GF	45	21	21
Unit 7	Kitchen	GF	52	23	23
Unit 7	Living	GF	34	15	15
Unit 8	Bed 1	GF	32	14	14
Unit 8	Bed 2	GF	51	23	23
Unit 8	Kitchen	GF	48	23	23
Unit 8	Living	GF	32	16	16
Unit 9	Bed 1	GF	57	29	29
Unit 9	Bed 2	GF	41	18	18
Unit 9	Kitchen	GF	58	26	26
Unit 9	Living	GF	59	28	28
Unit 10	Bed 1	GF	48	30	30
Unit 10	Bed 2	GF	39	18	18
Unit 10	Kitchen	GF	35	20	20
Unit 10	Living	GF	39	28	28

The predicted noise levels exceed the applicable acoustic quality objectives at the onsite receivers. Acoustic recommendations for the building façades of the affected onsite units are provided in Section 8 to achieve suitable internal noise levels.

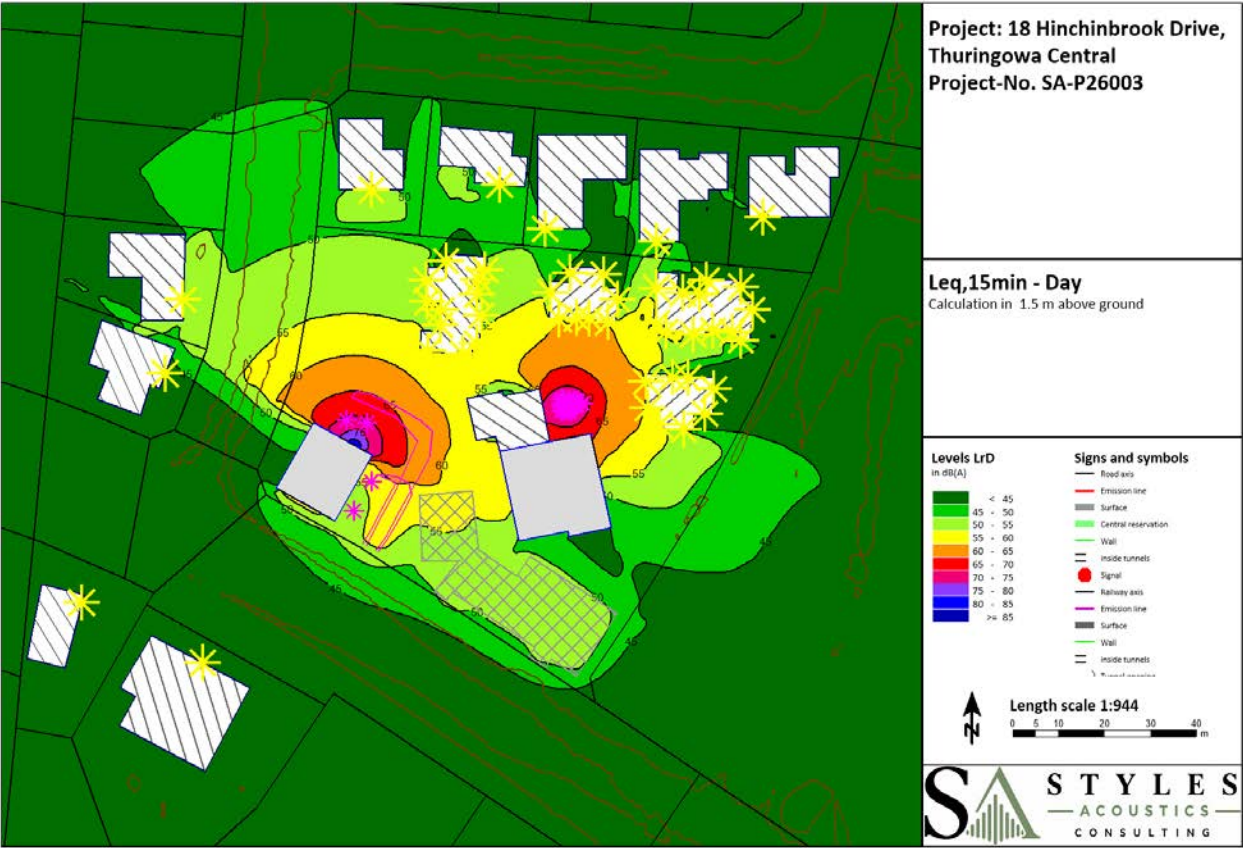


Figure 4: On-site Sources to On-site Receivers - Daytime Leq15min - Grid Map

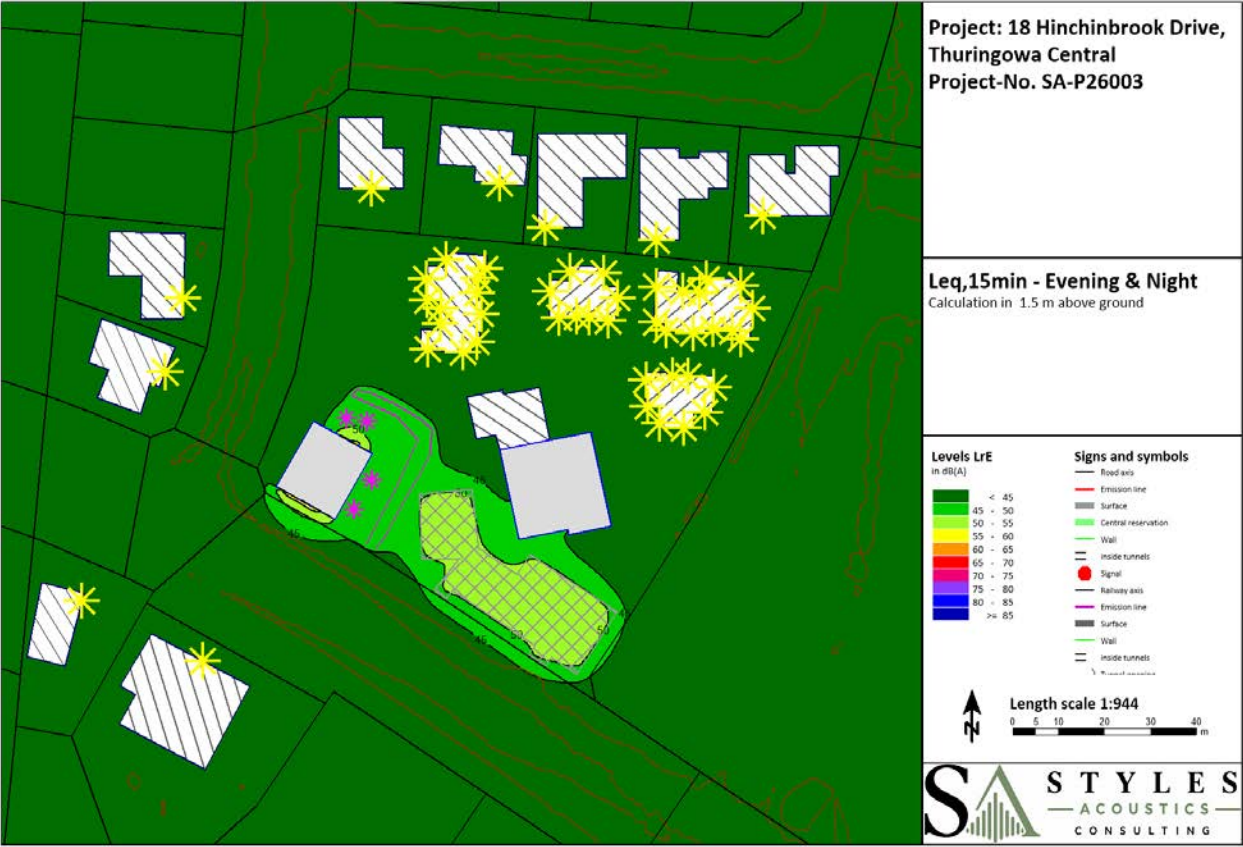


Figure 5: On-site Sources to On-site Receivers – Evening & Night Leq15min - Grid Map

7.4.3 Off-site Sources to On-site Receivers

Noise emissions associated with the commercial premises to the east of the subject site were not audible or measurable above the existing road traffic noise environment during the attended site inspections. Furthermore, unattended noise monitoring undertaken near the eastern site boundary did not identify any significant or continuous noise contribution associated with the adjoining commercial premises. On this basis, noise emissions from the adjoining commercial uses are not expected to adversely impact the proposed onsite sensitive receivers and further quantitative assessment is not considered necessary.

8. Recommendations

Based on the results of the acoustic assessment, the following recommendations are provided to reduce noise impacts at the proposed onsite sensitive receivers.

8.1 Building Façade Requirements

Based on the predicted noise levels presented in Section 7.4, acoustic treatment is required to the building façades of the proposed onsite units to achieve the applicable internal acoustic quality objectives.

The minimum acoustic performance requirements for the external building elements are presented in Table 14.

Table 14: Building Construction Requirements

Receptor			RW ratings			Glazing thickness	Acoustic Seals
Unit	Room	Floor	Wall	Roof	Glazing		
Unit 1	Bed 1	GF	35	35	24	4mm float	yes
Unit 1	Bed 2	GF	35	35	24	4mm float	yes
Unit 1	Kitchen	GF	35	35	24	4mm float	yes
Unit 1	Living	GF	35	35	24	4mm float	yes
Unit 2	Bed 1	GF	35	35	24	4mm float	yes
Unit 2	Bed 2	GF	35	35	24	4mm float	yes
Unit 2	Kitchen	GF	35	35	24	4mm float	yes
Unit 2	Living	GF	35	35	24	4mm float	yes
Unit 3	Bed 1	GF	35	35	24	4mm float	yes
Unit 3	Bed 2	GF	35	35	24	4mm float	yes
Unit 3	Kitchen	GF	35	35	24	4mm float	yes
Unit 3	Living	GF	-	-	-	Standard	no
Unit 4	Bed 1	GF	-	-	-	Standard	no
Unit 4	Bed 2	GF	35	35	27	4mm float	yes
Unit 4	Kitchen	GF	35	35	27	4mm float	yes
Unit 4	Living	GF	35	35	24	4mm float	yes
Unit 5	Bed 1	GF	-	-	-	Standard	no
Unit 5	Bed 2	GF	35	35	27	4mm float	yes
Unit 5	Kitchen	GF	35	35	27	4mm float	yes
Unit 5	Living	GF	-	-	-	Standard	no
Unit 6	Bed 1	GF	35	35	24	4mm float	yes

Receptor			RW ratings			Glazing thickness	Acoustic Seals
Unit	Room	Floor	Wall	Roof	Glazing		
Unit 6	Bed 2	GF	35	35	24	4mm float	yes
Unit 6	Kitchen	GF	35	35	24	4mm float	yes
Unit 6	Living	GF	-	-	-	Standard	no
Unit 7	Bed 1	GF	-	-	-	Standard	no
Unit 7	Bed 2	GF	-	-	-	Standard	no
Unit 7	Kitchen	GF	35	35	24	4mm float	yes
Unit 7	Living	GF	-	-	-	Standard	no
Unit 8	Bed 1	GF	-	-	-	Standard	no
Unit 8	Bed 2	GF	35	35	24	4mm float	yes
Unit 8	Kitchen	GF	35	35	24	4mm float	yes
Unit 8	Living	GF	-	-	-	Standard	no
Unit 9	Bed 1	GF	35	35	27	4mm float	yes
Unit 9	Bed 2	GF	-	-	-	Standard	no
Unit 9	Kitchen	GF	35	35	27	4mm float	yes
Unit 9	Living	GF	35	35	27	4mm float	yes
Unit 10	Bed 1	GF	35	35	24	4mm float	yes
Unit 10	Bed 2	GF	35	35	24	4mm float	yes
Unit 10	Kitchen	GF	35	35	24	4mm float	yes
Unit 10	Living	GF	35	35	24	4mm float	yes

Locations not specifically identified in Table 14 may incorporate standard building construction, including standard glazing, unless otherwise required by the NCC or other applicable building requirements.

The acoustic performance requirements nominated in Table 14 are minimum requirements. Alternative building systems may be adopted where evidence is provided demonstrating an equivalent or greater acoustic performance.

8.1.1 Alternative Ventilation

Where windows and external doors are required to remain closed to achieve the internal noise criteria, an alternative means of ventilation should be provided to allow the nominated acoustic performance to be maintained with the windows and doors closed.

Any mechanical ventilation system should be designed such that penetrations, vents or other openings do not compromise the acoustic performance of the building façade.

8.1.2 Glazing

Glazing systems nominated in Table 14 are required to achieve the specified minimum Rw rating. The following requirements apply:

- The nominated Rw rating applies to the complete installed glazing system, including the glass, frame and seals.
- Glazing systems should be supported by laboratory test data demonstrating compliance with the nominated Rw rating in accordance with AS/NZS ISO 717.1.
- Where a proposed glazing system cannot achieve the nominated acoustic rating, an alternative system with an equivalent or greater acoustic performance should be provided.
- Openable windows and glazed doors should incorporate effective acoustic seals around the full perimeter of the opening.
- The glazing supplier should confirm that the selected system is capable of achieving the nominated acoustic performance prior to installation.
- Unless otherwise nominated in Table 14, standard glazing may be adopted to non-noise-sensitive spaces including bathrooms, hallways and garages.

8.1.3 External Wall Construction

External wall systems associated with the rooms identified in Table 14 are to achieve the minimum Rw ratings nominated. The acoustic rating applies to the complete wall system, including external cladding, framing, insulation and internal linings.

Indicative external wall constructions suitable for consideration are presented in Table 15 below.

Table 15: External Wall Construction Recommendations

Minimum Rating	External Wall Construction
Rw35	Minimum 9 mm fibre cement external cladding, 70 mm timber or steel stud framing with minimum R2.0 bulk insulation within the wall cavity, and minimum 10 mm plasterboard internally.
Rw35	Minimum 9 mm fibre cement external cladding, 70 mm timber or steel stud framing with minimum R2.0 bulk insulation within the wall cavity, and minimum 13 mm plasterboard internally.
Rw35	Minimum 110 mm masonry or concrete external wall with internal plasterboard lining or rendered finish.

The external wall constructions presented in Table 15 are examples of systems that may achieve the nominated acoustic performance. Alternative wall systems may be used where manufacturer or laboratory test data confirms that the complete system achieves the minimum nominated Rw rating.

8.1.4 Roof Construction

Roof systems associated with the rooms identified in Table 14 are to achieve a minimum acoustic performance of Rw 35. Indicative roof/ceiling constructions suitable for consideration are presented in Table 16.

Table 16: Roof Construction Recommendations

Minimum Rating	Roof Construction
Rw35	Sheet metal roofing over roof framing, minimum R2.5 bulk insulation within the roof/ceiling cavity and minimum 10 mm plasterboard ceiling internally.
Rw35	Sheet metal roofing over roof framing, minimum R2.5 bulk insulation within the roof/ceiling cavity and minimum 13 mm plasterboard ceiling internally.
Rw35	Concrete or terracotta roof tiles over roof framing, minimum R2.5 bulk insulation within the roof/ceiling cavity and minimum 10 mm plasterboard ceiling internally.

The roof constructions presented in Table 16 are examples of systems that may achieve the nominated acoustic performance. Alternative roof systems may be used where manufacturer or laboratory test data confirms that the complete system achieves the minimum nominated Rw rating.

8.2 Public Hall Façade

The glazing throughout the public hall is recommended to comprise a minimum of 6 mm float glass fitted with acoustic seals. All windows and doors along the southern façade, together with the windows along the northern façade, are to remain closed while the public hall is in use during the day. The door on the northern façade is required to be closed during the evening and night periods.

8.3 Operating hours

The acoustic assessment has been based on the following operating periods:

- the public hall has been assessed for 24hr use;
- deliveries and servicing occurring during the daytime period only, between 7:00 am and 6:00 pm.

General activities associated with the place of worship may occur seven days per week, with the highest attendance generally expected on Sundays. Activities involving amplified sound, functions or increased patron numbers are to conclude by 6:00 pm.

8.4 Music noise levels

Based on the noise modelling undertaken, amplified music within the public hall and church should be limited to a maximum sound pressure level of 80 dB(A) LAeq when measured 1 metre from the loudspeakers.

The nominated music noise level should be maintained during all activities involving amplified music. All external windows and doors to the public hall and church should remain closed while amplified music is operating, except for the temporary opening of doors to allow normal patron access and egress.

8.5 Mechanical Plant

Final mechanical plant selections were not available. Before installation, the plant layout and selections should be reviewed against the acoustic outcomes in this report. Controls may include quieter plant, increased separation, screening, enclosures, attenuators and vibration isolation.

9. Conclusion

Styles Acoustics prepared this Environmental Noise Impact Assessment for the proposed ten multiple dwellings and extension to the existing place of worship at 18 Hinchinbrook Drive, Thuringowa Central.

The assessment demonstrates that the adopted acoustic criteria can be achieved at the existing and proposed noise-sensitive receivers when the recommendations in Section 8 are incorporated into the development. These recommendations include the nominated building façade treatments, public hall glazing and operational controls, amplified music limits, and an acoustic review of the final mechanical plant selections.

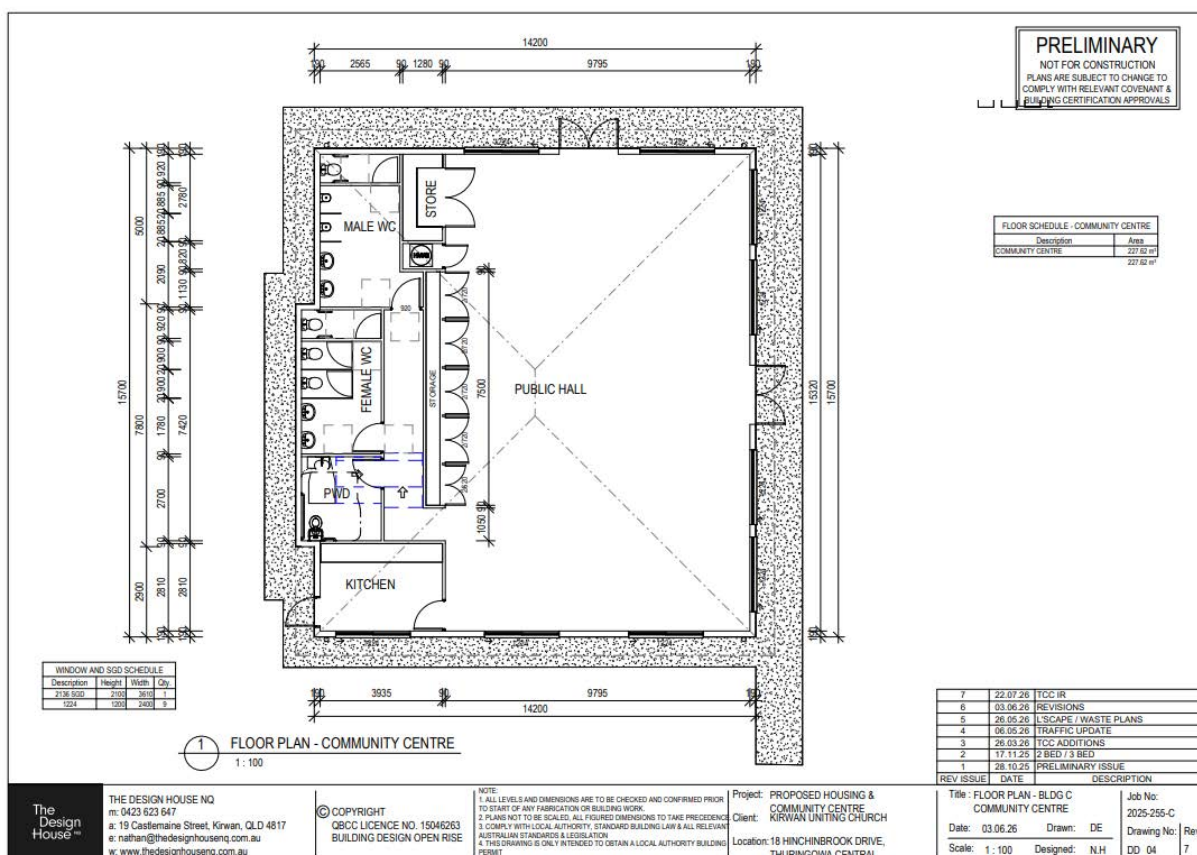
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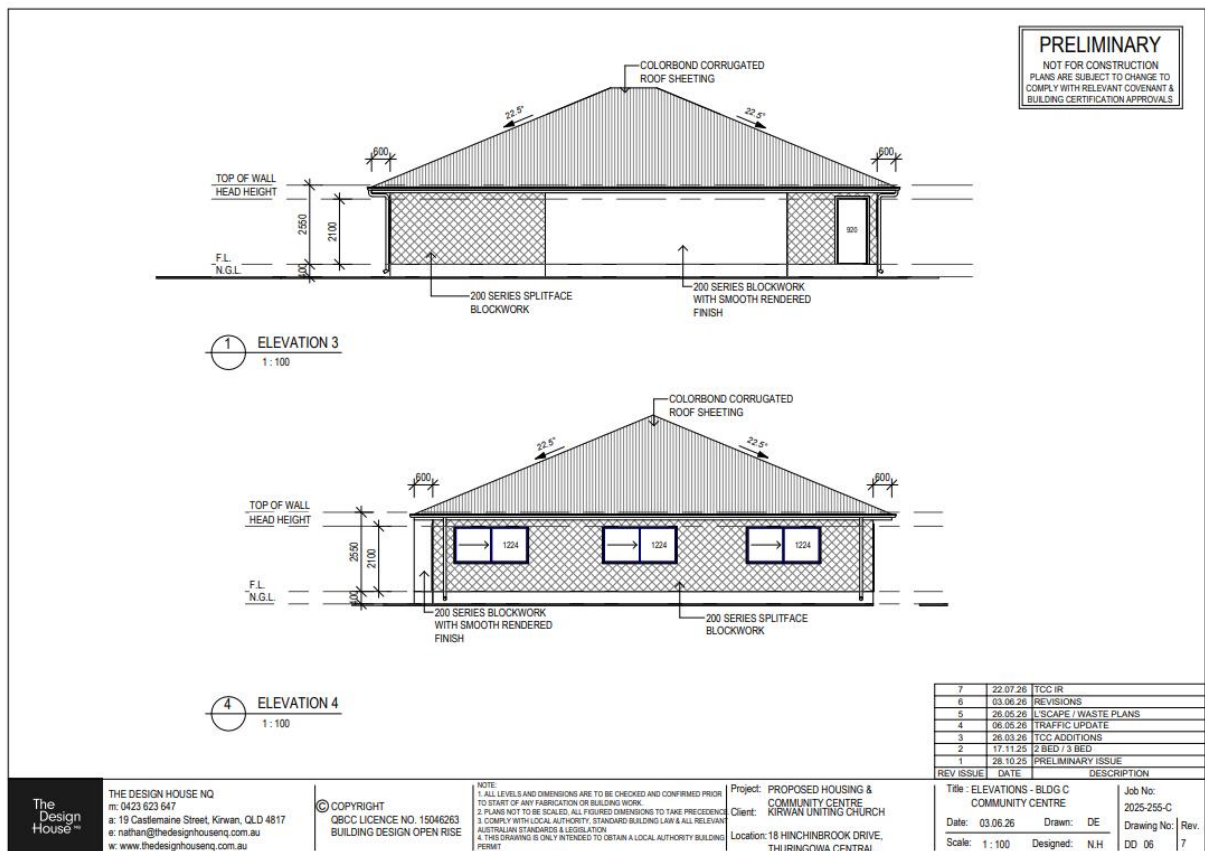
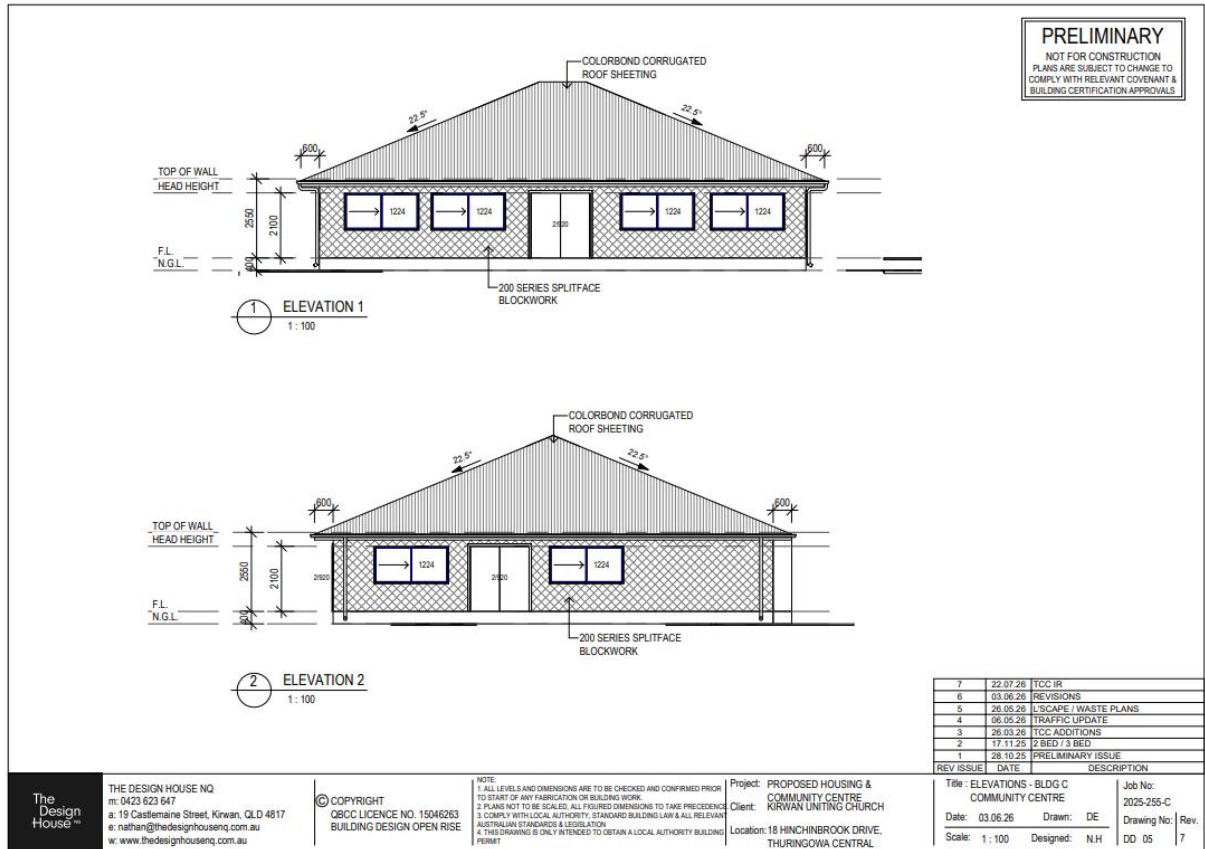


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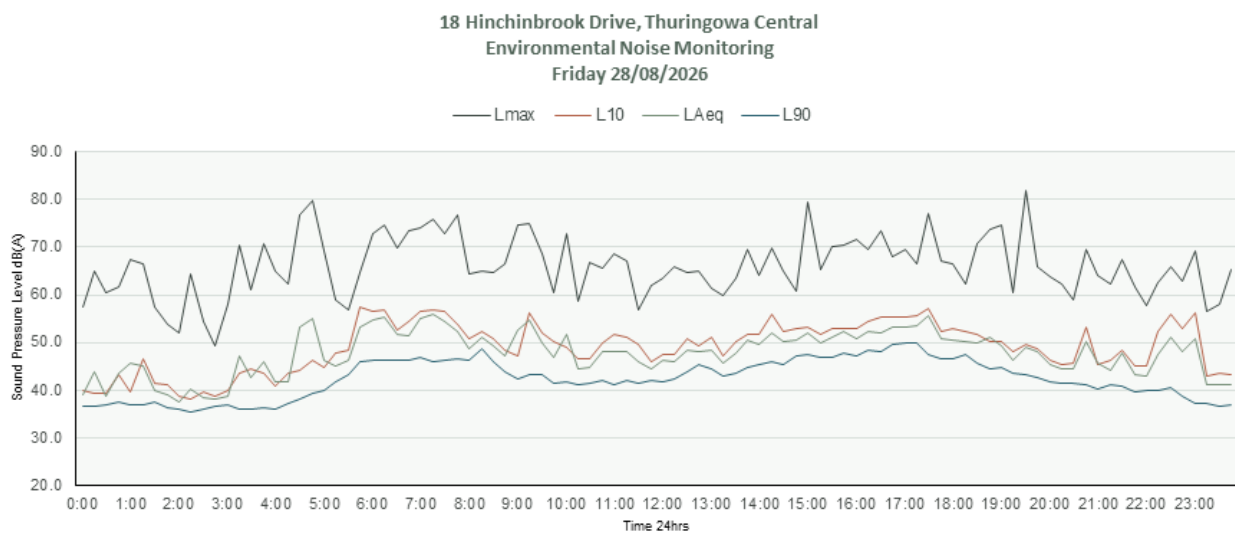
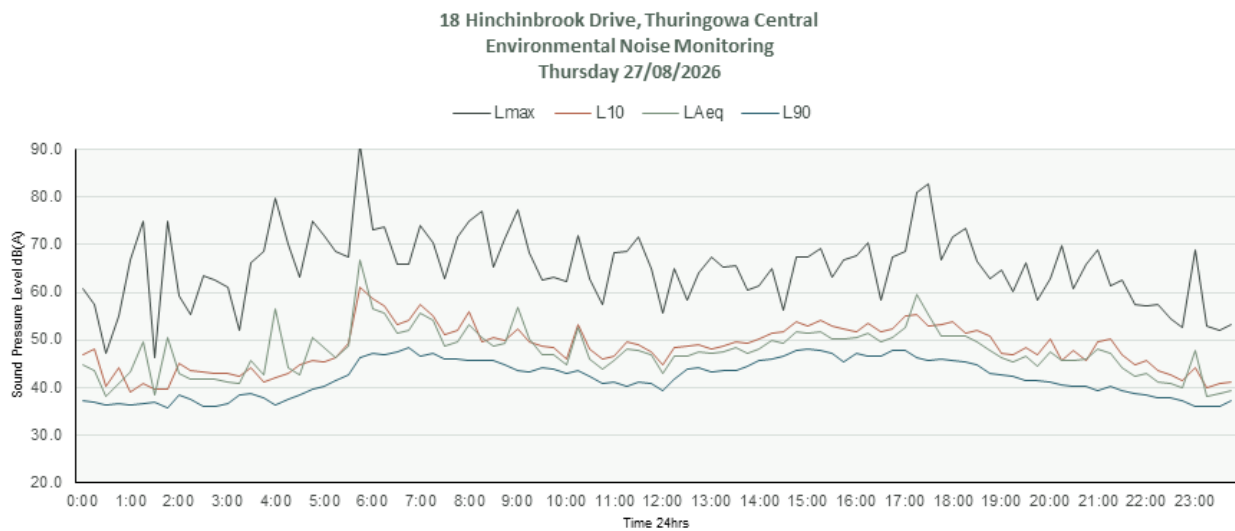
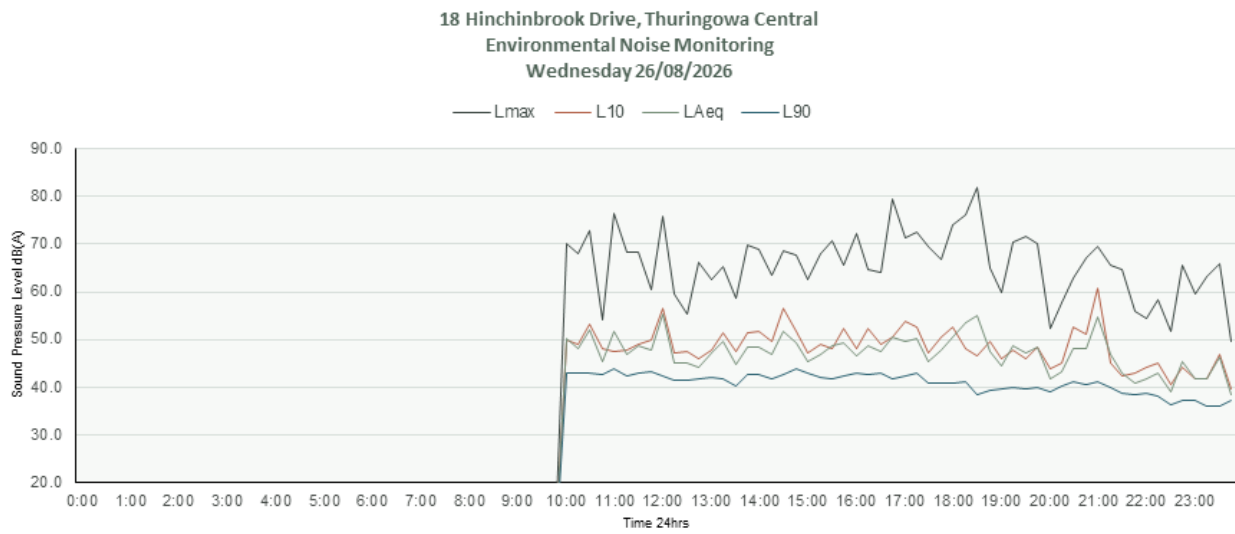
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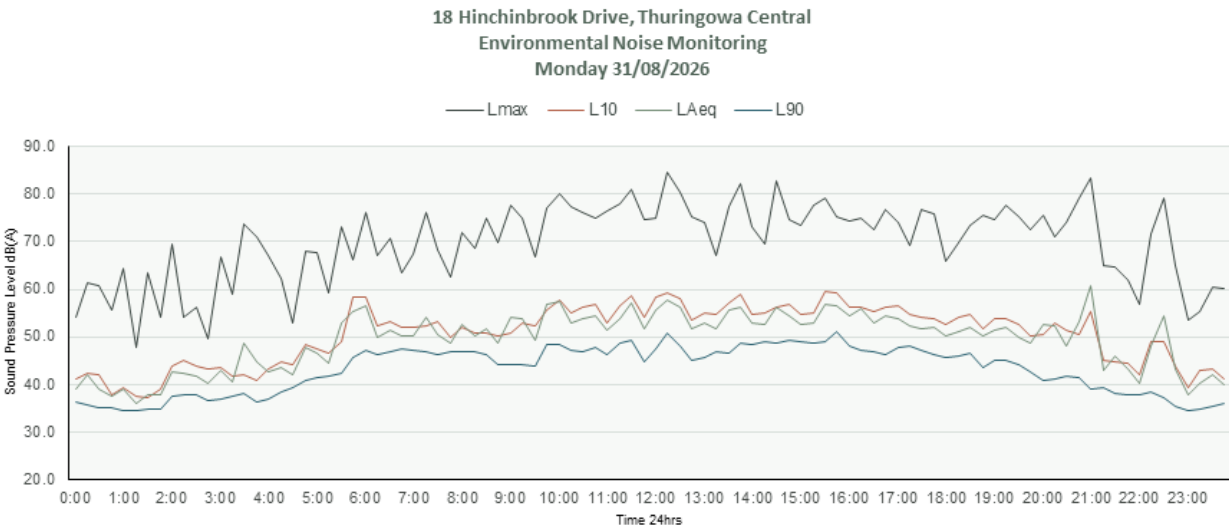
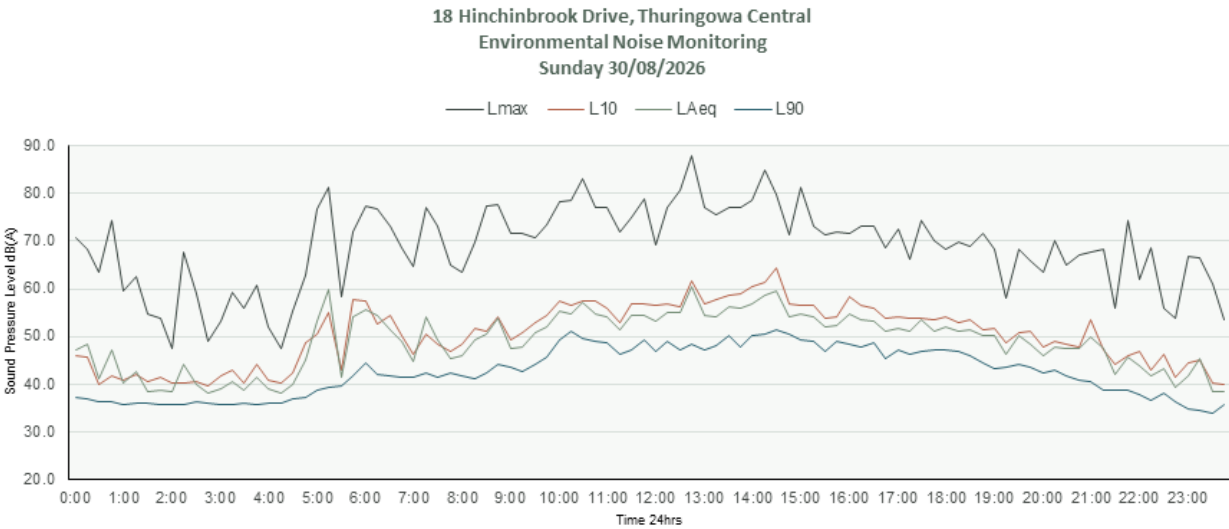
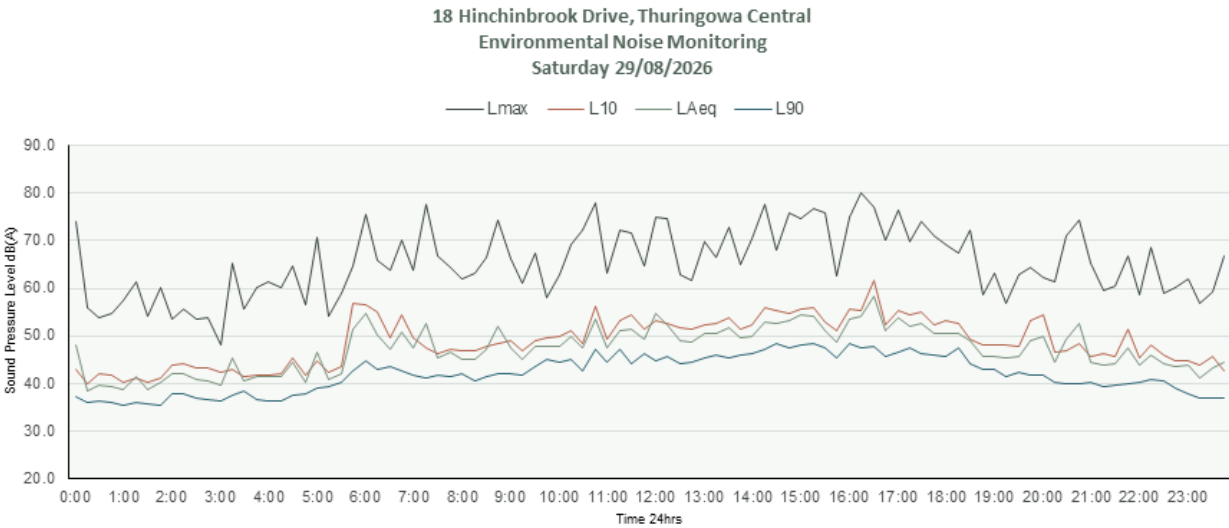


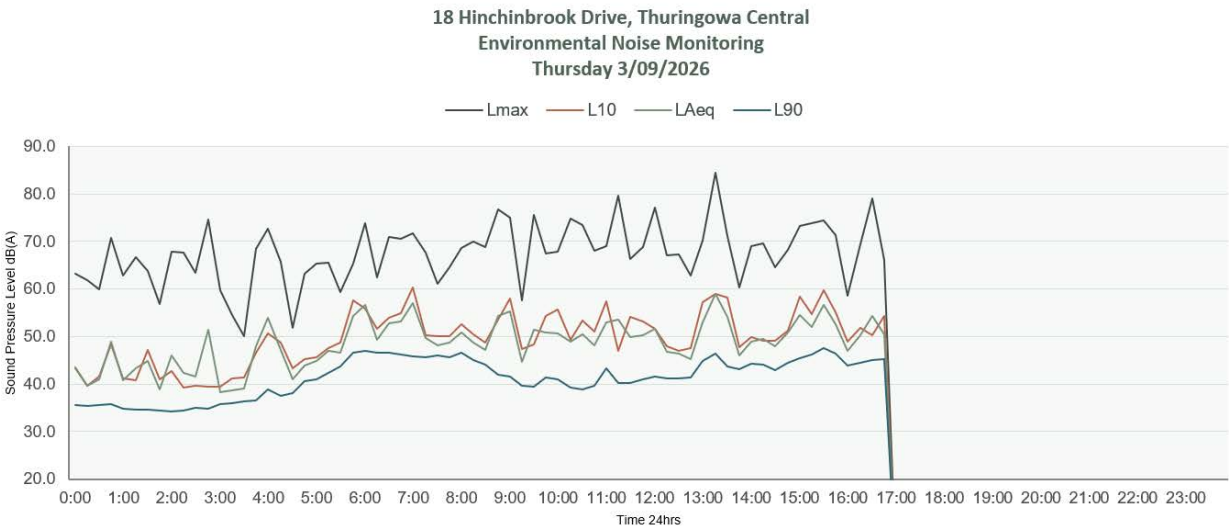
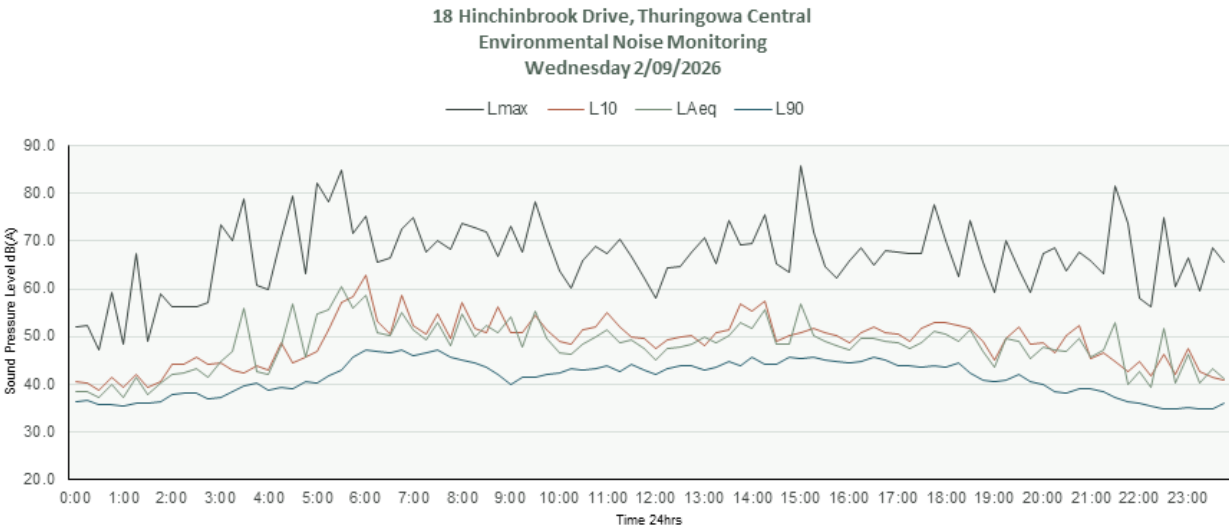
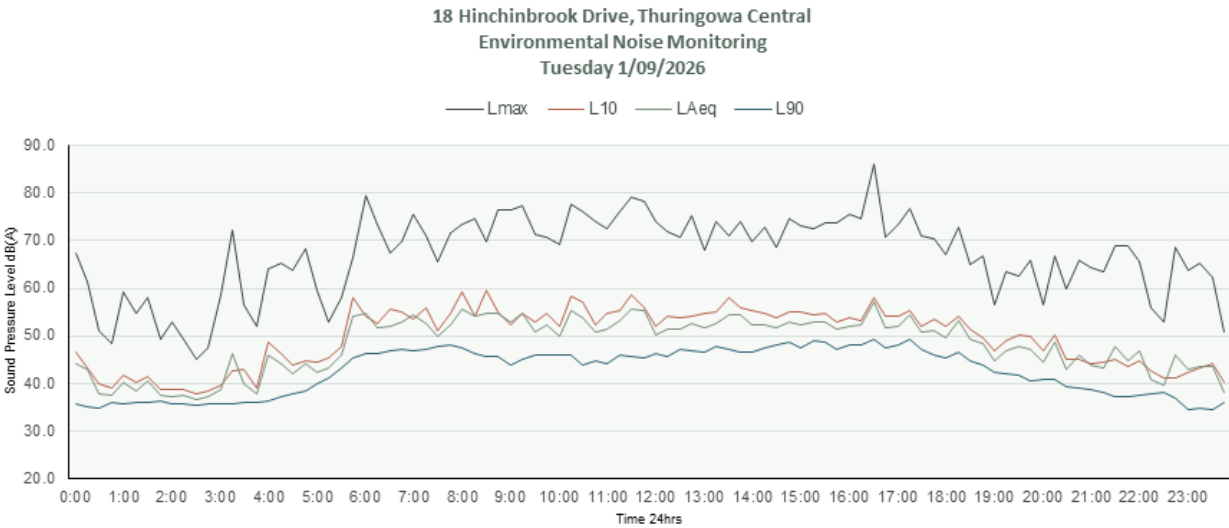




Appendix B Noise Monitoring Results







Appendix C Acoustic Terminology

Table 17: Acoustic terminology

Term	Description
dB	Decibel; a logarithmic unit used to express sound level.
dB(A)	A-weighted decibel, approximating the frequency response of human hearing.
Leq	Equivalent continuous sound level containing the same acoustic energy as the varying sound over the stated period.
Lmax	Maximum sound level measured during an event or period.
L90	Sound level exceeded for 90% of a measurement period; commonly used to describe background sound.
Sound power level (Lw)	Source sound energy independent of distance and surrounding environment.
Sound pressure level (Lp)	Sound level at a particular position, affected by distance, screening and the environment.



Attachment 6

TRAFFIC IMPACT ASSESSMENT

18 HINCHINBROOK DRIVE THURINGOWA CENTRAL

JULY 22, 2026

PREPARED BY
JAIDEN PATEL TRAFFIC CONSULTING
FOR
KIRWAN UNITING CHURCH

Version History

Issue	Date	Description	Prepared By	Approved By
1.0	9 May 2026	Initial Issue	Jaiden Patel	Jaiden Patel RPEQ #33098
2.0	22 July 2026	Updated for Information Request	Jaiden Patel	Jaiden Patel RPEQ #33098

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Attachments

- Attachment 1:** Development Plans
- Attachment 2:** On-Street Parking Adjustments
- Attachment 3:** Pedestrian Sight Lines
- Attachment 4:** Swept Path Diagrams
- Attachment 5:** Townsville Bus Routes

1 Introduction

1.1 Background

Jaiden Patel Traffic Consulting Pty Ltd has been engaged by Kirwan Uniting Church to prepare a traffic impact assessment for a 10-unit residential development at 18 Hinchinbrook Drive Thuringowa Central (subject site). The subject site is located in the City of Townsville local government area.

Figure 1 illustrates the location of the subject site with respect to the surrounding road network.



Figure 1: Subject Site Location

1.2 Development overview

The proposed development details are summarised below:

- The subject site is located at 18 Hinchinbrook Drive, Thuringowa Central (Lot 23 on T118666)
- The subject site has an area of approximately 7,580 m² and is currently developed with an existing place of worship and 21 existing on-site car parking spaces
- The subject site has frontage to Hinchinbrook Drive and Corveth Street, a major collector and local street respectively under Council's existing road hierarchy
- The proposed development seeks to extend the site with:
 - 10 residential units, comprising a mix of two (2) and three (3) bedrooms
 - One (1) new community centre measuring approximately 223 m² GFA
 - One (1) new driveway crossover on Hinchinbrook Drive
 - 30 additional car parking spaces for resident, community centre and visitor use, plus one (1) car wash bay which may also perform a visitor use function
 - Pedestrian connectivity
- Bulk refuse collection is proposed to occur on site
- No material change is proposed to the buildings or car parking for the existing place of worship

A copy of the proposed development plans is included in Attachment 1.

1.3 Scope of work

The scope of this traffic impact assessment included the following tasks:

- Existing conditions review of road hierarchy, function, speed environment and geometry of frontage roads
- Assessment of site layout, access, parking, and servicing against Council requirements, relevant standards and/or best practice
- Assessing traffic generation impacts on Hinchinbrook Drive by the proposed development
- Identification of any safety or operational mitigation measures required to support the development (if any)

2 Existing conditions

2.1 Road network

A review of the adjacent road network was undertaken with relevant information summarised in Table 1.

Table 1: Road Network Information

Road Name	Asset Owner	Hierarchy	Speed Limit	Frontage AADT	Geometry
Corveth Street	Council	Local	50 km/h	Data not available in TCC traffic model. AADT assumed very low.	Flat, straight, open view
Hinchinbrook Drive	Council	Major Collector	60 km/h	Westbound: 1,343 Eastbound: 2,174	Flat, gentle curves, open view

It is noted that Council's traffic model does not feature network information for Corveth Street. However, this road is a local street servicing a very small, closed catchment, for which AADT is assumed to be very low.

Hinchinbrook Drive features a combination of angle and parallel parking on either side in proximity to the subject site, and generally along its entire length between Kern Brothers Drive and Thuringowa Drive.

Thuringowa Drive, a State-controlled arterial road at which Hinchinbrook Drive terminates to the east, is reported by the Department of Transport and Main Roads to be fully funded for an upgrade, including conversion of the roundabout at Hinchinbrook Drive to traffic signals. Work is reported to start in mid-2026, increasing safety and capacity of the intersection.

In summary, Corveth Street and Hinchinbrook Drive are generally flat, have good forward visibility, and no notable constraints affecting safety or performance in proximity to the subject site, with safety and capacity improvements funded for delivery at Thuringowa Drive.

2.2 Crash history

A review of publicly available crash data for the most recent five (5) years was undertaken for Hinchinbrook Drive to identify any relevant crash trends for the proposed access and development.

While the area of influence for an access servicing 10 units and an associated community centre is limited, the review was conservatively extended to include the full length of Hinchinbrook Drive between Kern Brothers Drive and Thuringowa Drive.

Identified crashes are included in Table 2.

Table 2: Crash Data Review – Hinchinbrook Drive

ID	Year	Severity	Nature	DCA	Description	Commentary
1	2021	Hospitalisation	Hit Pedestrian	000	Pedn: Hit Other	Clear conditions, daylight, straight alignment
2	2022	Medical Treatment	Angle	202	Vehs Opposite Approach: Thru-Right	Clear conditions, daylight, straight alignment
3	2023	Hospitalisation	Head-on	201	Vehs Opposite Approach: Head On	Clear conditions, daylight, straight alignment

Figure 2 illustrates the location of each crash.



Figure 2: Crash Locations

In summary, recent crash history on Hinchinbrook Drive is limited, with no emerging trends or patterns relevant to access or turning movements. No crashes have been recorded at the proposed access location or in relation to the existing uses at the subject site.

3 Development traffic

3.1 Background traffic

Current background traffic data for Hinchinbrook Drive at the frontage of the subject site was sourced from the *TCC Traffic Calibration Model 2025* and is summarised in Table 3.

Table 3: Background Traffic Volumes

Road Name	ID	Direction	AADT	AM Peak	PM Peak	% HV
Hinchinbrook Drive	1363	Westbound	1343	199 vph	333 vph	1.8%
	8058	Eastbound	2174	465 vph	167 vph	1.75%

In summary, the traffic volumes and heavy vehicle usage on Hinchinbrook Drive are considered low for a major collector¹, averaging up to six (6) vehicles per minute in the westbound PM peak and eight (8) vehicles per minute in the eastbound AM peak. On this basis, Hinchinbrook Drive is operating well within its practical capacity and has sufficient ability to accommodate additional traffic without adverse operational impacts.

3.2 Development traffic

3.2.1 Trip generation rate

Trip generation for the proposed development has been estimated based on Council's TIA Guidelines (May 2024) for residential units.

The adopted daily and peak hour trip generation rates for the proposed residential units are summarised in Table 4.

Table 4: Trip Generation Rates

Land Use	AM Peak	PM Peak	Daily	Unit
Residential	0.8	0.8	10	trips / unit

For the community centre, traffic generation is very low to nil outside of planned events. A first-principles assessment has been undertaken to establish a peak trip generation rate for when events do occur, based on the following:

- Approximately 170 m² of the total GFA is assumed to function as event space, accommodating around 50 people²
- A car occupancy rate of 2.2 passengers per vehicle
- Approximately 23 vehicle movements in the hour leading up to, and following, an event
- Events of this size are expected to be occasional, and when they do occur, they are unlikely to coincide with the peak hour on Hinchinbrook Drive, as smaller community events typically occur outside commuter peaks, most often on weekends

¹ Council's Planning Scheme notes in *SC6.4.5 Road Network Infrastructure* that a Major Collector (Urban) typically carries more than 3,000 vehicles per day in each direction.

² This assumed 50-person capacity is not intended to represent an approval limit for the use of the hall. It is simply a conservative, worst-case input adopted for traffic impact modelling purposes.

In summary, the proposed community centre is expected to generate up to 23 vehicle movements each way for an occasional 50-person event. These movements are infrequent and low-impact, and are unlikely to coincide with network peak periods and are therefore not expected to influence peak hour operation.

3.2.2 Trip generation

Table 5 summarises the daily and peak hour development trip generation for the proposed residential development consistent with Council's TIA Guidelines.

Table 5: Trip Generation

Land Use	Units	AM Peak Trips	PM Peak Trips	Daily Trips
Residential	10	8	8	100

In summary, the proposed trip generation by the subject site is considered low in both the AM and PM peaks.

3.2.3 Directional split

The adopted directional split reflects the predominance of outbound movements in the AM period and inbound movements in the PM period, consistent with typical residential travel behaviour.

Table 6 summarises the adopted directional split of the development traffic based Council's TIA Guidelines.

Table 6: Directional Split

Land Use	AM Peak		PM Peak	
	In	Out	In	Out
Residential	25%	75%	65%	35%

3.2.4 Traffic distribution

Table 7 summarises the assumed traffic distribution for the subject site based on the navigational routes to local services such as schools, and the current traffic distribution in Table 3.

Table 7: Traffic Distribution

Direction	Proportion
East	80%
West	20%

3.2.5 Peak development traffic

Peak development traffic has been calculated in detail to demonstrate the limited number of turning movements associated with the proposed development.

Table 8 summarises the peak hour development traffic by direction.

Table 8: Peak Hour Development Traffic by Direction

AM Peak Trips					PM Peak Trips					Daily Trips
Left		Right		Total	Left		Right		Total	Total
In	Out	In	Out		In	Out	In	Out		
1	5	1	1	8	4	2	1	1	8	100

In summary, the proposed development of 10 residential units results in a very small number of peak hour turning movements, one (1) per seven (7) minutes, which are operationally negligible on Hinchinbrook Drive.

4 Access, parking and servicing

4.1 Access

4.1.1 Overview

Vehicular access for the development is proposed via a new 6 m wide driveway to the Council-controlled Hinchinbrook Drive, as illustrated in Figure 3.



Figure 3: Proposed Access Location

4.1.2 Location

The location of the proposed access has been assessed against Council's City Plan. Table 9 summarises the suitability and compliance.

Table 9: Access Location Assessment

Access	Requirement	Proposed	Compliance
1	As far as practical from intersections	As far as practical from intersections	Compliant
	To a road of a lower hierarchy where reasonable access can be provided	Higher-order road (major collector). Access via the lower-order road would double the number of turning movements, reducing safety, efficiency and amenity	Suitable
	At least 6 m from the tangent point, or where no tangent point exists	> 20 m from tangent point	Compliant
	Avoid being located opposite: terminating roads, within signalised or roundabout areas, opposite median openings or within bus stop areas	Not located at any undesirable locations	Compliant
	Right angle to kerb with path user visibility	Right angle to kerb with path user visibility	Compliant

The proposed access location affects existing angle parking. Four angle parking spaces will require removal to accommodate the 6 m wide access and the 3 m clear space on either side, in accordance with Council's City Plan. The affected spaces are shown in Attachment 2.

In summary, the proposed access location is generally compliant with Council's City Plan requirements and is suitable from a traffic engineering perspective, subject to the removal of four on-street angle parking spaces.

4.1.3 Sight distance

Table 10 summarises sight distances for the proposed access on Hinchinbrook Drive against AS 2890.1.

Table 10: Access Sight Distance Assessment

Road	Direction	Speed	2890.1 Requirement	Available	Compliance
Hinchinbrook Drive	East	60 km/h	83 m desirable	> 100 m	Compliant
	West			> 100 m	Compliant

In summary, available sight distance at the proposed access location exceed the desirable requirements of AS 2890.1.

4.1.4 Pedestrian sight triangles

An assessment of pedestrian sight lines has been undertaken in accordance with the Department of Transport and Main Roads Guideline *Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways*.

A review of the proposed driveway layout, verge conditions, and boundary treatments confirms that the available sight distance exceeds the minimum and desirable sight splay dimensions identified in Section

3.2.2 of the Guideline. No obstructions (built form, vegetation, fencing, or street furniture) were identified within the required unobstructed zones.

A demonstration of the sight splay geometry, including the desirable sight distance envelope, is provided in Attachment 3.

In summary, pedestrian sight lines and safety at the proposed access location are considered safe and acceptable from a traffic engineering perspective.

4.2 Parking

4.2.1 Car parking supply

Table 11 summarises the assessment of the proposed car parking supply against the requirements of Council's City Plan.

Table 11: Car Parking Supply

Land Use	Yield	Parking Rate	Required	Proposed	Compliance
Multiple dwelling	10 units	Resident: 1.7 per dwelling	17 spaces	17 spaces	Compliant
		Visitor: 0.2 per dwelling	2 spaces Including car wash bay.	2 spaces Including car wash bay.	Compliant
Community centre	223 m ² GFA	Not specified		12 spaces + access to 21 existing church spaces	Suitable

A specific car parking rate is not provided for community centre use in the City Plan. However, for a typical event with approximately 50 attendees, around 23 car parking spaces would be required (see Section 3.2.1). As the community centre is operated by the Kirwan Uniting Church, attendees will have access to the existing off-street car parking supply adjacent to the proposed development. This arrangement provides sufficient capacity for event parking without reliance on on-street parking on Hinchinbrook Drive.

In summary, the proposed car parking supply for the residential component complies with Council's City Plan requirements, and the parking arrangements for the community centre are considered suitable, with no adverse impacts expected on the surrounding road or transport network.

4.2.2 Parking layout review

Table 12 summarises the assessment of the proposed car parking layout against the requirements of AS 2890.1.

Table 12: Car Parking Layout Review

Design Parameter	AS 2890.1 Requirement	Proposed Provision	Compliance
Parking bay width	2.4 – 2.5 m	2.5 m	Compliant
Parking bay length	5.4 m	5.4 m	Compliant
Clearance to obstructions	0.3 m	0.3 m	Compliant
Aisle width	5.8 m	6.0 m min.	Compliant
Blind aisle extension	1.0 m	1.0 m	Compliant
Vertical clearance	4.5 m	Unrestricted	Compliant

In summary, the proposed car parking layout is compliant with the requirements of AS 2890.1 and is acceptable from a traffic engineering perspective.

4.3 Servicing

The design vehicles adopted for assessment reflect the largest vehicles reasonably expected to access the site. For waste servicing this includes a 10 m Overhead Loader, and for residential servicing a standard 8.8 m Medium Rigid Vehicle (MRV) was adopted.

Swept path diagrams for the adopted design and check vehicles are provided in Attachment 4. The assessment confirms that both vehicles can safely enter and exit the site in the forward direction via the proposed access arrangement.

On this basis, the existing access geometry is considered suitable to accommodate the design vehicles associated with the proposed development from a traffic engineering perspective.

5 Public and active transport

5.1 Public transport

The subject site is located approximately 300 m (4 min walk) from bus stops on each side of Thuringowa Drive, opposite Kirwan State High School, regularly serviced by routes 200, 203 and 212.

A copy of the local bus route network is included in Attachment 5.

In summary, the subject site is adequately serviced by existing public transport infrastructure and services.

5.2 Active transport

Internally, the proposed development includes dedicated 1 m wide walking paths and crossings, providing continuous pedestrian access between the existing frontage footpath, the community centre, and all residential units. A path connection is also proposed between the community centre and the adjacent Kirwan Uniting Church, supporting the car-parking sharing arrangement described in Section 4.2.1. Importantly, no high or opaque fencing or walls are proposed near the site access that would impede visibility of path users on the verge.

The subject site benefits from an established local footpath network and is within walking distance of several key services, including Willows Shopping Centre (15 minutes), Kirwan State High School (4 minutes), Kirwan Health Campus (10 minutes), and The Willows State School (20 minutes or a short bike ride).

In summary, the proposed and existing active transport connections are considered appropriate for the development and support safe and convenient pedestrian and cyclist access.

6 Mitigation measures

From a traffic engineering perspective and based on the trip generation and qualitative traffic analysis, no upgrades to traffic and transport infrastructure are considered necessary, nor appropriate, as a result of the proposed development.

7 Conclusion

7.1 Summary of impacts

In summary, the proposed development results in negligible impact on the operation and safety of the surrounding road network and demonstrates the ability to accommodate safe and efficient on-site parking, servicing and manoeuvring. The only external adjustment required is the removal of four on-street angle parking spaces to facilitate the proposed access.

7.2 Compliance statement

This traffic impact assessment has been prepared in accordance with all relevant transport, traffic engineering and planning requirements applicable to the subject site and proposed development. The analysis, design inputs and recommendations are based on publicly available State and Local Government guidelines and relevant Australian Standards, with methodologies and assumptions consistent with current industry practice and the standards referenced in this report.

7.3 Recommendations

This Traffic Impact Assessment demonstrates that the proposed development can be supported from a traffic engineering perspective, subject to the removal of four (4) on-street angle parking spaces to accommodate the proposed access, and maintenance of no fixed obstructions within the required pedestrian sight triangles. No other access-related or transport infrastructure upgrades are required.

8 Approval

This report has been prepared, and is RPEQ certified by, the undersigned.

Jaiden Patel

CPEng, RPEQ #33098, TMD
Director | Principal Engineer
Jaiden Patel Traffic Consulting

ATTACHMENT 1: DEVELOPMENT PLANS

PROPOSED HOUSING & COMMUNITY CENTRE

KIRWAN UNITING CHURCH

18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

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SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Poject Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	06.05.26	4	4	06.05.26	TRAFFIC UPDATE
02	SITE PLAN	06.05.26	4	4	06.05.26	TRAFFIC UPDATE
03	FLOOD PLAN	06.05.26	4	4	06.05.26	TRAFFIC UPDATE
04	FLOOR PLAN - BLDG C COMMUNITY CENTRE	06.05.26	4	4	06.05.26	TRAFFIC UPDATE
05	ELEVATIONS - BLDG C COMMUNITY CENTRE	06.05.26	4	4	06.05.26	TRAFFIC UPDATE
06	ELEVATIONS - BLDG C COMMUNITY CENTRE	06.05.26	4	4	06.05.26	TRAFFIC UPDATE
07	STAGING PLAN	06.05.26	4	4	06.05.26	TRAFFIC UPDATE

GENERAL:

- IF IN DOUBT, JUST ASK.
- USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
- CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
- THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNERFOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
- DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUUENSLAND DDEVELOPMENT CODE, BUILDING CONDE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINACES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
- CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCRODANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
- TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
- ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
- ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
- GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
- WHEN BUILDING IN A CORROSIVE ENVIROMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVIONS
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CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

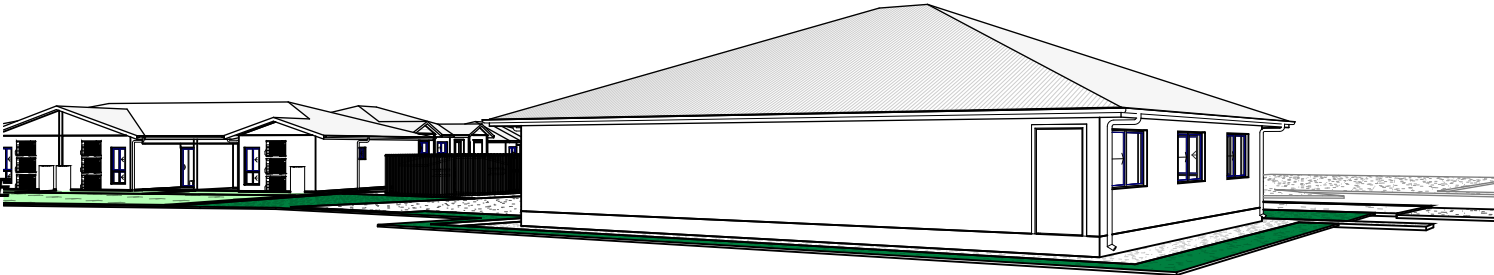
- * **SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.**
- * **ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.**
- * **ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STARWELS RATING.**

**(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')
(QDC - QUEENSLAND DEVEOPEMENT CODE)
(MP - MANDATORY PART)**

SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

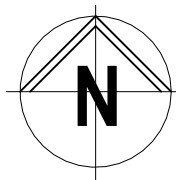
**NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-
- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.**

**TANKS IF REQUIRED BY LOCAL AUTHORITY:
- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANKREQUIREMENTS**



	THE DESIGN HOUSE NQ m: 0423 623 647 a: 19 Castlemaine Street, Kirwan, QLD 4817 e: nathan@thedesignhousenq.com.au w: www.thedesignhousenq.com.au	© COPYRIGHT QBCC LICENCE NO. 15046263 BUILDING DESIGN OPEN RISE	NOTE: 1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK. 2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT	Project: PROPOSED HOUSING & COMMUNITY CENTRE Client: KIRWAN UNITING CHURCH Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL	Title : COVER PAGE		Job No: 2025-255-C Drawing No: DD 01 Rev. 4
					Date: 06.05.26	Drawn: N.H	
					Scale: 1 : 1	Designed: N.H	

WIND CATEGORY C2



CORVETH STREET

APPROXIMATE DRIPLINE
OF EXISTING RAINTREES

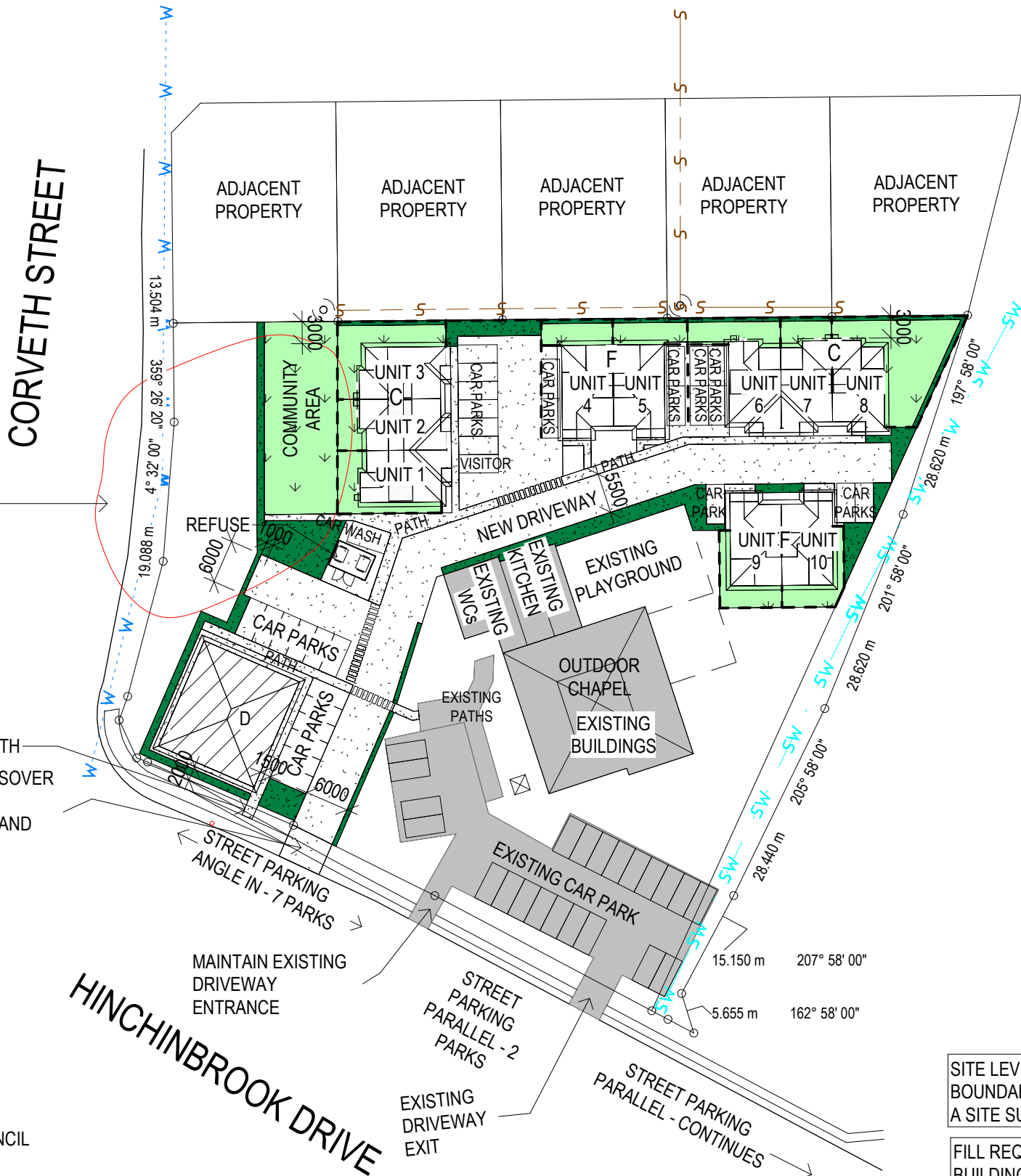
NEW 6m WIDE CROSSOVER
TO TCC STANDARD
DRAWINGS STD-030 AND
STD-032.

HINCHINBROOK DRIVE

REAL PROPERTY DESCRIPTION

LOT 23 ON T118666
AREA OF LAND: APPROX. 7580m²
Q50 - ???
MIN. SLAB HEIGHT - 400
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN
1 : 750



DEVELOPMENT ASSESSMENT

TOTAL SITE AREA: 7580m² APPROX.

CAR PARKS:
PARKING PROVIDED (ON SITE) : 30
TOTAL : 30

SITE COVER:
GROUND FLOOR 1041.7m² : 13.7%

LANDSCAPING:
(TURF & GARDENS) 1090.7m² : 14.4%

HARDSTAND:
(INC. CARPARK, 1750m² : 23.1%
PATHWAYS & BIN AREA)

COMMUNITY AREA:
263.2m²

PRIVATE AREAS:
UNIT 1 46.2m²
UNIT 2 23.9m²
UNIT 3 77.2m²
UNIT 4 35.2m²
UNIT 5 35.8m²
UNIT 6 46.6m²
UNIT 7 25.8m²
UNIT 8 147.4m²
UNIT 9 36.9m²
UNIT 10 35.9m²

TOTAL: 510.9m²

PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

LEGEND
--- FENCE

BUILDING SCHEDULE

BUILDING	DESCRIPTION	BED	BATH	GROSS FLOOR AREA
C	3 UNIT BLOCK	2	1	241.41
D	COMMUNITY CENTRE	-	-	222.66
F	DUPLEX	2	1	167.96

SITE LEVELS, SITE FEATURES, PROPERTY
BOUNDARIES AND THE LIKE TO BE CONFIRMED BY
A SITE SURVEY

FILL REQUIRED TO ELEVATE
BUILDINGS ABOVE FLOOD LEVEL

SERVICES LOCATION UNAVAILABLE

ACOUSTIC, BUSHFIRE & COUNCIL ZONING
OVERLAYS TO BE CONFIRMED

REV	ISSUE	DATE	DESCRIPTION
4	06.05.26	TRAFFIC UPDATE	
3	26.03.26	TCC ADDITIONS	
2	17.11.25	2 BED / 3 BED	
1	28.10.25	PRELIMINARY ISSUE	

Title : SITE PLAN

Date: 06.05.26

Scale: 1 : 750

Drawn:

Designed: N.H

Job No:

2025-255-C

Drawing No:

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House

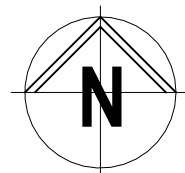
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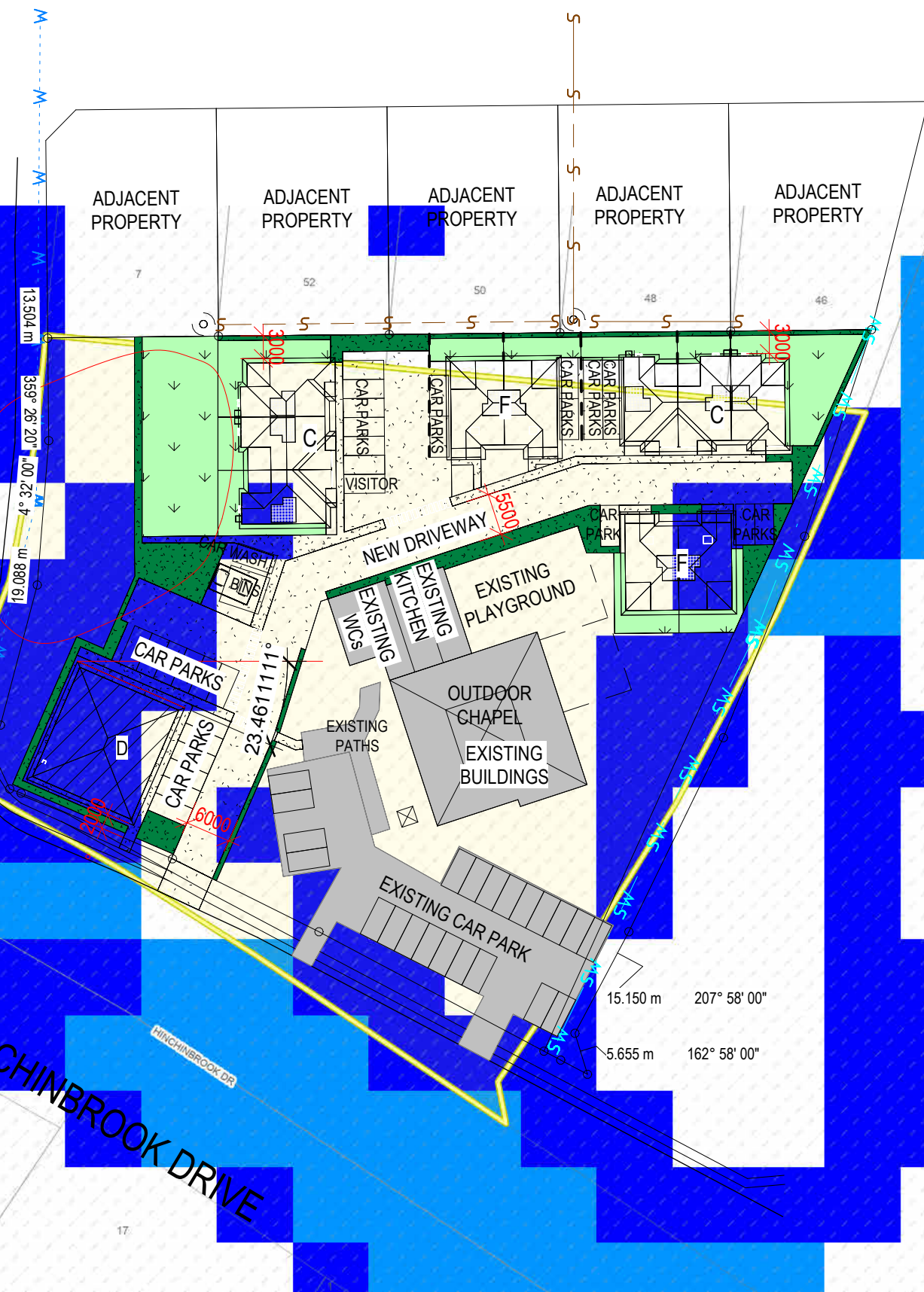
Project: PROPOSED HOUSING &
COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE,
THURINGOWA CENTRAL

WIND CATEGORY C2



CORVETH STREET

HINCHINBROOK DRIVE



1 FLOOD MAPPING PLAN
1 : 750

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a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesigthouseenq.com.au
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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
REV	ISSUE	DATE
		DESCRIPTION

Title : FLOOD PLAN

Date: 06.05.26

Drawn:

Scale: 1 : 750

Designed:

N.H

Job No:
2025-255-C

Drawing No: Rev.
DD 03 4

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PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

FLOOR SCHEDULE - COMMUNITY CENTRE	
Description	Area
COMMUNITY CENTRE	222.94 m²
	222.94 m²

WINDOW AND SGD SCHEDULE			
Description	Height	Width	Qty.
2136 SGD	2100	3610	1
1224	1200	2400	9

1 FLOOR PLAN - COMMUNITY CENTRE
1 : 100

4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
2	17.11.25	2 BED / 3 BED
1	28.10.25	PRELIMINARY ISSUE
REV	ISSUE	DATE
		DESCRIPTION

The
Design
House

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a: 19 Castlemaine Street, Kirwan, QLD 4817
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4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED HOUSING &
COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE,
THURINGOWA CENTRAL

Title : FLOOR PLAN - BLDG C
COMMUNITY CENTRE

Date: 06.05.26

Drawn:

Scale: 1 : 100

Designed:

N.H

Job No:
2025-255-C

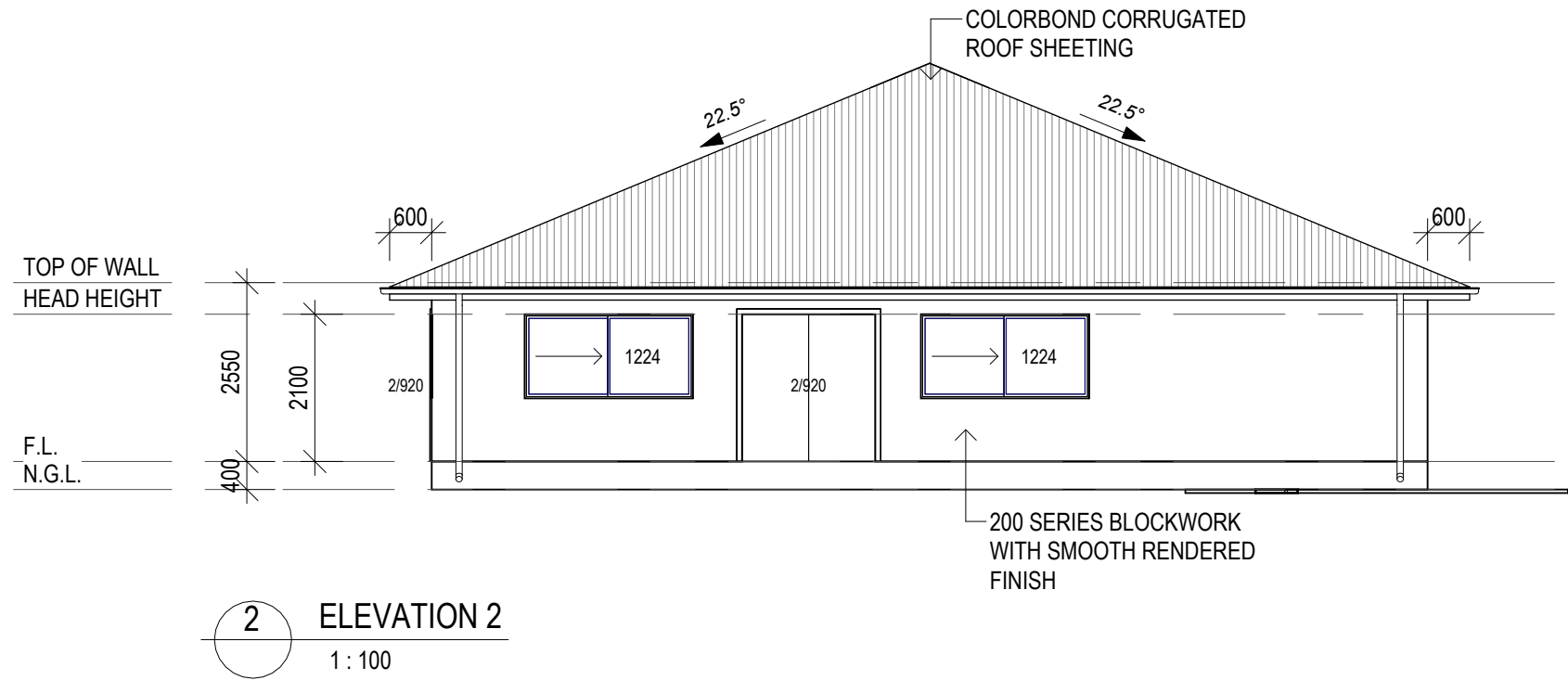
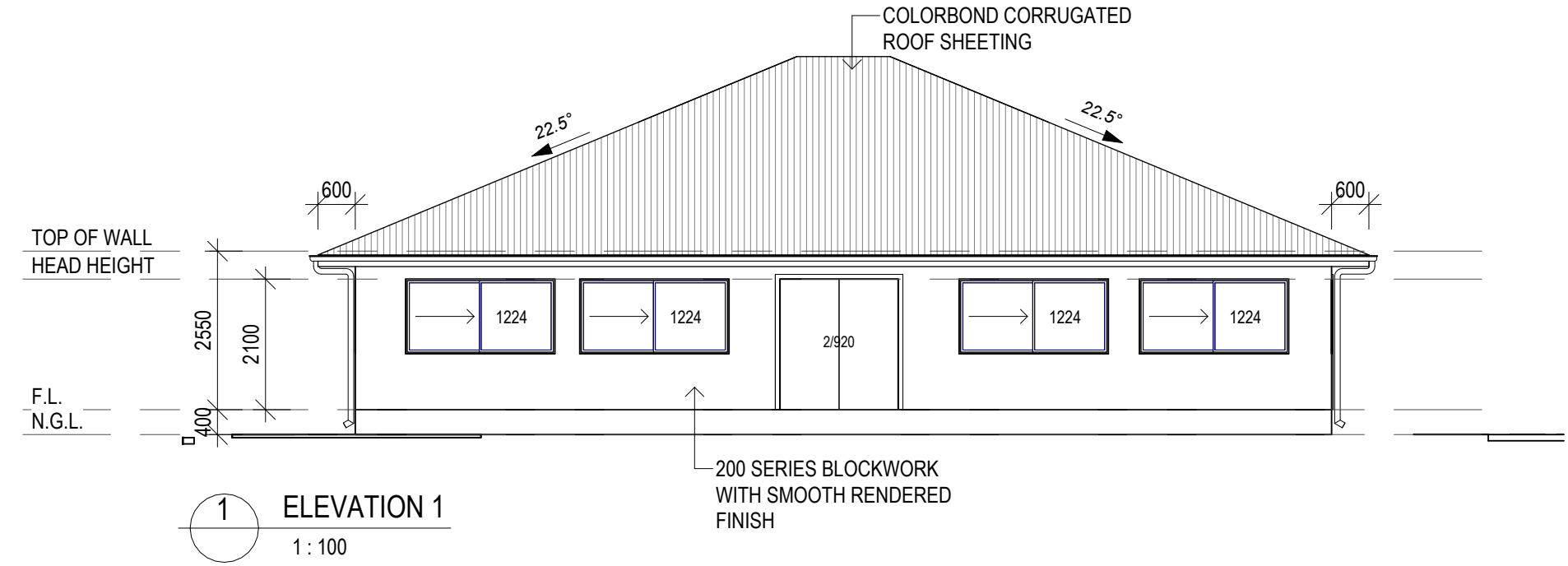
Drawing No:

DD 04

Rev.

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COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS



4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
2	17.11.25	2 BED / 3 BED
1	28.10.25	PRELIMINARY ISSUE
REV ISSUE	DATE	DESCRIPTION

The
Design
House ^{NQ}

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

NOTE:
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK.
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

Title : ELEVATIONS - BLDG C
COMMUNITY CENTRE

Date: 06.05.26

Drawn:

Scale: 1 : 100

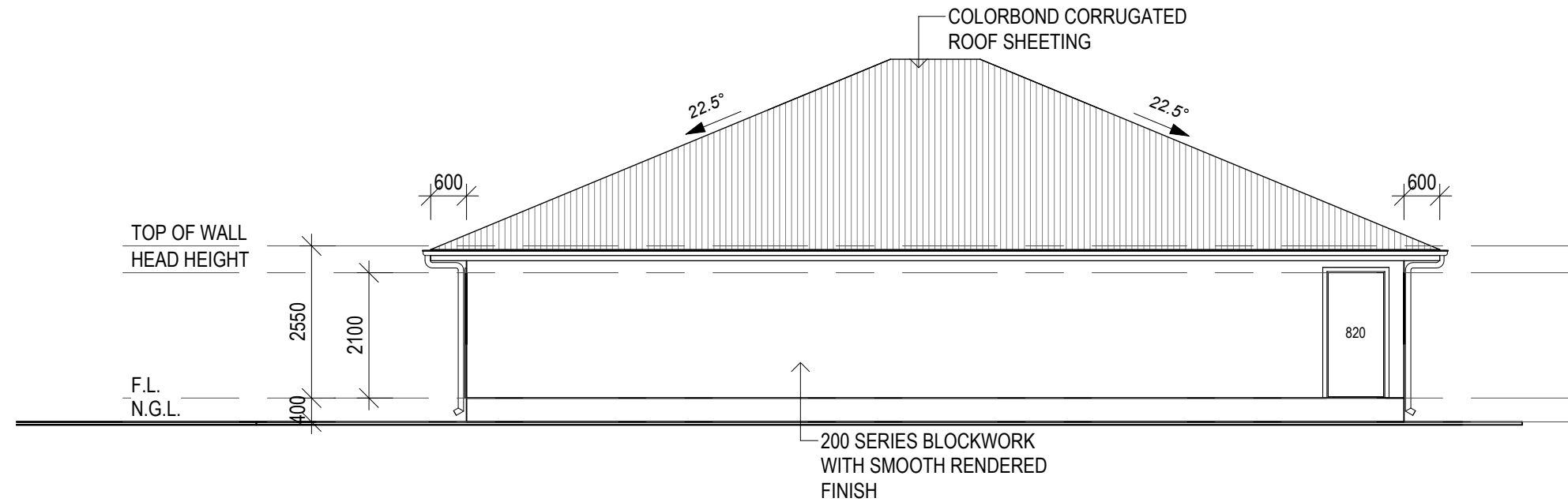
Designed: N.H

Job No:
2025-255-C

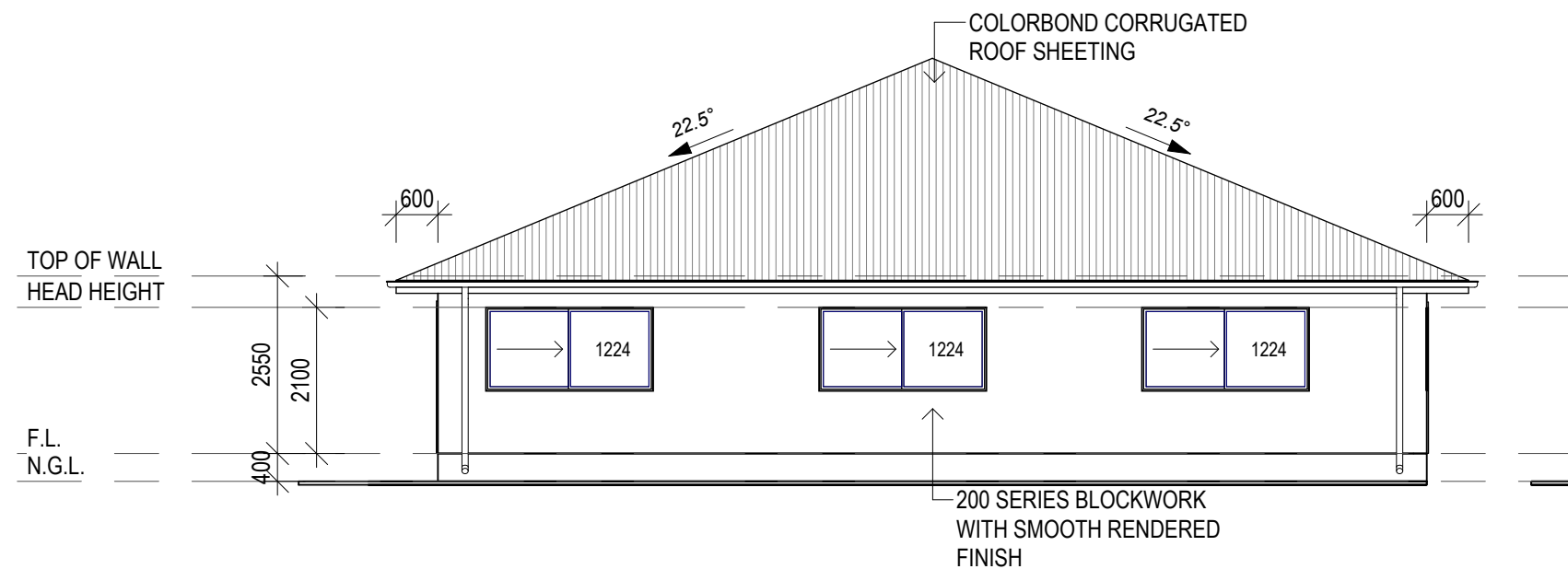
Drawing No: Rev.
DD 05 4

PRELIMINARY

NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS



1 ELEVATION 3
1 : 100



4 ELEVATION 4
1 : 100

4	06.05.26	TRAFFIC UPDATE
3	26.03.26	TCC ADDITIONS
2	17.11.25	2 BED / 3 BED
1	28.10.25	PRELIMINARY ISSUE
REV	ISSUE	DATE
		DESCRIPTION

The
Design
House ^{NQ}

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m: 0423 623 647
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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

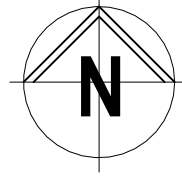
Title : ELEVATIONS - BLDG C
COMMUNITY CENTRE

Date: 06.05.26 Drawn:

Scale: 1 : 100 Designed: N.H

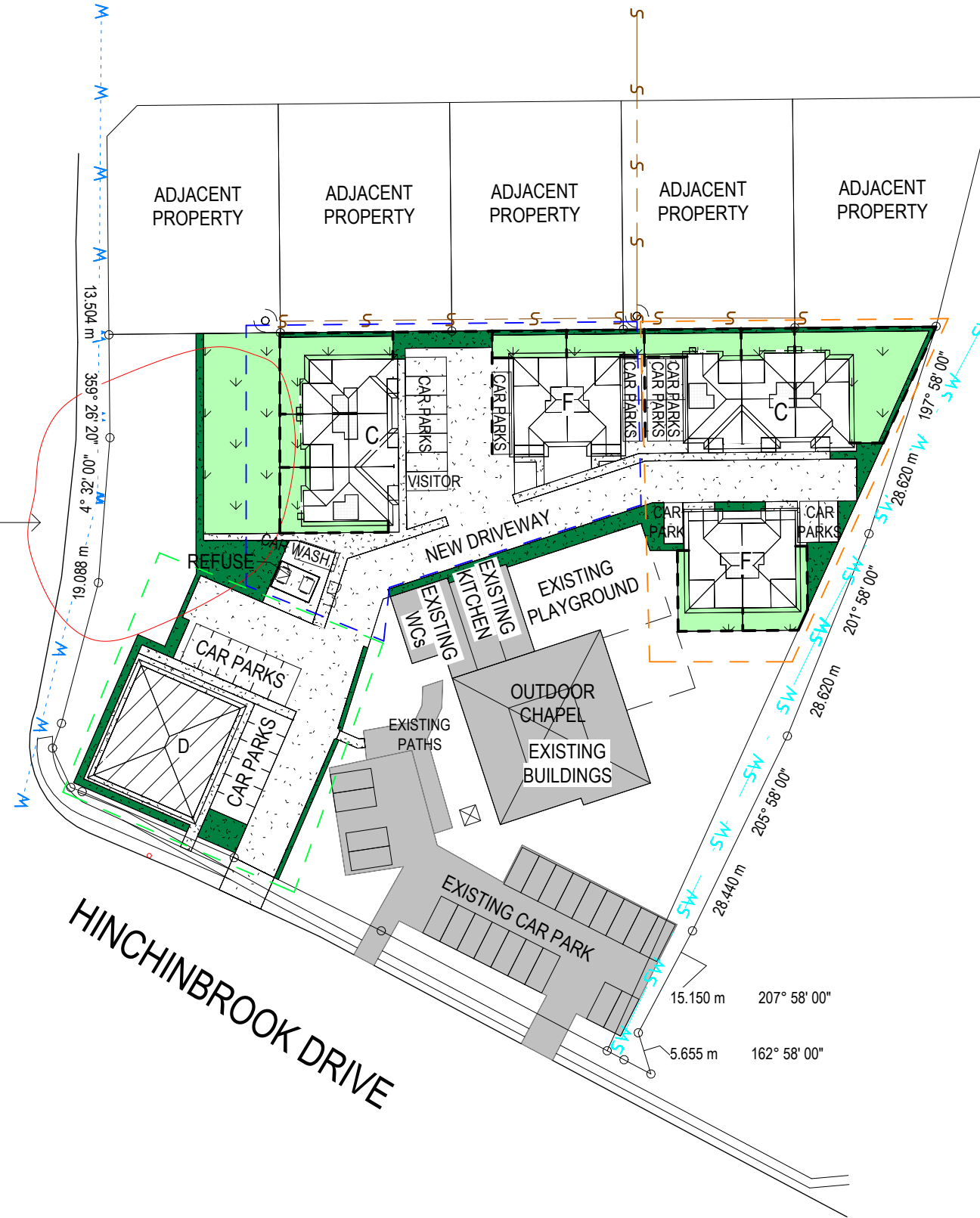
Job No:
2025-255-C

Drawing No: Rev.
DD 06 4



CORVETH STREET

APPROXIMATE DRIPLINE
OF EXISTING RAINTREES



LEGEND

STAGE 1

STAGE 2

STAGE 3

1 STAGING PLAN
1 : 750

The
Design
House

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan, QLD 4817
e: nathan@thedesignhousenq.com.au
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Project: PROPOSED HOUSING & COMMUNITY CENTRE
Client: KIRWAN UNITING CHURCH
Location: 18 HINCHINBROOK DRIVE, THURINGOWA CENTRAL

4	06.05.26	TRAFFIC UPDATE	
3	26.03.26	TCC ADDITIONS	
REV	ISSUE	DATE	DESCRIPTION

Title : STAGING PLAN

Date: 06.05.26

Drawn:

Scale: 1 : 750

Designed: N.H

Job No:
2025-255-C

Drawing No: DD 07
Rev. 4

ATTACHMENT 2: ON-STREET PARKING ADJUSTMENTS



CLIENT: KIRWAN UNITING CHURCH



**JAIDEN
PATEL**
TRAFFIC CONSULTING

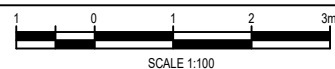
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Version: 1.0
Revision: 1.0
Date: 10/10/2026
ATTENTION: CONSENT GIVEN

JAIDEN PATEL TRAFFIC CONSULTING PTY LTD

p: 0419 718 005
e: Jaiden.Patel@JPTraffic.Consulting
w: JPTraffic.Consulting
a: 62 Speedwell Street CABOOLTURE QLD 4510

Rev.	AMENDMENT DESCRIPTION	DATE
A	INITIAL ISSUE	09/05/2026

18 HINCHINBROOK DRIVE
MARK-UP
CAR PARK REMOVAL

SCALE  SCALE 1:100

DRAWN JAIDEN PATEL | RPEQ 33098

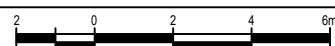
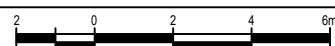
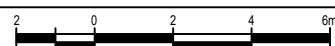
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DWG 1

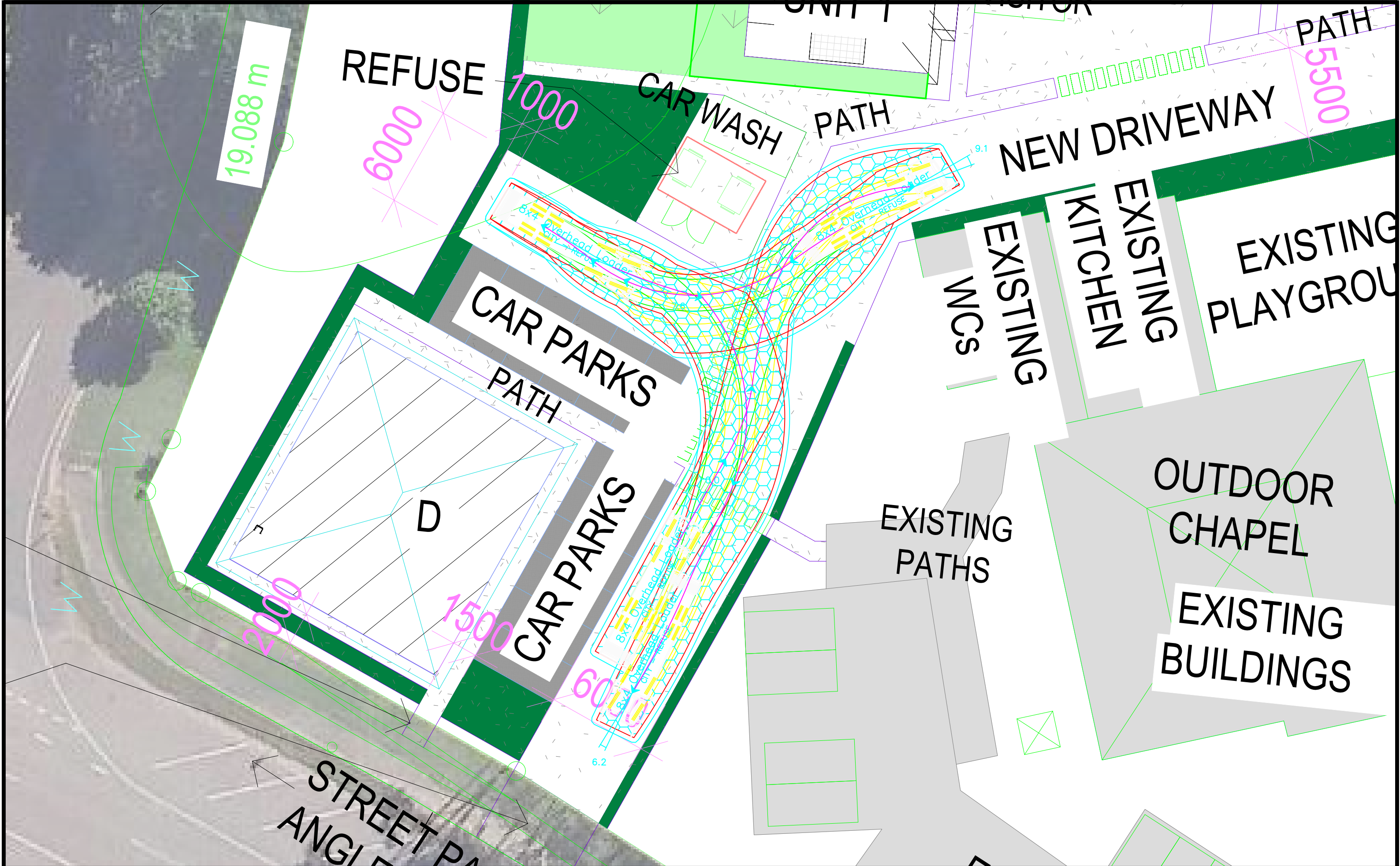
REVISION
A

ATTACHMENT 3: PEDESTRIAN SIGHT LINES

ATTACHMENT 4: SWEEP PATH DIAGRAMS



CLIENT:		KIRWAN UNITING CHURCH		<table><tr><th>Rev.</th><th>AMENDMENT DESCRIPTION</th><th>DATE</th></tr><tr><td>A</td><td>INITIAL ISSUE</td><td>09/05/2026</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>		Rev.	AMENDMENT DESCRIPTION	DATE	A	INITIAL ISSUE	09/05/2026																						18 HINCHINBROOK DRIVE SWEPT PATH DIAGRAM OVERHEAD LOADER ACCESS	
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p: 0419 718 005 e: Jaiden.Patel@JPTraffic.Consulting w: JPTraffic.Consulting a: 62 Speedwell Street CABOOLTURE QLD 4510																																		



CLIENT: KIRWAN UNITING CHURCH



JAIDEN PATEL
TRAFFIC CONSULTING

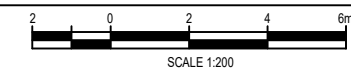
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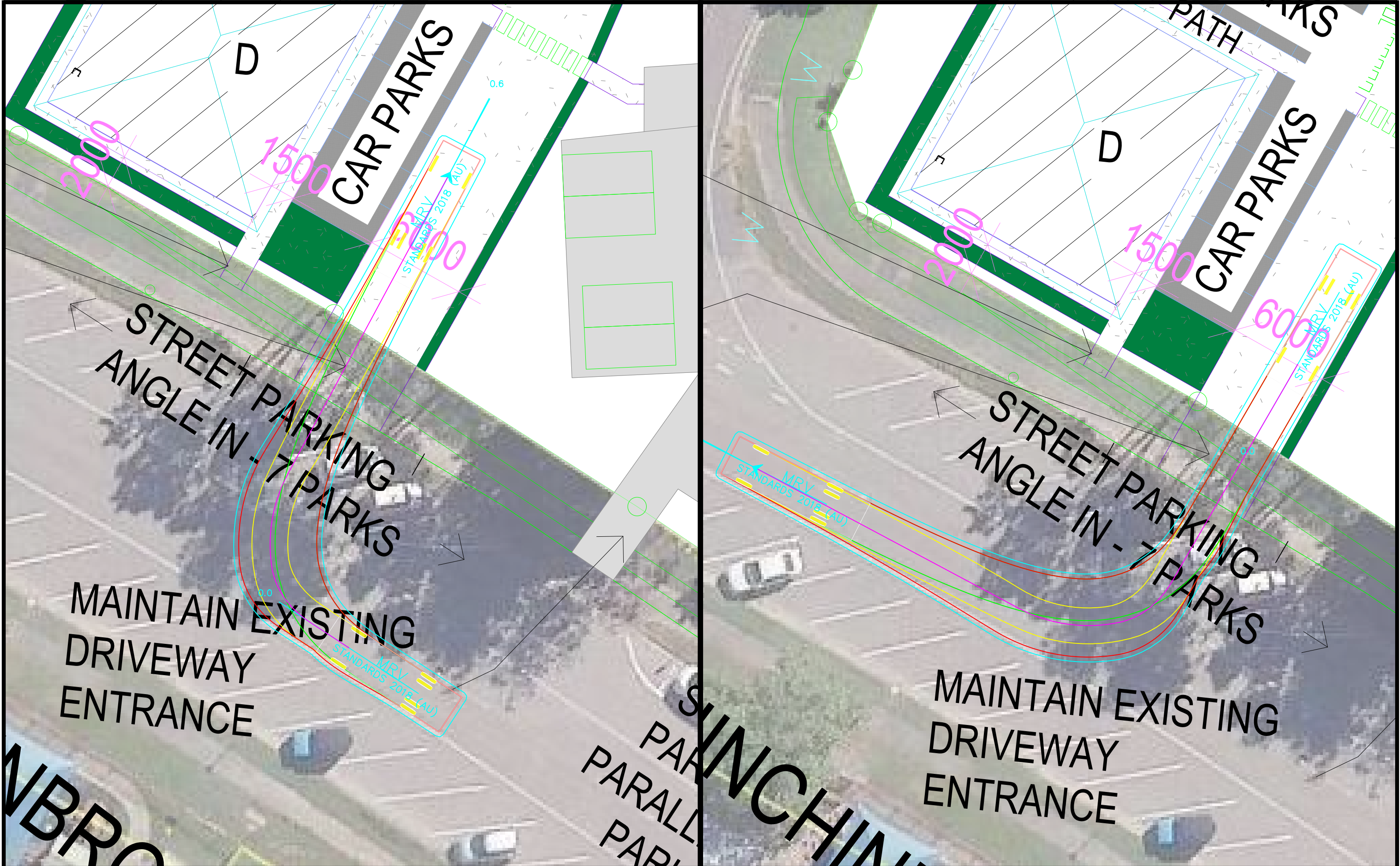
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SWEEP PATH DIAGRAMS
OVERHEAD LOADER TURNAROUND

SCALE  SCALE 1:200

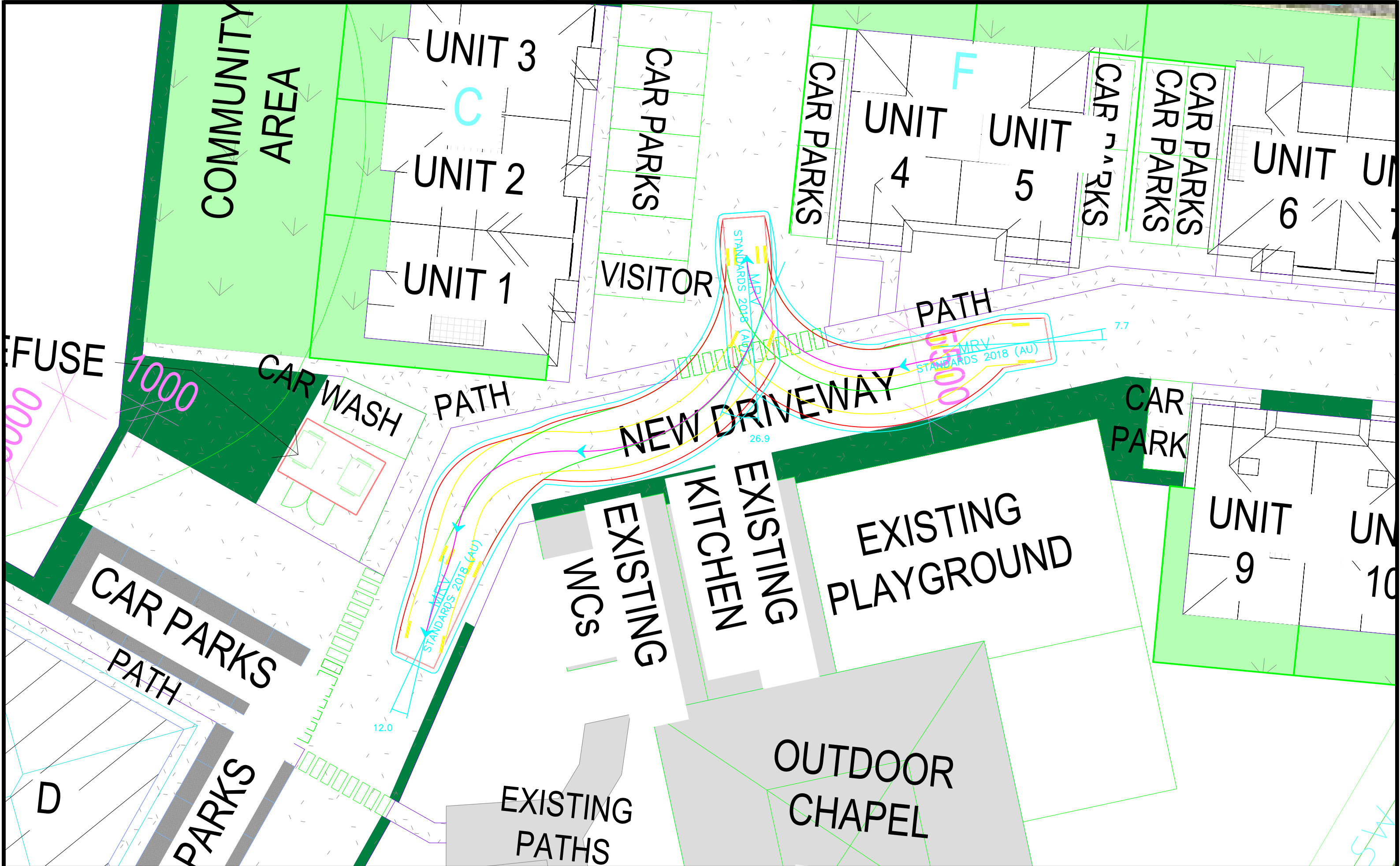
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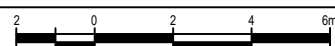
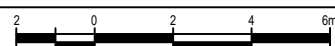
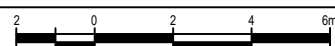
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DWG 2

REVISION
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ATTACHMENT 5: TOWNSVILLE BUS ROUTES

Townsville bus routes

Effective 2 December 2024



200	Breakwater ferry terminal to Kelso via Townsville City bus hub, Townsville SC and Willows	209	Townsville City bus hub to Hospital/University/Townsville SC via Wulguru
201	Breakwater ferry terminal to JCU via Townsville City bus hub, Townsville SC and Hospital	210	Willows to Hospital and University via Carlisle Gardens
202	Townsville City bus hub to Townsville Hospital, James Cook University (JCU)	211	Willows Shopping Centre to Bohle Plains (Kalynda Chase)
203	Townsville City bus hub to Kirwan via Mater Hospital, Townsville SC and Willows	212	Willows Shopping Centre to Shaw via Mt Louisa
204	Townsville City bus hub to Townsville SC via Mt Louisa	215	Townsville City bus hub to Townsville SC via Garbutt and Domain
205	Townsville City bus hub to Townsville SC via Garbutt	232	Townsville SC to Burdell
206	Townsville City bus hub to Pallarenda via Breakwater ferry terminal and Rows Bay	233	Townsville SC to Bushland Beach via Deeragun and Jensen
207	Townsville City bus hub to Stuart via Fairfield Waters Dr	250	Magnetic Island ferry terminal to Picnic Bay and Horseshoe Bay
208	Townsville City bus hub to Willows via Railway Estate and Hospital/JCU		

Townsville SC = Townsville Shopping Centre at Aitkenvale

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Queensland
Government