

**From:** "Rauha Firaq" <rfiraq@urbis.com.au>  
**Sent:** Tue, 14 Apr 2026 08:52:51 +1000  
**To:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>; "Kate Wilkes" <Kate.Wilkes@townsville.qld.gov.au>  
**Cc:** "Erin Brooks" <ebrooks@urbis.com.au>; "Ella Middleton" <emiddleton@urbis.com.au>; "Phillipa Galligan" <Phillipa.Galligan@townsville.qld.gov.au>  
**Subject:** Change Application (Other Change) to Development Approval at 37 Ingham Road, West End QLD 4810 (Council Ref.: MI17/0007)  
**Attachments:** LTR\_P0064451 Townsville Weststate\_Development Application Cover Letter.pdf, RPT\_P0064451 Townsville Weststate\_Other Change Report\_260414.pdf, Appendix A - DA Forms.pdf, Appendix B - Property Searches and Owner's Consent.pdf, Appendix C - Architectural Plans.pdf, Appendix D - Traffic Impact Statement.pdf, Appendix E - Infrastructure Memo.pdf, Appendix F - TCC and SDAP Assessment Benchmark Responses.pdf, Appendix G - Regional Capacity Need Memo.pdf

**Attention: Kate Wilkes, Senior Planning Officer**

Good morning Kate,

On behalf of *CHPF South Bunbury Pty Ltd (the Applicant)*, please see attached a Change Application (Other Change) to the existing Development Approval at 37 Ingham Road, West End QLD 4810 (Council Ref.: MI17/0007)(Planning and Environment Court Ref.: 13/18, 176/20 and 155/23).

This application is supported by the following documents, attached to this email:

- **Application Cover Letter**
- **Other Change Town Planning Report**
- **Attachment A** – DA Forms;
- **Attachment B** – Property Searches and Owner's Consent;
- **Attachment C** – Architectural Plans, prepared by *HSPC Health Architects*;
- **Attachment D** – Traffic Impact Statement, prepared by *TRAFFIX*;
- **Attachment E** – Infrastructure Memo, prepared by *DPM Water*;
- **Attachment F** – TCC and SDAP Assessment Benchmark Responses; and
- **Attachment G** – Regional Capacity Need Memo, prepared by *CHPF South Bunbury Pty Ltd*.

We kindly request a fee quote for the above application to allow prompt payment of the relevant application fee.

If there are any issues or if you would like to discuss, please do not hesitate to reach out.

Kind regards,  
Rauha

**Rauha Firaq** she/her/hers  
*Consultant*

d. +61 7 3007 3834  
e. rfiraq@urbis.com.au

We are an urban consultancy.  
Inspiring and creating solutions  
*for a changing world.*



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Learn more about our [Reconciliation Action Plan](#).

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14 April 2026

Planning and Development  
Townsville City Council  
PO Box 1268  
Townsville City QLD 4810

**Attention:** Kate Wilkes, Senior Planning Officer  
**Delivery via email:** [kate.wilkes@townsville.qld.gov.au](mailto:kate.wilkes@townsville.qld.gov.au)

Dear Kate,

## **Change Application (Other Change) to Development Approval at 37 Ingham Road, West End QLD 4810 (Council Ref.: MI17/0007)**

In accordance with Section 78 of the *Planning Act 2016* (**Planning Act**) and on behalf of *CHPF South Bunbury Pty Ltd* (**the Applicant**), please find attached a Change Application (Other Change) to an existing Development Approval for Material Change of Use for Hospital (22 Beds), Health Care Services, Shop (Pharmacy) and Food and Drink Outlet and Preliminary Building Works and subsequent minor changes (Council Ref.: MI17/0007) (Planning and Environment Court Ref.: 13/18, 176/20 and 155/23). This application is made with regard to land at 37 Ingham Road, West End QLD 4810, formally described as Lot 707 on SP327134.

This application is supported by the following information:

- **Town Planning Report**, addressing the applicable assessment benchmarks and including the following attachments:
  - **Appendix A** – DA Forms;
  - **Appendix B** – Property Searches and Owner's Consent;
  - **Appendix C** – Architectural Plans, prepared by *HSPC Health Architects*;
  - **Appendix D** – Traffic Impact Statement, prepared by *TRAFFIX*;
  - **Appendix E** – Infrastructure Memo, prepared by *DPM Water*;
  - **Appendix F** – TCC and SDAP Assessment Benchmark Responses; and
  - **Appendix G** – Regional Capacity Need Memo, prepared by *CHPF South Bunbury Pty Ltd*.

Following a prelodgement meeting with Townsville City Council (**Council**) on 10 March 2026 the required fee for this Change Application is understood to be **\$6,878.00**. Once a formal fee quote has been received, the required development assessment fee will be paid.

If you have any questions regarding the attached, please do not hesitate to contact the undersigned or **Rauha Firaq** (Consultant) on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Erin Brooks".

Erin Brooks  
Associate Director  
+61 7 3007 3514  
ebrooks@urbis.com.au

# Town Planning Report

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*Other Change Application to  
Existing Development Approval*

April 2026

Prepared for: CHPF South Bunbury Pty Ltd

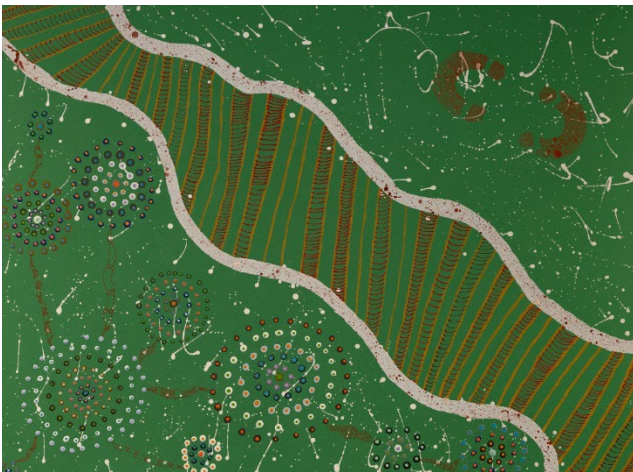
**Urbis staff responsible for this report were:**

**Director** Cameron Stanley  
**Associate Director** Erin Brooks  
**Consultant** Rauha Firaq  
**Assistant Planner** Ella Middleton  
**Project Code** P0064451  
**Report Number** Version 1

## *Acknowledgment of Country*

Urbis acknowledges the Traditional Custodians of the lands we operate on. We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years. We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork – **Sacred River Dreaming**.



*The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.*

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Rpt - 260414 - Other Change Planning Report - Weststate Private Hospital

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## **Appendices**

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Appendix B – Property Searches and Owner’s Consent

Appendix C – Architectural Plans

Appendix D – Traffic Impact Statement

Appendix E – Infrastructure Memo

Appendix F – TCC and SDAP Assessment Benchmarks Responses

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# Executive Summary

Urbis has been commissioned by *CHPF South Bunbury Pty Ltd (the Applicant)* to make a Change Application (Other Change) to Development Approval MI7/0007 pursuant to Section 78 of the *Planning Act 2016 (Planning Act)*. The site is located at 37 Ingham Road, West End QLD 4810, formally described as Lot 707 on SP327134. It is commonly referred to as the Weststate Private Hospital. The site benefits from an existing Development Approval for Material Change of Use for Hospital (22 Beds), Health Care Services, Shop (Pharmacy) and Food and Drink Outlet and Preliminary Building Works and subsequent minor changes (Council Ref.: MI7/0007 & P&E Court Ref: 13/18, 176/20 and 155/23).

Since the current approval was granted by way of Consent Order by the Planning and Environment Court on 27 February 2020 and subsequent minor changes on 19 January 2021 and 11 December 2023, Townsville City Council's planning policy and growth context has evolved. Of note, the growing population and ageing demographic has increased the demand for healthcare services across both public and private sectors.

The Applicant has worked to refine the design, responding to both market demand and future tenant requirements, in efforts to deliver a high-quality hospital offering to service Townsville and North Queensland more broadly. Specifically, the Applicant is proposing to increase the number of hospital beds delivered within the existing built form from 22 to 50. The proposed change represents a well-positioned contribution to the delivery pipeline of hospital beds in the region, aiming to respond to increasing demand in a fast-paced manner. Importantly, the refined proposal maintains its function as a key healthcare provider within Townsville.

The locational attributes of the site ensure that it is well suited to accommodate the proposed increase in number of hospital beds. This application is supported by traffic and civil engineering memorandums, confirming that the existing approved site car parking provisions and infrastructure can adequately accommodate the anticipated network demand resulting from the proposed changes.

## Site and Proposal Details

Key Details	Proposal Details
Site Address	37 Ingham Road, West End QLD 4810
Real Property Description	Lot 707 on SP327134
Zone	Mixed Use Zone
Proposed Development	Other Change to Development Permit for Material Change of Use for Hospital (22 beds) Health Care Services, Shop (Pharmacy) and Food and Drink Outlet
Level of Assessment	Impact Assessment
Referral Agencies	State Assessment and Referral Agency

## Aspects of Development

This application seeks the following development approval:

Aspect of Development	Development Approval Sought	Category of Assessment
Other Change to Development Approval for Material Change of Use for Hospital (22 beds), Health Care	Development Permit	Impact Assessable

## Applicant Details

Applicant	Urbis Contact Details
CHPF South Bunbury Pty Ltd C/- Urbis Ltd Level 32, 300 George Street Brisbane QLD 4000	Rauha Firaq   Ella Middleton (07) 3007 3800

## Reasons for Approval

Overall, this report demonstrates that the proposed development warrants approval for the following reasons:

- The proposed changes to the approved development are consistent with the relevant provisions of the Townsville City Plan (**Planning Scheme**), particularly the themes and outcomes of the strategic framework, purpose, overall outcomes and the application of zone code provisions.
- The proposed changes remain generally consistent with the previous approval. The development continues to deliver a Hospital and Health Care Service led scheme, supported by ancillary Food and Drink Outlet and Shop (Pharmacy) uses. The proposal intends solely to reconfigure the internal layout of the approved and largely delivered building footprint at the site.
- The proposed changes, contained within the existing built form, continues to ensure that the development complements its surrounding land use, context and maintains the overall amenity of the area.

Council's approval of the application is therefore sought, subject to relevant and reasonable conditions.

# Introduction

On behalf of *CHPF South Bunbury Pty Ltd* (**the Applicant**), Urbis have prepared this town planning assessment report in support of a proposed change to an existing Development Approval for Material Change of Use for Hospital (22 Beds), Health Care Services, Shop (Pharmacy) and Food and Drink Outlet and Preliminary Building Works over the site at 37 Ingham Road, West End QLD 4810 (Council Ref.: MI7/0007).

The application seeks an Other Change under Section 82 of the *Planning Act 2016* (**Planning Act**) to the abovementioned development approval (Council Ref.: MI7/0007 and Planning and Environment Court Ref.: 13/18, 176/20 & 155/23) (**existing approval**).

Since the existing approval was issued for the site, the Applicant and project team have undertaken a detailed design review to respond to the growing demand for hospitals and health care facilities across Townsville and North Queensland more broadly. This has resulted in the proposed changes, with the aim of ensuring that the revised scheme maximises the provision of hospital beds at the site to align with the expectations of provisional future tenants.

The key change being sought for the approved development is the increase of total bed provision by 28 additional beds at Level 4 of Building A, resulting in an overall delivery of 50 beds within the site. The proposal will support the continued operation and capacity of the approved hospital, enabling it to better meet the current and future healthcare needs while maintaining its intended role within the local health services network. In addition to the proposed increase in hospital beds, the Applicant has undertaken amendments to the internal configurations of Levels 1-3 of Building A as a result of the detailed design process. These internal changes intend to facilitate improved delivery of health care services onsite.

As detailed further in this report, this Other Change application is identified as being subject to Impact Assessment in accordance with Section 45(5) of the Planning Act. This report addresses the merits of the development with regard to the assessment benchmarks under the *Townsville City Plan* (version 2025/01) (**City Plan**) and other relevant planning instruments and considerations.

This report is accompanied by and should be read in conjunction with the following supporting plans and technical reports:

- **Appendix A** – DA Forms;
- **Appendix B** – Property Searches and Owner’s Consent;
- **Appendix C** – Architectural Plans, prepared by *HSPC Health Architects*;
- **Appendix D** – Traffic Impact Statement, prepared by *TRAFFIX*;
- **Appendix E** – Infrastructure Memo, prepared by *DPM Water*;
- **Appendix F** – TCC and SDAP Assessment Benchmark Responses.
- **Appendix G** – Regional Capacity Need Memo, prepared by *CHPF South Bunbury Pty Ltd*.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the *Planning Act 2016* and Sections 30 and 31 of the *Planning Regulation 2017*. This report provides the Applicant’s assessment against these provisions and concludes that the proposed changes are appropriate, generally consistent with State and Local legislative frameworks and are not anticipated to impact upon the amenity of the locality. Council’s approval of the application is therefore sought, subject to reasonable and relevant conditions.

# 1 The Site

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# 1 The Site

The site is located on a corner site of O'Brien Street and Sturt Street in Townsville. It benefits from frontages to Ingham Road (approx. 130m), Sturt Street (approx. 58m) and O'Brien Street (approx. 75m) (see **Figure 1**). The site is irregular in shape, with a total area of approximately 7,846m<sup>2</sup>. This land is identified as 37 Ingham Road and is located approximately 200m south-west of Townsville CBD. The site is located within a mix of existing commercial, retail and residential land uses with mixed-use development adjoining the site.

The site is currently improved by the Queensland Heritage listed Townsville and District Education Centre and Memorial Gates<sup>1</sup> (**Building B** identified in yellow) and the more recently constructed Annexure at the intersection of Ingham Road and Sturt Street (**Building A** identified in red). The approved five storey building has largely been delivered at the site.

Figure 1 – Site Aerial



Source: Nearmap, 2026

## 1.1 Site Details

Key details of the site are outlined in **Table 1** below.

<sup>1</sup> Also known as the Townsville West State School.

Table 1 – Site Details

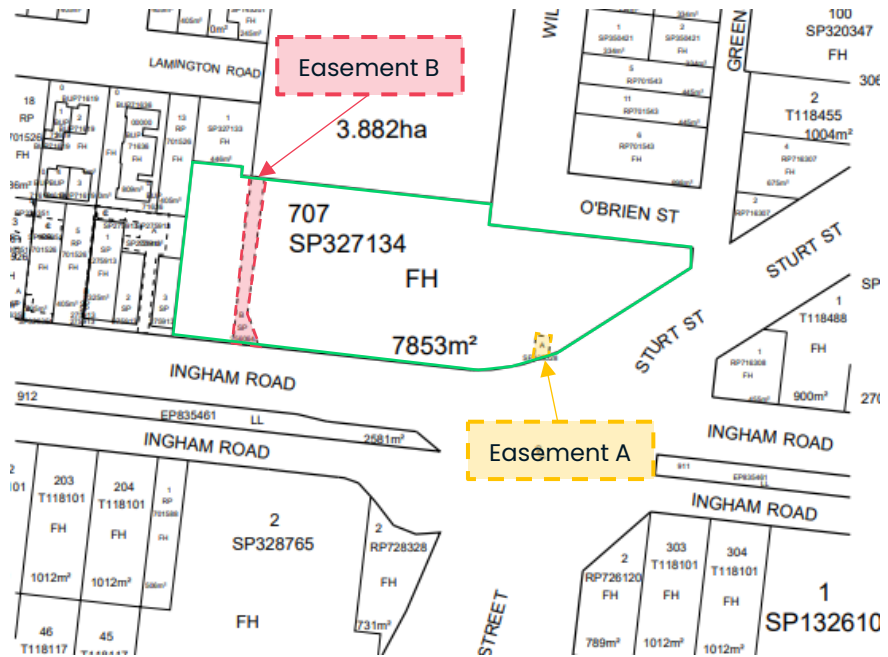
Category	Description
Site Address	37 Ingham Road, West End QLD 4810
Real Property Description	Lot 707 on SP327134
Site Area	7,846m <sup>2</sup>
Land Owner	CHPF South Bunbury Pty Ltd (A.C.N. 637 758 957)
Contaminated Land	The site is not included on the Contaminated Land Register ('CLR') and Environmental Management Register ('EMR'). A copy of the EMR and CLR certificates for the site are included in <b>Appendix B</b> of this report.

**Easements**

The western and south-eastern portions of the site is burdened by the following two easements as follows and illustrated in **Figure 2** below:

- Easement A on SP338028 in Lot 707 on SP327134 burdening the site (Electricity Supply and Incidental Works)
- Easement B in Lot 707 on SP253232 burdening the site (Stormwater)

Figure 2 – Easements



Source: Queensland Globe

**Existing Land Use**

The site is currently improved by the Queensland Heritage listed Townsville and District Education Centre and Memorial Gates, and the recently constructed Annexure for a Hospital.

**Existing DA Approval Land Use**

Hospital (22 Beds), Health Care Services, Food and Drink Outlet and Shop.

Property searches are provided in **Appendix B**.

## 1.2 Surrounding Context

Figure 3 – Surrounding Context



Source: Nearmap, 2026

The land immediately surrounding the subject site is characterised by a mix of uses, including community facilities, heritage-protected land and low-scale development (refer to **Figure 3**). Specifically, the nearby uses include the following:

- **North:** The Townsville West State School Heritage site and associated educational and community facilities, alongside the West End Cemetery Heritage Site. Surrounding low density residential dwellings form a predominantly institutional and residential interface, with the Castle Hill reserve located beyond.
- **East:** Low-scale commercial buildings transitioning toward the cultural education and community precinct, and the mixed-use gateway to the Townsville CBD. The Townsville Railway Station is located at the intersection of the gateway, reinforcing the site's key strategic location for civic and transport uses.
- **South:** The Townsville Heritage Centre and Saint Mary's Catholic Church, and the North Coast Railway line, a strategic rail corridor providing regional connectivity between Brisbane and Cairns.
- **West:** The Townsville Showgrounds Heritage site and associated mixed-use ancillary structures, surrounding by a mix of complementary centre uses and low-density one to two storey detached residential dwellings.

# 2 Approval History & Prelodgement Engagement

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# 2 Approval History & Prelodgement Engagement

The site is subject to an existing development approval which enables the future development of the site.

## 2.1 Existing Development Approval

The original approval over the site is for a Material Change of Use to deliver a Hospital with 22 beds, Health Care Services, Shop (Pharmacy) and Food and Drink Outlet and Preliminary Building Works against the Planning Scheme for demolition of dwelling.

Council approved the original application by way of Decision Notice on 20 December 2017 (Council Ref.: M117/0007 and AP18/0001.02). The approval was subsequently appealed by a submitter. The appeal was dismissed via Planning and Environment Court Judgement on 27 February 2020, with the application being ultimately approved via Consent Order (P&E Court Ref.: 13/18). Shortly after, minor changes to the development approval were approved by way of Consent Order via Planning and Environment Court Judgement dated 19 January 2021 (P&E Court Ref.: 176/20) and 11 December 2023 (P&E Court Ref.: 155/23).

The Material Change of Use approval remains current, with a currency period until **11 May 2028**, verified by Council via email correspondence dated 2 December 2025.

The Applicant notes that the approved five storey building has largely been delivered at the site, with the proposed changes largely pertaining to the area identified in the approval as 'Building A', illustrated in **Figure 4** below.

Figure 4 – Approved Development



Source: Nearmap

## 2.2 Prelodgement Engagement

A prelodgement meeting with Townsville City Council (**Council**) officers was held to discuss the proposed changes on 10 March 2026. Council indicated in the meeting that the proposed changes were supported in principle. Overall, Council provided a positive response to the revised design and generally supported the increase in hospital bed delivery subject to further assessment and demonstration that potential impacts are appropriately mitigated. In response to Council's advice, this development application is supported by updated specialist reporting, detailed further in **Section 4**, confirming that the proposed changes do not result in negative amenity impacts or infrastructure burden to the surrounding context. .

# 3 Proposed Design Changes

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# 3 Proposed Design Changes

This application seeks an 'Other Change' to the existing approval for the site. This Other Change application is made in accordance with Sections 78 and 82 of the Planning Act.

The proposed changes to the approved development are generally summarised as follows:

- **Increased number of beds** – implementation of 28 additional hospital beds within Level 4 of the existing building form.
- **Layout reconfiguration** – changes to the internal configurations of Levels 1-3 to facilitate improved delivery of health care services onsite.

Each of the above components of the changed design are discussed in greater detail under the following subheadings. Elements of the existing approval that are not proposed to be updated or are irrelevant to planning matters have not been discussed below.

As described in the introduction of this report and discussed in the prelodgement meeting, the Applicant and the project team have undertaken a detailed design review to ensure that the development will achieve a viable scheme that meets the current demand of the health sector across Townsville and the region more broadly. The changes proposed as part of this application reflect design changes that are necessary to ensure efficient delivery of health care services within the approved built form and reflect the needs of prospective service providing tenants of the site.

A complete set of revised architectural plans is provided in **Appendix C** of this application.

## 3.1 Increased number of beds

The Applicant intends to expand on the existing service provision of the approved hospital facility by providing an additional 28 beds, to be delivered at Level 4 of Building A (see **Figure 5**).

Figure 5 – Proposed Level 4



Source: HSPC Health Architects

This increase is intended to respond to demonstrated and ongoing demand for hospital and health care services within Townsville and the broader region, discussed further in **Section 7** of this report. The increased beds will continue to support the continued operation and capacity of the approved hospital, enabling it to better meet current and future health care needs while maintaining its intended role within the local health services network.

The proposed additional beds further represent the Applicant's intention to ensure the approved development remains consistent with the needs of health care operators within the region. The proposed

additional beds reflect a growing demand from prospective tenants, responding directly to the overarching demand for health care service provision across regional Queensland.

Importantly, the proposed operator model of the development remains unchanged. The intent is for the site to continue to deliver a short-stay private hospital, with limited overnight stays anticipated. No changes to the existing approved business model and activity profile are proposed as part of this application.

As such, no changes are proposed to the car parking provision currently approved over the site. The delivery of the proposed beds is not anticipated to generate additional traffic beyond what has been already contemplated and approved over the site. This is further supported by a memorandum from the Applicant's traffic engineer, *TRAFFIX*, and detailed in **Section 4.1** of this report. Similarly, no additional demand on the existing infrastructure provision to the site is anticipated. The delivered infrastructure had previously contemplated increased demand in the future and has the capacity to service any additional demand placed on the network by the proposed additional beds. This is further supported by a memorandum prepared by the Applicant's civil engineer, *DPM Water*, and detailed in **Section 4.2** of this report.

Clinical and related waste generation rates, as outlined in the original application material, directly relate to the types of medical services offered at the facility. It is anticipated, however, that the existing refuse storage and proposed collection via private contractor can sufficiently service the additional waste generated by the proposed changes. As a tenant for the site has yet to be secured, the Applicant requests that Council imposes the provision of an Operational Waste Management Plan as a condition of approval.

## 3.2 Layout reconfiguration

To best position the development to prospective tenants, the Applicant also proposes revised internal configurations of the existing approved 22 hospital beds onsite at Levels 1-3 of Building A. These revisions, once again, are contained within the existing built form and intend to facilitate improved delivery of healthcare services onsite. They are minor in nature and would otherwise be considered generally in accordance. Nonetheless, the revised layouts are included as part of this application for completeness.

# 4 Updated Specialist Reporting

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# 4 Updated Specialist Reporting

The following specialist reporting has been prepared in support of this change application:

- **Appendix D** – Traffic Impact Statement, prepared by *TRAFFIX*; and
- **Appendix E** – Infrastructure Memo, prepared by *DPM Water*.

## 4.1 Traffic Impact Statement

A Traffic Impact Statement has been prepared by *TRAFFIX* and is provided in **Appendix D** of this report. The statement provides an assessment of the traffic and parking impacts resulting from the proposed additional beds. The key findings of the assessment are outlined as follows:

- The proposed development satisfies the parking requirements set out by the Townsville City Plan;
- It is also noted that the site is conveniently located within 350 metres (approx.) of bi-directional bus routes at the Ingham Road – Church Street intersection and benefits from existing pedestrian and cycling infrastructure. These provide staff and visitors with a range of convenient travel options to and from the site, in addition to private vehicle use;
- The traffic generation potential of the proposed development has previously been taken into consideration within the existing approval documents. The proposed changes, therefore, are not expected to impact on the satisfactory operation of the development in accordance with the current approval.

Overall, the proposed changes are not anticipated to impact on the transport arrangements approved over the site, and are supportable from a traffic engineering perspective.

## 4.2 Infrastructure Memo

A civil engineering memorandum has been prepared by *DPM Water* (refer to **Appendix E**) to provide advice on the proposed development with regards to civil engineering infrastructure, stormwater quality and quantity measures, flooding and drainage. The key conclusions are:

- The proposed development satisfies the reticulated water supply requirements set out by Townsville City Council's standards;
- It is noted that the proposed development can be serviced with peak hour water demands from the existing water mains that service the site;
- The site is currently serviced by two separate sewer lines, with one sewer to be diverted along O'Brien Street in accordance with prior discussions with Council;
- Sewage flows associated with the redevelopment of the heritage school building will be directed to the existing DN150 relined sewer to the west of the building, and the existing sewer network has sufficient capacity to service the proposed private hospital development.

Overall, the proposed changes are not anticipated to impact on the civil infrastructure approved and existing over the site.

# 5

# State Planning Framework

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# 5 State Planning Framework

## 5.1 The Planning Act 2016

The *Planning Act 2016* (**Planning Act**) is the statutory instrument for the State of Queensland under which, amongst other matters, development applications are assessed by local governments. The purpose of the Planning Act is to facilitate the achievement of ecological sustainability by establishing an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning, development assessment and related matters.

This application includes Material Change of Use components that are assessable development. A Development Permit or Material Change of Use is therefore required prior to the commencement of the use.

The City Plan states that the proposed development is subject to Impact Assessment as a consequence of the proposed Hospital land use (discussed further in **Section 6**). Impact assessment may be carried out against, or have regard to, any other relevant matter, other than a person's personal circumstances.

## 5.2 Other Change Provisions

Section 82 of the Planning Act establishes how an Other Change application to development approvals is to be assessed and decided. Section 82(2)(a)(ii) specifies the following key provision for categorising, assessing and deciding Other Change applications:

### **"82(2)(a)(ii)**

*The change application were the original development application, with the changes included, but was made when the change application was made."*

In view of the above, the Other Change application is to be categorised, assessed and decided as though it were a new development application with the changes included. The relevant statutory framework that the application is to be categorised, assessed and decided in accordance with is that which is in force at the time the application is made, as opposed to the framework in force at the time of the original development application.

As outlined in **Section 6** below, a new development application for the approved development, with the proposed changes included, is subject to Impact Assessment.

Section 82(4) of the Planning Act effectively outlines the relevant matters for assessing and deciding Other Change applications:

### **"82(4)**

*...the following matters apply, only to the extent that these matters are relevant to assessing and deciding the change application in the context of the development approval –*

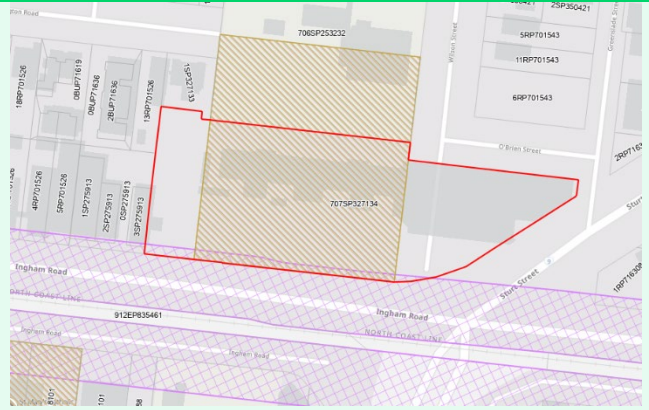
- (a) The assessment benchmarks;*
- (b) Any matters a referral agency must, may, or may only assess the application against or have regard to under section 55(2);*
- (c) ...*
- (d) If the development to which the change application relates requires impact assessment – any matters the assessment must or may be carried out against or having regard to under section 45(5)(a)(ii) or (b)."*


## 5.3 State Planning Framework Assessment


A summary of compliance with the relevant state planning instruments is outlined in **Table 2** below.

Table 2 - State Planning Framework Assessment

Instrument / Assessment Benchmark	Date of Instrument	Assessment
State Planning Policy (SPP)	3 July 2017	<p>Section 2.1 of the City Plan indicates that all State Interests within the SPP 2017 apply to the planning scheme area.</p> <p>The following State Interest matters are identified as being applicable to the site:</p> <ul style="list-style-type: none"> <li>▪ Cultural Heritage <ul style="list-style-type: none"> <li>– State heritage place</li> </ul> </li> <li>▪ Natural Hazards Risk and Resilience <ul style="list-style-type: none"> <li>– Flood hazard area – local government flood mapping area</li> <li>– Level 1 – Queensland floodplain assessment overlay</li> </ul> </li> <li>▪ Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> <li>– Lighting area buffer 6km</li> <li>– Wildlife hazard buffer zone</li> <li>– Height restriction zone 15m</li> <li>– Aviation facility</li> </ul> </li> </ul> <p>Given the proposed changes are contained within the existing built form and are not anticipated to impact the identified State Interests, no further assessment against the SPP is required.</p>
North Queensland Regional Plan 2020 (Regional Plan)	March 2020	<p>The site is located within the <i>Area of regional economic significance</i> and <i>major knowledge and health industries</i> of the Townsville Urban Area under the Regional Plan.</p>
Referral Agencies & State Development Assessment Provisions Version 3.5 (SDAP)	12 December 2025	<p>The mapping indicates the following SDAP matters apply to the site:</p> <ul style="list-style-type: none"> <li>▪ Queensland Heritage Place</li> <li>▪ State Transport <ul style="list-style-type: none"> <li>– Area within 25m of a railway corridor.</li> </ul> </li> </ul> <p>An extract of the SDAP mapping is shown below, illustrating the extent of the mapped state interests.</p>



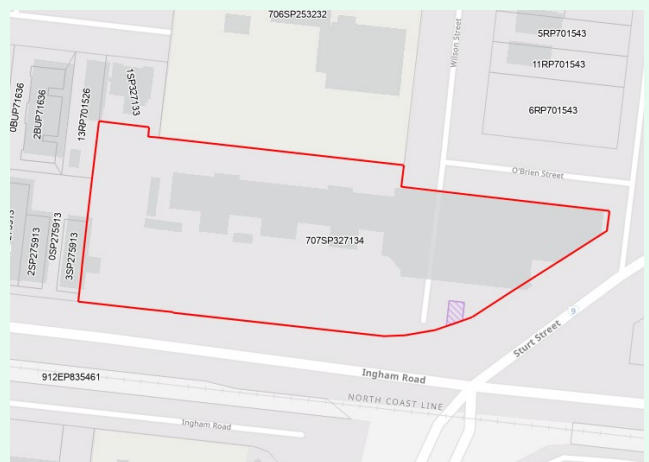
 Queensland Heritage Place


 Area within 25m of a railway corridor

Notably, referral to the State Assessment and Referral Agency (**SARA**) as a Concurrence Agency under Schedule 10, Part 8, Division 2, Subdivision 1 is not required as the proposed development involves only alterations to existing buildings and structures.

An assessment of the SDAP indicates that the proposal requires referral to the State Assessment and Referral Agency (**SARA**) as a Concurrence Agency, under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 of Schedule 10 of the *Planning Regulation 2017* as the development is within 25m of a railway corridor.

Additionally, the proposal requires referral to Ergon Energy as an Advice Agency under Schedule 10, Part 9, Division 2, Table 2 as part of the premises is subject to an easement for the benefit of a distribution entity (Ergon Energy). An extract of the mapping is shown below, illustrating the extent of the mapped easement.



 Ergon Easement

## 5.4 Referral

The proposal requires referral to **SARA** and **Ergon Energy** for the following matters:

State Matter	Planning Regulation Schedule 10 Reference	Relevant Assessment Benchmark	Referral Agency
Area within 25m of a State railway corridor	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4	State Code 2: Development in a railway environment (refer to <b>Appendix F</b> )	SARA (Queensland Rail) ( <b>Concurrence Agency</b> )
Part of the premises is subject to an easement for the benefit of a distribution entity (Ergon Energy)	Schedule 10, Part 9, Division 2, Table 2	N/A	Ergon Energy ( <b>Advice Agency</b> )

# 6

# Local Planning Framework

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# 6 Local Planning Framework

## 6.1 Townsville City Plan (Version 2025/01)

The *Townsville City Plan (Version 2025/01)* (**City Plan**) is the local planning instrument that is used to assess the proposed development.

The following sub-sections of this report provide an assessment of the proposed development against the assessment benchmarks under the City Plan.

## 6.2 Land Use Definitions

No changes are proposed to the previously approved land uses – Hospital, Health Care Services and Food and Drink Outlet.

The relevant definitions are as follows:

**Hospital** – means the use of premises for

- (a) The medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or
- (b) Providing accommodation for patients; or
- (c) Providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).

**Health Care Services** – Health care services means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.

**Food and Drink Outlet** – means the use of premises for –

- (a) Preparing and selling food and drink for consumption on or off the premises; or
- (b) Providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).

## 6.3 Strategic Framework

Given this application is subject to Impact Assessment, the application is required to be assessed against the City Plan as a whole, including the Strategic Framework in Part 3 of the City Plan.

The Strategic Framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme for the duration of its currency period. The Strategic Framework outlines four (4) themes that collectively represent the policy intent of the scheme:

- Theme 1 – Shaping Townsville;
- Theme 2 – Strong, connected community;
- Theme 3 – Environmentally sustainable future; and
- Theme 4 – Sustaining economic growth.

The four themes articulate the strategic outcomes, elements, specific outcomes and land use strategies for the locality. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the Planning Scheme. Specifically, we have identified the following themes to be of relevance:

- Shaping Townsville
  - Element 3.3.3 Character and Heritage
  - Element 3.3.4 Activity Centres

- Strong and connected community
  - Element 3.4.5 Managing the impacts of development

### 6.3.1.1 Shaping Townsville – Element 3.3.3 Character and Heritage

The Shaping Townsville theme identifies a series of strategies to promote the efficient and compact delivery of Townsville’s urban areas, including Townsville’s Character and Heritage (Element 3.3.3). Development that occurs on, or near, places of cultural heritage significance must protect or facilitate their active use while reinforcing their heritage significance and setting.

The northwestern corner of the site is identified within the Character Residential (Workers Cottages Precinct) Zone. The proposed changes continue to support the Element 3.3.3 as they are limited to internal reconfigurations, protecting the approved scale and bulk of the existing development. Additionally, the changes outlined in this application are contained within Building A, while Building B (i.e. State Heritage interest) continues to maintain its character façade.

In accordance with **Section 3.3.3.2**, all land use strategies for the site should be guided by the Character Residential Zone Code which was devised to protect character areas and heritage places. A complete response to the Specific Outcomes and Land Use Strategies for Townsville’s Character and Heritage is provided as part of **Appendix F**.

### 6.3.1.2 Shaping Townsville – Element 3.3.4 Activity Centres

Townsville’s Activity Centres (Element 3.3.4) identifies a series of strategies to promote multi-functional centres that encourage a wide range of community and commercial activities. Development is intended to revitalise the CBD as the heart of the city by locating essential community services within a network that supports a variety of active, public and private transportation networks.

The proposed changes constitute a direct response to hospital bed demand identified in both the private and public health sectors of Townsville, detailed further in **Section 7** of this report. The additional beds will provide meaningful additional capacity within a mixed-use locality commensurate with local population growth. The proposal aligns with the strategic intent of Townsville to support the vibrancy of the local community, health opportunities and economic development.

In accordance with **Section 3.3.4.2**, all land use strategies for the site should be guided by the Mixed-Use Zone code which was devised to ensure that centres are diverse, accessible, and well-designed community hubs. A complete response to the Specific Outcomes and Land Use Strategies for Townsville’s Activity Centres is provided as part of **Appendix F**.

### 6.3.1.3 Strong and Connected Community – Element 3.4.5 Managing the impacts of development

This strategic outcome recognises that the character and identities of communities in urban and rural areas of Townsville strengthens the city shape through good urban design. Safe, legible and accessible access to essential community services and facilities that contribute to the wider health and wellbeing of the community is essential for urban functionality.

The proposed changes are contained within the existing and approved built form, thus is not anticipated to introduce new privacy or amenity impacts to its neighbouring context. The proposal contributes to delivering positive social impacts as it increases access to essential private health services that support the wider network to encourages better local health and wellbeing outcomes.

In accordance with **Section 3.4.5.2**, all land use strategies for the site should be guided by the zone designations, and precincts, to represent the type and scale of development intended within the area. As the proposed changes are contained within the existing and approved built form, no response is provided to the Specific Outcomes and Land Use Strategies of this Element.

## 6.4 Zoning

The site is located in the **Mixed Use Zone** and the **Character Residential Zone (Workers Cottages Precinct)**, as shown in **Figure 5** below.

The purpose of the Mixed-Use Zone is to provide for:

*“a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities”*

The purpose of the Character Residential (Workers Cottages precinct) is to:

*“ensure the character of a residential area is protected or enhanced, and [to] provide for community uses, and small-scale services facilities and infrastructure to support local residents”*

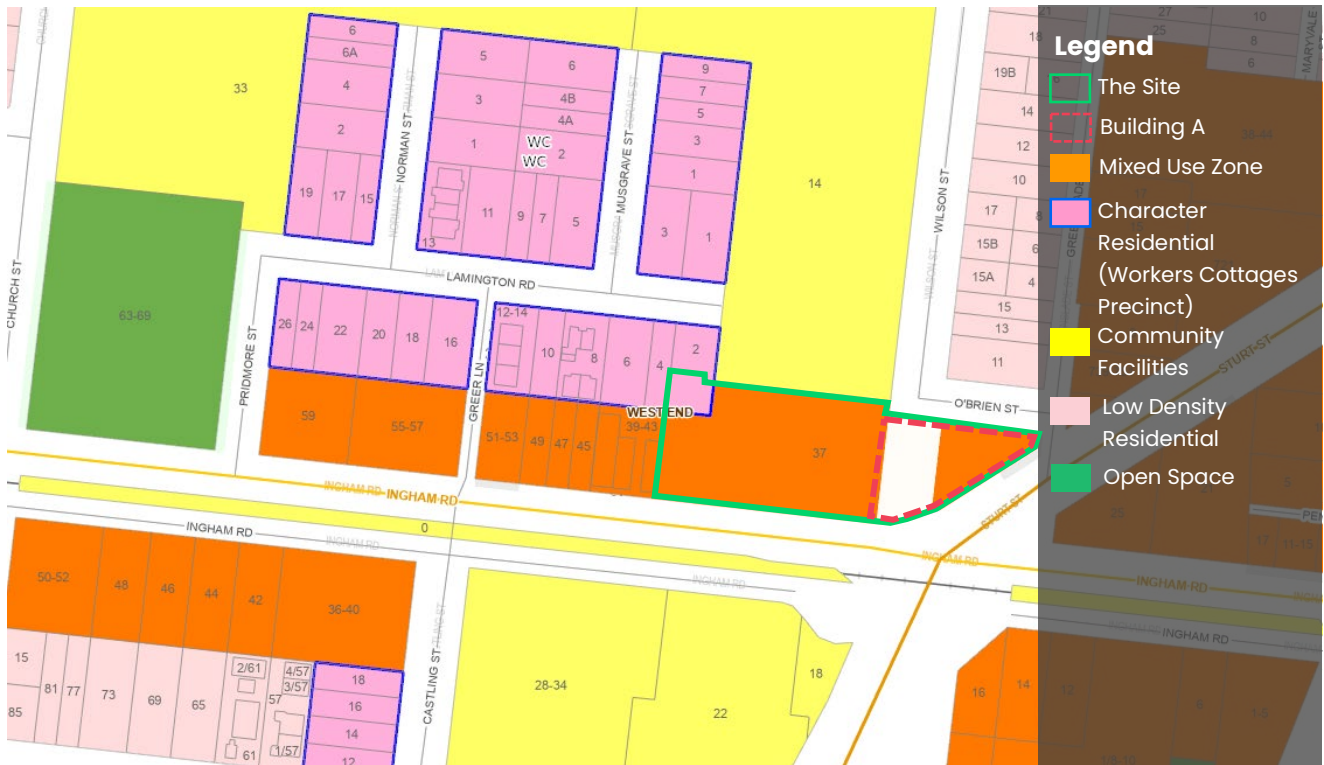
Additionally, the purpose of the Character Residential zone will be achieved through additional overall outcomes for the Workers Cottages Precinct. The overall outcomes of the Worker’s Cottages precinct ensure that:

- a. *this precinct consists of low and high set Queensland worker’s cottages and bungalows, constructed of lightweight materials;*
- b. *the consistent character of worker’s cottages and interwar houses constructed of lightweight materials is maintained;*
- c. *buildings in this precinct have open facades which address the street and are consistent with the predominant front façade profile that contributes to the precinct’s character;*
- d. *building floor level height in new development is consistent with adjoining contributing character buildings;*
- e. *enclosing the ground floor of a contributing character building does not have an adverse impact on the character of the building;*
- f. *the roof profile of buildings is consistent with that of contributing character buildings; and*
- g. *window scale and proportions of buildings are sympathetic to the predominant character of the precinct.*

As noted in **Section 3**, the proposed changes outlined in this application are contained within the footprint of the approved Building A. The premises subject to this development application, therefore, is determined to be located solely within the Mixed Use Zone. The provisions set out by the Character Residential Zone, therefore, are not relevant to the assessment of the proposed changes.

Nonetheless, the changes proposed do not alter the built form, impact development parameters or result in amenity and privacy impacts to surrounding neighbours. Consequently, it is understood that the development continues to adhere to the zone code provisions as outlined by the original application material.

*Figure 6 - Zoning*



Source: Townsville City Plan

## 6.5 Overlays

Parts of the site are identified within the following overlays:

Overlays	Sub-Category
<ul style="list-style-type: none"> <li><b>Airport Environs</b></li> </ul>	<ul style="list-style-type: none"> <li>Operational Airspace – airspace more than 15m above ground level;</li> <li>Wildlife hazard buffer zones and public safety areas – 8km distance from airport runway</li> <li>Aviation facilities – Area of Interest</li> <li>Lighting area buffer – 6km radius)</li> </ul>
<ul style="list-style-type: none"> <li><b>Heritage</b></li> </ul>	<ul style="list-style-type: none"> <li>State Heritage</li> </ul>
<ul style="list-style-type: none"> <li><b>Flood Hazard</b></li> </ul>	<ul style="list-style-type: none"> <li>Low hazard area;</li> <li>Medium Hazard area;</li> <li>High hazard area.</li> </ul>
<ul style="list-style-type: none"> <li><b>Regional Infrastructure</b></li> </ul>	<ul style="list-style-type: none"> <li>Major Infrastructure and hazardous facilities – Water supply pipeline 20m buffer.</li> </ul>

## 6.6 Category of Development and Assessment

### 6.6.1 Category of Development

There are three categories for development under the Planning Act. These are Accepted Development, Assessable Development and Prohibited Development.

The City Plan, acting as the Categorising Instrument, determines that the category of development for the proposed development is Assessable Development.

## 6.6.2 Category of Assessment

The Planning Scheme determines the Category of Assessment for the application. Under **Table 5.5.6** of the Character Residential Zone and **Table 5.5.13** of the Mixed-Use Zone an Other Change for a Material Change of Use to deliver a Hospital, Health Care Services and Food and Drink Outlet is **Impact Assessable**.

## 6.7 Assessment Benchmarks

### 6.7.1 Strategic Framework

Given this application is subject to Impact Assessment, the change application is required to be assessed against the entire Planning Scheme, including the Strategic Framework. The sections of the Strategic Framework considered most relevant to the assessment of this development application have been detailed in **Section 6.3**. A full response to the relevant assessment benchmarks is provided in **Appendix F**.

### 6.7.2 Relevant Codes

This Impact Assessable development application is to be assessed against the Planning Scheme to the extent relevant to the proposal. **Table 3** identifies the following codes that are most relevant to the assessment of the proposed development.

Table 3 – Applicable Townsville City Plan Codes

Primary Codes	Prescribed Secondary Codes	Overlay Codes
<ul style="list-style-type: none"> <li>▪ Character Residential (Workers Cottages) Zone Code</li> <li>▪ Mixed Use Zone Code</li> </ul>	<ul style="list-style-type: none"> <li>▪ Landscape code;</li> <li>▪ Healthy waters code;</li> <li>▪ Transport impact, access and parking code;</li> <li>▪ Works code.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Flood hazard overlay code;</li> </ul>

Notably, this change application seeks approval only for internal reconfigurations of the approved development's built form wholly contained within the Mixed Use zone. Demonstrating compliance against individual Acceptable Outcomes and/or Performance Outcomes is therefore not deemed to be relevant to the changes proposed by this application. The proposal continues to fulfill the outcomes intended to be achieved by the relevant assessment benchmarks. Notably, the proposed changes do not introduce a new land use, change approved development parameters beyond the number of beds provided and do not introduce new impacts warranting additional assessment.

The supporting material included in **Attachment D** and **Attachment E** are determined to sufficiently demonstrate continued compliance with the Acceptable Outcomes and/or the Performance Outcomes of the assessment benchmarks identified above.

# 7 Other Relevant Matters

# 7 Other Relevant Matters

Section 45 of the Planning Act provides for the assessment matters for different categories of assessment. For an application subject to Impact Assessment, these matters are:

*An impact assessment is an assessment that –*

*(a) Must be carried out –*

- i. Against the assessment benchmarks in a categorising instrument for the development; and*
- ii. Having regard to any matters prescribed by regulation for this subparagraph; and*

*(b) May be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.*

*Examples of another relevant matter –*

- A planning need;
- The current relevance of the assessment benchmarks in the light of changed circumstances;
- Whether assessment benchmarks or other prescribed matters were based on material errors.

Within the legislative context, the proposal has been assessed and is considered to comply with, or substantially comply with, the applicable assessment benchmarks and ultimately will deliver an outcome that will provide many benefits to the local community and beyond.

The development application is subject to Impact Assessment and therefore the assessment manager may carry out assessment against, or having regard to, relevant matters other than the assessment benchmarks and matters prescribed by regulation. We consider that there are other relevant matters, as outlined below.

Whilst it is considered that there is compliance with, or substantial compliance with, the assessment benchmarks, relevant matters are identified below to demonstrate why in the current circumstances, a balanced decision in the public interest supports a decision to approve the development application.

## 7.1 Need Assessment

As mentioned in **Section 3**, the additional beds proposed in this application respond directly to the growing demand for health care services in Townsville since the original approval in 2020. The Applicant has prepared a Regional Capacity Need Memo, included in **Appendix G** of this application.

In summary, the detailed service planning and business modelling undertaken the by Applicant identifies the following:

- The demand for hospital beds in Townsville has increased as a result of population growth, ageing demographics and heightened pressure on the health system since the original approval in 2020;
- Notably, no additional hospital beds have been delivered in Townsville across both the public and private sector since 2020;
- Townsville University Hospital is consistently operating at high occupancy levels, particularly across surgical and inpatient wards;
- Inpatient pressures are evident across both the public and private sectors, particularly during seasonal peaks; and
- The recent sale listing of the Ramsay Health Care site, approved to deliver 36 inpatient beds, further increasing the demand for delivery of hospital beds at pace across Townsville.

These factors have contributed to more frequent bed occupancy pressures in both the private and public sectors, highlighting the immediate need for additional capacity and supporting infrastructure to meet both current and future growth.

### **7.1.1 Regional health care pressure**

Townsville's health care sector is noted to service a catchment of over 250,000 people locally and an additional 700,000 across the broader North Queensland region. Both the public and private systems are noted to be operating under sustained pressure, with insufficient health care infrastructure delivery identified in the pipeline.

The Townsville University Hospital is noted to consistently operate at high occupancy levels, particularly across surgical and inpatient wards. Ongoing waitlist pressure for elective surgery across general surgery, orthopaedics, urology and related specialities continues to outgrow existing capacity.

Inpatient pressures are evident across both the public and private sector particularly during seasonal peaks and public hospital surges. The existing health care system in Townsville is simply inadequately equipped to meet the existing and future demand placed on the system.

The proposed additional beds allow for the Applicant to ensure that the development is delivered at a scale that reflects the commercial realities and genuine health care needs of Townsville and alignment with the needs of future operators.

### **7.1.2 The role of the private sector**

To manage surgical backlogs across Queensland, the State continues to rely on private sector capacity. Importantly, the public and private hospital beds cannot be treated as interchangeable or serving the exact same need within the system. The public system typically accounts for most emergency coverage across the region, with the private sector primary operating on a scheduled system. Private health insurance penetration across the region is also noted to affect the capacity across the private sector and the need for addition bed provision within the local catchment area.

With delays in the Queensland Government's commitment to delivery more beds in regional hospitals, the Applicant has identified the opportunity to address this critical shortage through amendments to the internal fit out of the existing approval, which provides flexibility to accommodate a potential private sector operator.

### **7.1.3 Weststate Private Hospital**

The proposed changes allow for the approved hospital to be more than a standalone private hospital and provide more flexibility for potential operators (both private and public). It allows for the Weststate Private Hospital to work in conjunction with other health care facilities and hospitals in the region by operating as a genuine regional surgical hub absorbing overflow from the public system during periods of peak demand. The provision of additional beds provides a meaningful additional capacity to respond to population growth, meet inpatient demand generated by general surgery and support sustained theatre utilisation growth across both sectors.

# 8 Conclusion

## 8 Conclusion

Urbis has prepared this Other Change Development Application on behalf of *CHPF South Bunbury Pty Ltd* to deliver increased hospital beds within the approved built form in order to meet the growing demand for healthcare services across Townsville and North Queensland more broadly. This application seeks an Other Change to an existing Development Approval for Material Change of Use for Hospital (22 beds), Health Care Services and Food and Drink Outlet. The proposed changes to the development scheme are being requested subsequent to increased market demand and tenant interest, which have identified necessary changes to enable design improvements, viability of the construction phase, and overall improved health care provision for future tenants.

This report provides a full assessment of the proposed changes against the Planning Scheme and confirms that the development, including the proposed changes, will continue to achieve compliance with the relevant assessment benchmarks applicable to the development.

The following key points are highlighted in support of the proposal and demonstrates that the proposed changes will continue to deliver a high-calibre outcome:

- The proposed changes to the approved development are consistent with the Planning Scheme provisions, particularly the themes and outcomes of the strategic framework, purpose, overall outcomes and the application of zone code provisions.
- The proposed changes are generally consistent with the previous approval. The development continues to deliver a Hospital and Health Care Service led scheme, supported by ancillary Food and Drink Outlet and Pharmacy uses. The proposal intends solely to reconfigure the internal layout of the approved and largely delivered building footprint at the site.
- The proposed changes, contained within the existing built form, continues to ensure that the development complements its surrounding land use, context and maintains the overall amenity of the area.

Council's approval of the application is therefore sought, subject to relevant and reasonable conditions.

# Disclaimer

This report is dated 14 April 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of CHPF South Bunbury Pty Ltd (**Instructing Party**) for the purpose of Other Change Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

# Appendix A – DA Forms

# Appendix B – Property Searches and Owner’s Consent

# Appendix C – Architectural Plans

# Appendix D – Traffic Impact Statement

# Appendix E – Infrastructure Memo

# Appendix F – TCC and SDAP Assessment Benchmarks Responses

# Appendix G – Regional Capacity Need Memo



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for a better future.**

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# Change application form

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

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

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

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

## PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	CHPF South Bunbury Pty Ltd C/- Urbis Ltd
Contact name (only applicable for companies)	Rauha Firaq   Ella Middleton
Postal address (P.O. Box or street address)	Level 32, 300 George Street
Suburb	Brisbane City
State	Queensland
Postcode	4000
Country	Australia
Email address (non-mandatory)	<a href="mailto:rfiraq@urbis.com.au">rfiraq@urbis.com.au</a>   <a href="mailto:emiddleton@urbis.com.au">emiddleton@urbis.com.au</a>
Mobile number (non-mandatory)	(07) 3007 3800
Applicant's reference number(s) (if applicable)	P0064451

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

## PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input type="checkbox"/> Street address <b>AND</b> lot on plan (all lots must be listed), <b>or</b>				
<input type="checkbox"/> Street address <b>AND</b> 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
		37	Ingham Road	West End
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	707	SP327134	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland  
Government**

**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.

<input type="checkbox"/> Coordinates of premises by longitude and latitude				
Longitude(s)	Latitude(s)	Datum		Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>		
<input type="checkbox"/> Coordinates of premises by easting and northing				
Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

**3.3) Additional premises**

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

Not required

**PART 3 – RESPONSIBLE ENTITY DETAILS**

**4) Identify the responsible entity that will be assessing this change application**

**Note:** see section 78(3) of the Planning Act 2016

Townsville City Council

**PART 4 – CHANGE DETAILS**

**5) Provide details of the existing development approval subject to this change application**

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	155/23	11 December 2023	Planning and Environment Court
<input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Preliminary approval	155/23	11 December 2023	Planning and Environment Court

**6) Type of change proposed**

**6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):**

Other Change to Development Permit for Material Change of Use for Hospital (22 beds), Health Care Services, Shop (Pharmacy) and Food and Drink Outlet.

**6.2) What type of change does this application propose?**

Minor change application – proceed to Part 5

Other change application – proceed to Part 6

## PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

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

## PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

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

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

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

10) Referral details – Does the change application require referral for any referral requirements?
<b>Note:</b> The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the <a href="#">Referral checklist for building work</a> is also completed.

11) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application <b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:

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

## 12) Further details

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

## PART 7 – CHECKLIST AND APPLICANT DECLARATION

### 13) Change application checklist

I have identified the:

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

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

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

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

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

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

### 14) Applicant declaration

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

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

**Privacy** – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

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

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

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

**PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

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Date received:  Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

# 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)	CHPF South Bunbury Pty Ltd C/- Urbis Ltd
Contact name (only applicable for companies)	Rauha Firaq   Ella Middleton
Postal address (P.O. Box or street address)	Level 32, 300 George Street
Suburb	Brisbane City
State	Queensland
Postcode	4000
Country	Australia
Contact number	<a href="mailto:rfiraq@urbis.com.au">rfiraq@urbis.com.au</a>   <a href="mailto:emiddleton@urbis.com.au">emiddleton@urbis.com.au</a>
Email address (non-mandatory)	(07) 3007 3800
Mobile number (non-mandatory)	CHPF South Bunbury Pty Ltd C/- Urbis Pty
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	P0064451

#### 1.1) Home-based business

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

### 2) Owner's consent

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

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

## PART 2 – LOCATION DETAILS

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

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

#### 3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		37	Ingham Road	West End
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4810	707	SP327134	Townsville City Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- 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

<input type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> 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):*

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 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m <sup>2</sup> ) <i>(if applicable)</i>

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

- Yes
- No

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

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

**Division 2 – Reconfiguring a lot**

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

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

--

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

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



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

\$

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

## PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland  
Government

- 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
Schedule 7, Table 2, Item 19 – Queensland heritage place	State Assessment and Referral Agency	2 August 2017 SDA-0217-037360
Schedule 7, Table 2, Item 19A – Adjoining a Queensland heritage place		
Schedule 7, Table 3, Item 15A – Railways		

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).

Addition of 28 hospital beds within the existing building footprint of Building A.

## PART 6 – INFORMATION REQUEST

### 19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

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

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

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

## PART 7 – FURTHER DETAILS

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

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

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	155/23	11 December 2025	Planning and Environment Court
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	155/23	11 December 2025	Planning and Environment Court

### 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](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.resources.qld.gov.au) for further information.

DA templates are available from [planning.statedevelopment.qld.gov.au](http://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](http://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](http://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](http://www.resources.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://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.qldgov.au](http://www.planning.statedevelopment.qldgov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:	Townsville and District Education Centre and Memorial Gates	Place ID:	602049
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### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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

No

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

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

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

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://www.planning.statedevelopment.qld.gov.au) for further information.

## **PART 8 – CHECKLIST AND APPLICANT DECLARATION**

### **24) Development application checklist**

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

Yes

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes



**Queensland  
Government**

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  Yes  Not applicable

**25) Applicant declaration**

By making this development application, I declare that all information in this development application is true and correct

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

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

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

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

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

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

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

Date received:  Reference number(s):

**Notification of engagement of alternative assessment manager**

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

**QLeave notification and payment**  
*Note: For completion by assessment manager if applicable*

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

Queensland Titles Registry Pty Ltd  
 ABN 23 648 568 101

<b>Title Reference:</b>	<b>51261228</b>	<b>Search Date:</b>	13/03/2026 08:51
<b>Date Title Created:</b>	30/08/2021	<b>Request No:</b>	55394946
<b>Previous Title:</b>	20237054, 20645150, 20650235, 50196740, 51092717, 51261225		

**ESTATE AND LAND**

Estate in Fee Simple  
 LOT 707 SURVEY PLAN 327134  
 Local Government: TOWNSVILLE

**REGISTERED OWNER**

Dealing No: 721104610 17/09/2021  
 CHPF SOUTH BUNBURY PTY LTD A.C.N. 637 758 957

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

- Rights and interests reserved to the Crown by  
 Deed of Grant No. 10153044 (ALLOT 2 SEC 1)  
 Deed of Grant No. 10252067 (SUBN ALLOT 2 SEC 1A)  
 Deed of Grant No. 40012652 (Lot 9 on CP T118290)  
 Deed of Grant No. 40020680 (Lot 706 on SP 112195)
- EASEMENT No 715171485 28/06/2013 at 09:23  
 burdening the land to  
 LOT 706 ON SP253232 OVER EASEMENT B ON SP256064
- MORTGAGE No 721104611 17/09/2021 at 15:47  
 TASOVAC PTY LIMITED A.C.N. 108 013 467
- EASEMENT IN GROSS No 722248677 24/01/2023 at 09:07  
 burdening the land  
 ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
 over  
 EASEMENT A ON SP338028

**ADMINISTRATIVE ADVICES**

Dealing	Type	Lodgement Date	Status
703471677	HERITGE SITE QUEENSLAND HERITAGE ACT 1992	22/07/1999 16:45	CURRENT

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

The Assessment Manager  
Townsville City Council  
PO Box 1268  
Townsville City QLD 4810


Dear Sir / Madam,

## RE: Owners Consent to the Making of a Development Application under the Planning Act 2016

CHPF South Bunbury Pty Ltd A.C.N 637 758 957 is the registered owner of 37 Ingham Road, West End QLD 4810, formally described as Lot 707 on SP327134.

CHPF South Bunbury Pty Ltd A.C.N 637 758 957 (**the Applicant**) hereby consents to *Urbis Ltd* making a Change Application (Other Change) to an existing Development Approval for Material Change of Use for Hospital (22 Beds), Health Care Services, Shop (Pharmacy) and Food and Drink Outlet and Preliminary Building Works and subsequent minor changes (Council Ref.: M117/0007)(Planning and Environment Court Ref.: 13/18, 176/20 and 155/23) on the abovementioned premises on their behalf.

Yours sincerely,

DocuSigned by:  
  
27575112C0DB45E...  
Signature

Jason Huljich


Name

Director

Position (Director)

18/3/2026 | 9:28 AM AEDT

Date

Signed by:  
  
0EF77B9EFD8F4BF...  
Signature

Anna Kovarik

Name

Group CRO and Company Secretary

Position (Director)

18/3/2026 | 3:32 PM AEDT

Date



Department of the Environment, Tourism, Science and Innovation (DETSI)  
ABN 46 640 294 485  
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA  
www.detsi.qld.gov.au

**SEARCH RESPONSE**  
**ENVIRONMENTAL MANAGEMENT REGISTER (EMR)**  
**CONTAMINATED LAND REGISTER (CLR)**

Search Team  
PO 1612  
Brisbane QLD 4001

Transaction ID: 51130684      EMR Site Id: 18 March 2026  
Cheque Number:  
Client Reference:

This response relates to a search request received for the site:

Lot: 707      Plan: SP327134  
37 INGHAM RD  
WEST END

**EMR RESULT**

The above site is NOT included on the Environmental Management Register.

**CLR RESULT**

The above site is NOT included on the Contaminated Land Register.

**ADDITIONAL ADVICE**

All search responses include particulars of land listed in the EMR/CLR when the search was generated.  
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

If you have any queries in relation to this search please email [emr.clr.registry@detsi.qld.gov.au](mailto:emr.clr.registry@detsi.qld.gov.au)

**Administering Authority**

EASEMENT



715171485

\$152.10  
28/06/2013 09:23

BE 600

Duty Imprint  
Client No: 1251363 Duties Act 2001  
Transaction No: 506-494-269  
Duty Paid \$ NIL  Exempt  
UTI \$ .....  
Date: 27/06/13 Signed: [Signature]

<b>1. Grantor</b> THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF EDUCATION, TRAINING AND EMPLOYMENT)	<b>Lodger (Name, address, E-mail &amp; phone number)</b> PROJECT SERVICES GPO Box 2906, Brisbane Qld 4001 David.McBurnie@projectservices.qld.gov.au <i>Linda.Woodbridge</i>	<b>Lodger Code</b> 2128B 014B
--	---	-------------------------------------

2. Description of Easement/Lot on Plan	County	Parish	Title Reference
Servient Tenement (burdened land) EASEMENT B in LOT 707 on SP 253232 on SP 256064	ELPHINSTONE	COONAMBELAH	50899798
*Dominant Tenement (benefited land)			
# not applicable if easement in gross LOT 706 on SP 253232	ELPHINSTONE	COONAMBELAH	50899797

<b>3. Interest being burdened</b> FEE SIMPLE	<b>*4. Interest being benefited</b> FEE SIMPLE
---	---

# not applicable if easement in gross

<b>5. Grantee</b> Given names	Surname/Company name and number (include tenancy if more than one)
	THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF EDUCATION, TRAINING AND EMPLOYMENT)

<b>6. Consideration</b> \$1.00	<b>7. Purpose of easement</b> STORMWATER
-----------------------------------	---

**8. Grant/Execution**

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of the attached schedule.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

JP  
x *Aluems* signature  
Angela Jean Evans full name  
Commissioner for Declarations qualification  
No.5601  
Witnessing Officer

Signed for and on behalf of THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF EDUCATION, TRAINING AND EMPLOYMENT) by Vincent Keith White, Director, a duly authorised delegate of the Minister, Department of Education Training and Employment

Vince White  
Executive Director, Infrastructure Operations  
Department of Education, Training and Employment

13/6/13 Date: [Signature]  
Execution Date Signature: [Signature] Grantor's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

JP  
x *Aluems* signature  
Angela Jean Evans full name  
Commissioner for Declarations qualification  
No.5601  
Witnessing Officer

Signed for and on behalf of THE STATE OF QUEENSLAND (REPRESENTED BY DEPARTMENT OF EDUCATION, TRAINING AND EMPLOYMENT) by Vincent Keith White, Director, a duly authorised delegate of the Minister, Department of Education Training and Employment

Vince White  
Executive Director, Infrastructure Operations  
Department of Education, Training and Employment

13/6/13 Date: [Signature]  
Execution Date Signature: [Signature] Grantee's Signature

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 50899798 and 50899797

## 1. DEFINITIONS AND INTERPRETATION

### 1.1. DEFINITIONS

In this easement unless the contrary intention appears:-

"**Authorised Users**" includes:-

- (a) the Grantee's, lessees, tenants, licencees and other lawful occupiers of the Dominant Tenement; and
- (b) the customers, visitors, invitees, employees, contractors, workmen and agents of the Grantee and those persons specified in paragraph (a);

"**Council**" means the Townsville City Council;

"**Dominant Tenement**" means the land described as such in Item 2 of the Form 9;

"**Grantee**" includes:-

- (a) the registered owner for the time being of the Dominant Tenement; and
- (b) the executors, administrators, successors in title and assigns of the Grantee;

"**Grantee's Proportion**" is calculated in accordance with the following formula:-

$$\text{Grantee's Proportion} = \frac{\text{the area of the Grantee's land having the benefit of this easement}}{\text{the area of all land having the benefit of an easement for the supply of Stormwater Drainage over the Servient Tenement, including the Grantor's land of which the Servient Tenement forms part}}$$

"**Grantor**" includes:-

- (a) the registered owner for the time being of the Servient Tenement; and
- (b) the executors, administrators, successors in title and assigns of the Grantor;

"**Maintenance Expenses**" means and is limited to the cost of the repair and maintenance of the surface of the Servient Tenement (to enable the supply of Stormwater Drainage) and any Utility Infrastructure which benefits both the Dominant Tenement and the Servient Tenement, but does not include any rates, fire levies or taxes (including land tax) in respect of the Grantor's ownership or insurance premiums or other charges on insurance policies effected by the Grantor;

"**Servient Tenement**" means the land described as such in Item 2 of the Form 9;

"**Stormwater Drainage**" means the right to convey stormwater across and over the Servient Tenement;

"**Utility Infrastructure**" means pipes, open drains (including spoon drains), ducts or plant and equipment by which the Dominant Tenement is supplied with Stormwater Drainage.

### 1.2. INTERPRETATION

1.2.1. In this easement:-

**Title Reference 50899798 and 50899797**

- (a) a reference to a statute includes Orders in Council, Proclamations, Regulations, Rules, By-laws and Ordinances made under the statute and any statute amending, consolidating or replacing the statute;
  - (b) headings have been included for ease of reference and guidance and this easement is to be construed without reference to them;
  - (c) the singular number includes the plural and vice versa;
  - (d) words importing one gender include all other genders;
  - (e) words importing persons include a firm, body corporate, unincorporated association or an authority and vice versa.
- 1.2.2. If a covenant contained in this easement is or becomes invalid or unenforceable, the remaining covenants contained in this easement remain in full force and effect.
- 1.2.3. If the Grantor or Grantee comprise two (2) or more legal entities, the covenants contained in this easement bind each of them jointly and severally.
- 1.2.4. A party which is a trustee is bound both personally and in its capacity as trustee.
- 1.2.5. Where a word or expression is given a particular meaning other parts of speech or grammatical forms of that word or expression have corresponding meanings.
- 1.2.6. The law of Queensland governs this easement.

**2. GRANT OF EASEMENT**

---

- 2.1. The Grantor grants to the Grantee for the benefit of the Grantee and the Authorised Users an easement for the supply of Stormwater Drainage to the Dominant Tenement.
- 2.2. The Grantor grants the Grantee for the benefit of the Grantee and the Authorised Users an easement for the full right and liberty to pass and re-pass over the Servient Tenement for the establishment, maintenance and upgrading (which may include, but is not limited to, any upgrade of the Utility Infrastructure (if the Grantee elects to in its sole discretion) so as to increase the drainage capacity of the Stormwater Drainage – i.e. larger pipes, larger open drains or larger plant and equipment) of the Utility Infrastructure.
- 2.3. Before exercising its rights under this easement, the Grantee must give the Grantor at least one (1) weeks' written notice of its intention to enter upon the Servient Tenement. No notice is required in the event of an emergency. The Grantee in exercising its rights under this easement must not unreasonably interfere with the use or enjoyment of the Servient Tenement and must promptly repair any damage caused to the Servient Tenement or any road or driveway constructed on the Servient Tenement.
- 2.4. Any rights existing under this easement must not be exercised in a way that is unreasonable or unreasonably prevents the Grantor or any other person from enjoying the use and occupation of the Servient Tenement.

**3. MAINTENANCE**

---

- 3.1. Subject to the Grantee's obligations under clause 2 and except as set out in clause 3.3, the Grantor must:-
- 3.1.1. maintain the Servient Tenement in good repair and condition;
  - 3.1.2. maintain any Utility Infrastructure which benefits both the Dominant Tenement and the Servient Tenement or just the Servient Tenement; and

**Title Reference 50899798 and 50899797**

- 3.1.3. carry out the maintenance required by clauses 3.1.1 and 3.1.2 in a proper and workmanlike manner and so as to cause as little inconvenience as practicable to the Grantee or the Authorised Users.
- 3.2. The Grantee must:-
- 3.2.1. (except as set out in clause 3.3) within fourteen (14) days of written demand (which must be accompanied with evidence of costs in the forms of receipts etc.), pay to the Grantor the Grantee's Proportion of all Maintenance Expenses; and
- 3.2.2. at its cost, maintain any Utility Infrastructure which only benefits the Dominant Tenement.
- 3.3. Each party must at its cost, promptly repair any damage caused to the Servient Tenement or the Utility Infrastructure by that party.
- 3.4. Notwithstanding any other provisions of this easement, the Grantee will not be required to make any contribution or payment whatsoever to the Grantor towards any costs and expenses incurred by the Grantor in upgrading the Utility Infrastructure on the Servient Tenement to allow for the redevelopment of the Servient Tenement by the Grantor or in upgrading the Utility Infrastructure pursuant to any approval granted by the Council to facilitate the redevelopment of the Servient Tenement. All such upgrade costs for the Utility Infrastructure will be payable by the Grantor only.
- 3.5. Notwithstanding any other provisions of this easement, in the event the Grantor fails to carry out the maintenance required by clauses 3.1.1 and 3.1.2 in a proper and workmanlike manner, then the Grantee may (without prejudice to any other rights or entitlements it may have under statute or common law) upon providing the Grantor with one (1) weeks' prior written notice enter upon the Servient Tenement and carry out such maintenance works (at the Grantor's cost) so as to ensure the rights existing under this easement are not diminished. All costs and expenses incurred by the Grantee in exercise of its rights under this clause 3.5 (less the Grantee's Proportion) will be payable by the Grantor and will constitute a debt immediately owing by the Grantor to the Grantee.

**4. OBSTRUCTION**

---

Except as set out in clauses 3 and 5, the Grantor must not:-

- 4.1. cause any hindrance or nuisance on the Servient Tenement; or
- 4.2. do anything on the Servient Tenement which might unreasonably obstruct or interfere with the rights of the Grantee and/or the Authorised Users as set out in this easement.

**5. ACKNOWLEDGMENT**

---

The Grantee acknowledges that nothing in this easement confers upon the Grantee or the Authorised Users a right of exclusive use of the Servient Tenement. Without limiting the foregoing, the Grantee acknowledges the Grantor:-

- 5.1. will pass and re-pass over the Servient Tenement; and
- 5.2. may establish and maintain infrastructure reasonably necessary for supplying Stormwater Drainage to the remainder of the lot in which the Servient Tenement is located. The Grantor in exercising its rights under this clause must promptly repair any damage caused to the Servient Tenement.

**6. MUTUAL COVENANTS**

---

The benefit and burden of this easement pass with and bind the Dominant Tenement and Servient Tenement so as to enure to and bind all persons deriving title to the Dominant Tenement and Servient Tenement from and under the Grantee and Grantor respectively and the Grantor must whenever required by the Grantee or the

**Title Reference 50899798 and 50899797**

Authorised Users do all things and give all assurances as are reasonably required for the proper and effective carrying into effect of the rights conferred under this easement.

**7. APPROVALS AND CONSENTS**

---

The Grantor must obtain and maintain all necessary approvals and consents required by the Council for the operation of the Utility Infrastructure on the Servient Tenement (including but not limited to, all necessary approvals and consents for the discharge of stormwater drainage from the Servient Tenement into the relevant road reserve and associated stormwater structure/s).

(PREVIOUSLY 722147524)

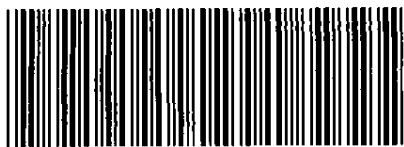
WITHDRAWN AND RE-ENTERED 24/01/23

QUEENSLAND TITLES REGISTRY

EASEMENT

FORM 9 Version 4

Page 1 of 3



722248677

\$208.83

\$208.83

24/01/2023 09:07

BE 601

Client No: 4088828 Duty Amount Duties Act 2001  
 Transaction No: 525-522-124  
 Duty Paid \$ 0.00  Exempt  
 UTIS 0.00  
 Date: 13/1/23 Signed: [Signature]

1. **Grantor** **Lodger** (Name, address, E-mail & phone number) **Lodger Code**  
 CHPF South Bunbury Pty Ltd ACN 637 758 957 Geon Property Group Development

2. **Description of Easement/Lot on Plan** **Title Reference**  
 Servient Tenement (burdened land)  
 Easement A on SP 338028 in Lot 707 on SP 327134 51261228  
 \*Dominant Tenement (benefited land)  
 # insert "Not applicable" if easement in gross  
Not applicable Not applicable

3. **Interest being burdened** **#4. Interest being benefited**  
 Fee simple Not applicable  
 # insert "Not applicable" if easement in gross

5. **Grantee** Given names Surname/Company name and number (include tenancy if more than one)  
Ergon Energy Corporation Limited ACN 087 646 062

6. **Consideration** **7. Purpose of easement**  
\$1.00 Electricity Supply and Incidental Works

8. **Grant/Execution**  
 The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of: ~~\*the attached schedule~~; \*the attached schedule and document no. 710384570; \*document no.  
 \* delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

CHPF South Bunbury Pty Ltd ACN 637 758 957

.....signature

[Signature]  
Director

.....full name

.....qualification

25/10/22

[Signature]  
Director/Company Secretary

**Witnessing Officer**

**Execution Date**

**Grantor's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....signature

.....full name

.....qualification

**See Enlarged Panel**

**Witnessing Officer**

**Execution Date**

**Grantee's Signature**

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Title Reference 51261228

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of: - ~~the attached schedule~~; \*the attached schedule and-document no. 710384570

\*delete if not applicable

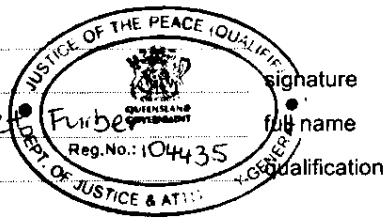
Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Ergon Energy Corporation Limited  
ACN 087 646 062 by its Attorney  
~~Trevor Goble~~ - ~~MANAGER STRATEGY AND~~  
under Power of Attorney ~~REPORTING~~  
No. ~~721231365~~

A Furber

Aimee Margaret Furber

JP Qual.



signature

full name

qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

7/11/22  
Execution Date

Grantee's Signature

Title Reference 51261228

The Grantor and Ergon Energy Corporation Limited ACN 087 646 062 (Grantee) agree that the Standard Terms Document (Dealing No. 710384570) is amended for the purposes of this Easement by the inclusion of the following clause:

"9. *Limitation of Liability*

9.1 *While the Trust is the Owner of the Easement Land the parties agree that:*

- (1) *the Trustee has entered into this Easement only as trustee of the Trust;*
- (2) *the Trustee can only act in accordance with the terms of this Easement under which it is appointed as the Trust's trustee and is not liable under any circumstances to any party under this Easement except in the case of fraud, negligence or breach of the Trust on the part of the Trustee;*
- (3) *this limitation of the Trustee's liability applies despite any other provision of this Easement and extends to all liabilities and obligations of the Trustee in any way connected with any representation, warranty, conduct, omission, agreement or transaction related to this Easement except in the case of fraud, negligence or breach of the Trust on the part of the Trustee;*
- (4) *the Trustee is not obliged to do or refrain from doing anything under this Easement (including, without limitation, incur any liability) unless the Trustee's liability is limited in the same manner as set out in this clause 9.1;*
- (5) *no attorney, agent, receiver or receiver and manager appointed in accordance with this Easement has authority to act on behalf of the Trustee in a way which exposes the Trustee to any liability; and*
- (6) *if, whether by the express provisions of this Easement or by implication of law, the Trustee makes or is taken to have made any representation or warranty then, except for the representations and warranties that can only be within the Trustee's actual corporate knowledge, those representations and warranties are taken to have been made by the Trust.*

9.2 *In this clause:*

- (1) **Trustee** means *CHPF South Bunbury Pty Ltd ACN 637 758 957; and*
- (2) **Trust** means *the CHPF Hobart Sub Trust."*

1. **Lot on Plan Description** **Title Reference**  
Lot 707 on SP 327134 51261228

2. **Instrument/document being consented to**

Instrument/document type Form 9 Easement  
Dated 25/10/2022  
Names of parties CHPF South Bunbury Pty Ltd ACN 637 758 957 - Grantor  
Ergon Energy Corporation Limited ACN 087 646 062 - Grantee


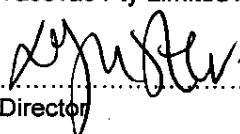
3. **Instrument/document under which consent required**

Instrument/Document type Mortgage  
Dealing No. 721104611  
Name of consenting party Tasovac Pty Limited ACN 108 013 467

4. **Execution by consenting party**

The party identified in item 3 consents to the registration of the instrument/document identified in item 2.

**Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994**

Witnessing Officer	Execution Date	Consenting Party's Signature
 .....signature	10/11/2022	Tasovac Pty Limited ACN 108 013 467
Murray Lord .....full name		 LINDA JUSTER
Solicitor .....qualification		Director
		..... <del>Director/Company Secretary</del>

(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

**Privacy Statement**

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.



Ground Floor, 50 Hudson Rd,  
Albion QLD 4010

P 07 3862 4296  
geonproperty.com.au

18<sup>th</sup> January 2023

Titles Queensland  
Level 7, 259 Queens Street  
Brisbane Qld, 4000

To whom it may concern,

**RE: Dealing Number 722147524 – Requisition Notice**

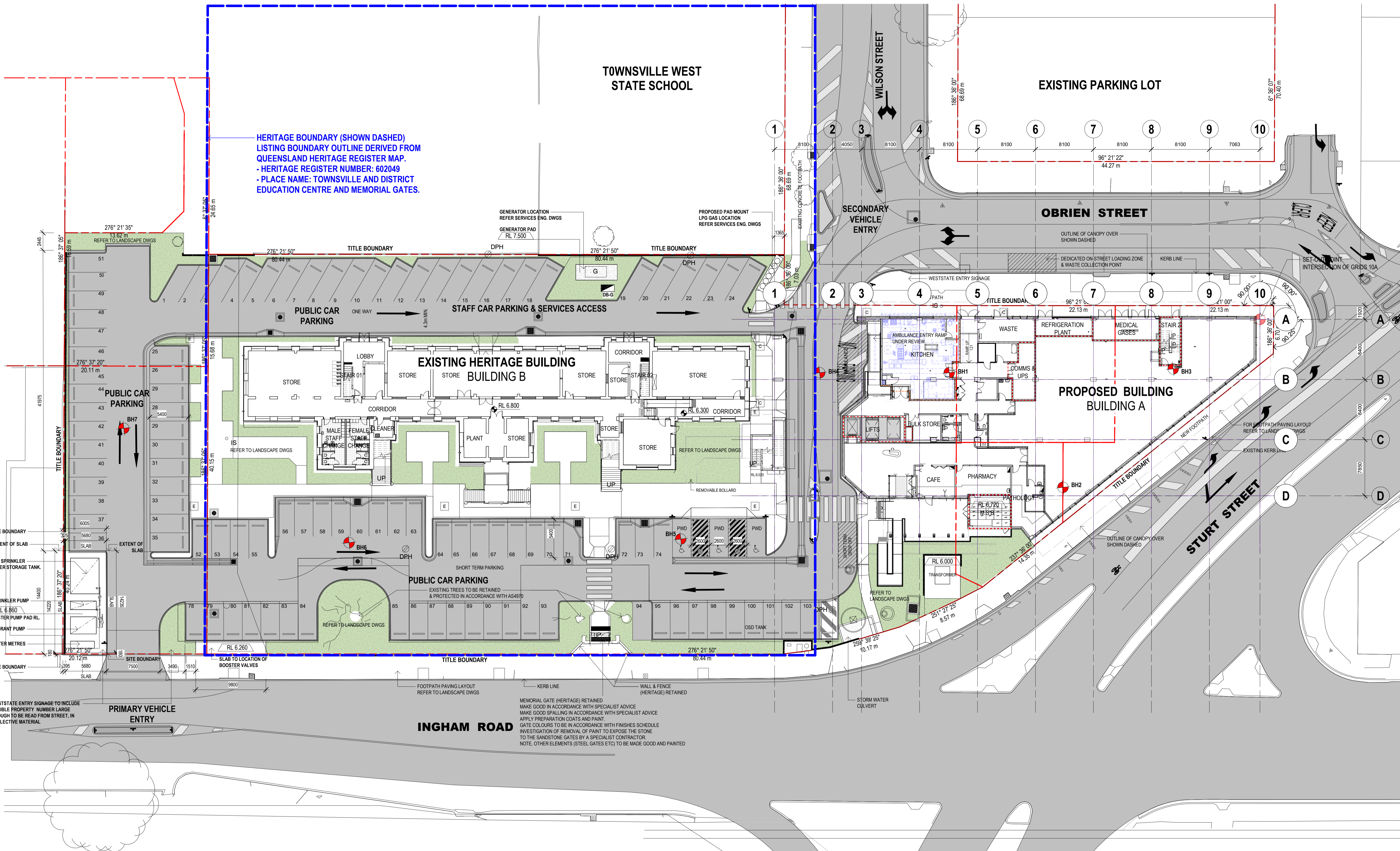
This letter is to request that you please withdrawal and re-enter the easement to follow the Plan of Survey SP338028.

If there are any further queries please don't hesitate to contact me on the below details.

Kind Regards,

A handwritten signature in black ink, appearing to read "SMG", with a horizontal line extending to the right.

Scott Macgregor  
Development Manager  
Geon Property  
[scott@geonproperty.com.au](mailto:scott@geonproperty.com.au)  
0499 991 819



**1 PROPOSED GROUND FLOOR SET-OUT PLAN**  
Scale 1:250

ISSUE	REVISION	DRN	CHK	APP	DATE
E	ISSUE FOR CONSTRUCTION	LS	AR		21.09.2022
F	PIPE SERVICES AND PIPING LEVELS	LS	AR		27.10.2022
G	LEVEL OF CONCRETE PAD, TO MARK-UP	MM	MS		04.11.2022
H	BOOSTER SLAB UPDATE	JB	AR		19.01.2023
J	BOOSTER SLAB REVISION	JB	AR		23.01.2023
K	ISSUE FOR CONSTRUCTION	JB	AR		25.01.2023
L	GENERAL COORDINATION	LS	AR		08.02.2023
M	10% ISSUE RE-DESIGN	MM	SS		11.08.2023
N	90% ISSUE RE-DESIGN	MM	SS		28.08.2023
P	10% ISSUE RE-DESIGN	MM	SS		09.09.2023

CONSULTANTS:

**woollam** CONSTRUCTIONS

**marine** CONSULTING ENGINEERS ARCHITECTS

**NORTHROP**

**HS PC** HEALTH ARCHITECTS

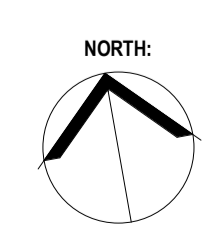
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PROJECT No.:  
4-19-0012



PROJECT:  
WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
2,4 Wilson Street, 2A Lainington Road and 763 Sturt Street, West End QLD 4810

CLIENT:  
WESTSTATE

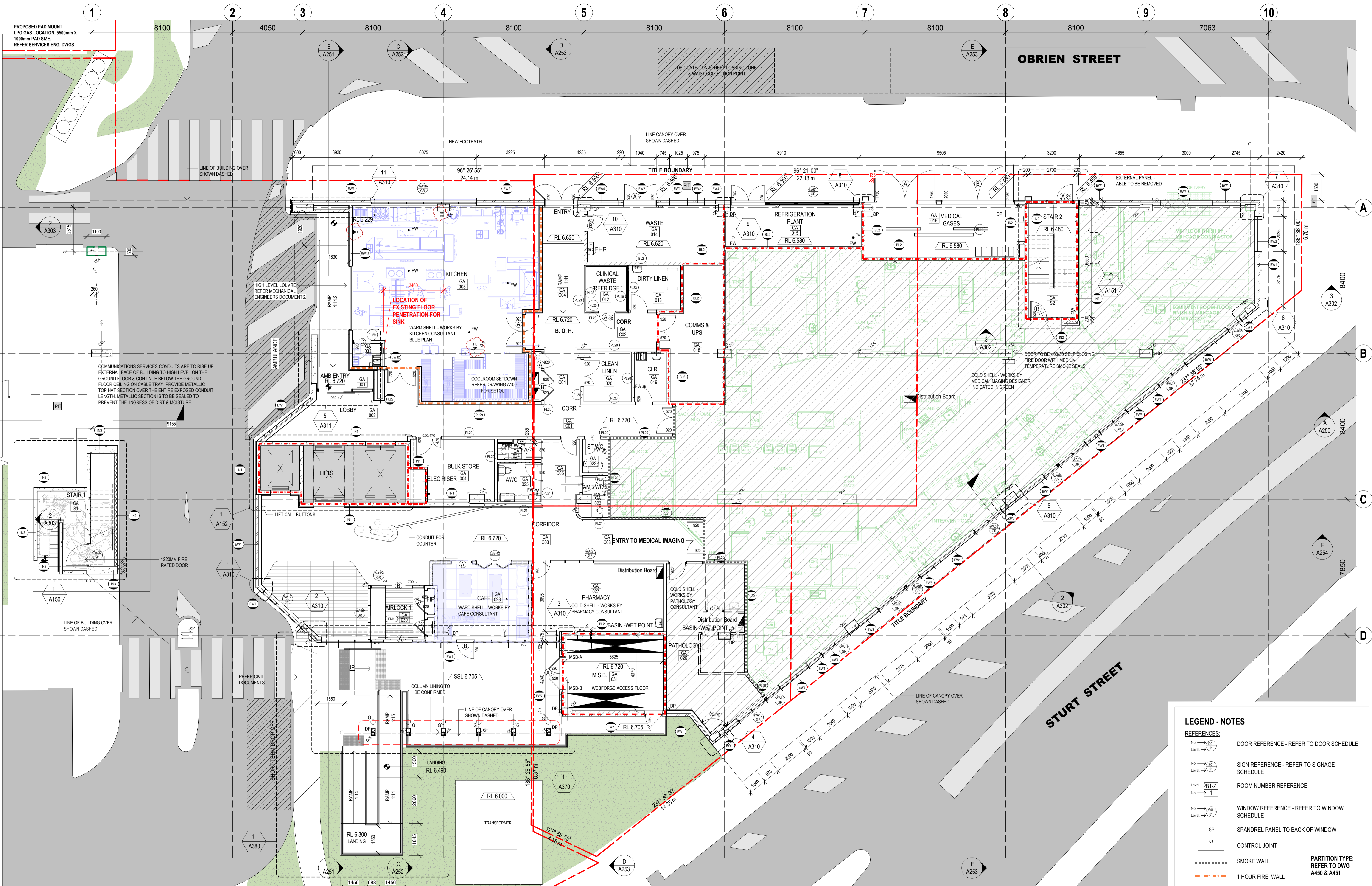
DRAWING TITLE:  
PROPOSED GROUND FLOOR SET OUT PLAN

SCALE:  
1 : 250 @ A1

DRAWING No.:  
**A021**

PROJECT DATE:  
Issue Date

REVISION:  
**P**



**1 GROUND FLOOR PLAN**  
Scale 1: 100

**LEGEND - NOTES**

**REFERENCES:**

- No. → (A251) Level → (01) DOOR REFERENCE - REFER TO DOOR SCHEDULE
- No. → (A251) Level → (01) SIGN REFERENCE - REFER TO SIGNAGE SCHEDULE
- Level → (B1-Z) No. → (1) ROOM NUMBER REFERENCE
- No. → (A251) Level → (01) WINDOW REFERENCE - REFER TO WINDOW SCHEDULE
- SP SPANDREL PANEL TO BACK OF WINDOW
- CJ CONTROL JOINT
- SMOKE WALL
- 1 HOUR FIRE WALL
- 2 HOUR FIRE WALL
- STAGE 2 WORKS

**PARTITION TYPE:**  
REFER TO DWG A450 & A451

ISSUE	REVISION	DRN	CHK / APP	DATE
R	50% ISSUE RE-DESIGN	MM	SS	19.06.2023
S	70% ISSUE RE-DESIGN	MM	SS	11.08.2023
T	90% ISSUE RE-DESIGN	MM	SS	28.08.2023
U	100% ISSUE RE-DESIGN	MM	SS	28.08.2023
V	NOTES ADDED	MM	SS	13.10.2023
W	TAGS CLARIFIED	SC	SS	26.10.2023
X	RECOMMENDATION DESIGN	MM	SS	15.02.2024
Y	RECOMMENDATION DESIGN	RD	SS	22.02.2024
Z	ISSUE FOR CONSTRUCTION	MM	SS	18.03.2024
AA	100% ISSUE	MM	SS	01.10.2024

**CONSULTANTS:**

**woollam CONSTRUCTIONS**

**marine**

**NORTHROP**

**HS PC HEALTH ARCHITECTS**

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**REASON FOR ISSUE CONSTRUCTION**

**PROJECT No.:** 4-19-0012

**PROJECT:** WESTSTATE PRIVATE HOSPITAL

**PROJECT ADDRESS:** 2, 4 Wilson Street, 2A Lainington Road and 763 Sturt Street, West End QLD 4810

**CLIENT:** WESTSTATE

**DRAWING TITLE:** PROPOSED GROUND PLAN - BUILDING A

**SCALE:** 1: 100 @ A1

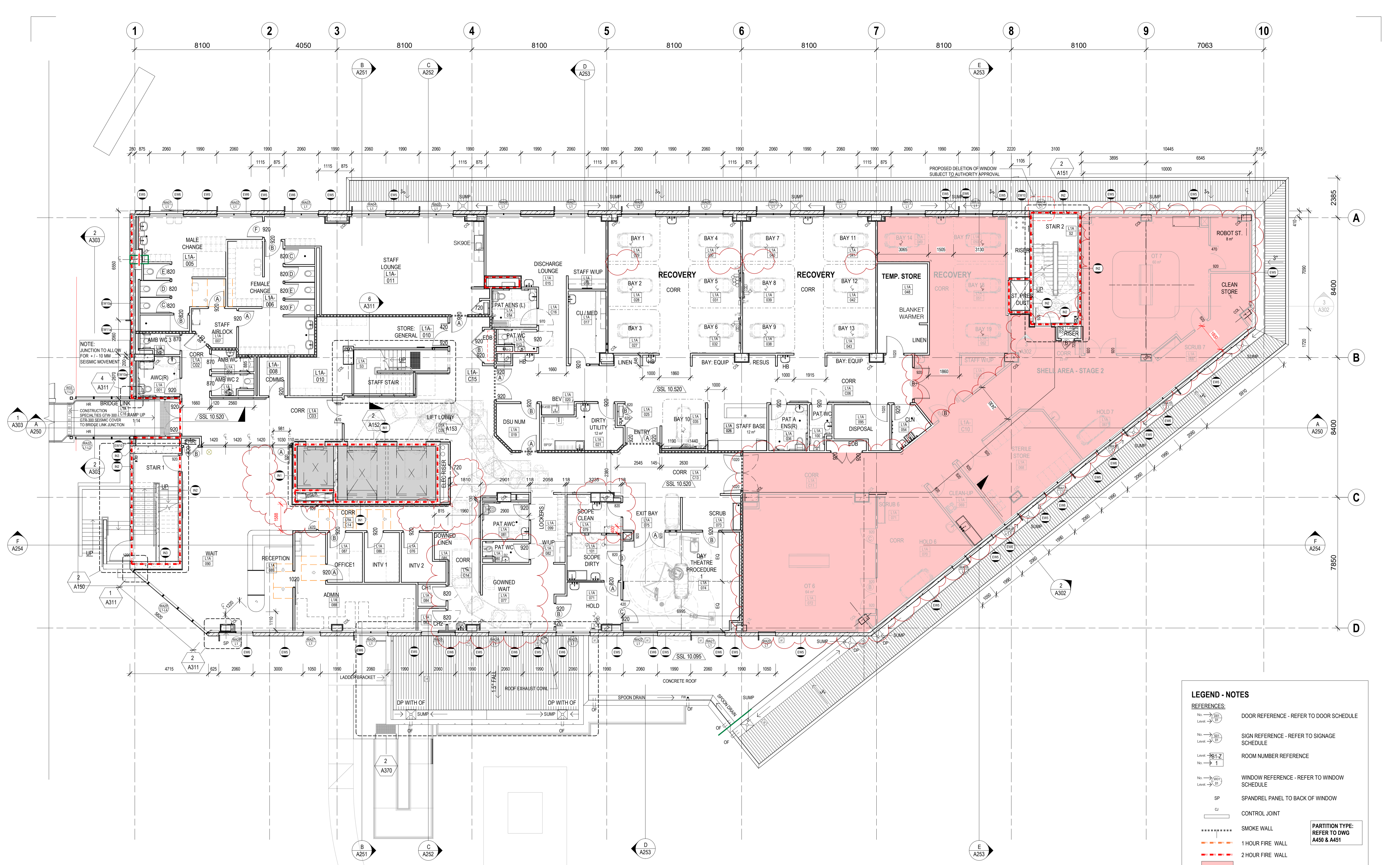
**PROJECT DATE:** Issue Date

**CLIENT:** WESTSTATE PRIVATE HOSPITAL

**DRAWING No.:** **A030**

**REVISION:** **AA**

**WESTSTATE PRIVATE HOSPITAL**



**1 FLOOR PLAN - LEVEL 1**  
Scale 1:100

**LEGEND - NOTES**

**REFERENCES:**

- No. → 001  
Level → 01  
DOOR REFERENCE - REFER TO DOOR SCHEDULE
- No. → 001  
Level → 01  
SIGN REFERENCE - REFER TO SIGNAGE SCHEDULE
- Level → B1-Z  
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ROOM NUMBER REFERENCE
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Level → 01  
WINDOW REFERENCE - REFER TO WINDOW SCHEDULE
- SP  
SPANDREL PANEL TO BACK OF WINDOW
- CJ  
CONTROL JOINT
- SMOKE WALL
- 1 HOUR FIRE WALL
- 2 HOUR FIRE WALL
- STAGE 2 WORKS

**PARTITION TYPE:**  
REFER TO DWG A450 & A451

ISSUE	REVISION	DRN	CHK / APP	DATE
R	TAGS CLARIFIED	SC	SS	26.10.2023
S	RECOMMENDATION DESIGN	MP	SS	15.02.2024
T	RECOMMENDATION DESIGN	RO	SS	22.02.2024
U	STAIR 2 SERVICE RISER ALTERED	MM	SS	27.02.2024
V	ISSUE FOR CONSTRUCTION	MM	SS	19.03.2024
W	ISSUE FOR APPROVAL	TC	SS	21.05.2024
X	ISSUE FOR APPROVAL	TC	SS	26.05.2024
Y	DESIGN REVIEW AMENDMENTS 100% COMPLETE	MP	MM	02.09.2024
Z	100% COMMENTS ADDED	MM	SS	12.09.2024
AA	100% COMMENTS ADDED	MM	SS	01.10.2024

**CONSULTANTS:**

**woollam CONSTRUCTIONS**

**marine**

**NORTHROP**

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**PROJECT:**  
WESTSTATE PRIVATE HOSPITAL

**PROJECT ADDRESS:**  
2,4 Wilson Street, 2A Lainington Road and 763 Sturt Street, West End QLD 4810

**CLIENT:**  
WESTSTATE

**DRAWING TITLE:**  
PROPOSED LEVEL 1 PLAN - BUILDING A

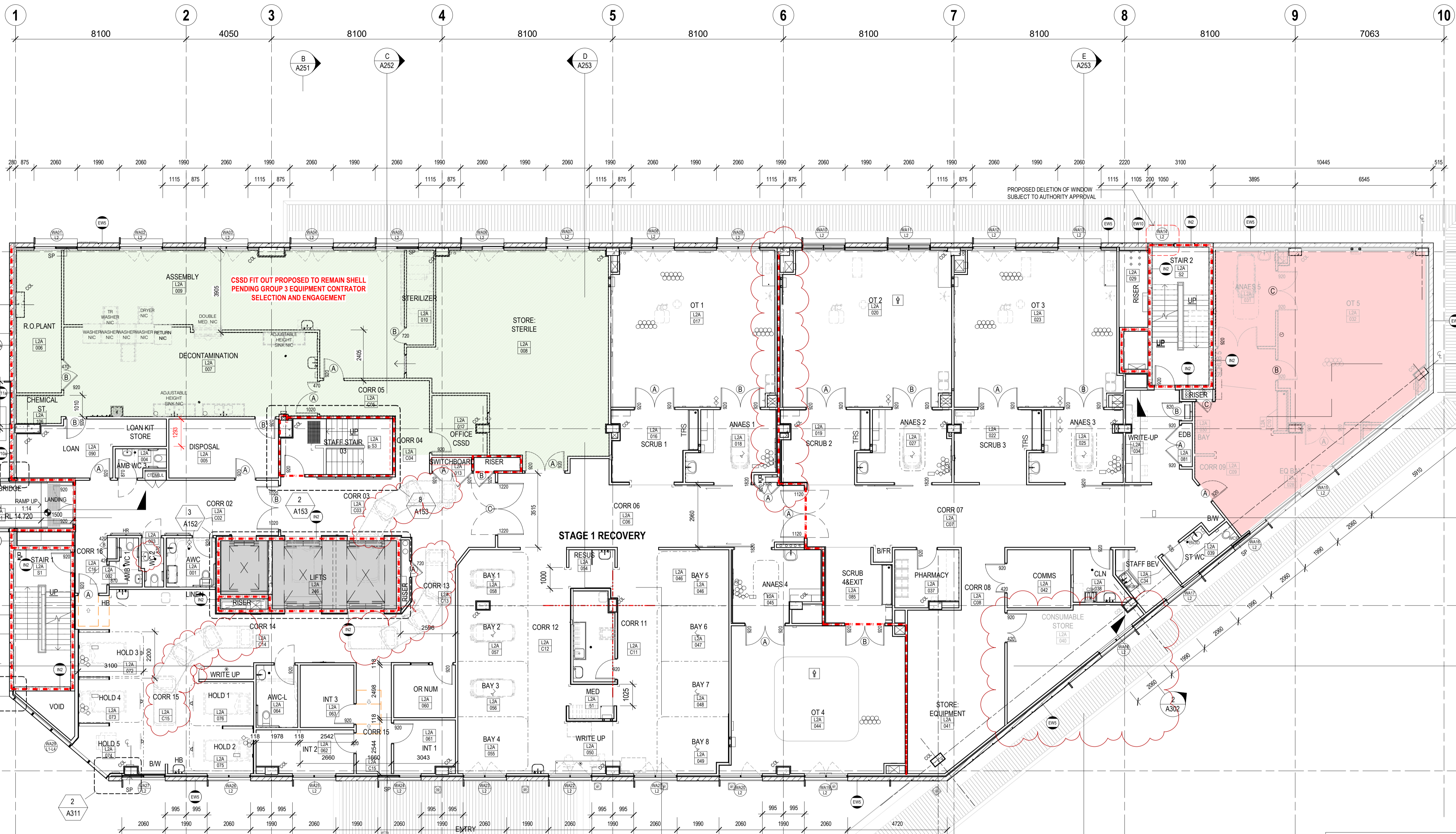
**SCALE:**  
1:100 @ A1

**DRAWING No.:**  
**A031**

**PROJECT DATE:**  
Issue Date

**REVISION:**  
**AA**

11/02/2024 6:07:21 PM



**CSSD FIT OUT PROPOSED TO REMAIN SHELL  
PENDING GROUP 3 EQUIPMENT CONTRATOR  
SELECTION AND ENGAGEMENT**

**STAGE 1 RECOVERY**

PROPOSED DELETION OF WINDOW  
SUBJECT TO AUTHORITY APPROVAL

**LEGEND - NOTES**

**REFERENCES:**

- No. → Level → DOOR REFERENCE - REFER TO DOOR SCHEDULE
- No. → Level → SIGN REFERENCE - REFER TO SIGNAGE SCHEDULE
- Level → No. → ROOM NUMBER REFERENCE
- No. → Level → WINDOW REFERENCE - REFER TO WINDOW SCHEDULE
- SP SPANDREL PANEL TO BACK OF WINDOW
- CJ CONTROL JOINT
- SMOKE WALL
- 1 HOUR FIRE WALL
- 2 HOUR FIRE WALL
- STAGE 2 WORKS

**PARTITION TYPE:  
REFER TO DWG  
A450 & A451**

ISSUE	REVISION	DRN	CHK	APP	DATE
K	IFC ISSUE RE-DESIGN	MM	SS		18.09.2023
L	TASK CLARIFIED	SC	SS		05.10.2023
M	RECOMMENDATION DESIGN	MP	SS		15.02.2024
N	RECOMMENDATION DESIGN	MP	SS		22.02.2024
P	STAFF SERVICE RISER ALTERED	MM	SS		27.02.2024
Q	ISSUE FOR APPROVAL	TC	SS		21.05.2024
R	ISSUE FOR APPROVAL	TC	SS		26.05.2024
S	DESIGN REVIEW AMENDMENTS 100% COMPLETE	MP	MM		02.09.2024
T	100% COMMENTS ADDED	MM	SS		12.09.2024
U	100% ISSUE	MM	SS		01.10.2024

CONSULTANTS:

**woollam** CONSTRUCTIONS

**marine**

**NORTHROP**

**HS PC** HEALTH ARCHITECTS

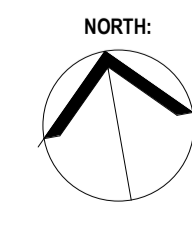
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PROJECT No.:  
4-19-0012



PROJECT:  
WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
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CLIENT:  
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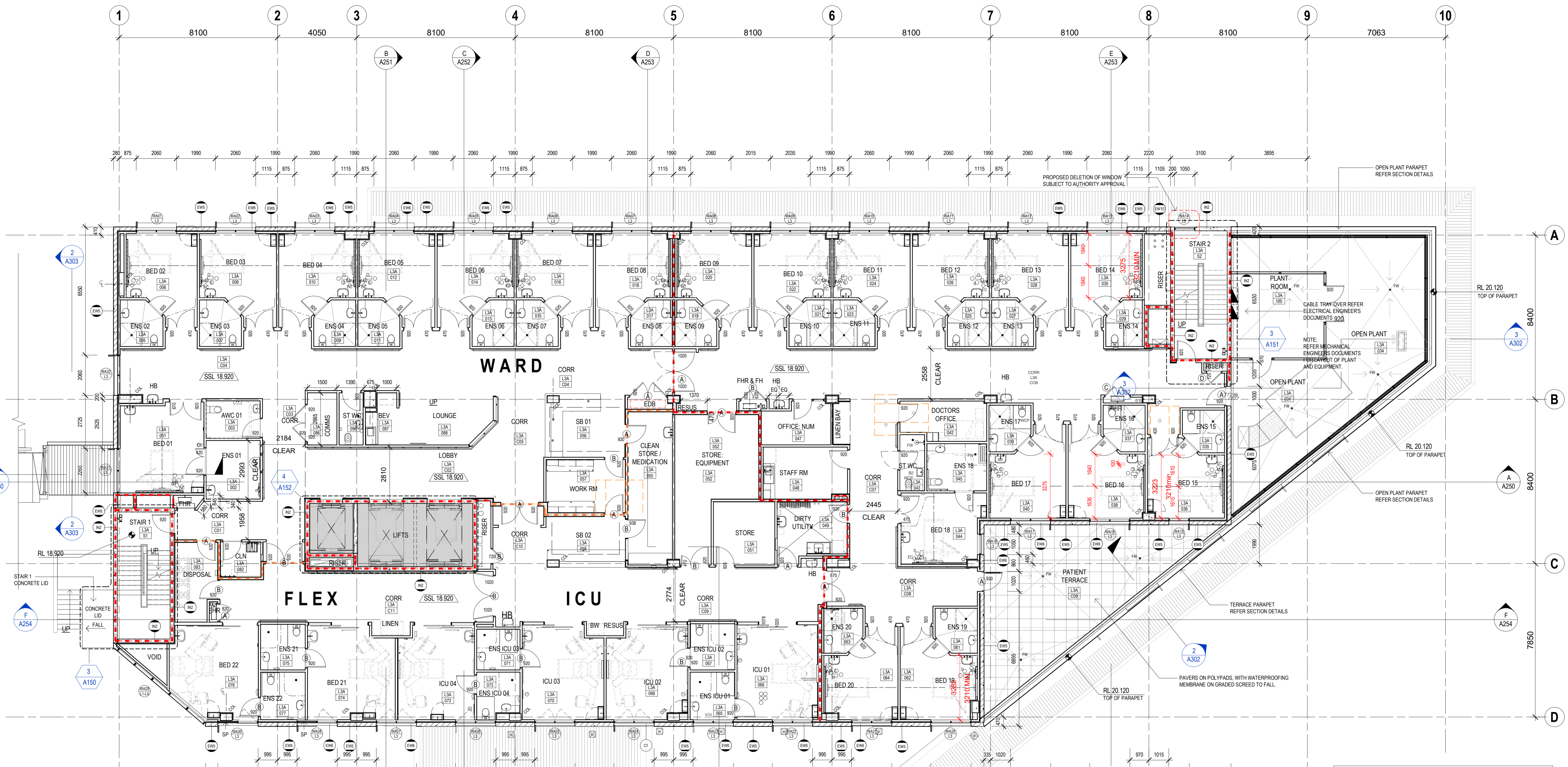
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PROPOSED LEVEL 2 PLAN - BUILDING A

SCALE:  
1:100 @ A1

DRAWING No.:  
**A032**

PROJECT DATE:  
Issue Date

REVISION:  
**U**



**LEGEND - NOTES**

**REFERENCES:**

- No. → 001 / Level → 01 DOOR REFERENCE - REFER TO DOOR SCHEDULE
- No. → 001 / Level → 01 SIGN REFERENCE - REFER TO SIGNAGE SCHEDULE
- Level → 01 / No. → 1 ROOM NUMBER REFERENCE
- No. → 001 / Level → 01 WINDOW REFERENCE - REFER TO WINDOW SCHEDULE
- SP SPANDREL PANEL TO BACK OF WINDOW
- CJ CONTROL JOINT
- SMOKE WALL
- 1 HOUR FIRE WALL
- 2 HOUR FIRE WALL
- STAGE 2 WORKS

**PARTITION TYPE:**  
REFER TO DWG A450 & A451

ISSUE	REVISION	DRN	CHK	APP	DATE
H	SKETCH	MM	SS		13.09.2023
J	50% ISSUE RE-DESIGN	MM	SS		19.09.2023
K	70% ISSUE RE-DESIGN	MM	SS		11.08.2023
L	90% ISSUE RE-DESIGN	MM	SS		28.09.2023
M	100% ISSUE RE-DESIGN	MM	SS		04.09.2023
N	NOTES ADDED	MM	SS		13.10.2023
OP	TAGS CLARIFIED	SC	SS		26.10.2023
O	RECOMMENDATION DESIGN	MP	SS		15.02.2024
R	STAIR 2 SERVICE RISER ALTERED	MM	SS		27.02.2024
S	100% ISSUE	MM	SS		09.10.2024

**CONSULTANTS:**

**woollam** CONSTRUCTIONS

**marine** BUILDING SERVICES BUSINESS

**NORTHROP**

**HS PC** HEALTH ARCHITECTS

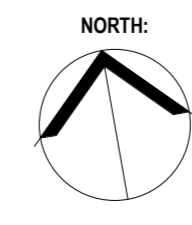
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4-19-0012



**PROJECT:**  
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**PROJECT ADDRESS:**  
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**CLIENT:**  
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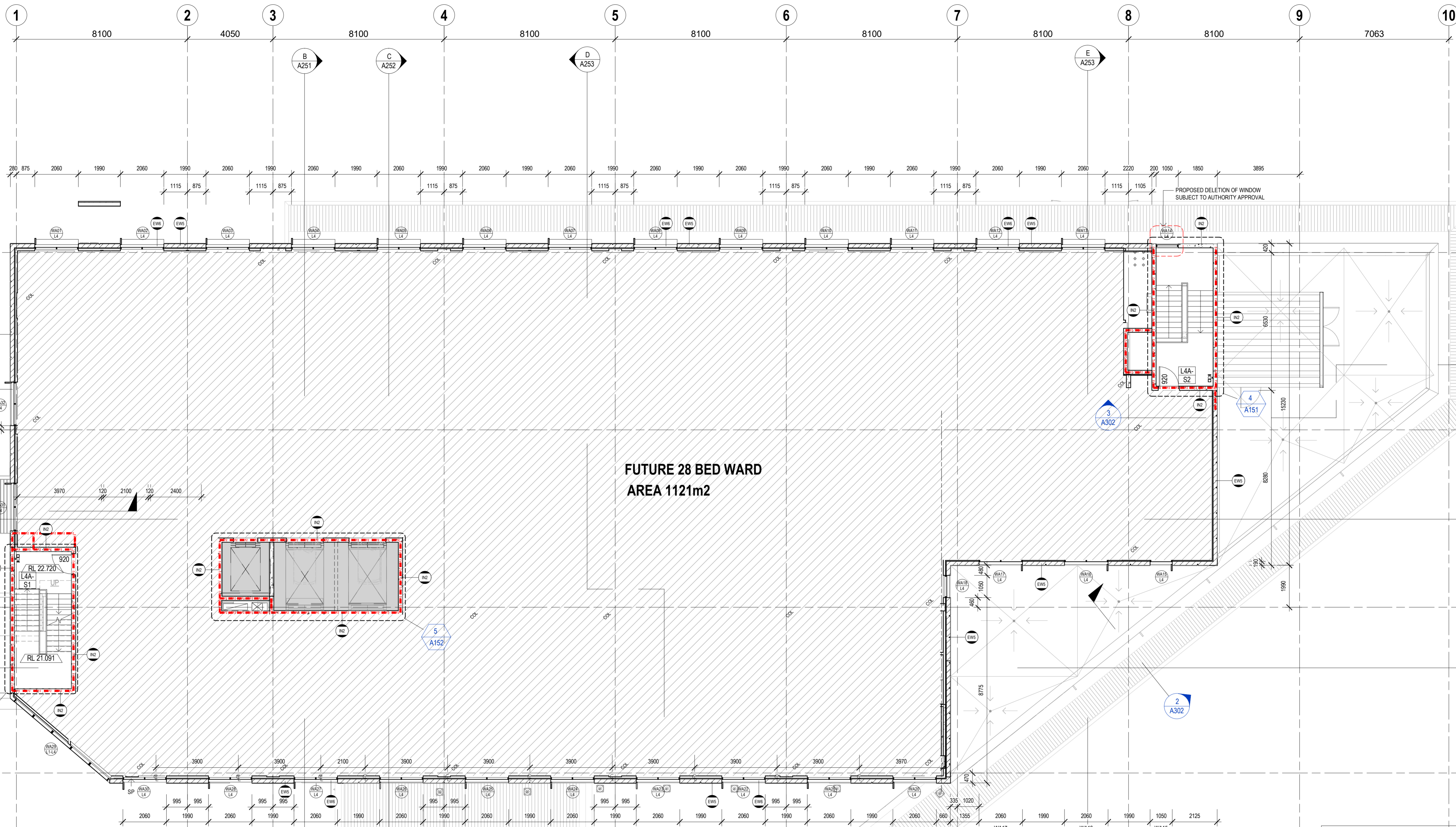
**DRAWING TITLE:**  
PROPOSED LEVEL 3 PLAN - BUILDING A

**SCALE:**  
1 : 100 @ A1

**DRAWING No.:**  
A033

**PROJECT DATE:**  
Issue Date

**REVISION:**  
S



FUTURE 28 BED WARD  
AREA 1121m2

**LEGEND - NOTES**

**REFERENCES:**

- No. → 001 Level → 01 DOOR REFERENCE - REFER TO DOOR SCHEDULE
- No. → 001 Level → 01 SIGN REFERENCE - REFER TO SIGNAGE SCHEDULE
- Level → P1-Z No. → 1 ROOM NUMBER REFERENCE
- No. → W01 Level → 01 WINDOW REFERENCE - REFER TO WINDOW SCHEDULE
- SP SPANDREL PANEL TO BACK OF WINDOW
- CJ CONTROL JOINT
- SMOKE WALL
- 1 HOUR FIRE WALL
- 2 HOUR FIRE WALL
- STAGE 2 WORKS

**PARTITION TYPE: REFER TO DWG A450 & A451**

ISSUE	REVISION	DRN	CHK	APP	DATE
T1	BUILDING PERMIT REVIEW	LB	AR		14.04.2022
A	FOR CONSTRUCTION	LB	AR		02.05.2022
B	ST1 & ST2 DOOR	MM	SS		11.05.2022
C	FOR CONSTRUCTION	LB	AR		24.05.2022
D	ISSUE FOR CONSTRUCTION	LB	AR		21.09.2022
E	CO-ORDINATION	LB	AR		28.02.2023
F	TR REQUEST	MM	SS		01.03.2023
G	NOTES ADDED	MM	SS		13.10.2023
H	STAIR 2 SERVICE RISER ALTERED	MM	SS		27.02.2024
I	100% ISSUE	MM	SS		08.10.2024

**CONSULTANTS:**

**woollam CONSTRUCTIONS**

**marine BUILDING SERVICES BUSINESS**

**NORTHROP**

**HS PC HEALTH ARCHITECTS**

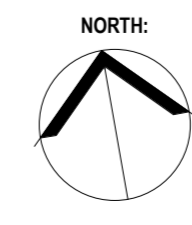
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**PROJECT No.:** 4-19-0012



**PROJECT:** WESTSTATE PRIVATE HOSPITAL

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**CLIENT:** WESTSTATE

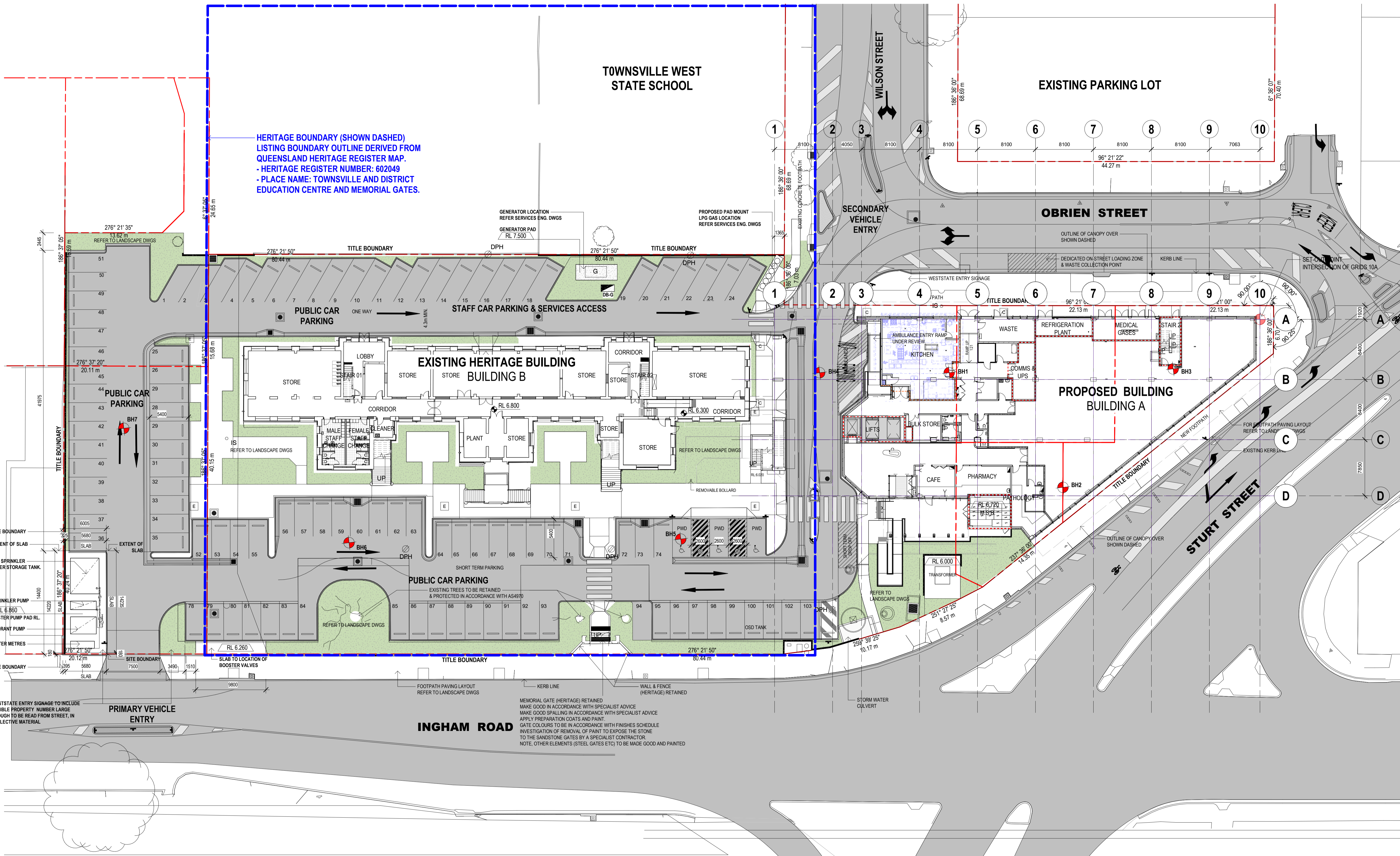
**DRAWING TITLE:** PROPOSED LEVEL 4 PLAN - BUILDING A

**SCALE:** 1 : 100 @ A1

**DRAWING No.:** A034

**PROJECT DATE:** Issue Date

**REVISION:** J



1 PROPOSED GROUND FLOOR SET-OUT PLAN  
Scale 1:250

ISSUE	REVISION	DRN	CHK / APP	DATE
E	ISSUE FOR CONSTRUCTION	LS	AR	21.09.2022
F	PIPE SERVICES AND PIPING LEVELS	LS	AR	27.10.2022
G	LEVEL OF CONCRETE PAD, TO MARK-UP	MM	MS	04.11.2022
H	BOOSTER SLAB UPDATE	JB	AR	19.01.2023
J	BOOSTER SLAB REVISION	JB	AR	23.01.2023
K	ISSUE FOR CONSTRUCTION	JB	AR	25.01.2023
L	GENERAL COORDINATION	LS	AR	08.02.2023
M	10% ISSUE RE-DESIGN	MM	SS	11.08.2023
N	90% ISSUE RE-DESIGN	MM	SS	28.08.2023
P	10% ISSUE RE-DESIGN	MM	SS	09.09.2023

CONSULTANTS:

**woollam** CONSTRUCTIONS

**marine** CONSULTING ENGINEERS ARCHITECTS

**NORTHROP**

**HS PC** HEALTH ARCHITECTS

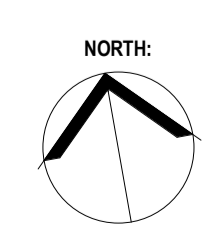
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PROJECT No.: 4-19-0012



PROJECT: WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS: 2,4 Wilson Street, 2A Lainington Road and 763 Sturt Street, West End QLD 4810

CLIENT: WESTSTATE

DRAWING TITLE: PROPOSED GROUND FLOOR SET OUT PLAN

SCALE: 1:250 @ A1

DRAWING No: **A021**

PROJECT DATE: Issue Date

REVISION: **P**

Reference: 26.122r01v02

27 March 2026

Centuria Property Fund Limited  
Level 41, Chifley Tower, 2 Chifley Square  
Sydney NSW 2000

Attention: Sai Sooriakumar, Assistant Development Manager

**Re: Weststate Private Hospital, Townsville – Proposed Increase in Bed Capacity  
Traffic Impact Statement**

Dear Sai,

TRAFFIX has been commissioned to assess the traffic and parking impacts in support of a Development Application (DA) for the proposed increase in bed capacity at the approved Weststate Private Hospital located on the northwest corner of Ingham Road / Sturt Street intersection. The proposed development seeks approval to reconfigure level 4 of the building to accommodate 28 additional beds. The subject site is located within the Townsville City Council (TCC) Local Government Area and has been assessed under that Council's controls.

This statement documents the findings of our investigations and should be read in the context of the accompanying Planning Report, prepared separately.

## ➤ Site and Location

The subject site is located at 37 Ingham Road, West End, formally described as Lot 707 on SP327134, situated on the northwest corner of Ingham Road / Sturt Street intersection.

A Location Plan is presented in **Figure 1**, with a Site Plan presented in **Figure 2**.



**Figure 1: Location Plan**



Figure 2: Site Plan

➤ **Current Development Status**

Approval has been granted by the Planning and Environment Court for the material change of use for a hospital (22 beds), health care services, shop and food and drink outlet, known as “Weststate Private Hospital”, under No. 155 of 2023.

The development involves the construction of a multidisciplinary hospital providing an entry foyer, food services, radiology, PACU, theatres, recovery, CSD, day unit, admissions, administration, cath labs, cardiology consulting, 22 IPU beds, and 4 ICU/CCU bays. Central to the upgrade also includes refurbishment of an existing heritage building which aims to provide ancillary services to the main development including but not limited to administration, back of house, consulting, pharmacy, pathology, staff education, research, staff, and dining lounge.

It is further understood that construction works has commenced on site and the approved building is currently partially completed.

➤ **Description of Proposed Development**

A detailed description of the proposed development is provided in the accompanying Planning Report prepared separately.

In summary, the application seeks approval to reconfigure level 4 of the building to accommodate 28 additional beds, increasing the total bed capacity from 22 to 50. The proposal will also result in an increase of 10 hospital staff, with no change to the number of doctors. All previously approved ancillary services to the main development will also remain unchanged.

All off-street car parking areas, vehicular access arrangements, and loading and servicing provisions are to remain in accordance with the current approval.

➤ **Car Parking Requirements**

The statutory car parking requirements applicable to the subject development have been established with reference to the Traffic and Transport Impact Assessment prepared by Calibre (herein referred to as 'Calibre TIA'), as endorsed by the court (No. 155 of 2023). A summary of the applicable statutory car parking requirements for the modified development is set out in **Table 1**.

**Table 1 – DCP Car Parking Rate and Provisions**

Type	Approved	Proposed (Additional)	Modified DA Sub Total	TCC Provision Rate	Parking Required
Public	22 beds	28 beds	50 beds	1 per 4 beds	13
Staff	90 staff	10 staff	100 staff	2 per 3 staff	67
Doctors	20 doctors	-	20 doctors	1 per doctor	20
<b>Total:</b>					<b>100</b>

It can be seen from **Table 1** that the proposed development is nominally required to provide a total of 100 car parking spaces. In response, the development will retain the approved provision of 103 car parking spaces, thereby satisfying TCC parking requirements.

It is also noted that the site is conveniently located within approximately 350 metres of bi-directional bus stops at the Ingham Road–Church Street intersection, and is well serviced by existing pedestrian and cycling infrastructure. This provides staff and visitors with a range of convenient travel options in addition to private vehicle use.

### Traffic Impacts

An indication of the traffic generation potential of the proposed development is provided by reference to the Calibre TIA.

The Calibre TIA examined the traffic generation data for nine (9) hospital sites with less than 200 beds, and identified the following average trip generation rate in Section 5.4 of the report as endorsed by the court (No. 155 of 2023):

- AM Peak Hour: 2.78 peak hour vehicle trips per hospital bed; and,
- PM Peak Hour: 1.02 peak hour vehicle trips per hospital bed.

Application of the above trip rate to the proposed 50 hospital beds in total (+28) outlined in the development proposal will result in the following traffic generation estimate:

- AM Peak Hour: 139 vehicle trips per hour; and,
- PM Peak Hour: 51 vehicle trips per hour.

The projected increase in traffic generation associated with the proposed development has already been adequately assessed in the Traffic Impact Assessment prepared by UDP (herein referred to as the 'UDP TIA'), dated 15 February 2017. The UDP TIA is also understood to have been considered as part of the Court's determination leading to the grant of development consent (No. 155 of 2023).

The UDP TIA assessed traffic impacts based on 136 vehicle trips during the AM peak hour and 167 vehicle trips during the PM peak hour. These volumes are broadly consistent with the trip generation expected for a development comprising a total of 50 hospital beds in the AM peak hour and are considered conservative for the PM peak hour as outlined above.

On the above basis and noting the court's prior endorsement of the current development approval for 22 hospital beds, the proposed development is expected to operate satisfactorily and in accordance with its current development consent.

➤ **Conclusion**

On the basis of the above, the proposed increase in bed capacity at the approved Weststate Private Hospital from 22 beds to 50 beds with a corresponding increase of 10 hospital staff in our view is considered supportable for a traffic engineering perspective.

We trust the above is of assistance and request that you contact the undersigned should you have any queries or require any further information. In the event that any concerns remain, we request an opportunity to discuss these with Council officers prior to any determination being made.

Yours faithfully,

**Traffic**



Thomas Yang  
**Executive Engineer**



8 April 2026

STP Consultants  
Level 3, 382 Sturt Street  
Townsville QLD 4810  
Attention: Aaron Shuttleworth

Dear Aaron

**WESTSTATE PRIVATE HOSPITAL TOWNSVILLE  
UPDATED WATER & SEWER ASSESSMENT – ADDITIONAL HOSPITAL BEDS**

DPM Water Pty Ltd undertook the water supply and sewage system hydraulic assessment of the existing Townsville City Council infrastructure to cater for the proposed Weststate Private Hospital at 37 Ingham Rd in West End. This previous assessment was undertaken in 2022 and detailed in the “Townsville Weststate Private Hospital (Ingham Rd, West End) – Updated Water Supply & Sewerage Planning Report – Revised Water Upgrade Works (3 Feb 2022)”.

The previous assessment included the planned upgrades to the existing water and sewer infrastructure which have now been constructed. The previous assessment was also based on there being 22 hospital beds on the fourth floor of the new hospital.

The hospital now intends to have 28 beds on the fourth floor (being an increase of 6 beds).

To assess the capacity of the existing Townsville City Council water and sewer network to cater for the additional 6 hospital beds on the fourth floor, a revised hydraulic assessment has been undertaken.

The revised assessment is detailed in the “Townsville Weststate Private Hospital (Ingham Rd, West End) – Updated Water Supply & Sewerage Planning Report – Revised Water Upgrade Works (8 April 2026)” report. The revised hydraulic assessment has shown that the existing water and sewer network (including the upgrades that have already been constructed for this project) are able to cater for the additional water demands and sewage flows from the additional 6 hospital beds. No additional upgrades are required to service the additional proposed hospital beds on the fourth floor of the new hospital building.

Reference should be made to the April 2026 hydraulic assessment report for specific details of the assessment and capacity of the existing water and sewer infrastructure.

Yours faithfully

**Desmond Moseley**  
**Manager/Senior Engineer**  
**DPM Water Pty Ltd**



# **TOWNSVILLE WESTSTATE PRIVATE HOSPITAL (INGHAM RD, WEST END)**

## **UPDATED WATER SUPPLY & SEWERAGE PLANNING REPORT REVISED WATER UPGRADE WORKS**




**Date: 8 April 2026  
(Revision C)**

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## APPENDICES

Appendix A	Development Plans
Appendix B	Water Network Model Figure & Results
Appendix C	Fire Hydrant Test Results
Appendix D	Sewer System Capacity Assessment

<b>REPORT AUTHORISATION</b>				
Revision	Revision Date	Details	Prepared by	Signature
A	23/11/2021	Original Report	Desmond Moseley (RPEQ 7565)	
B	3/02/2022	Updated report with revised fire hydrant testing and water modelling assessment	Desmond Moseley (RPEQ 7565)	
C	08/04/2026	Updated Report (Increased number of hospital beds)	Desmond Moseley (RPEQ 7565)	

## 1 INTRODUCTION

The former West End state school site at the intersection of Inghan Rd and Sturt St is to be redeveloped into a private hospital. The hospital site will include the refurbishment of the existing heritage school building along with a new hospital and medical services building. The proposed development will involve the following:

- A new hospital facility that will be a four story building that will include:
  - Ground floor ancillary medical services such as medical imaging, pathology, pharmacy, café etc.
  - First floor that will have a day theatre and two operating theatres with a total of 19 medical bays/beds.
  - Second floor that will have 5 operating theatres with a total of 13 medical bays/beds.
  - Third floor that will have 22 hospital beds and 4 intensive care beds.
  - The fourth floor with 28 hospital beds.
- The conversion of the heritage school to be a teaching facility containing:
  - Ground floor having amenities and children play areas.
  - First floor having 9 classrooms and associated amenities.
  - Second floor having 12 classrooms and associated amenities.
  - It is estimated that a maximum of 200 students.

The latest versions of the development plans are included in Appendix A. There are likely to be minor adjustments to the plans as part of the detailed design/refurbishment assessment but will be similar to the plans and usages provided in Appendix A.

To ensure the private hospital facility can be serviced by with a potable water supply and sewage system, an assessment of the system capacities have been undertaken. This report summarises the assessment of the existing water and sewerage network with this illustrating:

- The private hospital is able to be serviced with peak hour water demands and 30 l/s commercial fire flows from the existing DN150 and DN100 water mains that service the site. The water service connection and fire system connection will be from the existing DN100 PVC water main along the Inghan Rd frontage of the site. The fire system for the site will include storage tanks and a fire booster pump assemble generally as per the services drawing provided in Appendix A.
- A new DN150 water main will be required along O'Brien St to connect to the existing DN100 AC water main on Wilson St. This new water main works also includes a short section of replacement DN150 water main under the O'Brien St/Sturt St/Greenslade St intersection to connect back to the existing DN150 main on Sturt St. This new DN150 water main is required as the development will have a section of existing DN100 AC main that currently services Wilson St removed.

- The water capacity assessment has been performed against Council standards and has not assessed the specific building code fire system requirements for the hospital site. The building code fire system requirements will need to be confirmed as part of the building detailed design and hydraulic approvals, which will require the site to have its own fire storage tank and booster pump system.
- The existing site is serviced with two separate sewer lines that are both DN150 sewers that run through the site. As agreed with Council, one of the sewer lines is to be re-aligned along O'Brien St to divert it around the new hospital building. The DN150 diversion sewer along with the existing DN150/225/300 sewers to MH 2/6B on Parks St (PS 6B site) have capacity for the additional sewage loads from the proposed private hospital. The existing DN150 sewer from MH 3/6B5 to MH 12/6B has capacity to service the redevelopment of the heritage school building.

The water network modelling and sewer system capacity assessment undertaken for this development is summarised in the following report sections.

The previous versions of this report (Revision A dated 23<sup>rd</sup> November 2021 and Revision B dated 3<sup>rd</sup> March 2022) and the has been updated based on the inclusion of the water demands and sewage loads from the future development of Level 4 of the hospital building, being 28 hospital beds.

Figure 1.1 below illustrates that location of the private hospital which shows that the new hospital building is almost completed.



**Figure 1.1 – Private Hospital Site**

## 2 POPULATION ASSESSMENT

The following section provides the population assessment for the proposed private hospital site on Ingham Rd. The equivalent population assessment has been developed based on the unit rates detailed in “Table 8.1 – Infrastructure Demand Unit Rates” of the Local Government Infrastructure Plan – DSS, Definitions & Demands (April 2017) that is extrinsic referenced material to the Townsville CityPlan.

The population assessment includes the extent of the current hospital development works along with the future planned hospital beds that will be provided on Level 4 of the new hospital building.

**Table 2.1 – Water Equivalent Population Assessment**

	Area/Number	Rate	EP
<b>Ground Floor Ancillary Medical Services</b> (Note 1)	750 m <sup>2</sup> (GFA)	1.35 EP/100m <sup>2</sup>	10.1 EP
<b>First &amp; Second Floor Medical Bays</b>	32	2.5 EP/bed	80 EP
<b>Third Floor Hospital Beds (22 beds &amp; 4 ICU beds)</b>	26	2.5 EP/bed	65 EP
<b>Future Fourth Floor Hospital Beds</b>	28	2.5 EP/bed	70 EP
<b>Heritage Building Students</b>	200	0.28 EP/student	56 EP
<b>Adopted Equivalent Population</b>			281.1 EP

**Table 2.2 – Sewage Equivalent Population Assessment**

	Area/Number	Rate	EP
<b>Ground Floor Ancillary Medical Services</b> (Note 1)	750 m <sup>2</sup> (GFA)	1.88 EP/100m <sup>2</sup>	14.1 EP
<b>First &amp; Second Floor Medical Bays</b>	32	2.5 EP/bed	80 EP
<b>Third Floor Hospital Beds (22 beds &amp; 4 ICU beds)</b>	26	2.5 EP/bed	55 EP
<b>Future Fourth Floor Hospital Beds</b>	28	2.5 EP/bed	70 EP
<b>Heritage Building Students</b>	200	0.43 EP/student	86 EP
<b>Adopted Equivalent Population</b>			315.1 EP

Note 1 – The equivalent population for the laundry and kitchen areas on the ground floor are included in the 2.5 EP/bed for the hospital. The GFA includes the public lobby along with the ancillary medical services on the ground floor.

2 – The 2.5 EP/bed is consistent with the water demand and sewage generation detailed in Table A of “Planning Guidelines for Water Supply and Sewerage (Department of Energy & Water Supply)” and what has been adopted for other hospitals in Townsville.

The above equivalent population assessment has been used in the water supply and sewer system capacity assessment for the proposed private hospital.

### 3 WATER SUPPLY PLANNING

#### 3.1 Water Demand

Water demands have been calculated in accordance with Townsville City Council planning scheme and CTM Code. The following table provides the “commercial” water demands per equivalent population which are applicable to the various uses and functions of the private hospital. This peak hour demand is based on the “commercial” demand diurnal pattern included in the CTM Code that has a peaking factor of 1.5.

**Table 3.1 - Commercial Water Demands (per EP)**

Parameter	Unit Demand	Peaking Factor
Average Day (AD)	600 L/day/EP	
Mean Day Max Month (MDMM)	900 L/day/EP	1.5 AD
Peak Day (PD)	1125 L/day/EP	1.25 MDMM
Peak Hour (PH)	0.0195 L/s/EP	1.50 PD

The above peak hour water demands for the private hospital facilities are therefore 281.1 EP x 0.0195 l/s/EP = 5.48 l/s.

In addition to the above, as the development is commercial use a 30 l/s fire flow is applicable in accordance with Council’s planning and design guidelines. The TCC standards is for the 30 l/s to be provided from up to three hydrants concurrently.

It is noted that the Building Code may require a different fire flow requirement depending on the actual building classification. This assessment has not specifically assessed the performance against the building code requirements, however it is noted that the facility will have a fire storage tank and booster pump assemble off the existing Ingham Rd water main. The proposed location and general arrangement of the fire tanks and booster pump assemble is illustrated on the hydraulics drawing that is provided in Appendix A.

#### 3.2 Water Supply Assessment & Network Modelling

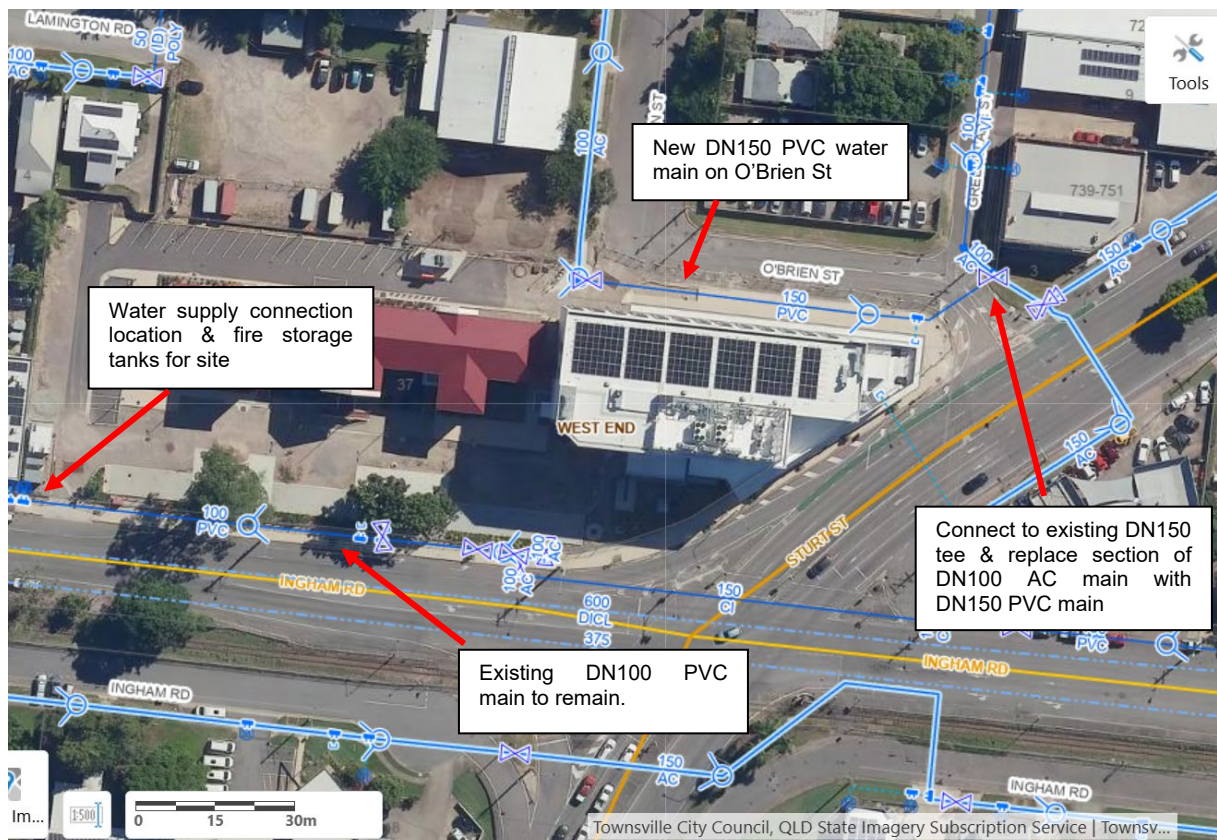
The existing site for the private hospital is at the intersection if Ingham Rd and Sturt St in West End. This area is serviced with a water network as follows:

- Water is generally supplied from the Bottom City Reservoir that is located to the north east of the site on Walker St, near the intersection with Jones St.
- Water is delivered from the reservoir to the south via a DN400 Cast Iron outlet main to Sturt St. The DN400 CI main extends to the south west along Sturt St to the intersection with Fletcher St where the main splits into a DN400 CI and DN375 AC/CI pipe that both then continue to the south west along Sturt St to the intersection with Morris St. The parallel DN400 CI and DN375 AC mains then extend along Morris St to the intersection with Flinders St where they connect into the reticulation network. A new DN600 DICL main that was constructed along Ingham Rd and Flinders St as part

of the CBD Utilities Upgrade project and also connects into the reticulation network at the Flinders St/Ingham Rd intersection.

- The CBD Utilities Upgrade project was undertaken from 2016 to 2018 and involved the replacement of much of the old cast iron and AC reticulation water mains in the CBD area with DN150 PVC pipes. These replacement water mains extended along Flinders St and Sturt St to Morris St which is only one block away from the proposed private hospital site.
- A DN150 AC main is located along the northern side of Sturt St from the Morris St intersection to the Greenslade St intersection, with a final short section of DN100 AC main crossing under Greenslade St to the eastern corner of the private hospital site.
- A DN100 PVC main runs along Ingham Rd from the intersection with Church St to the east to the intersection of Ingham Rd (and the former intersection with Wilson St, now part of the hospital site). This main briefly becomes a DN150 CI pipe under the Sturt St intersection and then continues as a DN100 PVC main to the east to the Flinders St intersection where it connects into the new DN150 PVC reticulation network as part of the CBD utilities project.

The extract from the Council GIS below illustrates the existing water infrastructure that services the private hospital site.



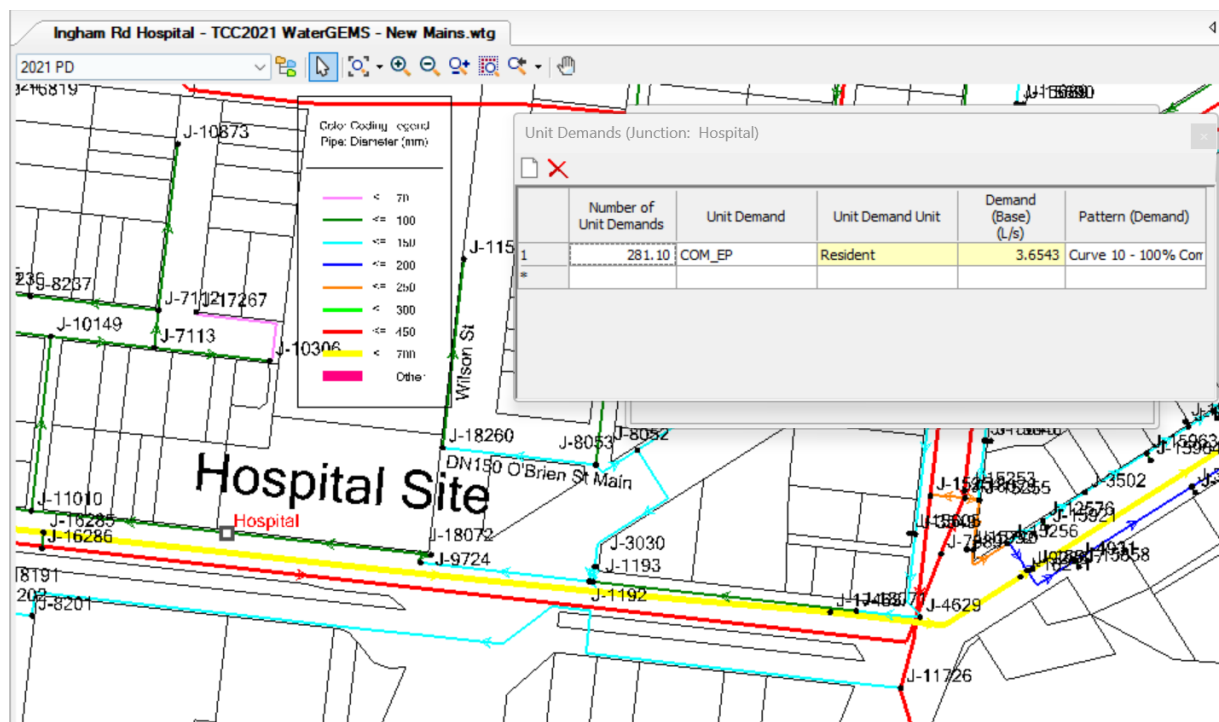
**Figure 3.1 – Existing Water Infrastructure Plot**

To enable the private hospital site to be serviced with a reticulated water supply and fire flows the following water infrastructure works were undertaken in 2022:

- New DN150 water main along Greenslade St & O'Brien St:

- Connects to the DN150 water main crossing of Greenslade St intersection with Sturt St.
- Extend to the west along O'Brien St to connect to the existing DN100 AC water main at the intersection of O'Brien St and Wilson St.
- This water main is needed to provide the required water demands and fire flows to Wilson St once the existing DN100 AC main through the hospital site is removed.
- No new water main is required along the Ingham Rd frontage of the hospital site. This is based on:
  - The existing DN100 PVC main along the Ingham Rd frontage of the site was constructed in 2016 by Council to replace the old DN150 CI water main that was located under the parking lane of Ingham Rd.
  - Fire hydrant testing done at 7pm (refer Premier fire report in Appendix C) has illustrated the existing water network is readily able to provide the 30 l/s fire flows from two hydrants on the Ingham Rd frontage of the development. The hydrant testing showed the residual pressure being 370 kPa with two hydrants delivering a combined flow of 30 l/s.
  - The location of the water service and fire system offtake being confirmed. The water supply offtake is to be on the DN100 PVC water main on Ingham Rd (western end of the site) as per the services plan provided in Appendix A.

The following extract from the WaterGEMS model illustrates the new water main on O'Brien St along with the 281.1 EP loading applied to the DN100 PVC water main on Ingham Rd.



**Figure 3.2 – WaterGEMS Model with Hospital EP Loading**

The WaterGEMS network modelling has been run to assess the capacity of the water network to service the proposed development. The modelling was undertaken using the updated Council's WaterGems network model (that includes all the new CBD Utilities

upgrade project water mains) for both the peak hour demands and fire flows. The WaterGems figure and results table are provided in Appendix B.

The WaterGems network modelling results with the inclusion of the private hospital commercial water demands shows:

- The existing reticulation network that feeds water to the private hospital site including the existing DN100 PVC water main along Ingham Rd is adequately sized to service the development with peak hour and fire flows.
- The peak hour water pressures at 12 noon (ie the peak commercial water demand period for the private hospital site) are reduced to 530 kPa. This meets the minimum water pressure requirement of 220 kPa. This water pressure value is consistent with the original fire hydrant testing results that showed a static pressure of 550 kPa (test done at 11am).
- The peak hour pressures at 7 pm (ie the peak residential demand period) are reduced to 508 kPa. This also meets the minimum pressure requirement of 220 kPa. This is consistent with the latest fire hydrant testing that showed a static pressure of 500 kPa (test done at 6pm).
- The headloss gradient along the existing DN100 PVC water main along Ingham Rd and the proposed replacement DN150 PVC water mains on O'Brien St are all below 0.005 m/m and have a velocity of less than 0.52 m/s during the peak commercial water demands to the hospital site. This meets Council standards of 0.005 m/m and 2.5 m/s respectively.
- With the inclusion of the 30 l/s fire flow on the existing DN100 PVC water main on Ingham Rd (ie at the western end of the site where the planned fire offtake to fire tank will be located) the water pressures are reduced to 389 kPa within the water main. This is the pressure at 7pm and is concurrent with the peak residential demand period and meets the minimum pressure requirement of 120 kPa. This modelled fire flow pressure is consistent with the hydrant testing that showed a residual pressure of 370 kPa.
- The velocity along the existing DN100 PVC water main along Ingham Rd with the current peak hospital water demands and the 30 l/s fire flow is 2.63 m/s. This is below the CTM code standard of a maximum of 4.0 m/s velocity during fire flows.

The above water network modelling shows that the proposed private hospital development is able to be serviced with a reticulated water supply that meets Council's standards. The water modelling results are provided in Appendix B.

Fire hydrant testing was previously conducted at 7pm on 1<sup>st</sup> February 2022 are provided in Appendix C. These results illustrate the existing water network on Ingham Rd is able to provide the 30 l/s fire flow from two hydrants running concurrently with the residual pressure being 370 kPa.

Previous fire hydrant testing was conducted in 2020 for this project was only based on a single hydrant running and was undertaken at 11am. The previous testing showed the

system was able to provide 25 l/s @ 300 kPa. The fire hydrant test results from the 2020 testing are also provided in Appendix C.

The historical fire hydrant testing of the existing hydrant on Wilson St only showed a fire flow performance of 15 l/s @ 70 kPa. This is due to the hydrant being on an old DN100 AC pipe. A new DN150 PVC main has subsequently been constructed along O'Brien St to connect to the existing DN100 AC main in Wilson St and will therefore improve its fire system performance to meet Council standards.

The above water capacity assessment has been performed against Council standards and has not assessed the specific building code fire system requirements for the hospital site. The building code fire system requirements will need to be confirmed as part of the building detailed design and hydraulic approvals and will require a fire tank and booster pump assemble as illustrated on the services drawing provided in Appendix A.

## 4 SEWAGE SYSTEM PLANNING

The existing site for the proposed private hospital is currently serviced with a reticulated gravity sewer. Sewage from the private hospital development will be directed to two different sewer lines as follows.

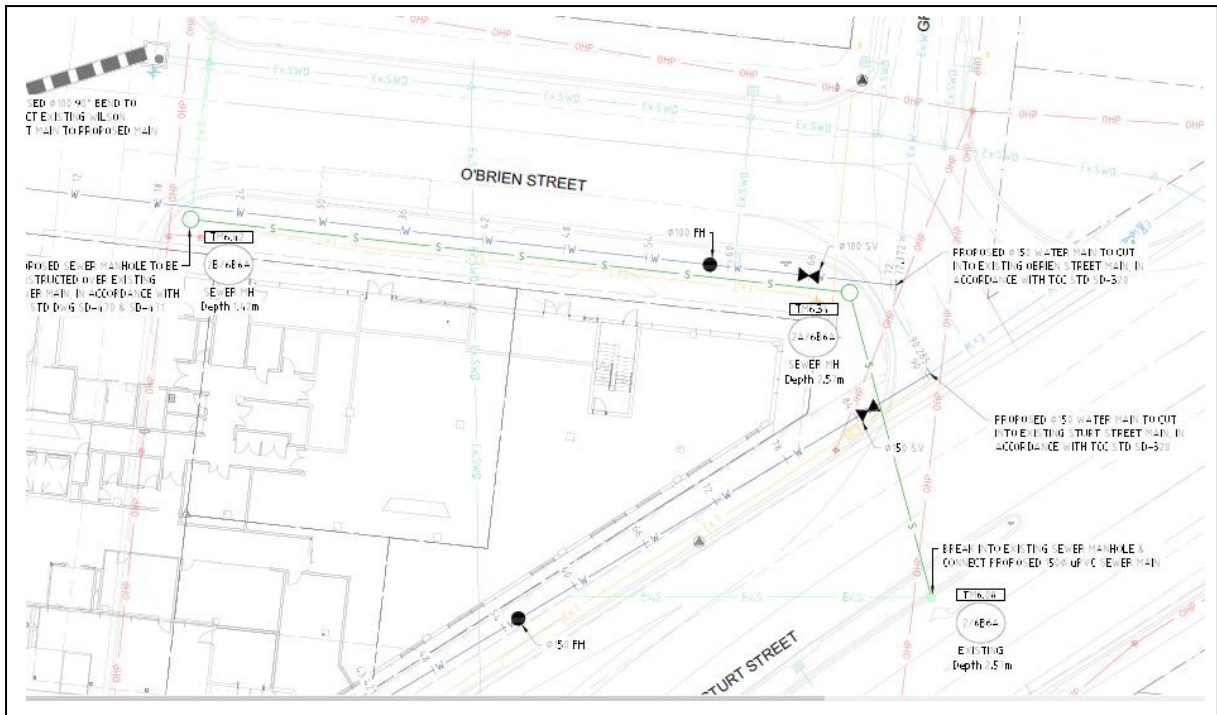
The sewage flows from the re-development of the heritage school building will be directed to the existing DN150 relined sewer to the west of the building. This is where the existing sewer connection from the school building is directed and involves:

- The 86 EP from the refurbishment of the heritage school building will be directed to the existing DN150 relined sewer between existing MH 3/6B5 and MH 2/6B5 that is located on the western side of the heritage building.
- The existing DN150 sewer extends to the south to MH 12/6B that is located on the western side of Sturt St and northern side of Livingstone St. The sewer increases to a DN225 relined pipe at this maintenance hole.

The gravity sewer system that will service the new private hospital site will involve:

- The 229.1 EP from the proposed new private hospital development will be directed to a new MH 2B/6B6A that has been constructed over an existing DN150 sewer that runs to the south along Wilson St.
- This new MH 2B/6B6A is located at the intersection of Wilson St and O'Brien St so that a new DN150 PVC sewer is extend to the east along O'Brien St to divert sewage around the new private hospital site.
- DN150 PVC diversion sewer has been constructed to the east along O'Brien St with a new MH 2A/6B6A constructed at the intersection of O'Brien St, Greenslade St and Sturt St. A new DN150 PVC sewer has been extended to the south east to connect to existing MH 2/6B6A that is located in the central traffic island of Sturt St.
- Existing DN150 relined sewer from MH 2/6B6A to the east and then south to existing MH 17/6B that is located on Charters Towers Rd to the south of the Ingham Rd intersection.
- Existing DN225 relined sewer from MH 17/6B to the west to existing MH 12/6B that is located to the west of Sturt Drv and north of Livingstone St. This MH 12/6B also has an existing DN150 relined sewer connecting from the north which will have the sewage flows from the redevelopment of the heritage school site (as noted above).
- The DN225 relined sewer extends to the west from MH 12/6B to MH 3/6B that is located at the southern end of Church St (near the intersection with Shaw Rd). MH 3/6B is the start of the DN300 trunk sewer that extends to the west and onto PS 6 that is located at the southern end of Parkes St.

The following Figure 4.1 is a plot from the early works design drawings for the private hospital site showing the proposed DN150 diversion sewer along O'Brien St. The full design drawing and sewer long section is provided in Appendix A.



**Figure 4.1 – Extract of the DN150 Diversion Sewer Design**

The capacity of the DN150 diversion sewer and the existing DN150/225/300 gravity sewer system to MH 1/6B (being the DN300 trunk sewer to PS 6) to service the proposed private hospital is provided in the following section.

#### 4.1 Sewage Infrastructure Capacity

The capacity of the existing gravity sewer system to service the private hospital was assessed using the SewerGEMS model of Townsville.

The additional sewer equivalent population loading has been applied to the following maintenance holes:

- The 86 EP from the refurbishment of the heritage school building has been applied to existing MH 3/6B5 that is located on the western side of the heritage building.
- The 229.1 EP from the proposed new private hospital development will be directed to a new MH 2B/6B6A at the intersection of Wilson St and O'Brien St. This is the DN150 sewer diversion around the private hospital site.

The extract from the SewerGEMS model on Figure 4.2 below illustrates the planned diversion sewer and existing gravity sewers that will service the private hospital site.

Figure 4.3 and Figure 4.4 below illustrates the additional equivalent population loading applied to MH 3/6B5 and MH 2B/6B6A.

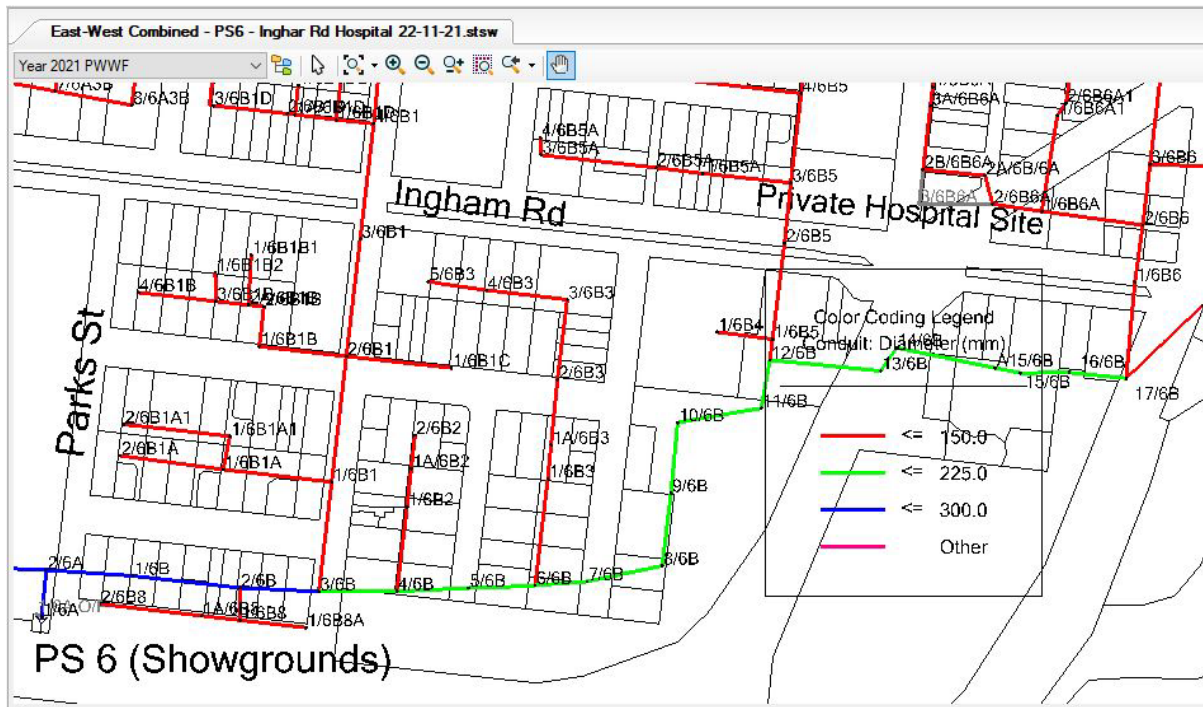


Figure 4.2 – SewerGEMS Model Figure Extract

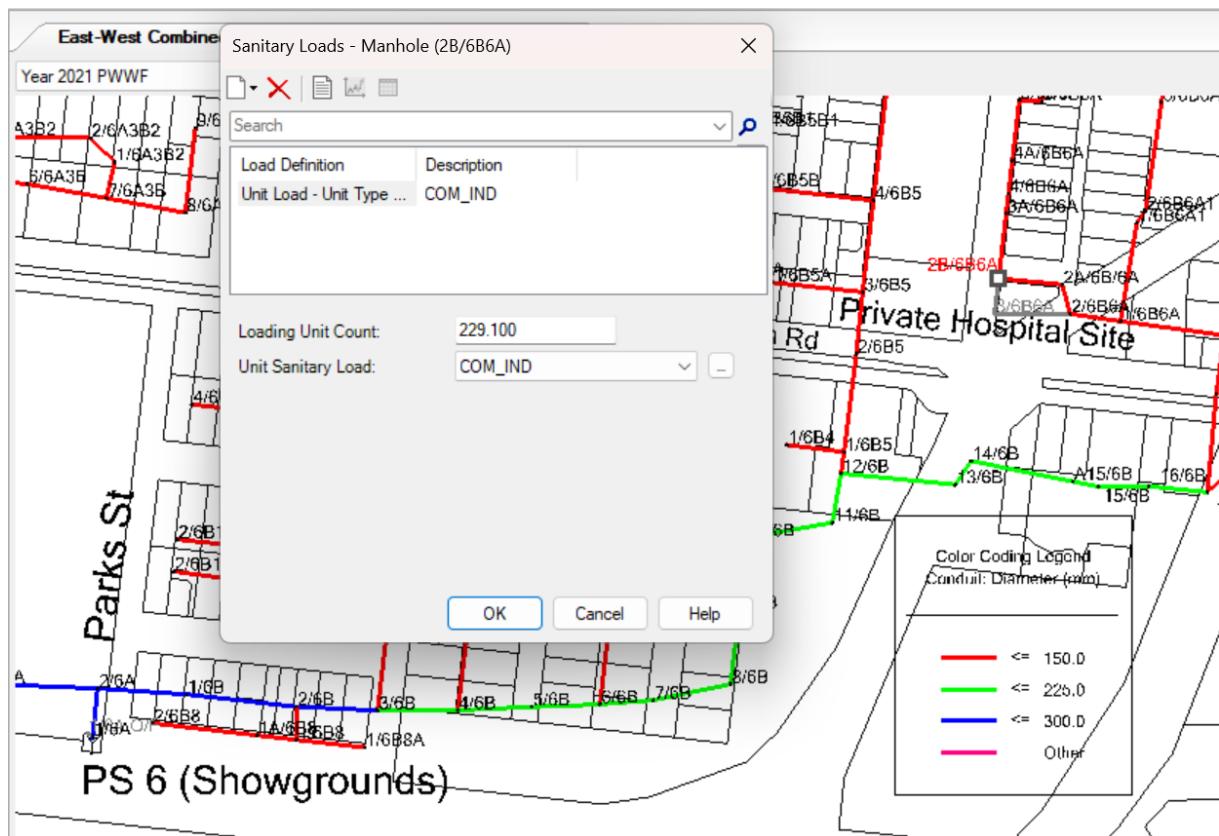
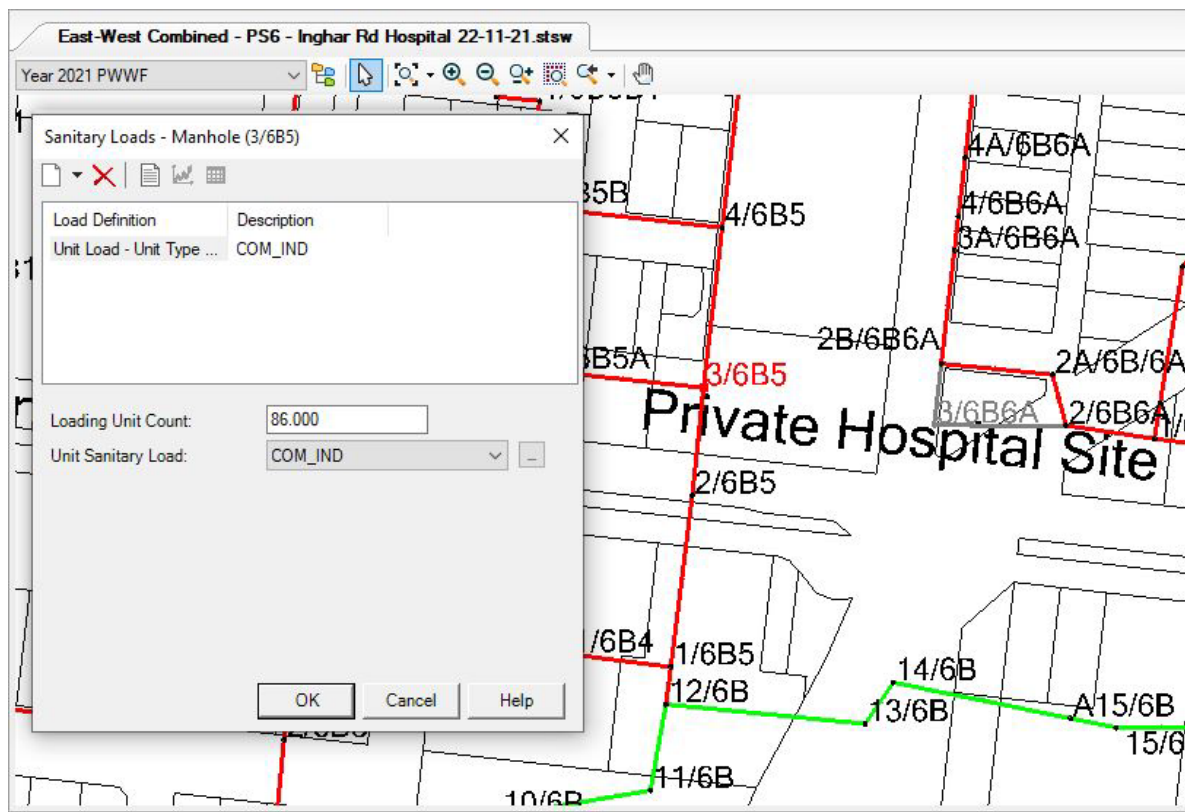


Figure 4.3 – SewerGEMS Model Equivalent Population Loading - Hospital



**Figure 4.4 – SewerGEMS Model Equivalent Population Loading – Heritage Building**

With the inclusion of the additional equivalent population loading on the existing gravity sewer system, the SewerGEMS model has illustrated:

- The planned DN150 diversion sewer from new MH 2B/6B6A to MH 2/6B6A in Sturt St flows up to 44% full for peak wet weather flows.
- The existing DN150 sewer from MH 2/6B6A to MH 17/6B flows up to 71% full for the peak wet weather flows. This is based on the concurrent fully occupied hospital and ancillary medical facilities and peak wet weather flows in the existing sewer system. This is an upper flow assessment and shows the existing DN150 sewer meets TCC standards of flowing up to 75% full.
- The existing DN225 sewer from MH 16/6B to MH 3/6B at the southern end of Church St flows up to 61% full. This sewer includes the flows from both the private hospital and the re-development of the heritage school building.
- The existing DN300 trunk sewer from MH 3/6B to MH 2/6A on Parks St flows up to 47% full. It is noted that TCC has plans for the construction of a replacement PS 6 (Showgrounds) that will pump along a diversion rising main to the Cleveland Bay STP. The timing for the construction of the replacement pump station and diversion rising main is not certain.
- The assessment shows that the existing reticulation sewer system that will service the proposed private hospital site flow within the 75% maximum flow depth design standard for gravity sewers.

The following Figure 4.5 provides the flows and performance of the existing gravity sewer system with the inclusion of the additional loading from the private hospital site. A larger version of the modelling results is provided in Appendix D.

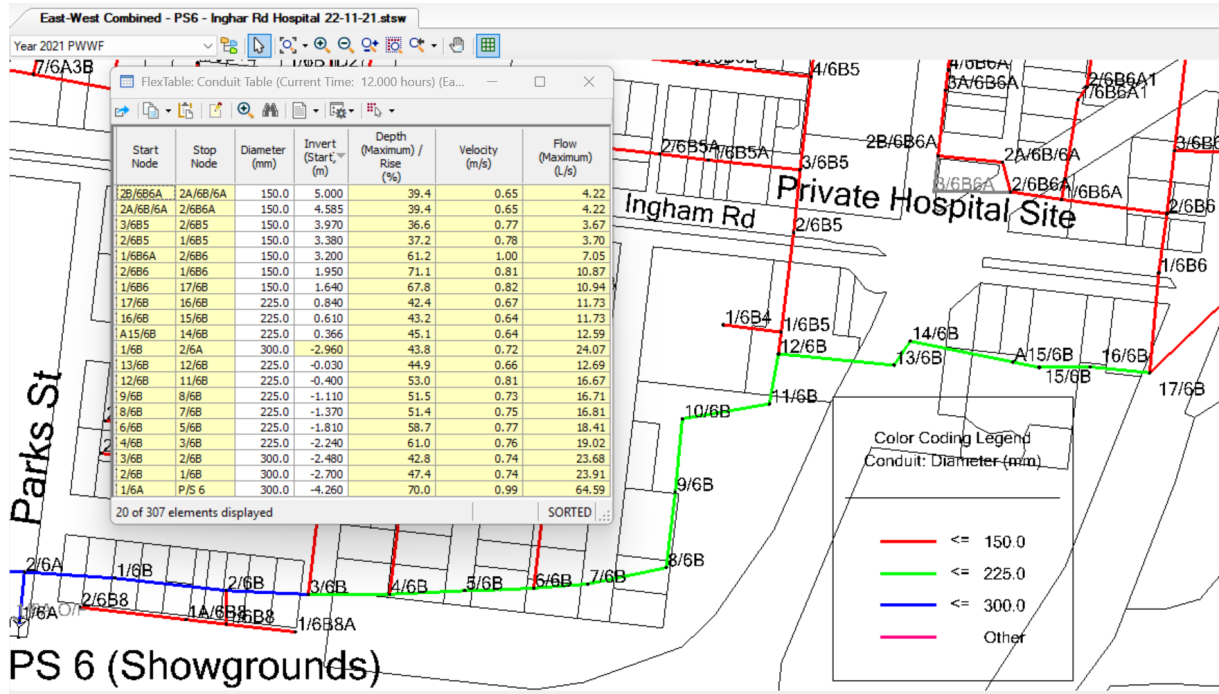


Figure 4.5 – SewerGEMS Modelling Results

The sewer system modelling has illustrated that the existing sewer system is able to service the proposed private hospital site.

# **APPENDIX A DEVELOPMENT FIGURES**



1 ELEVATION - SOUTH  
Scale 1:100

**GENERAL NOTES:**

- PRE CAST CONCRETE PANELS:
  - ALLOW FOR 'REKL' FORM LINER EMBOSSED PATTERN TYPE 1 (TBC) TO PANELS ABOVE & BELOW WINDOWS.
  - ALLOW FOR 'REKL' FORM LINER EMBOSSED PATTERN TYPE 2 (TBC) TO GENERAL PANELS J.E. ALL PANELS OTHER THAN TYPE 1 PANELS.
  - ALLOW FOR AN APPROVED FINE TEXTURED MINERAL PAINT FINISH EQUAL TO 'KEIM ROYALAN, MINIMUM 2 COATS TO ALL PRECAST PANELS. ALLOW FOR 2 CONTRASTING COLOURS FOR THE DIFFERENT PANEL PATTERN TYPES.
  - ALLOW FOR ALL CLEANING AND PREP OF THE PRECAST PANELS AND MAKING GOOD OF THE ALL SURFACE VOIDS.
  - ALLOW FOR ALL MECHANICAL SERVICES PENETRATIONS IN EXTERNAL WALLS, INCLUDING CYCLONE COMPLIANT LOUVRED GRILLES COLOUR MATCHED TO PANEL COLOURS.

**GENERAL NOTES:**

- WINDOWS & GLAZED DOORS:
  - ALL GLAZING TO COMPLY WITH SECTION J ESD REPORT REQUIREMENTS. TO BE TINTED GLASS IN ACCORDANCE WITH APPROVED DA DOCUMENTS
  - SPANDREL GLAZING TO BE OPAQUE COLOUR BACKED OF SELECTED COLOUR AND COMPLIANT WITH SECTION J ESD REPORT REQUIREMENTS
  - WINDOW FRAMES COLOUR TBC ANODISED ALUMINIUM 150MM SECTION EQUAL TO 'CAPRAL 419 FLUSHLINE SERIES. TRANSOMS TO BE STRUCTURAL GLAZING PROFILE
  - WINDOW FRAMES TO OPERATING THEATRES, ICU BAYS AND RECOVERIES TO BE PROVIDED WITH HINGED INTERNAL JOCKEY SASHES
  - WINDOWS WITH JOCKEY SASHES SHALL BE PROVIDED WITH INTERSTITIAL, DUAL ROLLER BLINDS, IN TRACKS.
  - ALL OTHER WINDOWS TO LEVEL 1, 2 & 3 TO BE PROVIDED WITH MANUALLY OPERATED DUAL ROLLER BLINDS, IN TRACKS. ONE BLIND TO PROVIDE COMPLETE BLOCK OUT AND THE OTHER A PERFORATED SCREEN.
  - FULL HEIGHT GLAZING TO BE PROVIDED WITH DECAL TRANSFER MANIFESTATIONS AT 900MM TO 1000MM ABOVE FLOOR LEVEL.

- BUILDING SIGNAGE:
  - ALLOW FOR ILLUMINATED SIGNAGE TO FAÇADE IN ACCORDANCE WITH DA APPROVALS
- FACE BRICK
  - FACE BRICK TO BE GLAZED PRESSED BRICKS IN A STACK BOND. TO BE SELECTED.
- CEMENT SHEET PANELS:
  - TO BE HARDIES 12MM EXOTEC SYSTEM FOR CYCLONIC CONDITIONS WITH ACRYLIC RENDER FINISH
- IN SITU CONCRETE AND CONCRETE BLOCK FAÇADE ELEMENTS (COLUMNS & SHEAR WALLS)
  - TO BE FINISHED WITH ACRYLIC RENDER EQUAL TO UNITEK 109 ROLL-ON MEDIUM TEXTURED COATING.

- ROOF:
  - ROOF DECK TO BE STRAMIT SPEED DECK ULTRA OR LYSAGHT KLIP-LOK CLASSIC 700, BMT0.48, COLOURBOND ULTRA FINISH. ALL FIXINGS TO BE IN ACCORDANCE WITH CYCLONIC CONDITION REQUIREMENTS.
  - FLASHINGS, GUTTERS, PARAPET CAPPINGS ETC TO MATCH ROOF.
  - MEMBRANE ROOFING TO BE AN APPROVED PROPRIETARY TRAFFICABLE SYSTEM. PATIENT TERRACE TO BE PROVIDED WITH COLOURED CONCRETE PAVERS ON ADJUSTABLE HEIGHT PEDESTALS.
  - ALLOW FOR ROOF WALK WAYS AS REQUIRED TO ACCESS PLANT DECK AND OTHER MECHANICAL PLANT.
  - ALLOW FOR ROOFING ANCHORS FOR ROOF MAINTENANCE AND ROOF SAFETY RAIL ANCHORS FOR WINDOW / FAÇADE CLEANING.

**WINDOW CODES - GLASS CODES**

GV1	VISION GLASS - COLOR TBC
GM	MIRROR GLASS - COLOR TBC
GSM	MIRROR SPANDREL GLASS - COLOR TBC
GS	SPANDREL PANEL - GLASS - GLAZING COLOR TBC
AL1	ALUMINIUM FRAMED FIXED WINDOWS
AL2	ALUMINIUM FRAMED CASEMENT WINDOWS
AL3	ALUMINIUM FRAMED FIXED CURTAIN WINDOWS

Tag	DESCRIPTION
BWK001	FACE BRICKWORK - 230x110x76mmH
PC001	PRECAST CONCRETE PANELS( LIGHT BROWN COLOR)
PC002	PRECAST CONCRETE PANELS( BROWN COLOR)
EXL001	VERTICAL METAL BLADE
EXL002	EXTERNAL VERTICAL SHADE
EXL003	VERTICAL METAL SCREEN
RFS001	FIBRE CEMENT CLADDING(GREY COLOR)
PAINT001	CHARCOAL

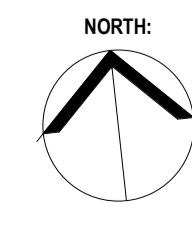
ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUE FOR INFORMATION	SA	SS	30/10/2020
1	ISSUE	SA	SS	30/10/2020
2	COORDINATION ISSUE	SS	AR	21/10/2021

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REASON FOR ISSUE  
**PRELIMINARY**  
 THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MOVING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.: 4-19-0012



PROJECT: WESTSTATE PRIVATE HOSPITAL  
 PROJECT ADDRESS: 2, 4 Wilson Street, 2A Lainington Road and 763 Stun Street, West End QLD 4810  
 CLIENT: Owner

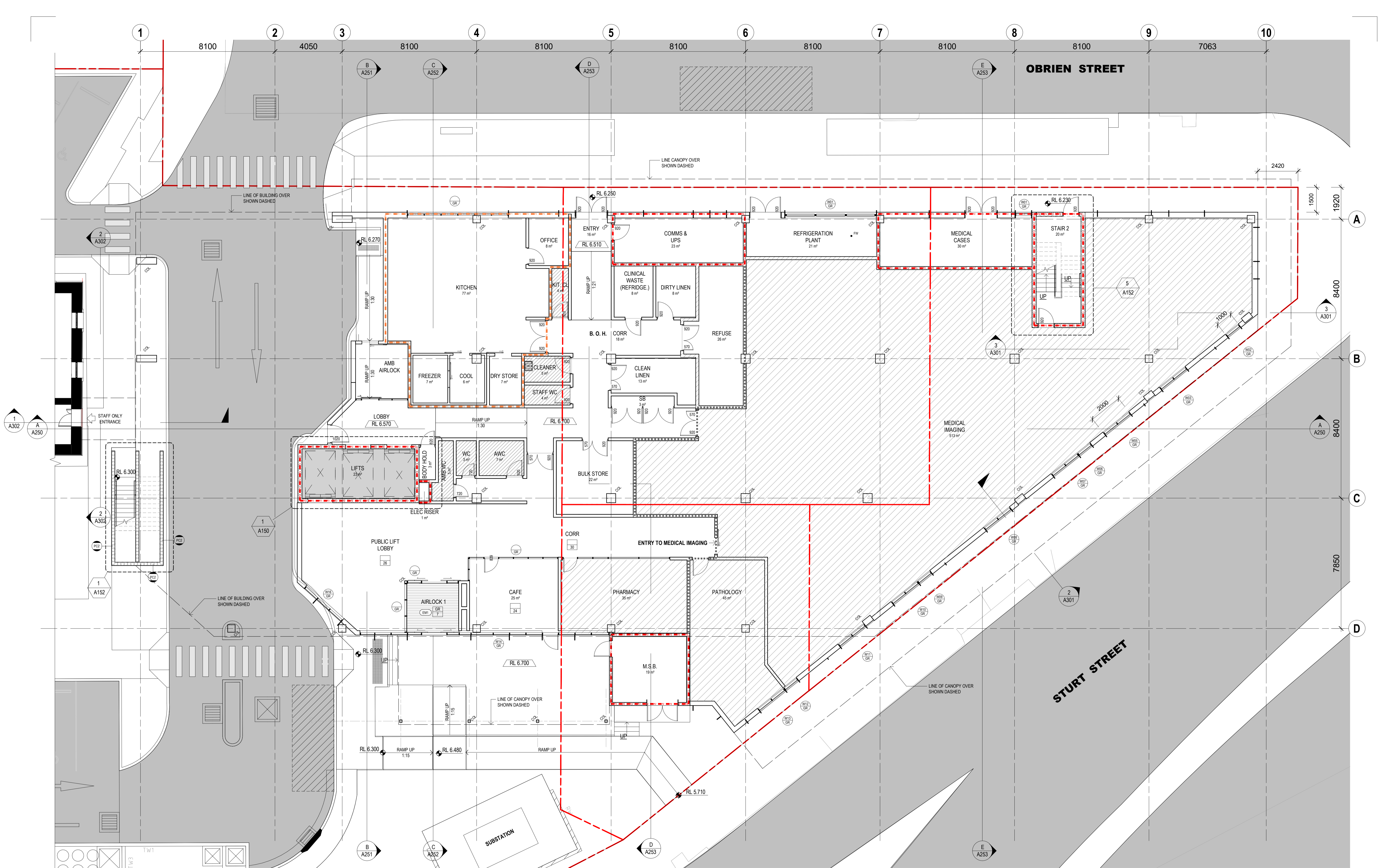
DRAWING TITLE: PROPOSED ELEVATIONS - SHEET 1

SCALE: As Indicated @ A1  
**A200**

PROJECT DATE: Issue Date

REVISION: **2**

20/10/2021 4:41:31 PM



**1 GROUND FLOOR PLAN**  
Scale 1: 100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUE FOR INFORMATION	SA	SS	30/10/2020
2	SPRINK	SA	SS	30/10/2020
3	WINDOWS NUMBER ADDED	SA	SS	11/11/2020
4	UPDATED COULS & FIRE WALL DELETED	SA	SS	19/11/2020
5	COORDINATION ISSUE	SS	AR	21/10/2021

CONSULTANTS:

**HS PC HEALTH ARCHITECTS**

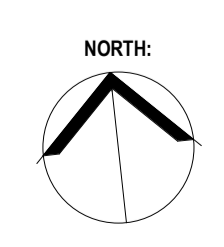
Melbourne  
Level 1, 525 Flinders Street  
Melbourne Victoria 3000  
T + 61 3 9923 2333  
E info@hspc.com.au

Sydney  
Level 6, 61 Market Street  
Sydney NSW 2000  
T + 61 2 8289 5777  
W www.hspc.com.au

REASON FOR ISSUE  
**PRELIMINARY**

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MARKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.:  
4-19-0012



PROJECT:  
WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
2, 4 Wilson Street, 2A Lainington Road and 763 Stun Street, West End QLD 4810

CLIENT:  
Owner

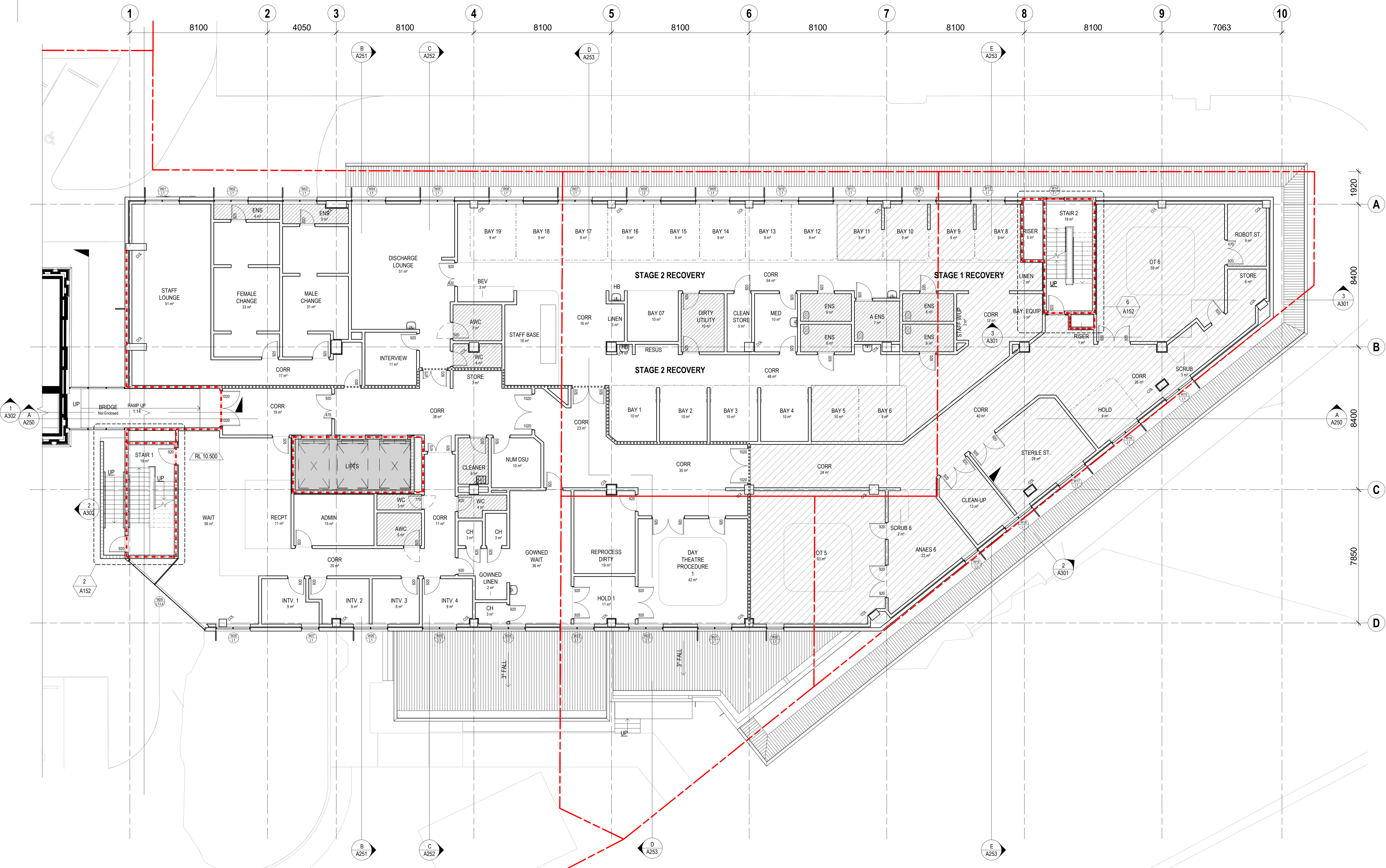
DRAWING TITLE:  
BUILDING A PROPOSED GROUND FLOOR PLAN

SCALE:  
1: 100 @ A1

DRAWING No.:  
**A030**

PROJECT DATE:  
Issue Date

REVISION:  
**4**



**1 FLOOR PLAN - LEVEL 1**  
Scale 1:100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUE FOR INFORMATION	SA	SS	30/10/2020
2	SPRINK	SA	SS	06/11/2020
3	WINDOWS NUMBER ADDED	SA	SS	11/11/2020
4	DOCS UPDATED	SA	SS	18/11/2020
5	COORDINATION ISSUE	SS	AR	21/10/2021

CONSULTANTS:

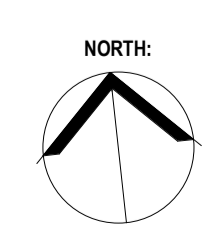
**HS PC HEALTH ARCHITECTS**  
 Melbourne  
 Level 1, 525 Flinders Street  
 Melbourne Victoria 3000  
 T + 61 3 9223 2333  
 E info@hspc.com.au

Sydney  
 Level 6, 61 Market Street  
 Sydney NSW 2000  
 T + 61 2 8289 5777  
 W www.hspc.com.au

REASON FOR ISSUE  
**PRELIMINARY**

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MARKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.:  
 4-19-0012



PROJECT:  
 WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
 2, 4 Wilson Street, 2A Lainington Road and 763 Stun Street, West End QLD 4810

CLIENT:  
 Owner

DRAWING TITLE:  
 BUILDING A PROPOSED LEVEL 1 FLOOR PLAN

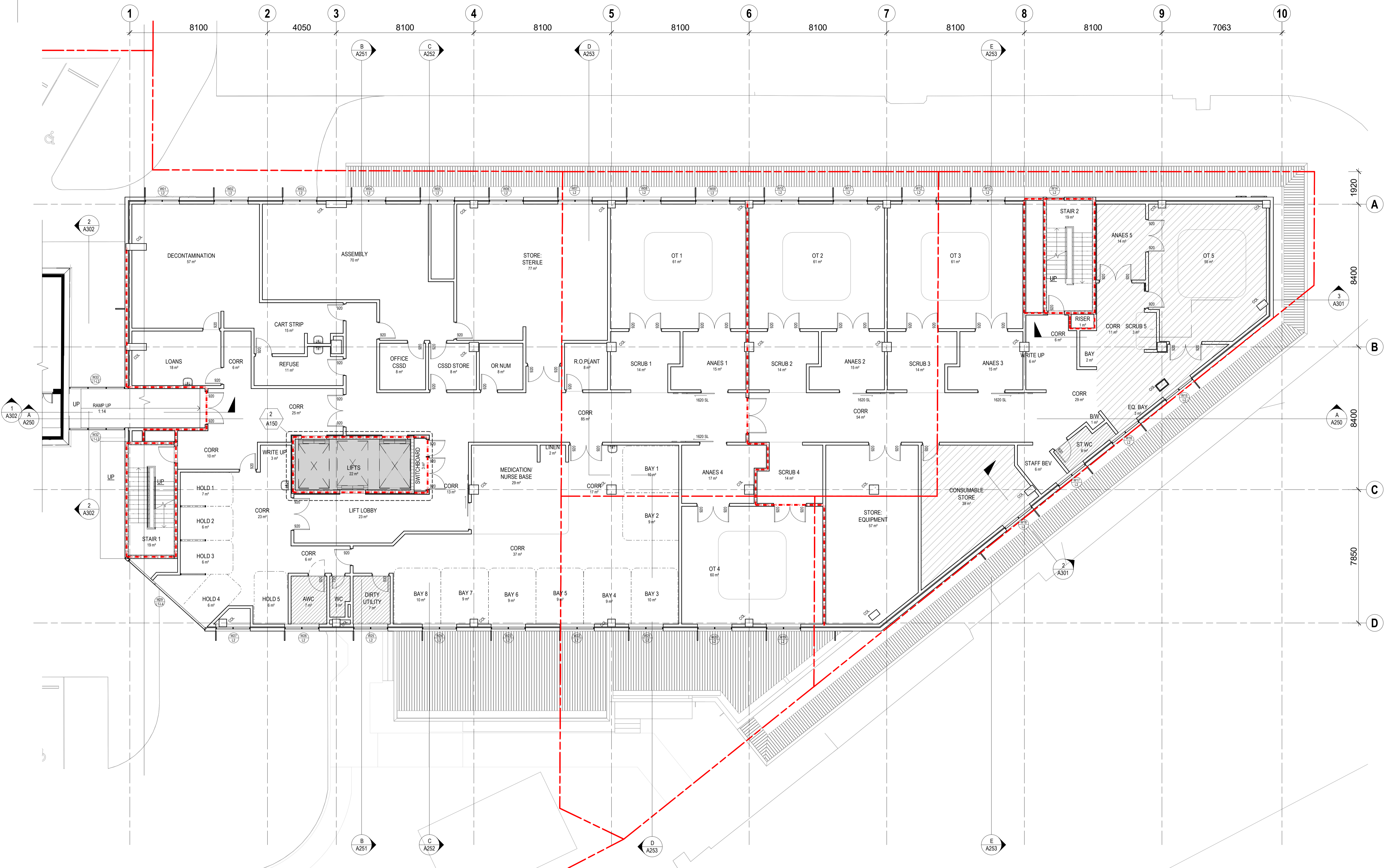
SCALE:  
 1:100 @ A1

DRAWING No.:  
**A031**

PROJECT DATE:  
 Issue Date

REVISION:  
**4**

20/10/2021 4:39:27 PM



ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUE FOR INFORMATION	SA	SS	30/10/2020
1	SPRINK	SA	SS	30/10/2020
2	WINDOWS NUMBER ADDED	SA	SS	11/11/2020
3	DOCS UPDATED	SA	SS	19/11/2020
4	COORDINATION ISSUE	SS	AR	21/10/2021

CONSULTANTS:

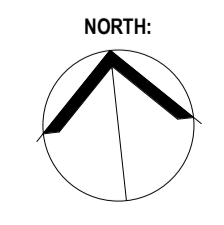
**HS PC HEALTH ARCHITECTS**  
 Melbourne  
 Level 1, 525 Flinders Street  
 Melbourne Victoria 3000  
 T + 61 3 9223 2333  
 E info@hspc.com.au

Sydney  
 Level 6, 61 Market Street  
 Sydney NSW 2000  
 T + 61 2 8289 5777  
 W www.hspc.com.au

REASON FOR ISSUE  
**PRELIMINARY**

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MARKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.:  
 4-19-0012



PROJECT:  
 WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
 2, 4 Wilson Street, 2A Lainington Road and 763 Stun Street, West End QLD 4810

CLIENT:  
 Owner

DRAWING TITLE:  
 BUILDING A PROPOSED LEVEL 2 FLOOR PLAN

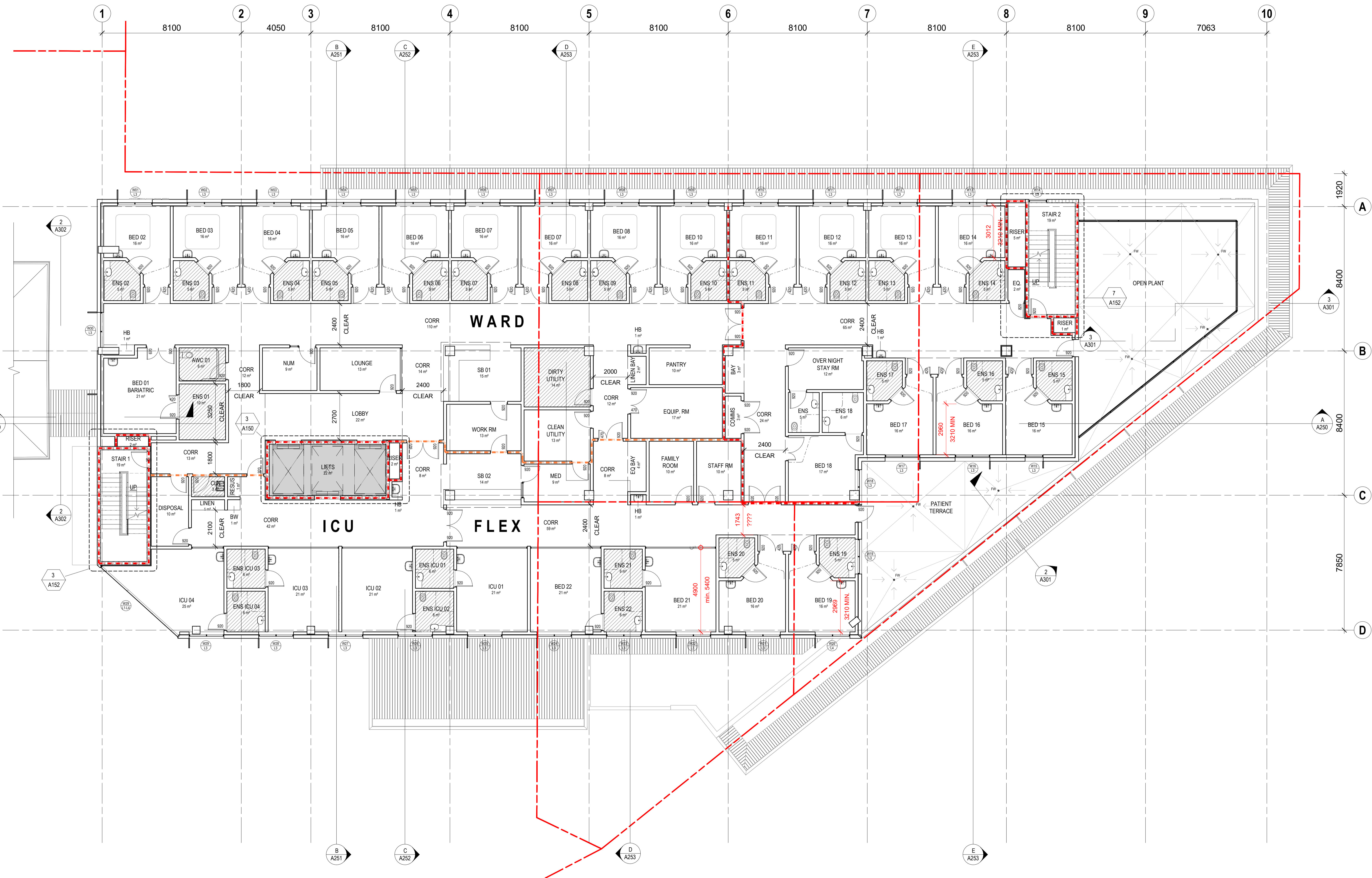
SCALE:  
 1 : 100 @ A1

DRAWING No.:  
**A032**

PROJECT DATE:  
 Issue Date

REVISION:  
**4**

20/10/2021 4:33:31 PM



ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUE FOR INFORMATION	SA	SS	30/10/2020
2	SPRINK	SA	SS	30/11/2020
3	WINDOWS NUMBER ADDED	SA	SS	11/11/2020
4	GLAZING DOORS & WINDOWS ADDED	SA	SS	19/11/2020
5	COORDINATION ISSUE	SS	AR	21/10/2021

CONSULTANTS:

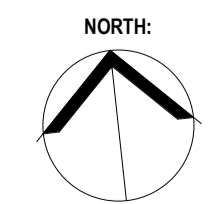
**HS PC HEALTH ARCHITECTS**  
 Melbourne  
 Level 1, 525 Flinders Street  
 Melbourne Victoria 3000  
 T + 61 3 9223 2333  
 E info@hspc.com.au

Sydney  
 Level 6, 61 Market Street  
 Sydney NSW 2000  
 T + 61 2 8289 5777  
 W www.hspc.com.au

REASON FOR ISSUE  
**PRELIMINARY**

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MARKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.:  
 4-19-0012



PROJECT:  
 WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
 2, 4 Wilson Street, 2A Lainington Road and 763 Stun Street, West End QLD 4810

CLIENT:  
 Owner

DRAWING TITLE:  
 BUILDING A PROPOSED LEVEL 3 FLOOR PLAN

SCALE:  
 1: 100 @ A1

DRAWING No.:  
**A033**

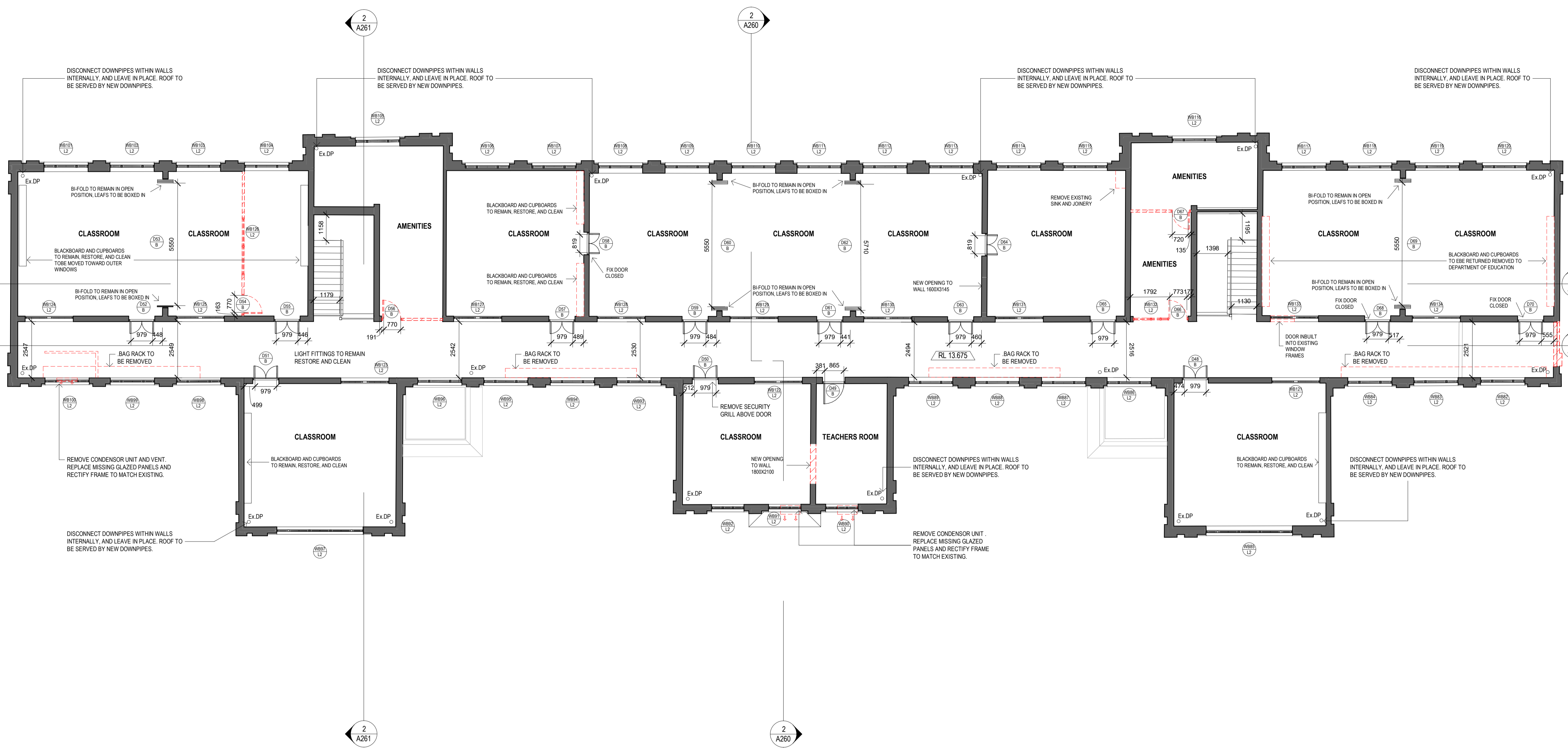
PROJECT DATE:  
 Issue Date

REVISION:  
**4**

20/10/2021 4:35:35 PM

DEMOLITION NOTES

- COMPLETE FULLY DILAPIDATION REPORT OF SITE, SURROUNDING BUILDINGS, KERBS, CROSS OVERS, FOOTPATHS, IMMEDIATE ROAD SURFACES SURROUNDING THE SITE, VEGETATION, MULCH LEVELS, IRRIGATION SYSTEMS, ALL EXTERNAL SERVICES, ALL BUILDING SERVICES, ALL BUILDING INTERFACES, ALL WALLS, CEILINGS, FLOORING, ROOF SHEETING, FLASHINGS, DOWN PIPES, GUTTERS AND SIMPS ROOF ACCESS, PAVING AND SURROUNDING BUILDING SURFACES. REPORT TO BE CIRCULATED TO CLIENT, PROJECT MANAGER AND CONSULTANT TEAM FOR ANY REQUIRED COMMENTS PRIOR TO ANY WORKS COMMENCING ON SITE.
- EXTENT OF BUILDING / STRUCTURE TO BE DEMOLISHED SHOWN IN RED.
- ALLOW FOR STRIPPING BACK EXISTING STRUCTURE TO FACILITATE NEW BUILDING CONNECTIONS.
- ALL DEMOLITION WORKS SUBJECT TO OPENING UP WORKS. ALLOWANCE TO BE MADE FOR DISCOVERY OF UNFORESEEN STRUCTURE.
- ALL WORKS SUBJECT TO STRUCTURAL ENGINEER DESIGN & DETAIL AND SPECIALIST SUB-CONTRACTOR METHOD STATEMENT.
- ALLOW FOR BREAKING UP AND REMOVAL FROM SITE ANY CONCRETE FOOTINGS OR STRUCTURE NO LONGER REQUIRED. EXTENT OF EXISTING ROOF & STRUCTURE TO BE CUT BACK TO BE CONFIRMED ON SITE.
- THE BUILDER IS TO DEMOLISH EXISTING STRUCTURE TO EXTENT SHOWN ON THE DOCUMENTS. REMOVE ALL MATERIALS NOT TO BE RE-USED UNLESS NOTED OTHERWISE. THE BUILDER SHALL ALSO REFER TO OTHER CONTRACT DOCUMENTS, STAGING PROGRAM, REGULATIONS, CODES OF PRACTICE, ETC. IN REGARD TO THE EXTENT AND MANNER IN WHICH THE DEMOLITION IS TO BE CARRIED OUT.
- REFER TO RELEVANT ENGINEERS DRAWINGS FOR CAPPING & SEALING OF REDUNDANT EXISTING SERVICES. SERVICES TO BE CUT AND SEALED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- UNLESS NOTED OTHERWISE ALL EXISTING CONCRETE SLABS TO BE PROTECTED AND TO REMAIN.
- MAKE GOOD TO ALL SURFACES AFTER DEMOLITION HAS TAKEN PLACE IN PREPARATION FOR NEW FINISHES TO BE APPLIED.
- CONTRACTORS TO INSPECT & CHECK ON SITE PRIOR TO DEMOLITION.
- WATERPROOFING OF BUILDING TO BE MAINTAINED DURING ALL PHASES OF WORK INCLUDING THE REMOVAL OF THE FACADE. FOR INFORMATION ON OR ABOUT EXISTING SERVICES REFER RELEVANT CONSULTANTS DWGS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE, SEAF, STRUCTURAL, CIVIL AND SERVICES ENGINEERS DOCUMENTATION.
- MAKE GOOD OR PROVIDE NEW AS REQUIRED TO ALL EXISTING ADJOINING SURFACES TO BE RETAINED, THAT ARE AFFECTED BY THE WORKS.
- PROVIDE TEMPORARY PROPPING WHERE REQUIRED TO STABILISE EXISTING STRUCTURE. SERVICES AND INFRASTRUCTURE PROPPING TO BE TO STRUCTURAL ENGINEERS APPROVAL.
- WHERE EXISTING BUILDING FABRIC BEING INTERRUPTED PROVIDE TEMPORARY SECURE AND WEATHER RESISTANT HOARDING INFILL WHERE VISIBLE FROM PUBLICLY ACCESSIBLE AREAS HOARDING TO BE HIGH QUALITY SOLID LINED.
- ALL DEMOLITION UNDERTAKEN TO COMPLY WITH AS 2601.
- EXISTING WINDOWS AND FRAMES TO BE RETAINED, REPAIRED, REGLAZED AND CLEANED AS NECESSARY.
- CEILING TO BE REPLACED & PATTERNAESTHETIC TO BE REPRODUCED TO MATCH EXISTING.
- CLEAN & MAKEGOOD EXISTING SKIRTING, REMOVE AND REPLACE WHERE WATER DAMAGED.
- MASONRY WALLS TO BE CLEANED, PATCHED & REPAIR CRACKS IN BRICKWORK, SEVERELY CRACKED BRICKS TO BE REPLACED WITH BRICKS REMOVED FROM THE EASTERN FACADE DEMOLITION WORKS.
- PATCH AND REPAIR ALL CRACKS IN RENDER, REMOVE ANY "DRUMMY" RENDER AND REPLACE TO MATCH.
- PATCH AND REPAIR ALL CRACKS TO CONCRETE INCLUDING STAIRS. ADDRESS ANY SPALLING CONCRETE, AND/OR CORRODED REINFORCEMENT FIXINGS.
- PATCH AND REPAIR ALL DAMAGED TIMBER WORK.
- RE-PAINT ALL PAINTED AREAS. LEAD PAINT IS OBSERVED IN NUMEROUS LOCATIONS. ENCAPSULATE IF SOUND, REMOVE IF FLAKY.
- DISCONNECT DOWNPIPES WITHIN WALLS INTERNALLY, AND LEAVE IN PLACE. THE ROOF WILL BE SERVED BY NEW DOWNPIPES LOCATED EXTERNAL TO THE BUILDING.
- RETAIN LOOSE FURNITURE BY CLIENT, AND PLACE IN STORAGE OFF-SITE.
- RETAIN LOOSE FURNITURE BY CLIENT, AND PLACE IN STORAGE OFF-SITE.
- CLEAN, MUST TREAT AND REPAINT STEEL GRILLES.
- REVIEW ALL AREAS FOR TERMITE DAMAGE AND SEEK STRUCTURAL ADVICE FOR LOAD BEARING MEMBERS. REPAIR/ REPLACE NON LOAD BEARING ITEMS TO MATCH ORIGINAL.
- REVIEW INSTANCES OF RISING DAMP. INVESTIGATE CAUSES. RECTIFY CAUSES AND ANY DAMAGE AND REINSTATE TO ORIGINAL CONDITION.
- INSTALLATION OF LININGS MUST ENABLE FUTURE REMOVAL WITHOUT DAMAGE TO EXISTING TIMBER AND CONCRETE FLOORS.
- BRICKS TO BE REMOVED FROM EXISTING WINDOWS & GLAZING TO BE INSTALLED.
- REMOVE ALL RETROFITTED WINDOW FURNISHINGS.
- REMOVE SPLIT AIRCON SYSTEMS & MAKE GOOD EXTERNAL WALLS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH CONSERVATION MANAGEMENT PLAN.
- ANY SIGNIFICANT ITEMS (AS OUTLINED IN CONSERVATION STRATEGY) REMOVED TO BE RETAINED AND RETURNED TO DEPARTMENT OF EDUCATION.



1 FLOOR PLAN - LEVEL2 - HERITAGE BUILDING  
Scale 1:100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUED	SA	SS	16/11/2020
2	FOR REVIEW	SS	AK	15/11/2021
3	NOTES UPDATED	SA	SS	16/11/2020

CONSULTANTS:

**PEDDLE THORP**

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Melbourne Victoria  
Australia 3000

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F + 61 3 9923 2223  
E info@pta.com.au  
W ww.pta.com.au  
ACN. 006 975 668

**HS PC HEALTH ARCHITECTS**

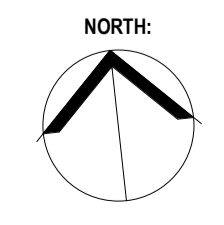
Melbourne  
Level 1, 525 Flinders Street  
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T + 61 3 9923 2333  
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Sydney  
Level 6, 61 Market Street  
Sydney NSW 2000  
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REASON FOR ISSUE FOR REVIEW

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING OF ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.: 4-19-0012



PROJECT: WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS: 2, 4 Wilson Street, 2A Lainington Road and 763 Stun Street, West End QLD 4810

CLIENT: Owner

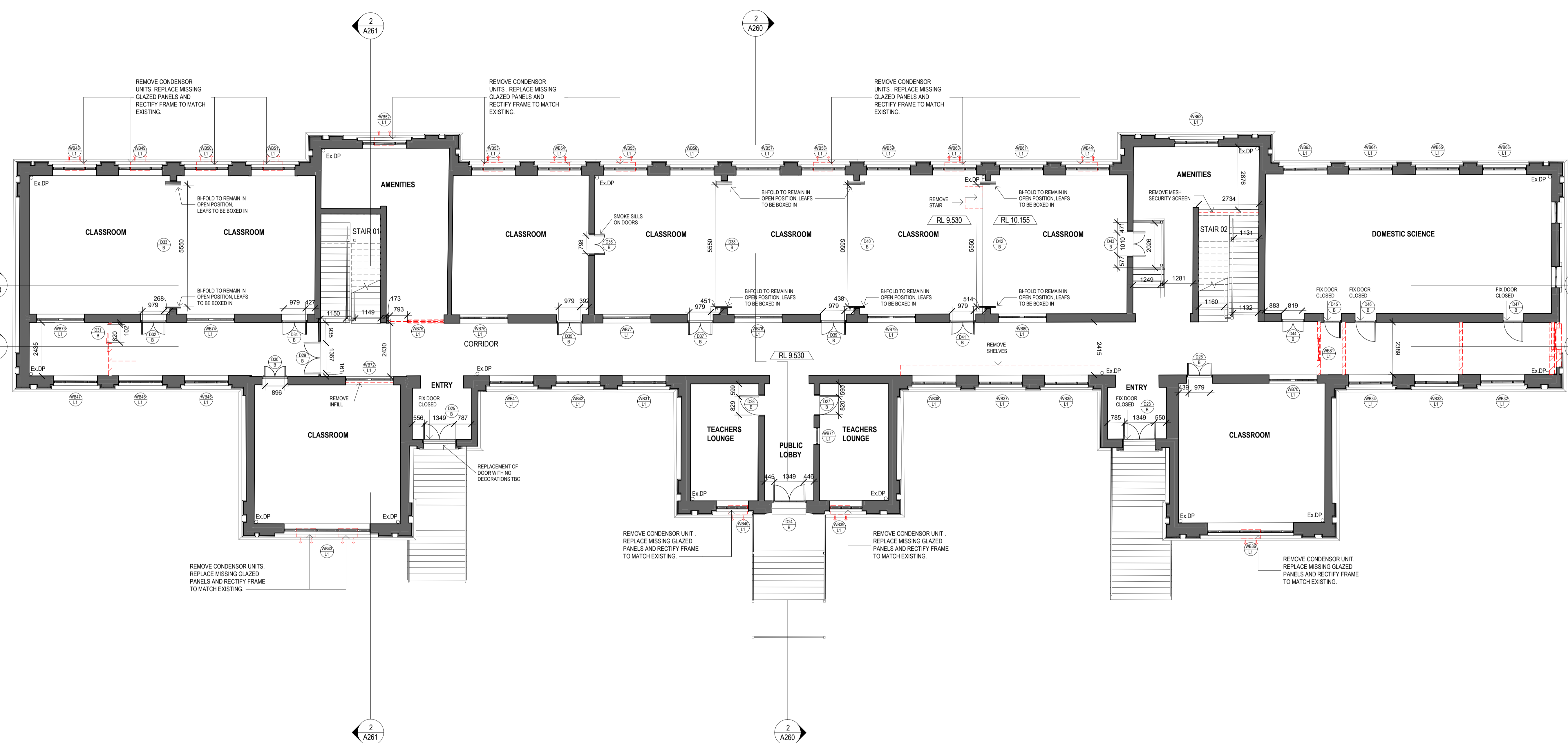
DRAWING TITLE: LEVEL 2 DEMOLITION PLAN - BUILDING B

SCALE: 1:100 @ A1  
DRAWING No.: **A013**

PROJECT DATE: Issue Date  
REVISION: **3**

DEMOLITION NOTES

- COMPLETE FULLY DILAPATION REPORT OF SITE, SURROUNDING BUILDINGS, KERBS, CROSS OVERS, FOOTPATHS, IMMEDIATE ROAD SURFACES SURROUNDING THE SITE, VEGETATION, MULCH LEVELS, IRRIGATION SYSTEMS, ALL EXTERNAL SERVICES, ALL BUILDING SERVICES, ALL BUILDING INTERFACES, ALL WALLS, CEILINGS, FLOORING, ROOF SHEETING, FLASHINGS, DOWN PIPES, GUTTERS AND SUMPS, ROOF ACCESS, PAVING AND SURROUNDING BUILDING SURFACES. REPORT TO BE CIRCULATED TO CLIENT, PROJECT MANAGER AND CONSULTANT TEAM FOR ANY REQUIRED COMMENTS PRIOR TO ANY WORKS COMMENCING ON SITE.
- EXTENT OF BUILDING / STRUCTURE TO BE DEMOLISHED SHOWN IN RED.
- ALLOW FOR STRIPPING BACK EXISTING STRUCTURE TO FACILITATE NEW BUILDING CONNECTIONS.
- ALL DEMOLITION WORKS SUBJECT TO OPENING UP WORKS. ALLOWANCE TO BE MADE FOR DISCOVERY OF UNFORESEEN STRUCTURE.
- ALL WORKS SUBJECT TO STRUCTURAL ENGINEER DESIGN & DETAIL AND SPECIALIST SUB-CONTRACTOR METHOD STATEMENT.
- ALLOW FOR BREAKING UP AND REMOVAL FROM SITE ANY CONCRETE FOOTINGS OR STRUCTURE NO LONGER REQUIRED. EXTENT OF EXISTING ROOF & STRUCTURE TO BE CUT BACK TO BE CONFIRMED ON SITE.
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- REFER TO RELEVANT ENGINEERS DRAWINGS FOR CAPPING & SEALING OF REDUNDANT EXISTING SERVICES. SERVICES TO BE CUT AND SEALED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- UNLESS NOTED OTHERWISE ALL EXISTING CONCRETE SLABS TO BE PROTECTED AND TO REMAIN.
- MAKE GOOD TO ALL SURFACES AFTER DEMOLITION HAS TAKEN PLACE IN PREPARATION FOR NEW FINISHES TO BE APPLIED.
- CONTRACTORS TO INSPECT & CHECK ON SITE PRIOR TO DEMOLITION.
- WATERPROOFING OF BUILDING TO BE MAINTAINED DURING ALL PHASES OF WORK INCLUDING THE REMOVAL OF THE FACADE FOR INFORMATION ON OR ABOVE EXISTING SERVICES REFER RELEVANT CONSULTANTS DWGS.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SURVEY, STRUCTURAL, CIVIL AND SERVICES ENGINEERS DOCUMENTATION.
- MAKE GOOD OR PROVIDE NEW AS REQUIRED TO ALL EXISTING FINISHING SURFACES TO BE RETAINED, THAT ARE AFFECTED BY THE WORKS.
- PROVIDE TEMPORARY PROPPING WHERE REQUIRED TO STABILISE EXISTING STRUCTURE. SERVICES AND INFRASTRUCTURE. ALL PROPPING TO BE TO STRUCTURAL ENGINEERS APPROVAL.
- WHERE EXISTING BUILDING FABRIC BEING INTERRUPTED PROVIDE TEMPORARY SECURE AND WEATHER RESISTANT HOARDING INFLU WHERE VISIBLE FROM PUBLICLY ACCESSIBLE AREAS HOARDING TO BE HIGH QUALITY SOLID LINED.
- ALL DEMOLITION UNDERTAKEN TO COMPLY WITH AS 2601.
- EXISTING WINDOWS AND FRAMES TO BE RETAINED, REPAIRED, REGLAZED AND CLEANED AS NECESSARY.
- CEILING TO BE REPLACED & PATTERNAESTHETIC TO BE REPRODUCED TO MATCH EXISTING.
- CLEAN & MAKEGOOD EXISTING SKIRTING, REMOVE AND REPLACE WHERE WATER DAMAGED.
- MASONRY WALLS TO BE CLEANED, PATCHED & REPAIR CRACKS IN BRICKWORK. SEVERELY CRACKED BRICKS TO BE REPLACED WITH BRICKS REMOVED FROM THE EASTERN FACADE DEMOLITION WORKS.
- PATCH AND REPAIR ALL CRACKS IN RENDER. REMOVE ANY "DRUMMY" RENDER AND REPLACE TO MATCH.
- PATCH AND REPAIR ALL CRACKS TO CONCRETE INCLUDING STAIRS. ADDRESS ANY SPALLING CONCRETE AND/OR CORRODED REINFORCEMENT FIXINGS.
- PATCH AND REPAIR ALL DAMAGED TIMBER WORK.
- RE-PAIN ALL PAINTED AREAS. LEAD PAINT IS OBSERVED IN NUMEROUS LOCATIONS. ENCAPSULATE IF SOUND, REMOVE IF FLAKY.
- DISCONNECT DOWNPIPES WITHIN WALLS INTERNALLY, AND LEAVE IN PLACE. THE ROOF WILL BE SERVED BY NEW DOWNPIPES LOCATED EXTERNAL TO THE BUILDING.
- RETAIN LOOSE FURNITURE BY CLIENT, AND PLACE IN STORAGE OFF-SITE.
- CLEAN, RUST TREAT AND REPAIR STEEL GRILLES.
- REVIEW ALL AREAS FOR TERMITE DAMAGE AND SEEK STRUCTURAL ADVICE FOR LOAD BEARING MEMBERS. REPAIR/ REPLACE NON LOAD BEARING ITEMS TO MATCH ORIGINAL.
- REVIEW INSTANCES OF RISING DAMP. INVESTIGATE CAUSES, RECTIFY CAUSES AND ANY DAMAGE AND REINSTATE TO ORIGINAL CONDITION.
- INSTALLATION OF LININGS MUST ENABLE FUTURE REMOVAL WITHOUT DAMAGE TO EXISTING TIMBER AND CONCRETE FLOORS.
- AIRCONS TO BE REMOVED FROM EXISTING WINDOWS & GLAZING TO BE INSTALLED.
- REMOVE ALL RETROFITTED WINDOW FURNISHINGS.
- REMOVE SPLIT AIRCON SYSTEMS & MAKE GOOD EXTERNAL WALLS.
- DRAWINGS TO BE READ IN CONJUNCTION WITH CONSERVATION MANAGEMENT PLAN.
- ANY SIGNIFICANT ITEMS (AS OUTLINED IN CONSERVATION STRATEGY) REMOVED TO BE RETAINED AND RETURNED TO DEPARTMENT OF EDUCATION.



1 FLOOR PLAN - LEVEL 1 - HERITAGE BUILDING  
Scale 1:100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUED	SA	SS	16/11/2020
2	FOR REVIEW	SS	AK	15/11/2021
3	NOTES UPDATED	SA	SS	16/11/2020

CONSULTANTS:



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Australia 3000  
T + 61 3 9923 2222  
F + 61 3 9923 2223  
E info@pta.com.au  
W www.pta.com.au  
ACN: 006 975 668



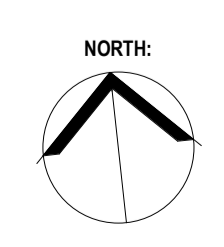
Melbourne  
Level 1, 525 Flinders Street  
Melbourne Victoria 3000  
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E info@hspc.com.au

Sydney  
Level 6, 61 Market Street  
Sydney NSW 2000  
T + 61 2 8289 5777  
W www.hspc.com.au

REASON FOR ISSUE  
FOR REVIEW

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING UP ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.:  
4-19-0012



PROJECT:  
WESTSTATE PRIVATE HOSPITAL

PROJECT ADDRESS:  
2, 4 Wilson Street, 2A Lainington Road and 763  
Stun Street, West End QLD 4810

CLIENT:  
Owner

DRAWING TITLE:  
LEVEL 1 DEMOLITION PLAN - BUILDING B

SCALE:  
1:100 @ A1

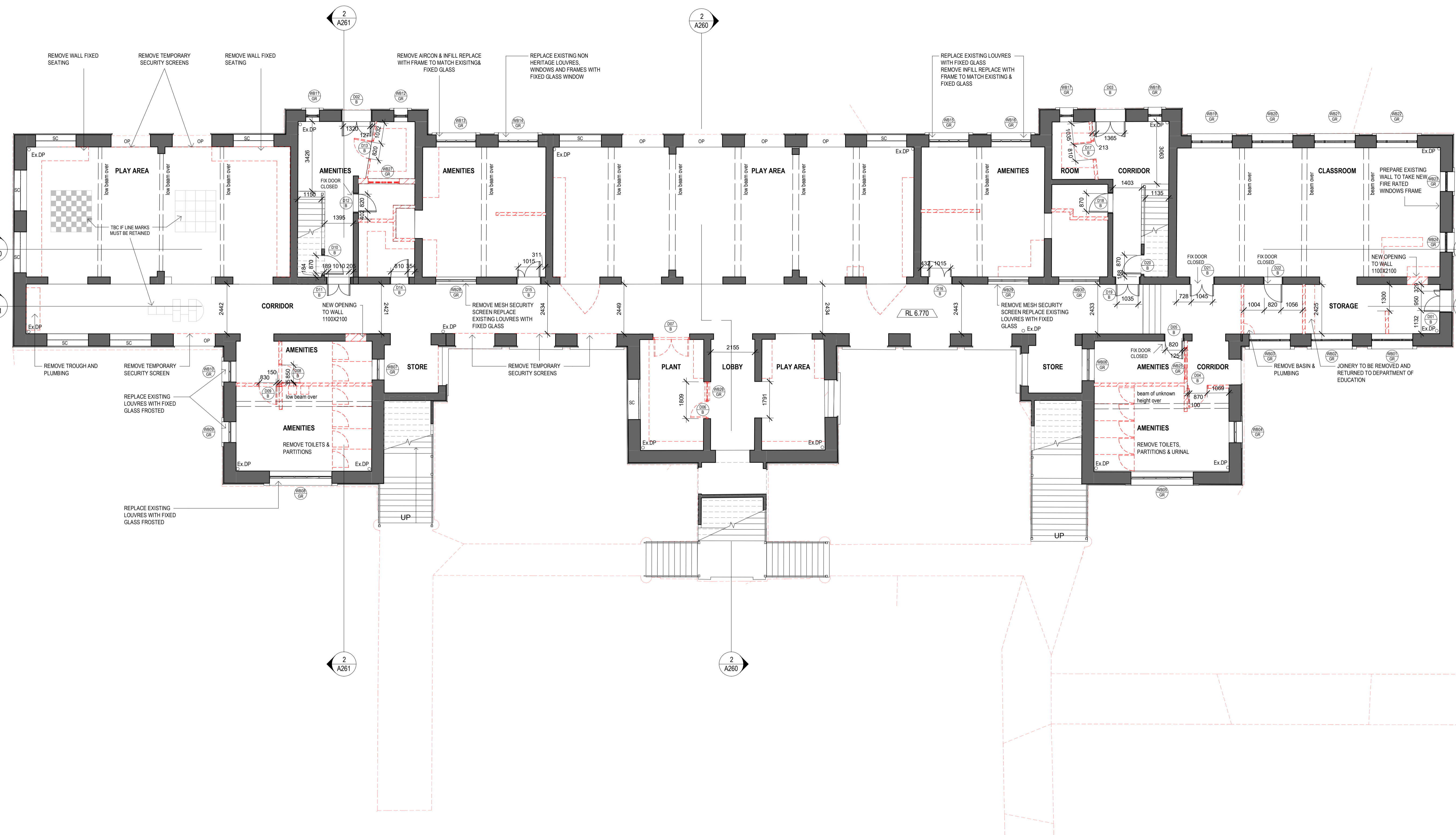
DRAWING No.:  
**A012**

PROJECT DATE:  
Issue Date

REVISION:  
**3**

DEMOLITION NOTES

1. COMPLETE FULLY DILATATION REPORT OF SITE, SURROUNDING BUILDINGS, KERBS, CROSS OVERS, FOOTPATHS, IMMEDIATE ROAD SURFACES SURROUNDING THE SITE, VEGETATION, MULCH LEVELS, IRRIGATION SYSTEMS, ALL EXTERNAL SERVICES, ALL BUILDING SERVICES, ALL BUILDING INTERFACES, ALL WALLS, CEILING, FLOORING, ROOF SHEETING, FLASHINGS, DOWN PIPES, GUTTERS AND Sumps ROOF ACCESS, PAVING AND SURROUNDING BUILDING SURFACES. REPORT TO BE CIRCULATED TO CLIENT. PROJECT MANAGER AND CONSULTANT TEAM FOR ANY REQUIRED COMMENTS PRIOR TO ANY WORKS COMMENCING ON SITE.
2. EXTENT OF BUILDING / STRUCTURE TO BE DEMOLISHED SHOWN IN RED.
3. ALLOW FOR STRIPPING BACK EXISTING STRUCTURE TOP/LATELITE NEW BUILDING CONNECTIONS.
4. ALL DEMOLITION WORKS SUBJECT TO OPENING UP WORKS. ALLOWANCE TO BE MADE FOR DISCOVERY OF UNFORESEEN STRUCTURE.
5. ALL WORKS SUBJECT TO STRUCTURAL ENGINEER DESIGN & DETAIL AND SPECIALIST SUB-CONTRACTOR METHOD STATEMENT.
6. ALLOW FOR BREAKING UP AND REMOVAL FROM SITE ANY CONCRETE FOOTINGS OR STRUCTURE NO LONGER REQUIRED.
7. EXTENT OF EXISTING ROOF & STRUCTURE TO BE CUT BACK TO BE CONFIRMED ON SITE.
8. THE BUILDER IS TO DEMOLISH EXISTING STRUCTURE TO EXTENT SHOWN ON THE DOCUMENTS. REMOVE ALL MATERIALS NOT TO BE RE-USED UNLESS NOTED OTHERWISE.
9. THE BUILDER SHALL ALSO REFER TO OTHER CONTRACT DOCUMENTS, STAGING PROGRAM, REGULATIONS, CODES OF PRACTICE, ETC. IN REGARD TO THE EXTENT AND MANNER IN WHICH THE DEMOLITION IS TO BE CARRIED OUT.
10. REFER TO RELEVANT ENGINEERS DRAWINGS FOR CAPPING & SEALING OF REDUNDANT EXISTING SERVICES. SERVICES TO BE CUT AND SEALED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
11. UNLESS NOTED OTHERWISE ALL EXISTING CONCRETE SLABS TO BE PROTECTED AND TO REMAIN.
12. MAKE GOOD TO ALL SURFACES AFTER DEMOLITION HAS TAKEN PLACE IN PREPARATION FOR NEW FINISHES TO BE APPLIED.
13. CONTRACTORS TO INSPECT & CHECK ON SITE PRIOR TO DEMOLITION.
14. WATERPROOFING OF BUILDING TO BE MAINTAINED DURING ALL PHASES OF WORK INCLUDING THE REMOVAL OF THE FACADE.
15. FOR INFORMATION ON OR ABOUT EXISTING SERVICES REFER RELEVANT CONSULTANTS DWGS.
16. THIS DRAWING TO BE READ IN CONJUNCTION WITH SITE SURVEY, STRUCTURAL, CIVIL AND SERVICES ENGINEERS DOCUMENTATION.
17. MAKE GOOD OR PROVIDE NEW AS REQUIRED TO ALL EXISTING SURFACES TO BE RETAINED, THAT ARE AFFECTED BY THE WORKS.
18. PROVIDE TEMPORARY PROPPING WHERE REQUIRED TO STABILISE EXISTING STRUCTURE. SERVICES AND INFRASTRUCTURE. ALL PROPPING TO BE TO STRUCTURAL ENGINEER'S APPROVAL.
19. WHERE EXISTING BUILDING FABRIC BEING INTERRUPTED PROVIDE TEMPORARY SECURE AND WEATHER RESISTANT HOARDING IN ALL AREAS WHERE PUBLICLY ACCESSIBLE AREAS HOARDING TO BE HIGH QUALITY SOLID LINED.
20. ALL DEMOLITION UNDERTAKEN TO COMPLY WITH AS 2601.
21. EXISTING WINDOWS AND FRAMES TO BE RETAINED, REPAIRED, GLAZED AND CLEANED AS NECESSARY.
22. CEILING TO BE REPAIRED & PATTERNAESTHETIC TO BE REPRODUCED TO MATCH EXISTING.
23. CLEAN & MAKEGOOD EXISTING SKYLIGHTING. REMOVE AND REPLACE WHERE WATER DAMAGED.
24. MASONRY WALLS TO BE CLEANED, PATCHED & REPAIR CRACKS IN BRICKWORK. SEVERELY CRACKED BRICKS TO BE REPLACED WITH BRICKS REMOVED FROM THE EASTERN FACADE.
25. PATCH AND REPAIR ALL CRACKS IN RENDER. REMOVE ANY "DUMMYY" RENDER AND REPLACE TO MATCH.
26. PATCH AND REPAIR ALL CRACKS TO CONCRETE INCLUDING STAIRS. ADDRESS ANY SPALLING CONCRETE AND/OR CORRODED REINFORCEMENT FIXINGS.
27. PATCH AND REPAIR ALL DAMAGED TIMBER WORK.
28. RE-PAINT ALL PAINTED AREAS. LEAD PAINT IS OBSERVED IN NUMEROUS LOCATIONS. ENCAPSULATE IF SOUND, REMOVE IF FLAKY.
29. DISCONNECT DOWNPIPES WITHIN WALLS INTERNALLY, AND LEAVE IN PLACE. THE ROOF WILL BE SERVED BY NEW DOWNPIPES LOCATED EXTERNAL TO THE BUILDING.
30. RETAIN LOOSE FURNITURE BY CLIENT, AND PLACE IN STORAGE OFF-SITE.
31. RETAIN LOOSE FURNITURE BY CLIENT, AND PLACE IN STORAGE OFF-SITE.
32. CLEAN, RUST TREAT AND REPAINT STEEL GRILLES.
33. REVIEW ALL AREAS FOR TERMITES DAMAGE AND SEEK STRUCTURAL ADVICE FOR LOAD BEARING MEMBERS. REPAIR/ REPLACE NON LOAD BEARING ITEMS TO MATCH ORIGINAL.
34. REVIEW INSTANCES OF RISING DAMP. INVESTIGATE CAUSES. RECTIFY CAUSES AND ANY DAMAGE AND REINSTATE TO ORIGINAL CONDITION.
35. INSTALLATION OF LININGS MUST ENABLE FUTURE REMOVAL WITHOUT DAMAGE TO EXISTING TIMBER AND CONCRETE FLOORS.
36. ARCONS TO BE REMOVED FROM EXISTING WINDOWS & GLAZING TO BE INSTALLED.
37. REMOVE ALL RETROFITTED WINDOW FURNISHINGS.
38. REMOVE SPLIT AIRCON SYSTEMS & MAKE GOOD EXTERNAL WALLS.
39. DRAWINGS TO BE READ IN CONJUNCTION WITH CONSERVATION STRATEGY REMOVED TO BE RETAINED AND RETURNED TO DEPARTMENT OF EDUCATION.
40. ANY SIGNIFICANT ITEMS (AS OUTLINED IN CONSERVATION STRATEGY) REMOVED TO BE RETAINED AND RETURNED TO DEPARTMENT OF EDUCATION.



1 GROUND FLOOR PLAN - HERITAGE BUILDING  
Scale 1:100

ISSUE	REVISION	DRN	CHK / APP	DATE
1	ISSUED	SA	SS	16/11/2020
2	FOR REVIEW	SS	AK	15/11/2021
3	NOTES UPDATED	SA	SS	16/11/2020

CONSULTANTS:

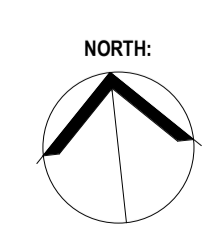
**PEDDLE THORP**  
Northbank Place East  
Level 1, 525 Flinders Street  
Melbourne Victoria  
Australia 3000  
T + 61 3 9923 2222  
F + 61 3 9923 2223  
E info@pta.com.au  
W www.pta.com.au  
ACN: 006 975 668

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Melbourne Victoria 3000  
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Sydney  
Level 6, 61 Market Street  
Sydney NSW 2000  
T + 61 2 8289 5777  
W www.hspc.com.au

REASON FOR ISSUE  
FOR REVIEW

THE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING UP ANY SHOP DRAWINGS. FIGURED DIMENSIONS MUST BE USED IN PREFERENCE TO SCALED DIMENSIONS. ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

PROJECT No.:  
4-19-0012



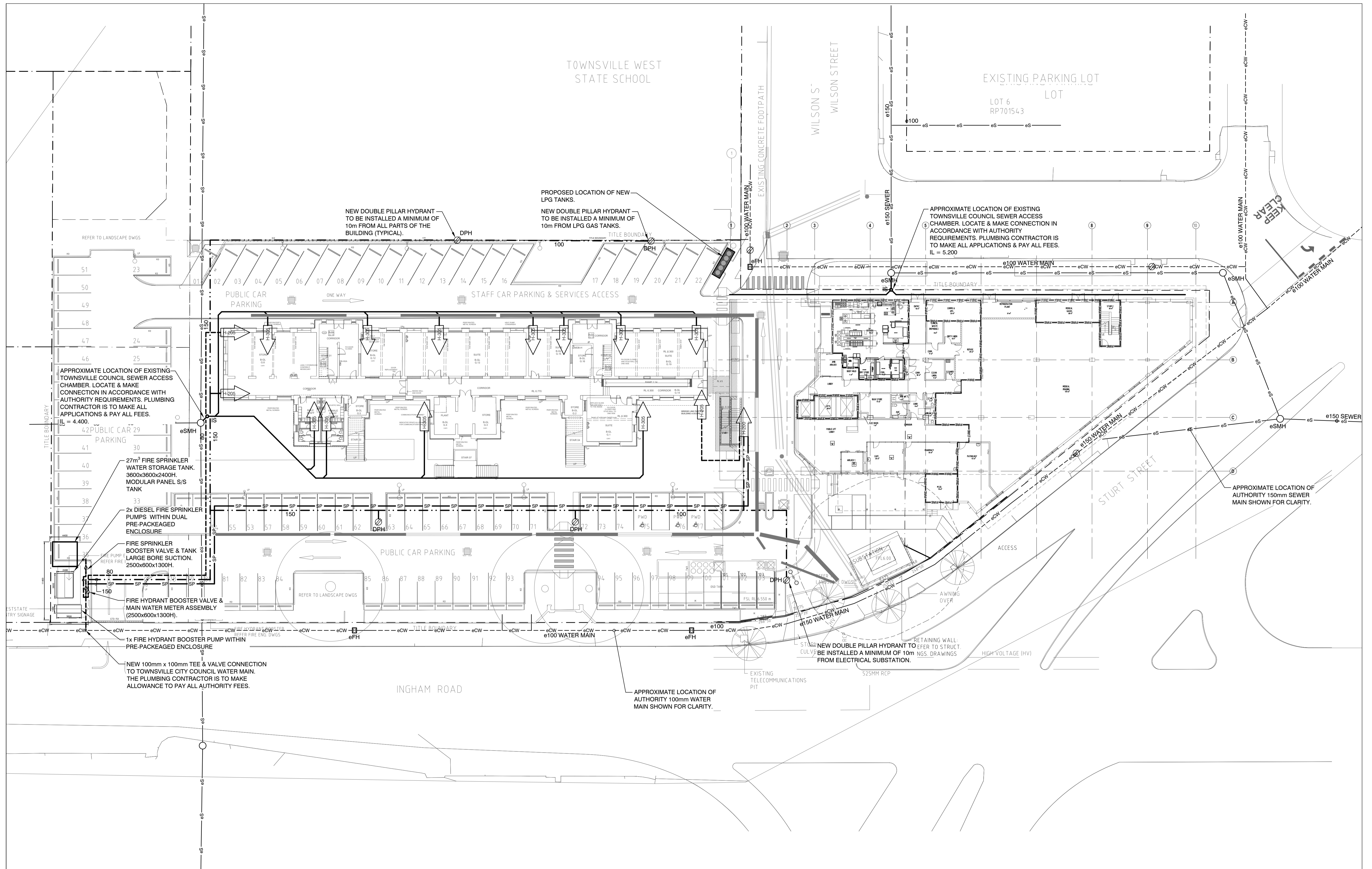
PROJECT:  
WESTSTATE PRIVATE HOSPITAL  
PROJECT ADDRESS:  
2, 4 Wilson Street, 2A Lainington Road and 763  
Stun Street, West End QLD 4810  
CLIENT:  
Owner

DRAWING TITLE:  
GROUND FLOOR DEMOLITION PLAN -  
BUILDING B

SCALE:  
1:100 @ A1  
DRAWING No.:  
**A011**

PROJECT DATE:  
Issue Date

REVISION:  
**3**



DRAWINGS HAVE BEEN PRODUCED BASED ON THE FOLLOWING ARCHITECTURAL PLAN(S):  
**A101 [1]**

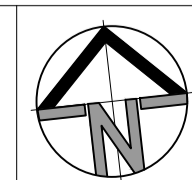
**DRAWINGS PROVIDED ARE TO ASSIST WITH DESIGN & CONSTRUCT PRICING ONLY. CONTRACTOR TO ALLOW FOR ALL WORKS REQUIRED TO MEET THE CLIENT BRIEF.**

**NOT FOR CONSTRUCTION**

Date	Issue	Reason for Issue
10.12.21	8	95% ISSUE - GROUND FLOOR
01.12.21	7	FOR APPROVAL
24.11.21	6	FOR APPROVAL
18.11.21	5	REVISED FIRE SERVICES LAYOUT
16.11.21	4	80% DD ISSUE
03.11.20	3	50% DD ISSUE
23.10.20	2	30% FOR REVIEW
16.10.20	1	FOR REVIEW

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**marline**  
 BUILDING SERVICES ENGINEERS  
 MECHANICAL ELECTRICAL HYDRAULIC FIRE ENERGY

**P (02) 4925 9300**  
 mail@marline.com.au  
 www.marline.com.au  
 ABN 49 612 456 381

**MARLINE NEWCASTLE PTY LTD**  
 Unit F 56 Clyde Street  
 Hamilton North NSW 2292  
 ACN 612 456 381

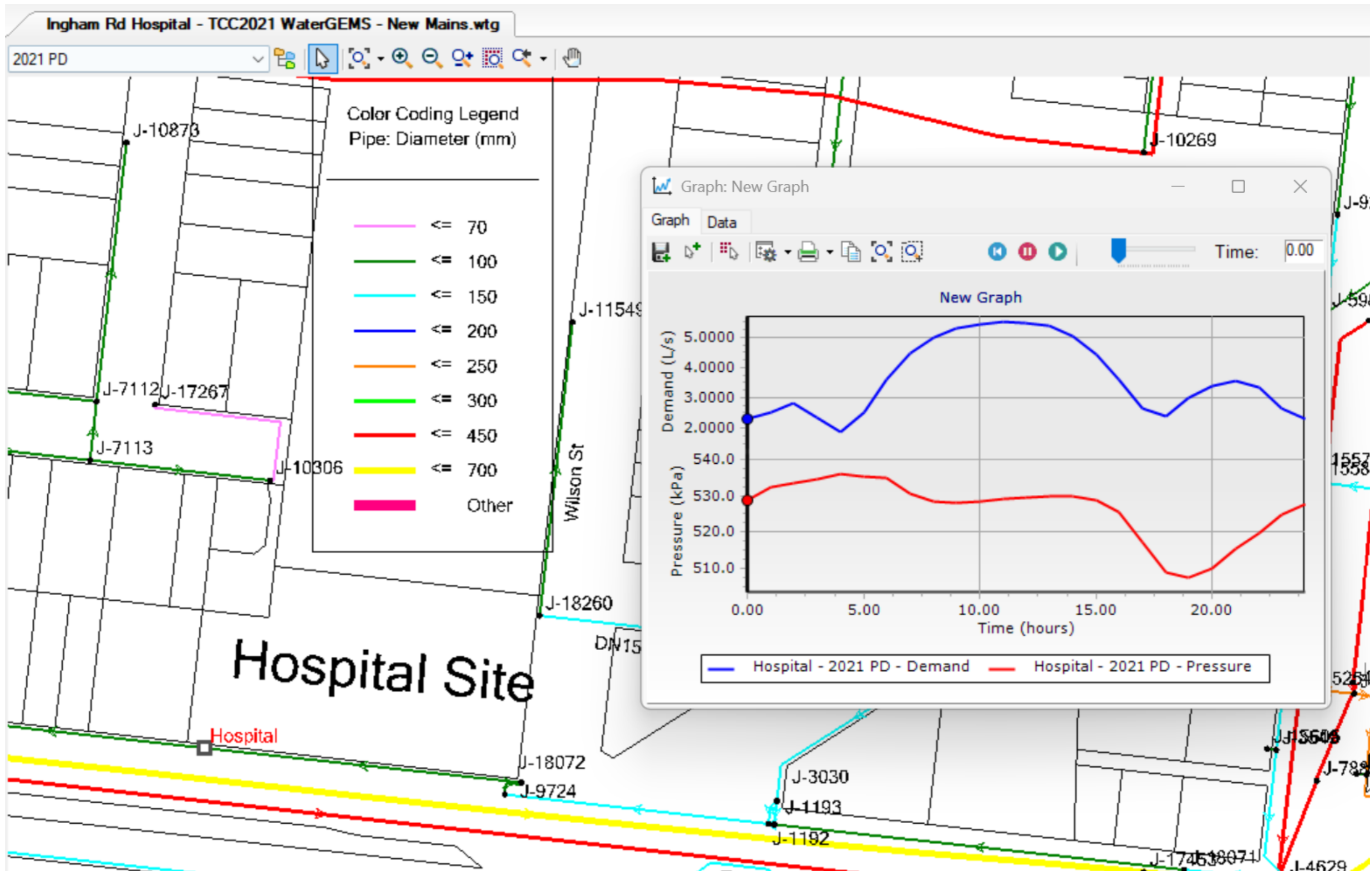
Client: **WOOLLAM CONSTRUCTIONS**

Architect: **HSPC HEALTH ARCHITECTS**

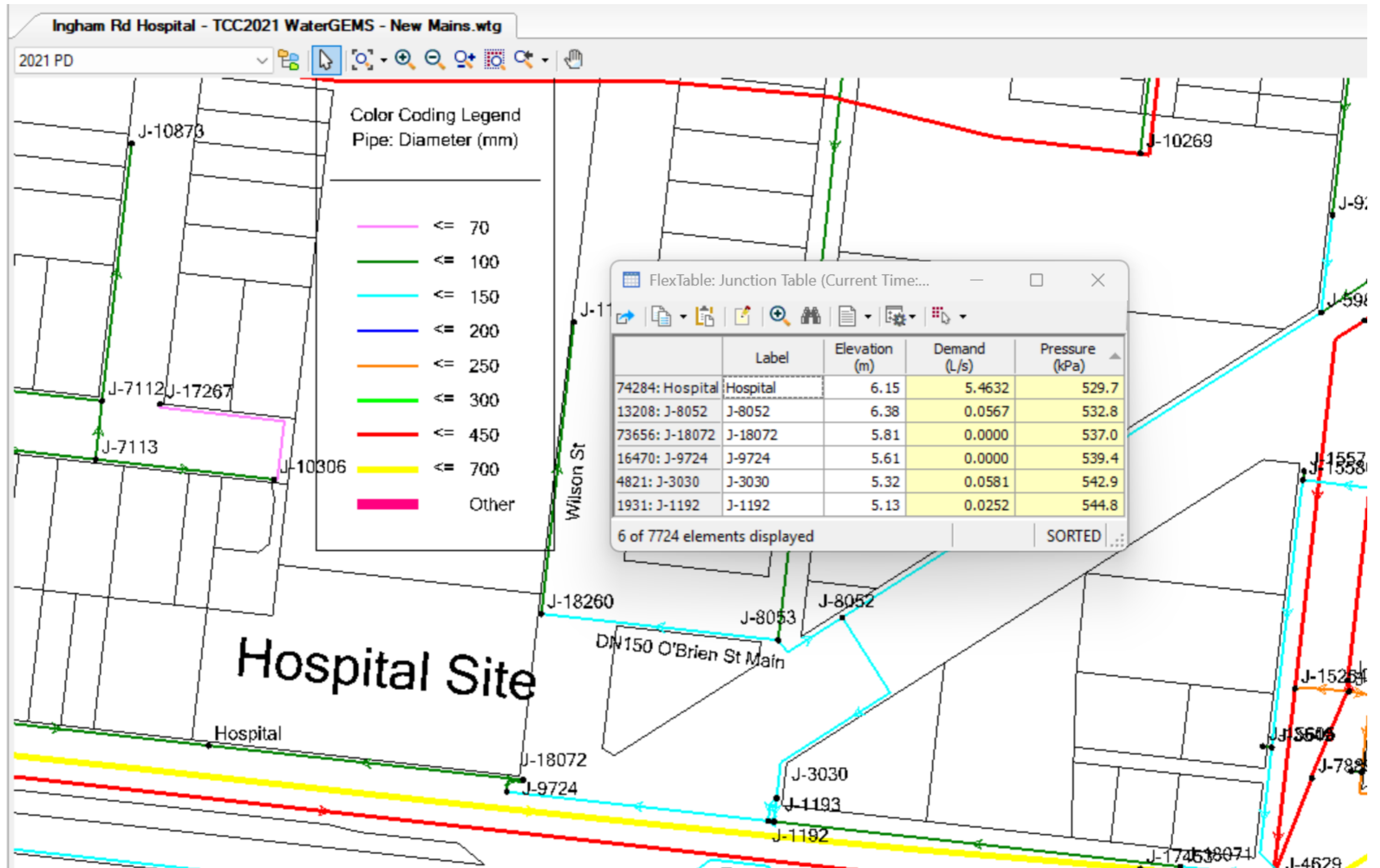
Project: **WESTSTATE PRIVATE HOSPITAL  
 CNR INGHAM RD & STURT ST, WEST END,  
 QLD, 4810**

Drawn: S.H	Design: C.BAILLIE	Verify: B.MAHER
Scale @ A1:	1:250	Date: <b>OCTOBER 2020</b>
Discipline	<b>HYDRAULIC SERVICES</b>	Job No. <b>11547</b>
Drawing Title	<b>SITE SERVICES</b>	Issue <b>8</b>
		Drawing No. <b>H-100</b>

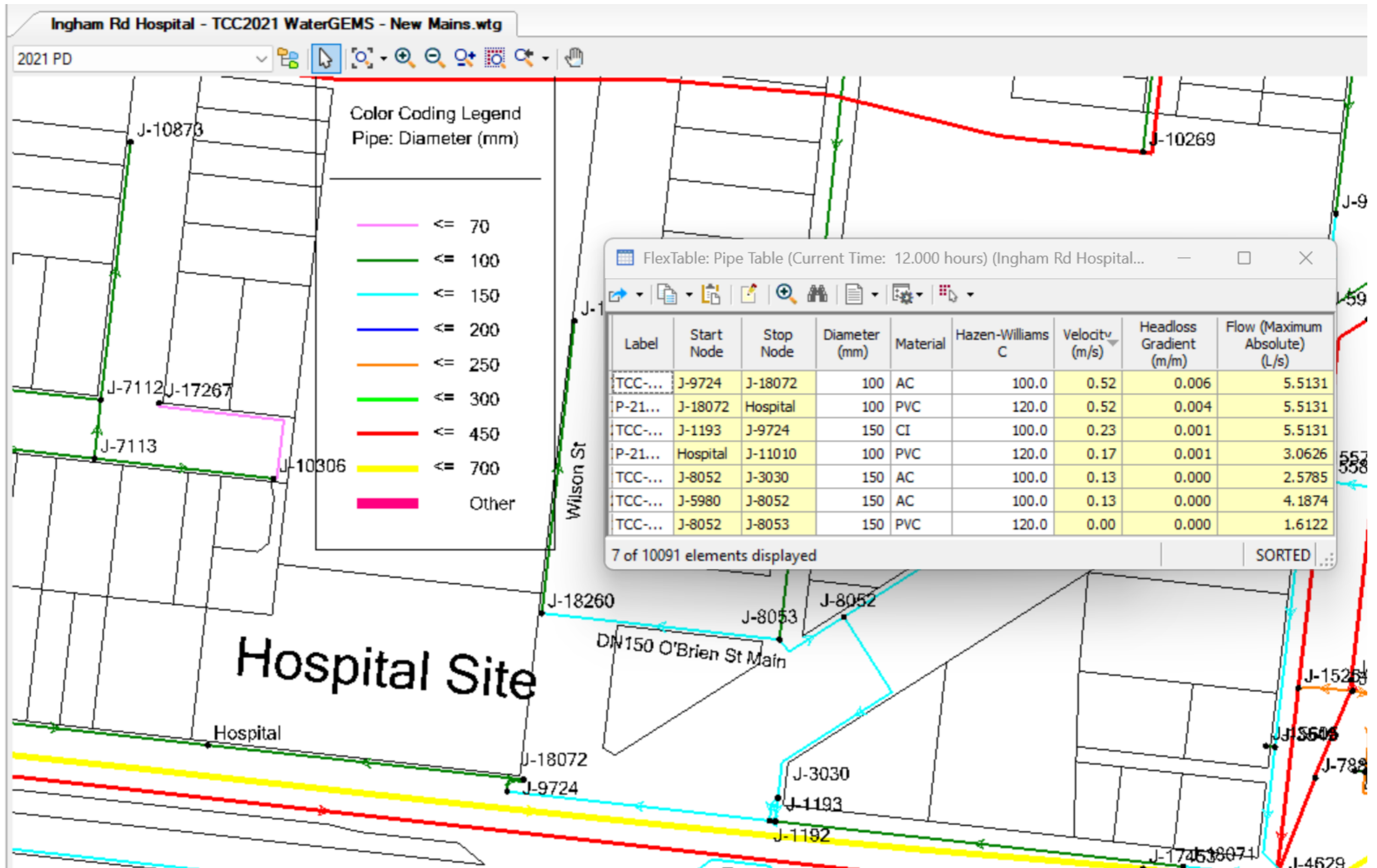
**APPENDIX B**  
**WATERGEMS MODEL FIGURES & RESULTS TABLE**

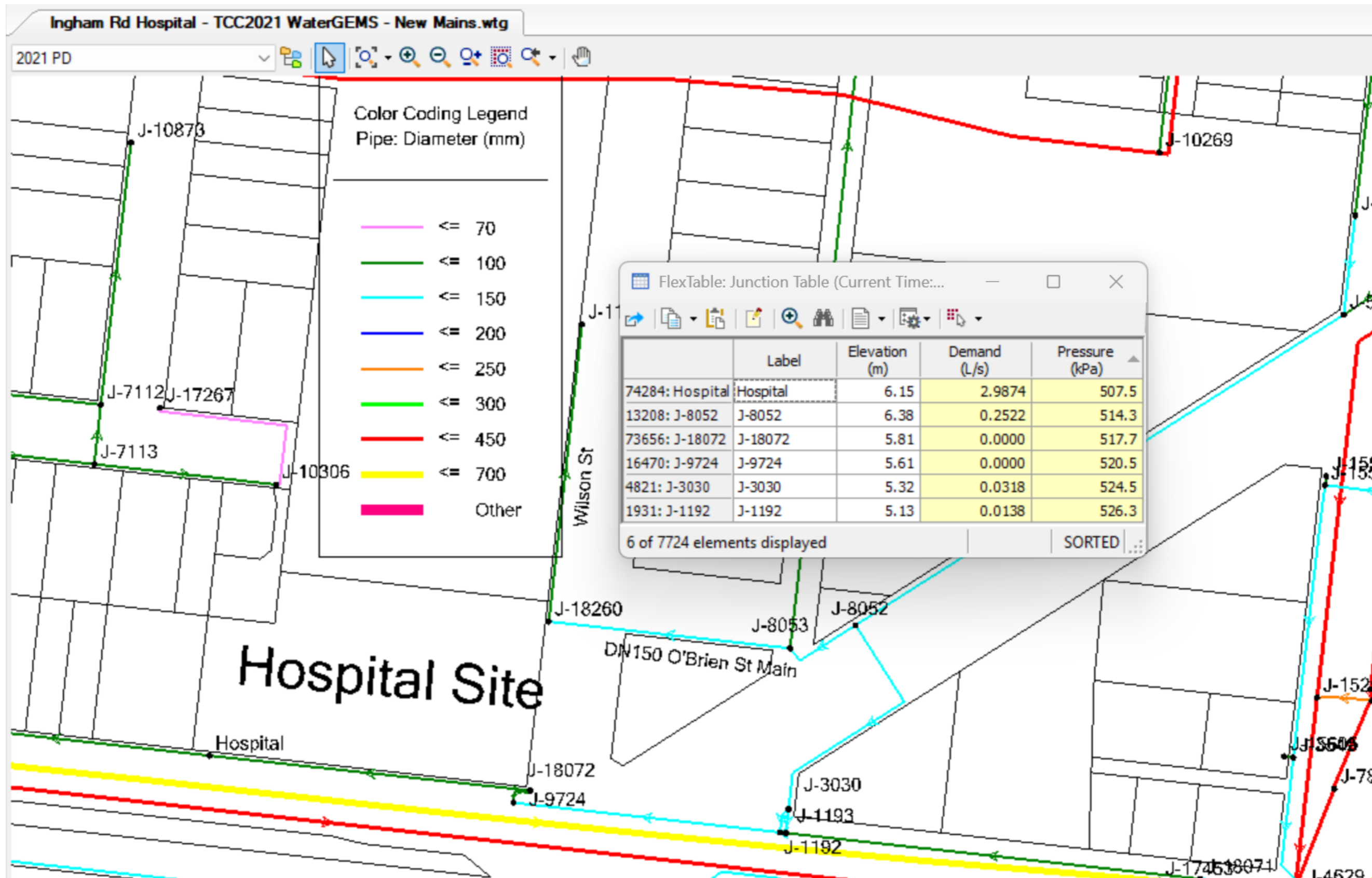


**WaterGEMS Network Modelling Figure & Peak Hr Pressure Chart**

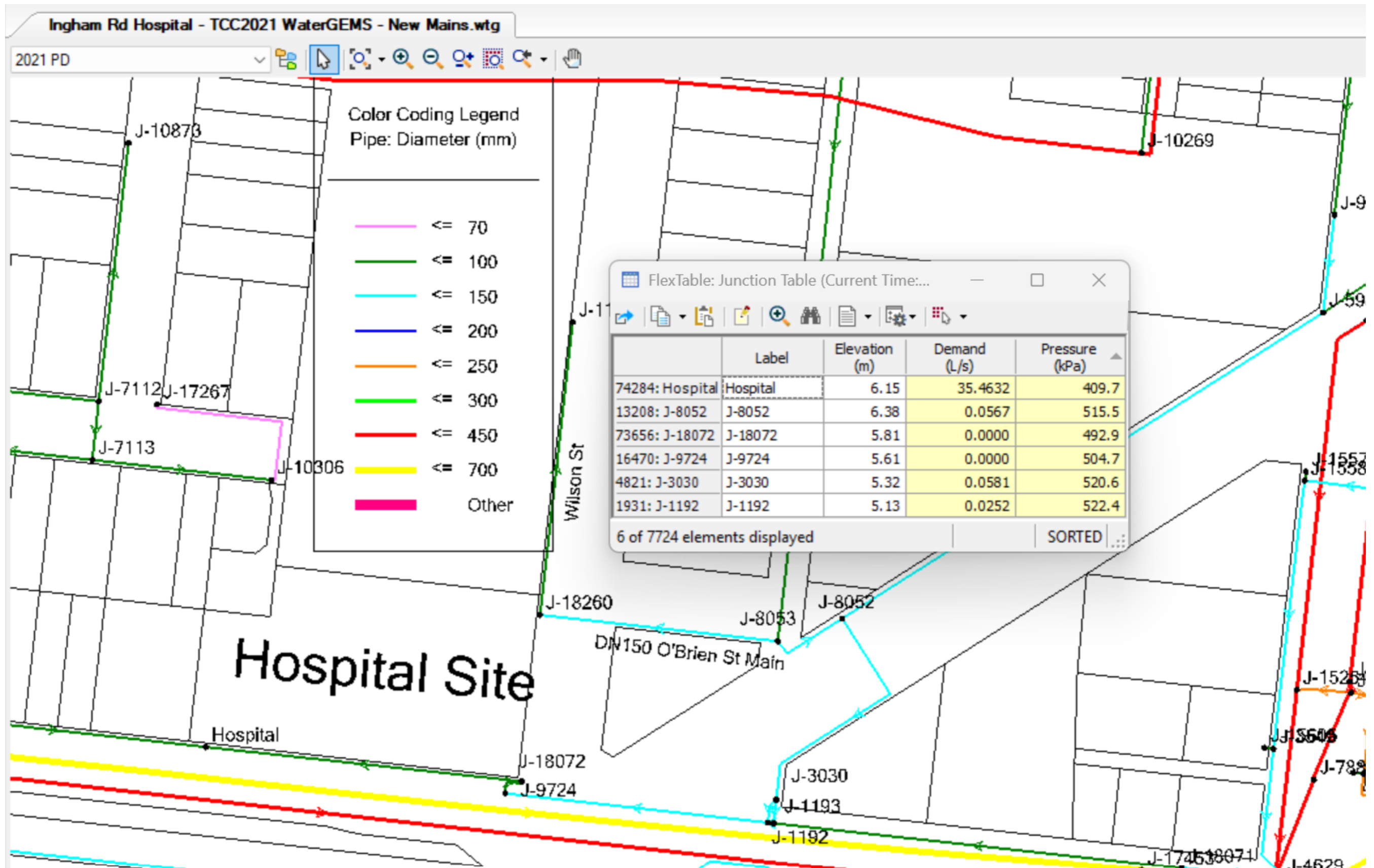


**Peak Hour Node Modelling Results – 12 noon**

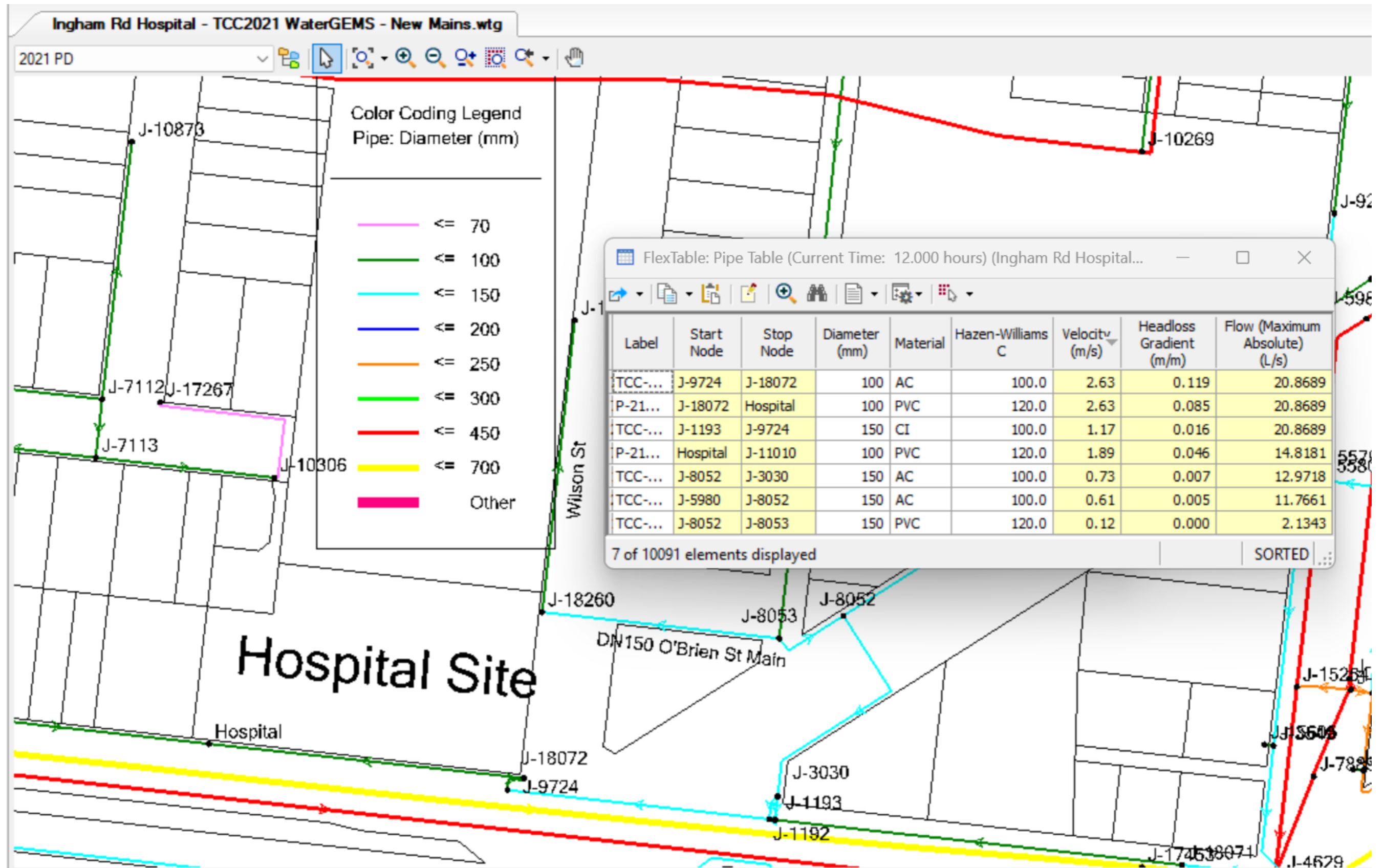




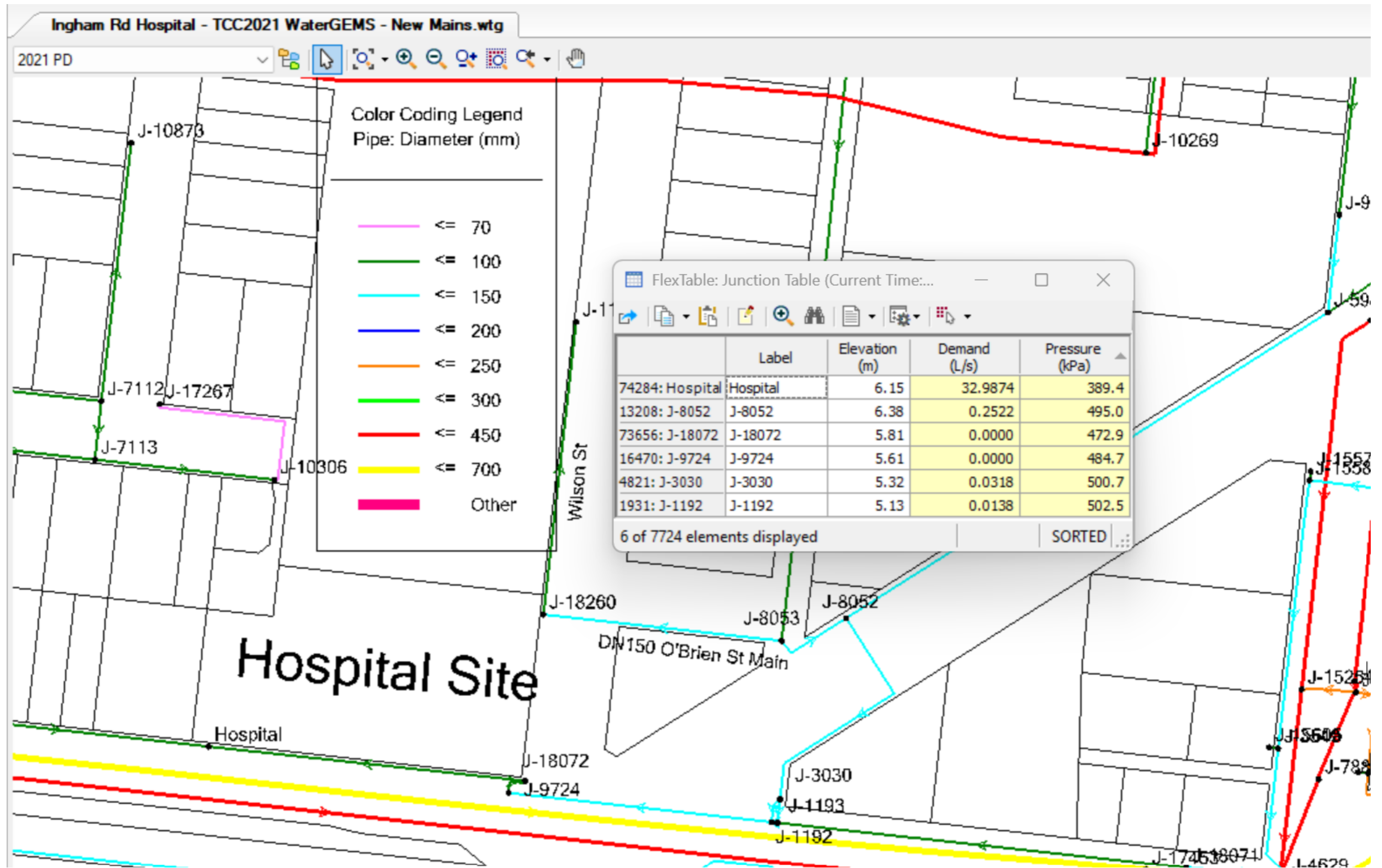
Peak Hour Node Modelling Results – 7pm



**30 l/s Commercial Fire Flow Node Modelling Results – 12 noon**



**30 l/s Commercial Fire Flow Pipe Modelling Results – 12 noon**



30 l/s Commercial Fire Flow Node Modelling Results – 7pm

# **APPENDIX C**

## **FIRE HYDRNAT TESTING RESULTS**



**PREMIER FIRE PTY LTD**

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A.B.N. 61 085 589 591  
QBCC. 745580

44 LEYLAND STREET GARBUTT 4810  
P.O. BOX 7013 GARBUTT BC 4810  
Phone: (07) 47756627

**Street Hydrant Flow Testing**

**Hydrant Mains . Data Sheet.**

Site Name: Westate Private Hospital location. Date:01/02/2022

Address: 37 Ingham Road.

Location of Booster: N/A

Installed information: Combined Onsite pump assistance 1 x Electric & 1 x Diesel.

Size of Hydrant Booster::	Duty	
Street Mains.	Minimum Requirements	20 L/s @ 200 kPa

Locations of Flows.

Test Point 1	As per Map
Test Point 2	As per Map

**Hydrant Testing performed from two locations individually tested and simultaneously tested to full flow achievements.**

<b>Hydrant Location FH1 Single Flow.</b>	<b>Residual Pressure recorded at Location FH2 No Flow</b>
<b>FH1</b>	<b>FH2</b>
<b>Static Pressure 500 kPa</b>	<b>Static Pressure 500 kPa</b>
<b>5 L/s @ 490 kpa</b>	<b>500 kPa</b>
<b>10 L/s @ 450 kpa</b>	<b>500 kPa</b>
<b>15 L/s @ 400 kpa</b>	<b>485 kPa</b>
<b>20 L/s @ 340 kpa</b>	<b>475 kPa</b>
<b>25 L/s @ 200 kpa</b>	<b>455 kPa</b>
<b>27 L/s @ 200 kpa</b>	<b>450 kPa Residual @ 30 L/s 450 kPa</b>
<b>30 L/s @ 150 kPa Max Flow 31.5 L/s @ 75 kPa</b>	<b>430 kPa</b>

<b>Hydrant Location FH2 Single Flow.</b>	<b>Residual Pressure recorded at Location FH1 No Flow</b>
<b>FH1</b>	<b>FH2</b>
<b>Static Pressure 500 kPa</b>	<b>Static Pressure 500 kPa</b>
<b>5 L/s @ 490 kpa</b>	<b>500 kPa</b>
<b>10 L/s @ 450 kpa</b>	<b>500 kPa</b>
<b>15 L/s @ 400 kpa</b>	<b>485 kPa</b>
<b>20 L/s @ 350 kpa</b>	<b>475 kPa</b>
<b>25 L/s @ 250 kpa</b>	<b>455 kPa</b>
<b>27 L/s @ 200 kpa</b>	<b>450 kPa</b>
<b>30 L/s @ 150 kPa</b>	<b>450 kPa</b>



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A.B.N. 61 085 589 591  
QBCC. 745580

44 LEYLAND STREET GARBUTT 4810  
P.O. BOX 7013 GARBUTT BC 4810  
Phone: (07) 47756627

**Street Hydrant Flow Testing**

**Hydrant Testing performed from two locations simultaneously tested.**

**Hydrant Location FH1**

**Residual Pressure recorded at Location FH2**

← Simultaneously Flowed. →

<b>FH1</b>	<b>FH2</b>
<b>Static Pressure 500 kPa</b>	<b>Static Pressure 500 kPa</b>
<b>05 L/s @ 500 kpa</b>	<b>0 @ 500 kPa</b>
<b>05 L/s @ 490 kpa</b>	<b>05 L/s @ 475 kPa</b>
<b>10 L/s @ 450 kpa</b>	<b>05 L/s @ 460 kPa</b>
<b>10 L/s @ 450 kpa</b>	<b>10 L/s @ 450 kPa</b>
<b>15 L/s @ 400 kpa</b>	<b>10 L/s @ 425 kPa</b>
<b>15 L/s @ 390 kpa</b>	<b>15 L/s @ 370 kPa</b>
<b>20 L/s @ 300 kPa</b>	<b>15 L/s @ 340 Kpa</b>

**Total demand flowed from two locations on the Hydrant Street Mains 35 L/s**

11/01/2022  
Equipment Used for testing.  
Hydrant flow Micrometer 1 Serial # 19-1240  
Hydrant flow Micrometer 2 Serial # 12-08622  
Gauges 1 T1-5402LN7C  
Gauges 2 T2-5402LN7c

Tester: Nicholas Cooper.  
QBCC 1212943

Signed:



**PREMIER FIRE PTY LTD**  
A.C.N 085 589 591  
A.B.N. 61 085 589 591  
QBCC. 745580  
44 LEYLAND STREET GARBUTT 4810  
P.O. BOX 7013 GARBUTT BC 4810  
Phone: (07) 47756627

### Street Hydrant Location Map.


37 Ingham Road.



## Form 71—fire hydrant and sprinkler system commissioning

This form is to be used for the purposes of commissioning water based fire safety installations, as required by the Queensland Development Code – Mandatory Part (MP) 6.1, which is a building assessment provision under the *Building Act 1975*, section 30. This form is also to be used in accordance with the 'Fire hydrant and sprinkler system commissioning and periodic maintenance procedure', defined in MP 6.1 as the 'Relevant procedure'. Please note that this form does not comprise all testing requirements for commissioning—this form is only for collecting results of testing for some sections of the Australian Standards referred to and in each case, further testing is required.

Part A—Test details						
Site name	Westgate Hospital					
Site address	Ingham Road					
Contractor	Tacoma Plumbing (Nth Qld) Pty Ltd					
Testing details	Test date:	07/07/2020		Commissioning test: fire hydrant <input checked="" type="checkbox"/> fire sprinkler <input type="checkbox"/> combined <input type="checkbox"/>		
	Time:	11:20am				
Part B—Hydrant hydrostatic test						
			PASS <input type="checkbox"/>	FAIL <input type="checkbox"/>		
Refer to the required pressure specification for commissioning as per AS2419.1.						
Boost pressure	kPa	Test pressure	1700 kPa			
Duration of test	mins	End of test pressure	kPa	Loss (if any):	L/min	
Comments:						
Part C—Hydrant test equipment/pressure gauges						
If using more devices, provide details in the Notes section below or complete another form. The correction factor must be kPa or a percentage.						
Flow measuring device	Orifice <input type="checkbox"/>		Mechanical x		Electro magnetic <input type="checkbox"/>	
	Part C not required for orifice testing		Calibrated: 15/06/19		Calibrated: / /	
	Gauge 1	Gauge 2	Device 1	Device 2		
Serial number	GI3422	G13771	15-08174	14-02156		
Date calibrated	07/06/20	07/06/20	07/06/20	07/06/20		
Correction certificate	B6844/TPT	B6843/TP	B6858/TP	B6859/TP		
65/100/150 mm face	100mm	100mm				
Digital reader						
Increments (kPa)	20 Kpa	20 Kpa				
Part D—Hydrant system flow test						
			PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>		
This part relates to section 10.3 of AS2419.1. If pressure/flow rates do not meet the fire system design criteria and there are no on-site problems, contact the relevant water service provider to ascertain if there are any problems with the water system network. In the table below, please record the pressure readings obtained during the hydrant system flow test.						
Hydrant 1 location	SEE ATTACHED PLAN		Hydrant 3 location			
Hydrant 2 location			Hydrant 4 location			
System requirements	L/s	at kPa	Static pressure	550 kPa		
On-site pump set installed	Yes <input type="checkbox"/>			No <input checked="" type="checkbox"/>		
Pressure zone number:	Size/flow rate	Device/gauge no. (Part C)	Hydrant	Hydrant 2	Hydrant 3	Hydrant 4
Nozzles	19 mm		kPa	kPa	kPa	kPa
	22 mm		kPa	kPa	kPa	kPa
	25 mm		kPa	kPa	kPa	kPa
Other portable testing devices	5 L/s		550 kPa	kPa	kPa	kPa
	10 L/s		500 kPa	kPa	kPa	kPa
	15 L/s		450 kPa	kPa	kPa	kPa
	20 L/s		400 kPa	kPa	kPa	kPa
	25 L/s		300 kPa	kPa	kPa	kPa
System achieved: 25 L/s at 300 kPa						

<b>Part E—Pump appliance booster test</b>		PASS <input type="checkbox"/>		FAIL <input type="checkbox"/>	
This part relates to sections 10.4 and 10.5 of AS2419.1. If pressure/flow rates do not meet the fire system design criteria and there are no on-site problems, contact the relevant water service provider to ascertain if there are any problems with the water system network. In the table below, please record the pressure readings obtained during the pump appliance booster test.					
Hydrant locations			Height of highest hydrant above booster		
System requirements	@kPa	Static pressure	kPa		
Pump inlet pressure	kPa	Pump discharge pressure	kPa		
Boost pressure	kPa	Calculated frictional loss	kPa		
Comments:					
<b>Part F—Sprinkler hydrostatic test</b>		PASS <input type="checkbox"/>		FAIL <input type="checkbox"/>	
Relevant required pressure specification in AS2118.1, AS2118.4 and AS2118.6.					
Pressure	kPa	Time held	mins		
Comments:					
<b>Part G—Sprinkler system flow test</b>					
This section is to be used for sections 4.14 of AS2118.1-1999, 4 of AS2118.6-2012 and 6.2 of AS2118.4-2012. Notes: (1) For AS2118.1 and AS2118.6 systems, multiple testing points may be required. (2) For AS2118.4, a simulated running test may be required for systems without a flow measuring device, in which the test involves opening a valve to discharge a volume of water that is accepted as being in excess of the design flow. System test points shall be noted for each different system and its location and descriptor.					
<b>System specifications (block plan):</b>			<b>Test results:</b>		
Test point 1	Location				
	Required flow rate	L/min	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>	L/min
	Required pressure	kPa	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>	kPa
Test point 2	Location				
	Required flow rate	L/min	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>	L/min
	Required pressure	kPa	Pass <input type="checkbox"/>	Fail <input type="checkbox"/>	kPa
Running test	Installation gauge pressure:		kPa		
Comments:					
<b>Part H—Compliance</b>					
<b>Critical defects identified</b>	Yes <input type="checkbox"/>	Give owner/occupier a critical defect notice			
	No <input checked="" type="checkbox"/>	No action required in relation to critical defects at this time			
<b>Repairs/corrective actions taken</b>	Yes <input type="checkbox"/>	Attach details (including action and date taken) as part of Licensee's report			
	No <input checked="" type="checkbox"/>	No action required in relation to repairs/corrective actions at this time			
<b>System</b>	Pass <input checked="" type="checkbox"/>				
	Fail <input type="checkbox"/>				
<b>Part I—Signature</b>					
By signing this Form 71, I confirm that the information contained herein is correct to the best of my knowledge given the information available and that this Form 71 has been completed in accordance with the relevant standards, codes and regulations.					
Licensee name	Stephen Conaghan	Licensee signature			
Licence no. (QBCC/PIC)	20790	Licensee report no.			

**Note:** Building owners/occupiers are responsible for ensuring their buildings continuously meet fire safety standards. Where a building owner/occupier becomes aware that their building does not meet the minimum requirements for water pressure required by any standard applicable under the Queensland Development Code Mandatory Part 6.1 (Maintenance of fire safety installations) the building owner/occupier should contact the Queensland Fire and Emergency Service.

**Definitions** "Commissioning test" is a test that is required upon completion of a new system or an extension to an existing system. "Running test" means a two inch waste test installed at the sprinkler control valve on older systems.


**Privacy:** The information on this form is collected for purposes related to monitoring compliance under the *Plumbing and Drainage Act 2002*, the *Building Act 1975* and the *Building Fire Safety Regulation 2008* ("legislation"). This information may be stored in the department's database and may be used for statistical research, information provision and evaluation of Plumbing Industry Council and state government services. Your personal information may be disclosed to other government agencies, local government authorities and third parties for purposes related to this application. Except for these circumstances, personal information will only be disclosed to third parties with your consent or in accordance with the *Information Privacy Act 2009*.

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## Form 71—fire hydrant and sprinkler system commissioning

This form is to be used for the purposes of commissioning water based fire safety installations, as required by the Queensland Development Code – Mandatory Part (MP) 6.1, which is a building assessment provision under the *Building Act 1975*, section 30. This form is also to be used in accordance with the 'Fire hydrant and sprinkler system commissioning and periodic maintenance procedure', defined in MP 6.1 as the 'Relevant procedure'. Please note that this form does not comprise all testing requirements for commissioning—this form is only for collecting results of testing for some sections of the Australian Standards referred to and in each case, further testing is required.

Part A—Test details						
Site name	Westgate Hospital					
Site address	Wilson Street					
Contractor	Tacoma Plumbing (Nth Qld) Pty Ltd					
Testing details	Test date:	07/07/2020		Commissioning test:		
	Time:	11:00am				
				fire sprinkler	<input type="checkbox"/>	
				combined	<input type="checkbox"/>	
Part B—Hydrant hydrostatic test						
			PASS <input type="checkbox"/>	FAIL <input type="checkbox"/>		
Refer to the required pressure specification for commissioning as per AS2419.1.						
Boost pressure	kPa	Test pressure	1700 kPa			
Duration of test	mins	End of test pressure	kPa	Loss (if any):	L/min	
Comments:						
Part C—Hydrant test equipment/pressure gauges						
If using more devices, provide details in the Notes section below or complete another form. The correction factor must be kPa or a percentage.						
Flow measuring device	Orifice <input type="checkbox"/>		Mechanical x		Electro magnetic <input type="checkbox"/>	
	Part C not required for orifice testing		Calibrated: 15/06/19		Calibrated: / /	
	Gauge 1	Gauge 2	Device 1	Device 2		
Serial number	GI3422	G13771	15-08174	14-02156		
Date calibrated	07/06/20	07/06/20	07/06/20	07/06/20		
Correction certificate	B6844/TPT	B6843/TP	B6858/TP	B6859/TP		
65/100/150 mm face	100mm	100mm				
Digital reader						
Increments (kPa)	20 Kpa	20 Kpa				
Part D—Hydrant system flow test						
			PASS <input checked="" type="checkbox"/>	FAIL <input type="checkbox"/>		
This part relates to section 10.3 of AS2419.1. If pressure/flow rates do not meet the fire system design criteria and there are no on-site problems, contact the relevant water service provider to ascertain if there are any problems with the water system network. In the table below, please record the pressure readings obtained during the hydrant system flow test.						
Hydrant 1 location	SEE ATTACHED PLANS		Hydrant 3 location			
Hydrant 2 location			Hydrant 4 location			
System requirements	L/s	at kPa	Static pressure	520 kPa		
On-site pump set installed	Yes <input type="checkbox"/>			No <input checked="" type="checkbox"/>		
Pressure zone number:	Size/flow rate	Device/gauge no. (Part C)	Hydrant	Hydrant 2	Hydrant 3	Hydrant 4
Nozzles	19 mm		kPa	kPa	kPa	kPa
	22 mm		kPa	kPa	kPa	kPa
	25 mm		kPa	kPa	kPa	kPa
Other portable testing devices	5 L/s		500 kPa	kPa	kPa	kPa
	10 L/s		320 kPa	kPa	kPa	kPa
	15 L/s		70 kPa	kPa	kPa	kPa
	17 L/s		0 kPa	kPa	kPa	kPa
				kPa	kPa	kPa
System achieved: 10 L/s at 320 kPa						

Part E—Pump appliance booster test		PASS <input type="checkbox"/>	FAIL <input type="checkbox"/>
This part relates to sections 10.4 and 10.5 of AS2419.1. If pressure/flow rates do not meet the fire system design criteria and there are no on-site problems, contact the relevant water service provider to ascertain if there are any problems with the water system network. In the table below, please record the pressure readings obtained during the pump appliance booster test.			
Hydrant locations		Height of highest hydrant above booster	
System requirements	@kPa	Static pressure	kPa
Pump inlet pressure	kPa	Pump discharge pressure	kPa
Boost pressure	kPa	Calculated frictional loss	kPa
Comments:			
Part F—Sprinkler hydrostatic test		PASS <input type="checkbox"/>	FAIL <input type="checkbox"/>
Relevant required pressure specification in AS2118.1, AS2118.4 and AS2118.6.			
Pressure	kPa	Time held	mins
Comments:			
Part G—Sprinkler system flow test			
This section is to be used for sections 4.14 of AS2118.1-1999, 4 of AS2118.6-2012 and 6.2 of AS2118.4-2012. Notes: (1) For AS2118.1 and AS2118.6 systems, multiple testing points may be required. (2) For AS2118.4, a simulated running test may be required for systems without a flow measuring device, in which the test involves opening a valve to discharge a volume of water that is accepted as being in excess of the design flow. System test points shall be noted for each different system and its location and descriptor.			
	System specifications (block plan):		Test results:
Test point 1	Location		
	Required flow rate	L/min	Pass <input type="checkbox"/> Fail <input type="checkbox"/> L/min
	Required pressure	kPa	Pass <input type="checkbox"/> Fail <input type="checkbox"/> kPa
Test point 2	Location		
	Required flow rate	L/min	Pass <input type="checkbox"/> Fail <input type="checkbox"/> L/min
	Required pressure	kPa	Pass <input type="checkbox"/> Fail <input type="checkbox"/> kPa
Running test	Installation gauge pressure: kPa		
Comments:			
Part H—Compliance			
Critical defects identified	Yes <input type="checkbox"/>	Give owner/occupier a critical defect notice	
	No <input checked="" type="checkbox"/>	No action required in relation to critical defects at this time	
Repairs/corrective actions taken	Yes <input type="checkbox"/>	Attach details (including action and date taken) as part of Licensee's report	
	No <input checked="" type="checkbox"/>	No action required in relation to repairs/corrective actions at this time	
System	Pass <input checked="" type="checkbox"/>		
	Fail <input type="checkbox"/>		
Part I—Signature			
By signing this Form 71, I confirm that the information contained herein is correct to the best of my knowledge given the information available and that this Form 71 has been completed in accordance with the relevant standards, codes and regulations.			
Licensee name	Stephen Conaghan	Licensee signature	
Licence no. (QBCC/PIC)	20790	Licensee report no.	

Note: Building owners/occupiers are responsible for ensuring their buildings continuously meet fire safety standards. Where a building owner/occupier becomes aware that their building does not meet the minimum requirements for water pressure required by any standard applicable under the Queensland Development Code Mandatory Part 6.1 (Maintenance of fire safety installations) the building owner/occupier should contact the Queensland Fire and Emergency Service.

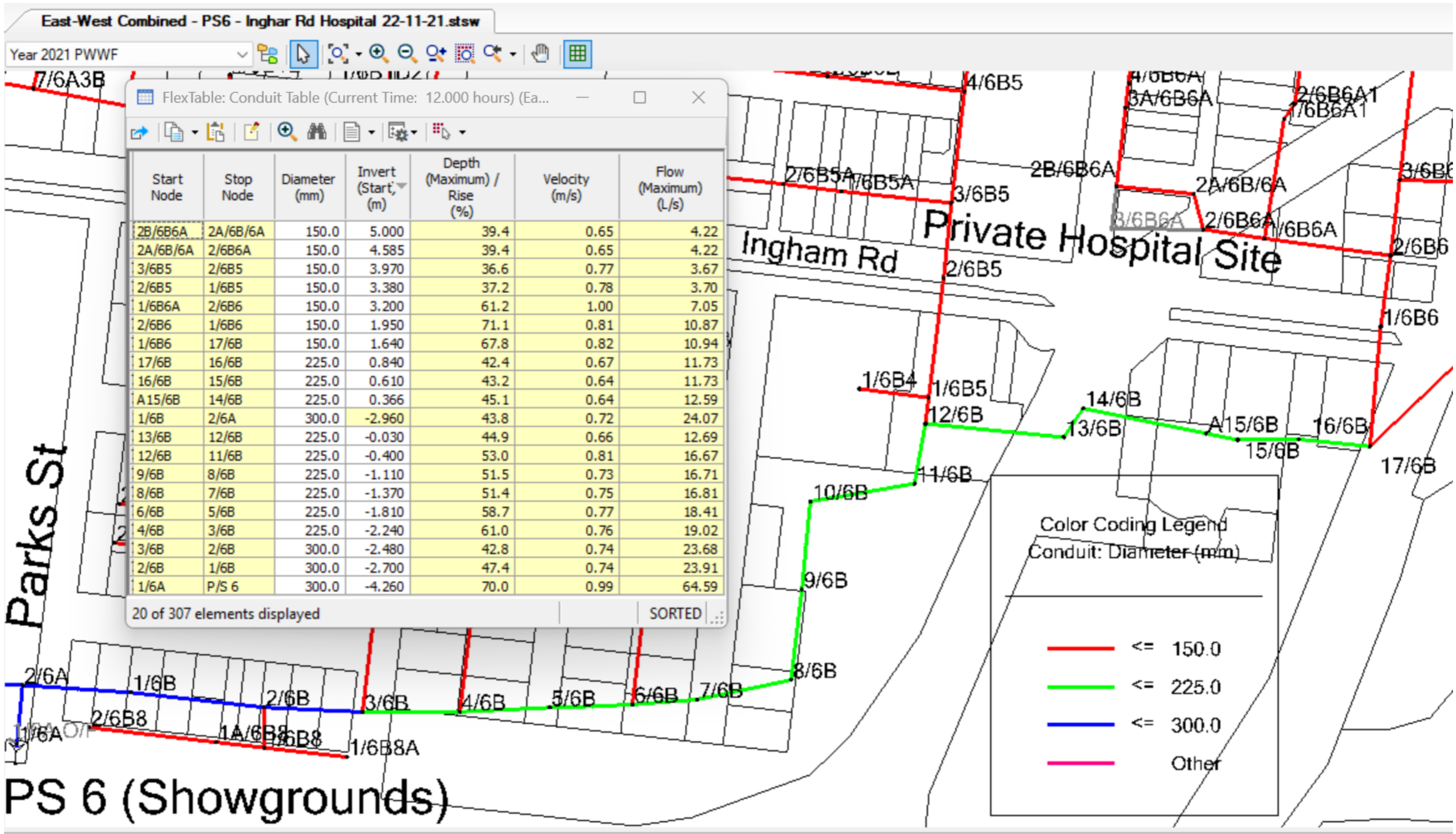
Definitions "Commissioning test" is a test that is required upon completion of a new system or an extension to an existing system. "Running test" means a two inch waste test installed at the sprinkler control valve on older systems.

Privacy: The information on this form is collected for purposes related to monitoring compliance under the *Plumbing and Drainage Act 2002*, the *Building Act 1975* and the *Building Fire Safety Regulation 2008* ("legislation"). This information may be stored in the department's database and may be used for statistical research, information provision and evaluation of Plumbing Industry Council and state government services. Your personal information may be disclosed to other government agencies, local government authorities and third parties for purposes related to this application. Except for these circumstances, personal information will only be disclosed to third parties with your consent or in accordance with the *Information Privacy Act 2009*.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*. If you have any further questions regarding your privacy, please email Building Codes Queensland on [buildingcodes@qld.gov.au](mailto:buildingcodes@qld.gov.au) © The State of Queensland (Department of Housing and Public Works) July 2014. Published by the Queensland Government July 2014, 41 George Street, Brisbane QLD 4000.

# **APPENDIX D SEWERGEMS MODELLING RESULTS**





PWWF Sewer Capacity Assessment Results

# Shaping Townsville

## Strategic Outcomes

This planning scheme allocates land for housing, business and community uses, sufficient to meet Townsville's needs for at least 25 years.

### Complies

This application is made over land identified within the Mixed Use Zone of the Townsville City Plan. Despite a Hospital use not being anticipated within the zone, the proposed addition of 28 beds to the existing development approval responds directly to the growing demand placed on the healthcare sector across Townsville. It utilises well-located land to sufficiently meet the current and growing demand for private healthcare provision within Townsville.

The shape of the city becomes more compact and efficient, led by intensified development in and around the principal centre and the major activity centres at Aitkenvale, Thuringowa Central and Hyde Park. This makes public transport, walking and cycling more convenient and viable, and supports investment in community facilities and other infrastructure.

### Complies

The development is located within an established mixed-use corridor in proximity to the Townsville CBD principal centre, supporting a more compact and efficient urban form. By consolidating the proposed uses within an existing built form, the proposed changes contribute to the intensification of development in and around key activity centres. Access to the site is well supported by public and active transport links.

A range of housing and lifestyle choices, including accessible, affordable and social housing choices, is provided in appropriate and affordable locations.

### Not Applicable

The change application does not a residential uses.

Limited areas for rural residential lifestyles provide residents with a semi-rural living option. These areas do not create conflicts with other rural uses, extractive industry operations or natural assets and environmental values, and do not expand further.

### Not Applicable

The change application does not comprise a rural residential use.

Townsville has areas of special residential character derived primarily from their architecture. Character residential areas are identified in which character is maintained by retaining character houses and ensuring sensitive redevelopment within these streetscapes.

### Complies

The proposed changes continue to retain the existing heritage building identified on the site and do not propose changes to the approved façades of the original approval.

The special character and scenic and environmental values of Magnetic Island and the small townships of Paluma and the northern beaches (Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach) are protected. These townships do not expand or accommodate any significant additional growth.

**Not Applicable**

The site is not located within Magnetic Island, or within the small townships of Paluma and the northern beaches (Rollingstone, Balgal Beach, Toomulla, Toolakea and Saunders Beach).

The history of Townsville and its people make a major contribution to the identity of the city and its communities. The cultural heritage of Townsville is conserved for the present and future Townsville communities.

**Not Applicable**

The site is not identified as a place with cultural heritage significance. Nevertheless, the proposed changes retain all original features of the existing State heritage building on the site, further reinforcing the locality's character.

The city is structured around a network of activity centres, ranging from the principal centre to small neighbourhood centres. These activity centres are focal points for the city and its community. They accommodate the majority of future employment, community and commercial activities. Activity centres are the key destination nodes for transport systems.

**Complies**

The site is located in proximity to the Townsville CBD principal centre and the mixed-use gateway into the CBD. It supports pedestrian and vehicle movement and legibility to these key centres and is well served by the nearby Townsville Railway Station, a key transport destination node. The development therefore continues to align with the role of activity centres as focal points for community, employment and transport functions.

A hierarchy of activity centres exists to ensure that the scale and form of development is appropriate to the location, and that the centre plays an appropriate role within the wider city. The hierarchy contributes to an efficient, well-functioning and accessible city. While the scale and form of activity centres varies, all activity centres are founded on a mix of land uses, and are supported by residential areas that enhance each centre's viability.

**Not Applicable**

The site is located within the Mixed-Use.

Efficient, reliable and safe active, passenger and freight transport networks are provided to support the city's population and economic growth.

**Not Applicable**

The proposed change does not include the delivery of transport networks.

Infrastructure and community services are provided in an efficient way and at a standard that best meets community and environmental requirements.

**Complies**

The proposed changes intend to improve the service delivery of the approved hospital at the site, directly responding to the increased demand placed on the healthcare sector across Townsville.

### Element 3.3.3 – Character and Heritage

#### Character residential areas

Townsville city contains a collection of character residential areas with different elements of importance. Common to all of these areas are:

- a. consistency in building and architectural style within a particular street or precinct of character significance; or
- b. built forms that are reflective of a period of pre-war or post-war change in Townsville.

#### Complies

The northwestern corner of the site is located within the Character Residential (Workers Accommodation) zone. Notably, this change application seeks approval for internal reconfigurations contained within the built form located in the Mixed Use zone portion of the site and therefore is not anticipated to impact on the character of the surrounding residential areas.

Identified character areas are protected. In these areas, contributing character buildings are retained.

New development or additions and renovations to contributing character buildings within character areas are consistent with the established character in these areas, complementing traditional building elements and the scale of existing development.

#### Cultural heritage

Development on or near places of cultural heritage significance facilitates their active use but does not detract from their heritage significance and setting, including significant views to the place.

#### Not Applicable

The site is not identified as a place with cultural heritage significance.

Places that have cultural heritage significance to Aboriginal or Torres Strait Islander peoples are protected. Consistent with the provisions of the [Aboriginal Cultural Heritage Act 2003](#), development will take all reasonable and practicable measures to ensure Aboriginal cultural heritage is not harmed.

### Element 3.3.4 – Activity Centres

#### Nature of centres

A broad range of uses are encouraged at activity centres, appropriate to the identified hierarchy, to support vibrancy, community life and health and economic development and competition. Day and night-time activity is expected in Townsville's larger, higher level activity centres: CBD, Aitkenvale, Thuringowa Central, Hyde Park and future centres at

#### Not Applicable

The site is not identified as an activity centre within the centres hierarchy.

Julago and Burdell. Residential development is also promoted in activity centres, in a form and density appropriate to the scale of the centre.

An activity centre contains a mix of uses is multi-functional and able to accommodate a wide range of community and commercial activities, consistent with the identified hierarchy. While the dominant building in activity centres is often a shopping centre, a shopping centre alone does not make an activity centre.

The planning scheme adopts a hierarchy for activity centres in Townsville, the purpose of which is to ensure optimum access to employment, services and facilities across the city, including public transport services, to support the efficient provision of infrastructure and to optimise public investment.

The hierarchy is made up of:

1. the principal centre;
2. major centres;
3. district centres;
4. local centres;
5. neighbourhood centres; and
6. specialised centres.

**Not Applicable**

The site is located within the Character Residential (Workers Cottages) zone and the Mixed Use zone and is not an identified centre within the hierarchy.

Centres in newly developing areas expand commensurate with population growth in their primary catchments. While over the 25-year planning horizon of this planning scheme they may be expected to grow to a particular level in the hierarchy, they are not to perform at this level prematurely.

**Not Applicable**

The site is located within the Character Residential (Workers Cottages) zone and the Mixed Use zone and is not an identified centre within the hierarchy.

Development of retail and office activities occurs within the identified activity centres and mixed use areas. These activities do not locate in an out-of-centre location, except where specifically intended in a particular zone or precinct.

**Complies**

The site is located within the Mixed-use zone and maintains an appropriate location for associated Shop and Food and Drink Outlet uses.

Showrooms and retail-based hardware stores are also located within the identified activity centres or

**Not Applicable**

The change application is not seeking approval for showrooms or retail-based hardware stores.

mixed use areas. Their design and layout facilitates integration with other centre activities.

### Mixed Use Areas

The city contains a number of mixed use areas and corridors, many of which arose from historic strip commercial development. These areas generally evolve to facilitate improved relationship between buildings and the street, a pedestrian-oriented streetscape and improved visual amenity along major roads.

#### Complies

Set within an established mixed-use corridor, the site is surrounded by retail, commercial and community uses, as well as low-density residential housing. It is located at a key intersection along the mixed use gateway to the Townsville CBD. The change application responds to the evolving context of Townsville and its growing population and remains contained within the approved built form. It is anticipated, therefore, that the approved development has contributed to improving the streetscape.

These areas contain a mix of uses including medium density housing (where compatible with the local amenity), convenience retail and small-scale offices and showrooms, community and service industry uses which do not compromise the intended role or successful functioning of centres.

#### Complies

The development delivers an essential extension to a community activity facility within a mixed use context, supported by surrounding retail, commercial activities, and a range of low- to high-density housing. It supports the effective functioning of the wider CBD centre and does not compromise the strategic role of the centres hierarchy.

# Strong and Connected Community

## Strategic Outcomes

The character and identity of communities in urban and rural areas of Townsville evolves and strengthens through the city shape described in this strategic framework and through good urban design of places.

### Complies

The proposed changes are contained within the existing built form and consolidate the existing development over the site, representative of good urban design.

The architectural, cultural, historic, scenic, natural, social or spiritual qualities that create places of local heritage are conserved and enhanced.

### Complies

All proposed works are limited to internal reconfigurations, with no changes proposed to the State Heritage Place identified onsite. The architectural, cultural and historic qualities that contribute to the site's local heritage significance are therefore conserved and remain unaffected, consistent with the intent of this strategic outcome.

Easy access is provided to community services and facilities, and to places to celebrate culture, history and identity. Public spaces and streetscapes are legible, attractive, green, shaded, safe, accessible for all abilities and functional.

### Complies

The site is located approximately 270 metres from the Townsville CBD precinct boundary and within proximity to high-density residential areas.

The site is conveniently accessible via the Townsville Railway Station approximately 435m to the east of the site along Ingham Road.

Its location provides easy access to the approved hospital facility. The approved ground-floor landscaping and streetscape treatments create a legible, safe and accessible thoroughfare, contributing to an attractive, functional and inclusive public realm.

A high-quality network of open space and recreation opportunities provides for the needs of the community, supports social interaction, connections to natural assets and landscape features, and reinforces the city's identity.

### Not Applicable

The change application does not propose the provision of on-site open space.

However, the site is well serviced by an existing network of public open spaces, including West End Park approximately 280 metres to the west, Valentine Park approximately 215 metres to the south-east, and the Castle Hill Reserve and

associated walking tracks approximately 900 metres to the north.

The site's location therefore supports access to recreation opportunities, social interaction and connections to natural assets, consistent with the broader intent of the strategic outcome.

Strong connections to the natural environment and the protection of natural assets contribute to the health and wellbeing of the community.

The site benefits from strong connections to the surrounding open space network and to the Ross Creek, located approximately 470 metres to the east, via Ingham Road. These connections support access to natural assets and contribute to community health and wellbeing, consistent with the intent of the strategic outcome.

**Element 3.4.5 – Managing the Impacts of Development**

Development mitigates the effects of new development on local character, noise and air quality, access to sunlight, breezes and privacy, and avoids commercial or through traffic in residential streets.

**Complies**

The change application is contained within the existing built form of Building A within the site.

As such, the proposal ensures that there will be no additional impacts in relation to overshadowing, access to sunlight or breezes, noise, odour or the like.

The interface between land zoned for industry and sensitive land uses is managed to protect the health, wellbeing, amenity and safety of the community and protect industrial activities from incompatible development.

**Not Applicable**

The site is not located on an interface of industry and sensitive land uses.

The planning scheme does not protect private views, other than where proposed development is inconsistent with the described intent for a local area.

**Not Applicable**

This change application is seeking approval for internal reconfigurations within an existing built form and thus does not impact on private views.

Negative social impacts caused by development are avoided or minimised.

**Complies**

The change application is limited to internal reconfigurations and does not alter the approved use, scale or external form of the development. As a result, no additional adverse impacts are generated for surrounding land uses or the wider community, and any potential negative social impacts are avoided or minimised, consistent with the strategic outcome.

# State code 2: Development in a Railway environment

**Table 2.1 Development in General**

Performance Outcomes	Acceptable Outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<p><b>PO1</b></p> <p>Development does not create a safety hazard within the railway corridor.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO1–PO10</b></p> <p>The change application is seeking approval for internal reconfigurations. As such, no works are proposed external to the existing five storey building. The proposal is not anticipated to impact on the existing railway environment and will continue to have regard to the current approval conditions.</p>
<p><b>PO2</b></p> <p>Development does not cause damage to the railway corridor, rail transport infrastructure or other rail infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO3</b></p> <p>Development does not interfere with, or obstruct, the rail transport infrastructure or other rail infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO4</b></p> <p>Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO5</b></p> <p>Development above a railway is designed to enable natural ventilation and smoke</p>	<p>No acceptable outcome is prescribed.</p>	

dispersion in the event of a fire emergency.

**PO6**

Development does not adversely impact the operating performance of the railway corridor.

No acceptable outcome is prescribed.

**PO7**

Buildings and structures in a railway corridor are designed and constructed to protect persons in the event of a derailed train.

No acceptable outcome is prescribed.

**PO8**

Buildings and structures in high risk locations and where also located within 10 metres of the centreline of the nearest railway track are design and constructed to protect persons in the event of a derailed train.

**AO8.1**

Buildings and structures, in a railway corridor, including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to railways, Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.

**PO9**

Buildings and structures are designed and constructed to protect people from electrocution.

**AO9.1**

The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of overhead line equipment.

**PO10**

Development in the railway corridor is designed and constructed to prevent

No acceptable outcome is prescribed.

projectiles being thrown onto the railway.

**PO11**

Buildings, and structures with publicly accessible or communal areas within 20 metres from the centreline of the nearest railway track are designed and constructed to prevent projectiles from being thrown onto a railway.

**AO11.1**

Publicly accessible areas located within 20 metre from the centreline of the nearest railway do not overlook a railway.

OR

**AO11.2**

Buildings and structures are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest railway track and that overlook the railway may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near railways, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.

**Complies with PO11**

No new publicly accessible areas overlooking the railway are proposed as part of this change application.

**Stormwater and Overland Flow**

**PO12**

Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a railway corridor.

No acceptable outcome is prescribed.

**Complies with PO12-PO14**

No additional impacts are expected as the change application proposes only internal reconfigurations, with no increase of non-permeable or hardstand surfaces.

**PO13**

Stormwater run-off or overland flow from the development site does not result in a material worsening of operating

No acceptable outcome is prescribed.

performance of the railway corridor, rail transport infrastructure or other rail infrastructure.

**PO14**

Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the railway corridor, rail transport infrastructure or other rail infrastructure.

No acceptable outcome is prescribed.

**Flooding**

**PO15**

Development does not result in a material worsening of flooding impacts within a railway corridor.

No acceptable outcome is prescribed.

**Complies with PO15**

The change application only seeks approval for internal reconfigurations. No material worsening of flooding impacts within the adjacent railway corridor is anticipated as a result.

**Drainage Infrastructure**

**PO16**

Drainage infrastructure does not create a safety hazard in a railway corridor.

**AO16.1**

Drainage infrastructure is wholly contained within the development site.

AND

**AO16.2**

Drainage infrastructure can be maintained without requiring access to a railway corridor.

**Complies with AO16.1 and AO16.2**

The change application only seeks approval for internal reconfigurations. No changes to the approved drainage infrastructure is proposed.

**Construction Impacts**

**PO17**

Construction activities do not cause ground movement or

No acceptable outcome is prescribed.

**Complies with PO17**

The change application only seeks approval for internal

vibration impacts in a railway corridor.	reconfigurations. No vibration impacts on the railway corridor are anticipated as a result.
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**Access**

<p><b>PO18</b></p> <p>Development prevents unauthorised access to the railway corridor.</p>	<p><b>AO18.1</b></p> <p>Development abutting the railway corridor incorporates fencing along the property boundary with the railway corridor in accordance with the railway manager’s standards.</p> <p>AND</p> <p><b>AO18.2</b></p> <p>A road barrier designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers.</p> <p>AND</p> <p><b>AO18.3</b></p> <p>Vehicle manoeuvring areas, driveways, loading areas and carparks abutting the railway corridor incorporate rail interface barriers along the boundary to the railway corridor.</p>	<p><b>Complies with PO18-PO20</b></p> <p>The change application only seeks approval for internal reconfigurations. The proposed changes will continue to adhere to the existing conditions of approval.</p>
<p><b>PO19</b></p> <p>Development maintains existing maintenance and authorised access to the railway corridor.</p>	<p><b>AO19.1</b></p> <p>Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the railway corridor at all times.</p>	
<p><b>PO20</b></p>	<p><b>AO20.1</b></p>	

<p>Development does not impede the maintenance of a railway bridge or authorised access to a railway bridge.</p>	<p>Buildings and other structures are set back horizontally a minimum of 3 metres from a railway bridge.</p> <p>AND</p> <p><b>AO20.2</b></p> <p>Permanent structures are not located below or abutting a railway bridge.</p> <p>AND</p> <p><b>AO20.3</b></p> <p>Temporary activities below or abutting a railway bridge do not impede access to a railway corridor.</p>
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**Public Passenger Transport and Active Transport**

<p><b>PO21</b></p> <p>Development does not compromise the safety of public passenger transport infrastructure and active transport infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO21-PO24</b></p> <p>The change application is seeking approval for internal reconfigurations. No changes are proposed to the approved access points to the site, and no additional impacts on the public passenger transport infrastructure and active transport infrastructure are anticipated.</p>
<p><b>PO22</b></p> <p>Development maintains pedestrian and cycle access to a railway station or other public passenger transport infrastructure and active transport infrastructure associated with the railway.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO23</b></p> <p>Development does not adversely impact the structural integrity or physical condition of public passenger transport infrastructure and active transport infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	

<p><b>PO24</b></p> <p>Development does not adversely impact the operating performance of public passenger transport infrastructure, public passenger services and active transport infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>Planned Upgrades</b></p>		
<p><b>PO25</b></p> <p>Development does not impede delivery of planned upgrades of rail transport infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO25</b></p> <p>The proposed changes are contained within an existing built form and are not anticipated to impact on the delivery of planned upgrades to the railway infrastructure.</p>
<p><b>Network Safety</b></p>		
<p><b>PO26</b></p> <p>Development involving dangerous goods does not adversely impact on the safety or operations of the railway and rail transport infrastructure.</p>	<p><b>AO26.1</b></p> <p>Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016.</p>	<p><b>Complies with AO26.1</b></p> <p>The development will not involve the handling or storage of hazardous chemicals above the threshold quantities in accordance Table 5.2.</p>

**TABLE 2.2 FILLING, EXCAVATION, BUILDING FOUNDATIONS AND RETAINING STRUCTURES**

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO27</b></p> <p>Development does not create a safety hazard for users of the railway or other rail infrastructure.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO27-PO34</b></p> <p>The proposed changes pertain solely to internal reconfigurations of the approved built form of Building A. No filling, excavation, building foundation or retaining structures are proposed in this change application.</p>
<p><b>PO28</b></p> <p>Development does not adversely impact on the operating performance of the railway or other rail infrastructure within the railway corridor.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO29</b></p> <p>Development does not undermine, damage, or cause subsidence of, the railway corridor.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO30</b></p> <p>Development does not adversely impact the structural integrity or physical condition of the railway, other rail infrastructure or the railway corridor by adding or removing loading.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO31</b></p> <p>Development does not cause ground water disturbance in the railway corridor.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO32</b></p>	<p>No acceptable outcome is prescribed.</p>	

Development does not adversely impact the railway or other rail infrastructure within the railway corridor.

**PO33** No acceptable outcome is prescribed.

Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the railway or other rail infrastructure within the railway corridor.

**PO34** Filling and excavation material does not cause an obstruction or nuisance in the railway corridor.

**AO34.1** Fill, spoil or any other material is not stored in, or adjacent to, the railway corridor.

**TABLE 2.3 RAILWAY CROSSINGS**

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO35</b></p> <p>Development does not require a new level railway crossing.</p>	<p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO35–PO38</b></p> <p>The change application is seeking approval for internal reconfigurations. As such, the proposal is not anticipated to impact on existing or require a new level railway crossing.</p>
<p><b>PO36</b></p> <p>Development does not adversely impact on the operating performance of an existing railway crossing.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO37</b></p> <p>Development does not adversely impact on the safety of an existing railway crossing.</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>PO38</b></p>	<p>No acceptable outcome is prescribed.</p>	

Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a railway crossing.

**TABLE 2.4 ENVIRONMENTAL EMISSIONS**

Performance Outcomes	Acceptable Outcomes	Response
<b>Reconfiguring a Lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor</b>		
<b>PO39</b>	<b>AO39.1</b>	<b>Not Applicable</b>
Development minimises free field noise intrusion from a railway.	<p>Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>2. in accordance with:               <ol style="list-style-type: none"> <li>a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018;</li> <li>b. b. Technical Specification–MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification–MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol>	The change application will not result in the creation of any residential lots.

OR

**AO39.2**

Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

OR

**AO39.3**

Development provides a solid gap-free fence or other solid gap-free structure along the full extent of the boundary closest to a railway.

**Involving the creation of 6 or more new residential lots adjacent to a railway or type 2 multi-modal corridor**

**PO40**

Reconfiguring a lot minimises free field noise intrusion from a railway.

**AO40.1**

Development provides a noise barrier or earth mound which is designed, sited and constructed:

1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);
2. in accordance with:
  - a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers;
  - b. b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;

**Not Applicable**

The change application will not result in the creation of any residential lots.

- c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.

OR

**AO40.2**

Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

**Material change of use (accommodation activity)**

**Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor**

<b>PO41</b>	<b>AO41.1</b>	<b>Not Applicable</b>
<p>Development minimises noise intrusion from a railway in private open space at the ground floor.</p>	<p>Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ul style="list-style-type: none"> <li>3. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>4. in accordance with:               <ul style="list-style-type: none"> <li>a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks,</li> </ul> </li> </ul>	<p>The change application will not result in any accommodation activities on site.</p>

Transport and Main Roads, 2020.

OR

**AO41.2**

Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

**PO42**

Development (excluding a relevant residential building or relocated building) minimises noise intrusion from the railway in habitable rooms at the facade of the ground floor level.

**AO42.1**

Development (excluding a relevant residential building or relocated building) provides a noise barrier or earth mound which is designed, sited and constructed:

1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level;
2. in accordance with:
  - a. a.Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018;
  - b. b.Technical Specification–MRTS15 Noise Fences, Transport and Main Roads, 2019;.
  - c. Technical Specification–MRTS04 General Earthworks,

	<p>Transport and Main Roads, 2020.</p> <p>OR</p> <p><b>AO42.2</b></p> <p>Development (excluding a relevant residential building or relocated building) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for habitable rooms at the ground floor level by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>	
<p><b>PO43</b></p> <p>Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).</p>	<p>No acceptable outcome is prescribed.</p>	
<p><b>Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor</b></p>		
<p><b>PO44</b></p> <p>Balconies, podiums and roof decks include:</p> <ol style="list-style-type: none"> <li>1. a continuous solid gap-free structure or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above</li> </ol>	<p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The change application will not result in any accommodation activities on site.</p>

balconies, podiums and roof decks

**PO45**

Habitable rooms (excluding a relevant residential building or relocated building) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).

No acceptable outcome is prescribed.

**Material change of use (other uses)**

**Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor**

**PO46**

Development:

1. provides a noise barrier or earth mound that is designed, sited and constructed:
  - a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all outdoor education areas and outdoor play areas;
  - b. in accordance with:
    - i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018;

No acceptable outcome is prescribed.

**Complies with PO46**

The change application only seeks approval for internal reconfigurations. Compliance with PO46 is achieved through adherence to the conditions of approval previously imposed over the site.

<ul style="list-style-type: none"> <li>ii. Technical Specification- MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>iii. Technical Specification- MRTS04 General Earthworks, Transport and Main Roads, 2020; or</li> </ul> <p>2. achieves the maximum free field acoustic level in reference table (item 2.3) for all outdoor education areas and outdoor play areas by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.</p>		
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<p><b>PO47</b></p> <p>Development involving a childcare centre or educational establishment:</p> <ul style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed: <ul style="list-style-type: none"> <li>a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);</li> <li>b. in accordance with: <ul style="list-style-type: none"> <li>i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and</li> </ul> </li> </ul> </li> </ul>	<p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The change application does not include a childcare centre or educational establishment.</p>
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Construction of  
Noise  
Fences/Barriers,  
Queensland Rail,  
2018; or

2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by alternative noise attenuation measures where it is not practical to provide a noise barrier or earth mound.

**PO48**

Development involving:

1. indoor education areas and indoor play areas; or
2. sleeping rooms in a childcare centre; or
3. patient care areas in a hospital;

achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).

No acceptable outcome is prescribed.

**Complies with PO48**

The proposed changes are contained within the existing built form which is understood to achieve compliance with the required maximum internal acoustic levels.

**Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor**

**PO49**

Development involving a childcare centre; or educational establishment which have balconies, podiums or elevated outdoor play areas predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the railway are provided with:

1. a continuous solid gap-free structure or balustrade

No acceptable outcome is prescribed.

**Not Applicable**

The proposed change does not involve a development for a childcare centre or educational establishment.

(excluding gaps required for drainage purposes to comply with the Building Code of Australia); and

2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated outdoor play areas.

**PO50**

Development including:

1. indoor education areas and indoor play areas in a childcare centre or educational establishment; or
2. sleeping rooms in a childcare centre; or
3. patient care areas in a hospital located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).

No acceptable outcome is prescribed.

**Complies with PO50**

The proposed changes are contained within the existing built form which is understood to achieve compliance with the required maximum internal acoustic levels.

**Air, light and vibration**

**PO51**

Private open space, outdoor education areas and outdoor play areas are protected from air quality impacts from a railway.

**AO51.1**

Each dwelling or unit has access to a private open space which is shielded from a railway by a building, noise barrier, solid gap-free fence, or other solid gap-free structure.

OR

**AO51.2**

Each outdoor education area and outdoor play area is shielded from a railway by a building, noise barrier, solid

**Not Applicable**

The proposed development does not include a private open space, outdoor education area or outdoor play area component.

gap-free fence, or other solid gap-free structure.

<p><b>PO52</b></p> <p>Patient care areas within hospitals are protected from vibration impacts from a railway.</p>	<p><b>AO52.1</b></p> <p>Hospitals are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of 0.1m/s<sup>1.75</sup>.</p> <p>AND</p> <p><b>AO52.2</b></p> <p>Hospitals are designed and constructed to ensure vibration in the ward of a patient care area does not exceed a vibration dose value of 0.4m/s<sup>1.75</sup>.</p>	<p><b>Complies with PO52</b></p> <p>The proposed changes are contained within the existing built form which is understood to achieve compliance with the required maximum vibration dose values.</p>
<p><b>PO53</b></p> <p>Development is designed and sited to ensure light from infrastructure within, and use of, a railway does not:</p> <ol style="list-style-type: none"> <li>1. intrude into buildings during night hours (10pm to 6am); and</li> <li>2. create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	<p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO53</b></p> <p>The proposed changes are contained within the existing built form and does not anticipate light intrusion impacts.</p>

**TABLE 2.5 DEVELOPMENT IN A FUTURE RAILWAY CORRIDOR**

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO54</b></p> <p>Development does not impede the planning, design and delivery of rail transport infrastructure in a future railway corridor.</p>	<p><b>AO54.1</b></p> <p>Development is not located in a future railway corridor.</p> <p>OR both of the following acceptable outcomes apply:</p> <p><b>AO54.2</b></p>	<p><b>Complies with AO54.1</b></p> <p>Development is not located in a future railway corridor.</p>

The intensification of lots does not occur within a future railway corridor.

AND

**AO54.3**

Development does not result in the landlocking of parcels once a future railway corridor is delivered.

<p><b>PO55</b></p> <p>Development, including filling, excavation, building foundations and retaining structures do not undermine or cause subsidence of a future railway corridor.</p>	<p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO55</b></p> <p>Development is not located in a future railway corridor.</p>
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<p><b>PO56</b></p> <p>Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a future railway corridor.</p>	<p>No acceptable outcomes are prescribed.</p>	<p><b>Complies with PO56</b></p> <p>Development is not located in a future railway corridor.</p>
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10 April 2026

Townsville City Council  
153 Charters Towers Road,  
Rosslea QLD 4812  
(07) 4727 9000

**Re: Other Change Application, Weststate Private Hospital**

Dear Townsville City Council,

CHPF South Bunbury Pty Ltd, as developer and fund manager for the Weststate Private Hospital project, respectfully submits this needs assessment to support an Other Change application to the current Development Approval over the site at 37 Ingham Road, West End QLD 4810.

We seek Council's approval to increase the overnight bed capacity from 22 beds to 50 beds. This expansion is essential to meet demonstrated regional healthcare demand and ensure the long-term viability and sustainability of critical health infrastructure for North Queensland.

This submission is informed by comprehensive operator feedback from multiple experienced healthcare providers who have conducted detailed service planning, business modelling, and operational analysis for the Townsville market.

**Regional Context**

Townsville serves as the healthcare hub for North Queensland, providing essential services to the city's population and the broader regional catchment. The city services a local catchment of over 250,000 people and a wider referral corridor of more than 700,000 residents across regional and remote communities.

The Townsville region is experiencing consistent population growth of approximately 1.35% annually, with projections indicating a 30% increase over the next two decades. This growth trajectory places increasing pressure on both public and private healthcare infrastructure, demanding forward-looking capacity planning.

Despite sustained population growth and increasing healthcare demand, there has been a notable lack of new hospital facilities delivered in Townsville since 2020, placing additional strain on both public and private health facilities.

**Public Hospital Capacity Constraints**

Townsville University Hospital consistently operates at or above safe occupancy benchmarks, particularly across surgical and inpatient wards. Despite significant public investment, capacity remains constrained.

The hospital is currently undergoing a major expansion project, with costs escalating from an initial \$530 million to approximately \$1 billion, and completion delayed from 2026 to 2029. The project has been subject to significant review and rescoping under Queensland's Hospital Rescue Plan. Even with this substantial investment, elective surgery demand continues to outstrip capacity.

As recently as October 2025, the Queensland Government announced it had "stabilised" the Townsville elective surgery waitlist, underscoring ongoing system pressure. Waitlist pressures are particularly acute across general surgery, orthopaedics, urology, and related surgical specialties.

**Queensland's Strategic Reliance on Private Sector Capacity**

In response to persistent public hospital backlogs, the Queensland Government has significantly increased investment in private hospital partnerships through programs such as Surgery Connect. These initiatives recognise that the private sector plays a vital role in absorbing demand overflow and providing surge capacity during peak periods.

For Weststate to meaningfully participate in Surgery Connect and similar programs, the facility must be designed at sufficient scale to:

- Absorb overflow from the public system
- Accommodate multi-day surgical cases
- Provide genuine surge capacity during public hospital peak demand periods
- Support a sustainable, diversified case mix

## Operator Feedback

Multiple experienced hospital operators and prospective tenants who have conducted detailed service planning and business modelling for Weststate have consistently identified a fundamental mismatch between theatre capacity and overnight bed allocation under the current (limited) approval.

Key concerns raised by operators include:

- As theatre lists grow and surgeon recruitment stabilises, inpatient bed demand will quickly exceed 22 beds. This creates bottlenecks that suppress throughput, constrain revenue, and compromise financial viability from commencement.
- Industry experience demonstrates that surgical hospitals require appropriate theatre-to-bed ratios to ensure efficient hospital operation.
- Undersizing inpatient capacity creates immediate financial constraints that undermine the business case and commercial viability of the facility. This limits operators' willingness to take on Weststate Private Hospital under its current limitations.
  - Without adequate beds, the hospital cannot achieve the throughput required to support specialist recruitment, maintain service quality, and deliver a return on investment.

## Strategic Significance

This project represents far more than a standalone private hospital. It is critical health infrastructure for North Queensland. The integrated model presented through the co-located specialist consulting suites within the Heritage School building reinforces Weststate as a comprehensive multi-speciality precinct, improving accessibility and operational efficiency.

Both public and private healthcare systems in Townsville are under sustained demand pressure. Delivering a constrained 22-bed facility risks under-serving the regional population and limits operator willingness to take on the space, noting the commercial constraints.

## Conclusion

CHPF South Bunbury Pty Ltd requests Townsville City Council's support for this modification to increase overnight bed capacity from 22 to 50 beds. In doing so, it will ensure that Weststate Private Hospital can deliver sustainable, high-quality surgical services for the Townsville region and meaningful relief for the public hospital system through Surgery Connect and similar partnerships.

We appreciate Council's consideration of this submission and remain available to provide any further information or clarification required to support this assessment.

Yours Sincerely,



Rory Bestic  
Senior Development Manager