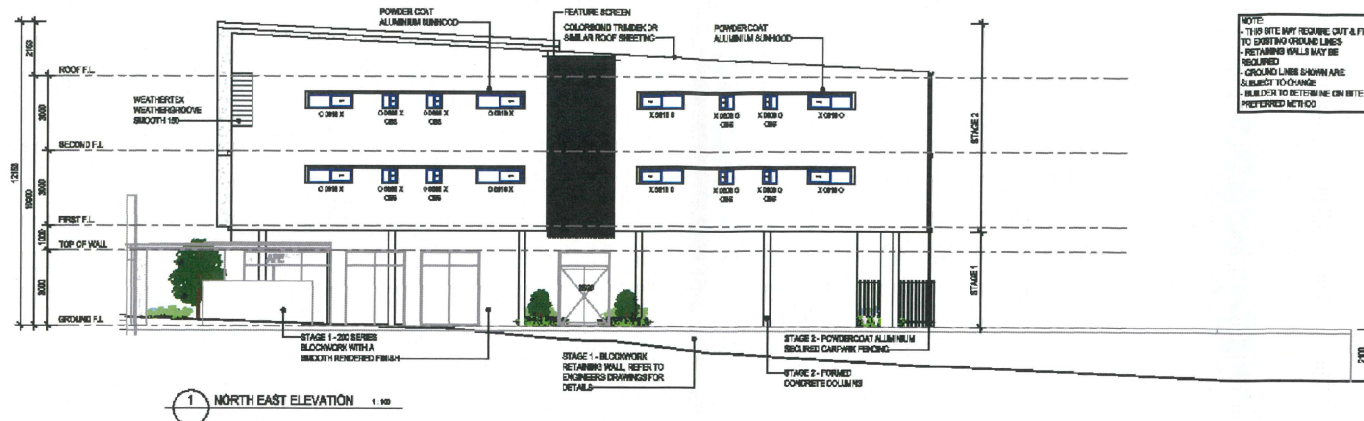


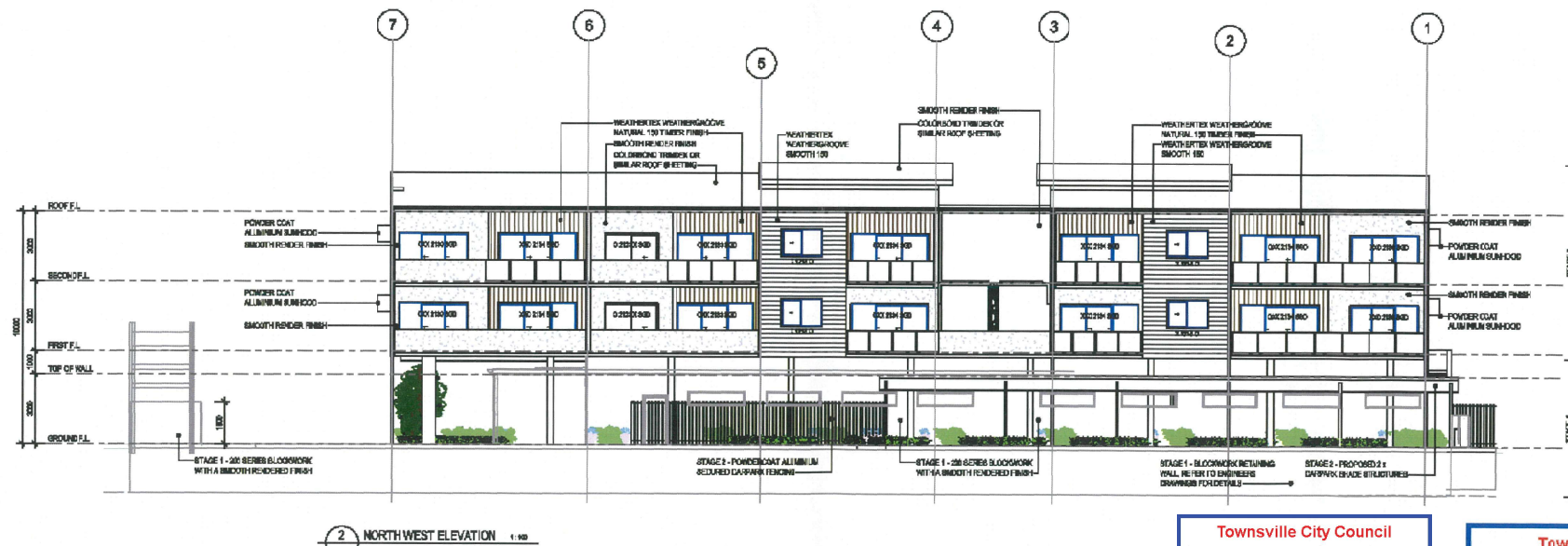
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ISSUE:	DATE:	DESCRIPTION:															
Job No.:	Drawing No.:	Rev.															
Q1824	DD 13	10															



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANNING MUST BE COMPLETED  
COMPLY WITH RELEVANT COUNCIL'S  
BUILDING CERTIFICATION APPROVAL



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A: 308 WOOLLOCK STREET,  
GARRBUTT QLD 4814  
P: (07) 4728 3677  
F: (07) 4728 4177  
W: www.mcdonaldconstructions.com.au  
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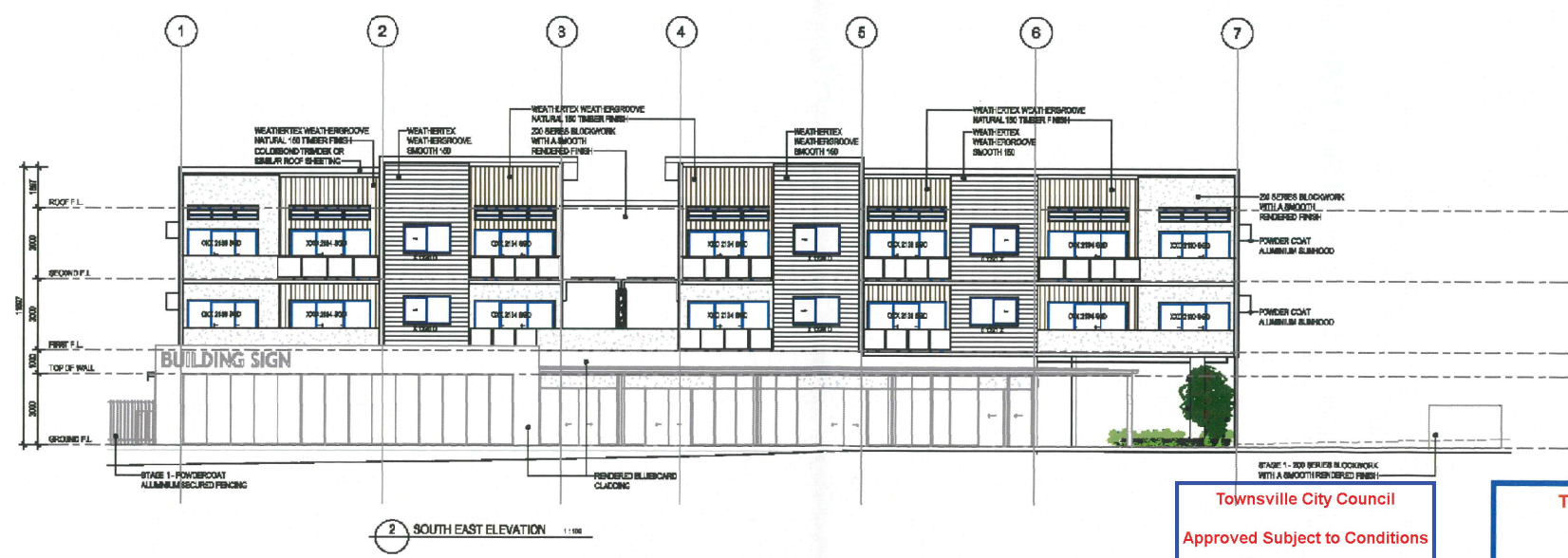
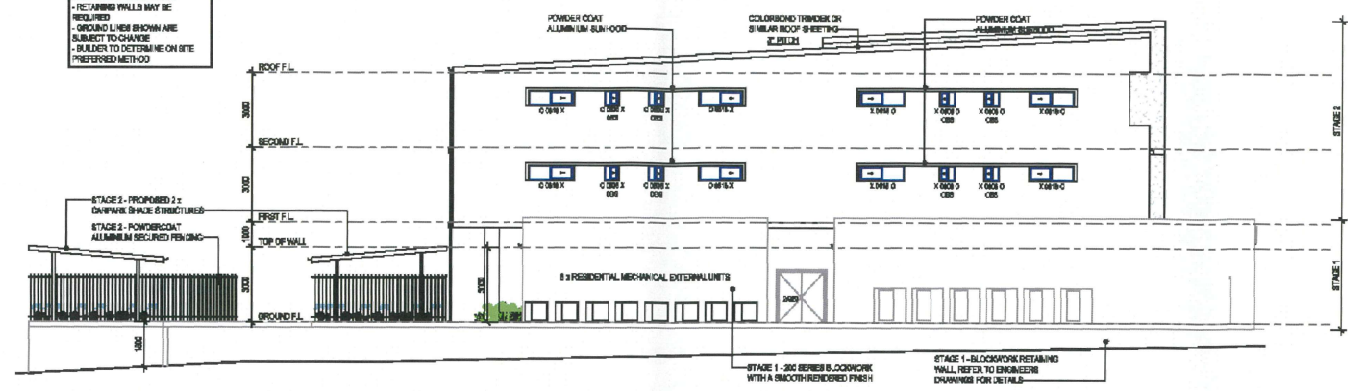
**Project:** MEDICAL CENTRE & UNIT DEVELOPMENT  
**Client:** ASHRAF AGAIBEY  
**Location:** 19-23 BUNDOCK STREET, BELGIAN GARDENS

**TITLE:** STAGE 2 - ELEVATIONS  
**Date:** 19.12.19 **Drawn:** N.H  
**Scale:** 1 : 100 **Designed:** N.H  
**Job No.:** Q1824 **Drawing No.:** DD 14 **Rev.:** 10



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
PLANS ARE SUBJECT TO CHANGE  
TO COMPLY WITH RELEVANT GOVERNMENT'S  
BUILDING CERTIFICATION APPROVALS

**NOTE:**  
- THIS SITE MAY REQUIRE CUT & FILL  
TO EXISTING GROUND LINES  
- RETAINING WALLS MAY BE  
REQUIRED  
- GROUND LINES SHOWN ARE  
SUBJECT TO CHANGE  
- BUILDER TO DETERMINE ON SITE  
PREFERRED METHOD



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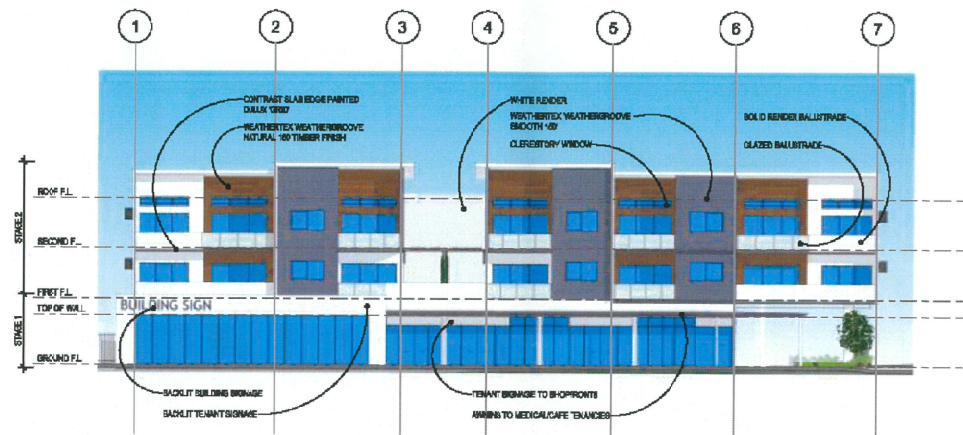
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A: 308 WOOLLOCK STREET,  
GARbutt QLD 4814  
P: (07) 4728 9877  
F: (07) 4728 4177  
W: www.mcdonaldconstructions.com.au  
ABN: 45 010 781 498 QBCC: 21388



**Project:** MEDICAL CENTRE & UNIT DEVELOPMENT  
**Client:** ASHRAF AGAIBEY  
**Location:** 19-23 BUNDOCK STREET, BELGIAN GARDENS

**TITLE:** STAGE 2 - ELEVATIONS  
**Date:** 19.12.19 **Drawn:** N.H  
**Scale:** 1:100 **Designed:** N.H  
  
**Job No.:** Q1824 **Drawing No.:** DD 15 **Rev.:** 10



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A: 388 WOOLCOCK STREET,  
GARbutt QLD 4814  
P: (07) 4726 9877  
F: (07) 4726 4177  
W: www.mcdonaldconstructions.com.au  
ABN: 48 010 781 496 QBCC: 21388



**Project:** MEDICAL CENTRE & UNIT DEVELOPMENT  
**Client:** ASHRAF AGAIBEY  
**Location:** 19-23 BUNDOCK STREET, BELGIAN GARDENS

**TITLE:** STAGE 2 - MARKETING  
**Date:** 19.12.19 **Drawn:** N.H  
**Scale:** 1 : 150 **Designed:** N.H  
**Job No.:** Q1824 **Drawing No.:** DD 20 **Rev.:** 10



# PROPOSED MIX USE COMMERCIAL/RESIDENTIAL DEVELOPMENT STAGE 2 - RESIDENTIAL

19 - 23 BUNDUCK STREET - BELGIAN GARDENS QLD

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**Townsville City Council**  
**Approved Subject to Conditions**  
**MCU18/0108.03**  
**09/04/2021**



**Issue:**  
PLANNING  
**Client:**  
ASHRAF AGAIBY  
**Project Title:**  
19-23 BUNDUCK STREET,  
BELGIAN GARDENS  
STAGE 2 - RESIDENTIAL

**JM STUDIO ARCHITECTS**  
Suite 4, High Street  
Barrack VIC 3806  
Tel: 03 8725 0556  
https://jmstudio.com.au

**Drawing Title:**  
Cover Page

<b>Drawing No.</b>	<b>Scale:</b>
SK00	@ A1
<b>Rev.</b>	<b>Drawn:</b>
P2	AR
<b>Project No.</b>	<b>Checked:</b>
2021-17	MM

**Townsville City Council**  
**Received**  
**10/03/2021**





# State code 1: Development in a state-controlled road environment

## Response:

The development does not involve new or changed access from a state-controlled road environment, and the existing car parking, manoeuvring and access area will remain unchanged from the approved plans. The proposed alterations to the development permit do not present any tangible change to the volume or frequency of traffic associated with the site and does not constitute a change that would impact the safety, integrity, or operating performance of the immediate road network. This is due to the development involving an extension of an existing use on site, and that use being low in scale, as a specialised health care service.

There are no proposed filling or excavation within the road reserve and there are no building works or civil work which would change the existing approved stormwater management regime for the site. Accordingly, the proposal will continue to be consistent with the Purpose of State Code 1.

The proposed development is able to objectively satisfy the outcomes and purpose of the State code. This is evident from the plans of development provided in support of this development application. The proposal is consistent with the policy position established by the applicable planning policy documents for development of the site. The reconfiguration meets the requirements of the codes and policies, and advances the achievement of the higher level strategic outcomes set by the planning instruments. It is therefore the applicant's opinion that the development application contains sufficient justification to warrant approval subject to condition.







08/11/2023

Development and Planning department  
Townsville City Council  
Walker Street, Townsville 4810

To Whom It May Concern,

This letter is to support the proposed DA application to expand our Skin Services at the Belgian Gardens Health Hub, 23 Bundock Street, Belgian Gardens 4810.

As discussed in our pre-lodgments meeting with Council on Wednesday 12<sup>th</sup> April 2023, North Queensland Skin Centre has expanded its scope of skin services to include not only skin cancer checks, but also introduced cutting edge technology by using Artificial Intelligence in skin diagnosis and treatment.

We are a major Research Centre to one of world's top two Skin companies that develop and manufacture total body mapping skin disease diagnosis machines using artificial intelligence.

Townsville also hosts the only super high magnification Medicam lenses in the southern hemisphere, and it has the ability to magnify skin lesions up to 850 times, which is a revolution in skin diagnosis.

Townsville has the highest rates of skin cancer in the world, Melanoma kills more 20-30-year-olds than car accidents do, and this is why it is seen as a national priority in health.

We have had much faster growth than expected. A few factors being several clinics have stopped offering specialized skin checks and skin cancer management. There is no private Dermatology service in Townsville and the Townsville University Hospital Dermatology Clinic is reluctant to treat skin cancers. We have the most keratinolytic skin cancers in the world and second to southeast Queensland for Melanoma. It is imperative that North Queensland has a state-of-the-art specialized Skin Cancer Service. At this rate, we are quickly outgrowing the current facility and need to expand upstairs.



North Queensland Skin Centre designed as a clinic, also provides training for doctors nationally and internationally, as well as research with national and international groups.

Dr Jeremy Hudson, our Clinical Director, is the Chair of Dermatology nationally and he oversees those standards and education.

North Queensland Skin Centre tests and develops new technology, such as the artificial intelligence you see nationally now to find Melanomas. You may have seen us on multiple TV shows, news, and documentaries.

Earlier this year we had an inaugural meeting with PM Albanese, the Minister of Health and multiple MP's and they all showed interest at a federal and state level, with what we are doing.

We are industry funded and one of the most advanced Skin Cancer Clinics in Australia, designed to specifically meet a need for the Townsville and North Queensland community. We also work with multiple local organizations, such as schools and James Cook University.

What we need is more room for research, technology development, and employ more staff, to continue being one of the leading peak bodies treating Skin Cancers, in Australia, and internationally.

Please consider our application,

Regards,

Ashraf Agaibey  
Director  
North Queensland Skin Centre





## Health idea out of the box

It's not an activity usually associated with being good for our brains, but boxing could be a valuable tool for people living with Parkinson's disease to improve their quality of life.

New Edith Cowan University (ECU) research undertaken in partnership with The Perron Institute and boxer Rai Fazio has shown the sport – without an opponent – could help people with early stage PD.

Using a Fightmaster boxing unit, a commercially available device that has 11 padded punching targets mounted to a stand, participants completed two-to-three-minute "rounds" where they were required to strike the various pads in different sequences followed by no more than two minutes of rest.

After the 15-week program, nine of the 10 participants improved their score on the Unified Parkinson's disease Rating Scale, a tool used to measure the progression and severity of PD.

The group also reported a reduction in fatigue and im-

## Skin cancer consults up

An Australian study has found high and increasing rates of people seeing their GPs for skin cancer-related conditions.

The study also found GPs were managing a wide range of conditions, with the most common being solar keratosis, a precancer that forms on skin damaged by chronic exposure to ultraviolet (UV) rays from the sun.

Skin cancer-related visits were higher for patients who were older, male and living in outer regional/remotely areas or more disadvantaged areas.

# 'Do a crocodile knock'

## One Nation claims vast majority of people back a cull

Matthew Killoran

Growing crocodile numbers pose a "greater risk to the community", Senator Pauline Hanson said as she called for a cull of the predators.

An "overwhelming" number of central and north Queenslanders, four out of five people, support the idea of a cull, according to a survey undertaken by One Nation.

It follows a fatal croc attack which claimed the life of Laura publican Kevin Darmody in Cape York on the weekend.

Senator Hanson said while the species was protected, their numbers were on the rise and the animals were being found far away from their usual habitats.

"Ultimately the first responsibility of any government is to keep the community safe and every other consideration is secondary to this priority," Senator Hanson said.

"If this means we need to reduce crocodile numbers with a cull, then so be it."

Polling undertaken by One Nation on Tuesday found 82.9

per cent of people surveyed in an SMS poll in the electorate of Mirani backed a cull, as well as 2700 people surveyed in a telephone poll in the electorate of Hinchinbrook.

Respondents were asked if they supported "recent community calls for a crocodile cull in your area". State MP Robbie Katter, as well as the family of Mr Darmody, have also called for a controlled cull.

Senator Hanson said saltwater crocodiles had been a protected species in Queens-

land since they were listed as vulnerable under the Nature Conservation Act (1992).

"Since then their numbers have obviously increased, and this could pose a greater risk to the Queensland community," she said.

"There is clearly strong community support backing a reduction of crocodile numbers in Queensland."

Crocodiles had almost been hunted to extinction in Queensland by the 1900s.

State government data showed there had been 115

sightings in the past 30 days alone and 452 since January 1.

A Department of Environment spokesman earlier this week said an independent committee of experts had endorsed Queensland as having a world-leading crocodile management program that was highly effective in reducing the risks to public safety, while conserving populations in the wild.

The state government has allocated \$20m to manage its estuarine crocodile population since 2015.



Mater Private Hospital midwife Jessica Bainbridge with newborn baby Bennett Lunegren.

## Honour of the midwife

Working as a midwife takes Jessica Bainbridge on a different emotional journey every day, but she wouldn't change it for the world.

The 26-year-old is part of the 22-strong team of midwives who deliver more than 600 babies each year at the Mater Private Hospital Townsville.

On Friday, Jessica and her Mater colleagues will celebrate International Day of the Midwife.

"No day is ever the same because everyone we support has a different story," Ms Bainbridge said.

"You have incredible positive experiences, such as when women who have been trying for a baby for years finally give birth, but there are sad times too."

"And there are very stressful times as well – like when I had to deliver my manager's baby."

Ms Bainbridge studied nursing at James Cook University and began her career in the hospital's maternity unit, but midwifery was always her goal and she continued her studies to obtain postgraduate midwifery qualifications, including a masters.

"Becoming a midwife has made me a more empathetic and caring person and I wouldn't want to do anything else."

## JOIN THE heart HEALTH ROADSHOW!

Mater People are hitting the road this weekend to provide **free** heart health assessments to North Queensland. Catch us together with our friends from Lamberts Fresh Produce, 5 Star Fitness and more at:

**Strand Park**  
Saturday, 6 May  
8 – 11am

**Burdekin Plantation Park Markets**  
Sunday, 7 May  
8 – 11am

**mater**  
private hospital  
townsville

**Heart Week**  
1 – 7 MAY 2023

DON'T skip A BEAT!

DON'T skip A BEAT! DON'T skip A BEAT!