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Sent: Mon, 22 Dec 2025 16:27:08 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "George Milford" <gmilford@milfordplanning.com.au>
Subject: M2592 - Lodgement - MCU - 30 Paxton Street, North Ward
Attachments: OM2592 - Development Application package.pdf

Good afternoon,

Please refer to the attached correspondence for your action.

If you have any questions regarding this correspondence, please contact the undersigned.

Thanks very much.

Kind regards,

Libby Dixon | GRADUATE TOWN PLANNER



(07) 4724 0095 | www.milfordplanning.com.au
283 Flinders Street, Townsville City Q 4810



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MP ref: M2592
QA: ed.gm.pm

22 December 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810
Via: *developmentassessment@townsville.qld.gov.au*

Attention: Planning and Development

Dear Sir/ Madam,

Re: Development Application seeking a Development Permit for Material Change of Use – Health Care Service (Doctors Clinic) and Dwelling Unit on land described as Lot 55 on T11884 and located at 30 Paxton Street, North Ward

On behalf of the Applicant, Milford Planning hereby make the enclosed development application seeking the abovementioned development approval on the abovementioned land in accordance with Section 51 of the *Planning Act 2016*.

Assessment Fee

The relevant assessment fee for the proposed development has been calculated below in accordance with Townsville City Council's (Council) Schedule of Fees and Charges 2025/26.

Component	Calculation	Fee
Material Change of Use – Health Care Service	\$2,336 minimum fee not exceeding 100m ² of GFA	\$2,336
Material Change of Use – Health Care Service	\$438 for each 100m ² of GFA or part thereof exceeding 100m ² of GFA	\$438
Material Change of Use – Dwelling Unit	\$1,168 per Dwelling Unit 50% of prescribed fee	\$584
TOTAL ASSESSMENT FEE:		\$3,358.00

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We request that the abovementioned assessment fee is charged to Milford Planning's account with Council (account number 35665) following receipt of this application.

Proceeding

We look forward to working with Council to progress the proposed development, and request the opportunity to discuss any queries or further information that may be required prior to the issue of any formal correspondence.

In the instance that Council requires no further information, we look forward to receipt of Council's Confirmation Notice and confirmation that an Information Request is not required to enable public notification of the development application to proceed.

If you have any questions regarding this correspondence, please contact the undersigned on TEL: (07) 4724 0095.

Yours sincerely,

MILFORD PLANNING



Electronic

George Milford
DIRECTOR

Encl: Development application package

Applicant **Alison Clark**

Reference **M2592**

Date **December 2025**

Development Application

Proposed
Development

**Material Change of Use –
Health Care Service
(Doctors Surgery) and
Dwelling Unit and
Operational Works –
Advertising Device (Panel
Sign)**

Property
Details

Lot 55 on T11884

**30 Paxton Street, North
Ward**





DOCUMENT CONTROL

Applicant	Alison Clark
Proposed Development	Material Change of Use – Health Care Service (Doctors Surgery) and Operational Works – Advertising Device (Panel Sign)
Contact	Libby Dixon

Quality Assurance					
Date 22.12.25 Version 1 Issue Final Template DA-STN-1	<table border="0" style="width: 100%;"> <tr> <td style="text-align: center; vertical-align: middle;">  Libby Dixon GRADUATE TOWN PLANNER </td> <td style="text-align: center; vertical-align: middle;">  George Milford DIRECTOR </td> </tr> <tr> <td style="text-align: center;">Author</td> <td style="text-align: center;">Reviewer</td> </tr> </table>	 Libby Dixon GRADUATE TOWN PLANNER	 George Milford DIRECTOR	Author	Reviewer
 Libby Dixon GRADUATE TOWN PLANNER	 George Milford DIRECTOR				
Author	Reviewer				

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TABLE OF CONTENTS

1.0	INTRODUCTION	5
1.1	PURPOSE	5
1.2	STRUCTURE	5
2.0	SUBJECT SITE	6
2.1	SITE PARAMETERS	6
2.2	SURROUNDING AREA	6
3.0	PROPOSED DEVELOPMENT	7
3.1	DESCRIPTION OF PROPOSED DEVELOPMENT	7
3.2	DEVELOPMENT PLANS	9
3.3	PRELODGE MENT MEETING	10
4.0	ASSESSMENT FRAMEWORK	11
4.1	PLANNING ACT 2016	11
4.2	PLANNING REGULATION 2017	11
4.3	APPROVAL SOUGHT	11
4.4	ASSESSMENT MANAGER ASSESSMENT PARAMETERS	11
4.5	REFERRAL AGENCY ASSESSMENT PARAMETERS	12
5.0	ASSESSMENT MANAGER CONSIDERATIONS	13
5.1	STATE PLANNING POLICY	13
5.2	REGIONAL PLAN	13
5.3	PLANNING SCHEME STRATEGIC FRAMEWORK	13
5.4	PLANNING SCHEME PURPOSE AND OVERALL OUTCOMES	14
5.5	PLANNING SCHEME ASSESSMENT MATRIX	15
5.6	PLANNING SCHEME DETAILED ASSESSMENT	18
6.0	OTHER RELEVANT MATTERS	22
6.1	OTHER RELEVANT MATTERS	22
7.0	CONCLUSION	23
7.1	ASSESSMENT SUMMARY	23
7.2	RECOMMENDED CONDITIONS OF APPROVAL	23



APPENDICES

Appendix 1	DA Form 1; and landowner's consent
Appendix 2	SmartMap of the subject site
Appendix 3	State Assessment Referral Agency mapping
Appendix 4	Proposed development plans



1.0 INTRODUCTION

1.1 Purpose

The purpose of this development application is to seek approval for Material Change of Use – Health Care Service (Doctors Clinic) and Dwelling Unit (the proposed development) under the provisions of the *Planning Act 2016* (the Act).

The purpose of this report is to provide information about the site on which the subject development is proposed, detail of the proposed development, and an assessment against the relevant assessment benchmarks. The assessment detailed in this report has been undertaken in accordance with the provisions and subordinate planning controls under the Act.

1.2 Structure

This report provides the following information with respect to the assessment of the proposed development:

- overview of the site and surrounding area;
- description of the proposed development;
- overview of the relevant assessment framework;
- assessment of the proposed development against the relevant assessment benchmarks;
- other relevant matters; and
- conclusion and recommendation.

This development application is made in accordance with Section 51 of the Act and contains the mandatory supporting information specified in the applicable DA Form. **Appendix 1** comprises DA Form 1 and the accompanying land owner's consent.



2.0 SUBJECT SITE

2.1 Site Parameters

The following parameters are applicable to the site of the proposed development (the subject site).

Property Owner	Alison Clark (refer Appendix 1)
Street Address	30 Paxton Street, North Ward
Formal Description	Lot 55 on T11884
Site Area	1,012 m ² (refer Appendix 2)
Easements	The land is not burdened by any easements.
Street Frontage	Paxton Street
Topography	The site has generally even topography.
Existing Use	Dwelling House
Existing Infrastructure	The site is serviced by the following infrastructure: <ul style="list-style-type: none">▪ reticulated water (Council);▪ reticulated sewer (Council);▪ electricity (Ergon); and▪ telecommunications (NBN).
Local Heritage Register	The site is not listed on the Local Heritage Register.
Contaminated Land	The land is not known to be included on the State Environmental Management Register or Contaminated Land Register.
Relevant State Interests	No State interests are relevant to the proposed development as detailed in the State Assessment Referral Agency (SARA) mapping (refer Appendix 3).

2.2 Surrounding Area

North	Sports and Recreation (Tennis Courts and Touch Fields)
East	Health Care Service (Dentist) and Dwelling Houses
South	Dwelling Houses
West	Multiple Dwelling and Dwelling Houses



3.0 PROPOSED DEVELOPMENT

3.1 Description of Proposed Development

The proposed development seeks approval for a Material change of use to establish a doctor's clinic in conjunction with a dwelling unit on the site. Specific detail of the proposed development is provided below.

Purpose of Development

The development is proposed to address an ongoing need for accessible primary health services within the surrounding locality. The Townsville region experiences difficulty in retaining doctors, in part due to lack of suitable local accommodation options and the reliance on short-term locum practitioners. This situation limits continuity and restricts reliable access to medical services.

The purpose of this proposal is to establish a permanent doctor's clinic to service the local community and improve the availability of general medical care. Support the long-term retention of medical professionals by enabling doctors to live within the community they serve and in turn reducing dependence on locum practitioners.

The combined clinic and dwelling arrangement will enable the attending doctor to remain local, accessible and integrated within the community, improving overall service delivery and health outcomes for residents.

Design Overview

The proposed development involves repositioning the existing dwelling by raising it one level and constructing a new ground floor beneath it and relocating the structure to the eastern portion of the site. The completed building will accommodate a doctor's clinic at ground level, with a self-contained dwelling unit on the first floor.

The ground floor medical clinic has been designed to provide functions and efficient healthcare environment. It will include:

- four consulting rooms;
- a treatment and sterilisation room;
- a staff room;
- one bathroom for staff and patients;
- a reception area and waiting room; and
- a dedicated outdoor area for staff situated at the front of the building.

The first floor dwelling unit will comprise of three bedrooms and will utilise the existing front lawn area as it's open space. The residence is intended to accommodate one of the sponsored doctors



who will be relocating to work at the practice on a permanent basis. Providing on-site housing ensures the practitioner has immediate access to suitable accommodation on arrival, avoiding the need to secure external housing and supporting workforce stability for the clinic.

Operational Overview

The proposed medical clinic will operate between 9:00am and 5:00 pm, consistent with typical business hours for general practice services. The facility has been designed to accommodate up to four general practitioners (GPs), however, it is anticipated that no more than three GPs will be practicing on-site at any one time. The clinic operations will be supported by either a dedicated reception and admin officer and a nurse, or a single multi-skilled staff member capable of fulfilling both administrative and clinical support roles. Appointment durations are expected to vary between practitioners.

Scale and Intensity

The development will comprise a two storey building, with the medical clinic occupying the ground floor. The clinic level will include a Gross Floor Area (GFA) of approximately 180 m², providing sufficient space for consulting rooms, support facilities and patient amenities the first floor will accommodate the dwelling unit, positioned above the clinic, completing a compact mixed-use design that remains compatible with the scale and character of the area.

Access and Parking

Vehicle access to the site will be provided from the northern end of the Paxton Street frontage. To accommodate this the existing driveway will be relocated, allowing for a wider crossover that ensure safe vehicle entry and exit movements. The upgraded crossover will also provide for sufficient queuing space on the driveway, preventing vehicles from backing up onto Paxton Street and maintains safe and efficient traffic flow. All on-site parking will be located at the rear of the property, with a total of 12 parking spaces provided. Of these spaces one will be allocated exclusive for the dwelling unit, and one will be designated as a disabled (accessible) parking space. An additional ambulance parking bay will be provided for emergency access.

Should occasional overflow parking be required, the development is well-positioned to utilise on-street parking on Paxton Street as well as the touch football field and tennis court parking areas located directly opposite the site. These facilities typically experience their peak usage between 5 pm and 9 pm, which does not coincide with the clinic's operating hours, thereby minimising any potential parking conflicts.

Primary access to the clinic will be from the rear, stemming from the carpark. Pedestrian access to the clinic will be provided from the southern side of the Paxton Street frontage, with entry located beneath the building's veranda. Access to the dwelling unit will be available from both



the front and rear of the building, with front entry shared with the driveway area and approached from the northern side of the front yard.

Water and Sewer

The proposed development will retain its existing connections to the reticulated water and sewer networks.

Stormwater

The site falls towards the road and the development provides landscaped areas around the boundary of the site to absorb some stormwater. Most will fall towards the road and towards the stormwater pit located out the front of 28 Paxton Street. The stormwater network has sufficient capacity to cater for the development.

Electricity and Communications

The proposed development will retain its existing connections to the electricity and telecommunications networks.

Landscaping

The development will include landscaping along the boundaries. The carpark area is also to be softened with landscaping, noting this is designed to screen the car park from the street.

3.2 Development Plans

The proposed development is detailed in the plans provided at **Appendix 4** and listed below. In addition, the proposed development is further detailed in the associated reports listed below and appended as referenced.

Title	Number	Issue	Date
Proposed Area of Works	1770-SK-001	A	October 2025
Existing Demolition Floor Plan	1770-SK-120	A	October 2025
Existing Demo - Roof Plan	1770-SK-160	A	October 2025
Proposed Site Plan	1770-SK-200	A	October 2025
Proposed Ground Floor Plan	1770-SK-201	A	October 2025
Proposed First Floor Plan	1770-SK-202	A	October



Title	Number	Issue	Date
			2025
Roof Plan	1770-SK-600	A	October 2025
Proposed Elevations Sheet 1	1770-SK-701	A	October 2025
Proposed Elevations Sheet 2	1770-SK-702	A	October 2025

3.3 Prelodgement Meeting

The proposed development was the subject of a prelodgement meeting between Townsville City Council (Council) and the Applicant’s representatives on 19 November 2025. Council were noted as being generally supportive of the proposed development given the project rational is to improve local healthcare accessibility and the Dwelling Unit is intended to primarily provide housing to doctors. In particular, Council were comfortable with the design in response to the character residential designation of the land. It was noted that the proposed development would deliver clear community benefits through improved healthcare access and dedicated housing for key workers.



4.0 ASSESSMENT FRAMEWORK

4.1 Planning Act 2016

The *Planning Act 2016* (the Act) provides the framework for Queensland's planning system and coordinates local, regional, and State planning. The Act allows for the establishment and is supported by subordinate planning legislation and instruments such as planning schemes. The provisions of the Act are therefore applicable to the proposed development.

4.2 Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) is established under the Act and provides support to the Act by detailing how it functions at a practical level. The Regulation determines the Assessment Manager and Referral Agencies relevant to assessable development, and relevant State interests through the State Planning Policy (SPP) and State Development Assessment Provisions (SDAP). The provisions of the Regulation are therefore applicable to the proposed development.

4.3 Approval Sought

Approval Type	Development Permit
Development Type	Material Change of Use and Operational Works
Definition or General Description	Health Care Service, Dwelling and Advertising Device
Specific Description	(Doctors Surgery and Dwelling Unit) (Panel Sign)

4.4 Assessment Manager Assessment Parameters

Assessment Manager	Townsville City Council
Planning Instrument	<i>Townsville City Plan 2014</i> (the planning scheme)
Zone and Precinct	Character Residential Zone (Grad Queenslanders Precinct)
Triggered Overlays	Heritage Overlay (Areas adjoining cultural heritage)
Category of Assessment	Impact
Table of Assessment Reference	Table 5.5.6 - Character Residential Zone (use not listed in table)



Assessment Manager Assessment Benchmarks	<ul style="list-style-type: none">▪ Strategic Framework▪ Character Residential Zone Code▪ Cultural Heritage Overlay Code▪ Healthy Waters Code▪ Landscape Code▪ Transport Impact and Parking Code▪ Works Code
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4.5 Referral Agency Assessment Parameters

Referral Agencies	No referral agencies are relevant to the proposed development.
Planning Instrument	<i>Planning Regulation 2017</i> (the Regulation)
Referral Triggers	The proposed development does not trigger referral.
Referral Agency Assessment Benchmarks	<ul style="list-style-type: none">▪ n/a



5.0 ASSESSMENT MANAGER CONSIDERATIONS

5.1 State Planning Policy

The *State Planning Policy* (the SPP) is a State planning instrument established under the Act and is designed to ensure the State's interests in planning are protected and delivered as part of local government planning across Queensland. Local government use the SPP when making or amending its planning scheme. Local government will also assess aspects of development applications using the SPP if their local planning scheme has not integrated certain State interests.

In accordance with Section 2.1 – State Planning Policy (SPP) of the planning scheme, the Minister has identified that all relevant State interests as outlined in the SPP dated July 2014 have been integrated into the planning scheme.

For the purpose of the proposed development, we consider that assessment against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

5.2 Regional Plan

Regional plans are State planning instruments established under the Act, and set the long term strategic direction for how regions grow and respond to change. Regional plans are designed to facilitate economic growth, development, liveable communities, and the protection of natural resources. Regional plans seek to balance the State interests identified by the SPP in the context of the particular region they apply to.

The *North Queensland Regional Plan* (the Regional Plan) applies to the local government areas of Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. The Regional Plan was implemented in March 2020, and seeks to capitalise on the growth, prosperity, and diversity of the region by supporting a vibrant economy, generating jobs, improving business investment, protecting our natural environment, and encouraging tourism and lifestyle opportunities over the next 25 years.

The proposed development is considered to align with the goals outlined in the Regional Plan. In particular, the proposed development will further Goal 1 – A leading economy in regional Australia and Goal 3 – Liveable, sustainable and resilient communities that promote living in the tropics.

5.3 Planning Scheme Strategic Framework

The planning scheme incorporates a strategic framework, which sets the policy direction and basis for ensuring appropriate development occurs within the planning scheme area.



The strategic framework is represented by the following four themes:

- shaping Townsville;
- strong, connected community;
- environmentally sustainable future; and
- sustaining growth.

The strategic framework provides strategic outcomes for each of the above four themes.

The proposed development furthers the outcomes sought by the above themes and the relevant outcomes, particularly when considering:

- the proposed development will contribute to Townsville's growth and evolution, and will further Townsville's role as the second capital of Queensland;
- the proposed development will maximise the potential of a well positioned site and will optimise community interaction through exceptional social design and quality; and
- given Townsville's climate, the proposed development will respond through the proposed design and layout that will incorporate energy efficient techniques.

5.4 Planning Scheme Purpose and Overall Outcomes

The proposed development is considered to further the purpose and overall outcomes sought by the relevant planning scheme codes by demonstrating compliance with the relevant performance and accepted outcomes.



5.5 Planning Scheme Assessment Matrix

The assessment matrix below summarises the outcome of an assessment of the proposed development against the relevant performance and accepted outcomes of the applicable Assessment Manager assessment benchmarks. The assessment matrix identifies the level of compliance of the proposed development in accordance with the legend below.

Legend	Criteria is clearly met and no further assessment is required.
	■
	Criteria is met and further explanation is provided for clarity.
■	
	Criteria is not met and further performance assessment is required.
■	
	Not applicable or no criteria prescribed.
■	

Outcome PO or AO	Character Residential Zone Code		Cultural Heritage Overlay Code		Healthy Waters Code		Landscape Code		Transport, Impact, Access and Parking Code		Works Code	
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Outcome PO or AO	Character Residential Zone Code		Cultural Heritage Overlay Code		Healthy Waters Code		Landscape Code		Transport, Impact, Access and Parking Code		Works Code	
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Outcome PO or AO	Character Residential Zone Code		Cultural Heritage Overlay Code		Healthy Waters Code		Landscape Code		Transport, Impact, Access and Parking Code		Works Code	
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Outcome PO or AO	Character Residential Zone Code		Cultural Heritage Overlay Code		Healthy Waters Code		Landscape Code		Transport, Impact, Access and Parking Code		Works Code	
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Criteria identified in the assessment matrix as requiring further explanation or further assessment is addressed in the following subsection.

5.6 Planning Scheme Detailed Assessment

Character Residential Zone Code

PO4

Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to:

- (a) noise;
- (b) hours of operation;
- (c) traffic;
- (d) visual impact;
- (e) odour and emissions;
- (f) lighting;
- (g) access to sunlight;
- (h) privacy; and
- (i) outlook.

No acceptable outcome is nominated.

Complies with PO4

The proposed development has been designed to minimise impacts on surrounding land and maintain an appropriate level of amenity for both neighbouring properties and occupants of the site. The layout, scale and operational characteristics have been considered to ensure potential impacts are appropriately managed.

The development does not involve activities that are expected to generate unreasonable noise or odour, and operations are limited to typical daytime hours to protect residential amenity. Traffic



generated by the development is expected to be relatively low and can be accommodated by the existing network. Building placement, setbacks and landscaping will soften visual impacts and maintain privacy between properties, while the height and orientation of structures ensure continued access to daylight and an acceptable outlook for adjoining residents. External lighting will be designed to avoid glare and light spill beyond the site boundaries.

Given the above, the proposed development complies with Performance Outcome 4 of the Character Residential Zone Code.

<p>PO8 The removal, relocation or a partial or total demolition of a contributing character building only occurs if it can be demonstrated that the:</p> <ul style="list-style-type: none"> (a) total or partial loss of the building will not contribute to the loss of the character values; (b) total or partial loss of the building will not impact on the rhythm of the streetscape; or (c) the building or part proposed for demolition is not capable of structural repair. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—An impact statement produced by a suitably qualified professional may be required to demonstrate that there is no adverse impact on the character of the precinct due to the loss of the place, or a suitably qualified professional provides a report on the buildings condition, demonstrating that the place is not capable of repair.</p> <p>Editor's note—Applicants should have regard to the Character Residential planning scheme policy no. SC6.2 for guidance on how to write an impact statement.</p>
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Complies with PO8

The proposed demolition relates only to the rear portion of the existing contributing character building. This section is not visible from the street and does not form part of the building elements that contribute to the established character or the rhythm of the streetscape. As such, its removal will not result in any loss of character values or impact the visual continuity of the surrounding character precinct.

Given the above, the proposed development complies with Performance Outcome 8 of the Character Residential Zone Code.

<p>PO10 Non-residential uses establish only where:</p> <ul style="list-style-type: none"> (a) compatible with local character and amenity; (b) limited in scale and supporting the day-to-day needs of the local community; and (c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note—Applicants should have regard to the Economic impact assessment planning scheme policy no SC6.5 for guidance on how to demonstrate compliance with this performance outcome.</p>
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Complies with PO10

The non-residential component is to be established in conjunction with a residential use, ensuring compatibility with the surrounding low-intensity neighbourhood character. The doctors surgery is intended to service the immediate local community, providing day to day health services that support, rather than compete with, North Ward's established network centres. The scale, form and operational characteristics of the use are appropriately limited, ensuring it does not generate adverse amenity impacts and remains consistent with the residential character of the locality.

Given the above, the proposed development complies with Performance Outcome 10 of the



Character Residential Zone Code.

PO13 Building height is consistent to adjoining contributing character buildings.	AO13.1 Development does not involve raising or lowering a dwelling by more than 1m.
	AO13.2 Unless otherwise stated for a particular precinct, buildings and structures do not exceed 8.5m or 2 storeys in building height, whichever is the lesser.

Complies with PO13

The proposal will raise the existing dwelling by more than 1 m to allow for the construction of the new doctors surgery on the ground floor. The adjoining building to the north is not a contributing character building (32 Paxton Street) and is two storey rendered units with blank façade and prominent parking, the building to the left is a contributing character building. The proposed building will not be over 8.5 m high.

Given the above, the proposed development complies with Performance Outcome 13

Cultural Heritage Overlay Code

PO13 Development is sympathetic to and consistent with the features and values of the heritage place, including: <ul style="list-style-type: none"> (a) maintaining views to and from the heritage place where significant; (b) consistency of built form and setback; (c) potential for overshadowing; and (d) consistency with open space and landscaping features. 	No acceptable outcome is nominated. Editor's note —Refer to the Cultural heritage planning scheme policy no. SC6.3 for guidance on achieving performance outcomes.
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Complies with PO13

The development site is positioned to the rear of the heritage place, ensuring it remains visually subordinate and sympathetic to the places identified heritage values. The location preserves significant views both to and from the heritage place, as the new built form does not intrude upon key sightlines or diminish the visual prominence. Being located downslope, the development will not result in overshadowing of the heritage place, thereby maintaining its established presentation within the landscape. The proposed scale and setback are consistent with existing built form and open space, and landscaping areas ensure continued consistency with the sites heritage character.

Given the above, the proposed development complies with Performance Outcome 13 of the Cultural Heritage Overlay Code.

Transport, Impact, Access and Parking Code



<p>PO17 Provision is made for on-site vehicle parking to:</p> <p>(a) meet the demand likely to be generated by the development; and</p> <p>(b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.</p>	<p>AO17 Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.</p> <p>Editor's note— Applicants should refer to the Development manual planning scheme policy no. SC6.4 - SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking, SC6.4.5.2 Traffic Impact Assessments (TIA), SC6.4.6.1 Geometric Road Design, and SC6.4.5.1 Townsville Road Hierarchy to assist in complying with this outcome.</p>
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Complies with PO17

The development provides sufficient on-site parking to accommodate the anticipated demand generated by both the residential component and the proposed doctor’s surgery. One space is allocated to the dwelling unit, while 12 standard parking spaces, including a dedicated accessible parking space and an additional emergency ambulance bay are provided for the health care service. This supply meets the minimum requirements of the Parking Rates Planning Scheme Policy no. SC6.10. ensuring parking demand is contained on-site.

Given the above, the proposed development complies with Performance Outcome 17 of the Transport, Impact, Access and Parking Code.

<p>PO27 Refuse collection vehicles are able to safely access on-site refuse collection facilities.</p>	<p>AO27 Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.</p>
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Complies with PO27

Refuse collection for both the dwelling and the doctor’s surgery will occur from the street frontage, where there is adequate space to safely and efficiently place refuse and recycling containers on collection days. The arrangement ensures that waste collection vehicles can operate without obstruction and without adversely impacting traffic flow, pedestrian safety, or the amenity of the surrounding area.

Given the above, the proposed development complies with Performance Outcome 27 of the Transport, Impact, Access and Parking Code.



6.0 OTHER RELEVANT MATTERS

6.1 Other Relevant Matters

There are substantial other relevant matters to support the approval of the proposed development. In accordance with Section 45, Item 5 (b) of the Act, an impact assessment may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial, or otherwise.

Other relevant matters supporting the approval of the proposed development include (but are not limited to) the following:

- there is a demonstrated community need for local health services;
- there is an undersupply of similar services in the immediate area;
- the development improves accessibility for residents and reduces the need to travel to centre-based facilities;
- the proposal represents an efficient use of existing urban land and infrastructure, supporting the intent of consolidation and infill within serviced locations;
- the development contributes to the economic vitality of the locality; and
- enhances the availability of skilled health professionals in the area.

Collectively these matters demonstrate the proposed development delivers clear community, social and economic benefits while remaining compatible with the surrounding residential context.



7.0 CONCLUSION

7.1 Assessment Summary

The assessment of the proposed development against the relevant assessment benchmarks detailed in this development application supports a recommendation for approval based on the following reasons:

- the proposed development complies with the relevant assessment benchmarks;
- there are other relevant matters supporting Council’s approval; and
- compliance with the relevant assessment benchmarks can be managed through reasonable and relevant conditions.

7.2 Recommended Conditions of Approval

Given the above facts and circumstances presented in this development application, we recommend that Council **approve** the proposed development subject to the following reasonable and relevant conditions that are considered specifically relevant to the proposed development.

Condition 1 – Approved Plans and Supporting Documentation

- (a) The development must generally comply with the plan(s) referenced in the table below and attached as stamped “Approved Subject to Conditions” which forms part of this approval, unless otherwise specified by any condition of this approval.

Title	Number	Issue	Date
Proposed Area of Works	1770-SK-001	A	October 2025
Existing Demolition Floor Plan	1770-SK-120	A	October 2025
Existing Demo - Roof Plan	1770-SK-160	A	October 2025
Proposed Sie Plan	1770-SK-200	A	October 2025
Proposed Ground Floor Plan	1770-SK-201	A	October 2025
Proposed First Floor Plan	1770-SK-202	A	October 2025
Roof Plan	1770-SK-600	A	October 2025
Proposed Elevations Sheet 1	1770-SK-701	A	October 2025
Proposed Elevations Sheet 2	1770-SK-702	A	October 2025

Appendix 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) (individual or company full name)	Allison Clark c/- Milford Planning
Contact name (only applicable for companies)	Libby Dixon
Postal address (P.O. Box or street address)	PO Box 5463
Suburb	Townsville City
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4724 0095
Email address (non-mandatory)	info@milfordplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M2592

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		30	Paxton Street	North Ward
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	55	T11884	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
 Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable):

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

Doctors Surgery defined as a health care service and dwelling unit

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- Material change of use Reconfiguring a lot Operational work Building work

b) What is the approval type? *(tick only one box)*

- Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

One panel sign located at the front of the lot.

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- Not required

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details

7) Does the proposed development application involve any of the following?

Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Doctors Surgery	Health Care Service		180 m ²
Dwelling Unit	Dwelling	1	

8.2) Does the proposed use involve the use of existing buildings on the premises?

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

- Yes – provide details below or include details in a schedule to this development application
- No

Provide a general description of the temporary accepted development

Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?

9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- Clearing native vegetation
- Contaminated land (*unexploded ordnance*)
- Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- Fisheries – aquaculture
- Fisheries – declared fish habitat area
- Fisheries – marine plants
- Fisheries – waterway barrier works
- Hazardous chemical facilities
- Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- Infrastructure-related referrals – designated premises
- Infrastructure-related referrals – state transport infrastructure
- Infrastructure-related referrals – State transport corridor and future State transport corridor
- Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- Infrastructure-related referrals – near a state-controlled road intersection
- Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- Koala habitat in SEQ region – key resource areas
- Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- Ports – Brisbane core port land – environmentally relevant activity (ERA)
- Ports – Brisbane core port land – tidal works or work in a coastal management district
- Ports – Brisbane core port land – hazardous chemical facility
- Ports – Brisbane core port land – taking or interfering with water
- Ports – Brisbane core port land – referable dams
- Ports – Brisbane core port land – fisheries
- Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- SEQ development area
- SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- SEQ regional landscape and rural production area or SEQ rural living area – community activity
- SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- SEQ regional landscape and rural production area or SEQ rural living area – combined use
- SEQ northern inter-urban break – tourist activity or sport and recreation activity

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material (*from a watercourse or lake*)
- Water-related development – referable dams
- Water-related development – levees (*category 3 levees only*)
- Wetland protection area

Matters requiring referral to the local government:

- Airport land
- Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)
- Heritage places – Local heritage places

Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994:

- Ports – Brisbane core port land (*where inconsistent with the Brisbane port LUP for transport reasons*)
- Ports – Strategic port land

Matters requiring referral to the relevant port operator, if applicant is not port operator:

- Ports – Land within Port of Brisbane’s port limits (*below high-water mark*)

Matters requiring referral to the Chief Executive of the relevant port authority:

- Ports – Land within limits of another port (*below high-water mark*)

Matters requiring referral to the Gold Coast Waterways Authority:

- Tidal works or work in a coastal management district (*in Gold Coast waters*)

Matters requiring referral to the Queensland Fire and Emergency Service:

- Tidal works or work in a coastal management district (*involving a marina (more than six vessel berths)*)

18) Has any referral agency provided a referral response for this development application?

- Yes – referral response(s) received and listed below are attached to this development application
- No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

I agree to receive an information request if determined necessary for this development application

I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

Yes – provide details below or include details in a schedule to this development application

No

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

Yes – a copy of the receipted QLeave form is attached to this development application

No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- No

Note: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title

No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:	N/A	Place ID:	22670
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Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	<input checked="" type="checkbox"/> Yes
Note: See the <i>Planning Regulation 2017</i> for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> Yes
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	
Relevant plans of the development are attached to this development application	<input checked="" type="checkbox"/> Yes
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

- By making this development application, I declare that all information in this development application is true and correct
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager’s and/or referral agency’s website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

MP ref: M2592
QA: ed

10 December 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Sir/ Madam,

Re: Land Owner Consent

Under the provisions of the *Planning Act 2016*, I/ we **ALISON JANE CLARK**, being the registered owner of land described as **LOT 55 ON T11884** and located at **30 PAXTON STREET, NORTH WARD**, do hereby authorise and confirm the engagement and appointment of Milford Planning to act on our behalf with respect to the procurement of all development approvals for the aforementioned land.

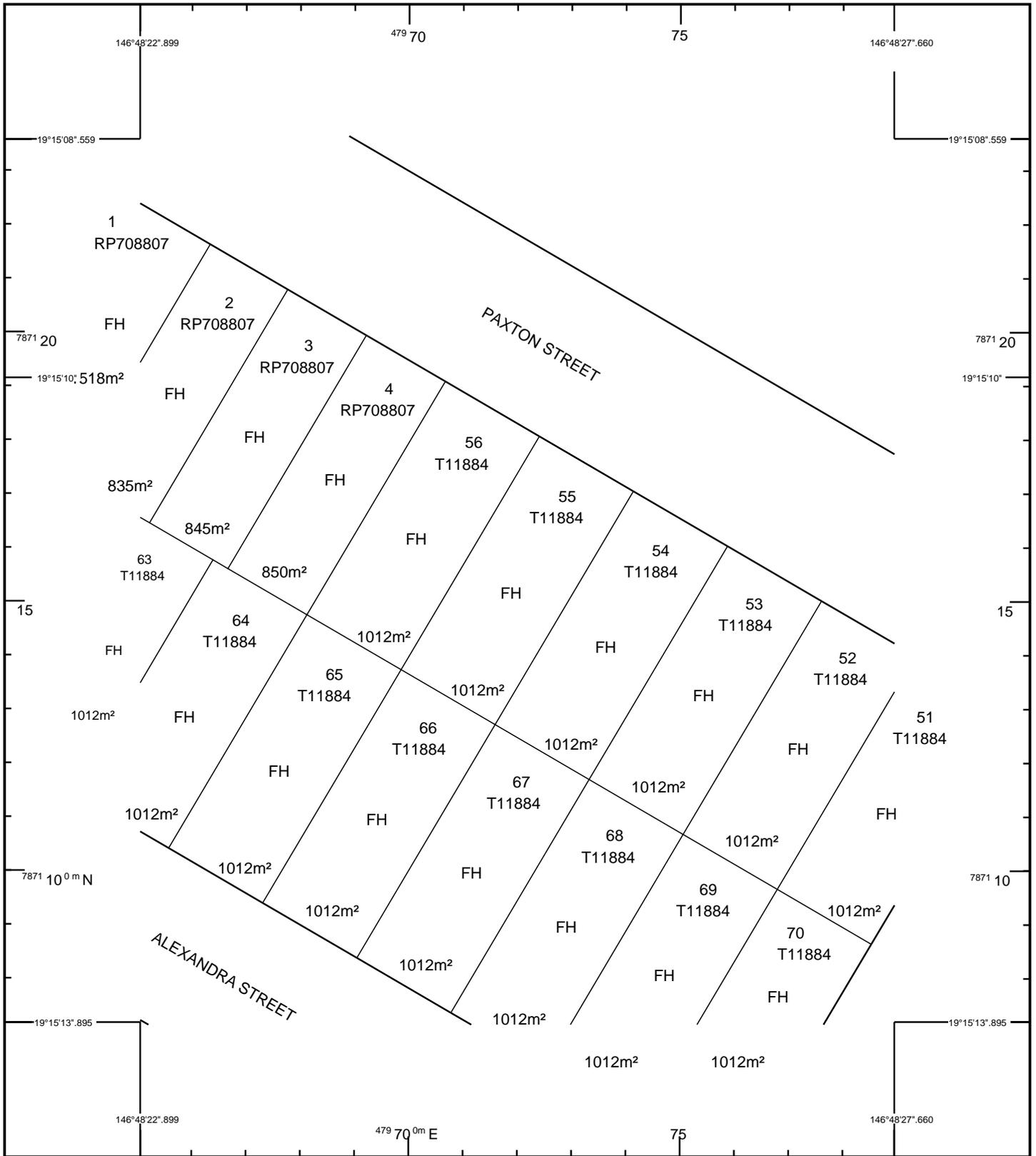
Date	11	December	2025
	Day	Month	Year
Signature			
Name	Alison Clark		
Position	Owner		

Note

Where registered owner is a company the ACN must be included and accompanied by:

- (a) the signature of either:
- two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director; **or**
- (b) the company seal (if the company has a common seal) witnessed by:
- two directors of the company;
 - a director and a company secretary of the company; or
 - for a proprietary company that has a sole director who is also the sole company secretary, that director.

Appendix 2



STANDARD MAP NUMBER
8259-24411

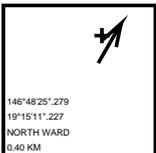


SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	55/T11884
Lot/Plan	1012m²
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	NORTH WARD
Locality	50856/6
Segment/Parcel	

CLIENT SERVICE STANDARDS

PRINTED 14/01/2025
DCDB 13/01/2025
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**Queensland
Government**

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Appendix 3

State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

No Matters of Interest for the selected Lot Plan(s).

Matters of Interest by Lot Plan

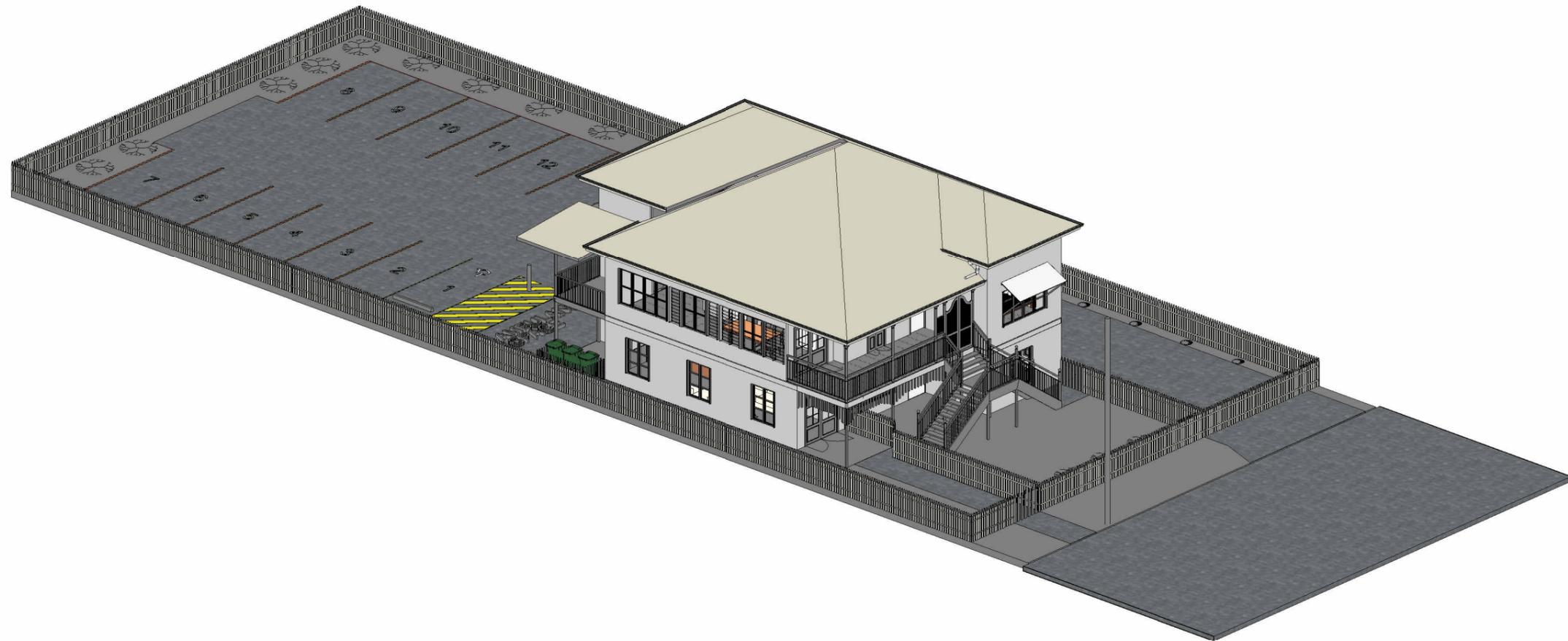
Lot Plan: 55T11884 (Area: 1012 m²)

No Matters of Interest for this Lot Plan.

Appendix 4

Client- KENNY & ALI CLARK
 i4 Project No.- 1770
 Project - NEW DOCTORS SURGERY
 Address - 30 PAXTON STREET, NORTHWARD

SHEETS	
No.	NAME
000	COVER PAGE
011	PROPOSED AREA OF WORKS
120	EXISTING/DEMOLITION - FLOOR PLAN
160	EXISTING/DEMO - ROOF PLAN
200	PROPOSED SITE PLAN
201	PROPOSED GROUND FLOOR PLAN
202	PROPOSED FIRST FLOOR PLAN
600	ROOF PLAN
701	PROPOSED ELEVATIONS SHEET 1
702	PROPOSED ELEVATIONS SHEET 2



NOT FOR CONSTRUCTION

GENERAL NOTES 1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS 2. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION	PROJECT: NEW DOCTORS SURGERY CLIENT: KENNY & ALI CLARK LOCATION: 30 PAXTON STREET, NORTHWARD	i4 architecture DESIGN STUDIO 513 STURT STREET, TOWNSVILLE, NORTH QUEENSLAND T.M.C BOX 5377, TOWNSVILLE 4810 Ph: 07 47 241 944 Fax: 07 47 241 988 E-MAIL: info@i4architecture.com.au WEBSITE: www.i4architecture.com.au	Australian Institute of Architects 	COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF i4architecture PTY LTD AND MUST NOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE PRIOR APPROVAL OF THE AUTHOR	AMENDMENTS <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date										DESIGNED JL DRAWN WW DATE OCTOBER 2025 SCALE A1 ISSUED	COVER PAGE 1770 SK - 000
	No.				Description	Date													
Document Set ID: 27905611 Version: 1, Version Date: 23/12/2025																			



PROPOSED AREA OF WORKS
NEW DOCTORS SURGERY

SITE SERVICES LEGEND

—S—	EXISTING SEWER
—S—	SEWER
—W—	EXISTING WATER
—W—	WATER
—E—	EXISTING ELECTRICAL
—E—	ELECTRICAL
—SW—	EXISTING STORMWATER
—SW—	STORMWATER
—C—	EXISTING COMMUNICATIONS
—C—	COMMUNICATIONS
—IRR—	EXISTING IRRIGATION
—IRR—	IRRIGATION

SITE NOTES:

- TENDERERS MUST REFER TO THE "WORKING ON DEPARTMENT OF EDUCATION (D&E) FACILITIES" DOCUMENT TO ENSURE ALL ALLOWANCES HAVE BEEN MADE AS REQUIRED TO CONFIRM TO THE CONDITIONS OF THE CONTRACT.
- IT IS A REQUIREMENT THAT ALL TENDERS INFORM THEMSELVES OF SITE CONDITIONS BY ATTENDING SITE FOR AN INSPECTION PRIOR TO SUBMITTING A TENDER. PERMISSION TO VISIT THE SITE DURING TENDER MUST BE OBTAINED FROM THE PROJECT MANAGER AND SCHOOL.
- TENDERERS ARE TO ALLOW FOR ALL FENCING, BARRICADING, SCAFFOLDING ETC, NECESSARY TO MEET WORK PLACE HEALTH AND SAFETY COMPLIANCE. CONTRACTORS SITE ACCESS TO BE 1.8m HIGH TEMPORARY FENCING LINED WITH DUST LINING.
- CONTRACTORS TO REVIEW ASBESTOS REGISTER. AVAILABLE FROM THE SCHOOL. PRIOR TO COMMENCING WORKS ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER IMMEDIATELY OF ANY SUSPECTED ASBESTOS MATERIAL IN THE AREA OF WORKS.



1 PROPOSED AREA OF WORKS
701 SCALE 1:200 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT OF WORKS
DRAWN: WW
DATE: OCTOBER 2025
SCALE: A1
ISSUED: As indicated

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD



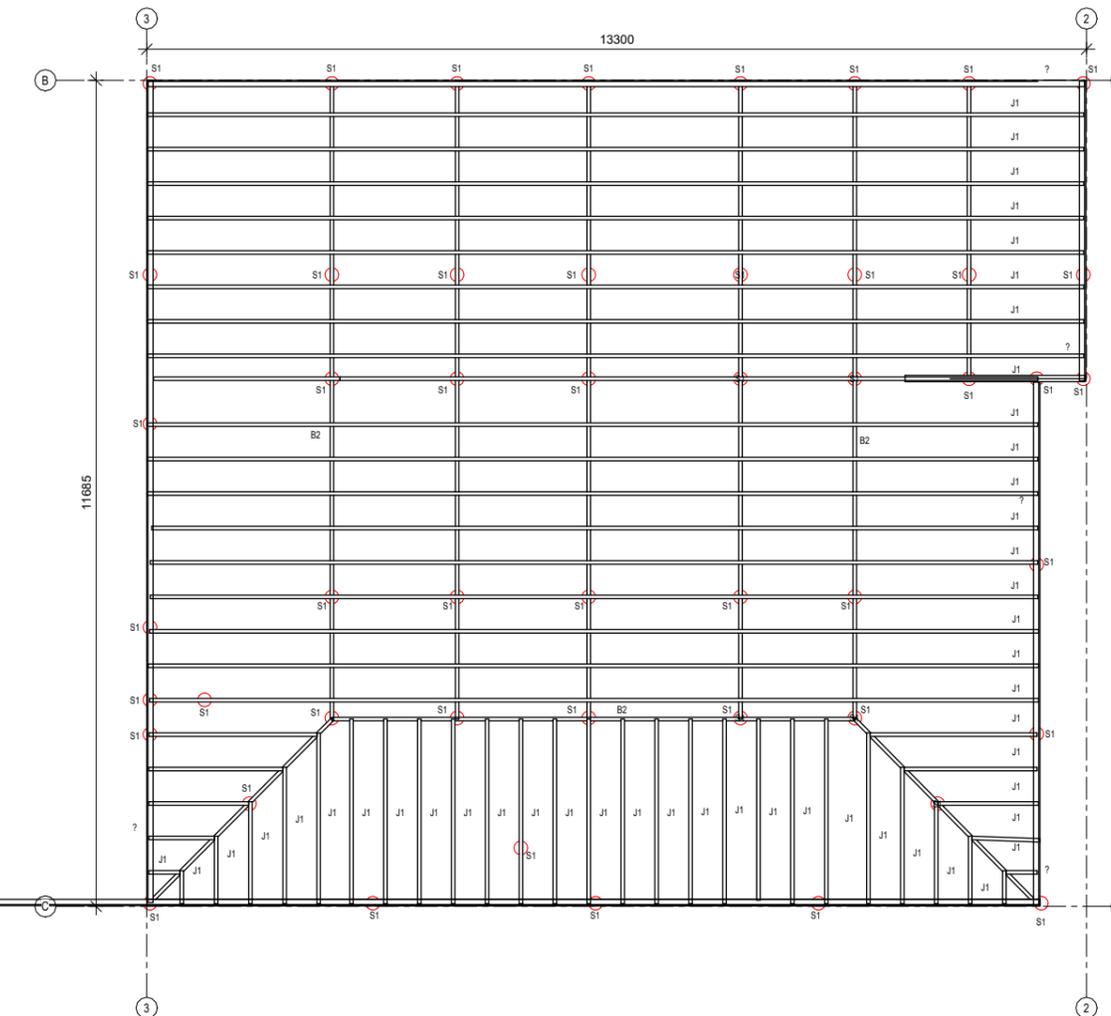
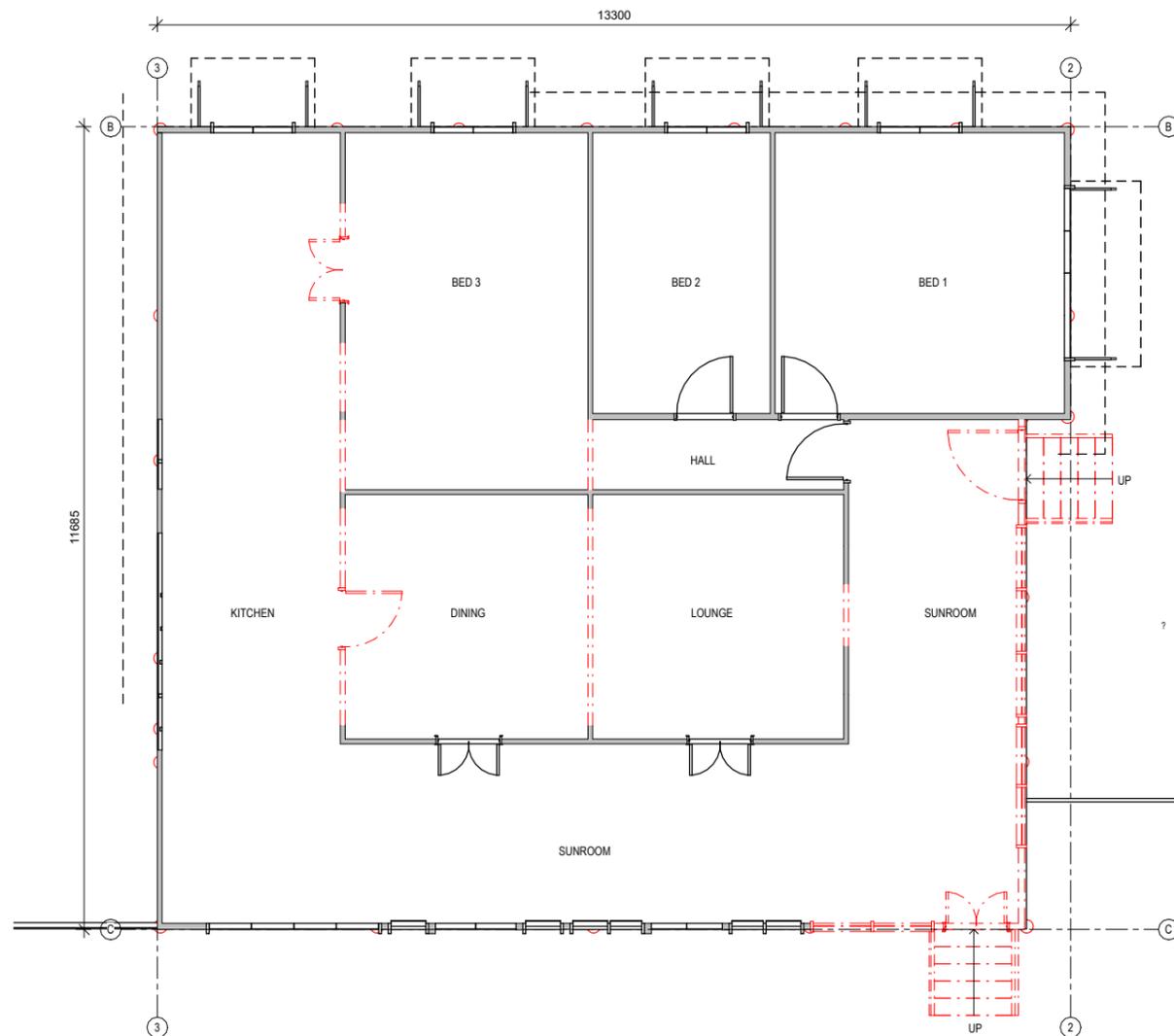
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AMENDMENTS		
No.	Description	Date

DESIGNED	JL	PROPOSED AREA OF WORKS
DRAWN	WW	
DATE	OCTOBER 2025	
SCALE	A1	
ISSUED	As indicated	1770
		SK - 011



STRUCTURAL MEMBER EXISTING

S1 - ROUND CONC STUMP SPACING TBC
 B1 - 75 PFC
 B2 - 100 X 100 HWD BEAR
 J1 - 100 X 50 HWD JOIST

DEMOLITION LEGEND - FLOOR PLAN

--- DENOTES ITEM FOR DEMOLITION
 [Cross-hatched] DENOTES DEMOLITION OF EXISTING JOINERY
 [Red dashed line] DENOTES DEMOLITION OF DOOR
 [Red circle with S1] DENOTES DEMOLITION CONCRETE STUMP

GENERAL NOTES

- CONTRACTOR SHALL ALLOW TO LOCATE ALL SERVICES IN THE VICINITY PRIOR TO COMMENCEMENT
- DEMOLISH WALLS, DOORS, JOINERY, ETC IN BUILDING AS SHOWN
- CONTRACTOR SHALL MAKE GOOD AND REINSTATE TO EXISTING BUILDING WHERE DISTURBED BY NEW WORKS
- CONTRACTOR SHALL ALLOW TO REMOVE ALL EXISTING FLOOR COVERINGS THROUGHOUT AS SHOWN. PREPARE SUBSTRATE FOR NEW FLOOR FINISH PER PROPOSED PLANS
- ALL NEW AND EXISTING ELECTRICAL FIXTURES IE: FANS, LIGHTS, AC CONTROLS ETC. TO BE REWIRED WHERE REQUIRED TO ENSURE EACH CLASSROOM CAN BE OPERATED INDEPENDANTLY
- ALLOW TO REMOVE AND REPLACE ALL EXISTING COVER PLATES FOR (BUT NOT LIMITED TO) FAN, LIGHT, GPO, DATA, AC CONTROL PANELS ETC.
- ALL OBSOLETE SERVICES TO BE TERMINATED AND REMOVED AS REQUIRED.

1 EXISTING / DEMO GROUND FLOOR
 701 SCALE: 1:50 @A1

2 EXISTING / DEMO FLOOR FRAMING
 701 SCALE: 1:50 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD



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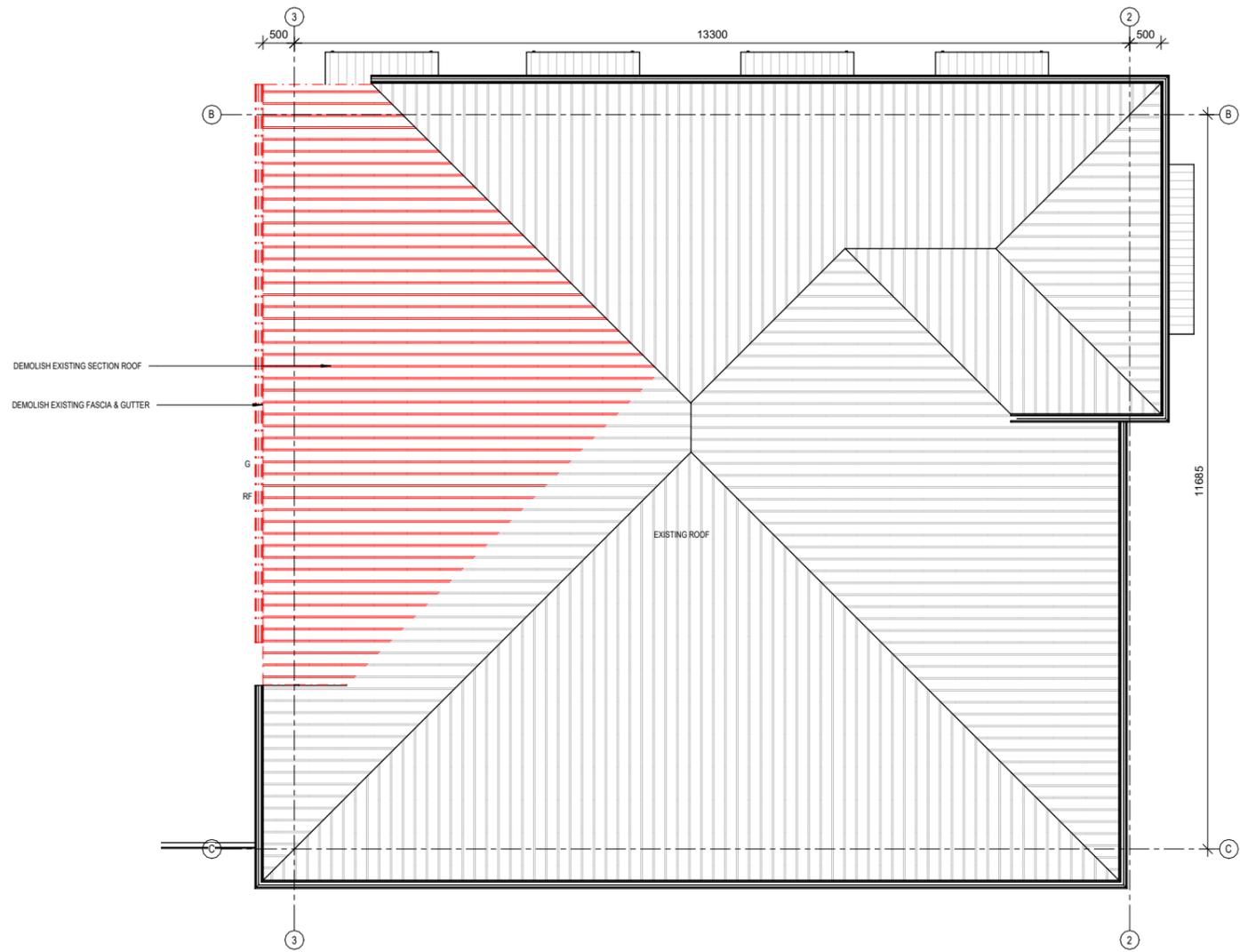
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 DRAWN WW
 DATE OCTOBER 2025
 SCALE A1
 ISSUED As indicated

EXISTING/DEMOLITION - FLOOR PLAN

1770 SK - 120



ABBREVIATIONS	
CODE	DESCRIPTION
G	GUTTER
RF	ROOF FASCIA

DEMOLITION LEGEND - ROOF PLAN	
- - -	DENOTES ITEM FOR DEMOLITION
G	DENOTES GUTTER
BC	DENOTES BARGE CAPPING
GENERAL NOTES	
1. CONTRACTOR SHALL ALLOW TO LOCATE ALL SERVICES IN THE VICINITY PRIOR TO COMMENCEMENT	
2. DEMOLISH WALLS, DOORS, JOINERY, ETC IN BUILDING AS SHOWN	
3. CONTRACTOR SHALL MAKE GOOD AND REINSTATE TO EXISTING BUILDING WHERE DISTURBED BY NEW WORKS	
4. CONTRACTOR SHALL ALLOW TO REMOVE ALL EXISTING FLOOR COVERINGS THROUGHOUT AS SHOWN. PREPARE SUBSTRATE FOR NEW FLOOR FINISH PER PROPOSED PLANS	
5. ALL NEW AND EXISTING ELECTRICAL FIXTURES IE. FANS, LIGHTS, AC CONTROLS ETC. TO BE REWIRED WHERE REQUIRED TO ENSURE EACH CLASSROOM CAN BE OPERATED INDEPENDANTLY	
6. ALLOW TO REMOVE AND REPLACE ALL EXISTING COVER PLATES FOR (BUT NOT LIMITED TO) FAN, LIGHT, GPO, DATA, A/C CONTROL PANELS ETC.	
7. ALL OBSOLETE SERVICES TO BE TERMINATED AND REMOVED AS REQUIRED.	

1 EXISTING/DEMO - ROOF PLAN
701 SCALE 1:50 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD



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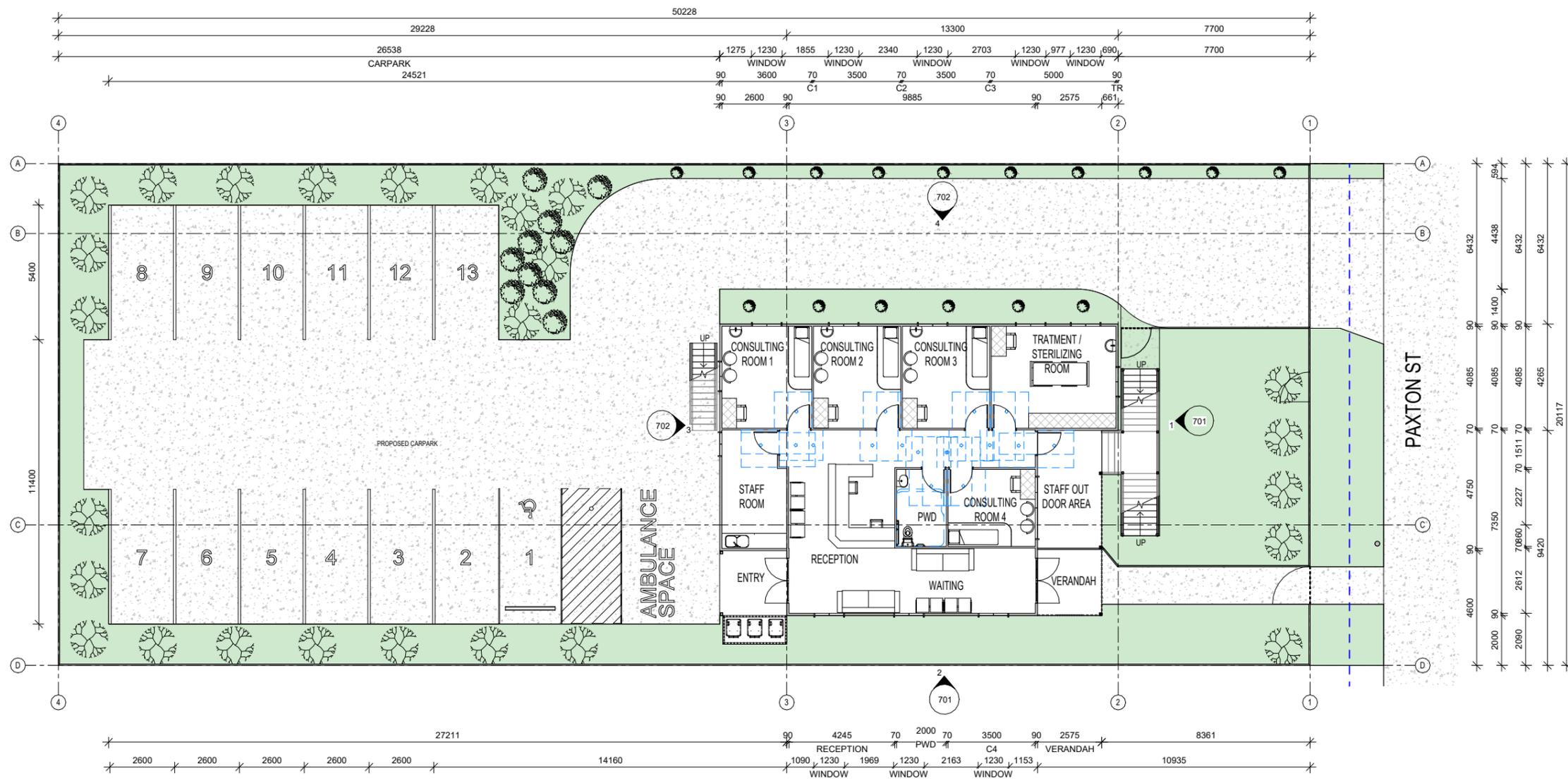
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DATE OCTOBER 2025
SCALE A1
ISSUED As indicated

EXISTING/DEMO - ROOF PLAN
1770 SK - 160



SITE PLAN LEGEND

- - - EXISTING SEWER
- - - SEWER
- - - EXISTING WATER
- - - WATER
- - - EXISTING ELECTRICAL
- - - ELECTRICAL
- - - EXISTING STORMWATER
- - - STORMWATER
- - - EXISTING COMMUNICATIONS
- - - COMMUNICATIONS
- - - EXISTING IRRIGATION
- - - IRRIGATION

00°00'00" 0.00m DENOTES PROPERTY BOUNDARY BEARING AND DISTANCE

BUILDER TO PROVIDE 1.8m HIGH TEMPORARY FENCING TO SECURE AREA OF WORKS INCLUDING ACCESS POINT.

PROPOSED FLOOR PLAN LEGEND

- (D) DENOTES NEW DOOR NUMBER - REFER DOOR SCHEDULES FOR DETAILS
- (W) DENOTES NEW WINDOW NUMBER - REFER WINDOW SCHEDULES FOR DETAILS
- (P) DENOTES A NEW WALL PARTITION. REFER TO PARTITION DETAILS SHEET FOR DETAILS.
- (J) DENOTES NEW FIXED JOINERY ITEM. REFER TO JOINERY DETAILS SHEET FOR DETAILS.
- - - EXISTING DRAINAGE. CONFIRM LOCATION ON SITE.
- - - NEW DRAINAGE TO CONNECT TO EXISTING.
- F-FE FIRE EXTINGUISHER TO NCC REQUIREMENTS
- (C) DENOTES COMPLIANT CIRCULATION SPACE AROUND DOOR.
- (H) DENOTES NO WORKS TO THIS AREA

GENERAL NOTES

- CONTRACTOR TO MAKE GOOD ANY DAMAGE TO EXISTING SURFACES, FLOOR COVERINGS, PAINT WORK AND THE LIKE AS A RESULT OF THE REFURBISHMENTS WORKS BEING COMPLETED.
- ALLOW TO PROTECT / COVER EXISTING FLOOR COVERINGS TO PREVENT ANY DAMAGE FROM OCCURRING.
- GENERALLY ALL NEW & EXISTING SURFACES INTERNALLY ARE TO BE PAINTED. REFER TO SPECIFICATION FOR SCHEDULE OF WORKS.
- CONTRACTOR TO ENSURE ALL DOORWAYS, PASSAGEWAYS AND CORRIDORS COMPLY WITH AS1428.1:2009
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE
- CONTRACTOR TO ALLOW TO LOCATE, ALL SERVICES PRIOR TO COMMENCEMENT.
- ANY DISCREPANCIES CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL BE REFERRED TO ARCHITECTURE IMMEDIATELY FOR CLARIFICATION
- ALL WINDOWS TO BE SERVICED TO ENSURE LIKE-NEW OPERATION INCLUDING REPLACEMENT OF, BUT NOT LIMITED TO, CATCHES, HANDLES AND SEALS AS REQUIRED.

1 PROPOSED SITE PLAN
701 SCALE 1:100 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD

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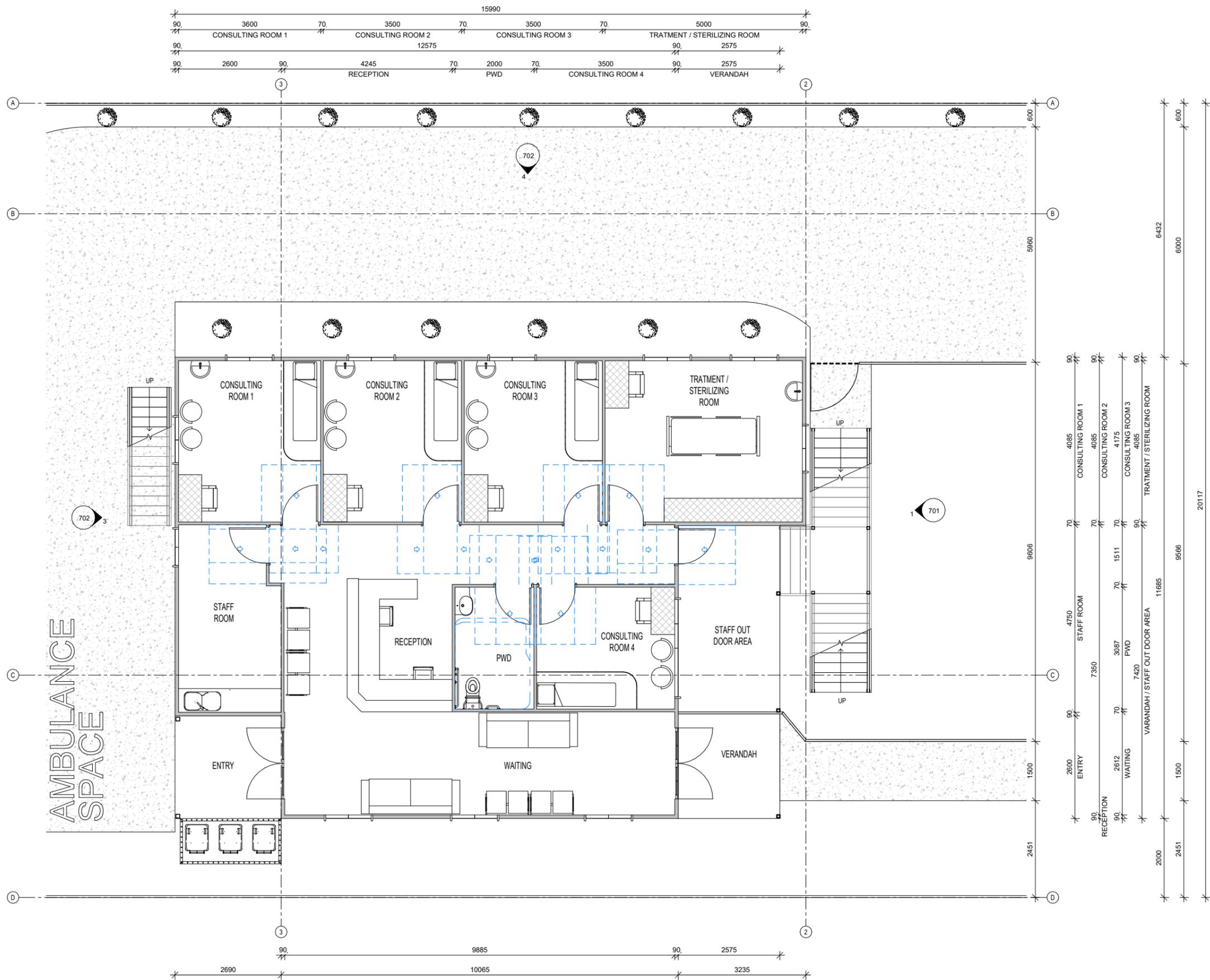
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DESIGNED	JL	PROPOSED SITE PLAN
DRAWN	WW	
DATE	OCTOBER 2025	
SCALE	A1 As indicated	
ISSUED		1770
		SK - 200



ABBREVIATIONS	
CODE	DESCRIPTION

PROPOSED FLOOR PLAN LEGEND

- DENOTES NEW DOOR NUMBER - REFER DOOR SCHEDULES FOR DETAILS
- DENOTES NEW WINDOW NUMBER - REFER WINDOW SCHEDULES FOR DETAILS
- DENOTES A NEW WALL PARTITION. REFER TO PARTITION DETAILS SHEET FOR DETAILS.
- DENOTES NEW FIXED JOINERY ITEM. REFER TO JOINERY DETAILS SHEET FOR DETAILS.
- EXISTING DRAINAGE. CONFIRM LOCATION ON SITE.
- NEW DRAINAGE TO CONNECT TO EXISTING.
- FIRE EXTINGUISHER TO NCC REQUIREMENTS
- DENOTES COMPLIANT CIRCULATION SPACE AROUND DOOR.
- DENOTES NO WORKS TO THIS AREA

GENERAL NOTES

- CONTRACTOR TO MAKE GOOD ANY DAMAGE TO EXISTING SURFACES, FLOOR COVERINGS, PAINT WORK AND THE LIKE AS A RESULT OF THE REFURBISHMENTS WORKS BEING COMPLETED.
- ALLOW TO PROTECT / COVER EXISTING FLOOR COVERINGS TO PREVENT ANY DAMAGE FROM OCCURRING.
- GENERALLY ALL NEW & EXISTING SURFACES INTERNALLY ARE TO BE PAINTED. REFER TO SPECIFICATION FOR SCHEDULE OF WORKS.
- CONTRACTOR TO ENSURE ALL DOORWAYS, PASSAGEWAYS AND CORRIDORS COMPLY WITH AS1428.1:2009
- FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALE
- CONTRACTOR TO ALLOW TO LOCATE, ALL SERVICES PRIOR TO COMMENCEMENT.
- ANY DISCREPANCIES CONTAINED WITHIN THE CONTRACT DOCUMENTS SHALL BE REFERRED TO ARCHITECTURE IMMEDIATELY FOR CLARIFICATION
- ALL WINDOWS TO BE SERVICED TO ENSURE LIKE-NEW OPERATION INCLUDING REPLACEMENT OF, BUT NOT LIMITED TO, CATCHES, HANDLES AND SEALS AS REQUIRED.

1 PROPOSED GROUND FLOOR PLAN
701 SCALE: 1:50 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES

- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
- VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD



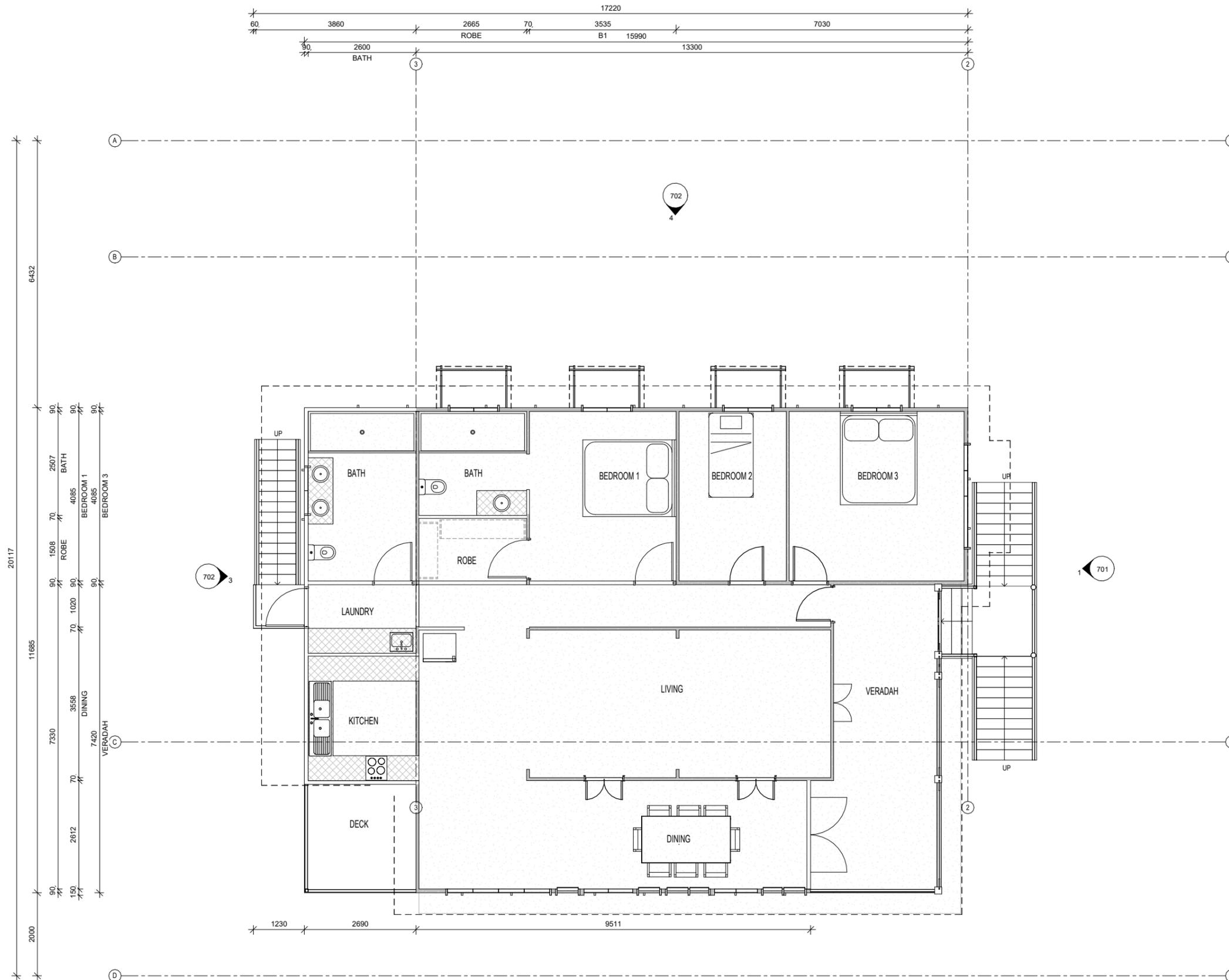
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AMENDMENTS		
No.	Description	Date

DESIGNED	JL	PROPOSED GROUND FLOOR PLAN
DRAWN	--	
DATE	OCTOBER 2025	
SCALE	A1 As indicated	
ISSUED		1770
		SK - 201



1 PROPOSED FIRST FLOOR PLAN
701 SCALE: 1:50 @A1



NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD



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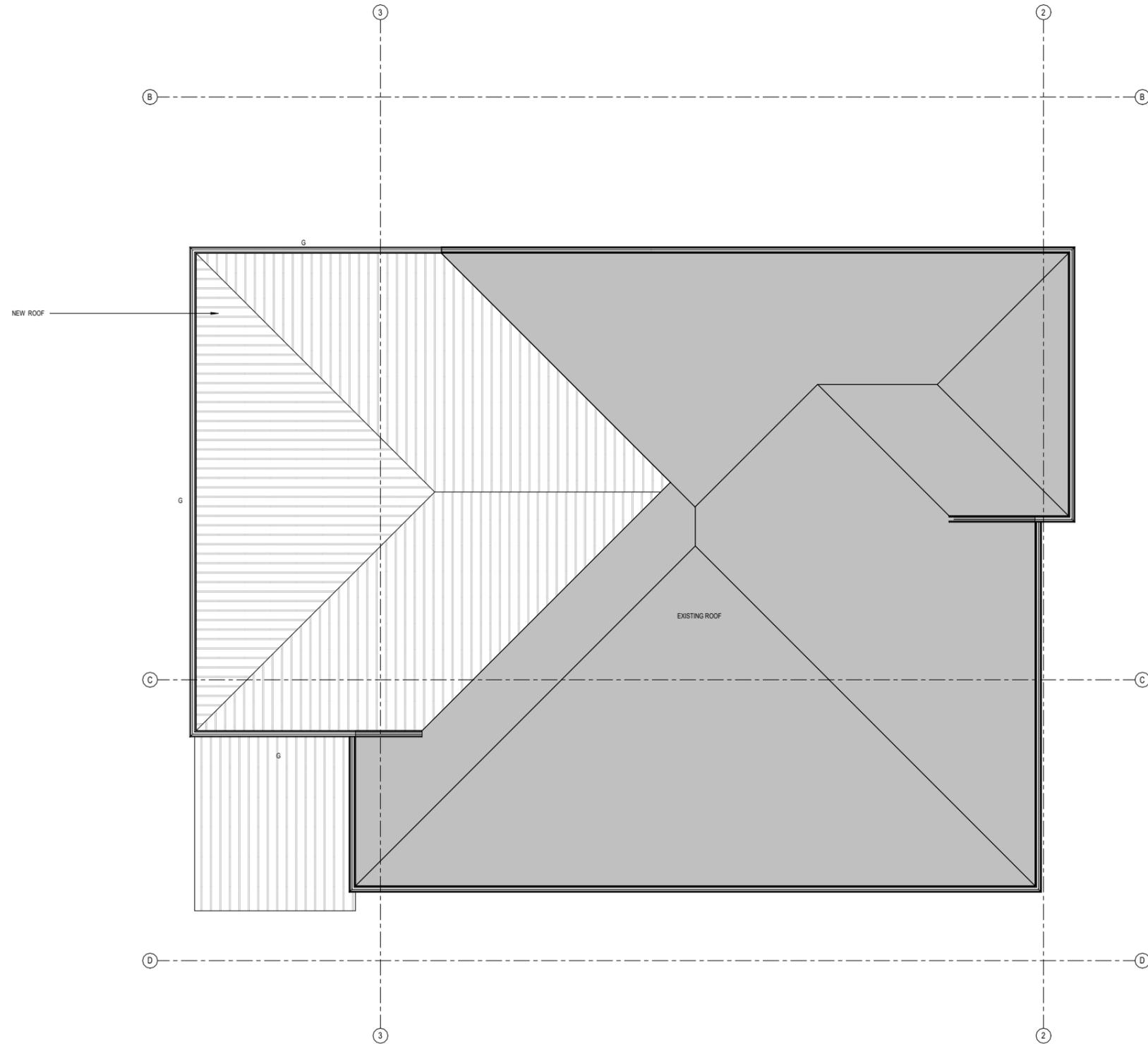
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DESIGNED	JL
DRAWN	WW
DATE	OCTOBER 2025
SCALE	A1 1:50
ISSUED	

PROPOSED FIRST FLOOR PLAN	
1770	SK - 202



1 PROPOSED ROOF PLAN
701 SCALE 1:50 @A1

ABBREVIATIONS	
CODE	DESCRIPTION
G	GUTTER

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD



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AMENDMENTS		
No.	Description	Date

DESIGNED	JL
DRAWN	WW
DATE	OCTOBER 2025
SCALE	A1 1:50
ISSUED	

ROOF PLAN	
1770	SK - 600



1 PROPOSED ELEVATION 1
SCALE: 1:50 @A1



2 PROPOSED ELEVATION 2
SCALE: 1:50 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES
1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION

PROJECT: NEW DOCTORS SURGERY
CLIENT: KENNY & ALI CLARK
LOCATION: 30 PAXTON STREET, NORTHWARD

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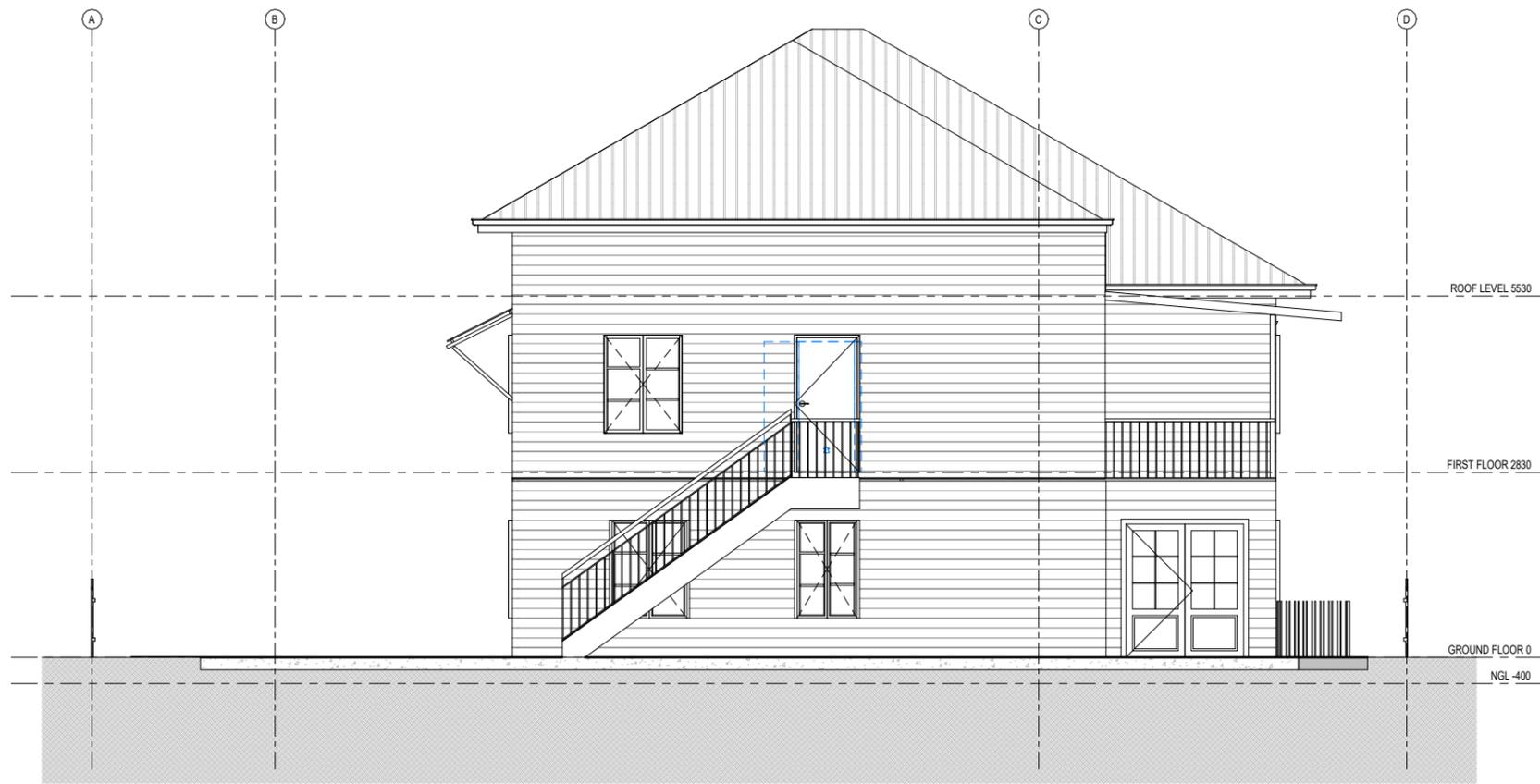


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AMENDMENTS		
No.	Description	Date

DESIGNED	JL
DRAWN	WW
DATE	OCTOBER 2025
SCALE	A1 1:50
ISSUED	

PROPOSED ELEVATIONS SHEET 1	
1770	SK - 701



3 PROPOSED ELEVATION 3
SCALE: 1:50 @A1



4 PROPOSED ELEVATION 4
SCALE: 1:50 @A1

NOT FOR CONSTRUCTION

GENERAL NOTES	
1.	FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2.	VERIFY ALL DIMENSIONS BEFORE COMMENCEMENT

PROJECT:	NEW DOCTORS SURGERY
CLIENT:	KENNY & ALI CLARK
LOCATION:	30 PAXTON STREET, NORTHWARD



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AMENDMENTS		
No.	Description	Date

DESIGNED	JL
DRAWN	WW
DATE	OCTOBER 2025
SCALE	A1 1:50
ISSUED	

PROPOSED ELEVATIONS SHEET 2	
1770	SK - 702