

APPLICATION FOR A DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE FOR
HEALTH CARE SERVICES AND COMMUNITY CARE
CENTRE AND ANCILLARY ADMINISTRATION
BUILDING

on behalf of
Townsville Aboriginal and Islander Health Services (TAIHS)

at
10-16 Peel Street and 57-67 Gordon Street, Garbutt

on
Lot 159 on SP223219 and Lot 158 on SP139546





Brazier Motti have prepared this report for the sole purposes of TAIHS for the specific purpose of a Development Application seeking a Development Permit for a Material Change of Use (Health Care Services, Community Care Facility and Ancillary Administration Building) at 10-16 Peel Street and 57-67 Gordon Street, Garbutt.

In preparing this report we have assumed that all information and documents provided to us by others, such as the client, other consultants acting on the client's behalf or government agencies, to be complete, accurate and current.

Signed on behalf of Brazier Motti Pty Ltd

ANNE ZAREH

Associate/Senior Town Planner

Brazier Motti Pty Ltd



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1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicant, TAIHS, in support of a development application seeking a Development Permit for a Material Change of Use for Health Care Services, Community Care Centre and ancillary Administration Building on land at 10-16 Peel Street and 57-67 Gordon Street, Garbutt, formally described as Lot 159 on SP223219 and Lot 158 on SP139546.

To assist in Council's determination of this development application, this planning report covers the following matters:

- Section 2:- Subject site description and approval history.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- An assessment of the proposal against the relevant code provisions of the Townsville City Plan 2016.
- Section 6:- Conclusion.

The development application is made in accordance with section 51 of the Planning Act 2016 and contains the mandatory supporting information specified in the applicable DA form, included in **Appendix A**. The application is subject to impact assessment and therefore public notification will be required for a period of 15 business days.



2.0 THE SUBJECT SITE AND EXISTING APPROVAL HISTORY

The subject site is located at 10-16 Peel Street and 57-67 Gorden Street, Garbutt and is properly described as Lot 158 on SP139546 and Lot 159 on SP223219. *Figure 1* below shows the extent of the subject site which has a combined area of 16,180m². The site is bounded by four road reserves, being Peel Street (east), Meenan Street (west), Lonerganne Street (north) and Gorden Street (south) and contains existing buildings that are of health and community care facility nature. The former Motel has been demolished.

The Certificates of Title confirming ownership of the subject site by Townsville Aboriginal and Torres Strait Islander Corporation for Health Services are included in **Appendix B**. The titles also confirm that the site is unencumbered. A copy of the Smart Maps is also included in **Appendix B**.

Figure 1: Aerial image of the subject site

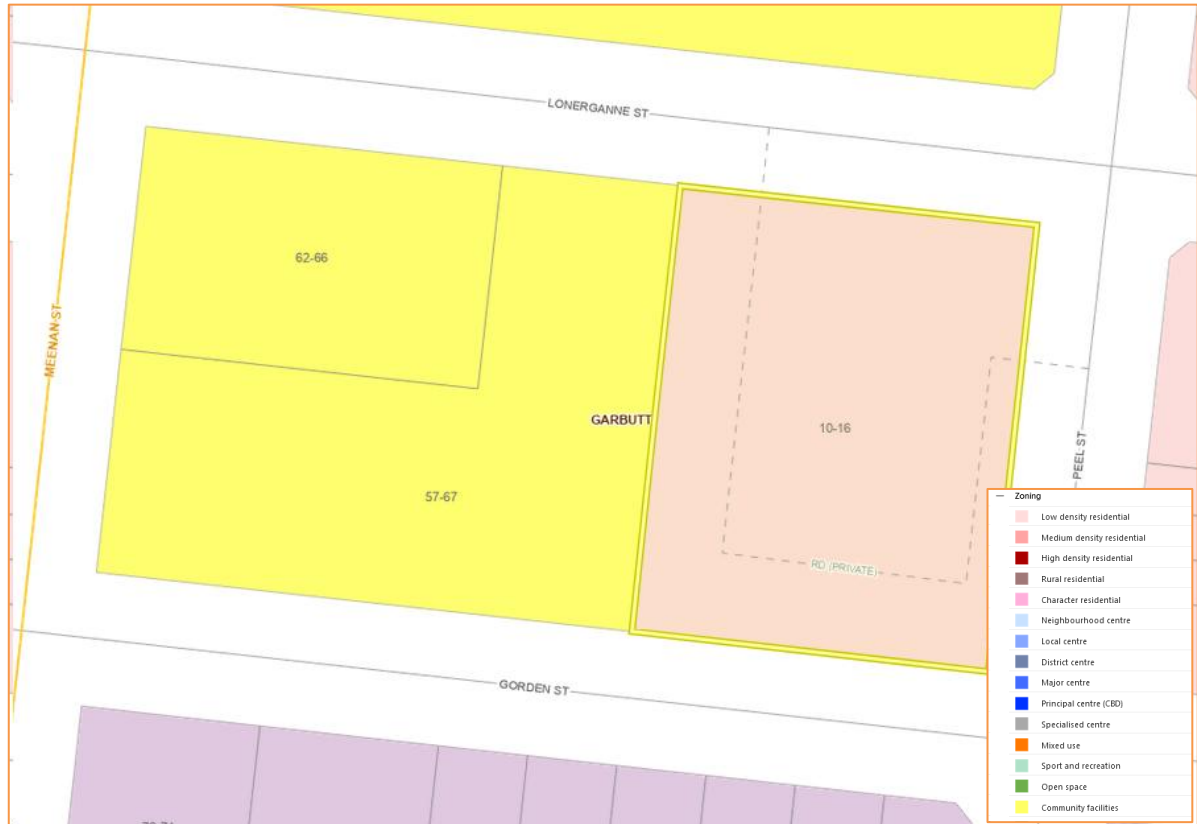


Source: Queensland Globe

The subject site is located within the Community Facilities Zone (Lot 158) and within the Low Density Residential Zone (Lot 159). *Figure 2* below shows the zoning map applicable to the subject site. Surrounding land uses comprise of residential development (east and west), the Garbutt State Primary School (north) and low impact industry uses (south).



Figure 2: Zoning of the subject site



Source: Townsville City Plan 2014

The following planning approvals have been obtained over the subject site in the past:-

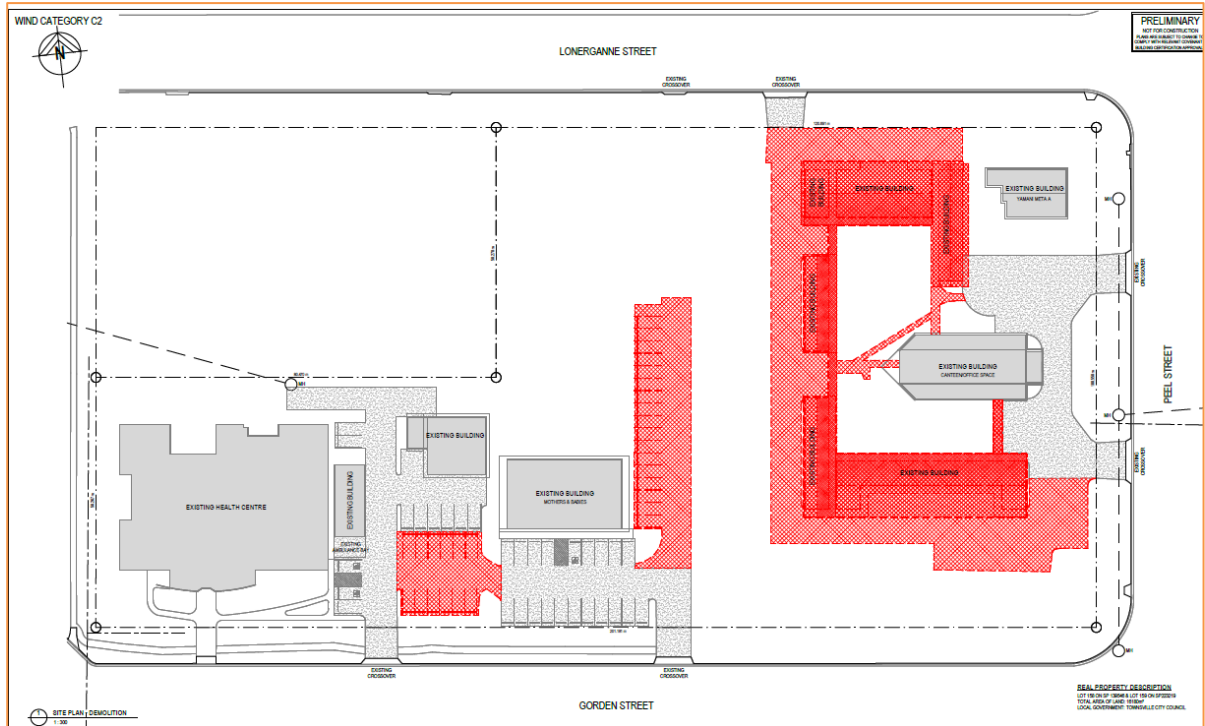
- MCU18/0004 (0366/98) Development Permit – Material Change of Use (Impact) Medical Centre 15 December 1998;
- MI04/0067 Development Permit – Material Change of Use (Impact) Medical Centre 25 August 2004;
- MC15/0105 Development Permit – Material Change of Use (Code) Health Care Facility - Office (57-67 Gorden Street, Garbutt) 1 September 2016;
- MCU19/0017 Development Permit – Material Change of Use (Impact) Health Care Services, Office and Food & Drink Outlet;
- MCU19/0017.01 Minor Change to Development Approval; and
- MCU23/0119 Development Permit – Material Change of Use (Impact) Health Care Services.



3.0 THE PROPOSAL

The applicant proposes the redevelopment of the site by introducing additional Health Care and Community Care buildings. The proposal includes the establishment of 4 separate care buildings and 1 storage shed. It also involves the demolition of some dated buildings and car parking areas as per *Figure 3* below. The SEWB buildings are classified as health care facility whereas the Yamani Meta B building is classified as a community care facility. The administration building is ancillary to both uses.

Figure 3: Site Plan – Proposed Demolition Works



Source: The Design House

Figure 4 below shows the location of the new buildings and ancillary car parking and landscaping in context of the subject site. The proposed development is illustrated on the Design House concept plans, included in *Appendix C*.

The proposed total new GFA is **1474.3m²** and the total landscape area will expand over 3936m².

The proposed uses are defined as follows under the Townsville City Plan 2014:-

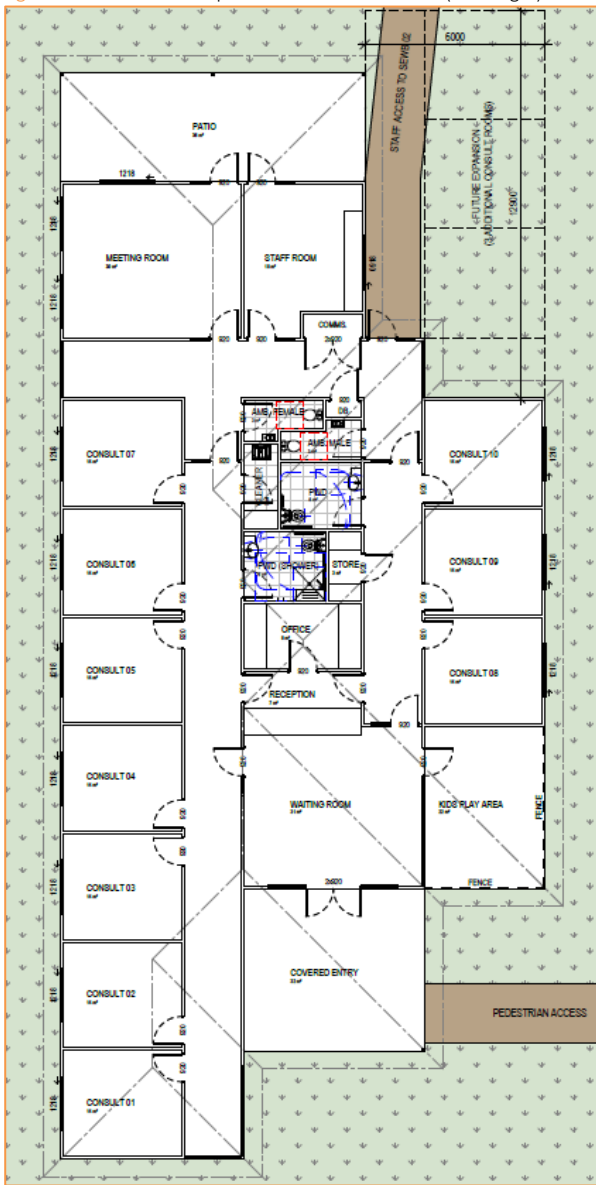
Health Care Services - Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.

Community care centre - Premises for-

1. providing social support to members of the public; or
2. providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but
3. does not include the use of premises for providing accommodation to members of the public.



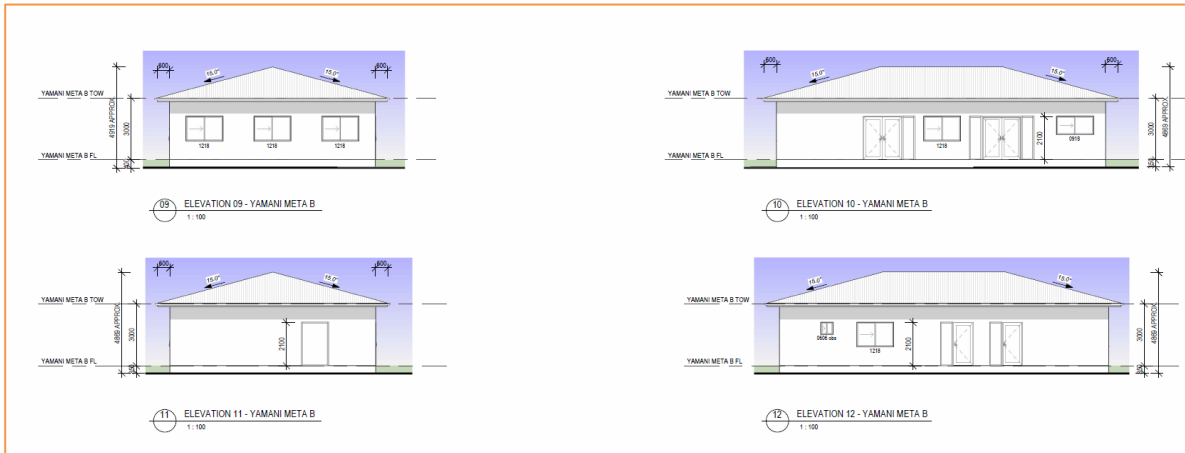
Figure 6: Floor Plan – Proposed Health Care Service (Building 2)



Source: The Design House



Figure 9: Elevations– Proposed Community Care Building (Yamani Meta B)



Source: The Design House

The ancillary administration building will be located toward the Gordon Street frontage (southern portion of the site) with a GFA of 655.4m². The building includes 18 offices, 4 executive offices, an open plan office, 3 meeting rooms, boardroom, staff room, waiting room, reception and amenities. Figure 10 shows the internal layout of the building. Corresponding elevations for the building are shown in Figure 11.

Figure 10: Floor Plan – Proposed Health Care Service and Community Care Centre (Administration Building)



Source: The Design House

Figure 11: Elevations – Proposed Health Care Facility and Community Care Centre (Administration Building)



Source: The Design House



Operating Details

It is proposed that the operating hours are Monday to Friday, 8am to 5pm. There are currently 59 staff supporting the existing health care facility. An additional 53 staff are expected with 26 staff proposed for the SEWB buildings 1 and 2, 24 staff for the administration building and 3 staff for the Yamani B building. The total number of staff on site will be 112.

Car Parking and Access

Based on an additional GFA of 1474.3m², the required car parking rate would be 64 car parks. It is noted that the rate of 1/20m² has been applied to the care buildings (SEWB and Yamani Meta B) whilst the rate of 1/30m² has been applied to the administration building. It is proposed to provide a total of 77 new car parks and one new ambulance bay. It is noted that the alternate SEWB parking requirement of 4 car parks per medical practitioner would result in 40 spaces for each SEWB building. This number appears unreasonable for the use as TAIHS provide a transport service for patients. Provision for pick up and drop off zone has been made as per concept plans. All existing crossovers will be utilised to access existing and new car parking areas.

Landscaping

The proposal includes the introduction of extensive landscaping. Shade trees to the car parking areas will be provided where practicable. Indicative landscaping is shown on the Site Plan in **Appendix C**.



4.0 RELEVANT LEGISLATION

4.1 COMMONWEALTH LEGISLATION

The application is not subject to assessment against Commonwealth legislation. It is not anticipated that development of this land will trigger assessment against the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC), as it is not anticipated that the development will significantly impact upon a matter of national environmental significance. The proposal is merely the establishment of a holistic Health Care Facility and Community Care Facility in an identified urban area.

4.2 THE PLANNING ACT 2016

The Planning Act 2016 provides the framework for coordinating local, regional and state planning. Given the nature of the development, the application requires assessment against this legislation.

4.3 STATE ASSESSMENT AND REFERRALS

The proposed development has been assessed against Schedule 10 of the Planning Regulations 2017. The proposal does not trigger referral to the State Referral and Assessment Agency.

4.4 STATE PLANNING POLICY

In accordance with section 2.1 – State Planning Policy of the planning scheme, the Minister has identified that all aspects of the SPP have been integrated into the planning scheme. Hence, for the purposes of this development, we consider that assessment of the proposal against the provisions of the SPP is not required, and all relevant matters will be dealt with under the provisions of the planning scheme.

4.5 NORTH QUEENSLAND REGIONAL PLAN

The proposed site is located within an urban area identified in the NQ Regional Plan.

The development is consistent with the outcomes of the NQ Regional Plan as it further strengthens the health and community sector to support Townsville's growing community.

4.6 ASSESSMENT MANAGER AND PLANNING SCHEME

Townsville City Council is nominated as the assessment manager for the application. The applicable planning scheme is the Townsville City Plan 2014.

4.7 PUBLIC NOTIFICATION

The proposed development on the subject site requires public notification under the provisions of the Planning Act 2016.



5.0 THE PLANNING FRAMEWORK

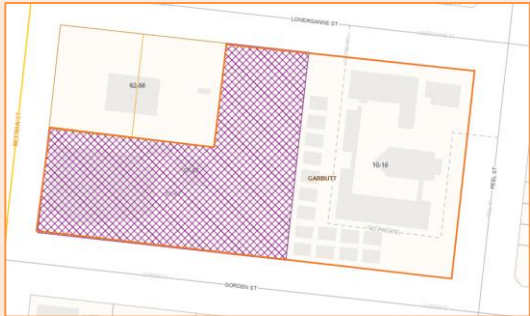

5.1 THE TOWNSVILLE CITY COUNCIL PLANNING SCHEME – TOWNSVILLE CITY PLAN 2014

The planning scheme seeks to achieve outcomes through the identification of a number of overall outcomes, performance outcomes and acceptable solutions. Land identified within the planning scheme is divided into a number of zones. Zones are further identified within individual precincts and local plans. The planning scheme further identifies numerous overlay codes.

5.2 PLANNING SCHEME DESIGNATIONS

In accordance with the Townsville City Plan 2014, the site is subject to the designations listed in the below table. These designations will assist in determining which Tables of Assessment are applicable to the proposed development on the subject site and therefore assist in the determination of the Category of assessment and the codes applicable to the proposed development.

Planning Scheme Designation

<i>Type of Designation</i>	<i>Designation and Applicability</i>
Zone	Community Facilities Zone and Low Density Residential Zone
Airport Environs Overlay	Identified within the Operational Airspace (15m above ground), Wildlife hazard buffer zone and public safety areas (distance from airport runway-3km), ANEF (20-25), Light Intensity (6km radius)
Heritage Overlay	<p>Lot 158 is identified as an area adjoining a local heritage place</p> 
Flood Hazard Overlay	<p>Identified in Low and Medium Hazard Area</p> 



5.3 LEVEL OF ASSESSMENT, ASSESSABLE BENCHMARKS AND APPLICABLE CODES

The subject site is designated within the *Community Facilities Zone, Low Density Residential Zone and three overlays*. The relevant tables of assessment within the Townsville City Plan (2014) (Table 5.5.1 and Table 5.5.16) identify the Material Change of Use as Assessable Development. Due to part of the subject site being located within the Low Density Residential Zone, the level of assessment is Impact.

Furthermore, the Assessment Tables identify that an application for Material Change of Use requires assessment against the planning scheme and hence the following Codes:

- Strategic Framework;
- Community Facilities Zone Code;
- Low Density Residential Zone Code;
- Healthy Waters Code;
- Infrastructure Works Code;
- Landscape Code;
- Transport Impact, Access and Parking Code;
- Works Code;
- Airport Environs Overlay Code;
- Heritage Overlay Code; and
- Flood Hazard Overlay Code.

A complete assessment of the proposal against the relevant provisions of the applicable Codes is discussed below:

5.4 STRATEGIC FRAMEWORK

The Strategic Framework, described in Part 3 of *City Plan 2014*, provides sensible measures that are of assistance in determining the suitability of development to meet the needs of the community.

It establishes four themes that represent the policy intent of the Scheme. The themes are:

1. Shaping Townsville;
2. Strong, connected community;
3. Environmentally sustainable future; and
4. Sustainable economic growth.

The themes, on balance, seek to create a vibrant and liveable City that is efficiently served and respectful of its built and natural environment.

The proposed development provides a holistic health care and community services hub in a convenient and accessible location. It maximises utility of established infrastructure improving efficiencies.

In summary, the subject site is identified within the Strategic Framework mapping as being within an Urban Area. On review of the four Themes, the proposal is considered not to conflict with the Strategic Frameworks of the Planning Scheme. The proposal is merely a logical progression of the existing use on the subject site.

The proposal further satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes and planning scheme policies. The assessment below demonstrates how the proposal satisfies the most applicable lower order components of the City Plan 2014.



5.5 ZONE CODE PROVISIONS

5.5.1 Low Density Residential Zone Code

In accordance with the Townsville City Plan 2014 the site is contained within the Low density residential Zone, where a Material Change of Use for Health Care Services is Impact Assessable.

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

Response

Whilst the zone primarily anticipates accommodation of dwelling houses, it does not discourage other uses that support Townsville's community. The proposal seeks the establishment of a health care and community care facility which is merely an extension to the existing Health Care Services on the site.

As per *Figure 2* above, the site is surrounded by the Community Facilities Zone to the north and north-west and Low Impact Industry Zone to the south. The extensions of the TAIHS health facility into the Low Density Residential zone is a logical progression of the existing land use and is not considered to detrimentally impact on the surrounding residential amenity (east and west).



Further, the proposal has sought to ensure a complementary building height to maintain the existing low scale character of the surrounding locality. The proposal has been sited to ensure continuity with the adjoining TAIHS operations and is in close proximity to public transport and connected to footpaths.

A detailed assessment against the zone code is not considered warranted.

5.5.2 Community Facilities Zone Code

In accordance with the Townsville City Plan 2014 the site is contained within the Community facilities Zone, where a Material Change of Use for Health Care Services is Code Assessable.

The purpose of the Community facilities zone code is to provide for community-related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

The particular purpose of the code is to ensure:

- a) the effective location, design and operation of a wide variety of community-related activities and facilities so that these facilities adequately meet the needs of current and future users; and*
- b) community-related activities and facilities are provided in a safe, accessible and attractive environment, and minimise impacts on surrounding land uses.*

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

- a) the zone primarily accommodates a variety of community-related activities and facilities such as community uses, educational establishments, emergency services, places of worship and utility installations in a manner that best meets community needs;*
- b) other complementary uses may occur within the zone, where community-related activities and facilities remain the dominant use and continue to effectively meet community needs;*
- c) development does not prejudice the ongoing operation and expansion of community activities and facilities;*
- d) where appropriate, development enables the co-location of community-related activities and facilities;*
- e) development facilitates improved accessibility by walking, cycling and public transport, and facilitates easy access by all members of the community, including older and less mobile people and people with disabilities;*
- f) unless separation is required due to safety and operational requirements of the use, integration with surrounding areas is strengthened through built form and site layout;*
- g) buildings provide for an attractive, pedestrian friendly environment at street level;*
- h) design of built form and public spaces facilitates safe and secure environments and discourages antisocial behaviour; and*
- i) development is sited, designed and operated to minimise adverse impacts on surrounding land.*

Response

The existing use on the subject site is defined as Health Care Services and Community Care Facility which is consistent with the intent of the zone.

The proposal results in the expansion of the existing use incorporating new buildings to support the community and health care sector. The site is well known and understood by the community and the extension is required to improve and expand existing services.



The proposed development is consistent with the overall outcomes of this code, specifically noting that:-

- The proposed use is anticipated within the zone and locality and provides an easily accessible and contemporary buildings;
- The new facility meets the needs of community, and in particular the needs of current and future users;
- The use has been a long-standing one that is well known to the community;
- The new facility integrates well into the existing amenity and its presentation will improve the overall street appearance; and
- The redevelopment facilitates improved accessibility.

There will be no changes to the existing use on the site. A detailed assessment against relevant benchmarks is provided below:-

PO1 - *Development does not substantially exceed the height of existing buildings in the area.*

Response

The anticipated height for the zone is 3 storeys, and this height will not be exceeded.

PO2 - *Building setbacks and orientation provide for an attractive streetscape that is compatible with existing characteristics of the local area.*

Response

The buildings are appropriately setback from all road frontages. The main entry focus will remain from Gordon Street and Lonerganne Street with new pedestrian access throughout the site. *Figures 8 and 10* show elevations for the proposed development, indicating that bulk appearance will be reduced by introducing awnings and avoidance of blank walls. The appearance will remain compatible with the existing streetscape in the locality.

PO3 - *Development minimises the bulk of buildings to assist integration with surrounding development.*

Response

The proposed buildings are of a scale that will integrate into the existing setting. The scale is similar to the one existing on the site.

PO6 - *Refuse storage areas and storage of goods or materials in open areas is presented in a manner that does not detract from the visual amenity of the local area.*

Response

A bulk bin enclosure location will be determined. The bulk bin area can be screened from public viewpoints. An amended concept site plan will be provided as an addendum. Further details will be provided at future compliance stage for a waste management plan.

PO9 - *The site accommodates community-related activities or facilities in a manner that safely and efficiently meet community needs.*

Response

The proposed development is for a Health Care Service and Community Care Facility which is required to satisfy the current and future community needs. The site is appropriately zoned for the proposed development.



P11 - *Development does not prejudice the ongoing operation and expansion of existing uses on the site.*

Response

The proposed development is a logical extension to the health care facility that already exists on the subject site. There will be no conflict between existing and proposed buildings as it is a holistic approach to develop the site.

PO13

Development maintains a level of amenity appropriate to the use and minimises impacts on surrounding land, having regard to:

1. *noise;*
2. *hours of operation;*
3. *traffic;*
4. *visual impact;*
5. *signage;*
6. *odour and emissions;*
7. *lighting;*
8. *access to sunlight;*
9. *privacy; and*
10. *outlook.*

Response

The proposed expansion is expected at this location and will not result in any amenity impacts on surrounding land. Standard approval conditions are expected.

PO14

Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.

Response

Extensive landscaping is proposed to enhance the overall appearance of the development. Indicative landscaping is shown on the site plan which will be formalised by way of operational works approval.

PO15

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.*

Response

The layout allows for appropriate casual surveillance with clear sightlines and wayfinding. Further, appropriate security measures (fencing, gates and lighting) will be installed. The use will operate during daytime hours only.



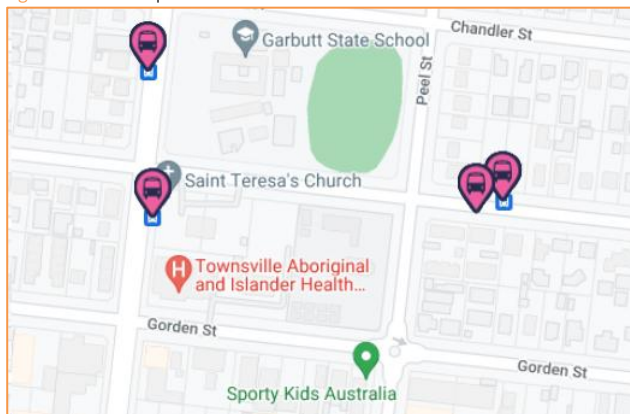
PO16

Convenient and legible connections are provided for pedestrians and cyclists to and from the site, particularly having regard to linkages with existing and proposed public transport infrastructure, the open space network, centres and other community-related activities.

Response

The Gorden Street frontage of the site is serviced by a footpath and pedestrian access to the proposed new buildings will be via Gorden Street and Lonerganne Street. An internal pedestrian network will ensure connection to all buildings and external road network. Further, the proposed development is serviced by public transport (see bus stops in vicinity of the site on *Figure 11*).

Figure 11: Bus stops



5.6 DEVELOPMENT CODES

5.6.1 Healthy Waters Code

In accordance with the Townsville City Plan 2014 table of assessment the development requires assessment against the Healthy Waters Code.

Response

Reference is made to the LCJ Engineering Report which includes the NCE Flood Impact Assessment Report and Hydraulic Assessment and Stormwater Management Plan (*Appendix D*). The assessment shows full compliance with the performance outcomes of the Healthy Waters Code.

5.6.2 Landscape Code

In accordance with the Townsville City Plan 2014 table of assessment the development requires assessment against the Landscape Code.

Response

Extensive and well considered landscaping is proposed as part of the proposed development. The overall landscape intent is shown on the site plan and includes garden beds at key corners, a community courtyard and shade trees in car parking areas. A detailed assessment against the code is not warranted and the applicant is prepared to accept conditions of approval to provide further detail at future operational works stage.

5.6.3 Transport Impact, Access and Parking Code

In accordance with the Townsville City Plan 2014 table of assessment the development requires assessment against the Transport Impact, Access and Parking Code.



Response

Reference is made to the Traffic Impact Assessment prepared by LCJ and located in **Appendix E**. Based on information within the TIA, the results of the SIDRA analysis indicate that the proposed development will not have any significant impact on the existing road network for the developed year and the 10-year design horizon.

Based on an additional GFA of 1474.3m², the required car parking rate would be 64 car parks. It is noted that the rate of 1/20m² has been applied to the care buildings (SEWB and Yamani Meta B) whilst the rate of 1/30m² has been applied to the administration building. It is proposed to provide a total of 77 new car parks and one new ambulance bay. It is noted that the alternate SEWB parking requirement of 4 car parks per medical practitioner would result in 40 spaces for each SEWB building. This number appears unreasonable for the use as TAIHS provide a transport service for patients. Provision for pick up and drop off zone has been made as per concept plans. All existing crossovers will be utilised to access existing and new car parking areas.

5.6.4 Works Code

In accordance with the Townsville City Plan 2014 table of assessment the development requires assessment against the Works Code.

Response

Reference is made to the LCJ Engineering Report located in **Appendix D** which includes the Water and Sewerage Report prepared by DPM Water. The report establishes that the development can be appropriately serviced by reticulated water and sewer infrastructure. Connection to electricity and telecommunications will be made at building stage.

The proposed development will not involve major earthworks and all operational works will be addressed at future operational works application stage.

5.7 OVERLAY CODES

5.7.1 Airport Environs Overlay

The purpose of the Airport Environs Overlay Code is to ensure development does not negatively impact on the operations of the Townsville Airport, RAAF base or any other aviation facilities. Any development is to ensure that safety is maintained throughout the airport's operational airspace by reducing the effect of aircraft noise on people and minimising risk to public safety near airport runways.

Response

The subject site is identified in Operational Airspace more than 15m above ground level.

The proposed development will be one storey and will not affect the zoned airspace of more than 15m above ground level. Further, the development does not generate gaseous plumes, smoke, dust or ash. The development is considered consistent with the overall outcomes, performance outcomes and acceptable outcomes of the code.

5.7.2 Cultural Heritage Overlay

The purpose of the Cultural Heritage Overlay Code is to ensure the cultural heritage of Townsville is conserved for present and future communities and places of cultural heritage significance are appropriately re-used.



PO13 *Development is sympathetic to and consistent with the features and values of the heritage place, including:*

- *maintaining views to and from the heritage place where significant;*
- *consistency of built form and setback;*
- *potential for overshadowing; and*
- *consistency with open space and landscaping features.*

Response

The subject site adjoins a heritage place (St Teresa's Church), and it is understood that the construction of the new buildings will not detract from the heritage of the adjoining site.

5.7.3 Flood Hazard Overlay

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.

Response

Reference is made to the LCJ Engineering Report (**Appendix D**) and in particular section 2 of the report.



6.0 CONCLUSION

This proposal details a development application to Townsville City Council seeking a Development Permit for a Material Change of Use (Health Care Services and Community Care Centre), on land at 10-16 Peel Street and 57-67 Gordon Street, Garbutt, formally described as Lot 159 on SP223219 and Lot 158 on SP139546.

In summary, the proposed development is recommended for approval based on the following reasons:

- The proposal complies with the codes nominated by the planning scheme as being relevant to the assessment of a proposal of this nature.
- The intended use is in character with the locality, ensuring amenity within the area will be maintained.
- The proposal will not adversely impact on the adjoining heritage listed building (St Teresa's Church).
- The proposal enhances/expands a long-standing use that is known to the community and operates without impact.
- The proposal results in the redevelopment of the existing TAIHS site incorporating new health and community facility buildings.
- The new buildings are of contemporary nature and integrate well into the existing setting.
- The proposed development is located in an area appropriate for the nature of the use and traffic generated by it.
- Parking is considered to be adequate to meet the demand of the staff and patients.
- The potential impacts on amenity have been addressed appropriately.
- Hazard can be managed appropriately.

Given the above facts and circumstances presented in this report, we recommend that Council approve the development subject to reasonable and relevant conditions.

APPENDIX A

Development Application Form 1
Land Owners Consent

brazier motti



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)	Townsville Aboriginal and Islander Health Services (TAIHS)
Contact name (only applicable for companies)	Anne Zareh
Postal address (P.O. Box or street address)	595 Flinders Street c/- Brazier Motti Pty Ltd
Suburb	Townsville City
State	QLD
Postcode	4810
Country	Australia
Contact number	
Email address (non-mandatory)	anne.zareh@braziermotti.com.au
Mobile number (non-mandatory)	0416 486 309
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	43574-001-02

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		10-16	Peel Street	Garbutt
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		159	SP223219	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
		57-67	Gorden Street	Garbutt
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		158	SP139546	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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Material Change of Use for Health Care Services, Community Care Centre and ancillary Administration Building

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Health Care Services Community Care Centre and Ancillary Administration Building	<p>Health Care Services - Premises for medical, paramedical, alternative therapies and general health care and treatment of persons that involves no overnight accommodation.</p> <p>Community Care Centre - Premises for- providing social support to members of the public; or providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but does not include the use of premises for providing accommodation to members of the public.</p>		1474.3m 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)*

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

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



Queensland
Government

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

Matters requiring referral to the **local government**:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the **Brisbane City Council**:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the **Gold Coast Waterways Authority**:

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

Matters requiring referral to the **Queensland Fire and Emergency Service**:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

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

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

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

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

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

PART 7 – FURTHER DETAILS

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

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

No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	Refer to planning report section 2		TCC
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

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

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

Yes – show cause or enforcement notice is attached

No

23) Further legislative requirements

Environmentally relevant activities

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

Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

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

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

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

Hazardous chemical facilities

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

Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

No

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

Clearing native vegetation

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

Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

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

Environmental offsets

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

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

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

Koala habitat in SEQ Region

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

Yes – the development application involves premises in the koala habitat area in the koala priority area

Yes – the development application involves premises in the koala habitat area outside the koala priority area

No

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

Water resources

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

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

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

- Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- No

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

Quarry materials from land under tidal waters

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

- Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- No

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

Referable dams

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

- Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- No

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

Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

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

Queensland and local heritage places

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

- Yes – details of the heritage place are provided in the table below
- No

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

Name of the heritage place:		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 Yes

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

Relevant plans of the development are attached to this development application Yes

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

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



**Owners consent to the making of a development application under the
*Planning Act 2016***

I, Anthony Higgins

Director of Finance and Infrastructure the company mentioned below.

and I,

Director/Secretary of the company mentioned below.

of:

Townsville Aboriginal and Torres Strait Islander Corporation for Health Services

A.B.N 66 010 113 603

as owner of the premises identified as follows:

57-67 Gorden Street and 10-16 Peel Street, Garbutt


Lot 158 on SP139546 and Lot 159 on SP223219

consent to the making of a development application under the *Planning Act 2016* by:

Brazier Motti Pty Ltd

on the premises described above for:

Development Application for Material Change of Use for Health Care Services


.....
Signature of Director of Finance and Infrastructure

.....10/12/2025
Date

.....
Signature of Director/Secretary

.....
Date

APPENDIX B

Certificates of Title and Smart Map

brazier motti



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 50366208	Search Date: 06/11/2023 11:41
Date Title Created: 18/09/2001	Request No: 46194452
Previous Title: 21318158, 21318159, 50259158	

ESTATE AND LAND

Estate in Fee Simple

LOT 158 SURVEY PLAN 139546
Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 705042276 14/09/2001

TOWNSVILLE ABORIGINAL AND ISLANDER HEALTH SERVICES LTD
A.C.N. 010 113 603

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20320069 (ALLOT 3 SEC 232)
(ALLOT 8 SEC 232)
Deed of Grant No. 20332107 (ALLOT 4 SEC 232)
(ALLOT 5 SEC 232)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50770591	Search Date:	06/11/2023 11:43
Date Title Created:	29/05/2009	Request No:	46194484
Previous Title:	50237566, 50237567, 50237568, 50237569, 50237570, 50237571, 50237572, 50237573, 50237574, 50237575, 50237576, 50237577		

ESTATE AND LAND

Estate in Fee Simple

LOT 159 SURVEY PLAN 223219

Local Government: TOWNSVILLE

REGISTERED OWNER

Dealing No: 717453482 18/08/2016

TOWNSVILLE ABORIGINAL AND TORRES STRAIT ISLANDER
CORPORATION FOR HEALTH SERVICES A.B.N. 66 010 113 603

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20320069 (ALLOT 1 SEC 232)
(ALLOT 2 SEC 232)
(ALLOT 9 SEC 232)
(ALLOT 10 SEC 232)
2. MORTGAGE No 717453483 18/08/2016 at 09:42
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

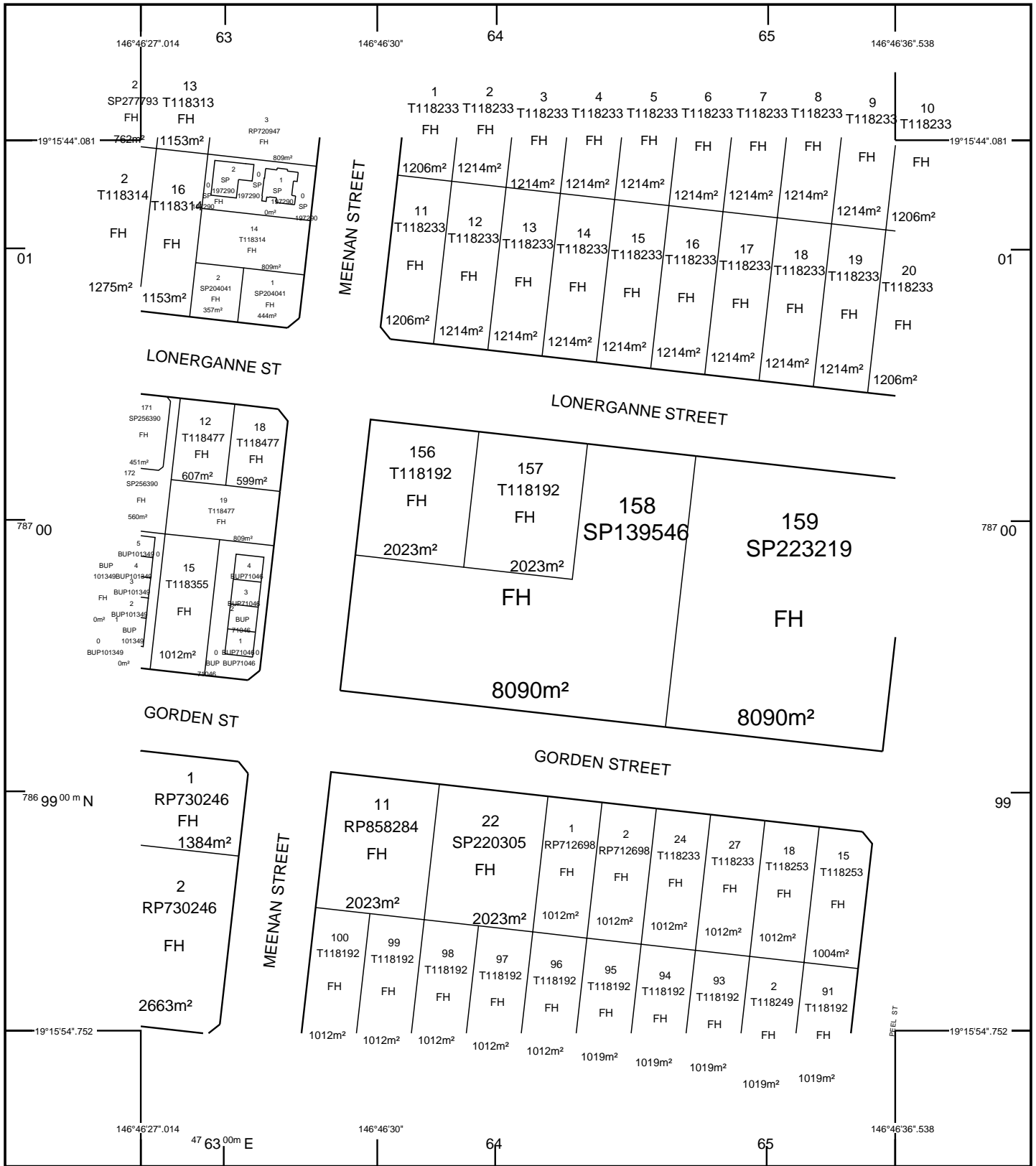
NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



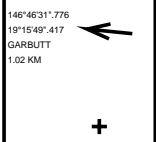
STANDARD MAP NUMBER
8259-24441



SmartMap

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

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	158/SP139546
Area/Volume	8090m ²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	GARBUTT
Segment/Parcel	50404/10

CLIENT SERVICE STANDARDS

PRINTED	09/12/2025
DCDB	08/12/2025
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APPENDIX C

Concept Design Plans prepared by The Design House

brazier motti



TAIHS GORDON STREET PRECINCT MASTERPLANNING

TAIHS (ABORIGINAL & ISLANDER HEALTH SERVICE)

CORNER OF GORDEN & PEEL STREET, GARBUTT

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
000	COVER PAGE	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
100	SITE PLAN - EXISTING	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
101	SITE PLAN - DEMOLITION	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
102	SITE PLAN - PROPOSED	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
200	FLOOR PLANS	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
201	FLOOR PLANS	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
300	ELEVATIONS	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED
301	ELEVATIONS	06.11.25	3	3	08.12.25	INDICATIVE LANDSCAPING ADDED

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 COMPATIBLE 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 RECEIVE 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

NOTES:

- VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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3	08.12.25	INDICATIVE LANDSCAPING ADDED	
2	11.11.25	PRELIMINARY	
1	07.11.25	PRELIMINARY	
REV	ISSUE	DATE	DESCRIPTION

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 BUILDING DESIGN OPEN RISE



Project: TAIHS GORDON STREET PRECINCT MASTERPLANNING

Client: TAIHS (ABORIGINAL & ISLANDER HEALTH SERVICE)

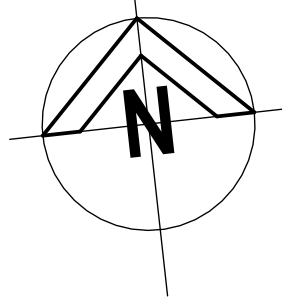
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TITLE: COVER PAGE

Date: 06.11.25 Drawn:
 Scale: 1 : 1 Designed: N.H

Job No.:	Drawing No.:	Rev.
2025-329-C	DD 000	3

WIND CATEGORY C2



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

LONERGANNE STREET

EXISTING
CROSSOVER

EXISTING
CROSSOVER

120.691 m

EXISTING
BUILDING

EXISTING BUILDING

EXISTING
BUILDING

EXISTING BUILDING
YAMANI META A

MH

EXISTING
CROSSOVER

PEEL STREET

100.550 m

MH

EXISTING
CROSSOVER

MH

GORDEN STREET

EXISTING
CROSSOVER

EXISTING
CROSSOVER

201.181 m

EXISTING BUILDING

EXISTING BUILDING
MOTHERS & BABIES

EXISTING BUILDING

EXISTING
AMBULANCE BAY

EXISTING HEALTH CENTRE

80.470 m

MH

80.270 m

80.267 m

1 SITE PLAN - EXISTING
1:300

REAL PROPERTY DESCRIPTION
LOT 158 ON SP 139546 & LOT 159 ON SP223219
TOTAL AREA OF LAND: 16180m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

NOTES:

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3		08.12.25	INDICATIVE LANDSCAPING ADDED
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1		07.11.25	PRELIMINARY

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 e: nathan@thedesigndesignhouse.com.au
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Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING

Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)

Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

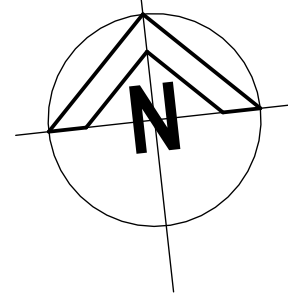
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Scale: As Designed: N.H.
indicated

Job No.: 2025-329-C Drawing No.: WD 100 Rev. 3

WIND CATEGORY C2



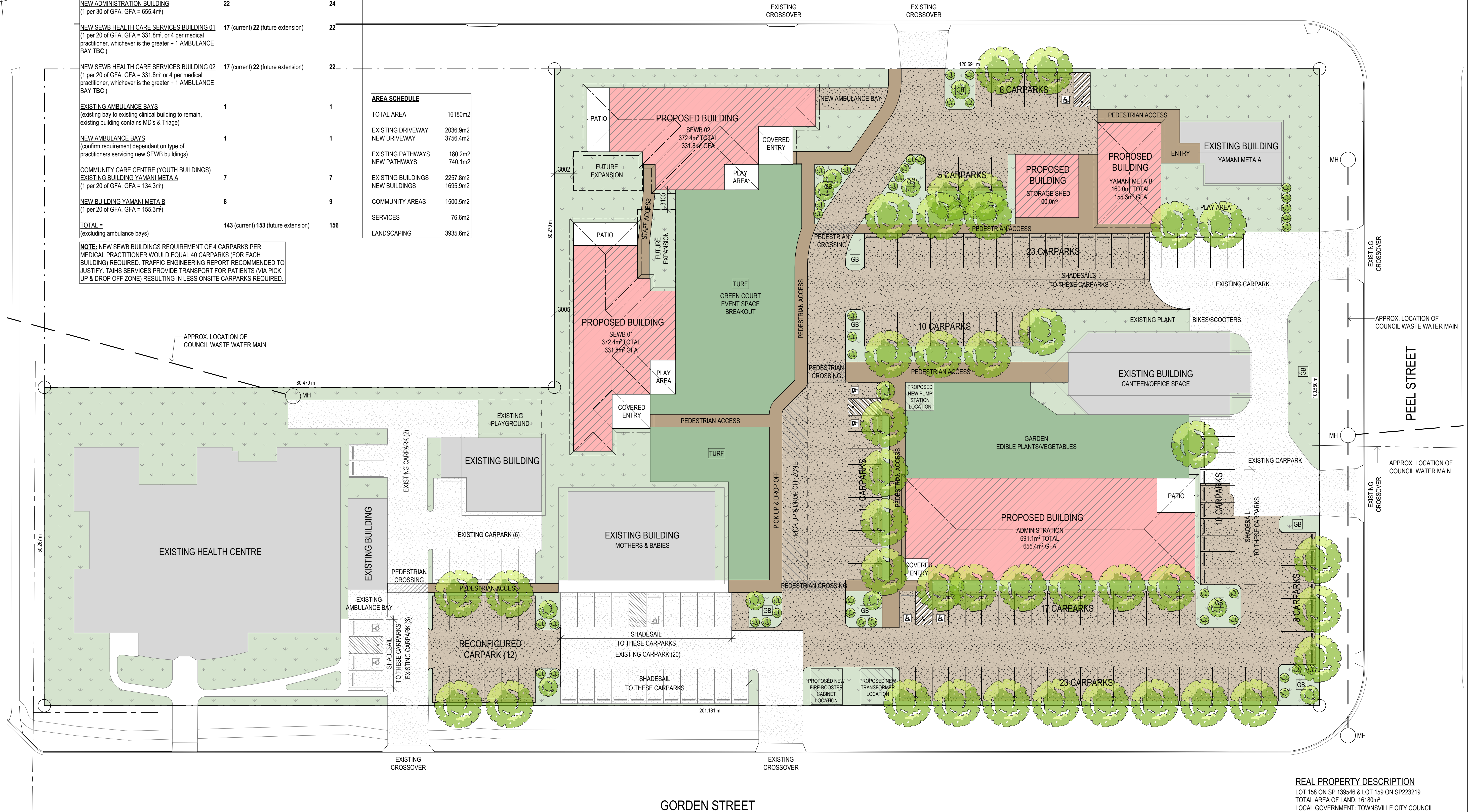
PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

CAR PARK SCHEDULE	REQUIRED	PROVIDED
EXISTING CLINICAL BUILDINGS (from previous approval)	61	61
EX. STAFF CANTEEN / OFFICE BUILDING (1 per 30 of GFA, GFA = 311.5m ²)	11	11
NEW ADMINISTRATION BUILDING (1 per 30 of GFA, GFA = 655.4m ²)	22	24
NEW SEWB HEALTH CARE SERVICES BUILDING 01 (1 per 20 of GFA, GFA = 331.8m ² , or 4 per medical practitioner, whichever is the greater + 1 AMBULANCE BAY TBC)	17 (current) 22 (future extension)	22
NEW SEWB HEALTH CARE SERVICES BUILDING 02 (1 per 20 of GFA, GFA = 331.8m ² , or 4 per medical practitioner, whichever is the greater + 1 AMBULANCE BAY TBC)	17 (current) 22 (future extension)	22
EXISTING AMBULANCE BAYS (existing bay to existing clinical building to remain, existing building contains MD's & Triage)	1	1
NEW AMBULANCE BAYS (confirm requirement dependant on type of practitioners servicing new SEWB buildings)	1	1
COMMUNITY CARE CENTRE (YOUTH BUILDINGS) EXISTING BUILDING YAMANI META A (1 per 20 of GFA, GFA = 134.3m ²)	7	7
NEW BUILDING YAMANI META B (1 per 20 of GFA, GFA = 155.3m ²)	8	9
TOTAL = (excluding ambulance bays)	143 (current) 153 (future extension)	156

NOTE: NEW SEWB BUILDINGS REQUIREMENT OF 4 CARPARKS PER MEDICAL PRACTITIONER WOULD EQUAL 40 CARPARKS (FOR EACH BUILDING) REQUIRED. TRAFFIC ENGINEERING REPORT RECOMMENDED TO JUSTIFY. TAIHS SERVICES PROVIDE TRANSPORT FOR PATIENTS (VIA PICK UP & DROP OFF ZONE) RESULTING IN LESS ONSITE CARPARKS REQUIRED.

AREA SCHEDULE	
TOTAL AREA	16180m ²
EXISTING DRIVEWAY	2036.9m ²
NEW DRIVEWAY	3756.4m ²
EXISTING PATHWAYS	180.2m ²
NEW PATHWAYS	740.1m ²
EXISTING BUILDINGS	2257.8m ²
NEW BUILDINGS	1695.9m ²
COMMUNITY AREAS	1500.5m ²
SERVICES	76.6m ²
LANDSCAPING	3935.6m ²

LONERGANNE STREET



1 SITE PLAN - PROPOSED
1:300

REAL PROPERTY DESCRIPTION
LOT 158 ON SP 139546 & LOT 159 ON SP223219
TOTAL AREA OF LAND: 16180m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

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2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

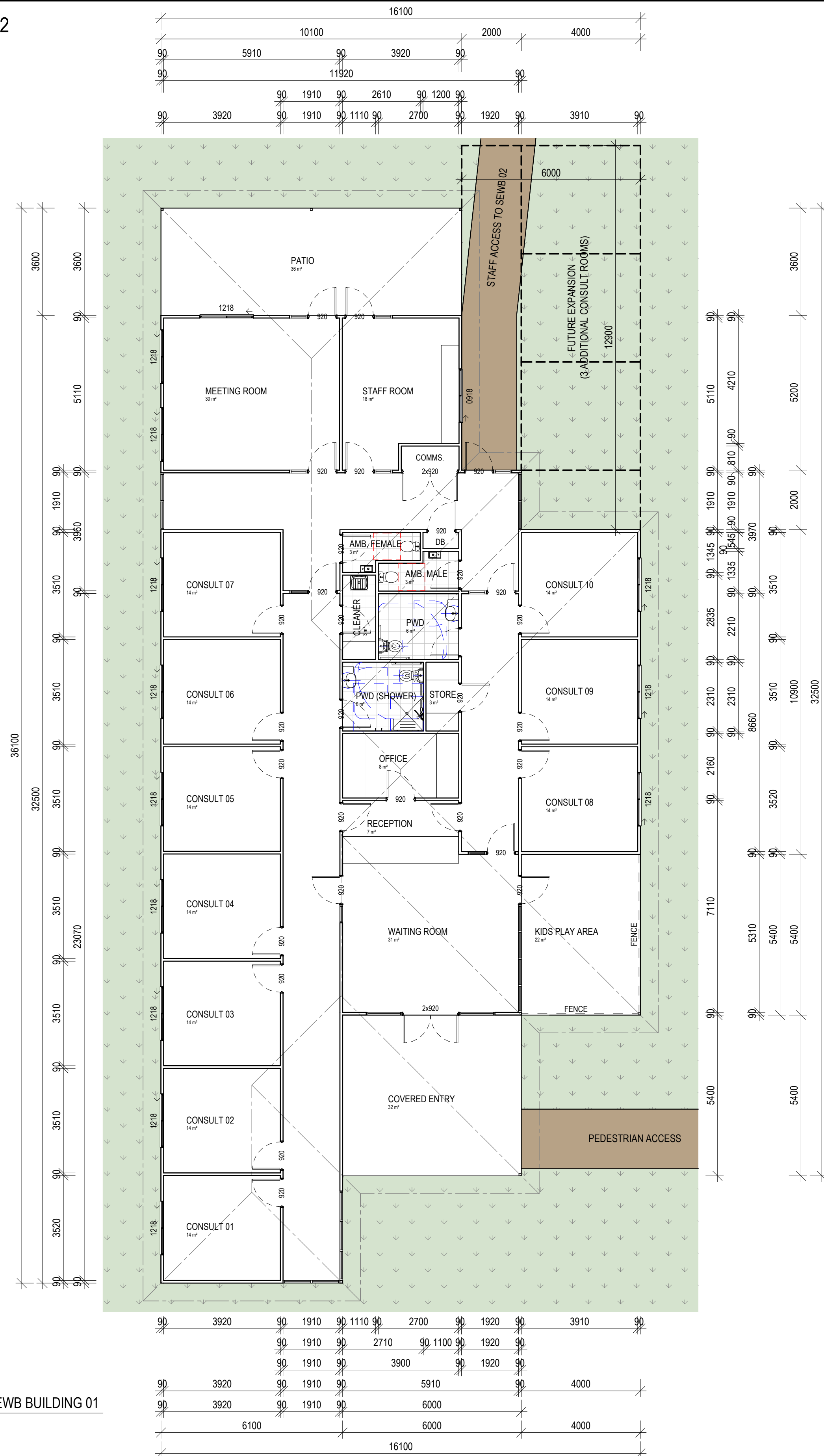
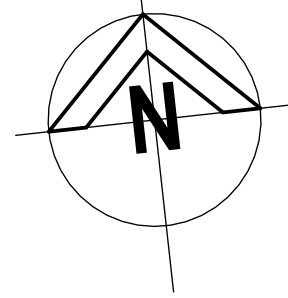
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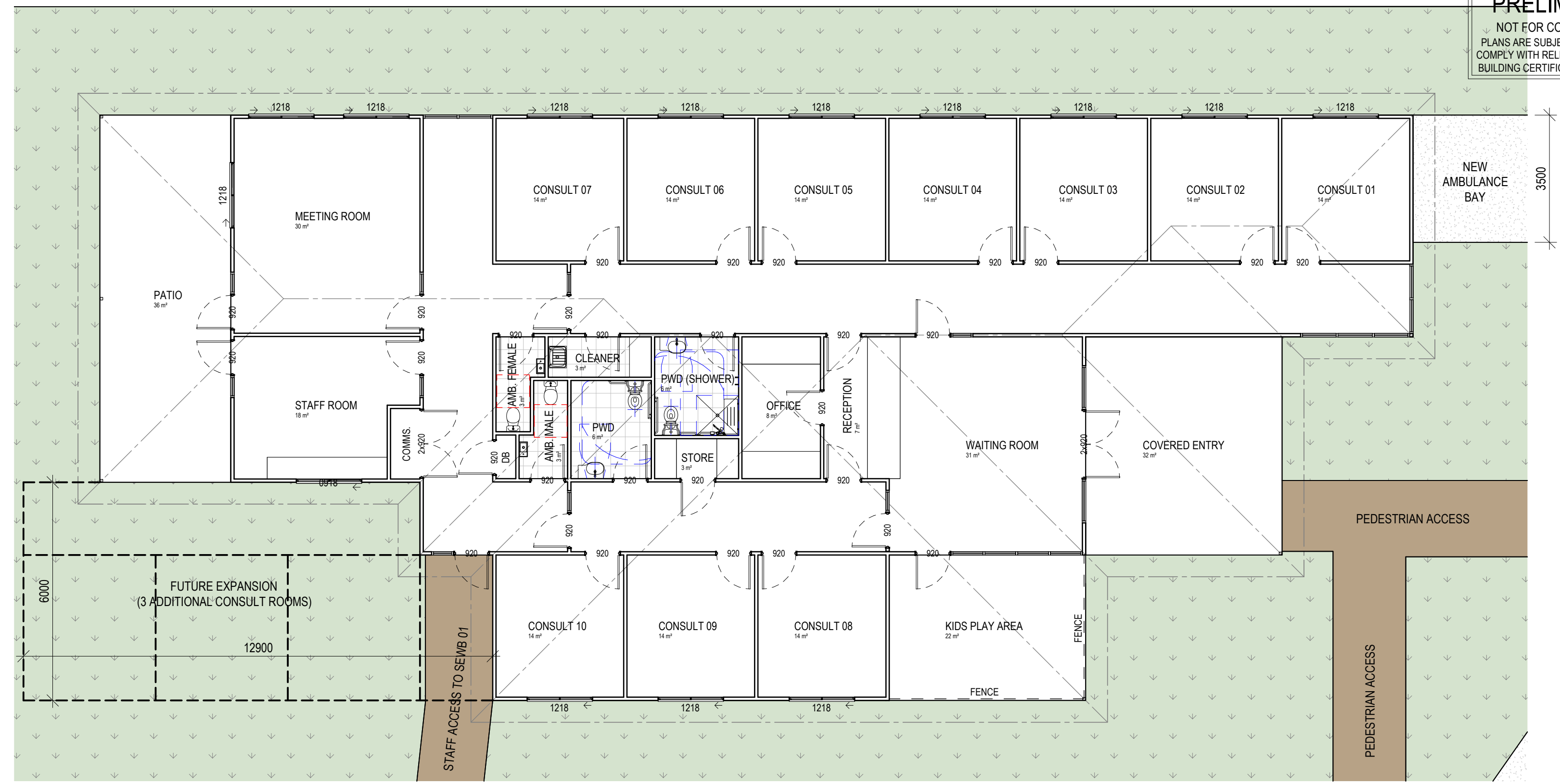
Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

TITLE: SITE PLAN - PROPOSED
Date: 06.11.25 Drawn: D.A.
Scale: As indicated Designed: N.H.
Job No.: Drawing No.: Rev.
2025-329-C WD 102 3

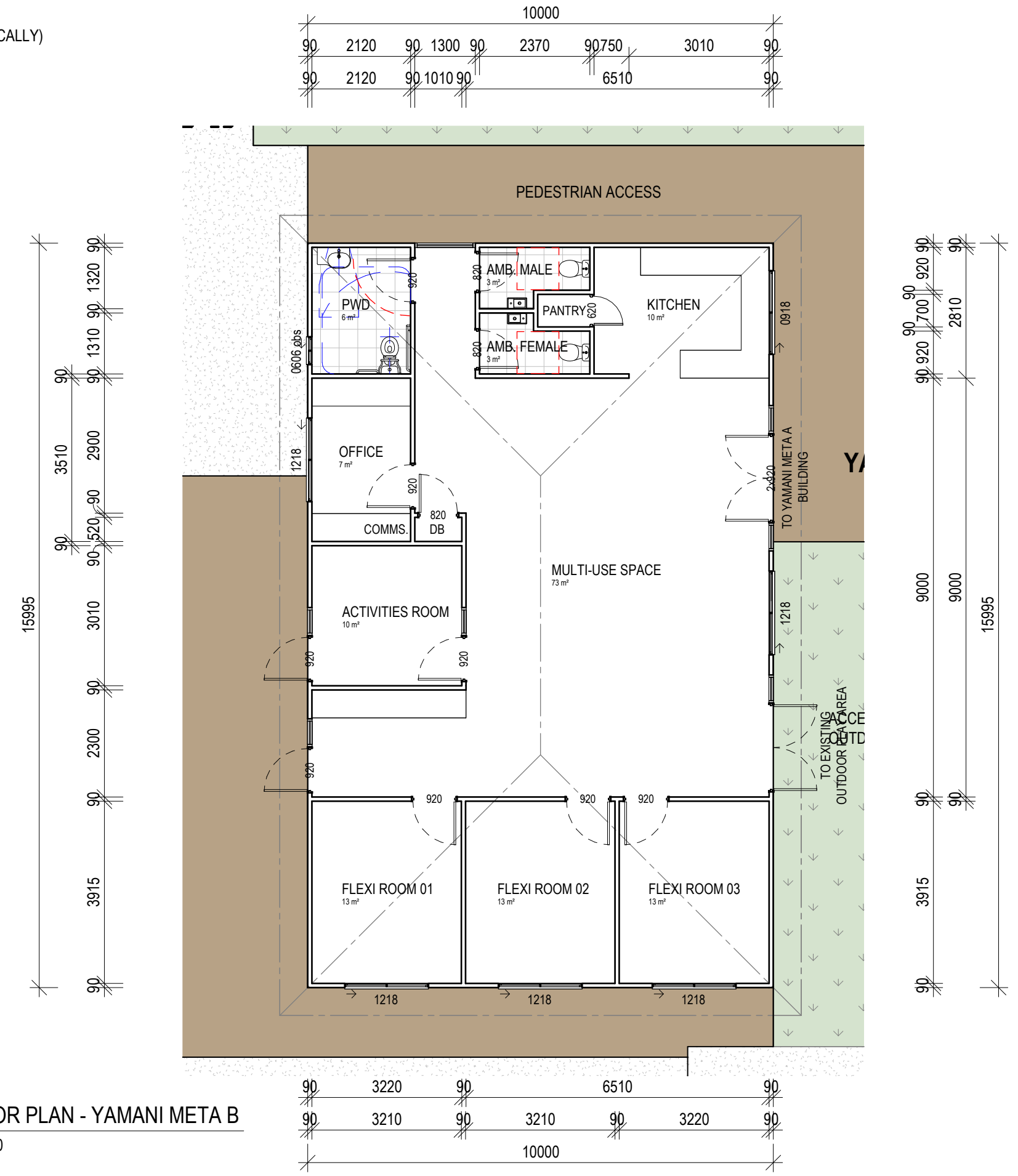
WIND CATEGORY C2



1 FLOOR PLAN - SEWB BUILDING 01
1:100



2 FLOOR PLAN - SEWB BUILDING 02
1:100
(SIMILAR TO SEWB BUILDING 01, ROTATED & MIRRORED VERTICALLY)



3 FLOOR PLAN - YAMANI META B
1:100

PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
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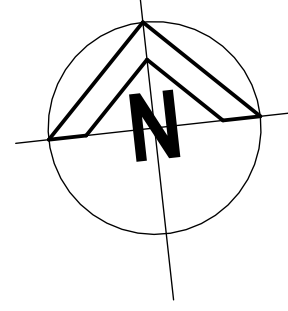
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Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

TITLE: FLOOR PLANS
Date: 06.11.25 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.
Job No.: 2025-329-C Drawing No.: WD 200 Rev. 3



1 FLOOR PLAN - ADMINISTRATION BUILDING
1:100

NOTES:

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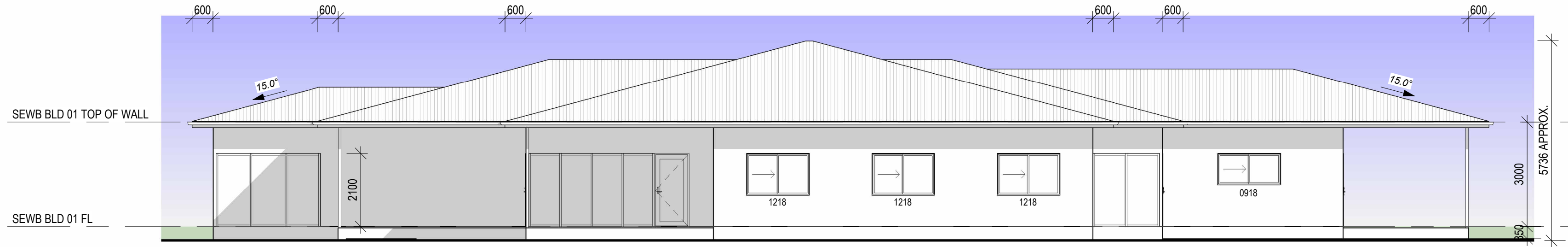


Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

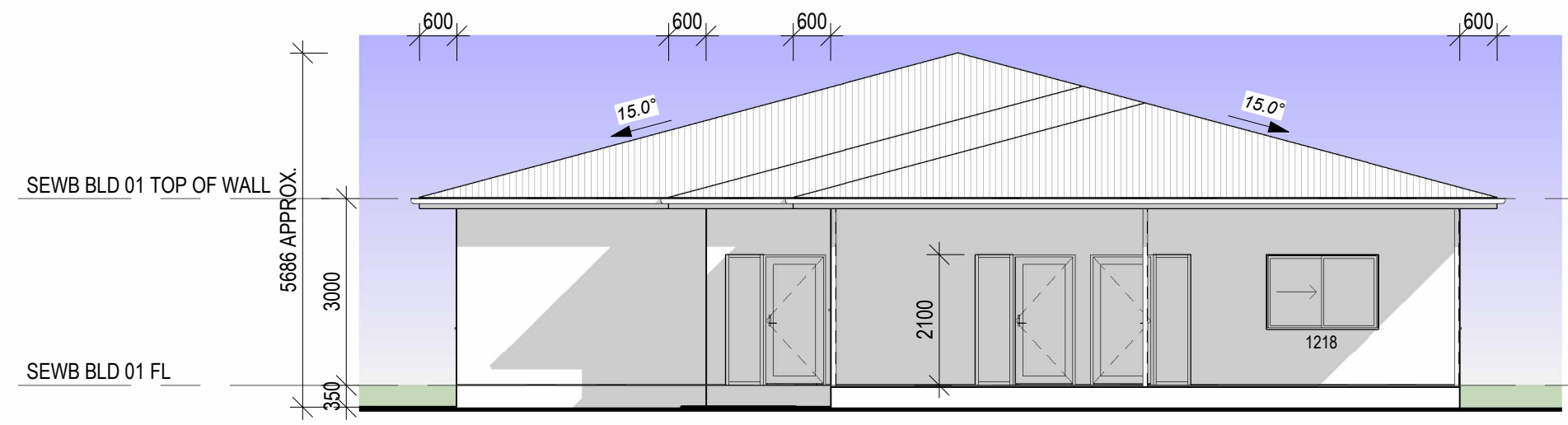
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Date: 06.11.25 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.
Job No.: 2025-329-C Drawing No.: WD 201 Rev. 3



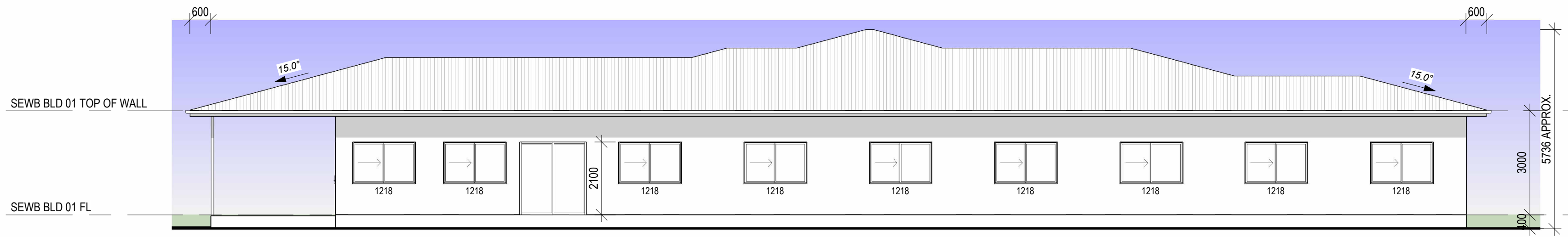
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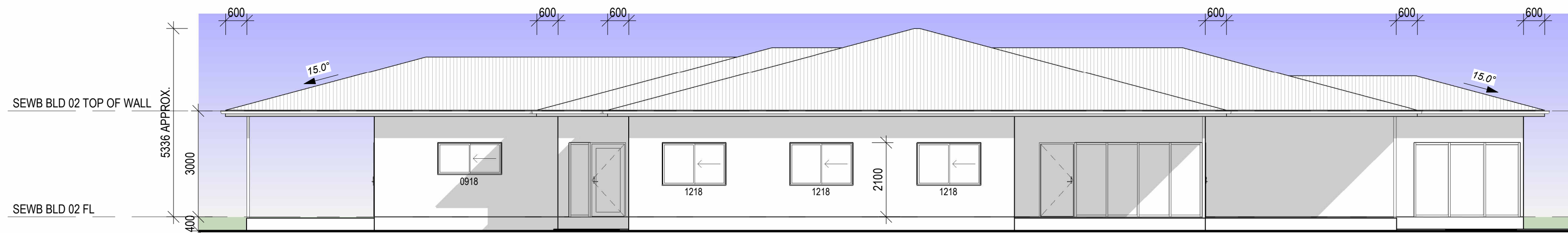
02 ELEVATION 02 - SEWB BUILDING 01
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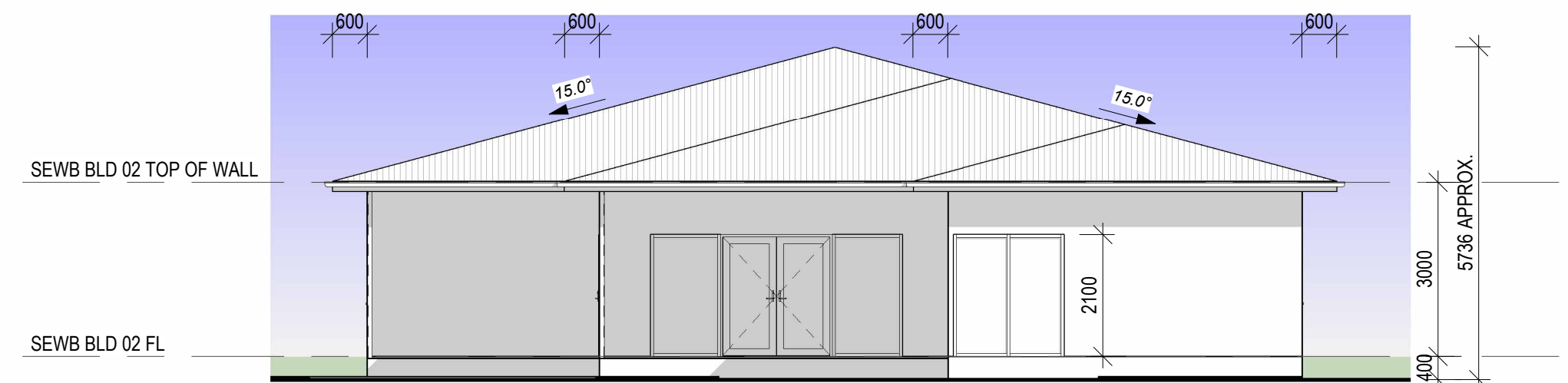
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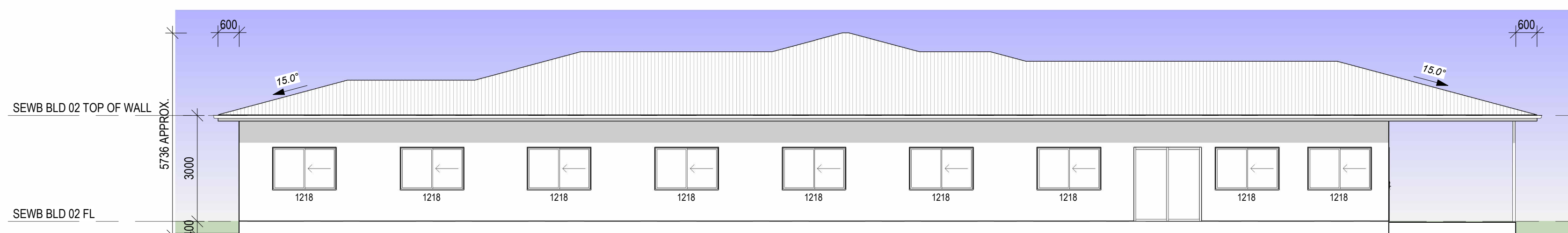
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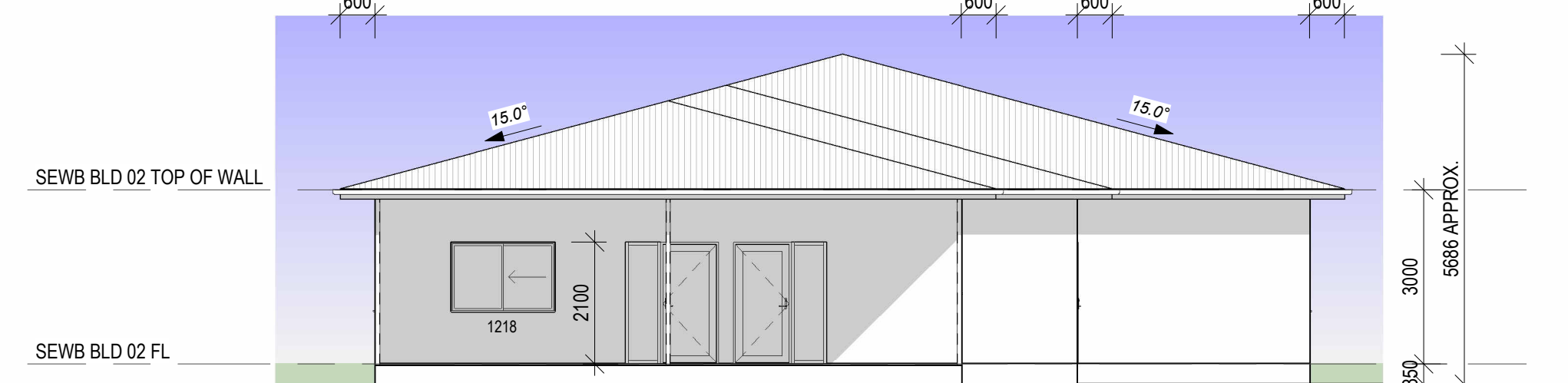
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06 ELEVATION 06 - SEWB BUILDING 02
 1:100



07 ELEVATION 07 - SEWB BUILDING 02
 1:100



08 ELEVATION 08 - SEWB BUILDING 02
 1:100

NOTES:

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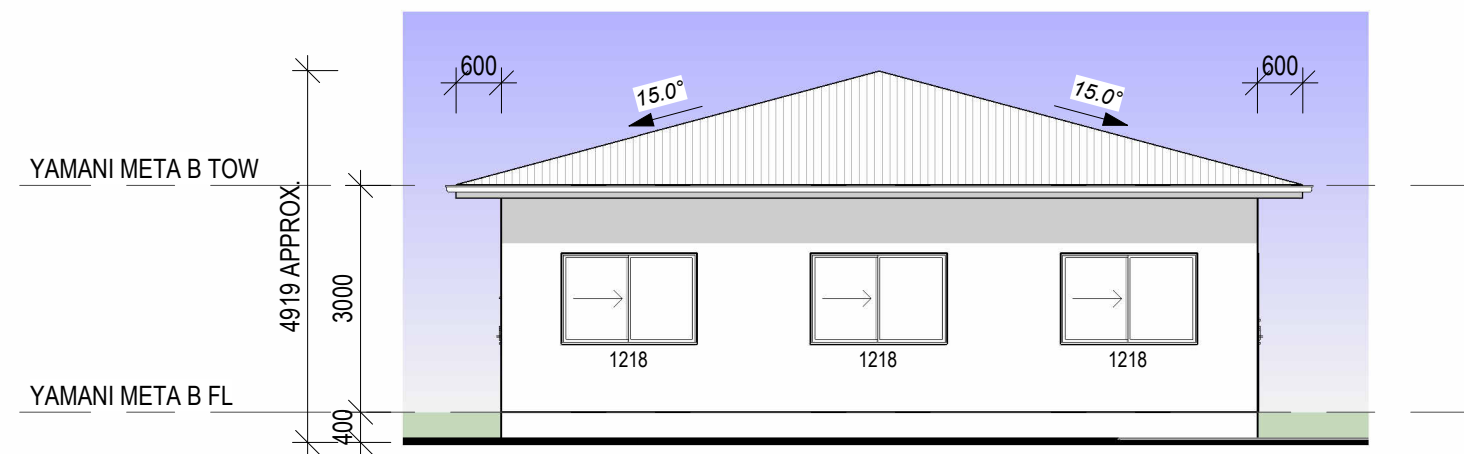
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 BUILDING DESIGN OPEN RISE



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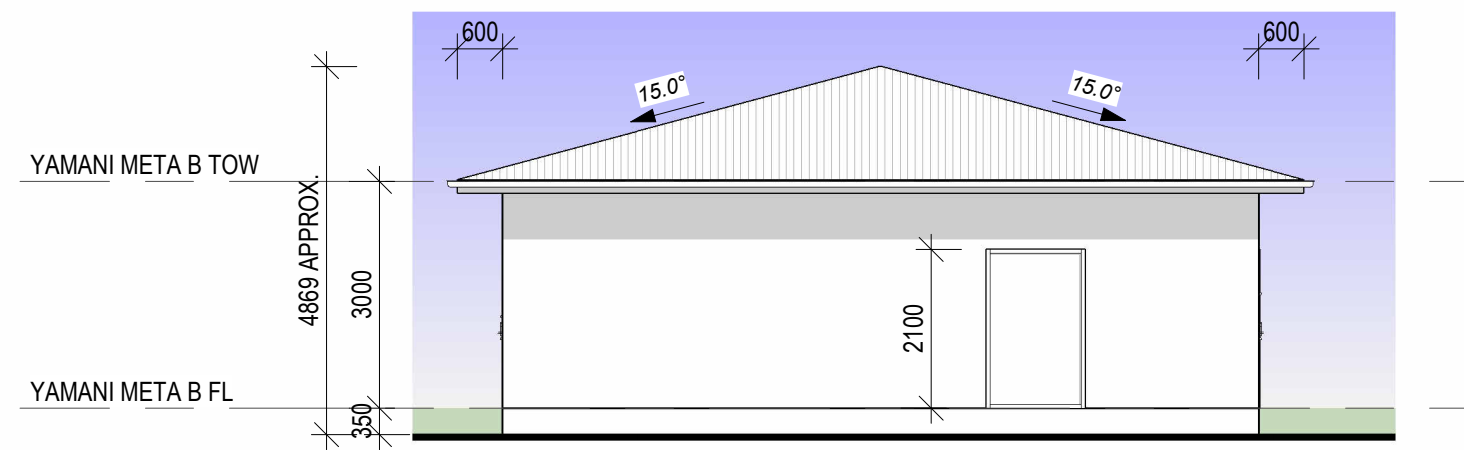
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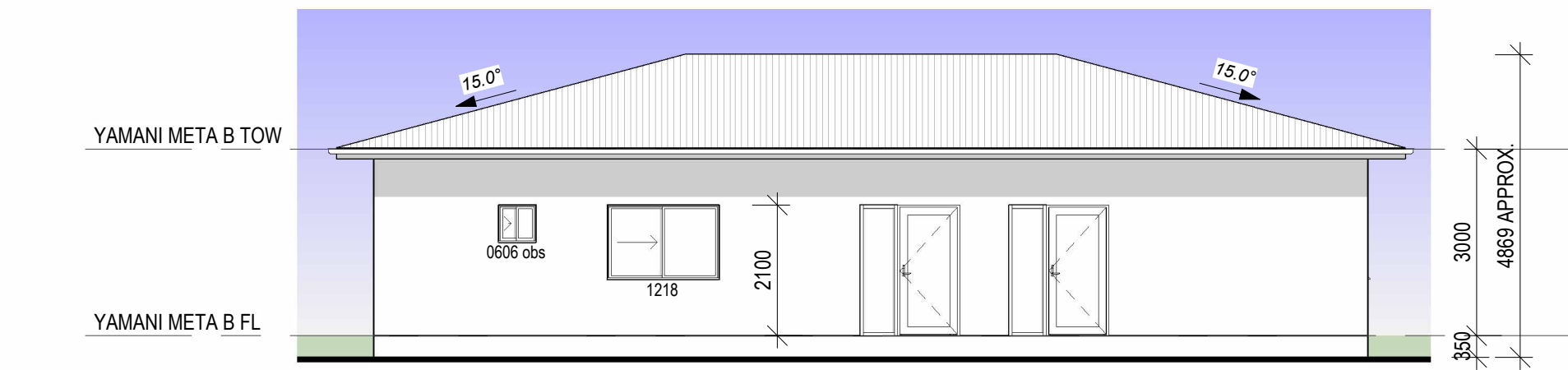
09 ELEVATION 09 - YAMANI META B
1:100



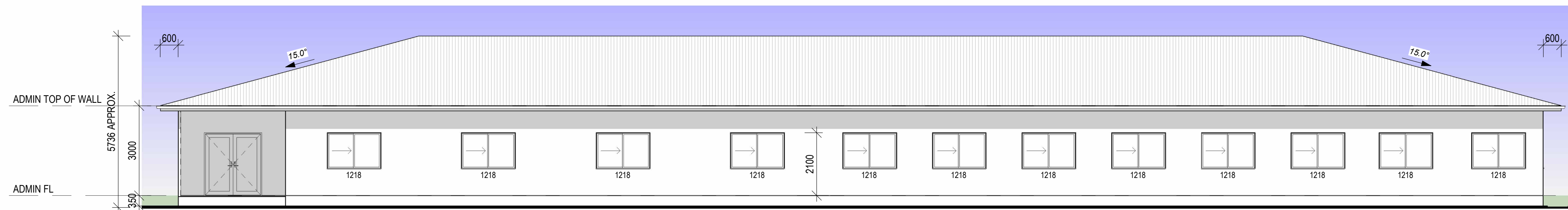
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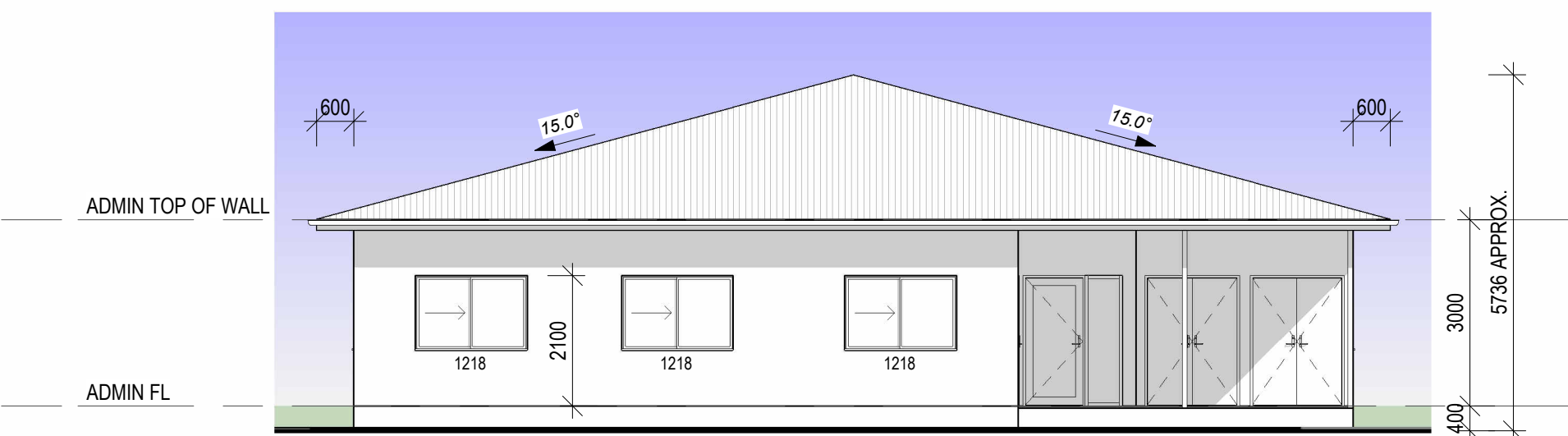
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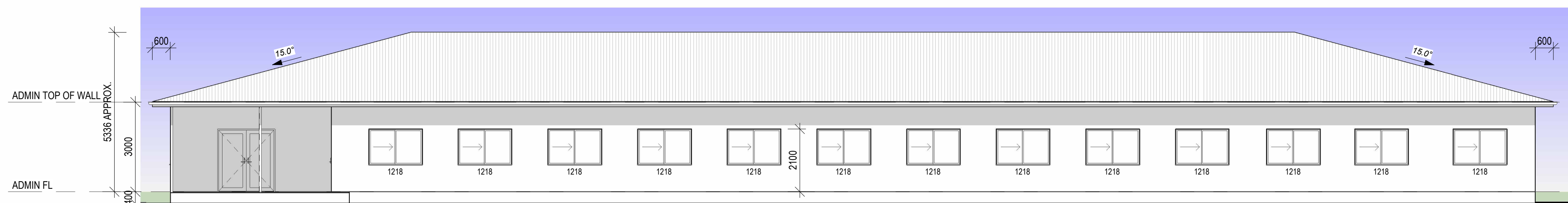
12 ELEVATION 12 - YAMANI META B
1:100



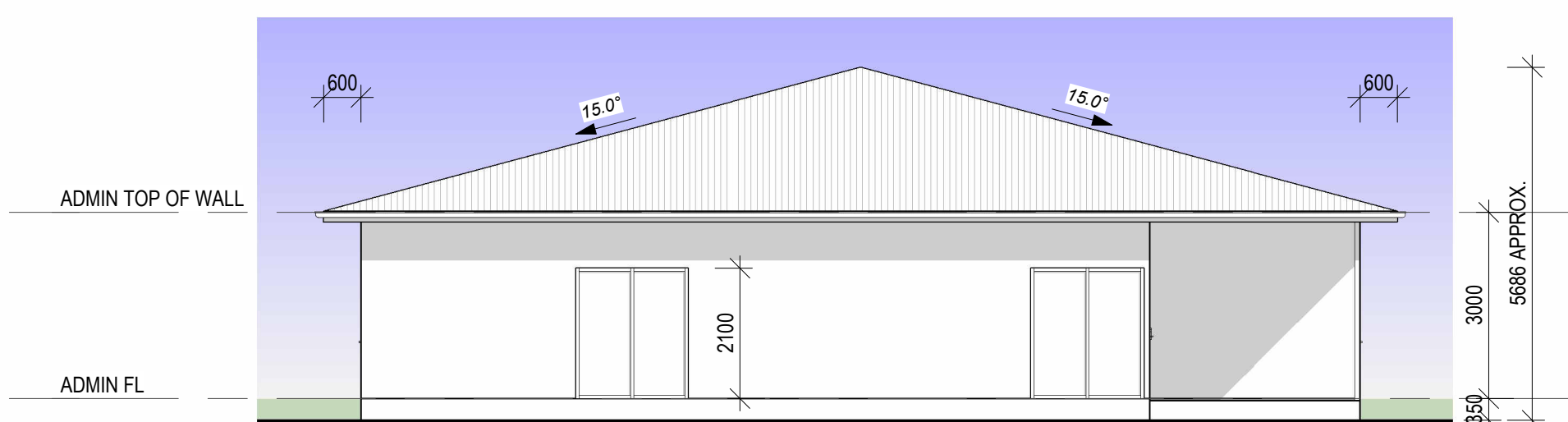
13 ELEVATION 13 - ADMIN. BUILDING
1:100



14 ELEVATION 14 - ADMIN. BUILDING
1:100



15 ELEVATION 15 - ADMIN. BUILDING
1:100



16 ELEVATION 16 - ADMIN. BUILDING
1:100

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
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REV	ISSUE	DATE	DESCRIPTION
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY

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Project: TAIHS GORDON STREET
 PRECINCT MASTERPLANNING
 Client: TAIHS (ABORIGINAL &
 ISLANDER HEALTH SERVICE)
 Location: CORNER OF GORDEN & PEEL
 STREET, GARBUTT

TITLE: ELEVATIONS
 Date: 06.11.25 Drawn: D.A.
 Scale: 1 : 100 Designed: N.H.
 Job No.: 2025-329-C Drawing No.: WD 301 Rev. 3

APPENDIX D

Engineering Services Report prepared by LCJ including Hydraulic Assessment, Stormwater Management Plan and Water and Sewer Report prepared by DMP



ENGINEERING SERVICES REPORT

TAIHS GORDEN STREET PRECINCT MASTERPLANNING

at


57-67 GORDEN STREET AND 10-16 PEEL STREET, GARBUTT

for

**TOWNSVILLE ABORIGINAL & ISLANDER HEALTH SERVICE (TAIHS)
C/- ROSEL SHERWOOD**



Job No ROSE015 December 2025

Document Control					
Issue	Author	Reviewer	Approved for Issue		
			Name	Signature	Date
1	DE Johnstone RPEQ 5892	B Sharkey RPEQ 16744	DE Johnstone RPEQ 5892		24/12/25

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2. FLOODING..... 4

3. STORMWATER MANAGEMENT PLAN..... 5

4. CONCEPTUAL EROSION SEDIMENT CONTROL PLAN 6

5. TRAFFIC IMPACT ASSESSMENT..... 6

6. WATER AND SEWER ASSESSMENT..... 7

Appendices

- Appendix A - Site plan
- Appendix B - Flood Impact Assessment Report
- Appendix C - Hydraulic Assessment and Stormwater Management Plan
- Appendix D - Conceptual Soil Erosion and Sediment Plan
- Appendix E - Traffic Impact Assessment (TIA)
- Appendix F - Water and Sewer Report

**ENGINEERING SERVICES REPORT
TAIHS GORDEN STREET PRECINCT MASTERPLANNING
57-67 GORDEN STREET AND 10-16 PEEL STREET, GARBUTT**

1. INTRODUCTION

Townsville Aboriginal and Islander Health Service (TAIHS) is proposing to update the masterplan for their site in Garbutt. As part of the masterplanning process LCJ Engineers has been engaged to provide the following supporting works:

- Updated Traffic Report to reflect the new masterplan outcomes;
- New Flood Impact Assessment;
- Updated Water Supply and Sewer Planning Report; and
- Infrastructure Services Report.

The development site is bounded by Council controlled roads – Lonerganne Street to the north, Peel Street to the east, Gordena Street to the south and Meenan Street to the west. The proposed development consists of the amalgamation of two (2) lots, demolition of existing buildings on 10-16 Peel Street, and construction new buildings and associated carpark facilities.

The subject site is currently zoned as both “Community Facilities” (at 57-67 Gordena Street) and “Low Density Residential” (at 10-16 Peel Street). The client advised their intention to amalgamate the lots. Therefore, for the purpose of our assessment, the whole site has been taken as “Community Facilities”.

The proposed development is shown on the plans prepared by The Design House which are attached in Appendix A.

2. FLOODING

A Flood Impact Assessment (FIA) was previously carried out for a superseded masterplanning layout and concluded that:

- The proposed development created minor impacts that did not alter the flood hazard vulnerability profile; and
- The proposed development achieved an acceptable outcome that aligned with the intent of the flood hazard overlay.

The previous flood modelling has been reassessed to determine the implications of the current City Plan and assess if the earlier analysis and reporting is still valid.

In the previous assessment the post developed surface was raised to by 500mm to ensure that the assessment would ensure immunity to the 1% AEP event if the master plan was altered in the future. In the images below the red surface is the developed surface and the black is the natural/existing surface. Therefore, as the entire developed area was raised 500mm (which is much greater than the change in 1% AEP flood level since the original assessment was carried out), the existing FIA is considered relevant to the current layout and new flood modelling.

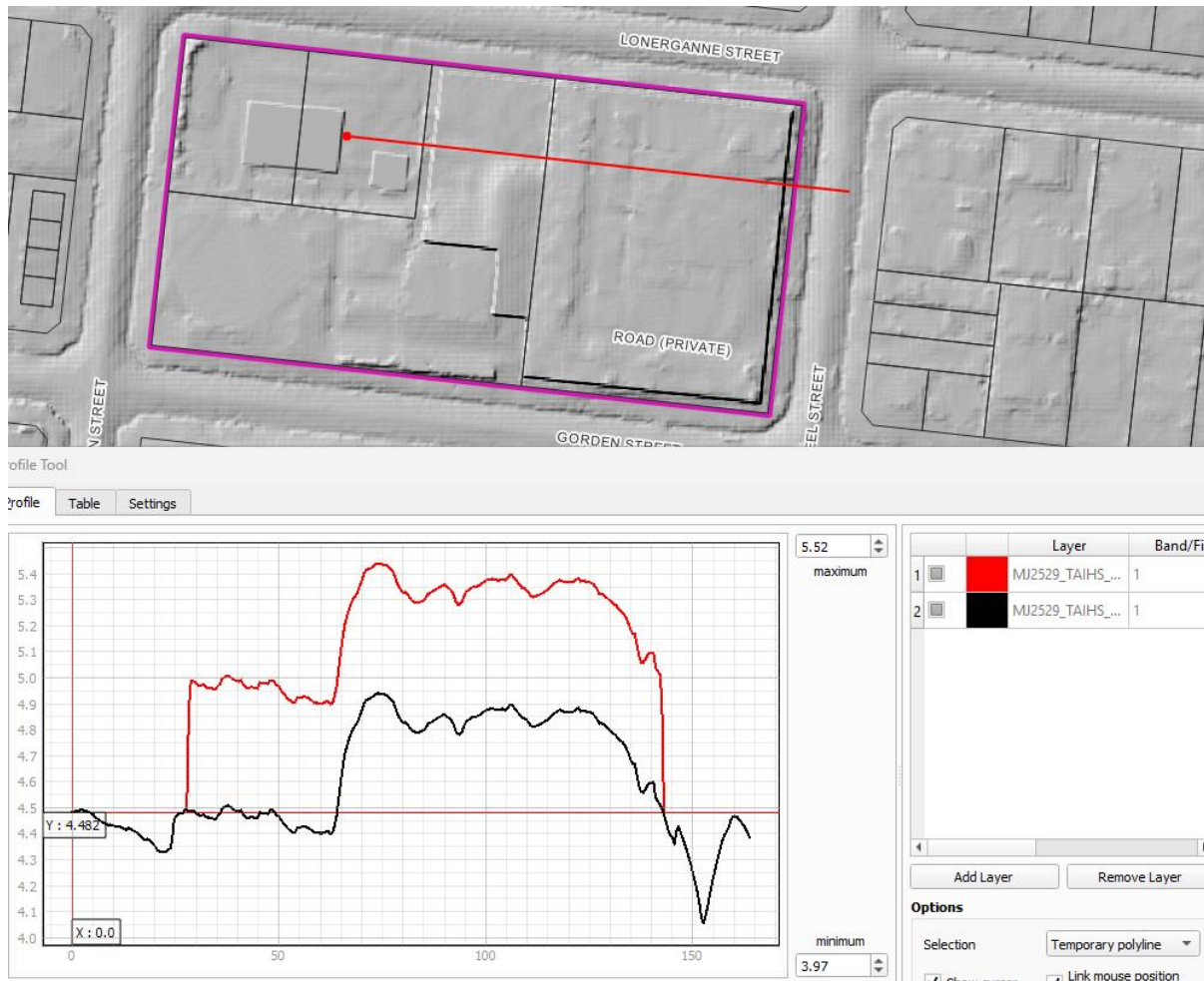


Figure 2.1 - Modelled surface level of site

The Flood Impact Assessment Report from Northern Consulting Engineers dated 15 May 2024, is attached in Appendix B.

3. STORMWATER MANAGEMENT PLAN

A stormwater management plan has been prepared for the proposed development and is included in Appendix C. The assessment carried out indicates that the proposed development will comply with TCC Development Code Part 9.4.2 'Healthy Waters Code'. The recommendations of this report are summarised as follows:

- The maximum post-development total storage volume required to ensure runoff from the site matches pre-development flows occurs for a 20-year ARI event and is 13.3m³. This volume can be stored in rainwater tanks with total volumes of no less than 15kL. This can be arranged such that a 5kL rainwater tank is to be installed for each of the larger new buildings. The captured runoff may be reused for irrigation.
- The recommend stormwater treatment train is as per Table 10 of the SWMP which is reproduced in Table 3.1 below.

Table 3.1 – Proposed treatment train solutions

Catchment	Device 1	Device 2	Outlet
Existing buildings, carpark, footpath and landscaped area	-	-	Outlet 1 node
New buildings roof	-	Atlan FlowFilter FLF 2200/8	Outlet 2 node
New footpath and carpark	Atlan Stormsack 600x600		
New landscaped	(minimum 10 off)		

The Hydraulic Assessment and Stormwater Management Plan is attached in Appendix C.

4. CONCEPTUAL EROSION SEDIMENT CONTROL PLAN

A conceptual erosion and sediment plan (ESCP) has been prepared and is shown on SK1 which is attached in Appendix D. Our assessment indicates that a sediment basin will not be required if earthwork activities are carried out between April and November. Sketch SK1 provides key required treatments for the development. The Contractor will however, be responsible for providing erosion and sediment control plans for obtaining Council approval.

5. TRAFFIC IMPACT ASSESSMENT

LCJ Engineers was engaged by Townsville Aboriginal & Islander Health Service (TAIHS) (C/- Rosel Sherwood) to undertake a Traffic Impact Assessment (TIA) for the proposed development at 57-67 Gorden Street (Lot 158 on SP139546) and 10-16 Peel Street (Lot 159 on SP223219), Garbutt.

The proposed development will have vehicular access from Lonerganne Street at the north, Peel Street at the east, and Gorden Street at the south. It is anticipated that the development will be completed at the end of year 2026.

A summary of findings from this TIA for the proposed development includes:

- The anticipated traffic generation volumes of 893vpd for daily traffic and 89vph peak hour traffic;
- The existing road network will not be significantly affected by the proposed development; and
- The developed scenarios will not exceed the acceptable levels of Level of Service (LoS) and Degree of Saturation (DoS) on the existing intersections, as specified in the Townsville City Council City Plan.

As such, no modifications need to be made to the external road network to suit the proposed development. The Traffic Impact Assessment Report issued 11 November 2025 is attached in Appendix E

6. WATER AND SEWER ASSESSMENT

An assessment of the existing Council water and sewer networks to adequately service the development has been carried out. A summary of the assessment is as follows:

- The existing DN100 reticulation water mains along Gordon Street is adequately sized to service the development in accordance with Townsville City Council standards.
- A new water service and meter is required to be connected off the existing DN100 PVC water main on the frontage of the existing TAIHS medical centre with a new “private” water main and fire service to be extended within the development site to a new fire booster assembly located adjacent to the driveway to the new health service facility carpark. The sizing and design of the new water and fire service is to be undertaken as part of the new building hydraulic and fire services design to meet any specific building / fire code requirements for the various development buildings. A conceptual layout is shown in Figure 6.1.

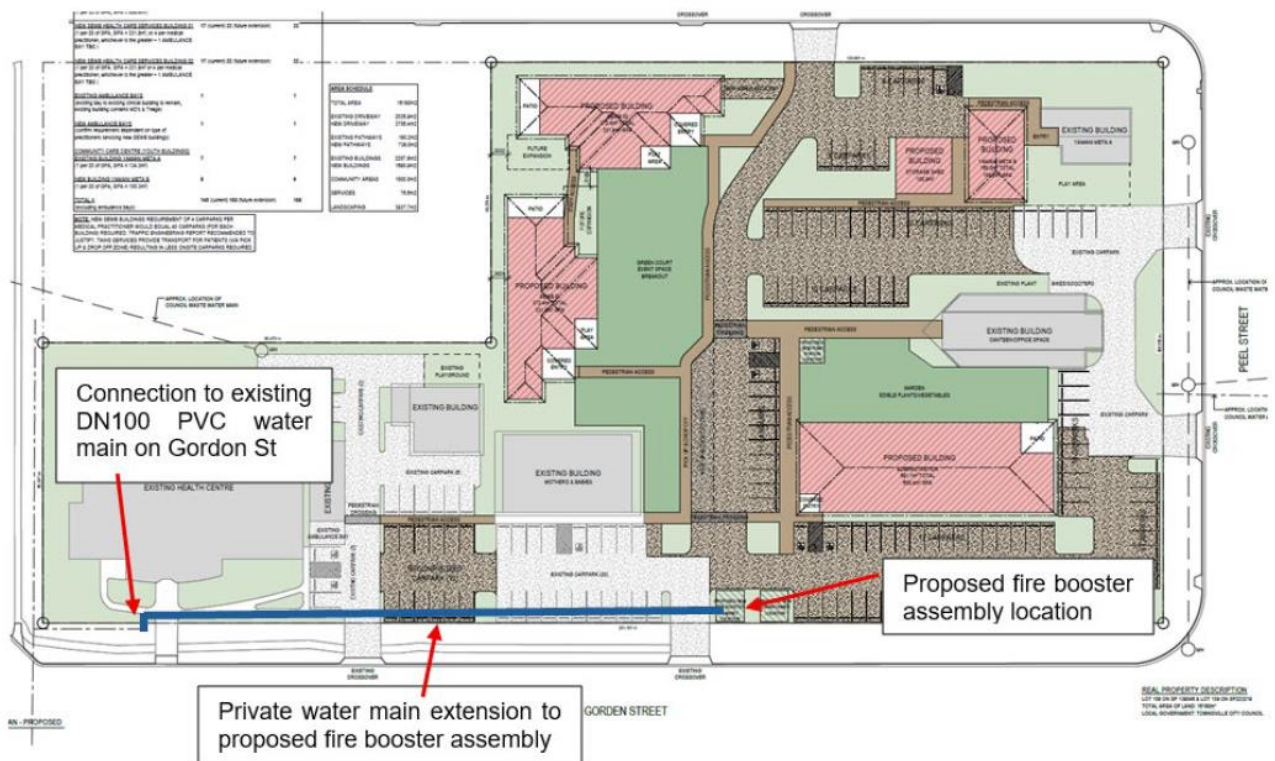


Figure 6.1 –Water supply concept

- A new private package sewage pump station will need to be constructed to service the re-development of the site as the existing Council gravity sewer system is not deep enough to service all the new buildings. Sewage from the package pump station will be directed via a private DN63 PE pressure main to discharge into new sewer maintenance hole within the development site. A DN150 gravity sewer will extend to the east from the new discharge MH into existing MH 6/11C4A near the intersection of Peel Street and Lonerganne Street. The proposed location of the private package pump station is illustrated in Figure 6.2. The alignment of the private DN63 PE sewer pressure main and the design of the discharge gravity sewer will be determined as part of the hydraulic services design of the new buildings.

APPENDIX A
Site plan

TAIHS GORDON STREET PRECINCT MASTERPLANNING TAIHS (ABORIGINAL & ISLANDER HEALTH SERVICE) CORNER OF GORDEN & PEEL STREET, GARBUTT

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
000	COVER PAGE	06.11.25	2	2	11.11.25	PRELIMINARY
100	SITE PLAN - EXISTING	06.11.25	2	2	11.11.25	PRELIMINARY
101	SITE PLAN - DEMOLITION	06.11.25	2	2	11.11.25	PRELIMINARY
102	SITE PLAN - PROPOSED	06.11.25	2	2	11.11.25	PRELIMINARY
200	FLOOR PLANS	06.11.25	2	2	11.11.25	PRELIMINARY
201	FLOOR PLANS	06.11.25	2	2	11.11.25	PRELIMINARY
300	ELEVATIONS	06.11.25	2	2	11.11.25	PRELIMINARY
301	ELEVATIONS	06.11.25	2	2	11.11.25	PRELIMINARY

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 COMPATIBLE 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 RECEIVE 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

NOTES:

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2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

THE DESIGN HOUSE NQ
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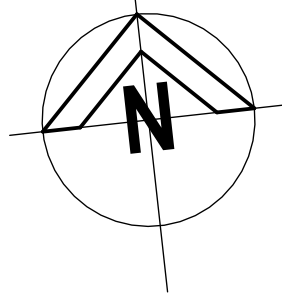
Project: TAIHS GORDON STREET PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL & ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL STREET, GARBUTT

TITLE: COVER PAGE

Date: 06.11.25 Drawn:
Scale: 1 : 1 Designed: N.H

Job No.:	Drawing No.:	Rev.
2025-329-C	DD 000	2

WIND CATEGORY C2



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

LONERGANNE STREET

EXISTING
CROSSOVER

EXISTING
CROSSOVER

120.691 m

EXISTING
BUILDING

EXISTING BUILDING

EXISTING
BUILDING

EXISTING BUILDING
YAMANI META A

MH

EXISTING
CROSSOVER

PEEL STREET

100.650 m

MH

EXISTING
CROSSOVER

MH

90.270 m

80.470 m

MH

EXISTING BUILDING

EXISTING BUILDING
MOTHERS & BABIES

201.181 m

EXISTING
CROSSOVER

EXISTING
CROSSOVER

GORDEN STREET

REAL PROPERTY DESCRIPTION
LOT 158 ON SP 139546 & LOT 159 ON SP223219
TOTAL AREA OF LAND: 16180m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN - EXISTING
1:300

NOTES:

1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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REV	ISSUE	DATE	DESCRIPTION
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1		07.11.25	PRELIMINARY

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 e: nathan@thedesigndesignhouse.com.au
 w: www.thedesigndesignhouse.com.au
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Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING

Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)

Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

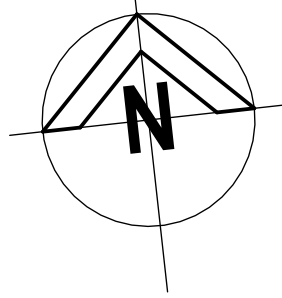
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Date: 06.11.25 Drawn: D.A.

Scale: As Designed: N.H.
indicated

Job No.: 2025-329-C Drawing No.: WD 100 Rev. 2

WIND CATEGORY C2



PRELIMINARY
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PLANS ARE SUBJECT TO CHANGE TO
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BUILDING CERTIFICATION APPROVALS

LONERGANNE STREET

EXISTING
CROSSOVER

EXISTING
CROSSOVER

120.691 m

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING
YAMANI META A

MH

EXISTING
CROSSOVER

PEEL STREET

100.650 m

MH

EXISTING
CROSSOVER

MH

EXISTING BUILDING
MOTHERS & BABIES

EXISTING BUILDING

EXISTING HEALTH CENTRE

EXISTING BUILDING

EXISTING
AMBULANCE BAY

201.181 m

EXISTING
CROSSOVER

EXISTING
CROSSOVER

GORDEN STREET

REAL PROPERTY DESCRIPTION
LOT 158 ON SP 139546 & LOT 159 ON SP223219
TOTAL AREA OF LAND: 16180m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN - DEMOLITION
1:300

NOTES:

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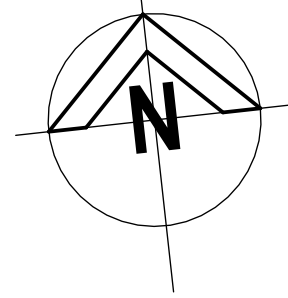
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BUILDING DESIGN OPEN RISE



Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

TITLE: SITE PLAN - DEMOLITION
Date: 06.11.25 Drawn: D.A.
Scale: As Designed: N.H.
indicated
Job No.: Drawing No.: Rev.
2025-329-C WD 101 2

WIND CATEGORY C2



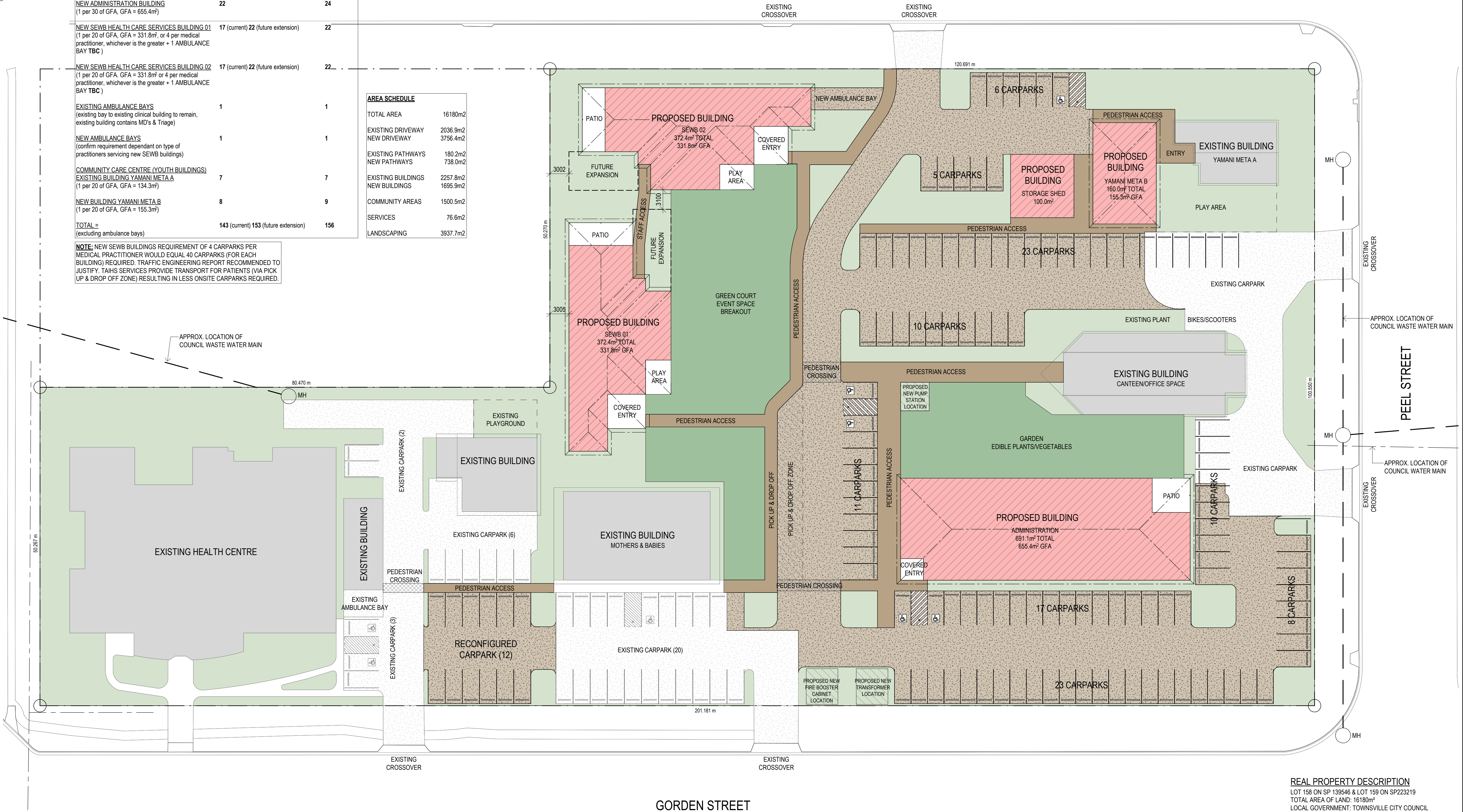
PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

CAR PARK SCHEDULE	REQUIRED	PROVIDED
EXISTING CLINICAL BUILDINGS (from previous approval)	61	61
EX. STAFF CANTEEN / OFFICE BUILDING (1 per 30 of GFA, GFA = 311.5m ²)	11	11
NEW ADMINISTRATION BUILDING (1 per 30 of GFA, GFA = 655.4m ²)	22	24
NEW SEWB HEALTH CARE SERVICES BUILDING 01 (1 per 20 of GFA, GFA = 331.8m ² , or 4 per medical practitioner, whichever is the greater + 1 AMBULANCE BAY TBC)	17 (current) 22 (future extension)	22
NEW SEWB HEALTH CARE SERVICES BUILDING 02 (1 per 20 of GFA, GFA = 331.8m ² , or 4 per medical practitioner, whichever is the greater + 1 AMBULANCE BAY TBC)	17 (current) 22 (future extension)	22
EXISTING AMBULANCE BAYS (existing bay to existing clinical building to remain, existing building contains MD's & Triage)	1	1
NEW AMBULANCE BAYS (confirm requirement dependant on type of practitioners servicing new SEWB buildings)	1	1
COMMUNITY CARE CENTRE (YOUTH BUILDINGS) EXISTING BUILDING YAMANI META A (1 per 20 of GFA, GFA = 134.3m ²)	7	7
NEW BUILDING YAMANI META B (1 per 20 of GFA, GFA = 155.3m ²)	8	9
TOTAL = (excluding ambulance bays)	143 (current) 153 (future extension)	156

AREA SCHEDULE	
TOTAL AREA	16180m ²
EXISTING DRIVEWAY	2036.9m ²
NEW DRIVEWAY	3756.4m ²
EXISTING PATHWAYS	180.2m ²
NEW PATHWAYS	738.0m ²
EXISTING BUILDINGS	2257.8m ²
NEW BUILDINGS	1695.9m ²
COMMUNITY AREAS	1500.5m ²
SERVICES	76.6m ²
LANDSCAPING	3937.7m ²

NOTE: NEW SEWB BUILDINGS REQUIREMENT OF 4 CARPARKS PER MEDICAL PRACTITIONER WOULD EQUAL 40 CARPARKS (FOR EACH BUILDING) REQUIRED. TRAFFIC ENGINEERING REPORT RECOMMENDED TO JUSTIFY. TAIHS SERVICES PROVIDE TRANSPORT FOR PATIENTS (VIA PICK UP & DROP OFF ZONE) RESULTING IN LESS ONSITE CARPARKS REQUIRED.

LONERGANNE STREET



1 SITE PLAN - PROPOSED
1:300

REAL PROPERTY DESCRIPTION
LOT 158 ON SP 139546 & LOT 159 ON SP223219
TOTAL AREA OF LAND: 16180m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

- NOTES:**
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
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REV	ISSUE	DATE	DESCRIPTION
2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

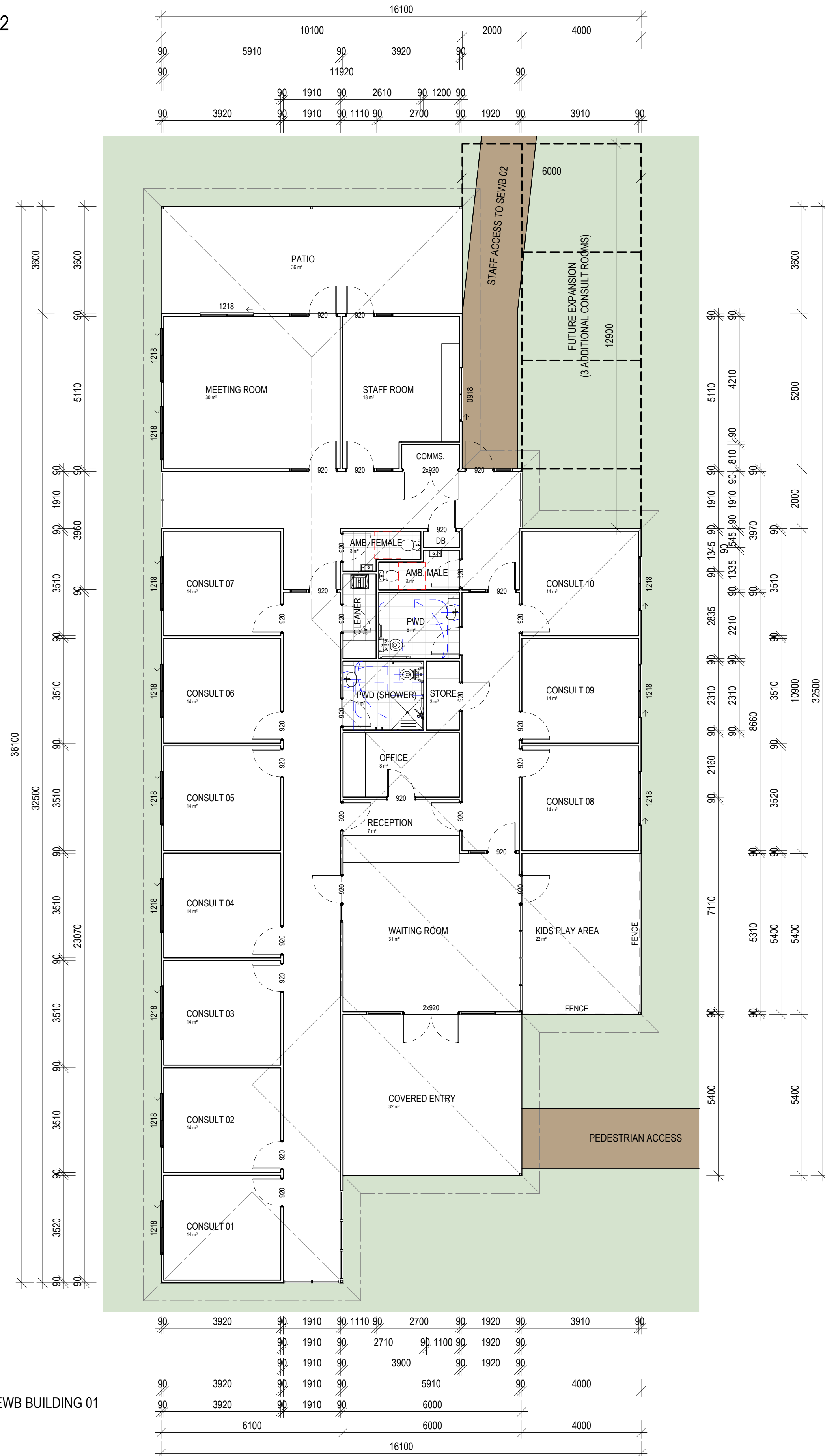
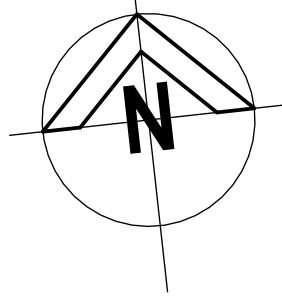
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BUILDING DESIGN OPEN RISE



Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

TITLE: SITE PLAN - PROPOSED
Date: 06.11.25 Drawn: D.A.
Scale: As indicated Designed: N.H.
Job No.: 2025-329-C Drawing No.: WD 102 Rev. 2

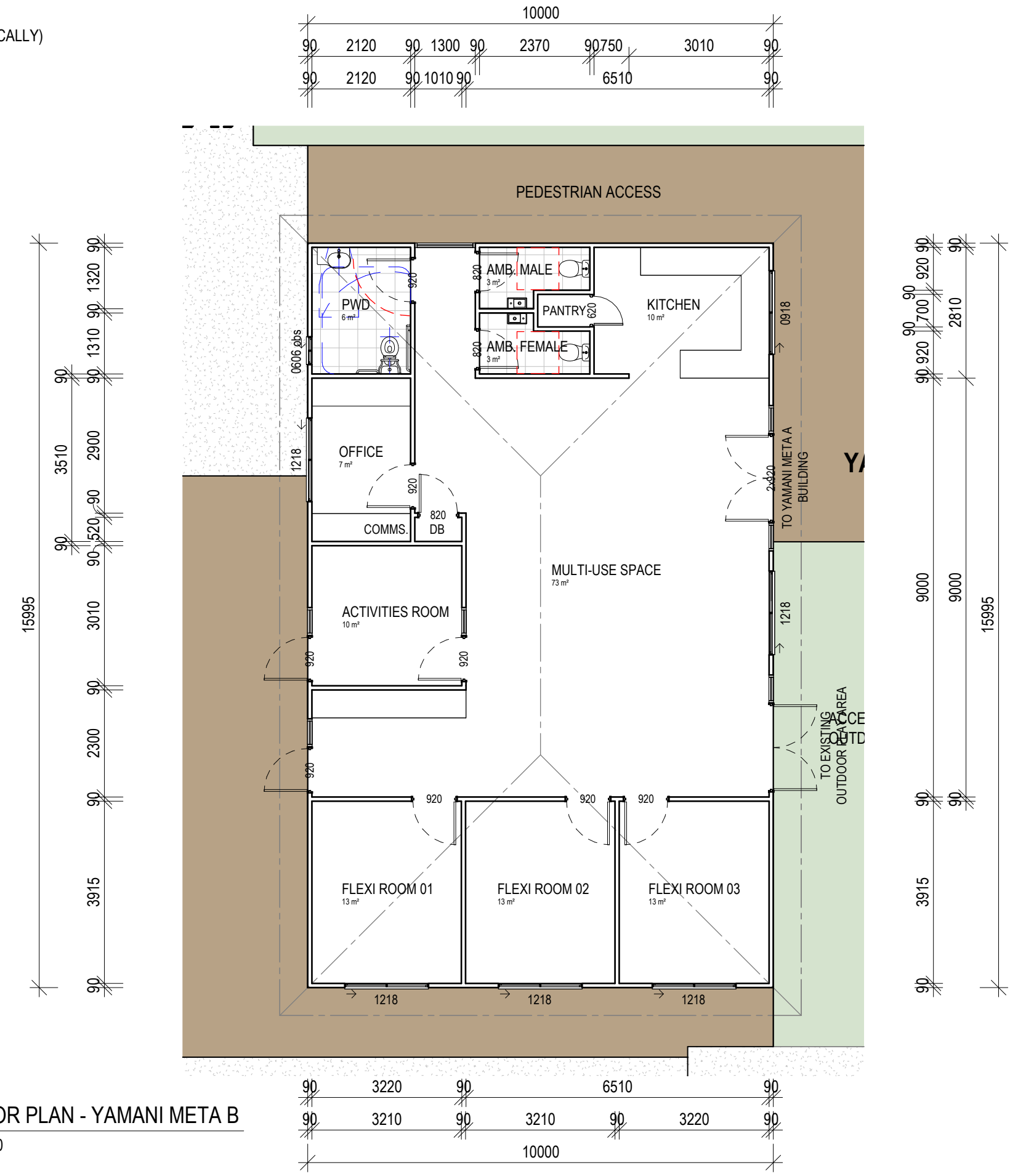
WIND CATEGORY C2



1 FLOOR PLAN - SEWB BUILDING 01
1:100



2 FLOOR PLAN - SEWB BUILDING 02
1:100
(SIMILAR TO SEWB BUILDING 01, ROTATED & MIRRORRED VERTICALLY)



3 FLOOR PLAN - YAMANI META B
1:100

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

NOTES:
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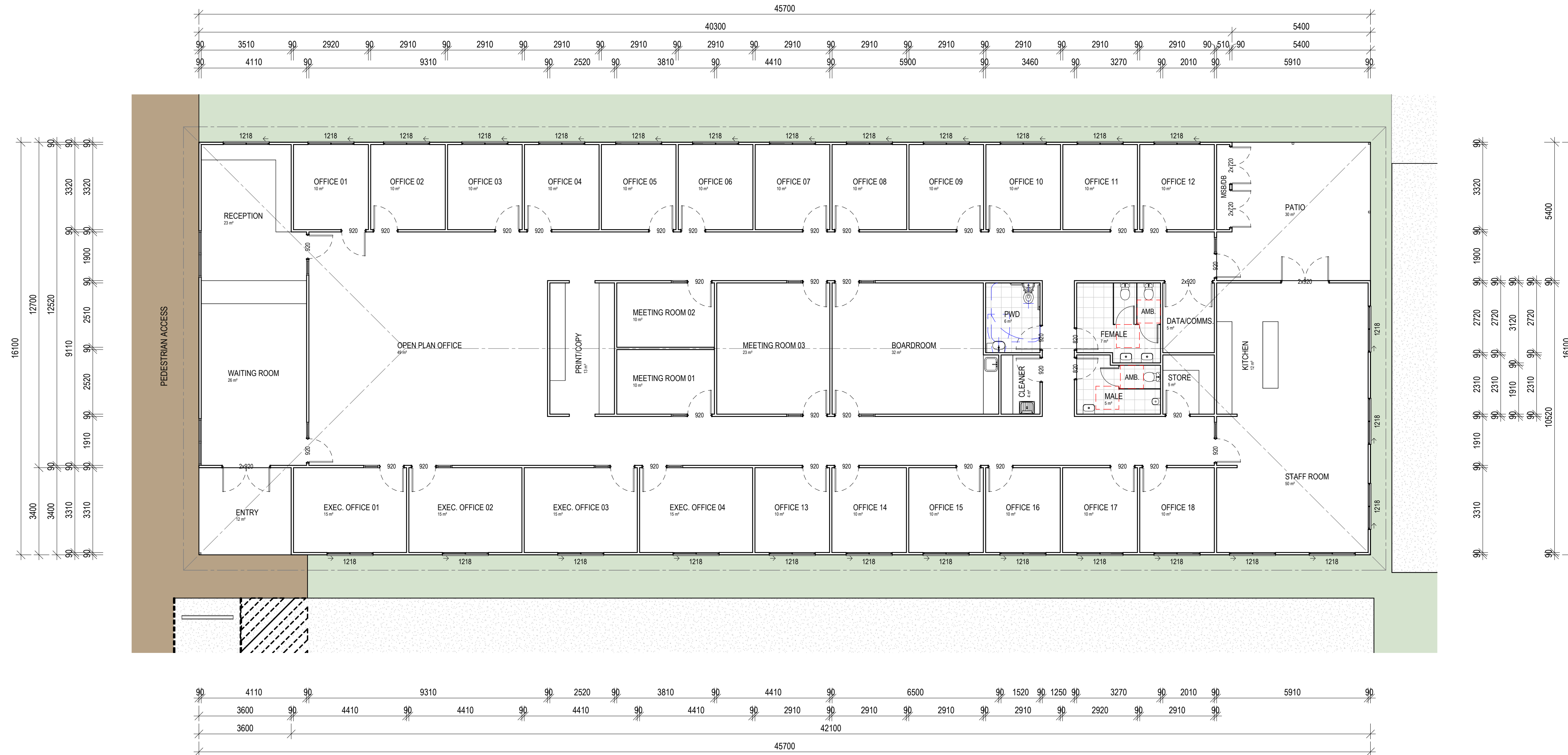
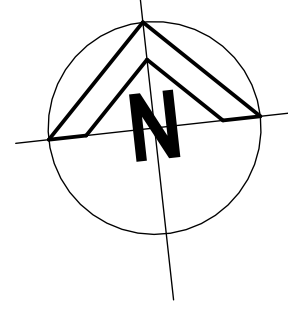
REV	ISSUE	DATE	DESCRIPTION
2		11.11.25	PRELIMINARY
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Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

TITLE: FLOOR PLANS
Date: 06.11.25 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.
Job No.: Drawing No.: Rev.
2025-329-C WD 200 2



1 FLOOR PLAN - ADMINISTRATION BUILDING
1:100

NOTES:

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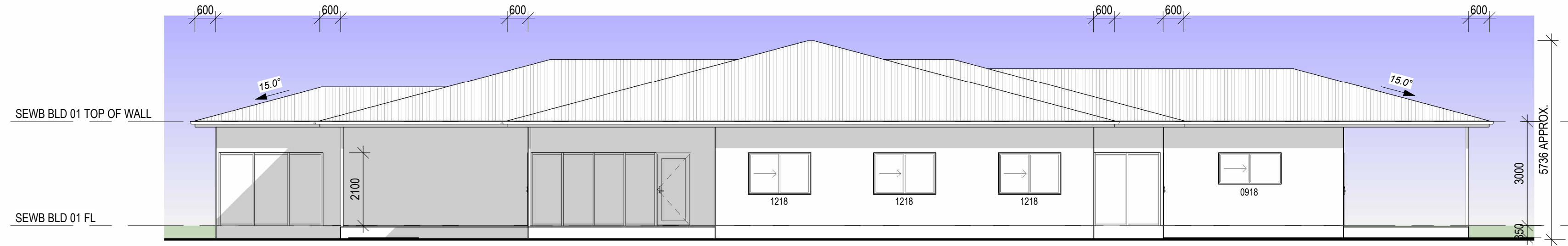


Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

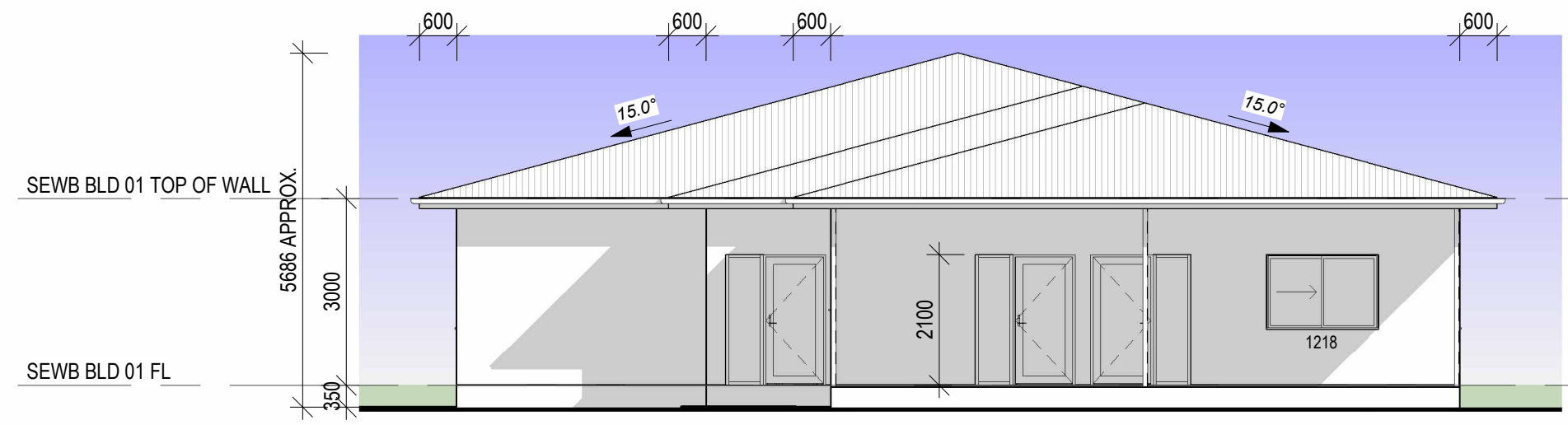
TITLE: FLOOR PLANS
Date: 06.11.25 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.
Job No.: 2025-329-C Drawing No.: WD 201 Rev: 2



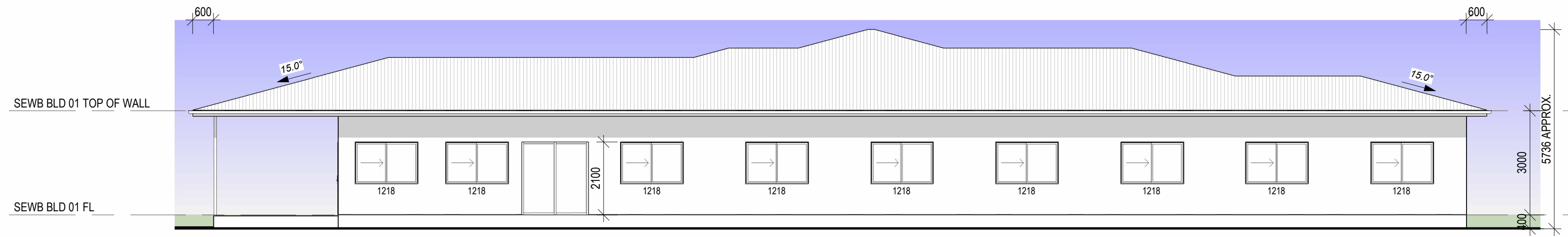
01 ELEVATION 01 - SEWB BUILDING 01
 1:100



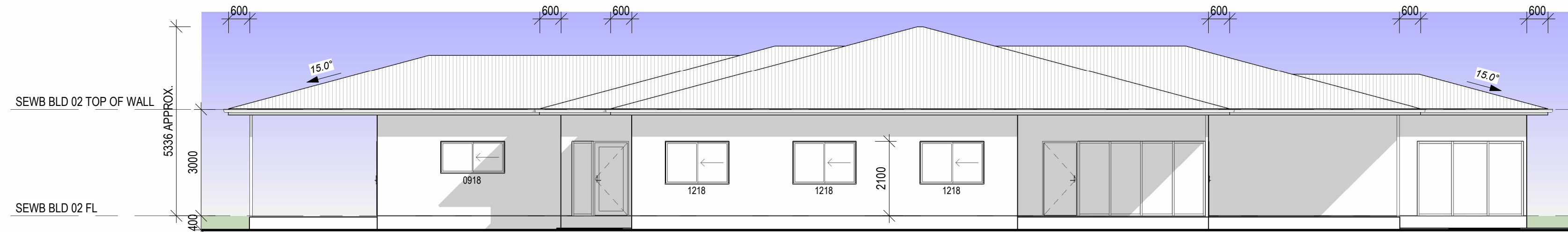
02 ELEVATION 02 - SEWB BUILDING 01
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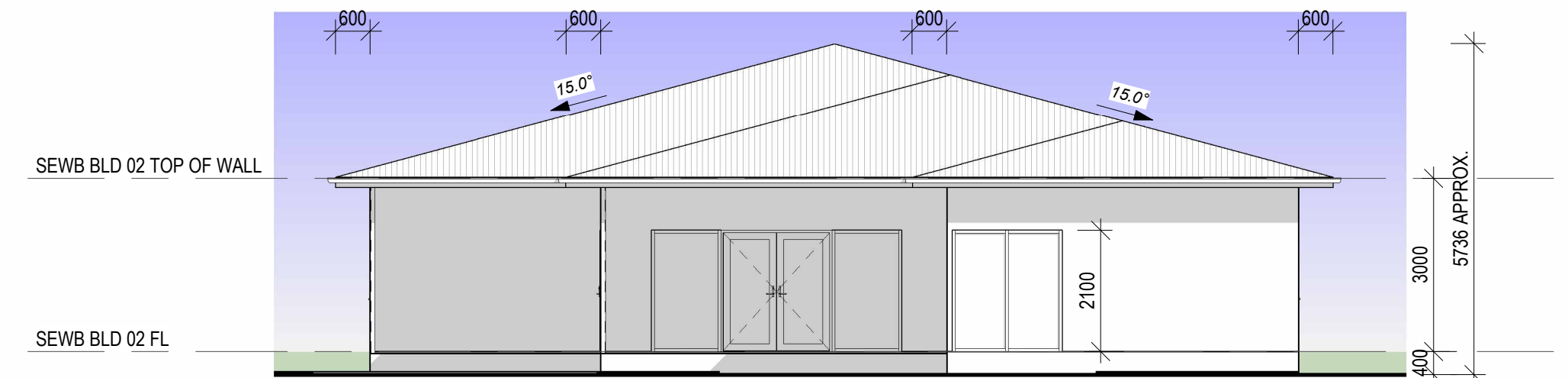
03 ELEVATION 03 - SEWB BUILDING 01
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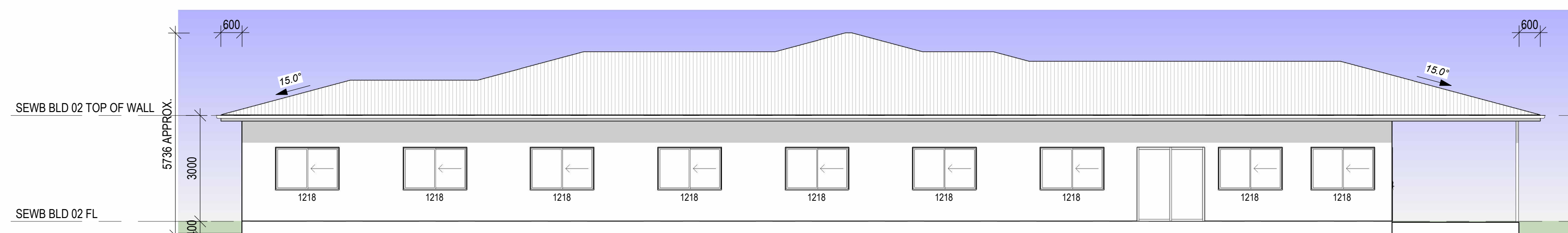
04 ELEVATION 04 - SEWB BUILDING 01
 1:100



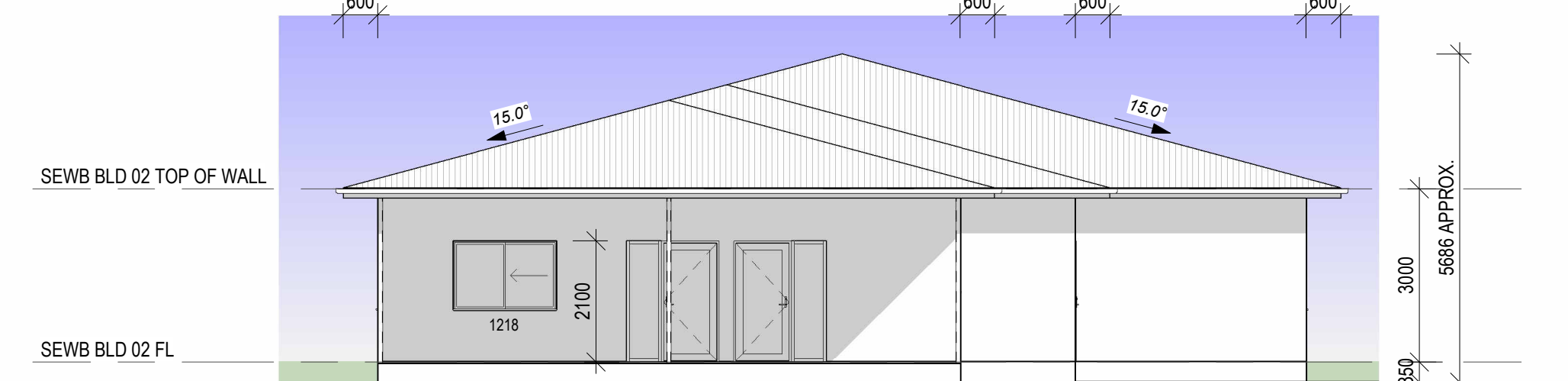
05 ELEVATION 05 - SEWB BUILDING 02
 1:100



06 ELEVATION 06 - SEWB BUILDING 02
 1:100



07 ELEVATION 07 - SEWB BUILDING 02
 1:100



08 ELEVATION 08 - SEWB BUILDING 02
 1:100

NOTES:

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Project: TAIHS GORDON STREET
 PRECINCT MASTERPLANNING
 Client: TAIHS (ABORIGINAL &
 ISLANDER HEALTH SERVICE)
 Location: CORNER OF GORDEN & PEEL
 STREET, GARBUTT

TITLE: ELEVATIONS
 Date: 06.11.25 Drawn: D.A.
 Scale: 1 : 100 Designed: N.H.
 Job No.: 2025-329-C Drawing No.: WD 300 Rev. 2