

29 April 2026

Our Reference: NP24.236
RB.MMAssessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810**Attention: Planning and Development**

Dear Sir/Madam,

Change Application (Other Change) to Development Approval MCU19/0095.01 (Health Care Services) located at 4 Tyler Street and 79 Nathan Street, Heatley and formally identified as Lot 261 on SP319042 and Lot 57 on RP721044

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Change (Other) to an existing Development Permit MCU19/0095.01 on land located at 4 Tyler Street and 79 Nathan Street, Heatley and formally identified as Lot 261 on SP319042 and Lot 57 on RP721044.

In accordance with Council's schedule of fees and charges, the assessment fee for a Change Application is subject to price on application.

Given the proposed development involves an increase in net gross floor area (GFA) by 376.64m², it is requested that the fee be applied to the additional GFA only and be calculated in accordance with the application fee for a Material Change of Use for Health care services per *Townsville City Council Fees and Charges 2025/26*. Therefore, it's proposed that the relevant application fee applicable is **\$3650.00**. Payment will be issued on receipt of lodgement

A breakdown of the proposed building area is provided below.

Proposed	
Health care services – 4 Tyler Street	52.00m ²
Health care services – 79 Nathan Street	324.64m ²
Net Increase to GFA	376.64m²

A calculation of the proposed application fee is provided below.

Minimum fee – First 100m²	\$2,336.00
For each 100m ² of GFA or part thereof exceeding 100m ² of GFA (rounded up to nearest 100m ²)	\$438.00 x 3 = \$1,314.00
Total Application Fee	\$3,650.00



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

Yours faithfully,

Mary McCarthy

SENIOR PLANNER

Northpoint Planning

Encl. Development Application

Development Application

Change Application (Other Change) to
Development Approval MCU19/0095.01
(Health Care Services)



Northpoint
Planning

4 Tyler Street and
79 Nathan Street, Heatley
Lot 261 on SP319042 and
Lot 57 on RP721044
29 April 2026
Reference: NP24.236

Client: Heatley Medical & Skin Care Centre

Project: 4 Tyler Street and 79 Nathan Street, Heatley

Date: 29 April 2026

Project Reference: NP24.236

Contact: Mary McCarthy

Prepared by: Mary McCarthy – Northpoint Planning

Document Verification

Revision		Author	Reviewer
1	Draft	R.B	M.M
3	Final	M.M	

Approval			
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1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a Change Application (Other Change) to Development Approval MCU19/0095.01 for (Health care services).

The subject site is located at 4 Tyler Street and 79 Nathan Street, Heatley, formally described as Lot 261 on SP319042 and Lot 57 on RP721044, and comprises a total area of 1,805m². The subject site fronts Tyler Street to the north, Nathan Street to the east (State-controlled road) and Laufer Street to the west. The subject site adjoins residential properties to the south at 81 Nathan Street and 15 Laufer Street.

The subject site is generally flat, with a slight fall toward the northern and eastern boundaries, with contours ranging between 9.5m AHD and 9.75m AHD.

4 Tyler Street is currently improved by existing Health care services, consisting of a single two-storey building, with the ground floor operating as a medical centre and the first floor designated exclusively for staff use. The existing development at 4 Tyler Street is authorised by a Development Permit for Material Change of Use – Health care services (Council Reference: MCU19/0095) approved on 16 July 2020.

This Development Permit has since been superseded by *Change Application (Minor Change) to Existing Approval*, dated 31 July 2025, which authorised an extension and alteration to the existing built form, carpark and crossovers (Council Reference: MCU19/0095.01). Specifically, the approved change allows for:

- An increase to the gross floor area (GFA) by 28.69m², providing for a pathology/office and manager's office.
- Reconfiguration of the internal building layout.
- Reconfiguration of the car park and removal of one (1) parking space.
- Consolidation of access locations, providing for a single point of access from Tyler Street.

The land at 79 Nathan Street is currently improved by a single two-storey dwelling house to the front of the property and a shed to the rear. The applicant has secured ownership of this property and proposes to expand the medical centre use across the adjoining site.

Overall, the proposed change seeks to improve the operational efficiency of the approved medical centre and provide for the expansion of the use at 79 Nathan Street. Specifically, the development proposes:

- Alterations to the approved medical centre at 4 Tyler Street, including:
 - A minor increase of approximately 0.04m² to the approved GFA of the “*Proposed Office and Extension 2 Pathology*” area.
- A new 9.93m² slab and temporary roof structure to the northern building façade.
- A minor increase of approximately 6.93m² to the approved “*Proposed Office Extension 1 Managers Office*” area.
 - Extension of the approved skillion roof to the northern façade, over part of the tandem staff car parking area.
 - Retention of 21 on-site car parking spaces, including one (1) car park for person with disabilities (PWD), plus one (1) ambulance bay.
 - Retention of the approved crossover location to Tyler Street.



- Demolition of the existing two-storey dwelling house and ancillary shed at 79 Nathan Street.
- Construction of a new two-storey building to 79 Nathan Street for the purpose of a medical centre, comprising:
 - Removal of the existing Nathan Street crossover and provision of footpath connection.
 - Building footprint of approximately 180m².
 - Provision of 10 on-site car parking spaces, including 1 PWD car park.
- A built-to-boundary wall along the southern boundary, incorporating façade articulation through recesses, material variation and horizontal modulation.

Vehicular access to 4 Tyler Street is currently provided by two existing crossovers to Tyler Street. These accesses are to be consolidated into one central crossover, consistent with the existing approval. The existing Laufer Street crossover is proposed to be retained to facilitate bulk waste collection from the kerb. Access to 79 Nathan Street will be achieved via the approved crossover to Tyler Street, with the Nathan Street crossover to be removed.

The proposed development provisions a total of 31 on-site car parking spaces. Car parking spaces no. 8 to 18, as approved under MCU19/0095.01, are to be modified to facilitate internal vehicle movement to the proposed new building on 79 Nathan Street. This results in the loss of three (3) approved parking spaces, however, an additional 10 parking spaces are proposed to the frontage of the new medical centre building.

The subject site is located within the Low density residential zone of the *Townsville City Plan 2014* (the planning scheme). Given the proposed development involves a medical centre within this zone, the development application is subject to Impact Assessment. The site is located within the Flood hazard overlay as containing area of low and medium flood hazard, with recent Flood risk modelling decreasing the level of risk on the site to very low, low, minimal medium risk, and negligible levels of high risk to the Nathan Street frontage.

An assessment of the proposed development against the provisions of all relevant benchmarks has been undertaken and outlined in this town planning report. As outlined, the proposed development achieves the nominated assessment criteria.

The proposed development is considered appropriate for the location, and it is therefore requested that the application be approved subject to reasonable and relevant conditions.

Table 1: Application Summary

Application Summary	
Address	4 Tyler Street and 79 Nathan Street, Heatley
Real Property Description	Lot 261 on SP319042 and Lot 57 on RP721044
Area of Lot	1,805m ²
Applicant	Heatley Medical & Skin Care Centre
Purpose of Proposal	Health care services
Type of Application	Change Application (Other Change) to Existing Approval MCU19/0095.01
Category of Assessment	Impact



SARA Mapping	▪ Area within 25m of a State-controlled road ▪ Area within 100m of a State-controlled road intersection
Referral Agencies	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Development within: (a) 25m of a State transport corridor; and (b) (i)(ii) Within 100m of an intersection with a State transport corridor.
Public Notification	Required
Zoning	Low density residential zone
Overlays	▪ Airport environs overlay ▪ Flood hazard overlay



2.0 Site and Surrounding Environment

2.1. Subject Site and Surrounds

The subject site is located at 4 Tyler Street and 79 Nathan Street, Heatley, and is formally described as Lot 261 on SP319042 and Lot 57 on RP721044. The site has a total area of 1,805m².

The land at 4 Tyler Street is currently improved by a single two-storey building used for Health care services. The ground floor operates as a medical centre, while the first floor is used for staff purposes. The land at 79 Nathan Street is improved by a two-storey dwelling house located at the front of the site and a shed to the rear.

The site has frontage to Tyler Street to the north, Nathan Street to the east and Laufer Street to the west. Nathan Street is a State-controlled road. Vehicle access is currently provided by two existing crossovers to Tyler Street and one existing residential crossover to Nathan Street. Street trees are located within the Nathan Street road reserve, central to the eastern site frontage.

The site has a slight fall toward the northern and eastern boundaries, with contours generally ranging between 9.75m AHD and 9.5m AHD.

The immediate surrounding locality includes a mix of residential development primarily comprising detached dwelling houses, care facilities, sport and recreation, and small-scale commercial development. The wider locality includes Domain Central to the north, small-scaled industrial development to the east, Townsville Shopping Centre to the south, and Heatley State School to the west.

The site is located within walking distance of public transport infrastructure, with nearby bus stops located at:

- Vincent Village Shopping Centre, approximately 300m north-east of the site;
- St James Village, Fulham Road, approximately 400m north-west of the site; and
- Fulham Road, approximately 350m north-west of the site.

The subject site is located within the Low density residential zone of the planning scheme and is identified within the Flood hazard overlay as primarily containing area of low flood hazard with some areas of medium hazard. Recent Flood risk modelling identifies a decrease in the level of flood risk associated with the site mapping very low, low, minimal medium flood risk, and negligible levels of high flood risk to the Nathan Street frontage

The subject lot and surrounding locality are illustrated in Figure 1 overleaf.



Figure 1: Site location



Source: Qld Globe



3.0 Proposed Development

3.1. General Overview

The approved Health care services use currently operates at 4 Tyler Street. The proposed development involves a Change (Other) to the existing Development Approval MCU19/0095.01 for (Health care services) to improve the layout and operating efficiencies of the existing medical centre and to expand its operations at 79 Nathan Street.

The proposed development is twofold and involves the following:

4 Tyler Street

Amendments to the recently approved Health care services, including:

- Northern façade:
 - A minor increase of approximately 0.04m² to the approved GFA of the “*Proposed Office and Extension 2 Pathology*” area.
 - A new 9.93m² slab and temporary roof structure.
 - Extension of the approved skillion roof to the northern façade, over part of the tandem staff car parking area.
 - Setback 2.6m from the Tyler Street frontage.
 - Setback in excess of 3.5m from the Laufer Street frontage.
- Southern façade:
 - A minor increase of approximately 6.93m² to the approved “*Proposed Office Extension 1 Managers Office*” area.
 - Maintenance of existing crossover and access driveway to Laufer Street for the provision of bulk refuse collection from the road frontage.
 - Retention of 21 on-site car parking spaces, including one (1) car park for person with disabilities (PWD), plus one (1) ambulance bay.
 - Retention of the approved crossover location to Tyler Street.
 - Car park line marking, providing pedestrian connectivity to the proposed Health care services building at 79 Nathan Street.

79 Nathan Street

The proposed development involves the following:

- Demolition of the existing two-storey dwelling house and ancillary shed.
- Removal of the existing Nathan Street crossover and make good.
- Access via the approved access crossover at Tyler Street.
- Car park line marking, providing pedestrian connectivity to the Health care services building at 4 Tyler Street.
- Construction of a new two-storey building to the southern side of 79 Nathan Street for the purpose of Health care services, comprising a GFA of approximately 324.64m² and a building footprint of 180m², involving:
 - To the ground floor:
 - Four (4) x consulting rooms.
 - Nurse room.

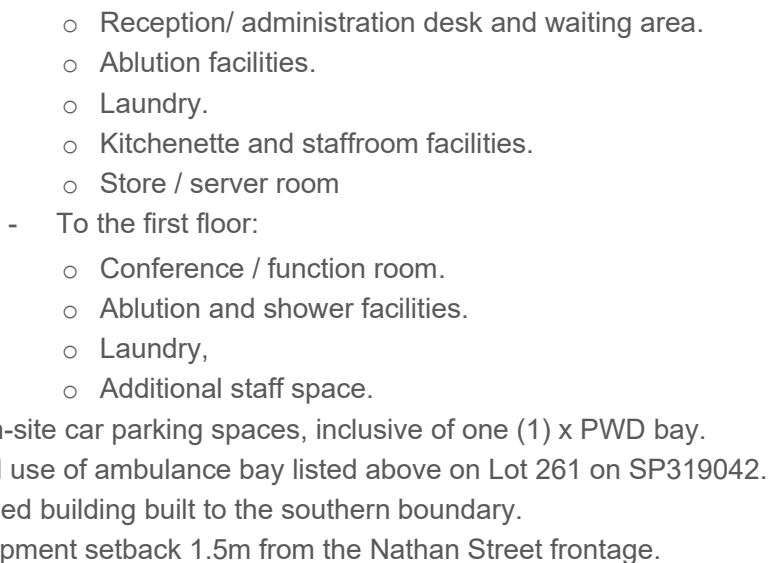


Figure 2: Proposed Development – Site Plan

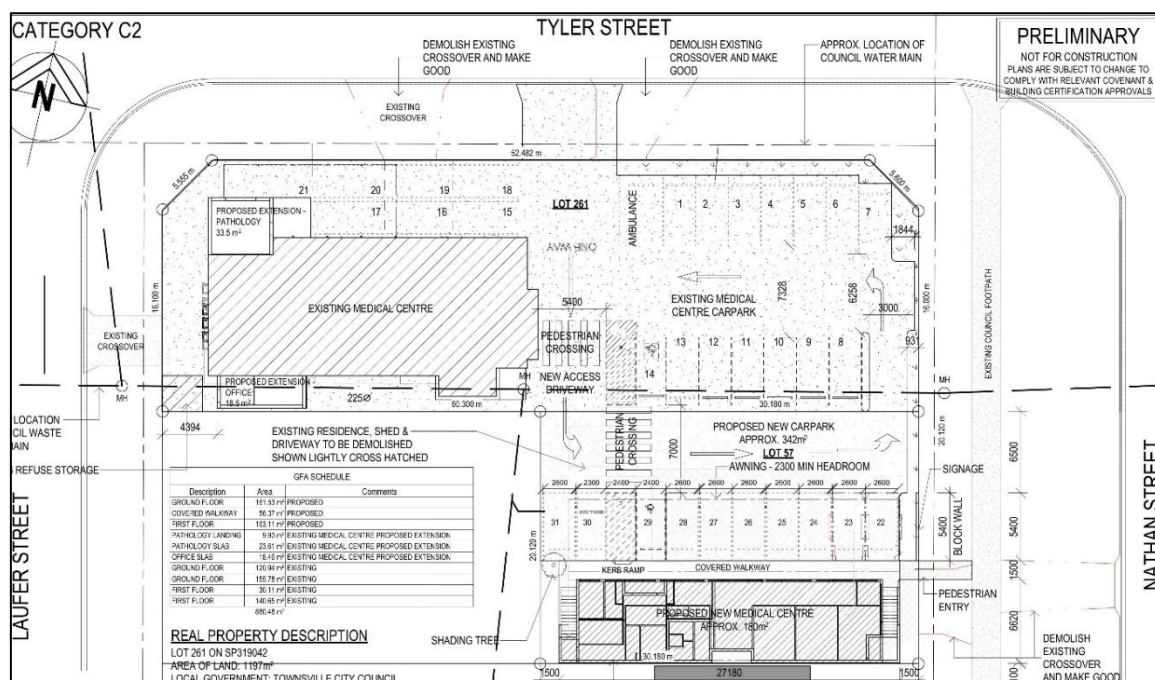
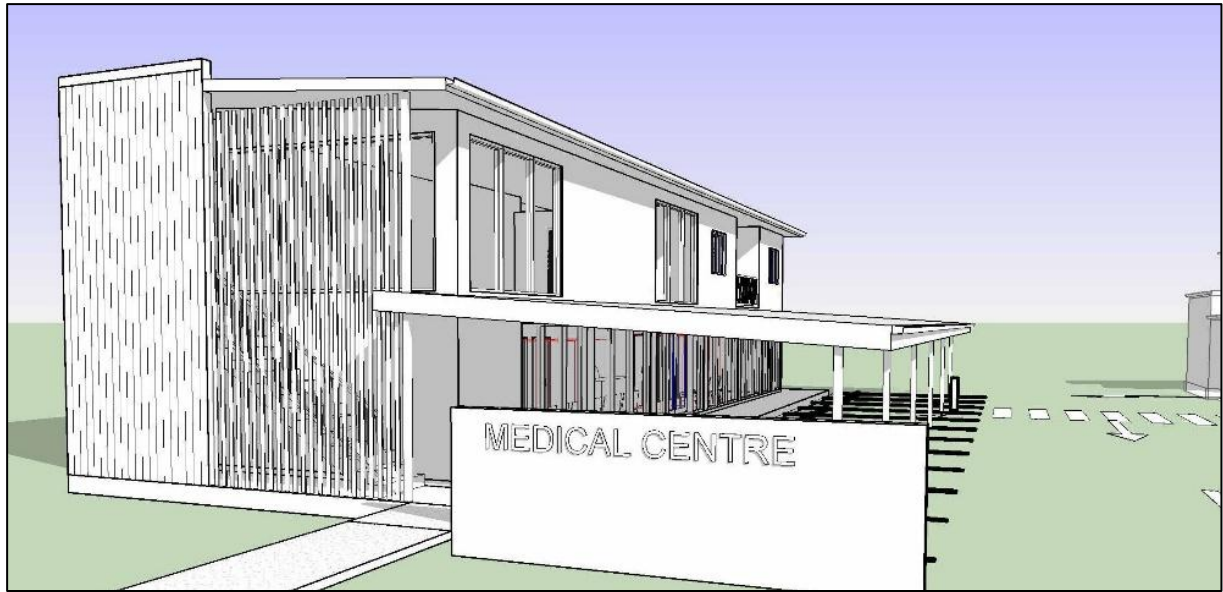


Figure 3: Proposed Development – Tyler Street Frontage





Figure 4: Proposed Development – Nathan Street Frontage



3.2. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2, prepared by The Design House NQ (refer **Appendix 4**).

Table 2 – Proposal Plans

Plan title	Number	Issue	Date
4 Tyler Street			
COVER PAGE	WD 01	I	25.06.25
SITE PLAN PROPOSED	WD 02	I	25.06.25
FLOOR PLAN GF – PROPOSED	WD 03	I	25.06.25
ELEVATIONS – PROPOSED	WD 05	I	25.06.25
ELEVATIONS – PROPOSED	WD 06	I	25.06.25
ROOF PLAN	WD 11	I	25.06.25
79 Nathan Street			
COVER PAGE	DD 01	12	21.04.26
SITE PLAN	DD 02	12	21.04.26
FLOOR PLAN – G.L.	DD 03	12	21.04.26
FLOOR PLAN – F.L.	DD 04	12	21.04.26
ELEVATIONS	DD 05	12	21.04.26
ELEVATIONS	DD 06	12	21.04.26



3.3. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined Health care services. Health care services are defined as *the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.*

3.4. Access and Parking

Access

The subject site will be afforded ingress and egress via the approved crossover central to the Tyler Street frontage along the northern property boundary.

The existing vehicle access to Nathan Street is proposed to be removed, avoiding direct vehicle access to the State-controlled road. This outcome improves access safety and consolidates vehicle movements to the local road network.

It's also proposed that the existing driveway crossover at Laufer Street be retained solely for refuse collection purposes, enabling bulk waste bins to be easily transported and presented to the road frontage. Waste collection services would be able to wheel the bulk bin to the rear of the collection vehicle, empty the bin, and return it to the road frontage. This approach also benefits waste collection operators by allowing collection to occur parallel to the road frontage rather than perpendicular, thereby minimising disruption to traffic along Laufer Street.

Dedicated pedestrian access is proposed from Nathan Street, providing a direct connection between the proposed development and the existing Nathan Street footpath. This will support safe and convenient pedestrian movement to the site, particularly for nearby residents and public transport users.

Car Parking

The proposed development seeks to amend the configuration of the approved car park layout included within 4 Tyler Street to ensure suitable access, vehicle circulation and parking arrangements for the overall site. Accordingly, a total of three (3) parking spaces has been removed from the now central aisle of the car park to achieve this. The amended car park design allows vehicles to move in a forward direction, avoiding any dead-end arrangements that may otherwise require a turnaround bay. The existing approval for 4 Tyler Street requires a total of 21 car parking spaces, including one PWD space. This minimum number of required spaces is maintained for the purpose of the existing development.

The proposed car park will be sealed and appropriately marked, provisioning relevant way-finding signage and suitable pedestrian connections between the existing and proposed buildings. Specifically, 2 (two) x pedestrian crossings will be provided within the car park to minimise pedestrian vehicle conflict.

For the purpose of this proposed Change (Other) application, only the additional car parking demand associated with the proposed new building at 79 Nathan Street has been considered. In accordance with schedule 6.10 of the planning scheme, the required parking rates for Health care services is:

- 1 space per 20m² GFA; OR
- 4 spaces per medical practitioner, whichever is greater; AND
- 1 space for ambulance vehicle pick-up and set down.



Table 3 below outlines the required car parking spaces for the proposed Health care services at 79 Nathan Street in accordance with schedule 6.10 of the planning scheme.

Table 3: Car parking requirements

Land Use	Quantity	Carparking Rate	Parking Requirement
Health care services	360m ² (GFA)	- one (1) space per 20m² of GFA; AND - one (1) space for ambulance vehicle pickup and set down.	18 spaces + 1 ambulance bay
	2.5 practitioners	- four (4) spaces per medical practitioner; AND - one (1) space for ambulance vehicle pickup and set down	10 spaces + 1 ambulance bay

Accordingly, based on the proposed number of medical practitioners being 2.5, the required number of additional car parking spaces is 10. The proposed development Change (Other) provides for 10 on-site car parking spaces, including one (1) PWD car park. It's noted that an ambulance bay has previously been approved at 4 Tyler Street, with no additional ambulance bays proposed as part of this application.

The proposed development does not comply with the GFA parking provisions, with a shortfall of eight (8) car parking spaces. Notwithstanding that, it is considered the number of proposed parking spaces is sufficient to meet the anticipated demand generated by the proposed use given the subject site's co-location with other similar uses (e.g. pathology), and its proximity to public transport and active transport infrastructure.

3.5. Infrastructure Services

The subject site achieves connection to Council's reticulated water network. Existing water mains are located within each road frontage, with current service connections provided to both the Tyler Street and Nathan Street frontages.

The site is also connected to Council's reticulated sewer network, with an existing sewer main traversing the site centrally and an existing manhole at this location.

It is expected that Council will require Lot 261 on SP319042 and Lot 57 on RP721044 to be amalgamated as part of any conditional approval. Further, it is expected that Council will require the consolidation of Council's reticulated services to the subject site, with any redundant services to be disconnected.

The proposed development can be appropriately connected to telecommunications and electrical networks.

3.6. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the best extent possible, with each lot discharging runoff to the existing lawful points, being the respective road frontages.



3.7. Landscaping

The subject site is generally clear of significant vegetation. Existing vegetation at 79 Nathan Street is expected to be removed to facilitate the new building, with the proposed development comprising predominantly hardstand area.

Limited soft landscaping is proposed for the site, including a shade tree located south of car parking space 31, as indicated on the site plan. Additional shading to the proposed car park will be provided by an awning along the northern frontage of the new building, extending over car parking spaces 22 to 31.

The proposal retains the existing street trees and landscaping within the Nathan Street road reserve. No street trees are proposed to be removed or altered.

3.8. Pre-lodgement Discussions

A pre-lodgement meeting was undertaken with Council and the applicant's representatives on 5 February 2026. It was noted that Council were generally supportive of the proposed development. Council confirmed that a needs assessment would not be required for the purpose of the proposed development. It is considered all feedback from Council has been appropriately incorporated within the design of the development and addressed within this application.



4.0 Legislative Framework

4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

4.2. North Queensland Regional Plan

The subject site is located within the Townsville Urban Area of the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

4.3. State Development and Assessment Provisions

In accordance with Schedule 10 of the *Planning Regulation 2017*, referral of the development application is required given the subject site is located within proximity to a State transport corridor. The relevant referral trigger is identified as:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – Development within 25m of a State-controlled transport corridor and within 100m of an intersection with a State-controlled road.

Assessment against the relevant benchmarks is provided in Section 5.

4.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.5.1 of the planning scheme, the proposed development requires impact assessment given the proposal involves Health care services within the Low density residential zone.

4.5. Assessment Benchmarks

Pursuant to Table 5.5.1 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Low density residential zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Airport environs overlay code.



- Flood hazard overlay code.

Assessment against the relevant benchmarks is provided within Section 6.



5.0 State Development Assessment Provisions

5.1. State Code 1: Development in a State-controlled road environment

The purpose of State Code 1 is to *protect the safety, function and efficiency of State-controlled roads, future State-controlled roads, road transport infrastructure, active transport infrastructure and public passenger services on State-controlled roads from adverse impact of development. The code is intended to protect the safety of people using, and living or working near, State-controlled roads.*

Specifically, this code seeks to ensure:

- (1) Development does not create a safety hazard for users of a State-controlled road, by increasing the likelihood or frequency of fatality or serious injury.*
- (2) Development does not compromise the structural integrity of State-controlled roads, road transport infrastructure or road works.*
- (3) Development does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network.*
- (4) Development does not compromise the State's ability to construct State-controlled roads and future State-controlled roads, or significantly increase the cost to construct state-controlled roads and future State-controlled roads.*
- (5) Development does not compromise the state's ability to maintain and operate State-controlled roads, or significantly increase the cost to maintain and operate State-controlled roads.*
- (6) Development does not compromise the structural integrity of public passenger transport infrastructure located on State-controlled roads or compromise the operating performance of public passenger transport services on State-controlled roads.*
- (7) The community is protected from significant adverse impacts resulting from environmental emissions generated by vehicles using State-controlled roads.*

The proposed development is considered to comply with the propose of State Code 1. In particular:

- The proposed development does not propose any new access arrangements to the site from a State-controlled road, with the proposed development removing an existing crossover to Nathan Street.
- The proposed development does not intensify the use of the site to an extent that would adversely affect the safety, function or efficiency of the surrounding road network.
- The proposed development does not involve works that would compromise the structural integrity, operation or future upgrading of the State-controlled road corridor.
- The proposed development does not involve additional works within the State-controlled road reserve, other than removing the existing access arrangement.
- The proposed development continues to convey stormwater to a lawful point of discharge.
- The proposed development is suitably setback from the State-controlled road.
- The proposed development does not involve works within a State-controlled road corridor.

Further assessment against State Code 1 is provided at **Appendix 5**.



6.0 Planning Assessment

6.1. Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposed Health care services is located within an established urban area and is supports the surrounding local locality.
- The site is currently provided appropriate access, transport, and servicing infrastructure.
- The proposed development supports an existing functional medical centre by delivering additional development that meets the day-to-day requirements and needs of the local surrounding community.
- The proposed built form responds to the scale and character of the surrounding area, maintaining a two-storey development with façade articulation to each frontage.
- The proposed development maintains a high standard of development infrastructure, effectively managing potential impacts on the community and the environment.
- The proposal provides for employment opportunities for local residents.
- The proposal involves a use which appropriately integrates with the surrounding uses.

6.2. Low Density Residential Zone Code

The purpose of the Low density residential zone code is to provide for *predominately dwelling houses*.

The proposed development involves Health care services on a site located within the Low density residential zone. While the zone is primarily intended for residential development, the planning scheme recognises the need to accommodate non-residential uses that are compatible with residential amenity, and service local needs without detracting from the character of the surrounding locality.

The proposed development is considered to be consistent with the purpose and overall outcomes of the Low density residential zone code. In particular:

- The development is of two-storey construction, which maintains the existing scale of the locality, integrating appropriately with the surrounding residential context.
- The built form is designed to minimise impacts on adjoining residential properties through articulation of each façade, with architectural features to both the common boundary and façade.
- Vehicle access is provided via an approved crossover to the Tyler Street frontage, with all car parking to the northern side of the building, mitigating amenity impacts to the adjoining residential property (81 Nathan Street) and reducing visual dominance from the streetscape.



- The proposed new building, within 79 Nathan Street, is located adjacent to an existing medical centre and complements this use, consolidating small-scale non-residential activity to an appropriate location.

Detailed assessment against the Low density residential zone code is provided at **Appendix 6**.

6.3. Healthy Waters Code

The purpose of the Healthy waters code is to ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the *Environmental Protection (Water) Policy 2009*.

The proposed development is considered to further the purpose and overall outcomes of the Healthy waters code. The proposed development will maintain the existing discharge of stormwater to the lawful points of discharge, being each respective road frontage, Laufer Street to the west, Tyler Street to the north, and Nathan Street to the east.

Further, the proposed development will be suitably serviced by Council's reticulated wastewater and water infrastructure, retaining existing property connections to both water and sewer.

Given the nature of the development, further assessment against the Healthy waters code is not considered necessary.

6.4. Landscape Code

The purpose of the Landscape code is to ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.

The proposed development provides for limited soft landscaping in accordance with the proposed site plan. The proposed development will retain all existing landscaping included within the State-controlled road frontage along Nathan Street which partially screens the site. The site area is limited in space to incorporate more considerable landscaping while maintaining adequate carparking and safe vehicle movement areas.

The proposed development does not involve the removal or alternation to any street tree, specifically to the eastern frontage.

Given the nature of the development, further assessment against the Landscape code is not considered necessary.

6.5. Transport Impact, Access and Parking Code

The purpose of the Transport impact, access and parking code is to ensure appropriate provision for transport and end of trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.

In accordance with schedule 6.10 of the planning scheme, the required car parking rates for a Health care service use is:

- 1 space per 20m² GFA; OR
- 4 spaces per practitioner: whichever is greater; AND
- 1 space for ambulance vehicle pick-up and set down.



The proposed development provides for a total of 31 on-site car parking spaces, inclusive of two PWD bays, additionally there is dedicated ambulance bay.

The northern allotment, 4 Tyler Street, maintains the minimum parking spaces required under the existing approval, with Condition 12 of MCU19/0095.01 provisioning 21 on-site car parks. The approved development provided for a surplus of three (3) car parks, which are proposed to be removed for the purpose of this development application, ensuring appropriate and acceptable levels of internal vehicle manoeuvring to the southern allotment.

As detailed within Section 3.4 of this town planning report, the proposed new Health care services at 79 Nathan Street provides for a total of 2.5 medical practitioners and appropriately provisions 10 on-site parking spaces (including 1 PDW) to Lot 57 on RP721044. An existing approved ambulance bay is located at 4 Tyler Street.

Whilst the proposed development does not comply with the GFA parking provisions, with a shortfall of eight (8) car parking spaces, it is considered the number of proposed parking spaces is sufficient to meet the anticipated demand generated by the proposed use acknowledging the subject site's co-location with other similar uses, as well as its proximity to public transport and active transport infrastructure.

Given the nature of the development, further assessment against the Transport impact, access and parking code is not considered necessary.

6.6. Works Code

The purpose of the Works code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*

The proposed development is considered to further the purpose and overall outcomes of the Works code. The site is currently connected to Council's reticulated water and sewer networks, and such servicing will be maintained within the proposed development. It is considered there is sufficient capacity within the reticulated networks to support the proposed development. It is expected that as part of any conditional approval, Council will require the consolidation of Council's reticulated services to the subject site, with any redundant services to be disconnected.

The existing onsite bin storage area to the rear of the existing building will be retained and will service both buildings. The applicant anticipates upgrading its refuse wheelie bins to bulk storage in the future, with collection to continue to occur via Laufer Street.

Given the nature of the development, further assessment against the Works code is not considered necessary.

6.7. Airport Environs Overlay Code

The purpose of the Airport environs overlay code is to ensure the safe and efficient operations of the airport, RAAF base and aviation facilities are protected.

The proposed development is consistent with the purpose of the Airport environs overlay code. The proposed development involves the extension to and construction of 2 x two-storey buildings for Health care services. The proposed height of the development is consistent with the surrounding locality. Therefore, the proposed development is not considered to impact the safe and efficient operations of the airport, RAAF base and aviation facilities.



Given the nature of the development, further assessment against the Airport environs overlay code is not considered necessary.

6.8. Flood Hazard Overlay Code

The purpose of the Flood hazard overlay code is to *manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.*

The subject site is identified as containing of low and medium flood hazard area within the Flood hazard overlay of the planning scheme. However, more recently released updated flood risk mapping from Townsville City Council identifies a reduction in risk, mapping very low, low, medium, and negligible levels of high risk across the site. Refer to Figure 6 & 7 below for existing and updated identified flood hazard across the site:

Figure 6 – Flood Hazard Overlay Extent

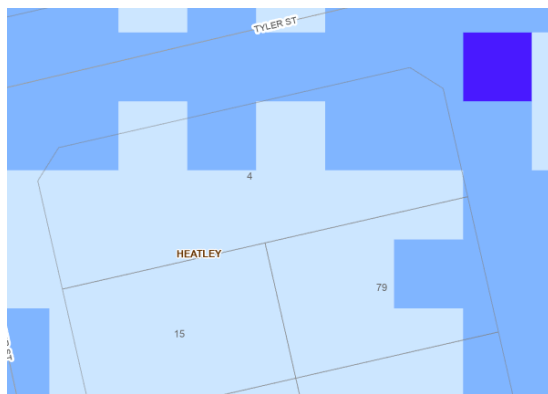


Figure 7 – New Flood Risk Extent



As demonstrated within the new flood risk mapping, risk of flooding across the site has significantly reduced. The proposed development is consistent with the purpose and overall outcomes of the Flood Hazard Overlay Code, specifically given:

- The extent of flood hazard within the site is primarily limited to very low and low flood risk.
- The developable area of the site is located mostly outside the mapped medium flood risk with negligible levels to the southeastern corner of the proposed Health care services.
- The proposed development is appropriately designed to maintain the exiting drainage pattern of the site.
- Council's pre-lodgement advice confirms no flood impact assessment is expected, given the limited extent and low risk associated with the site.
- The proposed development maintains safe and direct access to Tyler Street.
- The proposed development does not unreasonably increase flood risk to people, property or surrounding land.

Therefore, the proposal is considered to further the purpose and overall outcomes of the Flood hazard overlay code.



7.0 Other Relevant Matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application. In support of the proposed development, the following matters are considered relevant:

- The development provides additional local access to primary healthcare, especially for residents without private transport, supporting improved community health outcomes.
- The proposed development involves an extension to the existing Health care services currently located to the northern allotment, with the proposed new building functioning as an extension to the existing use to further benefit the local community needs.
- The development will deliver additional health services within Heatley, addressing increasing demand for accessible medical and allied health services in Townsville. The proposal supports timely and convenient access to healthcare for the local population.
- The site is fully serviced by reticulated water and sewer infrastructure and has direct access to the pedestrian network. No external infrastructure upgrades are required to support the development.
- The development aligns with the strategic intent of the planning scheme, particularly in terms of supporting liveability, service accessibility, and economic activity in residential areas without undermining the function of higher-order centres.



8.0 Conclusion and Recommendations

This town planning report has been prepared by Northpoint Planning on behalf of Heatley Medical & Skin Care Centre in association with a Change Application (Other Change) to Development Approval MCU19/0095.01 (Health care services) located at 4 Tyler Street and 79 Nathan Street, Heatley and formally described as Lot 261 on SP319042 and Lot 57 on RP721044.

The subject site is located within the Low density residential zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



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)	Heatley Medical & Skin Care Centre C/- Northpoint Planning
Contact name (only applicable for companies)	Mary McCarthy
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address (non-mandatory)	hello@northpointplanning.com.au mary@northpointplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP24.236
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
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
		4	Tyler Street	Heatley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	261	SP319042	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		79	Nathan Street	Heatley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	57	RP721044	Townsville City Council

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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

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):

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

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):*

Change to existing approval (Council Ref: MCU19/0095.01) – Extension to existing Health care services

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):*

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ 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)
Minor extension to existing Medical centre at 4 Tyler Street, Heatley	Health care services: <i>Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.</i>	NA	52m ²
Demolition of existing building at 79 Nathan Street and replace with new medical centre		NA	324.64m ²

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)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

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
☒ Approval	MCU19/0095.01	31 July 2025	Townsville City Council
☐ Development application			
☐ Approval			
☐ 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:		Place ID:	
-----------------------------	--	-----------	--

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

☒ Yes

Note: See the *Planning Regulation 2017* 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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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](#).

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☒ 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	

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

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)	Heatley Medical & Skin Care Centre C/- Northpoint Planning
Contact name (only applicable for companies)	Mary McCarthy
Postal address (P.O. Box or street address)	PO Box 4
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Email address (non-mandatory)	hello@northpointplanning.com.au mary@northpointplanning.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	NP24.236

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
☒ Yes – the written consent of the owner(s) is attached to this change application	
☐ No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
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
		4	Tyler Street	Heatley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	261	SP319042	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		79	Nathan Street	Heatley
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland
Government**

4814	57	RP721044	Townsville City Council	
3.2) Coordinates of premises <i>(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)</i> 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) <i>(if applicable)</i>	
		☐ WGS84 ☐ GDA94 ☐ Other:		
☐ Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) <i>(if applicable)</i>
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	
3.3) Additional premises				
☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application ☒ Not required				

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application Note: see section 78(3) of the Planning Act 2016
Townsville City Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application			
Approval type	Reference number	Date issued	Assessment manager/approval entity
☐ Development permit ☐ Preliminary approval			
☐ Development permit ☐ Preliminary approval			
6) Type of change proposed			
6.1) Provide a brief description of the changes proposed to the development approval <i>(e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):</i>			
- Minor extension to existing Medical centre at 4 Tyler Street, Heatley. - Demolition of existing building at 79 Nathan Street and replace with new medical centre.			
6.2) What type of change does this application propose?			
☐ Minor change application – proceed to Part 5 ☒ Other change application – proceed to Part 6			

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
☐ No – proceed to Part 7 ☐ Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
☒ No ☐ Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? ☒ No ☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? ☒ No ☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. ☐ No ☒ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
☒ I agree to receive an information request if determined necessary for this change application ☐ I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
 - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☒ Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☒ Yes
☐ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, 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 ☒ Yes
Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change 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 responsible entity and any relevant affected entity or referral agency for the change 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 responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change 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 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE
USE ONLY

Date received: Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
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			

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51227321	Search Date:	06/12/2024 10:03
Date Title Created:	01/09/2020	Request No:	50271010
Previous Title:	20838159, 20838160		

ESTATE AND LAND

Estate in Fee Simple

LOT 261 SURVEY PLAN 319042
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 720221531 21/08/2020

PAARI PTY LTD A.C.N. 633 897 631 TRUSTEE
UNDER INSTRUMENT 720084827

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Conveyance No. 602626813 (N648482) (Lot 261 on RP 724277)
(Lot 262 on RP 724277)
2. MORTGAGE No 720084828 03/06/2020 at 13:36
COMMONWEALTH BANK OF AUSTRALIA A.C.N. 123 123 124

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Corrections have occurred - Refer to Historical Search

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	20702154	Search Date:	14/01/2026 15:55
Date Title Created:	22/03/1966	Request No:	54708649
Previous Title:	20688217		

ESTATE AND LAND

Estate in Fee Simple

LOT 57 REGISTERED PLAN 721044

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 724100863 04/06/2025

PAARI PTY LTD A.C.N. 633 897 631
UNDER INSTRUMENT 724100863

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10287009 (POR 38)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

**Company owner's consent to the making of a development application
under the *Planning Act 2016***

PAARI PTY LTD (ACN 633 897 631)

as owner(s) of premises identified as:

Lot 57 on RP721044 and located at 79 Nathan Street, Heatley

consent to the making of a development application under the *Planning Act 2016* by Northpoint
Planning on the premises described above.

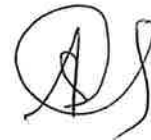
Name **DR. PRAKASH PATTNAIK** Signature



Position **DIRECTOR**

Date **22/01/2026**

Name **DR. ARCHANA SOMANI** Signature

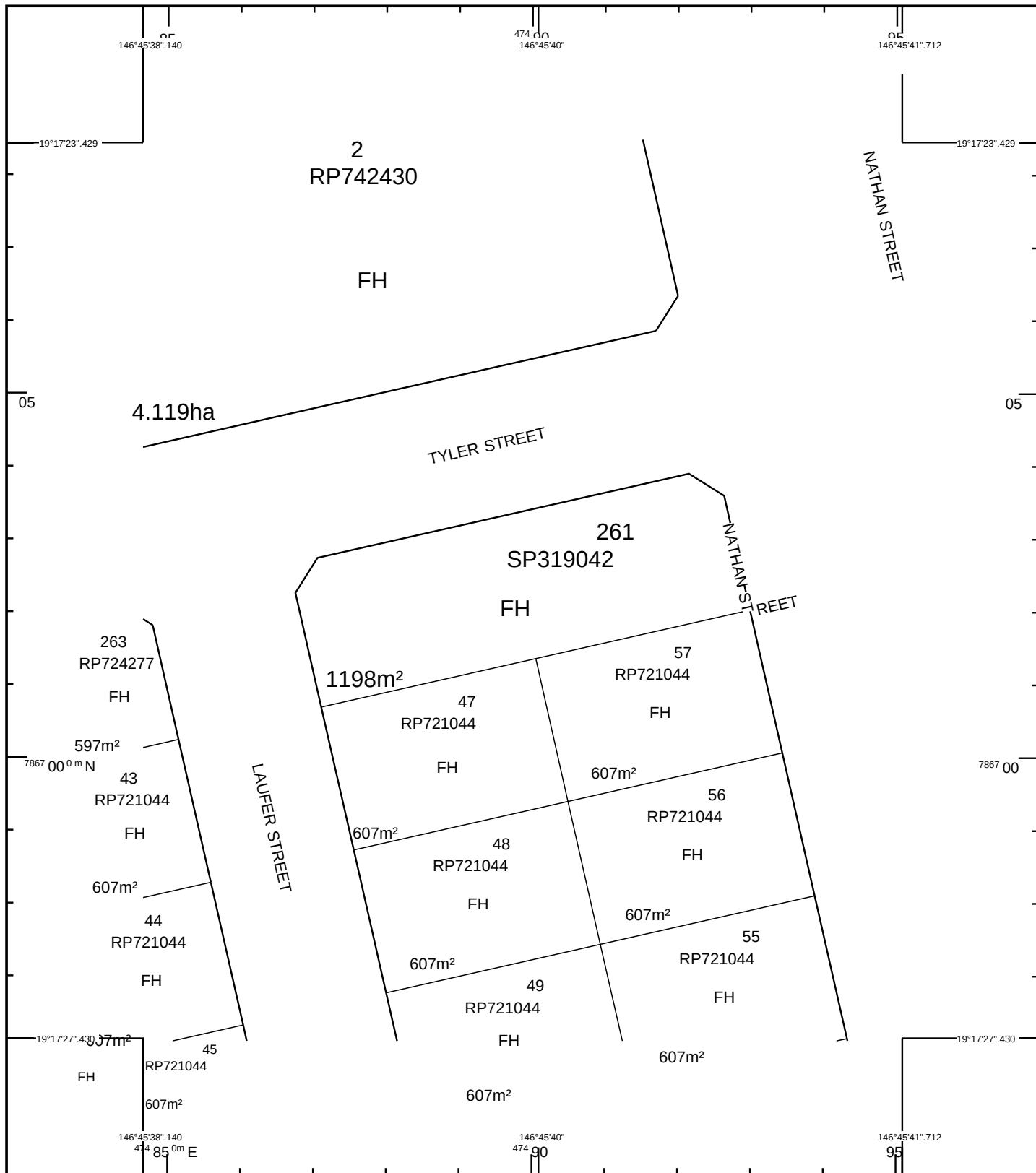


Position **DIRECTOR**

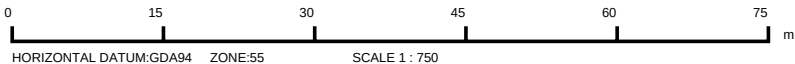
Date **22/01/2026**



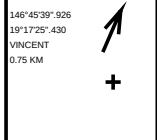
Appendix 2



STANDARD MAP NUMBER
8259-24434



MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	261/SP319042
Area/Volume	1198m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	HEATLEY
Segment/Parcel	51633/6

CLIENT SERVICE STANDARDS

PRINTED 09/04/2026

DCDB 08/04/2026

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>

SmartMap

An External Product of
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Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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State Assessment and Referral Agency - Matters of Interest Report

Matters of Interest for all selected Lot Plans

State-controlled road

Area within 25m of a State-controlled road

Matters of Interest by Lot Plan

Lot Plan: 261SP319042 (Area: 1198 m²)

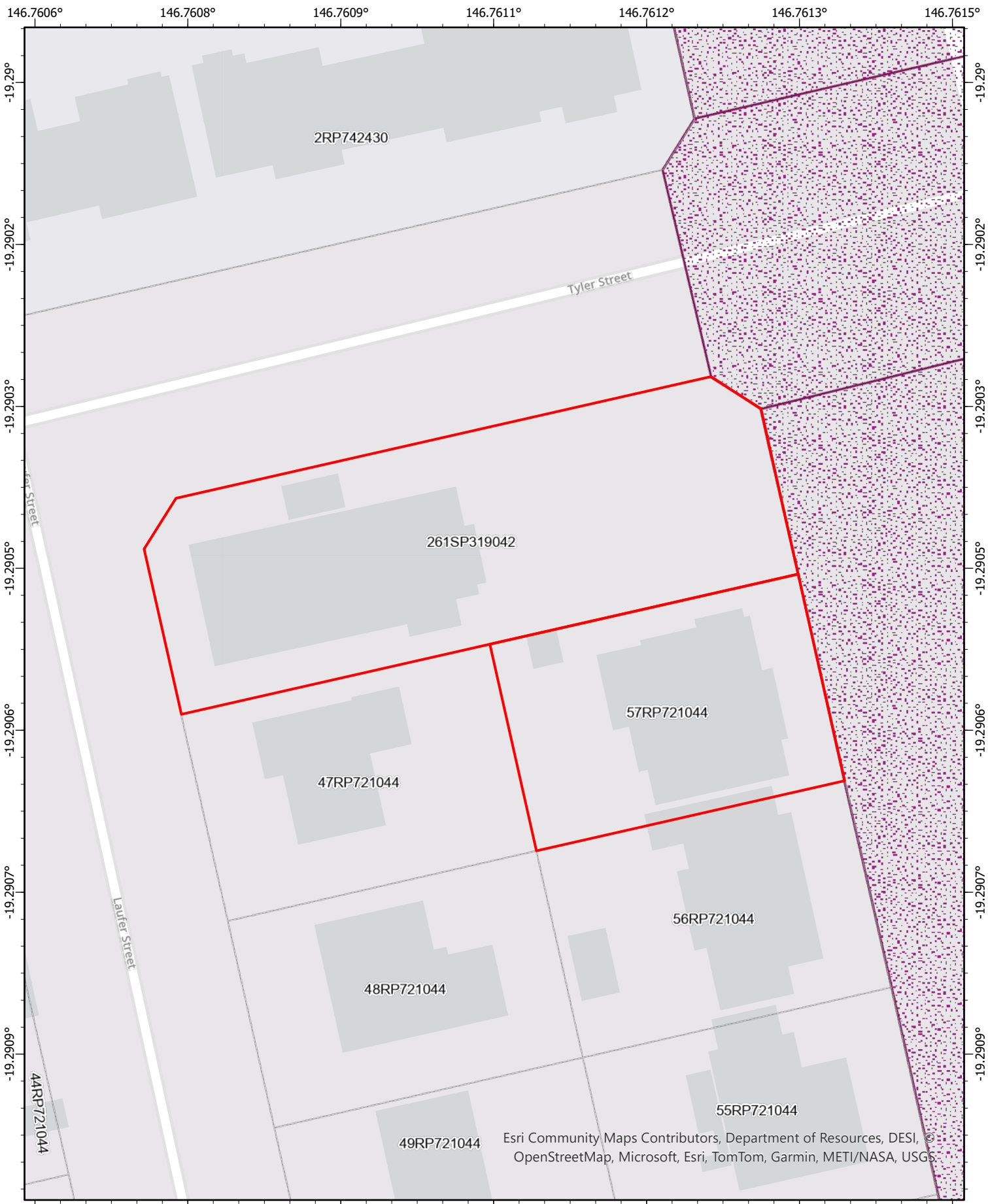
State-controlled road

Area within 25m of a State-controlled road

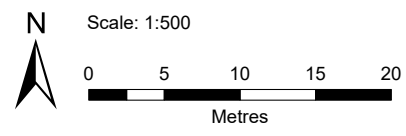
Lot Plan: 57RP721044 (Area: 607 m²)

State-controlled road

Area within 25m of a State-controlled road

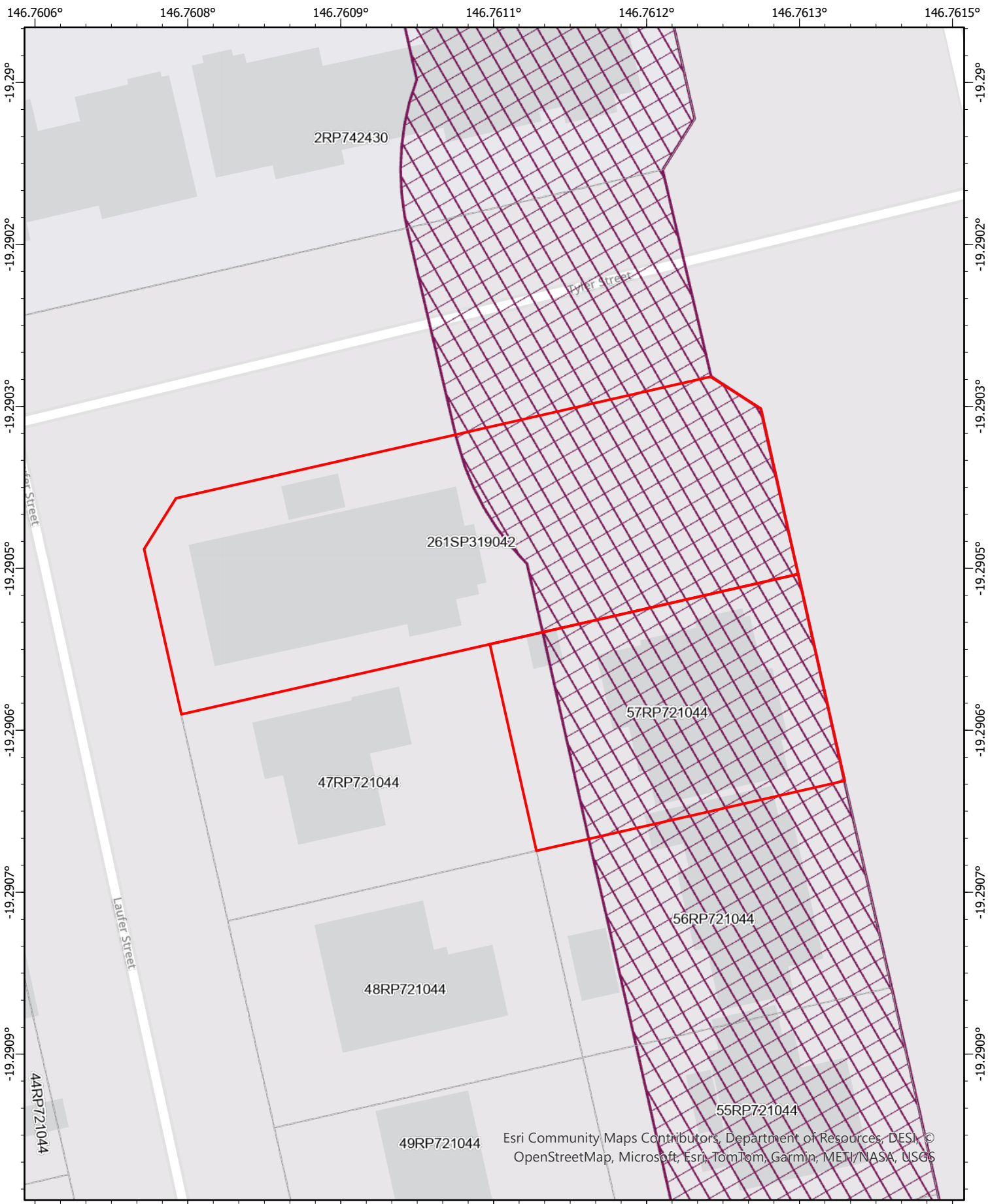


Date: 09/04/2026



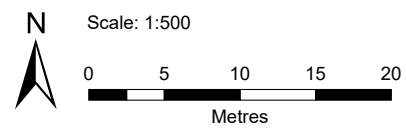
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Document Set ID: 28324117
Version: 1, Version Date: 30/04/2026



 Area within 25m of a State-controlled road

Date: 09/04/2026



Queensland Government



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Appendix 3

Subject Site and Surrounds

4 Tyler Street & 79 Nathan Street, Heatley | Lot 261 on SP319042 & Lot 57 on RP721044

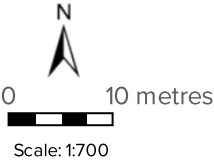
19°17'23"S 146°45'36"E

19°17'23"S 146°45'44"E



19°17'28"S 146°45'36"E

19°17'28"S 146°45'44"E



Printed at: A3
Print date: 9/4/2026
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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**Queensland
Government**

Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development

Subject Site and Surrounds

4 Tyler Street & 79 Nathan Street, Heatley | Lot 261 on SP319042 & Lot 57 on RP721044

 Attribution

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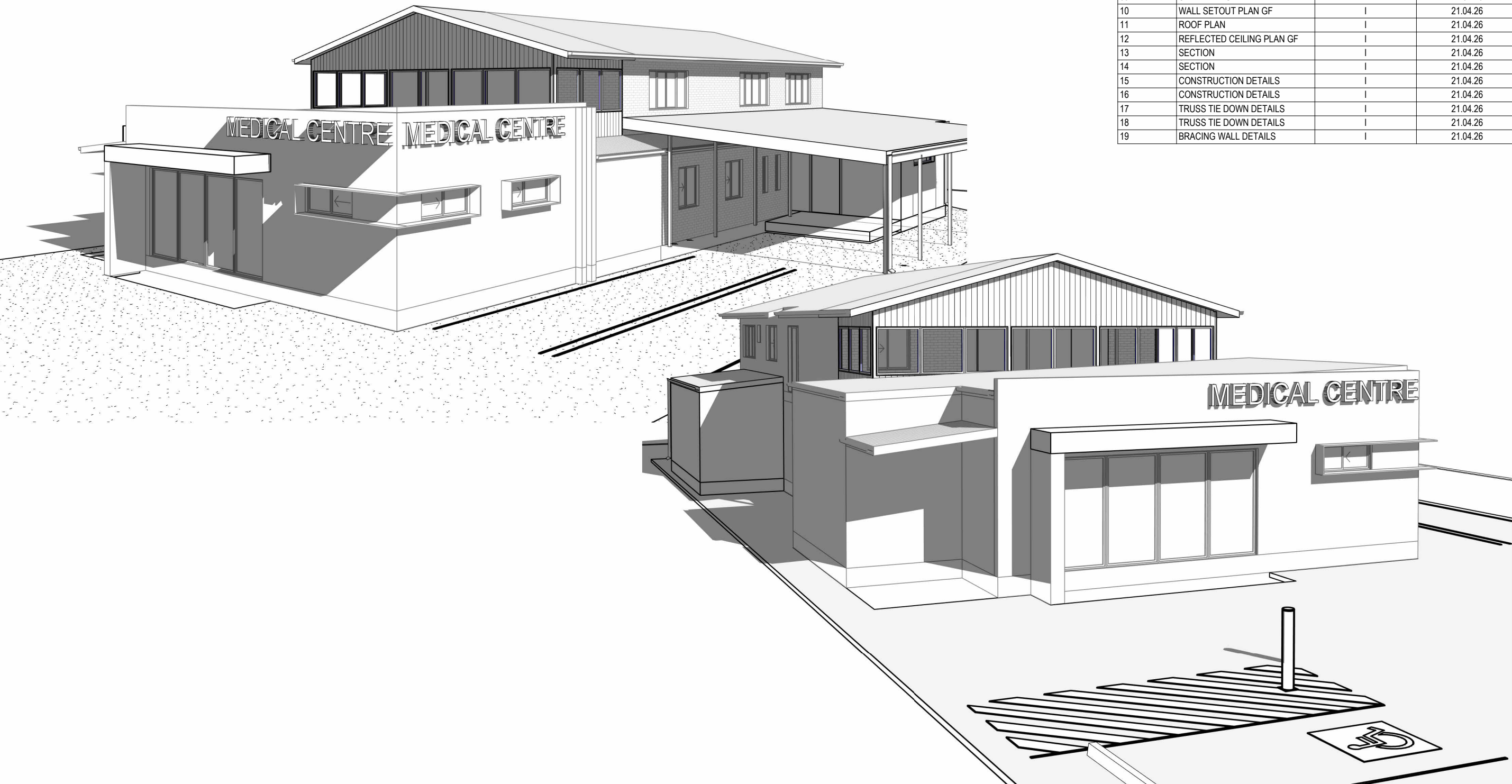
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© State of Queensland (Department of Resources) 2024



Appendix 4

ALTERATIONS TO EXISTING PRAKASH 4 TYLER STREET, HEATLEY



SHEET LIST			
SHEET No.	SHEET NAME	Current Revision	Current Revision Date
01	COVER PAGE	I	21.04.26
02	SITE PLAN - PROPOSED	I	21.04.26
03	FLOOR PLAN GF - PROPOSED	I	21.04.26
04	CIRCULATION PLAN GF	I	21.04.26
05	ELEVATIONS - PROPOSED	I	21.04.26
06	ELEVATIONS - PROPOSED	I	21.04.26
07	FOOTING LAYOUT PLAN	I	21.04.26
08	FOOTING DETAILS	I	21.04.26
09	SLAB PLAN GF	I	21.04.26
10	WALL SETOUT PLAN GF	I	21.04.26
11	ROOF PLAN	I	21.04.26
12	REFLECTED CEILING PLAN GF	I	21.04.26
13	SECTION	I	21.04.26
14	SECTION	I	21.04.26
15	CONSTRUCTION DETAILS	I	21.04.26
16	CONSTRUCTION DETAILS	I	21.04.26
17	TRUSS TIE DOWN DETAILS	I	21.04.26
18	TRUSS TIE DOWN DETAILS	I	21.04.26
19	BRACING WALL DETAILS	I	21.04.26

The
Design
House ^{NQ}

THE DESIGN HOUSE NQ
m: 0423 623 647
a: 19 Castlemaine Street, Kirwan QLD 4814
e: nathan@thedesignhousenq.com.au
w: www.thedesignhousenq.com.au

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QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE

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

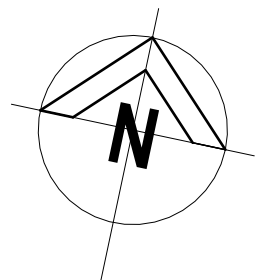
Project: ALTERATIONS TO EXISTING
Client: PRAKASH
Location: 4 TYLER STREET, HEATLEY

Title : COVER PAGE

Date: 25.06.25 Drawn: N.H
Scale: Designed: N.H

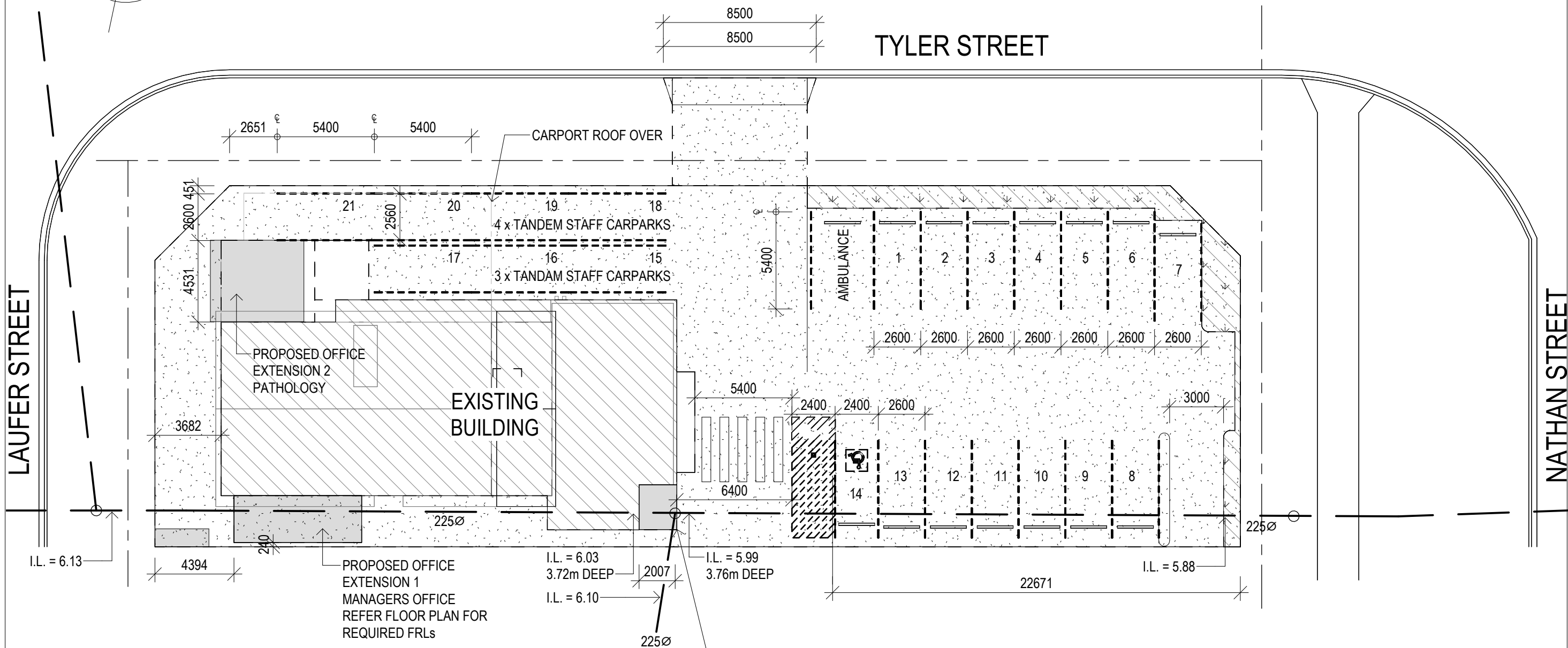
Job No:
2024-340-C
Drawing No: Rev.
WD 01 I

WIND CATEGORY 57.3m/S



REAL PROPERTY DESCRIPTION

LOT 261 ON SP 319042
AREA OF LAND: 1197m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL



1 SITE PLAN

1 : 225

EXISTING GFA = 284.46m²
EXTENSION GFA = 52.0m²
PROPOSED GFA = 336.46m²

PROPOSED REMOVABLE
ROOF STRUCTURE
EXTENSION 3

WHS NOTE

UNDERGROUND AND OVERHEAD SERVICES
ARE PRESENT. ALL SERVICES TO BE
PHYSICALLY LOCATED AND APPROPRIATE
CONTROL MEASURES IMPLEMENTED
PRIOR TO COMMENCEMENT OF WORKS.

I	21.04.26	PLANNING
H	16.04.26	PLANNING CAR PARKS
G	13.01.26	STRUCTURAL UPDATE
F	04.12.25	STRUCTURAL UPDATE
E	03.12.25	STRUCTURAL UPDATE
D	24.11.25	CLIENT CHANGES
C	30.10.25	CLIENT CHANGES
B	20.10.25	BASINS ADDED
A	08.10.25	Construction Issue
REV	ISSUE	DATE
		DESCRIPTION

The
Design
House

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

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PERMIT

Project: ALTERATIONS TO EXISTING
Client: PRAKASH
Location: 4 TYLER STREET, HEATLEY

Title : SITE PLAN - PROPOSED

Date: 25.06.25

Drawn:

Scale: 1 : 225

Designed:

N.H

Job No:

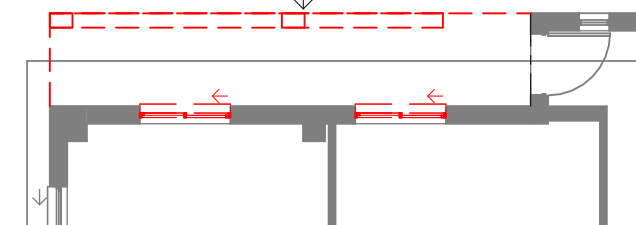
2024-340-C

Drawing No:

WD 02

Rev.

I



FLOOR SCHEDULE	
Description	Area
PATHOLOGY SLAB	23.61 m ²
OFFICE SLAB	18.46 m ²
PATHOLOGY LANDING	9.93 m ²
	52.00 m ²

I	21.04.26	PLANNING
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Project: ALTERATIONS TO EXISTING
Client: PRAKASH
Location: 4 TYLER STREET, HEATLEY

Title : FLOOR PLAN GF -
PROPOSED

Date: 25.06.25

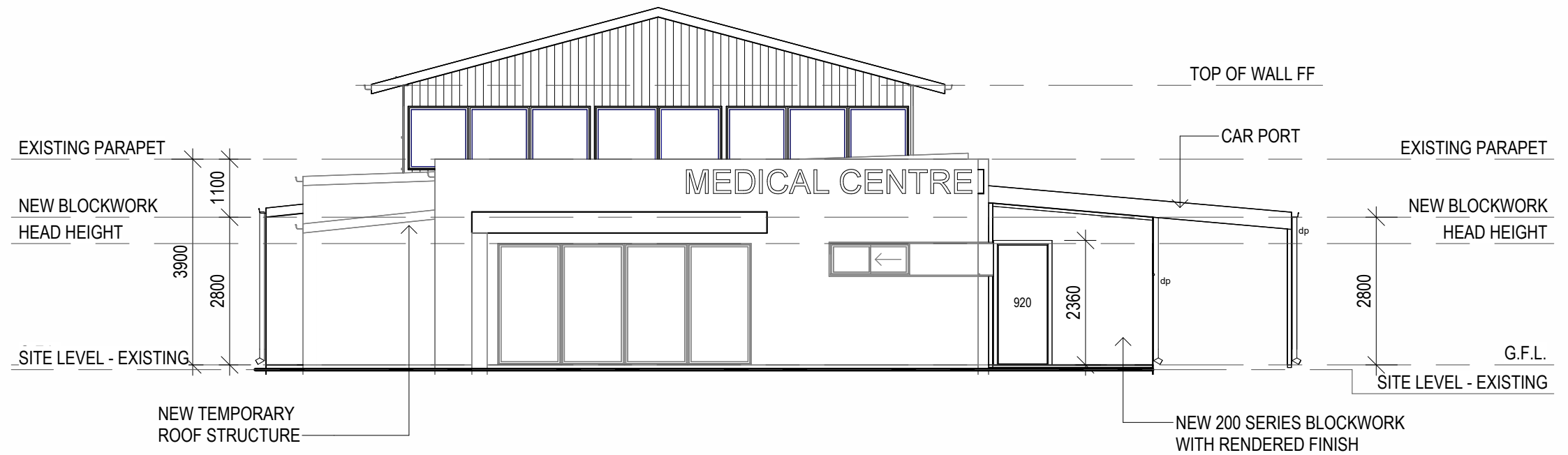
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Scale: 1 : 100

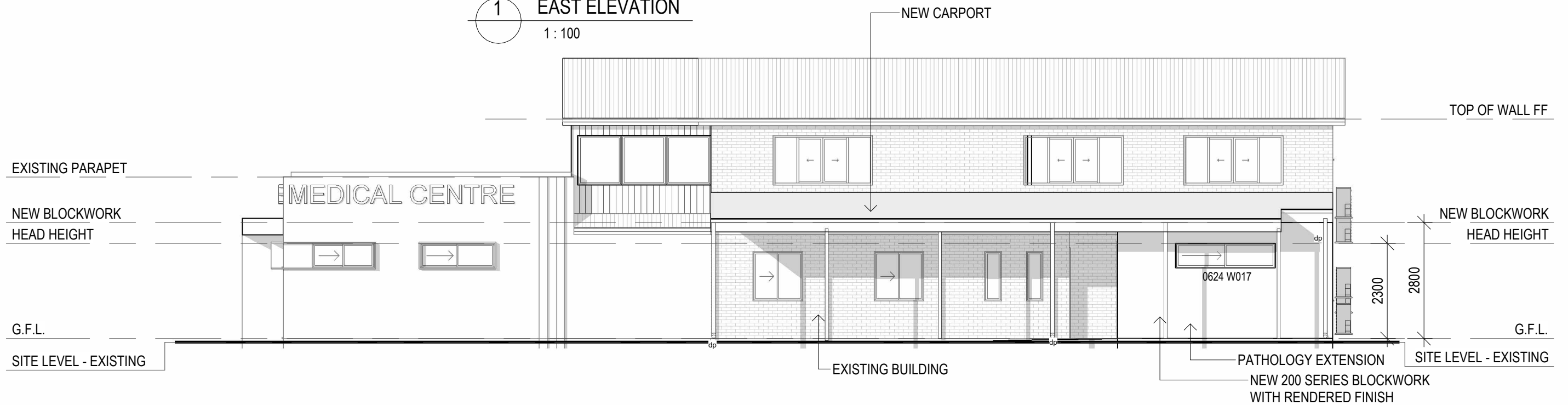
Designed: N.H

Job No:
2024-340-C

Drawing No:	Rev.
WD 03	I



1 EAST ELEVATION
1 : 100



2 NORTH ELEVATION
1 : 100

REV	ISSUE	DATE	DESCRIPTION
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Project: ALTERATIONS TO EXISTING
Client: PRAKASH
Location: 4 TYLER STREET, HEATLEY

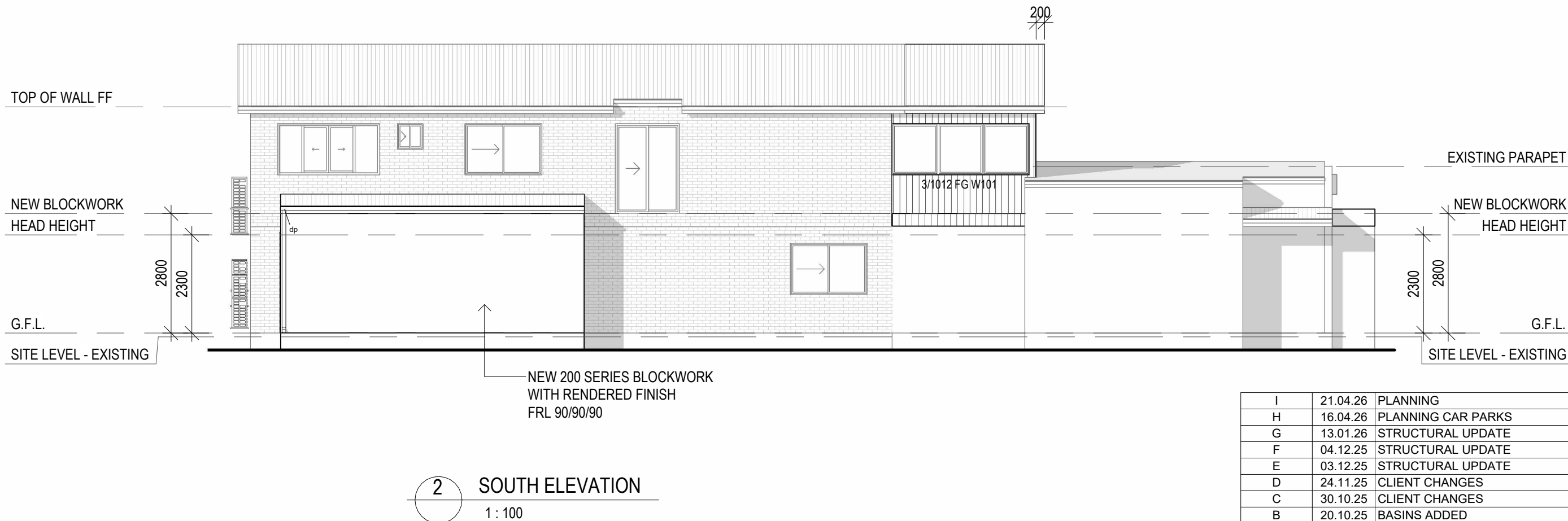
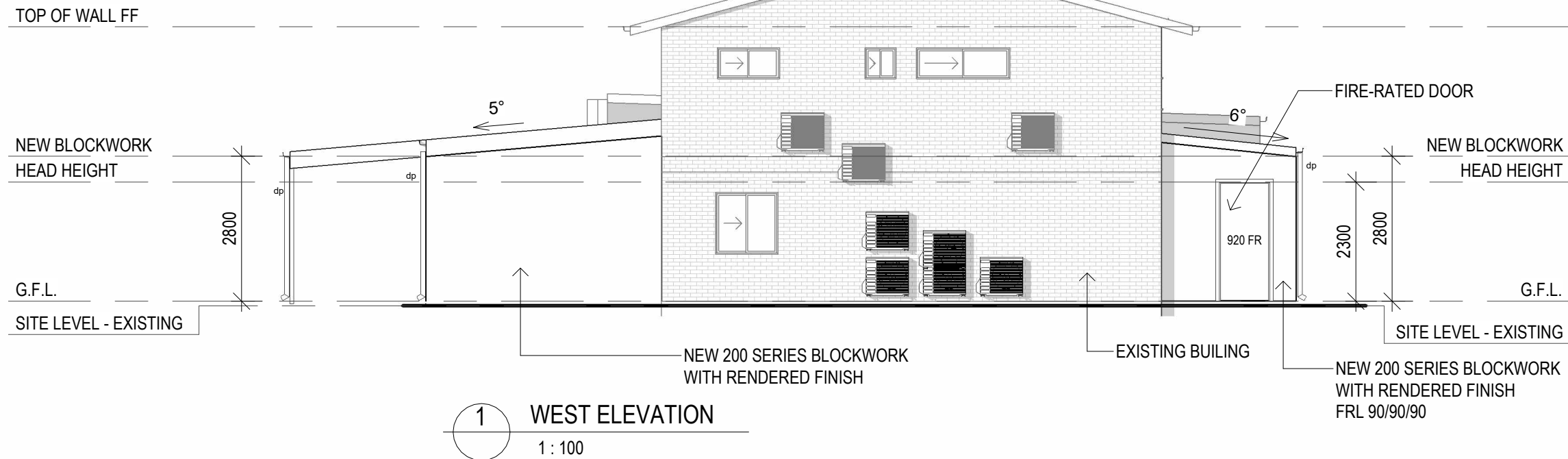
Title : ELEVATIONS - PROPOSED

Date: 25.06.25 Drawn:

Scale: 1 : 100 Designed: N.H

Job No:
2024-340-C

Drawing No: Rev.
WD 05 I



I	21.04.26	PLANNING
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REV	ISSUE	DATE
DESCRIPTION		

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Project: ALTERATIONS TO EXISTING
Client: PRAKASH
Location: 4 TYLER STREET, HEATLEY

Title : ELEVATIONS - PROPOSED

Date: 25.06.25

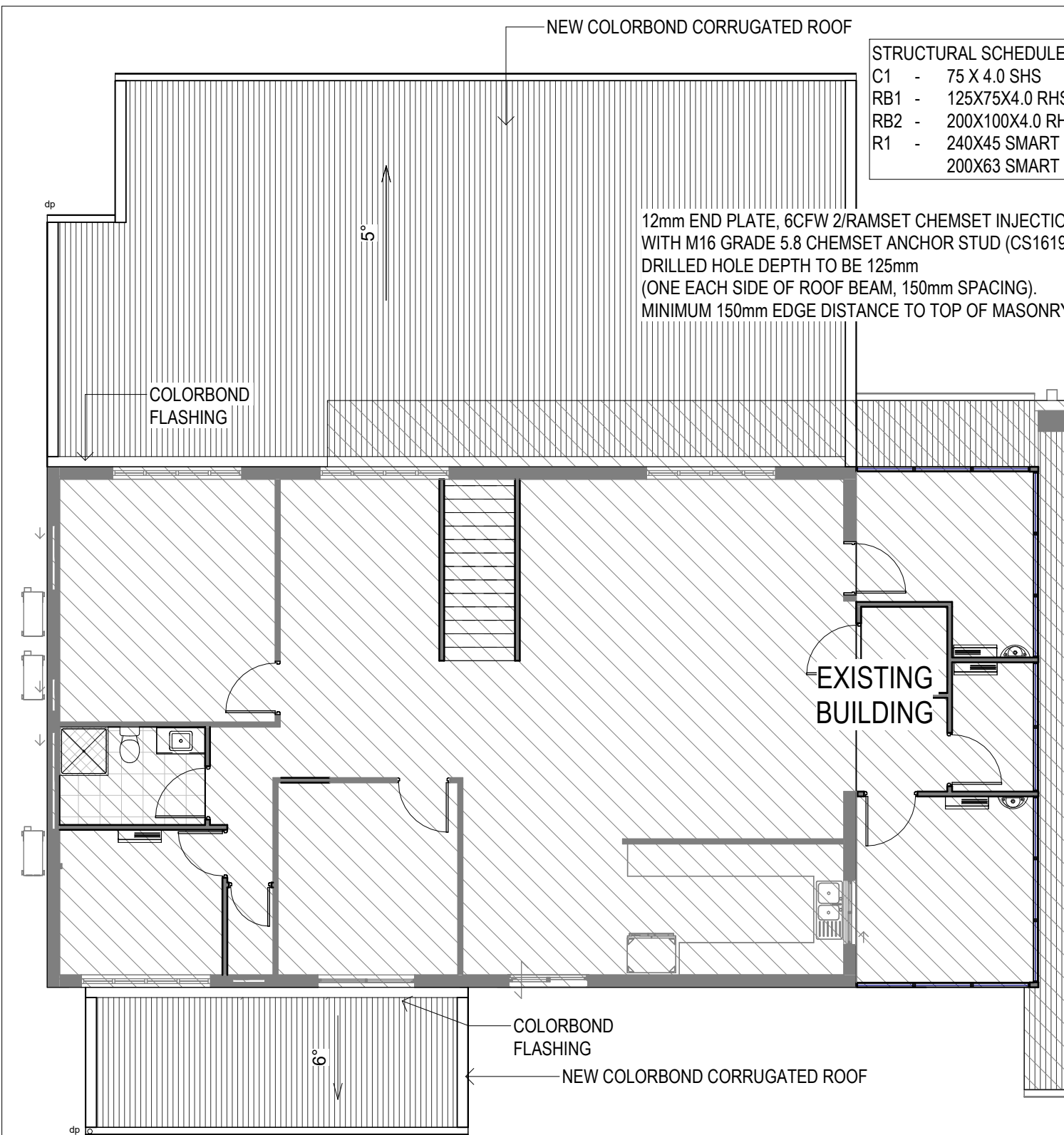
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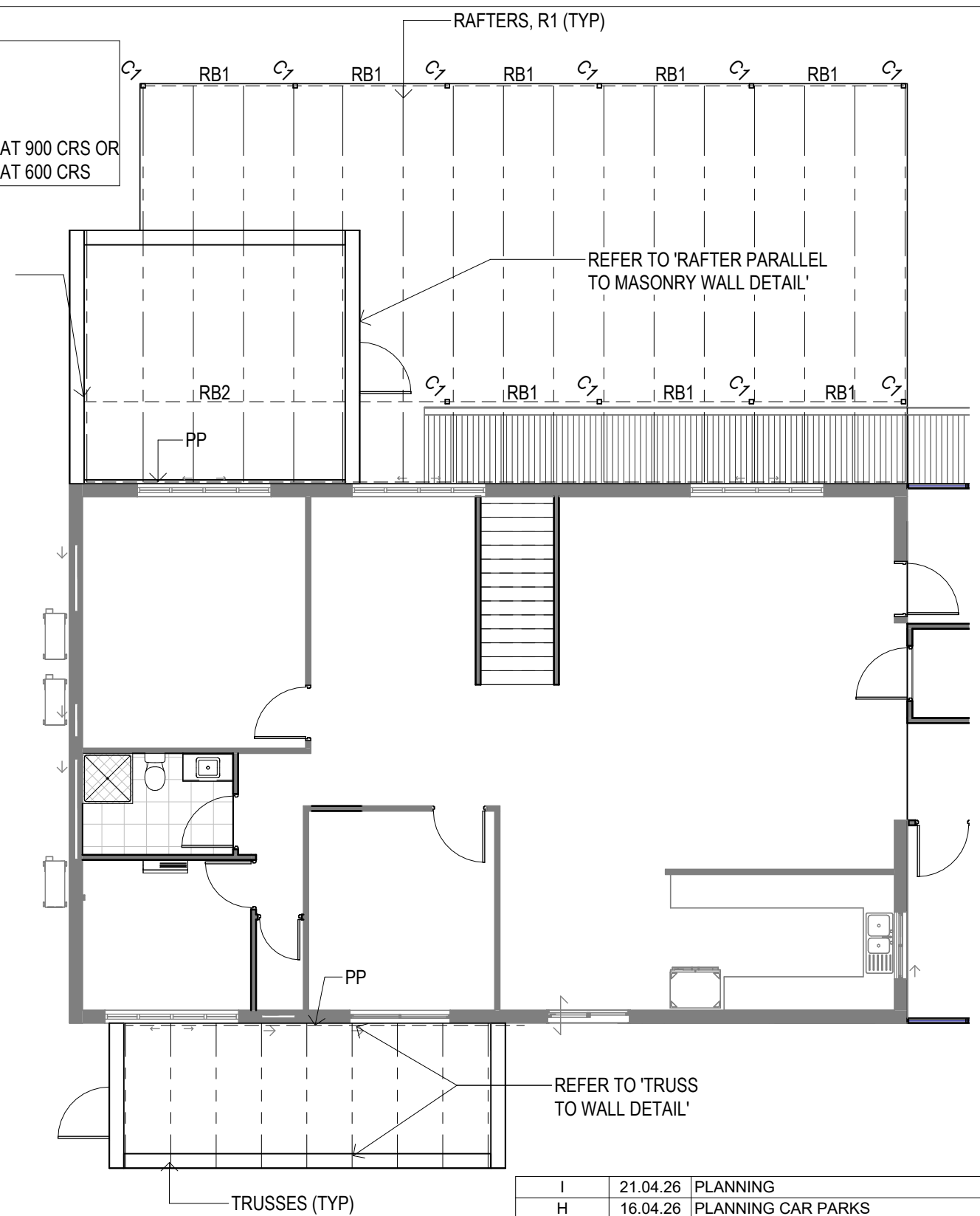
Designed: N.H

Job No:
2024-340-C

Drawing No: Rev.
WD 06 I



STRUCTURAL SCHEDULE	
C1	- 75 X 4.0 SHS
RB1	- 125X75X4.0 RHS
RB2	- 200X100X4.0 RHS
R1	- 240X45 SMART LVL13 AT 900 CRS OR 200X63 SMART LVL13 AT 600 CRS



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A		08.10.25	Construction Issue

1 ROOF PLAN
1 : 100

2 ROOF STRUCTURE LAYOUT
1 : 100

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Project: ALTERATIONS TO EXISTING
Client: PRAKASH
Location: 4 TYLER STREET, HEATLEY

Title : ROOF PLAN

Date: 25.06.25

Scale: 1 : 100

Drawn:

Designed: N.H

Job No:
2024-340-C

Drawing No: WD 11
Rev. I

PROPOSED MEDICAL CENTRE

PRAKASH PATTNAIK

79 NATHAN STREET, HEATLEY

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	21.04.26	12	12	21.04.26	PLANNING
02	SITE PLAN	21.04.26	12	12	21.04.26	PLANNING
03	FLOOR PLAN - G.L.	21.04.26	12	12	21.04.26	PLANNING
04	FLOOR PLAN - F.L.	21.04.26	12	12	21.04.26	PLANNING
05	ELEVATIONS	21.04.26	12	12	21.04.26	PLANNING
06	ELEVATIONS	21.04.26	12	12	21.04.26	PLANNING

GENERAL:

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

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

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

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

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

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

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')

(QDC - QUEENSLAND DEVELOPEMENT CODE)

(MP - MANDATORY PART)

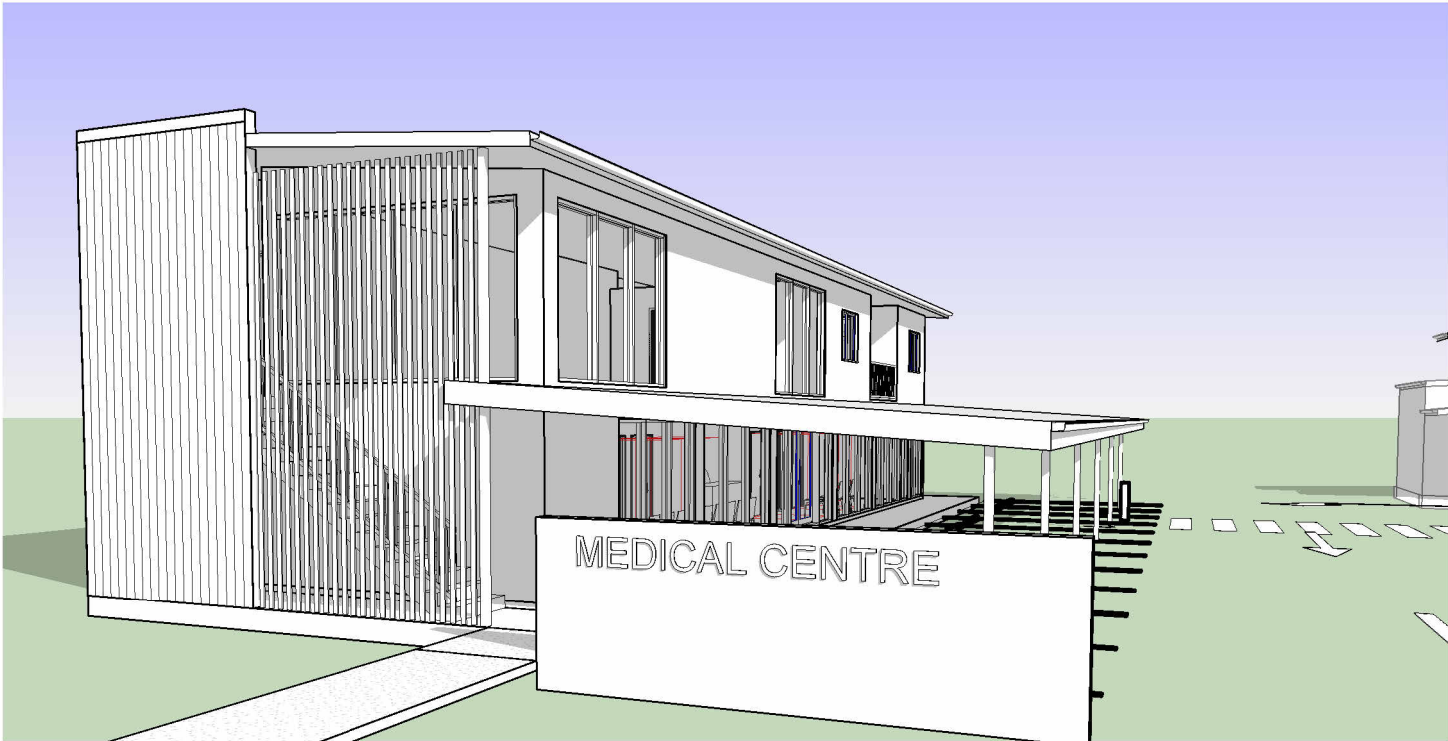
SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

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

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

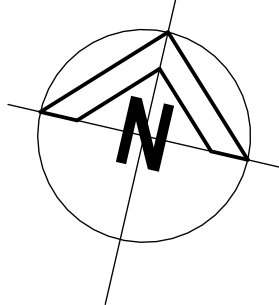
TANKS IF REQUIRED BY LOCAL AUTHORITY:

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

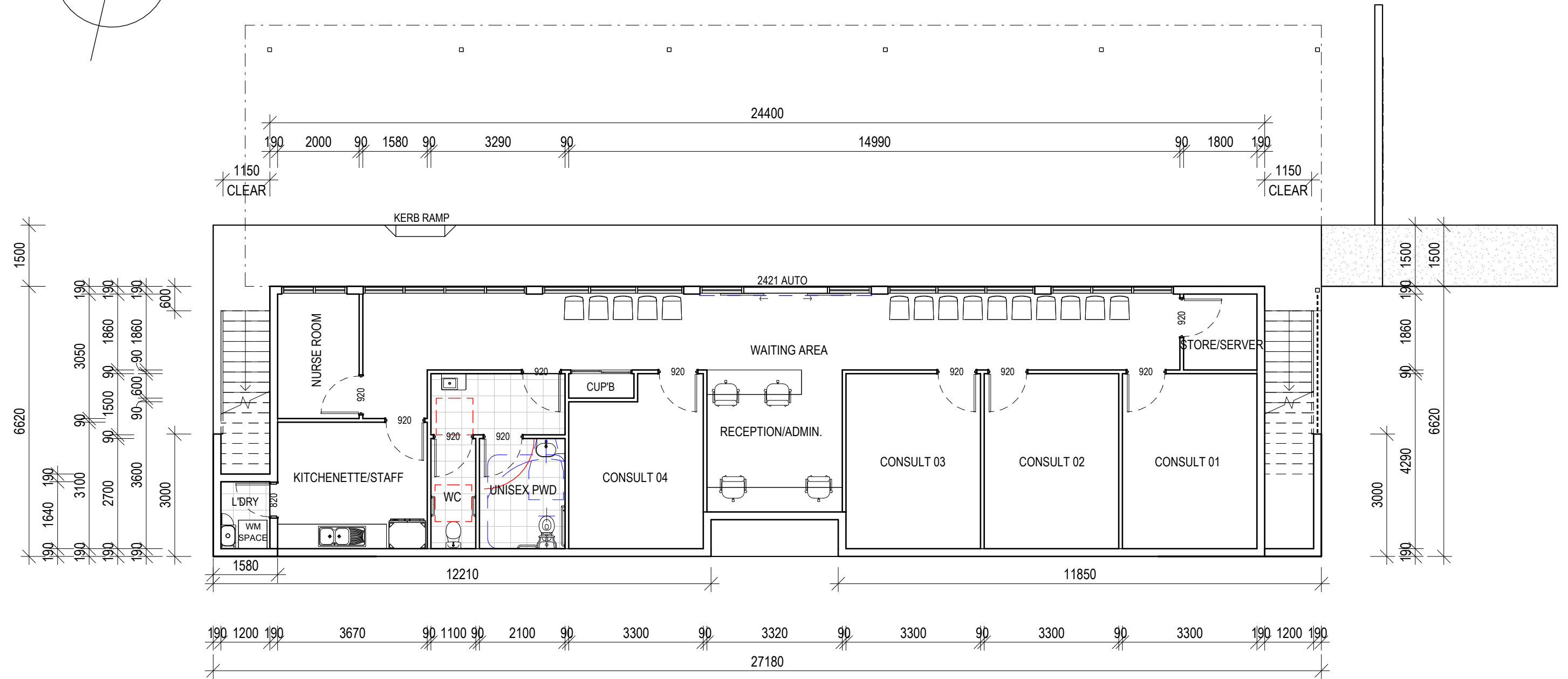


	THE DESIGN HOUSE NQ m: 0423 623 647 a: 19 Castlemaine Street, Kirwan, QLD 4817 e: nathan@thedesignhousenq.com.au w: www.thedesignhousenq.com.au	© COPYRIGHT QBCC LICENCE NO. 15046263 BUILDING DESIGN OPEN RISE	NOTE: 1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK. 2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION 4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT	Project: PROPOSED MEDICAL CENTRE		Title : COVER PAGE		Job No: 2025-165-C	
				Client: PRAKASH PATTNAIK		Date: 21.04.26	Drawn: N.H	Drawing No: DD 01	
				Location: 79 NATHAN STREET, HEATLEY		Scale: 1 : 1	Designed: N.H	Rev. 12	

WIND CATEGORY C2



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



1 FLOOR PLAN
1 : 100

12	21.04.26	PLANNING
11	16.04.26	PLANNING
10	09.04.26	PLANNING
9	09.04.26	PLANNING
8	20.03.26	PLANNING
7	29.01.26	CAR PARKING / GFA
6	23.01.26	PLANNING
5	11.12.25	PRELIMINARY
4	10.12.25	PRELIMINARY
3	02.12.25	PRELIMINARY
REV	ISSUE	DATE
DESCRIPTION		

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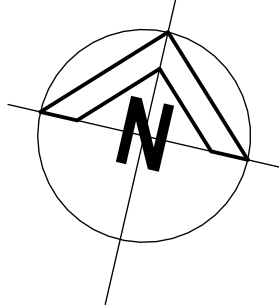
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Project: PROPOSED MEDICAL CENTRE
Client: PRAKASH PATTNAIK
Location: 79 NATHAN STREET, HEATLEY

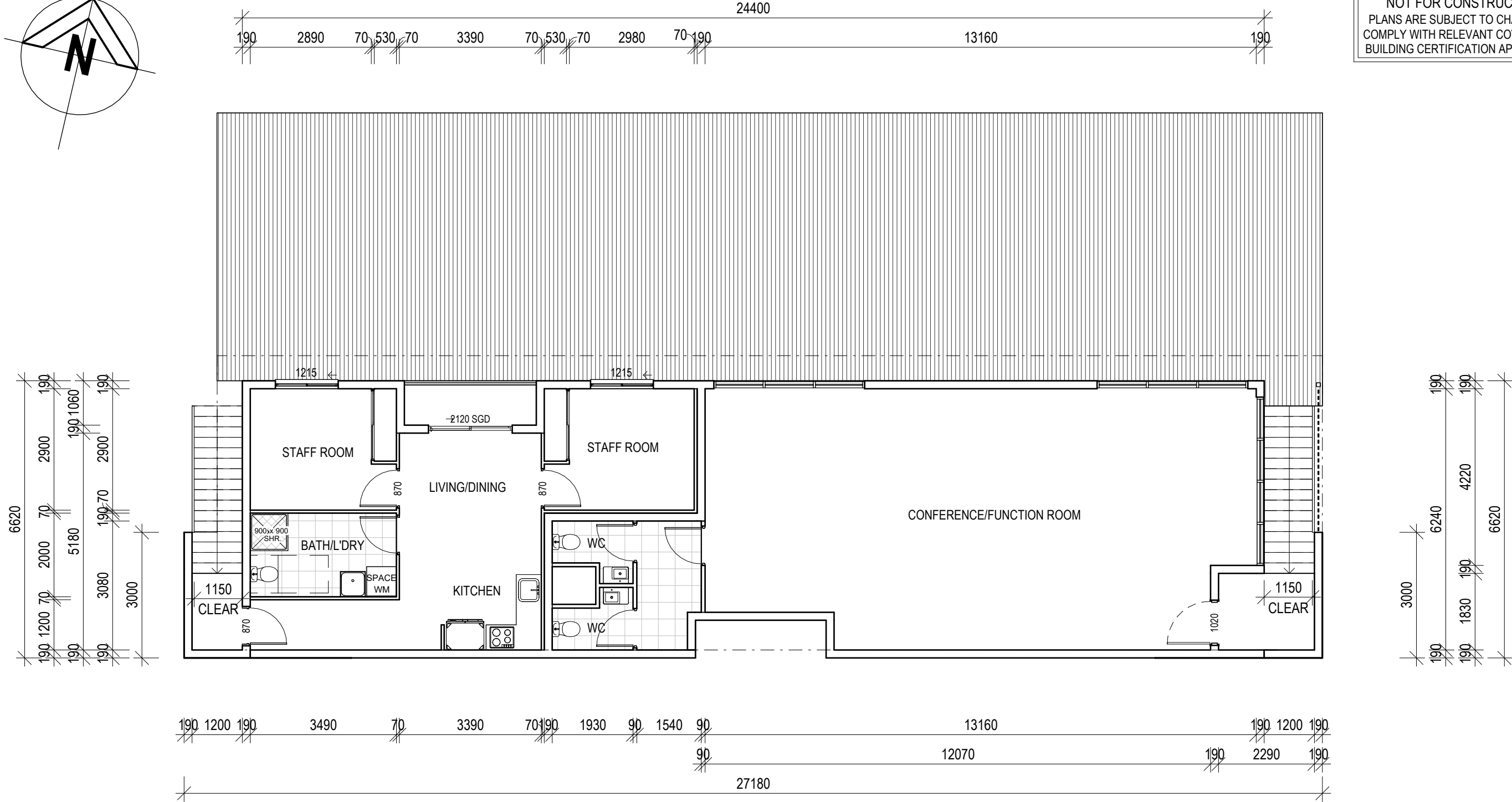
Title : FLOOR PLAN - G.I.L.
Date: 21.04.26 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.

Job No:
2025-165-C
Drawing No: DD 03
Rev. 12

WIND CATEGORY C2



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1 FLOOR PLAN - F.L.
1 : 100

12	21.04.26	PLANNING
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REV	ISSUE	DATE
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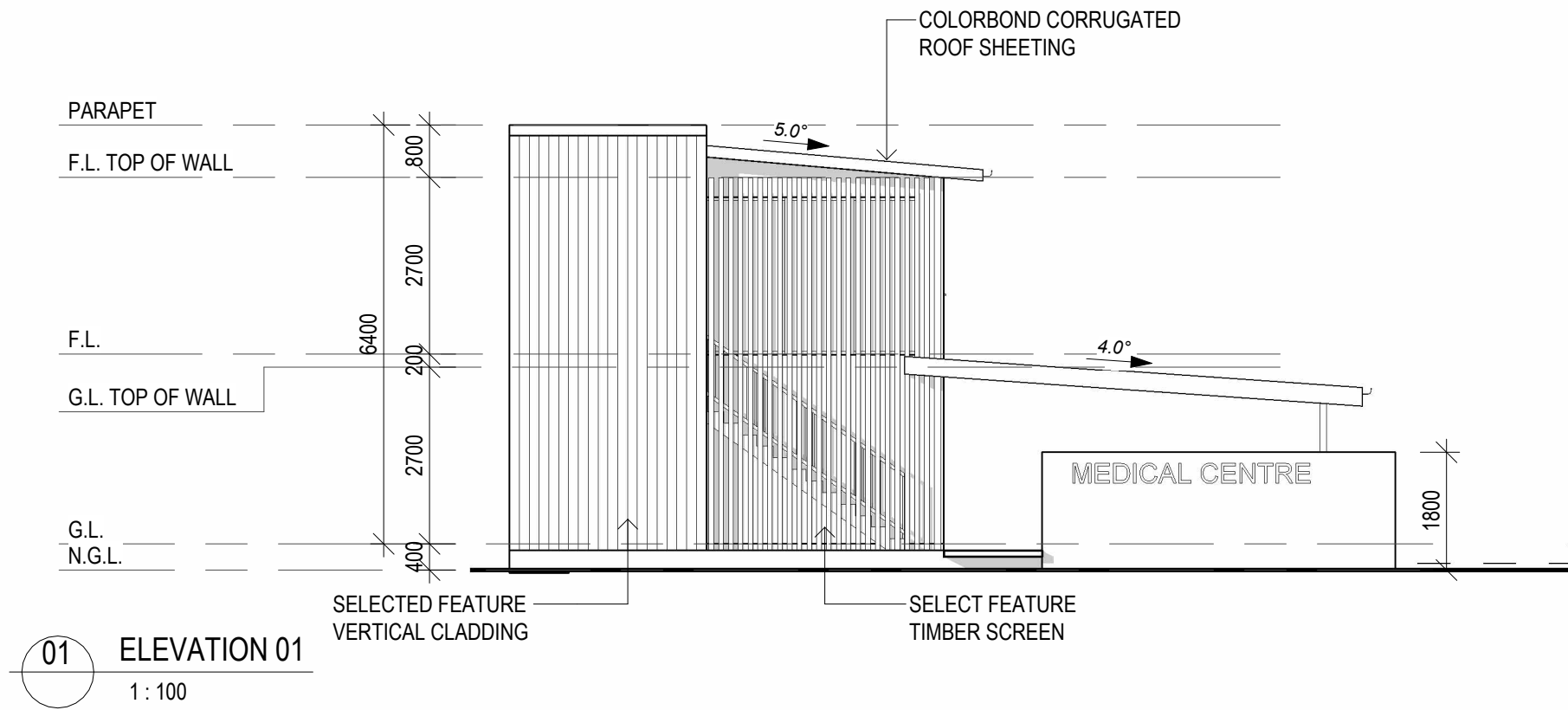
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Project: PROPOSED MEDICAL CENTRE
Client: PRAKASH PATTNAIK
Location: 79 NATHAN STREET, HEATLEY

Title : FLOOR PLAN - F.L.
Date: 21.04.26 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.

Job No:
2025-165-C
Drawing No: DD 04
Rev. 12

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3	02.12.25	PRELIMINARY
REV	ISSUE	DATE
DESCRIPTION		

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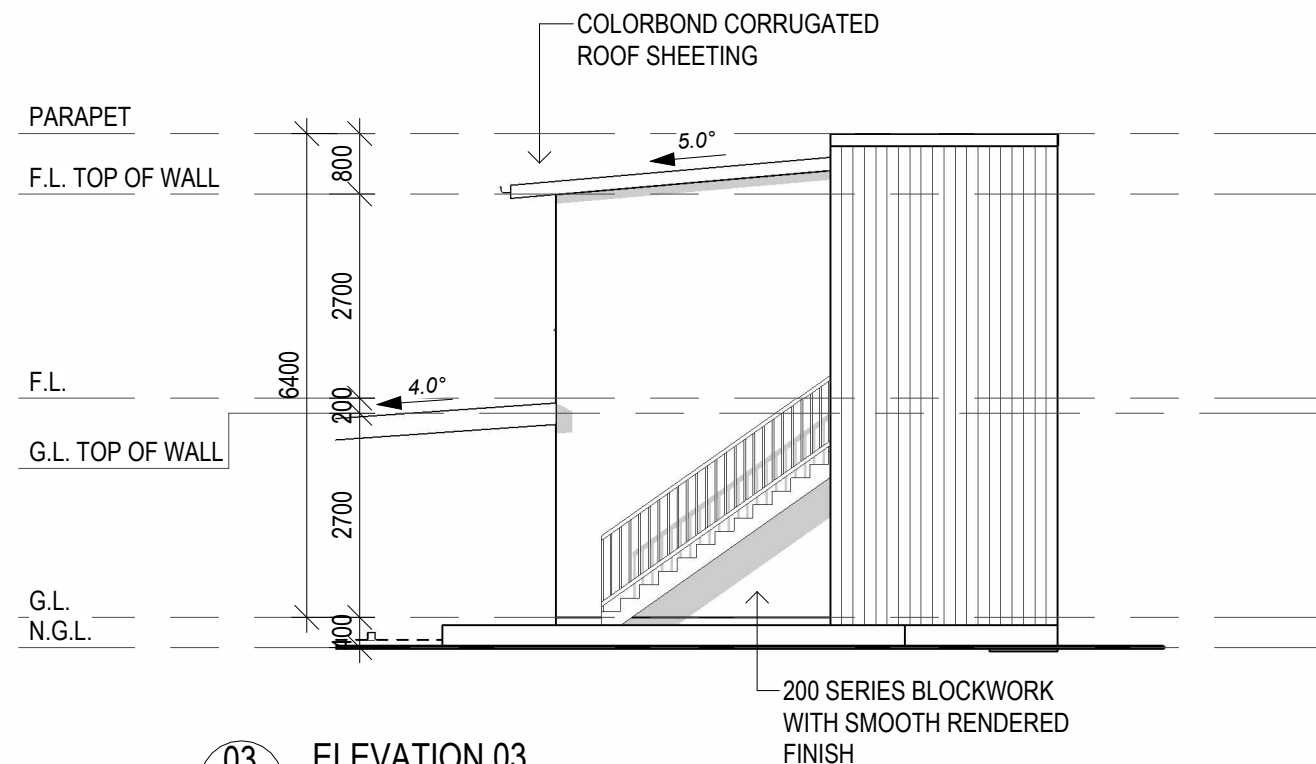
Project: PROPOSED MEDICAL CENTRE
Client: PRAKASH PATTNAIK
Location: 79 NATHAN STREET, HEATLEY

Title : ELEVATIONS

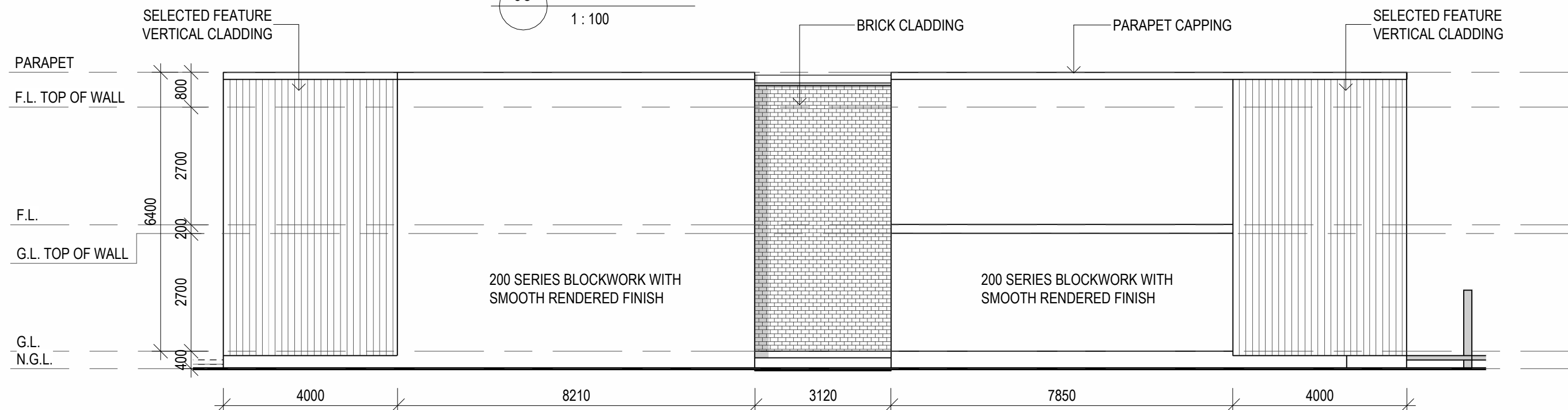
Date: 21.04.26 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.

Job No:
2025-165-C
Drawing No: Rev.
DD 05 12

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BUILDING CERTIFICATION APPROVALS



03 ELEVATION 03
1 : 100



04 ELEVATION 04
1 : 100

12	21.04.26	PLANNING
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NOTE:
1. ALL LEVELS AND DIMENSIONS ARE TO BE CHECKED AND CONFIRMED PRIOR TO START OF ANY FABRICATION OR BUILDING WORK.
2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE.
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED MEDICAL CENTRE
Client: PRAKASH PATтнаIK
Location: 79 NATHAN STREET, HEATLEY

Title : ELEVATIONS

Date: 21.04.26 Drawn: D.A.
Scale: 1 : 100 Designed: N.H

Job No:
2025-165-C
Drawing No: Rev.
DD 06 12



Appendix 5

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

State Development Assessment Provisions guideline - State Code 1: Development in a state-controlled road environment. This guideline provides direction on how to address State Code 1.

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road . AND AO1.2 Development can be maintained without requiring access to a state-controlled road .	Complies The proposed development is not located in a State-controlled Road. The proposed development involves the removal of direct access to a State-controlled road corridor and can be maintained wholly within the bounds of the subject site.
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development does not propose direct access to the State-controlled road network, with all vehicle movements confined to Tyler Street, a local road. All vehicle movements generated by the development can be safely accommodated within the existing road network without requiring upgrades or modifications to State-controlled roads.
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development is located outside the State-controlled road corridor and does not obstruct existing or future road transport infrastructure. All

Performance outcomes	Acceptable outcomes	Response
		access is proposed via Tyler Street, with no direct access proposed to Nathan Street. The proposed development involves on-site parking and internal circulation, ensuring no adverse impact on the operating performance of the State-controlled road network.
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	Complies Proposed advertising and signage will be designed and constructed on site in accordance with all relevant standards, noting no assessable advertising devices are proposed as part of this development application.
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials. AND AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road. AND AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road. AND AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.	Complies The proposed development has been intentionally designed to not cause adverse impact to the safety of users of surrounding road corridors and considered to accurately reflect a high level of amenity to the streetscape.

Performance outcomes	Acceptable outcomes	Response
PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road .	AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	Not applicable The proposed development does not involve the construction or alteration to a State-controlled bridge.
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road .	AO7.1 Landscaping is not located in a state-controlled road . AND AO7.2 Landscaping can be maintained without requiring access to a state-controlled road . AND AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road .	Complies The proposed development does not propose any landscaping within the State-controlled road, nor on site which may block or obscure sightlines for vehicular access. The proposed development does not propose any direct access to Nathan Street, this being the State-controlled road.
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development maintains the existing drainage patterns, with stormwater runoff directed to the lawful points of discharge. 4 Tyler Street will maintain all flow to the respective road frontages. 79 Nathan Street will also retain discharge to the Nathan Street frontage, where an existing footpath and drainage channel exists directing flow to existing stormwater drains.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating	No acceptable outcome is prescribed.	Complies The proposed development maintains the existing drainage patterns, with stormwater runoff directed to the lawful points of discharge. 4 Tyler Street will

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Performance outcomes	Acceptable outcomes	Response
performance of the state-controlled road or road transport infrastructure .		maintain all flow to the respective road frontages. 79 Nathan Street will also retain discharge to the Nathan Street frontage, where an existing footpath and drainage channel exists directing flow to existing stormwater drains. The development will not result in a material worsening of stormwater impacts on the State-controlled road network or road transport infrastructure, ensuring no adverse effect on its operating performance.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies The development will not adversely impact the structural integrity or condition of the State-controlled road network. The existing drainage regime will be maintained, with stormwater runoff from the site continuing to lawful points of discharge without direct discharge into State-controlled infrastructure.
PO11 Development ensures that stormwater is lawfully discharged.	AO11.1 Development does not create any new points of discharge to a state-controlled road . AND AO11.2 Development does not concentrate flows to a state-controlled road . AND AO11.3 Stormwater run-off is discharged to a lawful point of discharge . AND	Complies The development ensures that stormwater runoff is lawfully discharged to appropriate points of discharge, consistent with the existing flow regime. 4 Tyler Street will maintain all flow to the respective road frontages. 79 Nathan Street will also retain discharge to the Nathan Street frontage, where an existing footpath and drainage channel exists directing flow to existing stormwater drains. The proposed drainage design will ensure no unlawful discharge occurs onto State-controlled roads or adjacent properties.

Performance outcomes	Acceptable outcomes	Response
	AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road .	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	AO12.1 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (within +/- 10mm) to existing flood levels within a state-controlled road. AND AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road. AND AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.	Complies The proposed development is considered the proposed design appropriately mitigates potential impact to people and property within a flooding event, noting limited increase in building footprint relevant to the total size of the subject site, siting of new built-form outside greater affected flood risk areas and retention of existing surrounding stormwater regime and infrastructure.
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road .	AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge. AND	Complies The proposed development does not include any additional or change to drainage infrastructure within the State-controlled road corridor. All stormwater management infrastructure is contained within the development site, ensuring no safety hazard is created for users of the State controlled road network.

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Performance outcomes	Acceptable outcomes	Response
	AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road .	
PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	Complies The proposed development does not involve the facilitation of additional drainage infrastructure within the State-controlled road, noting the existing arrangements are considered appropriate without upgrade to support the proposal.

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a new or changed access to a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development does not involve a new access to a State-controlled road. The proposed development removes the existing access to Nathan Street, reducing any safety risk to users of the State-controlled road.
PO16 The location, design and operation of a new or changed access does not adversely impact the functional requirements of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development does not involve a new access to a State-controlled transport corridor. The development reduces risk and impacts to the State-controlled road with the removal of an existing access to Nathan Street.
PO17 The location, design and operation of a new or changed access is consistent with the future intent of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development does not involve a new access to a State-controlled road, with the removal of the existing access resulting in an improved outcome.
PO18 New or changed access is consistent with the access for the relevant limited access road policy .	No acceptable outcome is prescribed.	Complies The proposed development does not involve a new access to a State-controlled road, with the

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Performance outcomes	Acceptable outcomes	Response
1. LAR 1 where direct access is prohibited; or 2. LAR 2 where access may be permitted, subject to assessment.		removal of the existing access resulting in an improved outcome.
PO19 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not compromise the safety of users of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed access to Tyler Street has been previously approved to consolidate two existing crossovers into one, providing a better outcome which does not compromise the safety of users of the State-controlled road.
PO20 New or changed access to a local road within 100 metres of an intersection with a state-controlled road does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	Complies The proposed access to Tyler Street has been previously approved to consolidate two existing crossovers into one, providing a better outcome which does not adversely impact on the operating performance of the intersection
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development does not result in any adverse impact to public passenger transport infrastructure.
PO22 Development maintains the ability for people to access public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development does not result in any adverse impact to public passenger transport infrastructure.
PO23 Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development does not result in any adverse impact to public passenger transport infrastructure.
PO24 Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development does not result in any adverse impact to public passenger transport infrastructure.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the state-controlled road network.	No acceptable outcome is prescribed.	Complies The proposed development does not compromise the safety of users of the State-controlled road network. Access to the site is proposed via Tyler Street only, with no direct access to the State-controlled road. The development proposes the removal of an existing crossover to Nathan Street, removing the risk and does not compromise the safety of users of the State-controlled road network.
PO26 Development ensures no net worsening of the operating performance of the state-controlled road network.	No acceptable outcome is prescribed.	Complies The proposed access arrangements to the development site have been intentionally designed to mitigate adverse impact to the nearby State-controlled intersection and road corridor, noting the designation of entry only traffic to the northern-most access crossover and sufficient vehicle manoeuvring and parking within the site.
PO27 Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	No acceptable outcome is prescribed.	Complies All vehicle access and egress for the proposed development are directed to Tyler Street, a local road. No access is provided to the State-controlled network (Nathan Street). All traffic movements will be safely accommodated within the local road network without reliance on the State-controlled roads for site access. Refuse collection will be via Laufer Street (local road) to the west of the site.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a state-controlled road .	No acceptable outcome is prescribed.	Not applicable The proposed development does not involve uses that involve haulage.
PO29 Development does not impede delivery of planned upgrades of state-controlled roads .	No acceptable outcome is prescribed.	Complies

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Performance outcomes	Acceptable outcomes	Response
		The proposed development does not involve area designated for planned upgrades of State-controlled roads.
PO30 Development does not impede delivery of corridor improvements located entirely within the state-controlled road corridor .	No acceptable outcome is prescribed.	Complies The proposed development does not involve area designated for planned upgrades of State-controlled roads.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development does not involve Operational work or Building work. Any filling, excavation and structural works can be undertaken without adverse impact to the State-controlled road or users of the State transport network.
PO32 Development does not adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development does not involve Operational work or Building work. Any filling, excavation and structural works can be undertaken without adverse impact to the State-controlled road or users of the State transport network.
PO33 Development does not undermine, damage or cause subsidence of a state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development does not involve Operational work or Building work. Any filling, excavation and structural works can be undertaken without adverse impact to the State-controlled road or users of the State transport network.
PO34 Development does not cause ground water disturbance in a state-controlled road .	No acceptable outcome is prescribed.	Complies

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Performance outcomes	Acceptable outcomes	Response
		The proposed development does not involve Operational work or Building work. Any filling, excavation and structural works can be undertaken without adverse impact to the State-controlled road or users of the State transport network.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or structural integrity of a state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies Any filling, excavation and structural works can be undertaken without adverse impact to the State-controlled road or users of the State transport network.
PO36 Filling and excavation associated with the construction of new or changed access do not compromise the operation or capacity of existing drainage infrastructure for a state-controlled road .	No acceptable outcome is prescribed.	Complies Proposed filling, excavation and structural works can be undertaken without adverse impact to the State-controlled road or users of the State transport network.

Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO37 Development minimises free field noise intrusion from a state-controlled road .	AO37.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: - to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); - in accordance with: - Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic	Not applicable The proposed development does not involve the creation of residential allotments.

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Performance outcomes	Acceptable outcomes	Response
	Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO37.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound. OR AO37.3 Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to the state-controlled road.	
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a state-controlled road .	AO38.1 Development provides noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic	Not applicable The proposed development does not involve the creation of residential allotments.

Performance outcomes	Acceptable outcomes	Response
	Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO38.2 Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a state-controlled road in private open space .	AO39.1 Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for private open space at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;	Not applicable The proposed development does not involve an accommodation activity.

Performance outcomes	Acceptable outcomes	Response
	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR AO39.2 Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for private open space by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a relevant residential building or relocated building) minimises noise intrusion from a state-controlled road in habitable rooms at the facade.	AO40.1 Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR	Not applicable The proposed development does not involve an accommodation activity.

Performance outcomes	Acceptable outcomes	Response
	AO40.2 Development (excluding a relevant residential building or relocated building) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for habitable rooms by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable The proposed development does not involve an accommodation activity.
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	Not applicable The proposed development does not involve an accommodation activity.
PO43 Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	Not applicable The proposed development does not involve an accommodation activity.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item	No acceptable outcome is provided.	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.

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Performance outcomes	Acceptable outcomes	Response
2.3) for all outdoor education areas and outdoor play areas; b. in accordance with: i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a childcare centre or educational establishment: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic	No acceptable outcome is provided.	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.

Performance outcomes	Acceptable outcomes	Response
Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. indoor education areas and indoor play areas; or 2. sleeping rooms in a childcare centre; or 3. patient care areas in a hospital achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a childcare centre or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a state-controlled road are provided with: 1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);	No acceptable outcome is provided.	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.

Performance outcomes	Acceptable outcomes	Response
2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated outdoor play areas .		
PO48 Development including: indoor education areas and indoor play areas in a childcare centre or educational establishment; or - sleeping rooms in a childcare centre; or patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.
Air, light and vibration		
PO49 Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a state-controlled road .	AO49.1 Each dwelling or unit has access to a private open space which is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure . OR AO49.2 Each outdoor education area and outdoor play area is shielded from a state-controlled road by a building, solid gap-free fence , or other solid gap-free structure .	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.

Performance outcomes	Acceptable outcomes	Response
PO50 Patient care areas within hospitals are protected from vibration impacts from a state-controlled road or type 1 multi-modal corridor .	AO50.1 Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s^{1.75}. AND AO50.2 Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s^{1.75}.	
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a state-controlled road or type 1 multi-modal corridor, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	Not applicable The proposed development does not involve a childcare centre, educational establishment or hospital use.

Table 1.6: Development in a future state-controlled road environment

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a future state-controlled road .	AO52.1 Development is not located in a future state-controlled road. OR ALL OF THE FOLLOWING APPLY: AO52.2 Development does not involve filling and excavation of, or material changes to, a future state-controlled road.	Complies The proposed development is not located in a future state-controlled road.

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Performance outcomes	Acceptable outcomes	Response
	AND AO52.3 The intensification of lots does not occur within a future state-controlled road. AND AO52.4 Development does not result in the landlocking of parcels once a future state-controlled road is delivered.	
PO53 The location and design of new or changed access does not create a safety hazard for users of a future state-controlled road .	AO53.1 Development does not include new or changed access to a future state-controlled road .	Complies The proposed development is not located in a future state-controlled road.
PO54 Filling, excavation, building foundations and retaining structures do not undermine, damage or cause subsidence of a future state-controlled road .	No acceptable outcome is prescribed.	Complies The proposed development is not located in a future state-controlled road.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	Complies The proposed development is not located in a future state-controlled road.
PO56 Development ensures that stormwater is lawfully discharged.	AO56.1 Development does not create any new points of discharge to a future state-controlled road. AND AO56.2 Development does not concentrate flows to a future state-controlled road. AND	Complies The proposed development is not located in a future state-controlled road.

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Performance outcomes	Acceptable outcomes	Response
	AO56.3 Stormwater run-off is discharged to a lawful point of discharge. AND AO56.4 Development does not worsen the condition of an existing lawful point of discharge to the future state-controlled road.	



Appendix 6



Townsville City Plan – Low Density Residential Zone Code

Purpose

The purpose of the Low Density Residential Zone Code is to *provide for predominantly dwelling houses*.

The particular purpose of the code is to:

- a) *primarily accommodate dwelling houses and dual occupancy dwellings;*
- b) *provide for housing choice and affordability by allowing for a range of lot sizes;*
- c) *maintain the low-rise and lower density character of Townsville's suburbs;*
- d) *maintain a high level of residential amenity; and*
- e) *achieve accessible, well-serviced and well-designed communities.*

The purpose of the code will be achieved through the following overall outcomes:

- a) *built form is of a house compatible scale and consistent with the local streetscape character;*
- b) *reconfiguration facilitates a range of lot sizes to accommodate dwelling houses and dual occupancy dwellings, typically on lots 400m² or greater (unless otherwise intended in a precinct);*
- c) *development maintains a high level of residential amenity on the site and in the neighbourhood;*
- d) *residential development is protected from the impacts of any nearby industrial activities, transport corridors, infrastructure, installations and major facilities such as the port, airport and Department of Defence landholdings;*
- e) *the design of development promotes accessibility by walking, cycling and public transport;*
- f) *the design of development is responsive to the city's climate and promotes sustainable practices including energy efficiency and water conservation;*
- g) *low-rise multiple dwellings, residential care or retirement facilities may be acceptable within this zone where provided in locations that are within a convenient walkable distance to centres, public transport and community activities, and where of a scale that is consistent with the local character;*
- h) *non-residential uses only occur within the zone where they primarily support the day-to-day needs of the immediate residential community, do not unreasonably detract from the residential amenity of the area and are not better located in nearby centre zones;*
- i) *development minimises impacts on remaining areas of ecological significance within the zone; and*
- j) *the natural bushland setting and village character of the northern beaches and Magnetic Island townships are maintained. Tourism accommodation in these communities is of a house compatible scale.*

Performance Outcome/Acceptable Outcomes		Response
For Accepted development subject to requirements and Assessable Development		
Home Based Business		
PO1: The use does not adversely impact on the amenity of the surrounding residential land uses and local character.	AO1.1: The home based business: a) is carried out in an existing building or structure; b) does not use more than 60m ² of the gross floor area of the building or structure; c) involves at least one or more residents of the dwelling house;	Not applicable The proposed development does not involve a home based business.



Performance Outcome/Acceptable Outcomes	Response
d) involves not more than one non-resident employee; e) where bed and breakfast accommodation, does not exceed three bedrooms; f) does not generate more than 1 heavy vehicle trip per week; g) does not generate more than 14 vehicle trips per day by other vehicles, where one trip includes arriving and departing the site. These trips are additional to normal domestic trips associated with the dwelling; h) contains visitor parking within the site; i) does not involve hiring out of materials, goods, appliances or vehicles; and j) does not involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home based business on the site. AO1.2: Functional aspects of the use such as service areas, material storage or use activities are not visible from the street. AO1.3: Other than where a bed and breakfast or home based childcare, the business use does not operate outside the hours of 8am to 5pm Monday to Friday, 8am to 2pm Saturday and does not operate on Sunday. AO1.4: Noise levels do not exceed acoustic quality objectives under the <i>Environmental Protection (Noise) Policy 2008</i>.	
PO2: Commercial vehicle parking: a) has a direct nexus with a home based business carried out on the site; and b) does not adversely affect the amenity of neighbouring properties.	AO2.1: Not more than one commercial vehicle is parked on the site. AO2.2: While on-site, vehicles: a) are not left idling for more than 5 minutes at any one time; and b) do not have a refrigeration unit running. Not applicable The proposed development does not involve a home based business.



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	AO2.3: Any commercial vehicle does not exceed 4.5 tonnes gross vehicle mass and is housed behind the building line.	
For Accepted development subject to requirements and Assessable Development		
Sales Office		
PO3: The use does not adversely impact on the amenity of the surrounding land uses and local character.	AO3: Development of the sales office is in place for no more than two years.	Not applicable The proposed development does not involve a sales office.
For Accepted development subject to requirements and Assessable Development		
Secondary Dwelling		
PO4: Secondary dwellings are: (a) are subordinate, small-scaled dwellings; (b) contribute to a safe and pleasant living environment; and (c) does not cause adverse impacts on adjoining properties.	AO3: The secondary dwelling: (a) has a GFA, exclusive of a single carport or garage, of not more than 90m²; and (b) is located not more than 20m from the primary house.	Not applicable The proposed development does not involve a secondary dwelling.
For Accepted development subject to requirements and Assessable Development		
Stables Precinct		
PO5: Only dwelling houses or caretaker's accommodation are established in the precinct.	AO5: The development does not involve a Dual Occupancy, Rooming Accommodation, Multiple Dwelling, Retirement Facility, Residential Care Facility, Short-term Accommodation or Tourist Park.	Not applicable The proposed development is not within the Stables Precinct.
PO6: Reconfiguration does not result in additional lots being created.	AO6: Lot size is no less than 1,000m ² .	Not applicable The proposed development is not within the Stables Precinct.
PO7: The site is of a size to accommodate stables and associated service areas and allows for setback of stables from adjacent houses.	AO7: Where stables are proposed, the site has a minimum area of 1,000m ² .	Not applicable The proposed development is not within the Stables Precinct.
PO8: Stables are established where provision is made for a manager living on-site.	AO8: Stables are established on the same site as a dwelling house or caretaker's accommodation.	Not applicable The proposed development is not within the Stables Precinct.
PO9: Residential uses in the precinct do not intensify.	AO9.1: Not more than one dwelling house or caretaker's accommodation unit is established on each lot. AO9.2: The caretaker's accommodation unit has a gross floor area of no more than 70m ² .	Not applicable The proposed development is not within the Stables Precinct.



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Assessable Development	
Amenity	
PO10: 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 & emissions; f) lighting; g) access to sunlight; h) privacy; and i) outlook.	Complies The proposed development has been designed to positively contribute to the existing residential character of the surrounding locality, particularly given: ▪ The proposed development is for a two-storey building. ▪ The proposed development involves no windows to the southern boundary to maintain privacy to the adjoining property. ▪ The proposed development does not adversely impact the outlook of adjoining or surrounding properties. ▪ The proposed development provides for Health care services that is consistent with existing development within the immediate surrounding locality. ▪ The proposed new building has been strategically located to mitigate impact to the amenity of 81 Nathan Street, ensuring noise, traffic, lighting and outlook are avoided, with the proposed new building fronting to the north. ▪ The southern facade is built to boundary and is located adjacent the dwelling's car port which is screened. All window openings of the northern facade of the adjoining neighbours dwelling are screened and setback from the dividing property boundary. ▪ The southern façade incorporates a mix of materials and colours to reduce visual bulk.
PO11: Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	Complies Limited soft landscaping is proposed to the subject site for the purpose of shade parking. Slat work is proposed to the Nathan Street façade to create a positive contribution to amenity. Additionally, the proposed new structure to 79 Nathan Street involves an extended awning



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		from the building to provide shaded parking. The proposed development does not propose any change or removal to existing on street landscaping or street trees to the east (Nathan Street road reserve).
PO12: Development for the purposes of a sensitive use within 500m of land included in the High Impact Industry Zone or Special Purpose Zone, or within 250m of land in the Medium impact industry zone: a) achieves indoor noise levels consistent with the objectives set out in the Environmental Protection (Noise) Policy 2008; b) achieves air quality levels consistent with the objectives set out in the Environmental Protection (Air) Policy 2008 and the relevant national standard; and c) does not experience offensive odours.		Not applicable The subject site is not located within proximity to identified zones.
Assessable Development		
Crime Prevention through Environmental Design		
PO13: Development facilitates the security of people and property having regard to: a) opportunities for casual surveillance and sight lines; b) exterior building design that promotes safety; c) adequate lighting; d) appropriate signage and wayfinding; e) minimisation of entrapment locations; and f) building entrances, loading and storage areas that are well lit and lockable after hours.		Complies The proposed development has been designed to facilitate the safety and security of people and property through the following measures: ▪ The proposed building is oriented towards Tyler Street and Nathan Street, with windows provided to the façade and entrance to enable passive surveillance of the street, carpark, and entry pathways. ▪ The two-storey design includes defined building entrances with open sight lines, avoiding recessed or obscured areas. ▪ External lighting will be provided, with this designed in accordance with relevant standards.
Assessable Development		
General		
PO14: Development minimises impacts on remaining areas of ecological significance within the zone.		Complies The proposed development does not impact on areas of ecological significance.
PO15: On elevated or steeply sloping sites: a) development is sympathetic to the natural landform through the use of terraced or split level building forms; b) the understoreys of buildings are screened to maintain the quality of views from public vantage points below; and c) buildings avoid highly reflective finishes.		Not applicable The subject site is not an elevated or steeply sloping site.
Parking and Service		
PO16:	AO16:	Complies



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Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	Vehicle parking structures are located: a) behind the building setback; or b) behind the building; or c) at basement level.	The proposed development provides for on-site carparking to the north, central, and north eastern portions of the site, maintaining the existing location previously approved within the northern allotment. The proposed development also maintains existing landscaping to the Nathan Street corridor that provide a buffer to the streetscape.
PO17: Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.		Complies The proposed development will retain the existing waste disposal location and operation, approved with the existing medical centre. With bins to be collected from the Lauger Street frontage.
Where a Non-residential or Tourist Accommodation Use		
PO18: Non-residential uses are established only where: 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.		Complies The proposed development involves a relatively small-scale non-residential use that is compatible with the residential context of Heatley. The building is two-storey and adopts a natural design with residential-style articulation, ensuring it integrates with the surrounding built form. Landscaping is not proposed due to the necessity for appropriate internal manoeuvring space, all existing landscaping to Nathan Street will be retained to provide a visual buffer to the subject site from the streetscape. The development is limited in scale, comprising four additional tenancies with a total GFA increase of 376.64m ² to both the new building and additions to the existing medical use on the site. The proposed development is intended to provide localised health services that support the day-to-day needs of the surrounding community. The use does not generate high volumes of traffic or activity and is appropriately serviced by existing infrastructure and transport connections. The development does not undermine the function of Townsville's network of centres. It is located adjacent to an existing medical centre and



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		complements, rather than competes with, its role. The proposed use would not be more appropriately located in a centre zone, as it is designed specifically to serve the immediate residential catchment.
PO19: Tourist accommodation occurs only within the townships of Paluma, Balgal Beach, Toomulla, Toolakea and Saunders Beach and the Magnetic Island townships, and is compatible with the village character of these communities.		Not applicable The proposed development does not involve a tourist accommodation use.
PO20: Development is of a house compatible scale.	AO20.1: The use does not involve any building work or only minor building work. OR	Complies The proposed development is of a house compatible scale, with the building comprising a two-storey building and adopts a residential built form character that reflects the scale and massing of the surrounding detached locality. The design incorporates skillion roofline and articulation to reduce visual bulk and ensure compatibility with the residential character of the locality.
	AO20.2: Where a new building is proposed: a) buildings and other structures do not exceed 8.5m or 2 storeys, whichever is the lesser; b) the building does not exceed 250m2 in gross floor area; c) site cover does not exceed 60%; and d) the maximum length of any wall is 12m.	
Where a Multiple Dwelling, Residential Care Facility or Retirement Facility Development		
PO21 – PO32 Not applicable		
Outcomes for Particular Precincts		
PO33 - PO37 Not applicable		