

BNC Ref. DA105-25
IMPACT:MCU

>> 20 August 2025

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE
3 PERROUX STREET, GULLIVER QLD 4812 (RPD: LOT 1 ON RP712210)**

BNC Planning acting on behalf of the applicant submit the attached development application in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a material change of use to facilitate a Health Care Services use (Psychology Clinic) over the above referenced premises.

This development application is being made to the Townsville City Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*. The common material making up the development application includes:

- Relevant development application forms and written consent of the landowner(s).
- A detailed planning report and the relevant site detail.
- Development plans and other relevant supporting information.

Please contact me to confirm receipt of this development application and to confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as *properly made* subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regards,



Benjamin Collings
Director



BNC PLANNING

town planning & property development consultants



DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

**3 PERROUX STREET
GULLIVER QLD 4812**

RPD: LOT 1 ON RP712210



BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

3 PERROUX STREET, GULLIVER QLD 4812
being
LOT 1 ON RP712210
for
HEALTH CARE SERVICES

Report Matrix

APPLICATION SUMMARY	
Applicant:	E. Sanxhaku C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Health Care Services (Psychology Clinic)
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Health Care Services
Zoning:	Low Density Residential Zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	3 Perroux Street, Gulliver QLD 4812
Real (Legal) Property Description:	Lot 1 on RP712210
Site Area:	936m ²
Landowner:	Tacanco PTY LTD
Tenure:	Freehold
Relevant Encumbrances:	
Local Government Area:	Townsville City Council
Road Frontage(s)	Perroux Street and Fulham Road
Existing Use(s)	Health care services (Doctors Surgery)

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		E. Sanxhaku	DA105-25	Report No. DA105-25-PR
Version	Date	Author		
1.0	August 2025	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate a Health Care Services use (Psychology Clinic). The subject premises is addressed as 3 Perroux Street, Gulliver QLD 4812 more particularly described as Lot 1 on RP712210. The premises is within the Low Density Residential Zone under the Townsville City Plan 2014 (the planning scheme) and is currently used for Health care services.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *E. Sanxhaku*.

Following a detailed assessment of the proposal against the applicable assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application therefore warrants approval in accordance with rules of impact assessment as established under the Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	E. Sanxhaku C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Health Care Services (Psychology Clinic)
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Health Care Services
Zoning:	Low Density Residential Zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	3 Perroux Street, Gulliver QLD 4812
Real (Legal) Property Description:	Lot 1 on RP712210
Site Area:	936m ²
Landowner:	ERIOLA SANXHAKU & ERJON HYSENI
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by E. Sanxhaku (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a *Health Care Services (Psychology Clinic)* use.

The land subject of this development application is addressed as 3 Perroux Street, Gulliver QLD 4812 (the Site).

This report addresses the merits of the development with regard to the provisions of the Townsville City Plan 2014 (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and Planning Regulation 2017 (the Regulation).

This report is to be read in conjunction with the maps, plans, drawings, and other supporting information accompanying this development application.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Act and Sections 30 and 31 of the *Planning Regulation 2017*. This report provides the Applicant's assessment of the proposed development against these provisions.

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 3 Perroux Street, Gulliver QLD 4812 more particularly described as Lot 1 on RP712210. The premises is within the Low Density Residential Zone under the Planning Scheme and has been used for Health care services (Doctors Surgery) for over 35 years. The local area is within close proximity to the Mater Hospital Pimlico, TAFE Queensland, a local centre, public transport infrastructure and is surrounded by low and medium density housing.

Any pertinent existing approvals or current applications which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

See **Appendix 4** for details on existing approvals. The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	3 Perroux Street, Gulliver QLD 4812
Real (Legal) Property Description:	Lot 1 on RP712210
Site Area:	936m ²
Landowner:	ERIOLA SANXHAKU & ERJON HYSENI
Tenure:	Freehold
Relevant Encumbrances:	NA
Local Government Area:	Townsville City Council
Zoning:	Low density residential zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Existing Use(s):	Health care services (Doctors Surgery)
Road Frontage:	Perroux Street and Fulham Road
Significant Site Features:	The site contains a built form sympathetic to a dwelling house design with parking lot.
Topography:	The site is fully developed and is generally flat with supporting landscaping features.

4. PROPOSAL SUMMARY

The applicant is proposing to change the use of the subject site to convert an existing Heath care services use (Doctors Surgery) to a different form of Heath care services use (Psychology Clinic), involving two (2) on site medical practitioners. Being an existing Heath care services site, the lot is fit for purpose and will continue to provide 118m² of gross floor area with appropriate existing infrastructure and services for the proposed use. The attached Plans of Development include in **Appendix 3** outline the general site layout and function. As the development is a tenancy change only, it will make use of the existing site, features including landscaping areas, car parking, access crossovers and driveways and stormwater management features.

Due to the age of the existing planning approvals, there is little certainty available as to the exact extent of existing use rights in place. To ensure a long-term, easily definable land use regime is in place, the applicant is seeking to establish a new overarching MCU development permit for the site which will govern the activities and use of the premises moving forward.



Image 1: Site Aerial

The existing and proposed use of the site are defined by the planning scheme as follows:

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

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

ELEMENT	PROPOSED
Use rights:	Health Care Service (Psychology Clinic)
Building height/ storeys:	Single storey, <4.5m. No change
Boundary Setbacks:	East: 1.75m West: 20m+ North: 3m+ South: 10m+
Site cover:	<20%. No change
Gross floor area:	118m ²
Car parking:	9

5. STATUTORY ASSESSMENT

The proposed Health Care Services is identified as *impact assessable* in the material change of use table of assessment for the Low Density Residential Zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme as a whole, as well as any applicable State Assessment benchmarks.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application.

State Planning Policy

Townsville City Plan 2014 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application does not trigger referral agency involvement.

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Townsville City Plan 2014 and there are no other identified applicable local planning instruments.

Townsville City Plan 2014

The Planning scheme includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Material change of use; and
- Categories of development and assessment – Overlays.

Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning Scheme	The planning scheme as a whole Low Density Residential Zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Flood hazard overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the strategic framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

5.2.1 Strategic Framework

It is considered that the proposed material change of use of the site aligns with the strategic framework for the following reasons:

1. The proposal replaces an existing Health Care Services use with another Health Care Services use. In this way, no additional non-residential development is established, nor expanded, within the residential area.
2. The proposed use is common along the Fulham Road streetscape and closely positioned to the Fulham Road Medical Precinct, demonstrating clear community expectation for these uses to be co-located together.
3. The development does not involve major building works and is low in operational intensity.
4. The existing building presents a built form sympathetic to a dwelling house, being one story in height, of most site coverage and standard road frontage setback. This maintains the residential amenity with the local area.
5. The development maintains the existing built form, infrastructure and servicing.
6. The proposed development is positioned outside of any natural hazard areas.

7. The proposal compliments the existing character and amenity of the local area, and will not impact on the operation of surrounding residential uses.
8. The existing site is well equipped and serviced for the extension with no alterations required regarding car parking, landscaping and servicing.
9. The proposed use will not adversely impact the hierarchy of centres.

The Strategic Intent and the Strategic Framework (the Framework) are a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into 4 themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

The tables below demonstrate how the proposal satisfies the most applicable lower order components of the City Plan 2014. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each Acceptable Outcome individually. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the “Purpose” of the code was inherently satisfied, as is the Strategic Framework for the City Plan 2014 as a whole.

5.2.2 Low Density Residential Zone Code

Purpose

The proposed Health Care Services use is consistent with the propose and overall outcomes of the Low density residential zone code. The development proposes to replace the existing Health Care Service use (Doctors Surgery) with another Health Care Service use (Psychology Clinic), utilising an existing site with no expansion of built form. In this way, no additional non-residential development is established, nor expanded, within the residential area. Despite being located in the Low density residential zone, commercial Health Care Service uses are commonly located along the Fulham Road streetscape, appropriately co-located with the nearby Mater Hospital and Fulham Road Medical Precinct. The proposed use will maintain a low-scale utility, maintaining the existing built form which is sympathetic to a dwelling house design, as well as the site’s services and infrastructure that are also appropriate to support the proposed use. This maintains amenity with the local residential area.

Because the development proposal does not involve new building work and is simply re-purposing an existing commercial site, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
Parking and servicing		
PO16 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO16 Vehicle parking structures are located: a) behind the building setback; or	The development maintains the existing vehicle parking regime present on the site, with parking areas positioned at the front and side of the site. Complies with PO16.

	b) behind the building; or c) at basement level.	
PO17 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No acceptable outcome is nominated.	The development will operate at a low operational scale, and can be supported by residential wheelie bins. These will be screened by the existing built form. Complies with PO17.
Where a non-residential or tourist accommodation use		
PO18 Non-residential uses are established only where: a) compatible with local character and amenity; b) limited in scale and supporting the day-to-day needs of the local community; and c) not impacting on the role and function of the city's network of centres or more appropriately located in another zone.	No acceptable outcome is nominated.	The proposed development replaces an existing Health Care Services use for the same use of a different discipline. The site has a historic building approval listing the site as a Doctors Surgery dating back to 1980. Since then, the site has operated as a Health Care Service use for over four decades. As a result of this development, the site will continue to serve as a Health Care Services use. The site contains a building that demonstrates a detached dwelling house built form, as a one storey dwelling with modest site coverage and standard road frontage setback. The development will maintain the existing built form on site, retaining the residential amenity of the site. Furthermore, the site front Fulham Road, which is recognised as a commercial strip for health care services uses. The street contains a wide variety of medical practices surrounding the site. It would be most appropriate for the proposed use to be positioned within this established medical strip as it demonstrates a clear community expectation for these uses to be co-located together. The historic use of the site, the retention of residential amenity and the established trend of the use in the local area demonstrates that the development will not impact the city's hierarchy of centres. Complies with PO18.
PO20 Development does not impede public access to and use of facilities.	AO20.1 The use does not involve any building work or only minor building work.	The development will not involve any building work or only minor building work, and may include an internal fit out and supportive landscaping.
	OR AO20.2	Complies with AO20.1. Not Applicable.

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.2.3 Development Codes

Healthy waters code, Landscape code, Transport impact, access and parking code & Works code

The existing infrastructure and servicing elements of the subject site are appropriate for the proposed use and will be retained. The subject site currently provides infrastructure and services for reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage, landscaping outcomes and parking and access facilities. The

proposed Health Care Services use (Psychology Clinic) is considered a use of low intensity and is of a similar operational scale to the existing health care services use (Doctors Surgery) considering traffic generated by the activities occurring. Therefore, the proposed use would pose no adverse impact on servicing and infrastructure than the existing use.

There are no major building works or site works proposed with this development and the existing standards of servicing for the site are appropriate for the proposed use. Sufficient detail is provided on the plans of development to confirm compliance with the development codes. Accordingly, it is requested that conditions of approval be used to allow the material change of use decision to be reached as quickly as possible.

Car parking rationale

The existing site provides a range of formalised car parking options for the existing use of Health Care Services (Doctors Surgery). The development will seek to utilise this car parking area for the new Health Care Services use (Psychology Clinic). The following car parking rationale is provided by the planning scheme:

Health Care Services –

One (1) space per 20m² of GFA, OR four (4) spaces per medical practitioner, whichever is the greater; AND one (1) space for ambulance vehicle pick-up and set down.

As the gross floor area of the unit is 118m², six (6) car parking space are required according to the car parking rationale of the planning scheme. The development provides nine (9) uncovered and unmarked car parking spaces, with six (6) parking spaces at the Fulham Road frontage and three (3) at the Perroux Street frontage. With the provided car parking, the site can also provide for up to two (2) on site medical practitioners. This existing car parking regime provides a sufficient number of car parking spaces to comply with the minimum number of car parking spaces required under **Table 9.4.3.4c**. As a result, the existing car parking provided will continue to be fit for purpose. As such the change of use will not impact the availability of car parking spaces for staff or patrons.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development and the need to maintain the existing standards of servicing for the site i.e. number of car parks, landscaped areas, connection to services, etc.

5.2.4 Overlay Codes

Airport environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. The proposed development does not exceed the nominated building height and does not involve any activities that would compromise operational airspace. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. The proposed development involves no major building works, utilising the existing building for the proposed Health care service use, while maintaining the existing services and infrastructure of the site. The proposed use of a Health care service use is considered low impact, and will not have no effect on the extent of flood hazard or its impacts on people or property. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.3 Public Notification

The application is impact assessable and will be subject to public notification pursuant to Part 4 of the Development Assessment Rules.

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate the *Health Care Services* use (Psychology Clinic). The subject premises is addressed as 3 Perroux Street, Gulliver QLD 4812 more particularly described as Lot 1 on RP712210. The premises is within the Low Density Residential Zone under the Planning scheme and is currently used for Health care services (Doctors Surgery).

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act, and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.

- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

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)	E. Sanxhaku C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	enquire@bncplanning.com.au & bnc@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA105-25
1.1) Home-based business	
<input type="checkbox"/> Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> 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
		3	Perroux Street	Gulliver
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4812	1	RP712210	Townsville City
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

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

- ☐ 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:	

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):

Psychology clinic

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)
Psychology Clinic	Health Care Services Use	NA	118m 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 (complete 10)	<input type="checkbox"/> Dividing land into parts by agreement (complete 11)
<input type="checkbox"/> Boundary realignment (complete 12)	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

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

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

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

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

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

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

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

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

- | | | |
|--|-------------------------------------|--|
| <input type="checkbox"/> Road work | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Water infrastructure |
| <input type="checkbox"/> Drainage work | <input type="checkbox"/> Earthworks | <input type="checkbox"/> Sewage infrastructure |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Signage | <input type="checkbox"/> Clearing vegetation |
| <input type="checkbox"/> Other – please specify: _____ | | |

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

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



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 type="checkbox"/> Approval			
<input type="checkbox"/> Development application			
<input type="checkbox"/> Approval			
<input type="checkbox"/> Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

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

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

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

Waterway barrier works

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

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

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

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

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

I/We,

ERIOLA SANXHAKU
ERJON HYSENI

Being the owner(s) of the premises identified as follows:

3 Perroux Street GULLIVER QLD 4812
Lot 1 on RP712210

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

NQ Family Therapy Centre C/- BNC Planning Pty Ltd

on the premises described above for:

Material change of use

Erjon Hyzeni
Eriola Sanxhaku

.....
Signature(s)

24/07/2025
.....

Date

The Planning Act 2016 is administered by the Department of Local Government, Infrastructure and Planning, Queensland Government.

Applicant template 11.0
Version 1.0—3 July 2017

APPENDIX 2

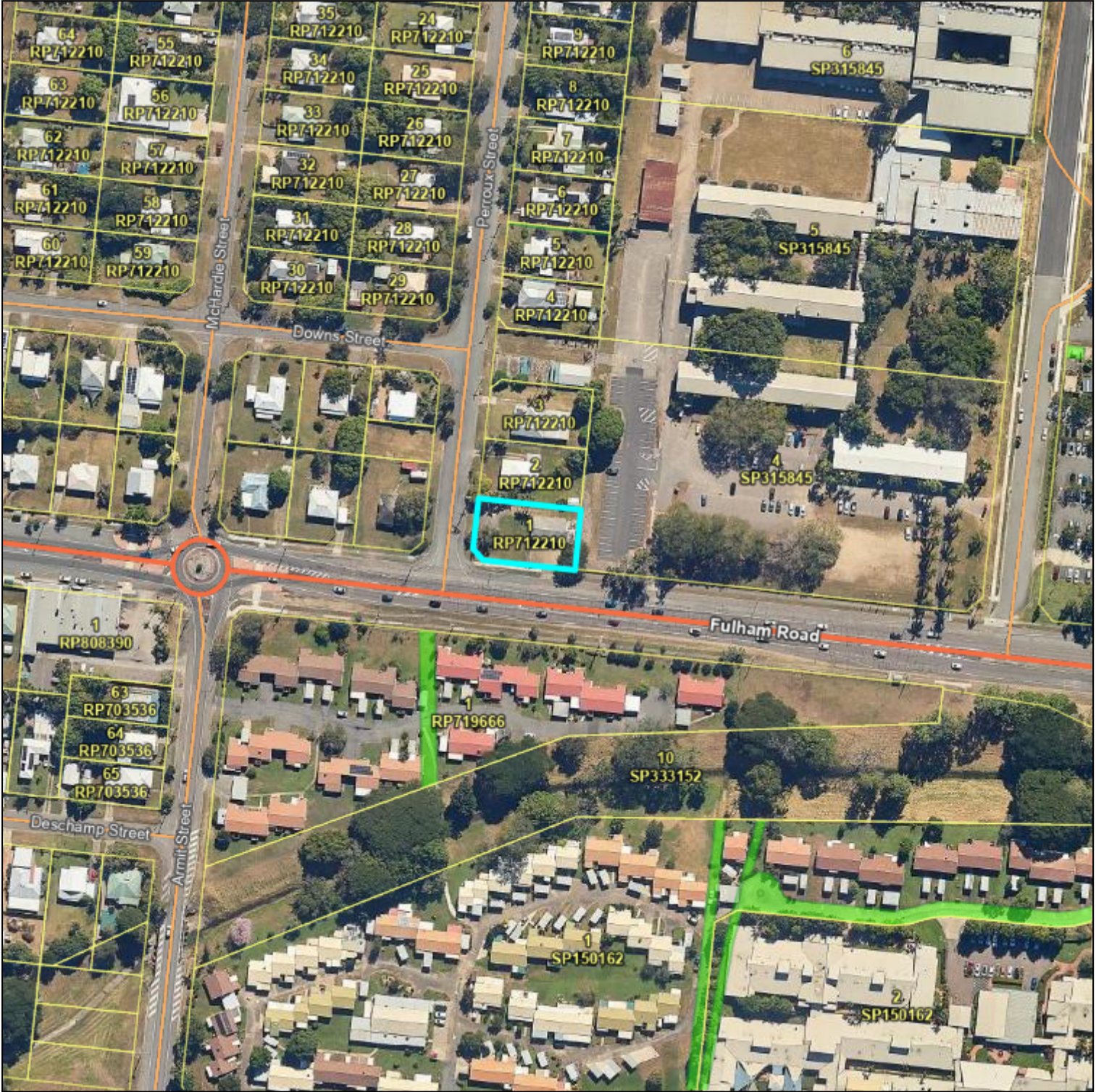
SITE DETAILS

Aerial

3 Perroux Street, Gulliver QLD 4812

19°17'11"S 146°46'38"E

19°17'11"S 146°46'52"E



19°17'25"S 146°46'38"E

19°17'25"S 146°46'52"E

A product of

Legend located on next page



0 50 metres

Scale: 1:2280

Printed at: A4

Print date: 17/6/2025

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

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



**Queensland
Government**

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

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Document Set ID: 27464916
Version: 1, Version Date: 21/08/2025

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Land parcel

 1RP712210

Green bridges



Roads and tracks

 Motorway

 Highway

 Secondary

 Connector


 Local

 Restricted Access Road


 Mall

 Busway

 Bikeway

 Restricted Access
Bikeway

 Walkway

 Restricted Access
Walkway

 Non-vehicular Track

 Track

 Restricted Access Track

 Ferry

 Proposed Thoroughfare

Bridges



Tunnels



Railway stations



Railways



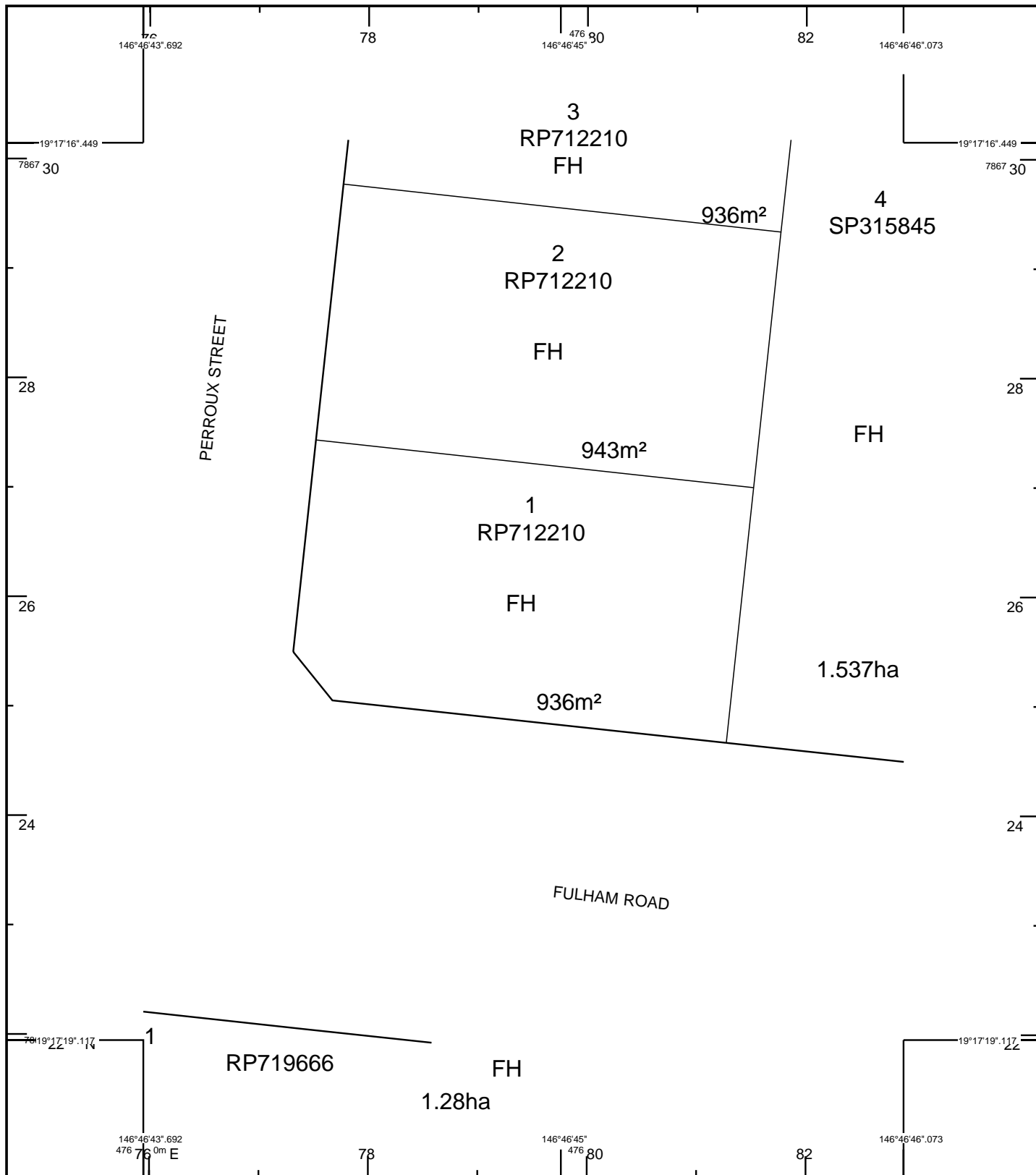
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STANDARD MAP NUMBER
8259-24431

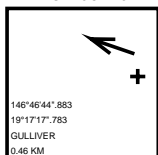
0 10 20 30 40 50 m
HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 500

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	1/RP712210
Area/Volume	936m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	GULLIVER
Segment/Parcel	50524/8

CLIENT SERVICE STANDARDS

PRINTED 17/06/2025

DCDB 16/06/2025

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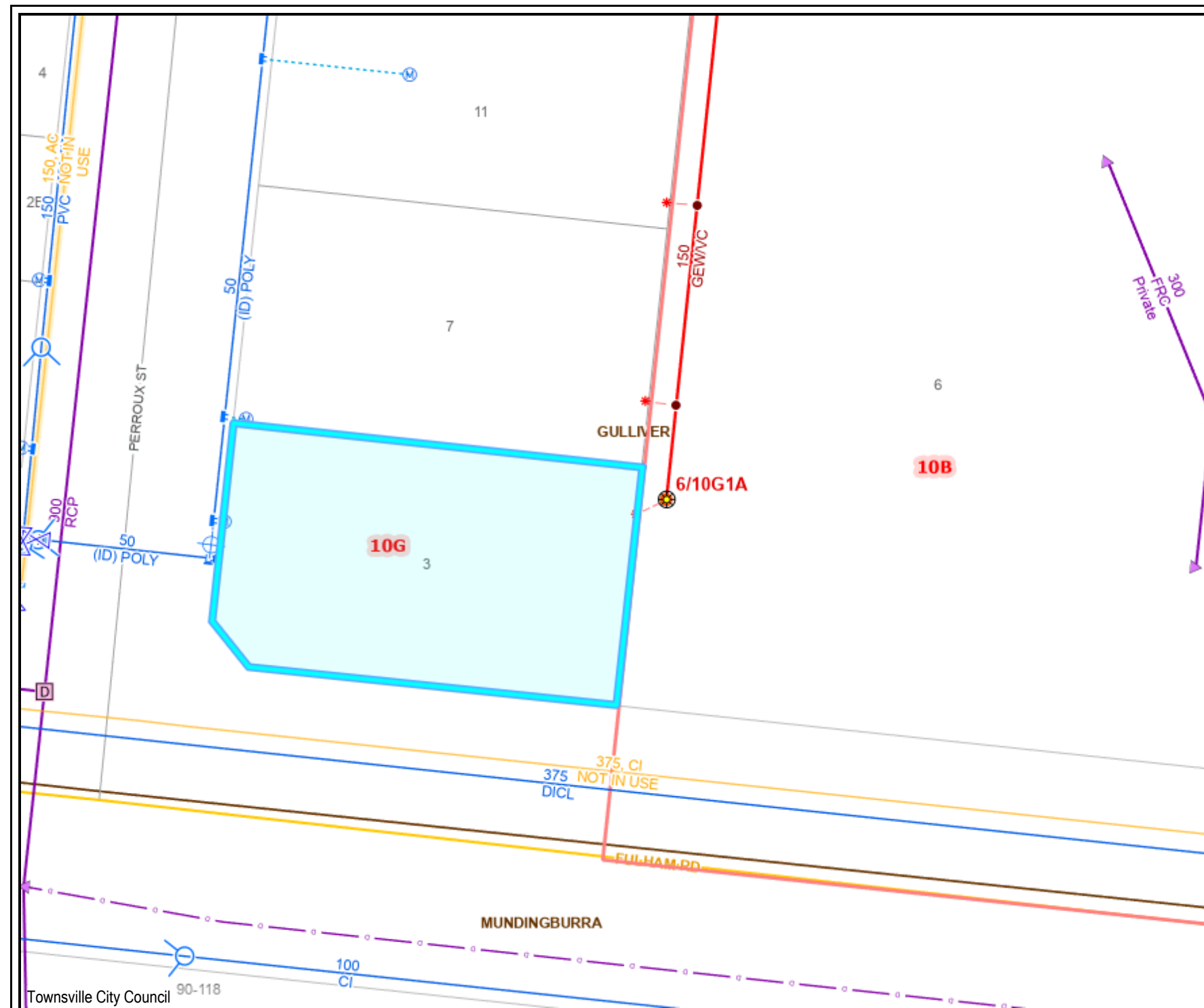
For further information on SmartMap products visit
<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



**Queensland
Government**

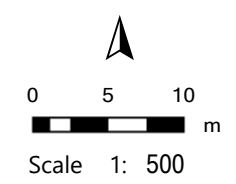
(c) The State of Queensland,
(Department of Resources) 2025.





Services

Legend



DISCLAIMER
The information shown on this map has been produced from the Townsville City Council's digital database. There is no warranty implied or expressed regarding the accuracy or completeness of the data. The data has been compiled for information and convenience only, and it is the responsibility of the user to verify all information before placing reliance on it. For accurate service locations please contact the Customer Service Centre on 13 48 10. This is not a legal document and is published for information and convenience only. The Townsville City Council takes no responsibility for any errors or omissions herein or for any acts that may occur due to its use.



Property Site Report



Perroux Street, GULLIVER

This report has been automatically generated to offer a general overview of planning scheme related information for the site.

For more detailed information and to verify if the overlays mapped are relevant, please consult the Townsville City Council Planning Scheme. This report does not replace the need for a thorough assessment of Council and State regulations.

Council advises you to obtain professional guidance on town planning laws and other regulations that may affect the current or proposed use of the site. If you are pursuing development or building certification, it is recommended to request Council property searches, which may include, but are not limited to, building information searches, planning and development certificates, and flood information searches.

Local Government Infrastructure Plan

The purpose of the local government infrastructure plan is to:

- (a) integrate infrastructure planning with the land use planning identified in the planning scheme;
- (b) provide transparency regarding a local government's intentions for the provision of trunk infrastructure;
- (c) enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning;
- (d) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
- (e) provide a basis for the imposition of conditions about infrastructure on development approvals.

For more information, please click the link below:

[Morningside City Plan – Part 4 Local Government Infrastructure Plan](#)

[Morningside City Plan – Schedule 3 Local Government Infrastructure Plan Mapping](#)

[Morningside Maps – Local Government Infrastructure Plan \(LGIP\)](#)

Local Government Infrastructure Plan Area

- This property is within a Local Government Infrastructure Plan Area

Zones

The purpose of Zones are to ensure that:

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in [Schedule 2](#) of the Townsville City Plan.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
 - (e) the performance and acceptable outcomes for the precinct.

Below you will see how this applies to your property.

For more information, please click the link below:

[Townsville City Plan - Part 6 Zones](#)

Zoning

The subject site is located within the:

- Low density residential zone



For more information, please click the link below:

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.

The subject site is located within the following Flood Hazard Overlay constraints:

For more information, please click the link below:

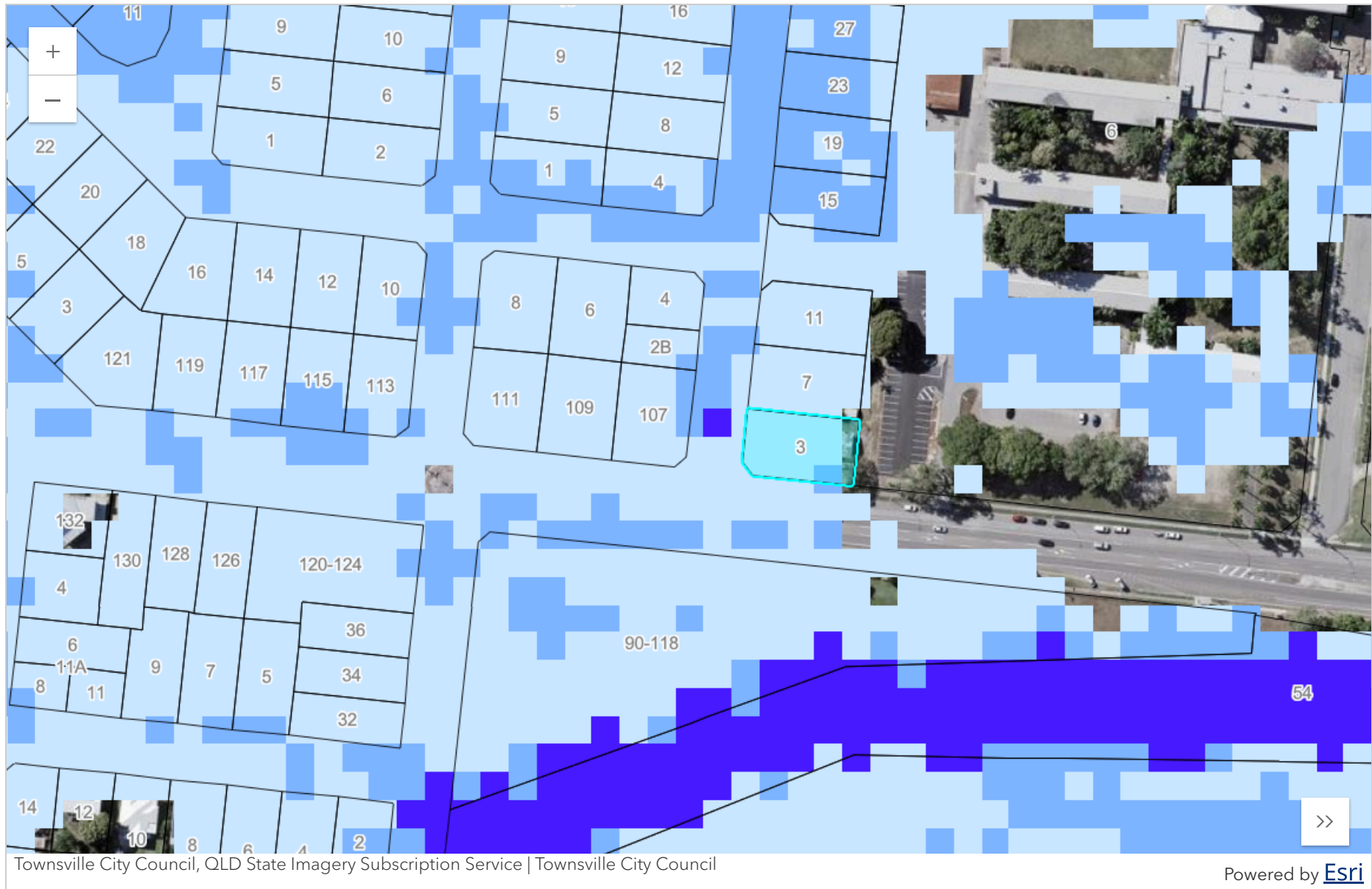
[High and Medium Hazard Area Table of Assessment](#)

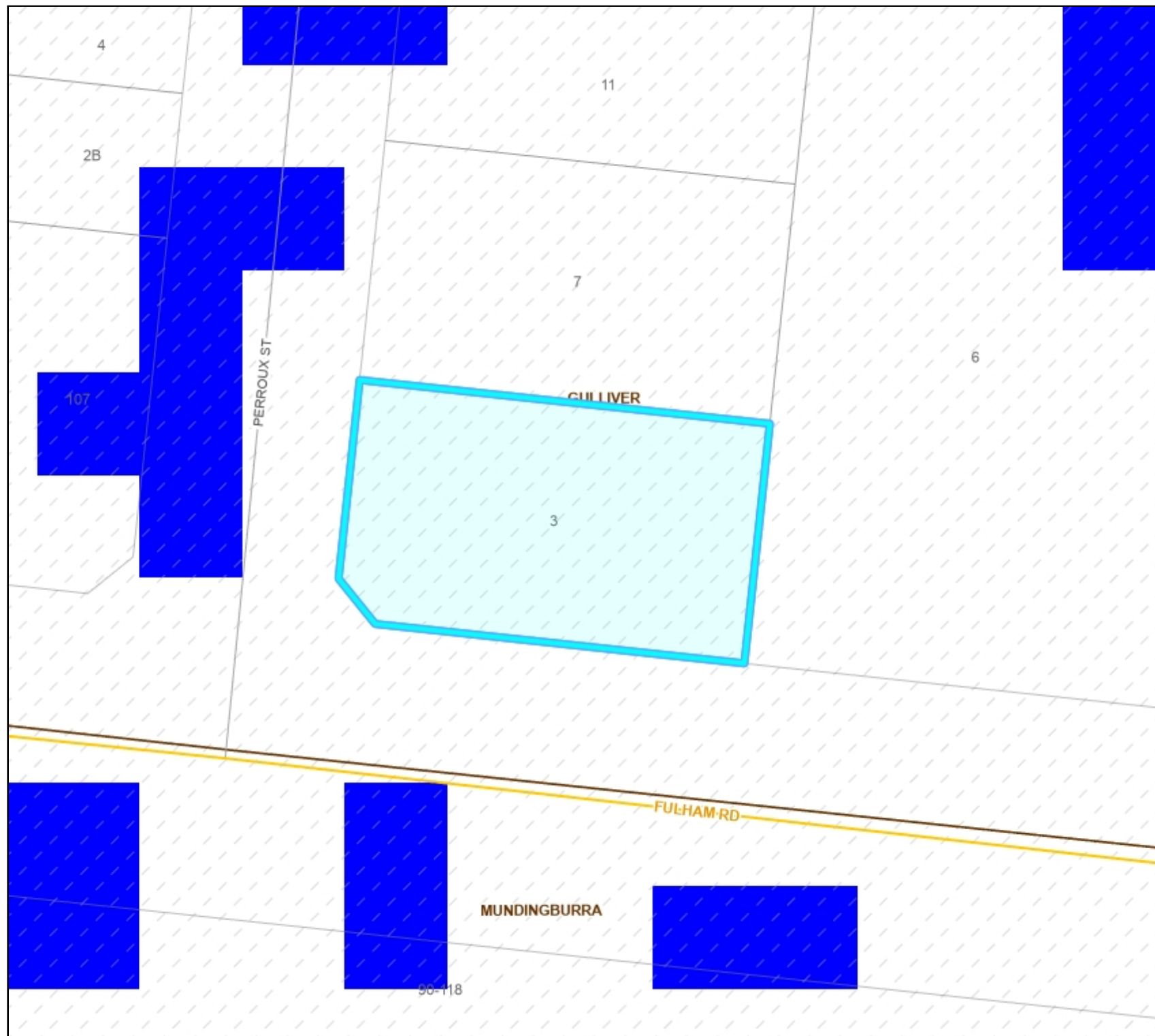
[Low Hazard Area Table of Assessment](#)

[Flood Hazard Overlay Code](#)

Flood Hazard

- Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Low hazard area
- Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard area





Legend

- Properties
- Suburbs
- FLOOD STUDY AREAS
 - November 2014 to Present
- WATER HEIGHT (1:250 - 1:5000)
 - 2% AEP Height
 - 1% AEP Height
- 1% AEP & 2% AEP DEPTH (1:250 - 1:5,000)
 - Water Depth: 0.01 - 0.3m
 - Water Depth: 0.3 - 0.5m
 - Water Depth: 0.5 - 0.75m
 - Water Depth: 0.75 - 1.0m
 - Water Depth: 1.0 - 1.5m
 - Water Depth: 1.5 - 2.0m
 - Water Depth: 2.0 - 3.0m
 - Water Depth: 3.0 - 25.0m



0 6.4 12.70
Meters

Date: 17/6/2025 4:25 PM

Scale 1: 500

DISCLAIMER: The information shown on this map has been produced from the Townsville City Council's digital database. There is no warranty implied or expressed regarding the accuracy or completeness of the data. The data has been compiled for information and convenience only, and it is the responsibility of the user to verify all information before placing reliance on it. For accurate service locations please contact the Customer Service Centre on 13 48 01. This is not a legal document and is published for information and convenience only. The Townsville City Council takes no responsibility for any errors or omissions herein or for any acts that may occur due to its use.

DISCLAIMER: Visible Scale - 1: 250 - 1: 5,000. The flooding contained in this map does not in itself indicate whether any particular property has or has not been affected by floods. The flooding information depicted shows inundation resulting from rainfall of river flows resulting from rainfall and does not include inundation due to Storm Tide. The council considers that the information presented in the map is the best available at the time of preparation. However the modelling results contained in this map are based upon projections, assumptions and analysis about circumstances that may not eventuate, or may eventuate in different combinations and with different outcomes. Because of that, the information in the map is not provided with the intention that persons will rely upon its accuracy or completeness for the purpose of making decisions with financial or legal implications. Neither the council nor its officers will be liable in contract, negligence or otherwise for the consequences of any deficiency, inaccuracy or error in the map or for the consequences of any person relying upon the map. The Flood Study Areas layer indicates the date of the flood study that has generated the flood map data. Infrastructure constructed since the completion of a flood study has the potential to alter flood levels and extents to those shown.



Airport Environs Overlay

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

To view the Airport Environs Overlay Maps select the Overlay Code link below.

The subject site is located within the following Airport Environs Overlay constraints:

For more information, please click the link below:

[Overlay Code](#)

[Table of Assessment](#)

Operational Airspace

- Airport Environs Overlay Map OM-01.1 - Operational airspace - Airspace more than 15m above ground level

Wildlife Hazard Buffer Zones And Public Safety Areas

- Airport Environs Overlay Map OM-01.2 - Wildlife hazard buffer zones and Public safety areas - Distance from airport runway - 8km

Lighting Area Buffer Zones

- Airport Environs Overlay Map OM-01.5 - Light intensity - 6km radius

Additional Information

The following is provided for information awareness:

Acid Sulphate Soils

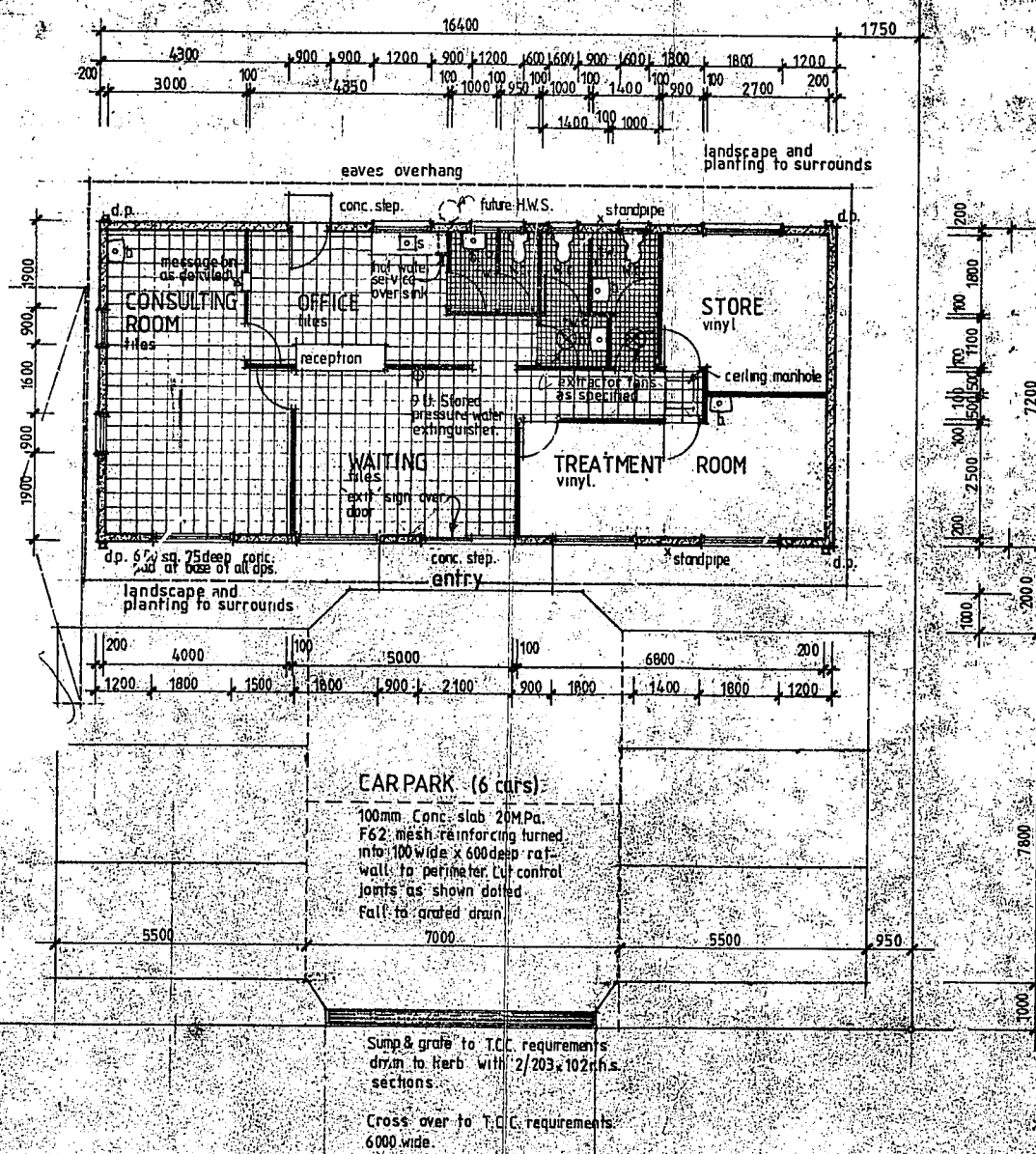
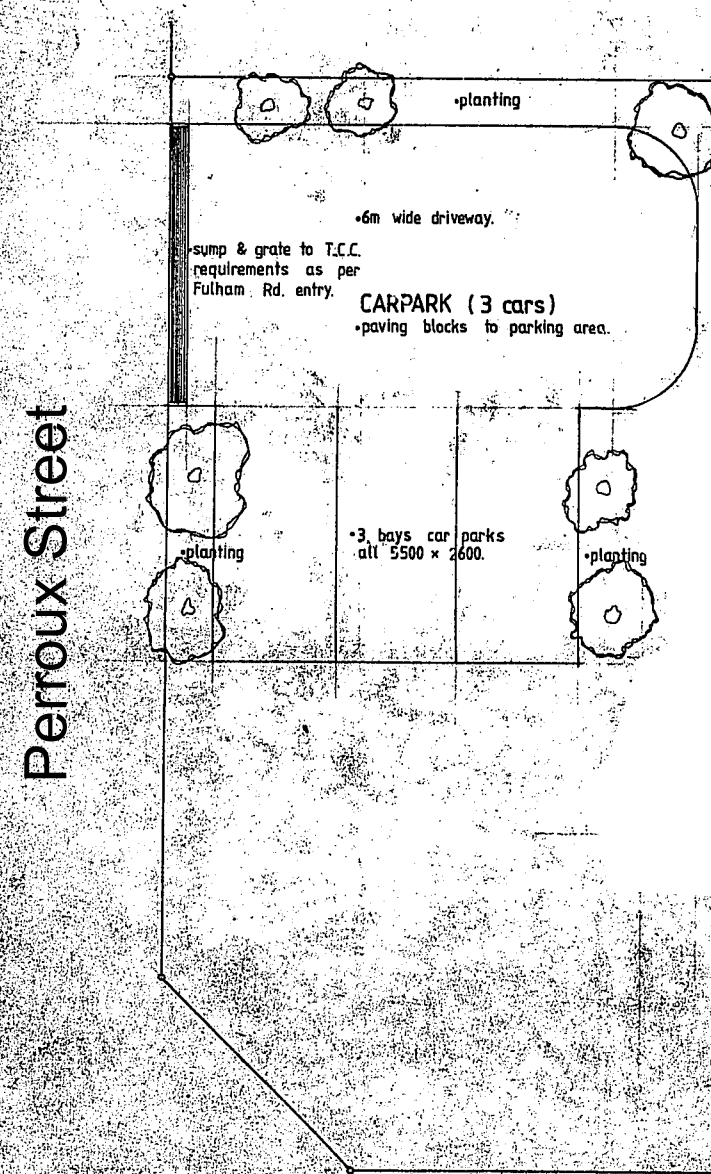
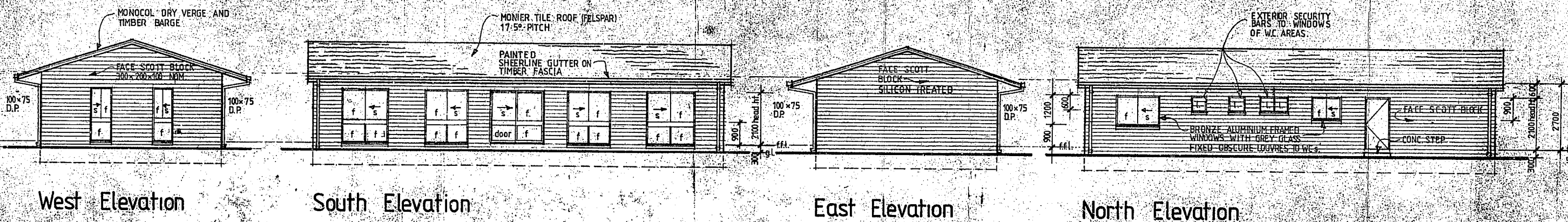
The subject site is located within an area of potential acid sulfate soils as identified in the Townsville City Plan on:

- Acid sulphate soils Figure 9.2 - 5-20 metres AHD

For more information, please click the link below:

APPENDIX 3

PLANS OF DEVELOPMENT



NOTES.
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings. Figured dimensions take preference over scale.

GENERAL NOTES

All materials and workmanship shall be first class carried out by skilled tradesmen and shall:
- Comply with all relevant Acts, SAA Codes and Standards, and the Qld. Timber Framing Manual W2
- Comply with all relevant local Authority requirements
- Comply with manufacturers requirements and specifications.

All necessary trim and finishing to be allowed for.
Permits - all necessary permits to be obtained and paid for by Builder. Building permit by Proprieter.

Plasterbd. all internal plasterbd. and villa bd. to be flush jointed.

Doors - Exterior quality door to exterior with weather seals and bronze al. frame.
Allow for EFCD or similar door furniture with privacy locks to WCs.
Fit Sabra 62 door closers (or similar) to all WC and Airlock doors.
Sliding door to comply with Building Act exit requirements.

Selected demolition material to remain the property of the proprietor. The remaining material to be removed from site.

PLUMBING

Allow to connect future HWS. see plan.
Allow to isolate each WC, the hot water unit, and the new building from existing. All pipes in copper. Isolating taps to be Dorf easyclean.

WC's - 4 off
Doulton Flowline Concord or sim.
S trap, seat and cistern in selected color.

Basins - 5 off
Doulton Flair or similar approved 2-hole, version one-hole blocked off.

Cold water only to all basins.
Fit Dorf upswept easyclean tap to each w.c. basin, 3 off.
Fit elbow operated tap to each surgery basin, 2 off.

Sink unit - Dorf Easyclean hob set with aerated swivel spout, connect cold water only.
Builder to allow \$250 for supply of sink and cupboard unit.
Lanco MM7 over sink.

Hotwater unit - Clo-Tub unit with Dorf hot & cold. Easy clean & tele. ext. arm 101ard.

Laundry tub - Dull chrome threaded. see plan.

Standpipes - 2 off
N.B. All exposed pipes and wastes are to be chromed. pipes must be concealed unless Architects approval is given.

All pipes must be well secured and lagged where necessary and all breaching pieces and cover plates etc. to be provided.

AMENDMENTS

ANTHONY CHRISTOPHER CHAMBERS.

B. ARCH. A.R.A.I.A.

Architect.

1 Queen Street, North Ward, 4810, Townsville. PH. 71.5484

CLIENT

JOB

DRAWING

Site Plan Floor Plan Elevations

SCALE	DATE	JOB NO	DWG NO
1:100 1:500		218	WD1

AMENDMENTS:
① add car parking 13-11-80

13 NOV 1980

APPENDIX 4

OTHER SUPPORTING INFORMATION

ALL COMMUNICATIONS TO BE ADDRESSED TO
"THE TOWN CLERK"

PA24/88
24.04.014
PG:KB



Enquiries:
Mr. P. Copal

2nd April, 1980

Town Hall
Townsville

Tacanco Pty. Ltd.,
G.P.O. Box 1521,
TOWNSVILLE. 4810

TOWNSVILLE TOWN PLANNING SCHEME

DKN
② File
Ref of
Mr. 8/4/80.

Dear Sir/Madam,

**A DOCTOR'S SURGERY - RESUB 1 OF SUB 6 OF SECTION 3 OF PORTION 3A -
105 FULHAM ROAD, GULLIVER**

I refer to your application for a permit under the Town Planning Scheme in respect of the above.
I have to inform you that the Council's decision in this matter is as follows :-

A permit is hereby granted subject to the following conditions:-

- a) That no more than one Medical Practitioner shall use the site for the conduct of a Doctor's Surgery and that no more than one Medical Practitioner shall actually practise on the site at any one time.
- b) That a parking area of sufficient capacity to contain four (4) parking spaces for each professionally qualified person practising on the premises and one (1) space for each two other employees be provided in accordance with the Council's adopted design standards for off street car parks and is to be constructed and maintained to the satisfaction of the City Engineer.

The parking area must be constructed before the use of the site is commenced.

Where the Council has agreed to accept a monetary contribution in lieu of the provision of off street parking spaces the contribution shall be paid to the Council before the issue of a building permit for the proposed development or where a building permit is not required shall be paid to the Council before the use of the land commences.

- c) That all car parking area, public areas, consulting rooms, surgeries, etc., shall be screened from the view of adjoining residential properties to the satisfaction of the Council.

5

- d) That the disposal of all refuse, garbage and any other wastes shall be to the satisfaction and requirements of the Chief Health Surveyor.
- e) That toilets are to be provided to the satisfaction of the Chief Health Surveyor.
- f) All stormwater concentrated by the development is to be piped to a lawful point of discharge nominated by the City Engineer. No building permit shall be issued until a drainage scheme for the proposed development has been approved by the City Engineer and all easements required to implement the scheme have been acquired.
- g) That any alterations to the existing building are to be carried out only after a Building Permit has been obtained from the City Architect.
- h) That the premises shall not be occupied for the purpose of a doctor's surgery until an approval for a change of classification has been obtained from the City Architect.
- i) That this permit shall lapse unless the works required, or the use of the land, are commenced and substantially advanced within two years from the date of issue of this permit.

The following reasons are given for the above conditions:-

- a) This condition is imposed to ensure that the site is used in a manner which is consistent with the amenity of the residential area in which it is situated.
- b) This condition is imposed to ensure that the use and development of the site complies with the Council's policy for off street car parks, to protect the amenity of adjoining and nearby residences, and to avoid the creation of traffic hazards in the adjoining streets.
- c)d) These conditions are imposed to protect the amenity of the area and the health of nearby residents.
- e) This is in the interest of public health.
- f) This condition is imposed to ensure that stormwaters concentrated by the development do not cause damage to neighbouring properties.
- g)h) To comply with the Building Bylaws.
- i) From time to time the Council's policy on site and location requirements has changed, and it is in all respects unfair and undesirable that developers should be able to proceed in accordance with an approval given some years previously when current requirements have changed.

This permit is granted as the development in accordance with the above conditions is in keeping with the orderly and proper development of the locality.

IMPORTANT !
PLEASE
NOTE


The obtaining of a permit under this Scheme does not warrant the suitability of any buildings for the proposed use, nor does it exempt the holder from obtaining any other permits or licences required from the Council or other authorities.

Your attention is especially drawn to the provision of Clause 503 of the Schedule of Building Requirements which requires the provision of Storm-water drainage for new and altered buildings.

A permit under this Scheme does not authorise the construction or alteration of any building, for which separate application must be made.

Where an application is refused, or granted subject to conditions, a right of appeal exists to the Local Government Court against the Council's refusal or against any condition imposed. A copy of the relevant provisions of the Local Government Act is enclosed.

Yours faithfully,
C.B. CAMPBELL, J. C. PROUD
Town Clerk.


Per J. Mathew,
Town Planner.

1

ALL COMMUNICATIONS TO BE ADDRESSED TO
"THE TOWN CLERK"

PA24/91
24.04.014
CH:100

10th December, 1980.



Town Hall
Townsville

TOWNSVILLE TOWN PLANNING SCHEME

Dear Sir/Madam,

ONE ADDITIONAL DOCTOR - REMED 1 OF SUB 6 OF SECT 3 OF POR 3A -
105 FULHAM ROAD, GULLIVER

I refer to your application for a permit under the Town Planning Scheme in respect of the above.
I have to inform you that the Council's decision in this matter is as follows :-

A permit is hereby granted subject to the following conditions:

- a) This permit is complementary to the Town Planning Permit 24/88 issued on 2nd April, 1980, for the subject land and this permit in no way relieves the applicant of any conditions contained in the former permit.
- b) No more than one additional Medical Practitioner shall use the site for the conduct of a Doctor's Surgery and that no more than two Medical Practitioners shall actually practise on the site at any one time.
- c) That a parking area of sufficient capacity to contain four (4) parking spaces for each professionally qualified person practising on the premises and one (1) space for each two other employees be provided in accordance with the Council's adopted design standards for off-street car parks and is to be constructed and maintained to the satisfaction of the City Engineer.

The following reasons are given for the above conditions:

- a) This condition is imposed so that the development is carried out in accordance with the above application.
- b) This condition is imposed to ensure that the site is used in a manner which is consistent with the amenity of the residential area in which it is situated.

- c) This condition is imposed to ensure that the use and development of the site complies with the Council's policy for off-street car parks, to protect the amenity of the adjoining and nearby residences, and to avoid the creation of traffic hazards in the adjoining streets.

The permittee's attention is drawn to the provisions of Section 33 (16B) of the Local Government Act which enables the Council to take steps to revoke a permit after the expiration of two years. You are hereby given notice that if the development has not been commenced and substantially advanced by the expiration of the period of two years, the Council will commence the revocation procedure.

This permit is granted as the development in accordance with the above conditions is in keeping with the orderly and proper development of the locality.

IMPORTANT !

PLEASE

NOTE

The obtaining of a permit under this Scheme does not warrant the suitability of any buildings for the proposed use, nor does it exempt the holder from obtaining any other permits or licences required from the Council or other authorities.

Your attention is especially drawn to the provision of Clause 503 of the Schedule of Building Requirements which requires the provision of Storm-water drainage for new and altered buildings.

A permit under this Scheme does not authorise the construction or alteration of any building, for which separate application must be made.

Where an application is refused, or granted subject to conditions, a right of appeal exists to the Local Government Court against the Council's refusal or against any condition imposed. ~~A copy of the relevant provisions of the Local Government Act is enclosed.~~

Yours faithfully,
C.B. CAMPBELL, J.C. PROUD
Town Clerk.

Per J. HADDUCK, J. HADDUCK
Town Planner.



TOWNSVILLE CITY COUNCIL

Council of the City of Townsville

Certificate No.: 41017

Date of Certificate: 27/2/81

CERTIFICATE OF CLASSIFICATION

This is to certify that the Council has approved of the use of the building as a building of the class or classes detailed below:—

Owner's Name: TACANCO PTY LTD

Actual Residential Address: 12 EVANS STREET

BEIGIAN GARDENS

Post Code:

Full Site Address of Work: (Accurate Site Location):—

Street No.: 105 Street: FULHAM ROAD

GULLIVER

Suburb or Town:

Post Code:

Real Property Description of land on which building is situated:

SUB.	RESUB.	SUB.	RESUB.	SUB.	RESUB.	SUB.	ALLOT.	SECTION	PORTION
					1	6		3	3A

LOT No.	REG. PLAN No.

Exist Floor Area: 74 M²
New Floor Area: 118.08 M²
Total Floor Area: 192.08 M²

PARISH: _____
COUNTY: _____

RATE ASSESSMENT No.
24.04.014

STOREY OF PORTION OF BUILDING	CLASS OR CLASSES
DOCTORS SURGERY (WHOLE FLOOR AREA)	CLASS V & IV

Signed:  Town Clerk

NOTE: The use of the above building or any portion thereof for a purpose in contravention of this certificate is an offence against the Building Act 1975.

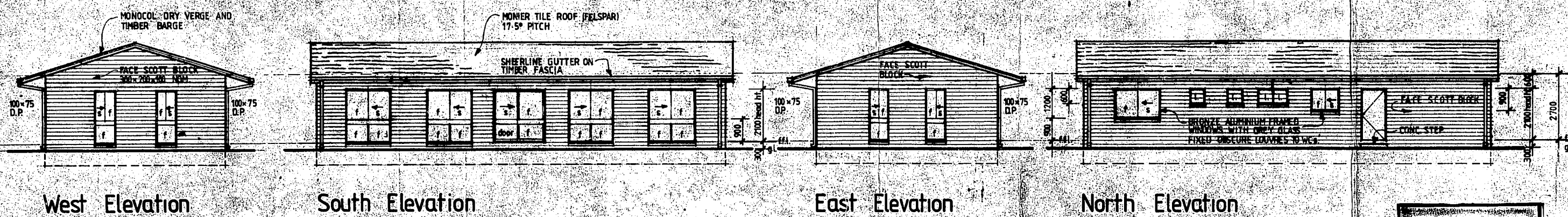
NOTE: This certificate designates uses for which the building is constructed, under applicable building regulations. It does not constitute permission to occupy the building in cases where other prior licences or approvals are required under other regulations.

Original to owner.

Name: TACANCO PTY LTD
Address: 12 EVANS STREET
BEIGIAN GARDENS

Copies to: Registrar
City Architect's File
Rates
Town Planner
Chief Health Surveyor
City Engineer

26



24.04.014
3 of 3.

CITY ARCHITECT'S DEPT
18 AUG 1980
RECEIVED

NOTES.
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings. Figured dimensions take preference over scale.
CITY ARCHITECT'S DEPARTMENT
These plans/specifications are approved in principle only by the Sowerana Division of the City Engineer's Department. However, separate permits must be obtained before work is commenced on any plumbing or drainage work.
Builders sanitary conveniences must be provided on all jobs. Any major job within a sewerage area should provide for temporary W.C.s and not temporary E.C.s. This approval does not relieve the building owner of responsibility to see that the work is carried out in conformity with the plan. The Council does not undertake detailed supervision of the builder, nor does it warrant the stability of the structure for which the designer and the builder are entirely responsible.
Subject to all conditions specified these plans and specifications are approved by the Townsville City Council under the By-laws.
City Architect and Building Surveyor
BUILDING INSPECTOR
Date

AN APPROVED COPY OF THESE PLANS AND SPECIFICATIONS MUST BE KEPT ON THE SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES FOR THE DURATION OF WORK

Non line zone
Class V & IV
Types construction.
TPB - OK
r/s OK
AMENDMENTS Comm city

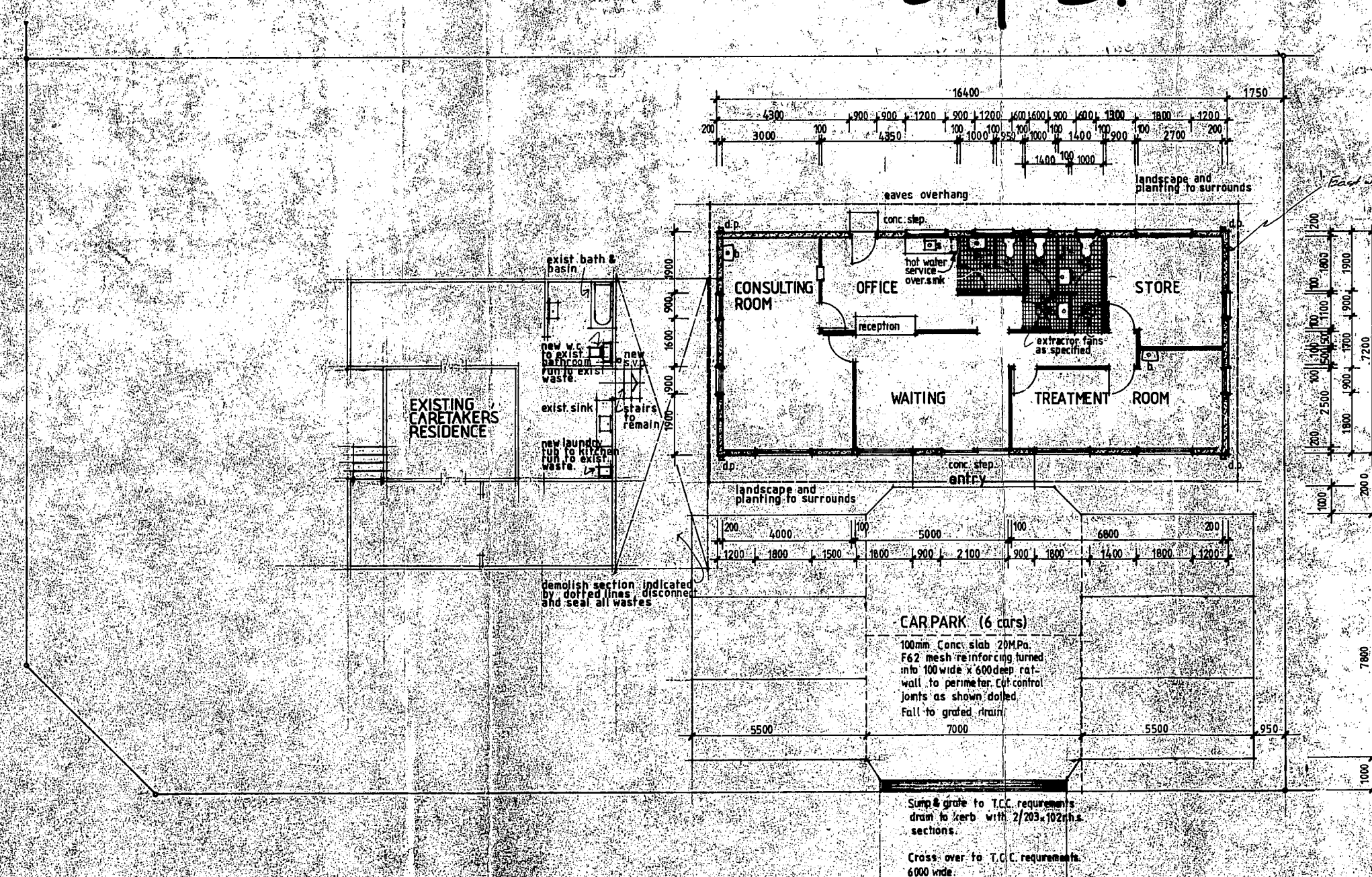
ANTHONY CHRISTOPHER CHAMBERS.
B. ARCH. A.R.A.I.A.
Architect.
1 Queen Street, North Ward, 4810 Townsville. PH. 715466

CLIENT
TACANCO PTY. LTD.
G.P.O. Box 1521
Townsville.

JOB
New Surgery
105 Fulham Road,
Townsville.

DRAWING
Site Plan Floor Plan Elevations

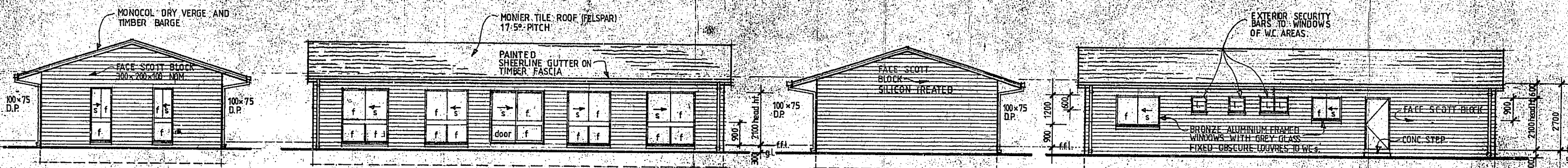
SCALE	DATE	JOB NO	DWG NO
1:100 1:500	Aug 80	218	WD1



Ground floor Plan



Site Plan



West Elevation

South Elevation

East Elevation

North Elevation

24.04.014
1 of 3

NOTES.
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings. Figured dimensions take preference over scale.

GENERAL NOTES

All materials and workmanship shall be first class carried out by skilled tradesmen and shall:
- Comply with all relevant Acts, SAA Codes and Standards, and the Old Timber Framing Manual W2
- Comply with all relevant local Authority requirements
- Comply with manufacturers requirements and specifications.

All necessary trim and finishing to be allowed for.
Permits - all necessary permits to be obtained and paid for by Builder. Building permit by Proprieter.

Plasterbd. all internal plasterbd. and villa bd. to be flush jointed.

Doors - Exterior quality door to exterior with weather seals and bronze al. frame.
Allow for EFCD or similar door furniture with privacy locks to WCs.
Fit Sabre 62 door closers (or similar) to all WC and Airlock doors.
Sliding door to comply with Building Act exit requirements.

Selected demolition material to remain the property of the proprietor. The remaining material to be removed from site.

PLUMBING

Allow to connect future HWS. see plan.
Allow to isolate each WC; the hot water unit, and the new building from existing. All pipes in copper. Isolating taps to be Dorf easyclean.

WC's - 4 off
Doulton Flowline Concord or sim. S trap, seat and cistern in selected color.

Basins - 5 off
Doulton Flair or similar approved 2-hole, version one-hole blocked off.

Cold water only to all basins.
Fit Dorf upswept easyclean tap to each w.c. basin, 3 off.
Fit elbow operated tap to each surgery basin, 2 off.

Sink unit - Dorf Easyclean hob set with aerated swivel spout, connect cold water only.
Builder to allow \$250 for supply of sink and cupboard unit.
Lanco MM7 over sink.

Hotwater unit - Clo-Tub unit with Dorf hot & cold. Easy clean & tele. ext. arm 101ard.

Laundry tub - Clo-Tub unit with Dorf hot & cold. Easy clean & tele. ext. arm 101ard.

Standpipes - 2 off
Dul chrome threaded. see plan.
N.B. All exposed pipes and wastes are to be chromed. pipes must be concealed unless Architects approval is given.

All pipes must be well secured and lagged where necessary and all breaching pieces and cover plates etc. to be provided.

AMENDMENTS

ANTHONY CHRISTOPHER CHAMBERS.
B.A.RCH. A.R.A.I.A.
Architect.
1 Queen Street, North Ward, 4810, Townsville. PH. 71.5484

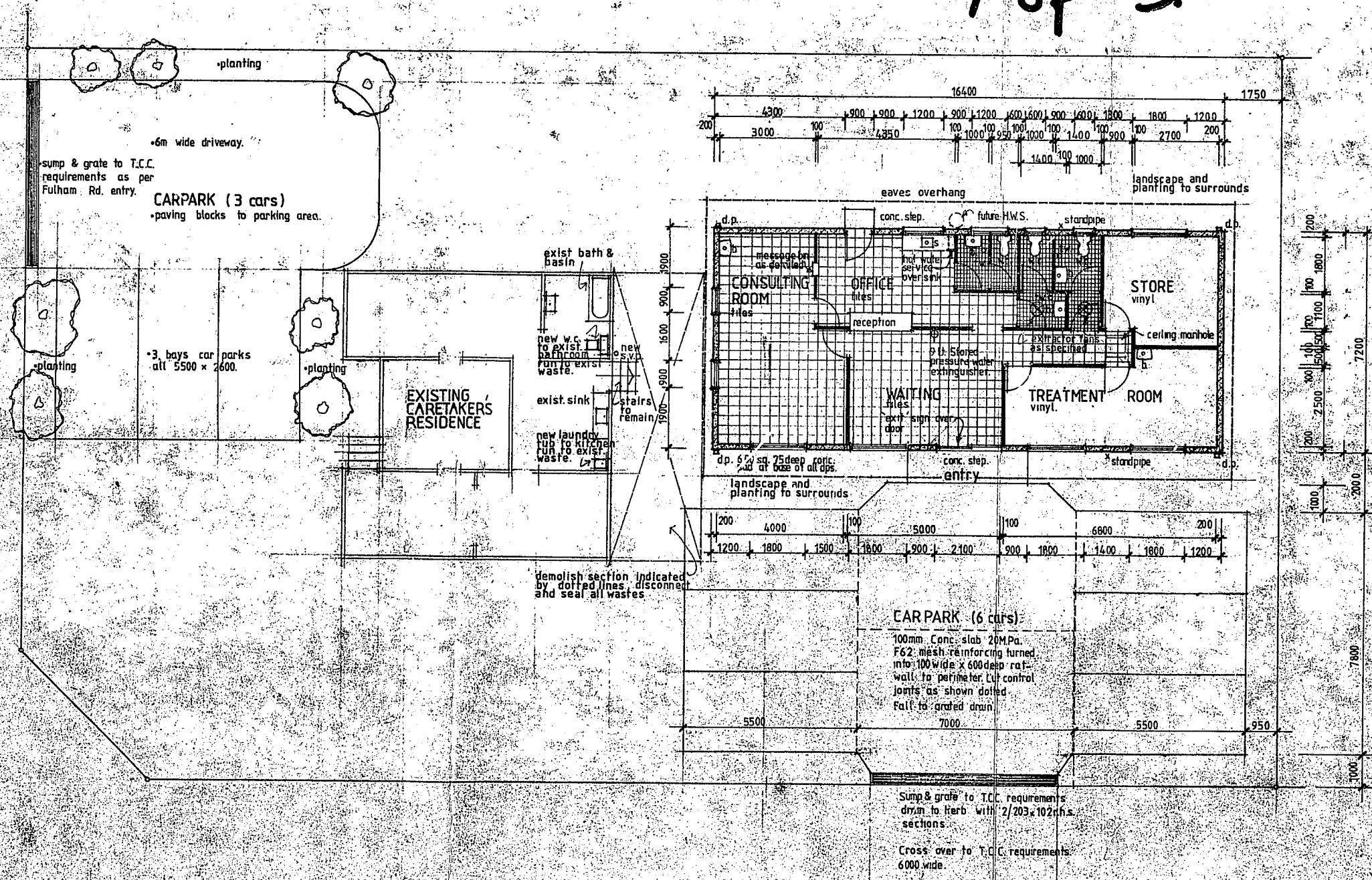
CLIENT
TACANCO PTY. LTD.
G.P.O. Box 1521
Townsville.

JOB
New Surgery
105 Fulham Road, Townsville.

DRAWING
Site Plan Floor Plan Elevations

SCALE	DATE	JOB NO	DWG NO
1:100	Aug 80	218	WD1
1:500			A

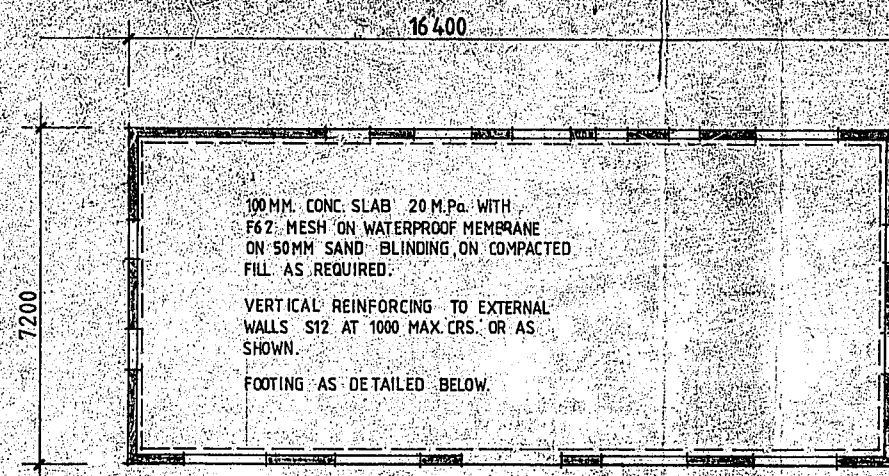
13 NOV 1980



Ground floor Plan

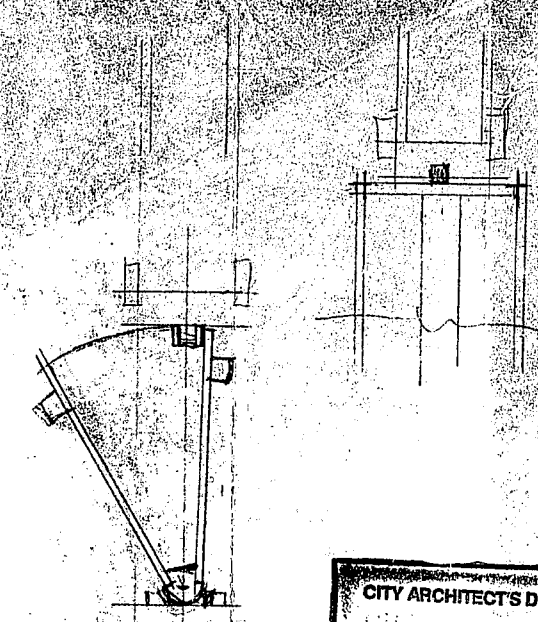


Site Plan



SLAB PLAN

24.04.014
2 of 3.



CITY ARCHITECT'S DEPT
18 AUG 1980
RECEIVED

NOTES
Contractors must verify all dimensions on site before commencing any work or preparing shop drawings. Figured dimensions take preference over scale.

CITY ARCHITECT'S DEPARTMENT
These plans/specifications are approved in Principle only by the Saverage Division of the City Engineer's Department. However, separate permits must be obtained before work is commenced on any planning or drainage work.

Builders sanitary conveniences must be provided on all jobs. Any major job within a sewerage area should provide for temporary V.C.'s and not temporary L.C.'s.

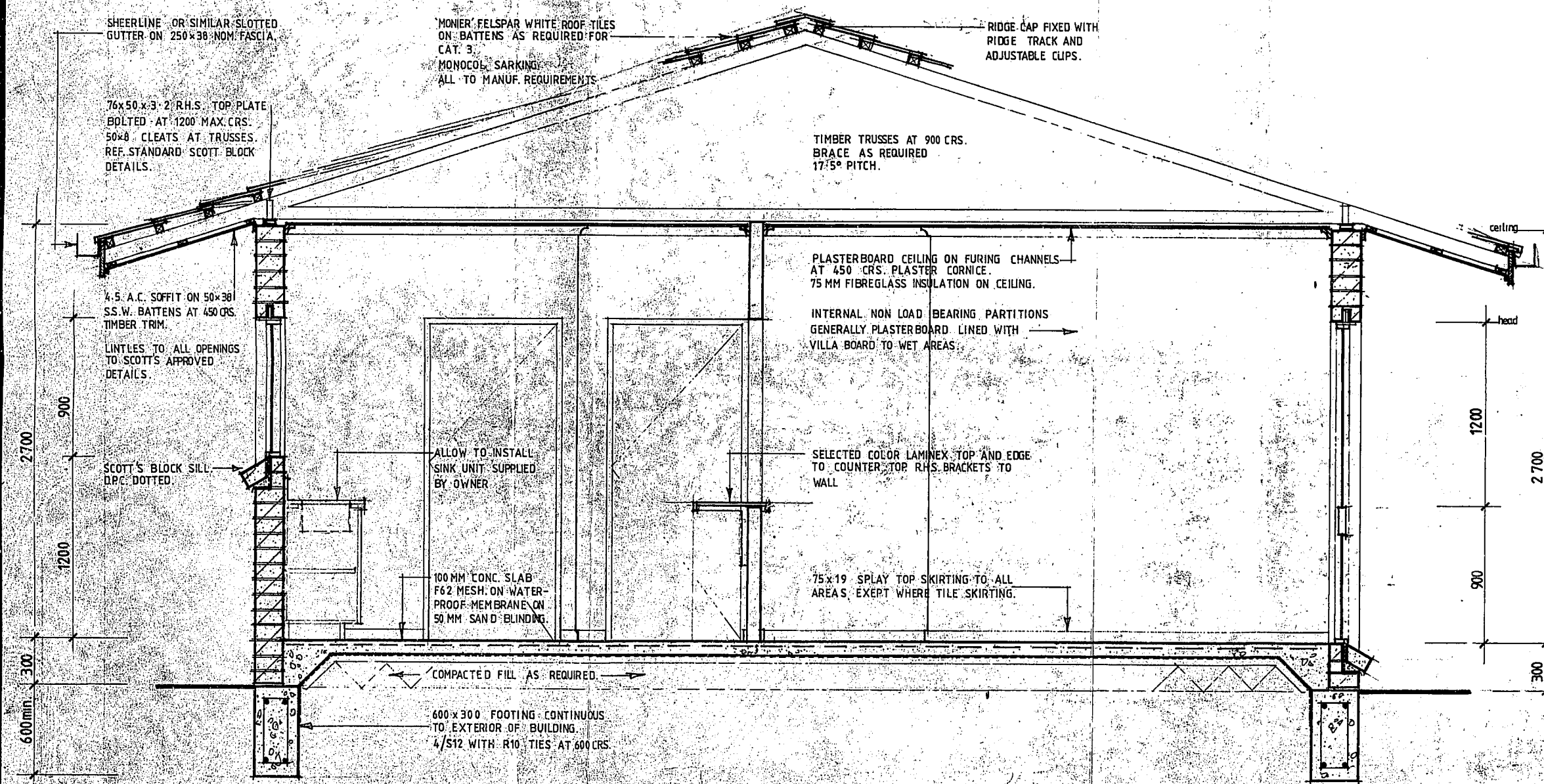
This approval does not relieve the building owner of responsibility to see that the work is carried out in conformity with the plan. The Council does not undertake detailed supervision of the building nor does it warrant the stability of the structure for which the designer and the builder are entirely responsible.

Subject to all conditions specified these plans and specifications are approved by the Townsville City Council under the By-laws.

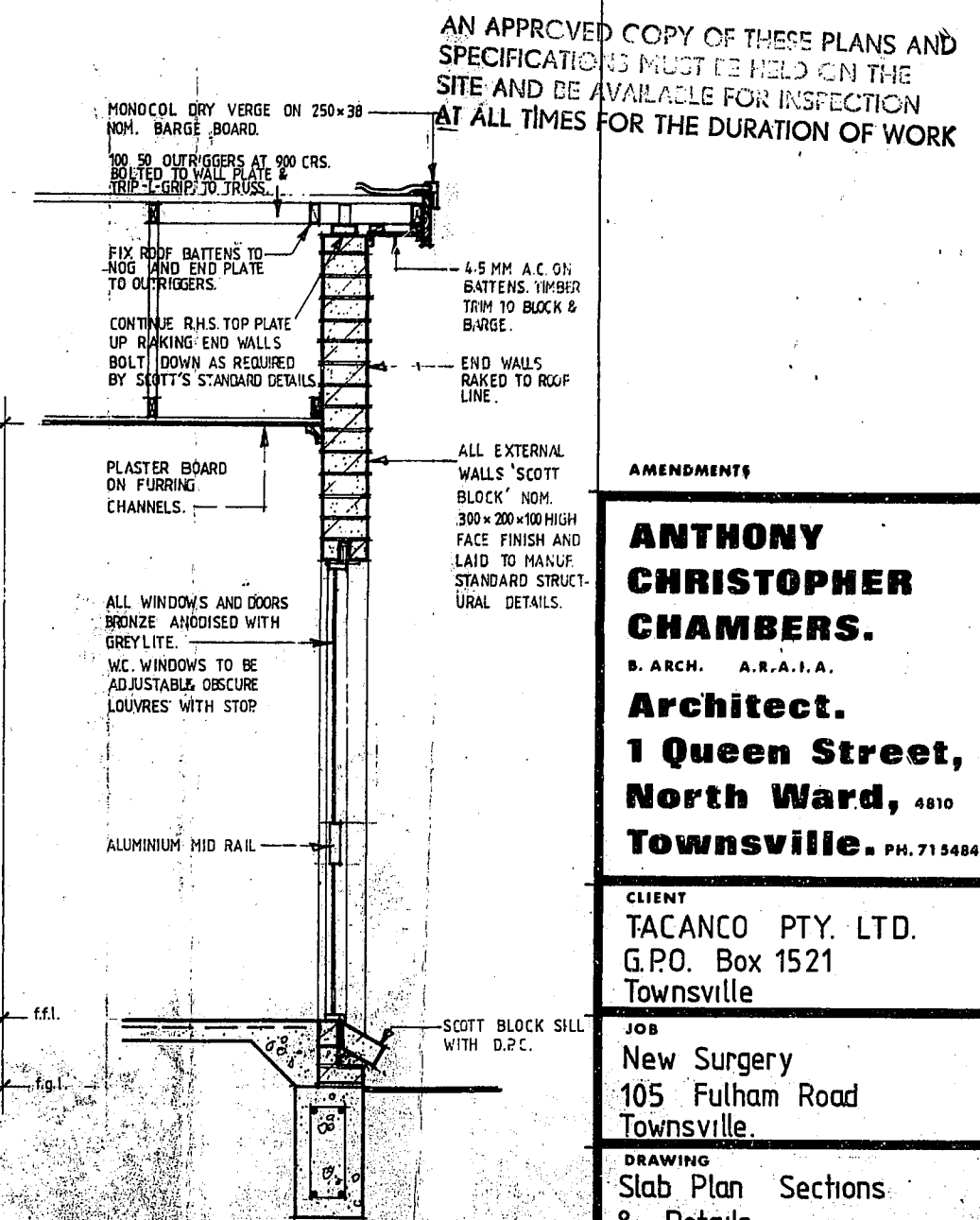
City Architect and Building Surveyor

per _____
BUILDING INSPECTOR

Date _____



TYPICAL CROSS SECTION



END WALL SECTION

AN APPROVED COPY OF THESE PLANS AND SPECIFICATIONS MUST BE HELD ON THE SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES FOR THE DURATION OF WORK

AMENDMENTS

ANTHONY CHRISTOPHER CHAMBERS.
B. ARCH. A.R.A.I.A.
Architect.
1 Queen Street, North Ward, 4810 Townsville. PH. 71 5484

CLIENT
TACANCO PTY. LTD.
G.P.O. Box 1521
Townsville

JOB
New Surgery
105 Fulham Road
Townsville.

DRAWING
Slab Plan Sections & Details.

SCALE	DATE	JOB NO	DWG NO
1:100 1:20	Aug. 80	218	WD 2