



Date >> 13 February 2026

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Dear Sir/Madam

Information Request

Planning Act 2016

Please be advised that as per our discussion 2 February 2026 and my email 12 February 2026, upon review of the below mentioned development application, further information is required to undertake a comprehensive assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU26/0002
Assessment no:	1030086
Proposal:	Heath Care Services, Community Care Centre, and Ancillary Administration Building
Street address:	10-16 Peel Street GARBUTT QLD 4814 57-67 Gorden Street GARBUTT QLD 4814
Real property description:	Lot 158 SP 139546 Lot 159 SP 223219
Applicant's reference:	43574-001-02

The information requested is set out below >>

Request Item 1 - Amended Plans

The applicant is requested to provide amended site plans to include:

1. All items within the streetscape including street trees, lighting poles, overhead infrastructure, underground services (if any electrical).
2. 6m front setback for all buildings along Lonerganne Street.
3. SEWB02 is to have wall articulation to break up the bulk and scale facing Lonerganne Street.
4. Location of waste storage on the site and service vehicle access and turn around.
5. A 1.5m wide footpath to ensure pedestrian connectivity around and into the site.
6. Clear and convenient main pedestrian entry gateway identifying where to enter the site located near the administration block.
7. Location of parking for e-scooters and bicycles.
8. Provide more space in an around trees in the carpark areas for roots (minimum 2m) and provision of shade streets along pedestrian areas.

Reason

To demonstrate compliance with the Community facilities and Open space zone codes of the Townsville City Plan.

Advice

The applicant is advised of an example of a site layout attached in the Advice section below

Request Item 2 - Amended elevations

The applicant is requested to provide amended elevations which include:

1. Materials proposed for the buildings and a variety of materials.
2. Materials to provide identification of a building through the built form (e.g. a different colour for each building) to provide accessibility and wayfinding across the site.
3. Screening for all elevations facing east and west for shade and design.

Reason

To demonstrate compliance with Performance Outcome PO15 of the Community facilities and Open space zone codes of the Townsville City Plan.

Advice

The applicant is advised that some designs for the elevation have been provided to demonstrate possibilities of wayfinding.

Request Item 3 - Amended Water DPM Report

The applicant is requested to resubmit the DPM Report with the following amendments:

1. The DPM report has provided an alternative EP estimation based on fixture loading units (LU's) from AS3500.1, equated them to dwelling numbers based on a typical LU count for a dwelling and then applied Council's unit demand rate per dwelling. For consistency, the applicant is requested to determine the minimum probable simultaneous demand for dwellings from AS3500.1 Table 3.2.3 and advise on updated results.
2. Council requires clarification on the existing EP's and the new EP for proposed amalgamation.
 - a. The applicant is requested to confirm the existing EP and the proposed EP adopted for the amalgamation, and the DPM report should clearly identify the existing services and the new service together.
3. Property has two water connections - a 40mm located southwest corner of development site (corner Gorden Street and Meenan Street) and 80mm located crossing Peel Street adjacent existing sewer MH5/11C4A.
 - a. At post amalgamation one of the water connections must be disconnected. One meter per property only. please confirm which service will remain and which service is to be disconnected.
4. The new water meter must be sized based on the amalgamated loading units and intended use, prior to a request being made to TCC for the new meter.

Reason

1. To demonstrate compliance with the Works Code of the Townsville City Plan and includes:
2. assurance reporting includes pre and post development loadings;
3. alignment with Council one (1) water meter connection policy; and
4. assurance sizing aligns with post development loading

Request Item 4 - Amended Sewer DPM Report

The applicant is requested to resubmit the DPM Report with the following amendments:

1. Council requires clarification on the existing EP's and the new EP for proposed amalgamation.



3. Advice for site specific

Currently there is a lack of indigenous cultural elements providing key features and points of interest in the design. For this proposed expansion of use it would be a lost opportunity if not incorporated into the precinct to some degree for example:

- Additional amenity/facilities should be included in the green court area, including seating shade structures and ideally indigenous cultural placemaking outcomes.
- Smaller more private areas of refuge.
- Connection to open space and landscaping is essential in the healing and grieving process.

4. The applicant is advised to review the fire service requirements once the on-site performance of the street fire hydrants has been confirmed. Council reminds the applicant that direct pumping from the Townsville City Council water network is not supported for fire systems.

The proposed fire service design appears to be non-compliant with the NCC. Where insufficient street hydrant performance exists, the development may require the installation of an internal fire hydrant network, including (but not limited to) fire hose reels, sprinkler systems, and on-site storage tanks as necessary to meet compliance requirements.

Under the provisions of the Development Assessment Rules under the *Planning Act 2016*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- all of the information requested; or
- part of the information requested; or
- a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules under the *Planning Act 2016*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website www.townsville.qld.gov.au

If you have any further queries in relation to the above, please do not hesitate to contact Maris-Claire Salazar on telephone 07 4727 9412, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development