



Our Ref: 43574-001-02  
Your Ref: MCU26/0002

8 April 2026

Chief Executive Officer  
Townsville City Council  
PO Box 1268  
**Townsville QLD 4810**

Attention: Development Assessment – Mrs. Maris-Claire Salazar

Dear Maris,

**RESPONSE TO INFORMATION REQUEST  
DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE  
FOR HEALTH CARE SERVICES, COMMUNITY CARE CENTRE AND ANCILLARY  
ADMINISTRATION BUILDING (MCU26/0002)  
10-16 PEEL STREET AND 57-67 GORDEN STREET, GARBUTT**

Brazier Motti act on behalf of the applicant, Townsville Aboriginal and Islander Health Services, with respect to the abovementioned development proposal, and refer to the Information Request (IR) issued by Townsville City Council ('the Council') on the 13<sup>th</sup> February 2026. The information and supporting documentation herein represent the applicant's full response to the IR.

**Supporting information**

This information request response has addressed the four (4) request items and is supported by the following additional information:

- **Appendix A:** Amended concept plans prepared by Design House; and
- **Appendix B:** Updated engineering package by LCJ including the amended Water and Sewer Report by DPM.

***Request item 1***

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

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



### Response to RFI Item 1

The development concepts have been amended as per Council's request items. The updated concept plans are included in **Appendix A**.

#### **Request item 2**

*The applicant is requested to provide amended elevations which include:*

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

### Response to RFI Item 2

The development concepts have been amended as per Council's request items. The updated concept plans are included in **Appendix A**.

#### **Request item 3**

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

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

### Response to RFI Item 3

An updated Water Report has been prepared by DPM and is included in **Appendix B**.



#### **Request item 4**

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

- 1. Council requires clarification on the existing EP's and the new EP for proposed amalgamation.
  - a. DPM report doesn't cover the existing EPs on both lots.**
- 2. The subject site has three sewer connections. Council understands that the western side of the site has no proposed redevelopment however has two property connections.
  - a. The DPM Report must identify which connection point will be made redundant.**
- 3. The subject site has a private MH's and internal loop network servicing all the current buildings, with the sewer being directed to the MH5/11C4A.
  - a. Council requires clarification on the existing property connection usage**

#### **Response to RFI Item 4**

An updated Sewer Report has been prepared by DPM and is included in **Appendix B**.

#### **Proceeding**

We trust the above response provides Council sufficient information to satisfactorily proceed with the assessment of the application. In the meantime, the applicant will proceed with public notification of the development. We welcome the opportunity to work through any queries Council may have in order to expedite the assessment.

Yours faithfully

---

**ANNE ZAREH**  
Associate/Senior Planner  
**Brazier Motti Pty Ltd**

# APPENDIX A

Updated Development Concepts prepared by Design House

brazier motti



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

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
000	COVER PAGE	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
100	SITE PLAN - EXISTING	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
101	SITE PLAN - DEMOLITION	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
102	SITE PLAN - PROPOSED	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
103	SITE PLAN - STAGE 1	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
200	FLOOR PLANS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
201	FLOOR PLANS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
300	ELEVATIONS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
301	ELEVATIONS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE

## GENERAL:

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

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

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

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

**IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-**

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

**(WELS - WATER EFFICIENCY LABELLING AND STANDARDS)**

**(QDC - QUEENSLAND DEVELOPEMENT CODE)**

**(MP - MANDATORY PART)**

**SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS**

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

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

**TANKS IF REQUIRED BY LOCAL AUTHORITY:**

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

## NOTES:

- VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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REV	ISSUE	DATE	DESCRIPTION
6		06.03.26	TCC RFI RESPONSE
5		27.01.26	STAGE 1 PROPOSED WORKS
4		13.01.26	REFUSE AREA ADDED
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

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Project: TAIHS GORDON STREET  
PRECINCT MASTERPLANNING

Client: TAIHS (ABORIGINAL &  
ISLANDER HEALTH SERVICE)

Location: CORNER OF GORDEN &  
PEEL STREET,  
GARBUTT

TITLE: COVER PAGE

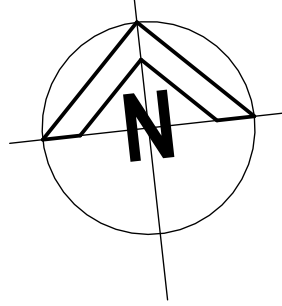
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2025-329-C	DD 000	6





WIND CATEGORY C2

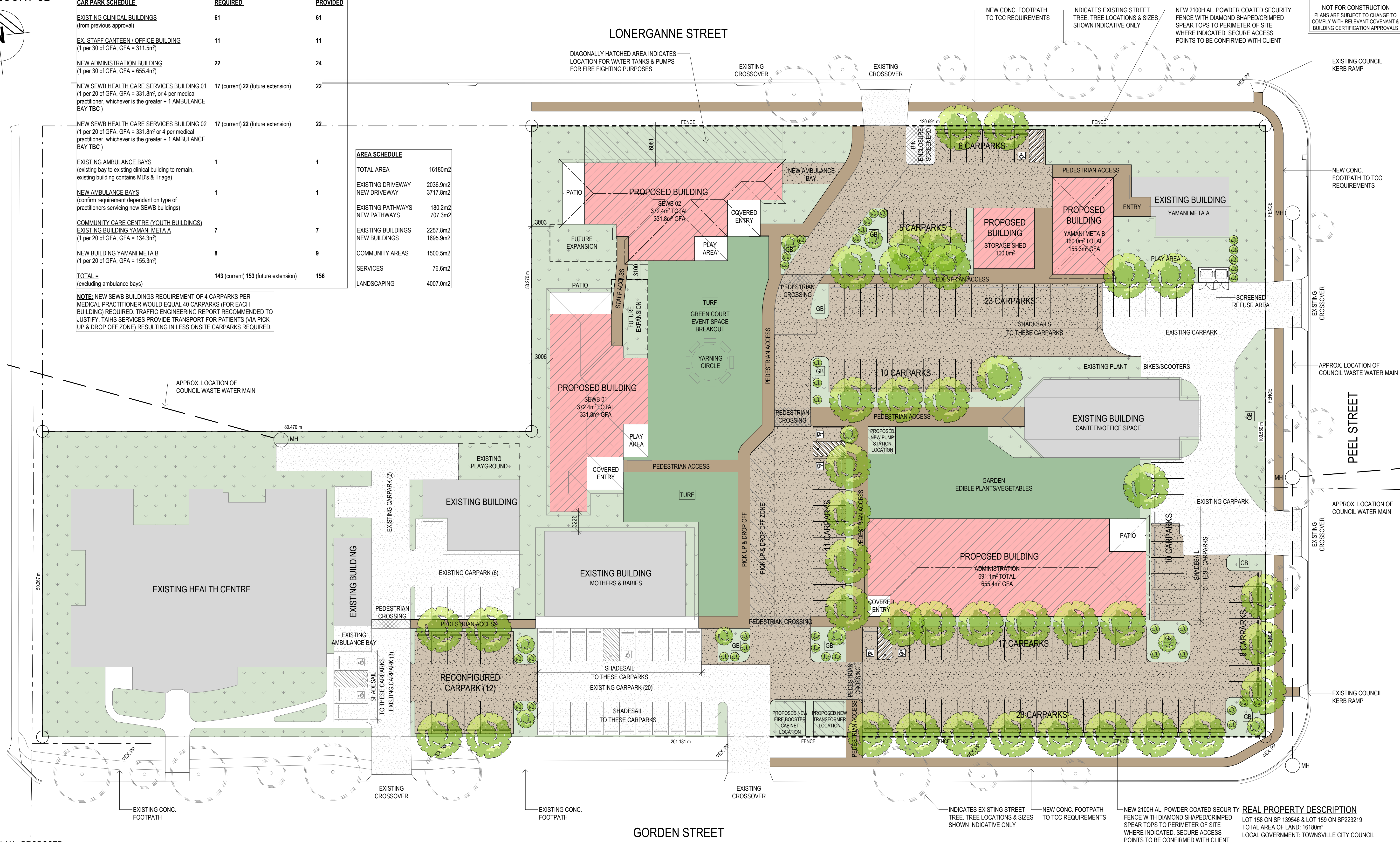


CAR PARK SCHEDULE	REQUIRED	PROVIDED
EXISTING CLINICAL BUILDINGS (from previous approval)	61	61
EX. STAFF CANTEEN / OFFICE BUILDING (1 per 30 of GFA, GFA = 311.5m <sup>2</sup> )	11	11
NEW ADMINISTRATION BUILDING (1 per 30 of GFA, GFA = 655.4m <sup>2</sup> )	22	24
NEW SEWB HEALTH CARE SERVICES BUILDING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

AREA SCHEDULE	
TOTAL AREA	16180m <sup>2</sup>
EXISTING DRIVEWAY	2036.9m <sup>2</sup>
NEW DRIVEWAY	3717.8m <sup>2</sup>
EXISTING PATHWAYS	180.2m <sup>2</sup>
NEW PATHWAYS	707.3m <sup>2</sup>
EXISTING BUILDINGS	2257.8m <sup>2</sup>
NEW BUILDINGS	1695.9m <sup>2</sup>
COMMUNITY AREAS	1500.5m <sup>2</sup>
SERVICES	76.6m <sup>2</sup>
LANDSCAPING	4007.0m <sup>2</sup>

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

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



1 SITE PLAN - PROPOSED  
1:300

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6		06.03.26	TCC RFI RESPONSE
4		13.01.26	REFUSE AREA ADDED
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

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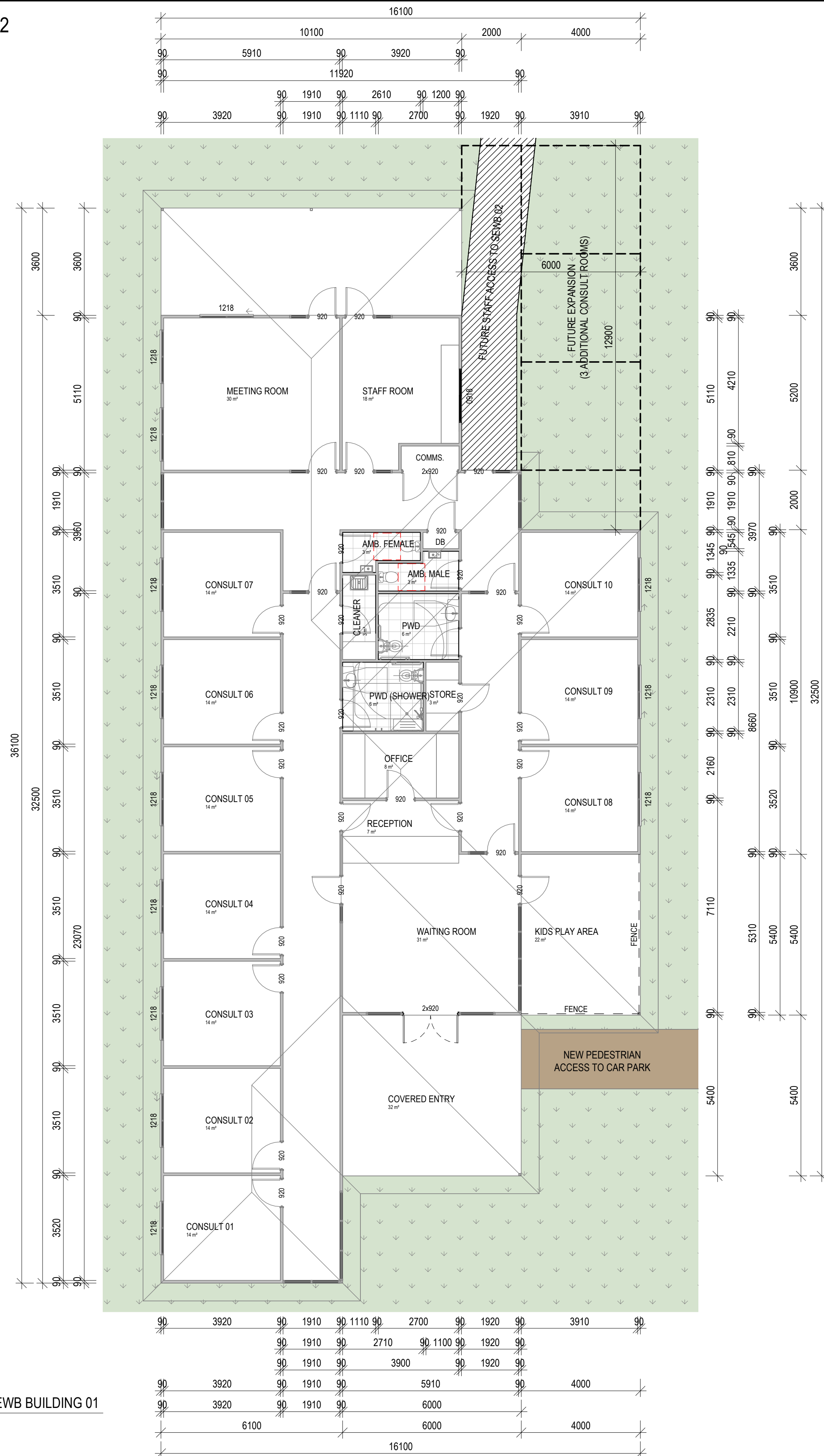
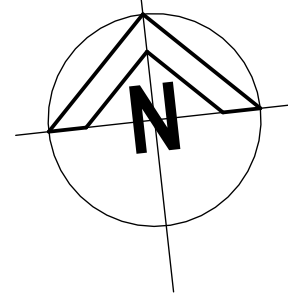


Project: TAIHS GORDON STREET  
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Location: CORNER OF GORDEN & PEEL  
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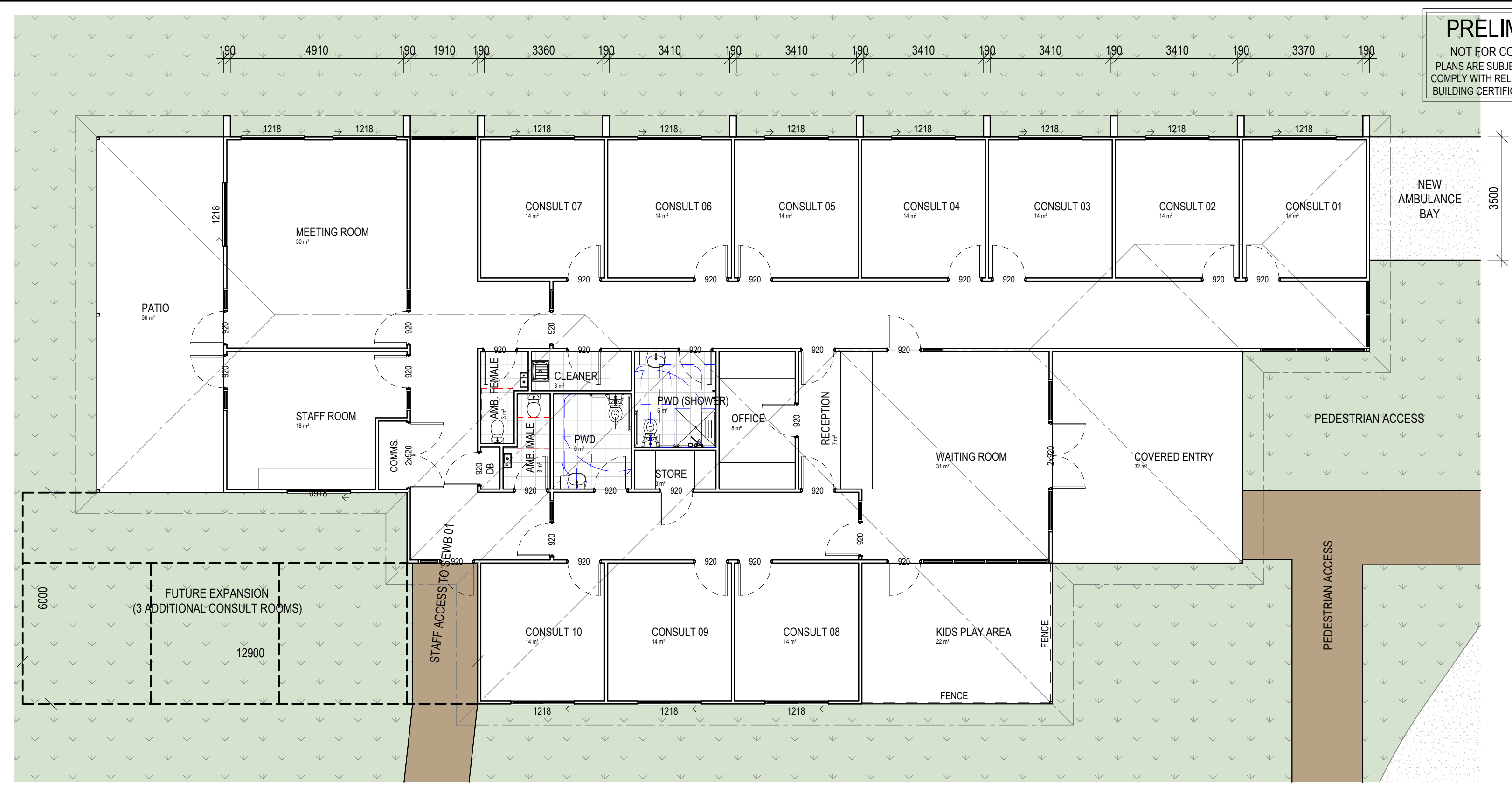
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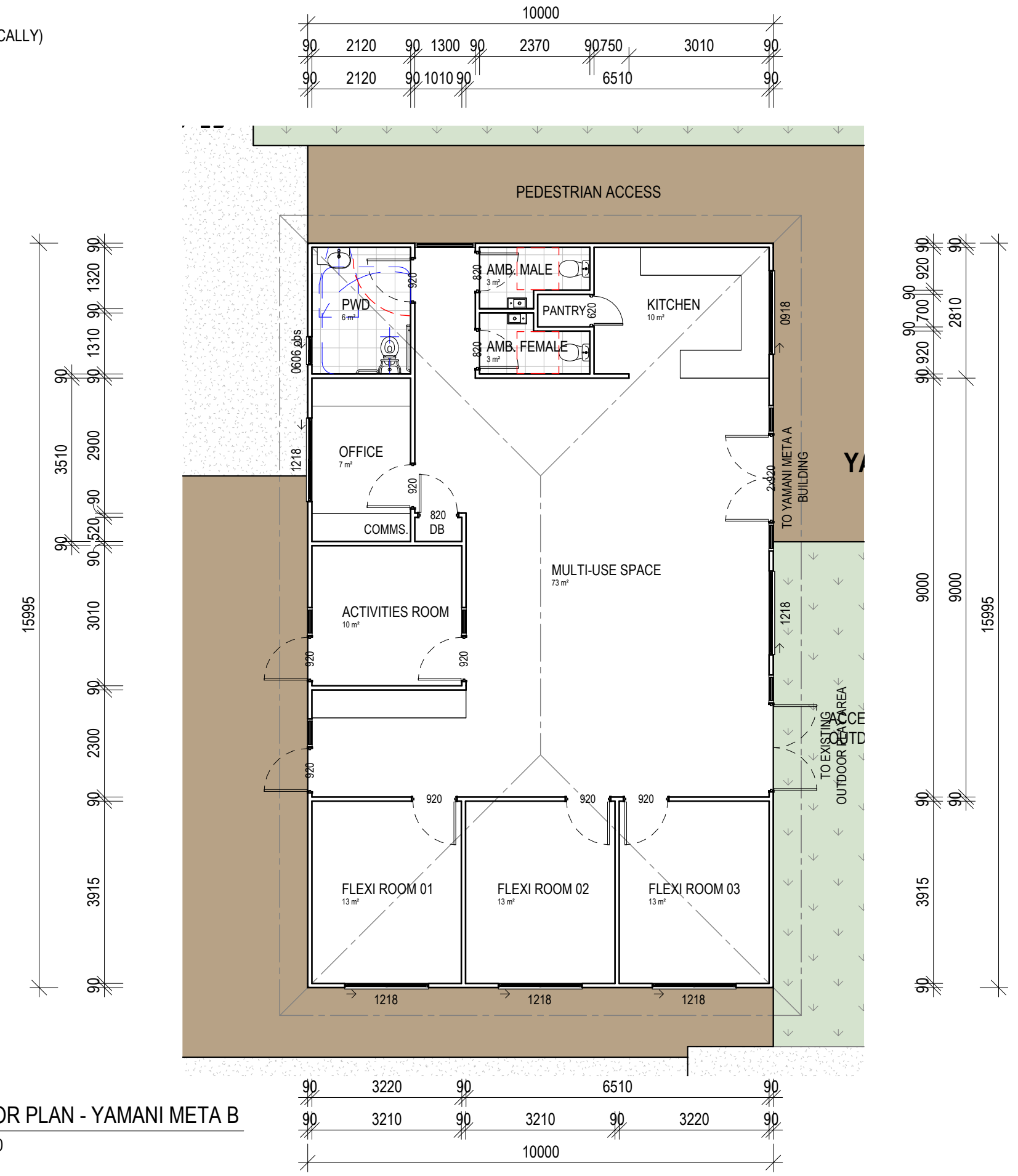
WIND CATEGORY C2



1 FLOOR PLAN - SEWB BUILDING 01  
1:100



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



3 FLOOR PLAN - YAMANI META B  
1:100

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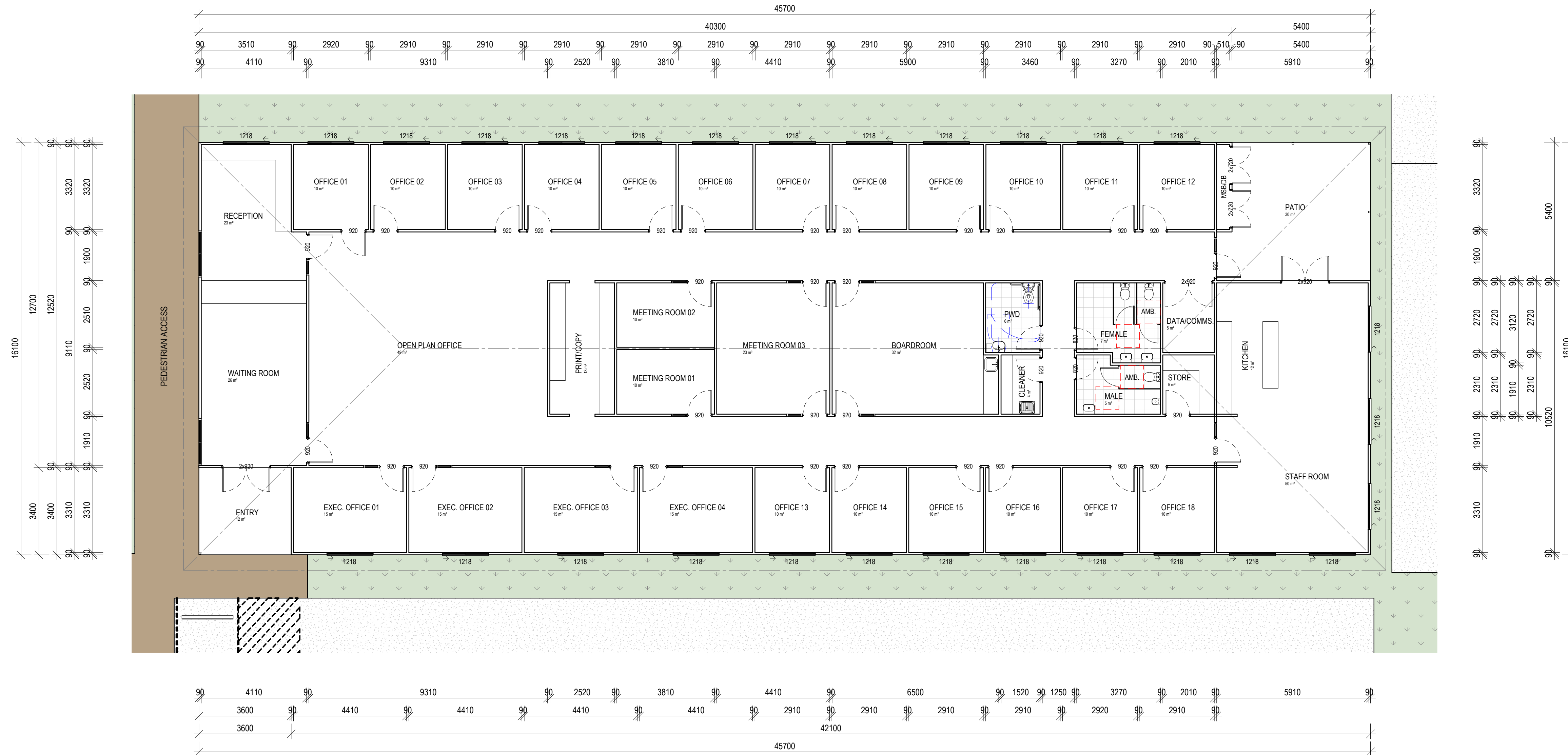
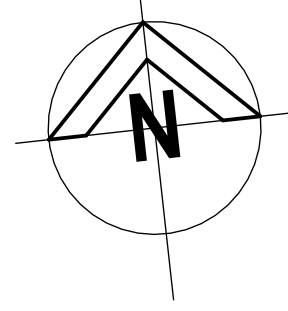
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Date: 06.11.25 Drawn: D.A.  
Scale: 1 : 100 Designed: N.H.  
Job No.: Drawing No.: Rev.  
2025-329-C WD 200 6



1 FLOOR PLAN - ADMINISTRATION BUILDING  
1:100

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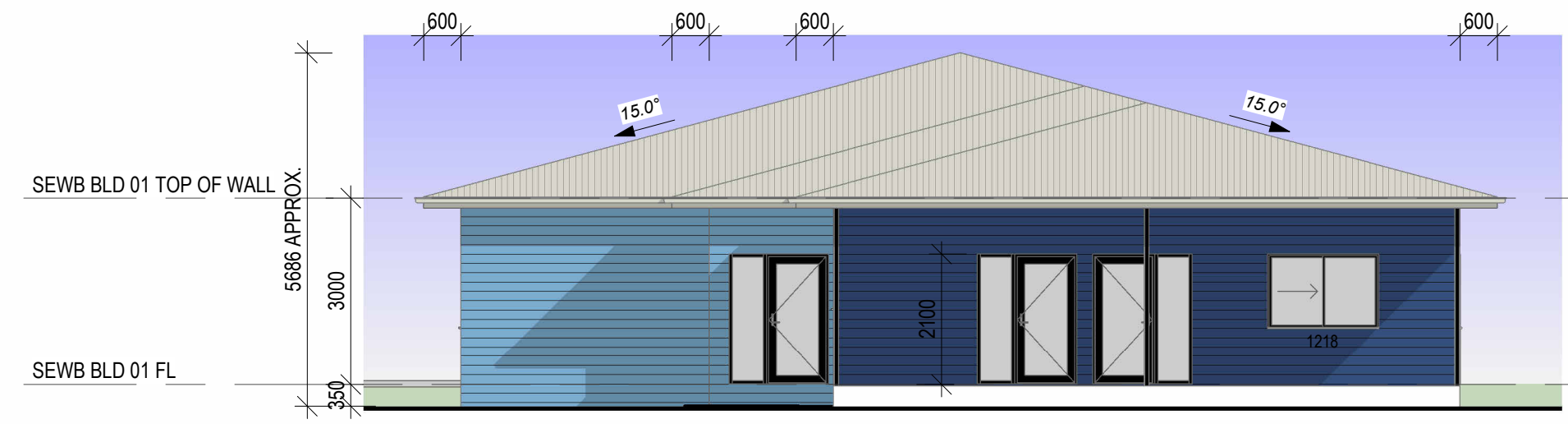
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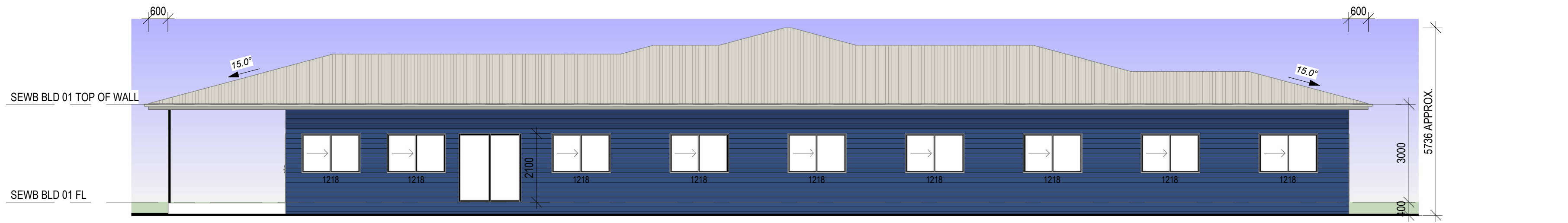
01 ELEVATION 01 - SEWB BUILDING 01  
 1:100



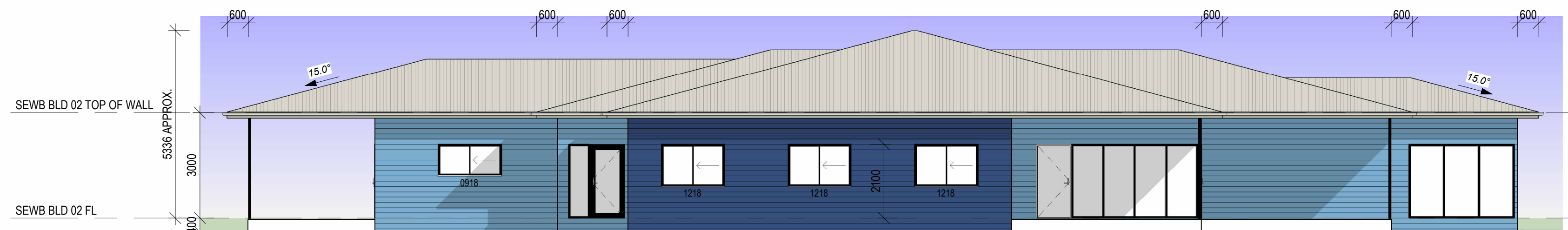
02 ELEVATION 02 - SEWB BUILDING 01  
 1:100



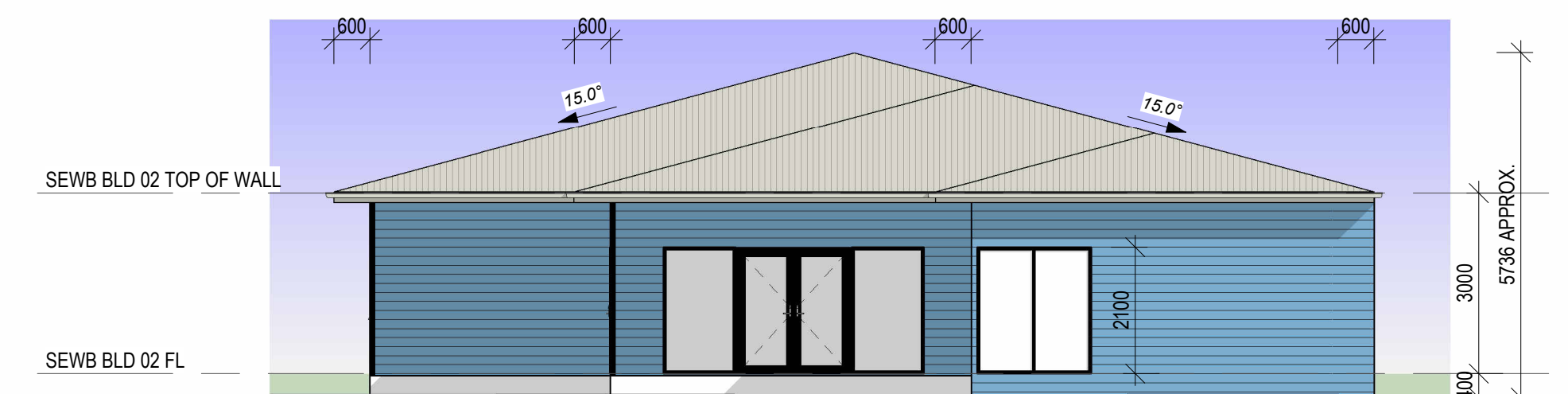
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04 ELEVATION 04 - SEWB BUILDING 01  
 1:100



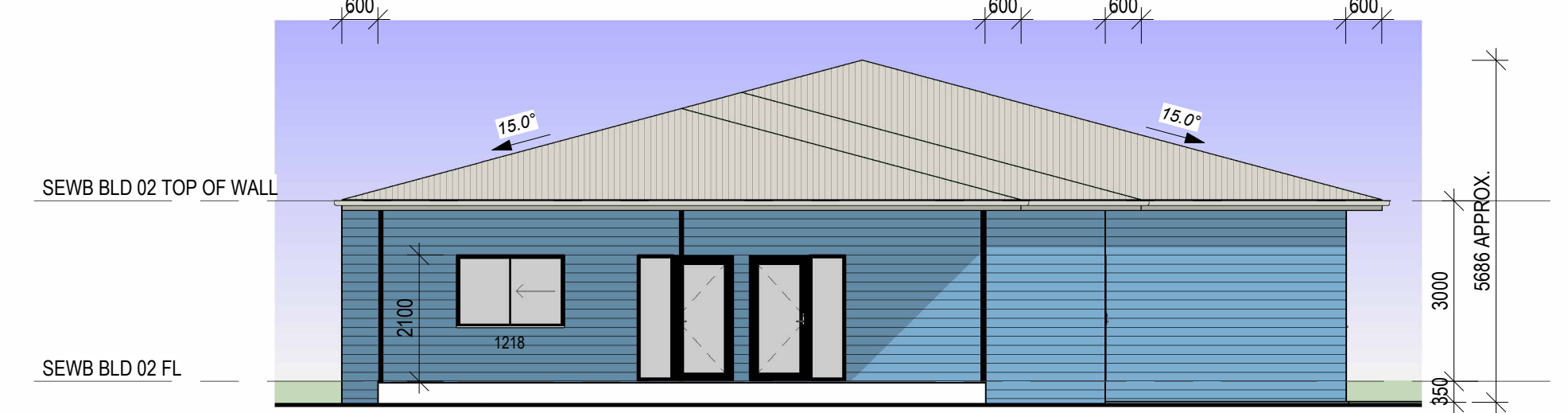
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 1:100



06 ELEVATION 06 - SEWB BUILDING 02  
 1:100



07 ELEVATION 07 - SEWB BUILDING 02  
 1:100



08 ELEVATION 08 - SEWB BUILDING 02  
 1:100

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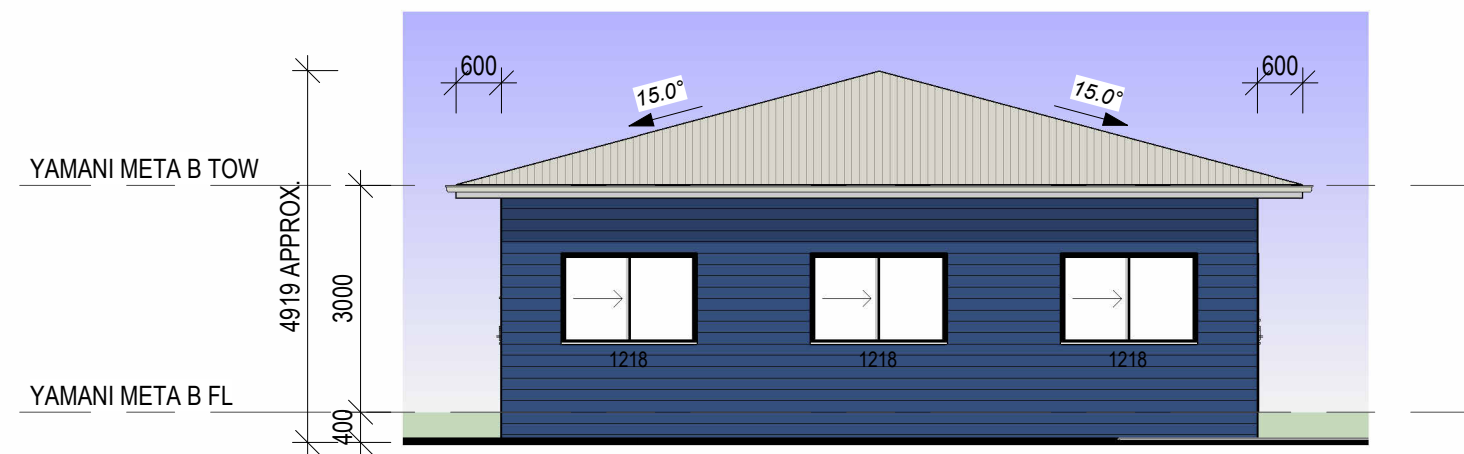
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 Location: CORNER OF GORDEN & PEEL  
 STREET, GARBUTT

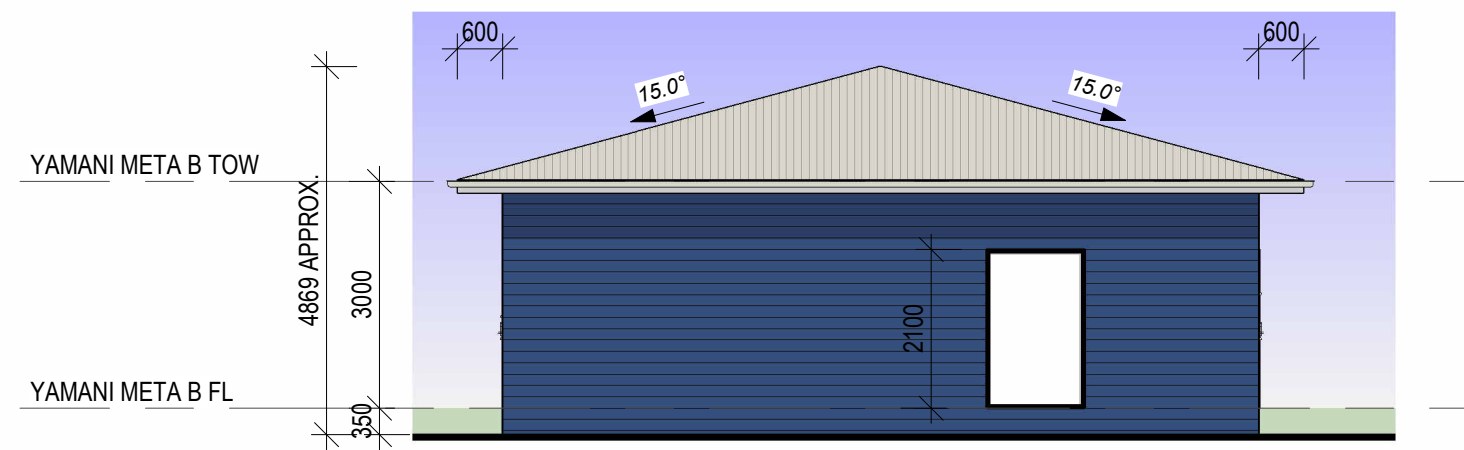
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 Date: 06.11.25 Drawn: D.A.  
 Scale: 1 : 100 Designed: N.H.  
 Job No.: 2025-329-C Drawing No.: WD 300 Rev. 6



09 ELEVATION 09 - YAMANI META B  
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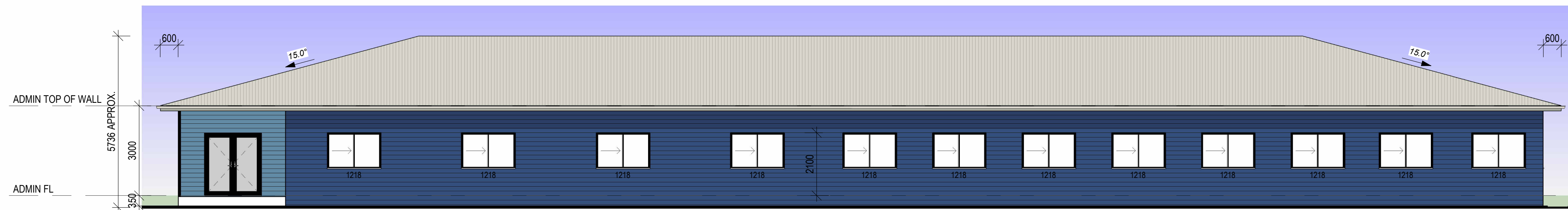
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11 ELEVATION 11 - YAMANI META B  
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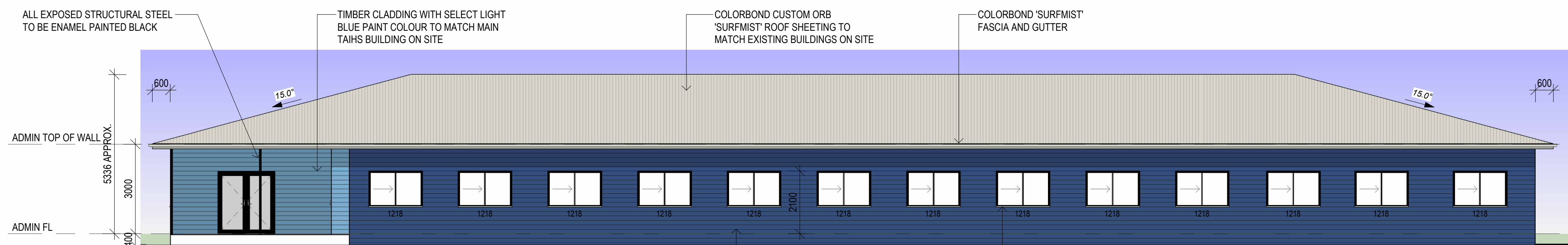
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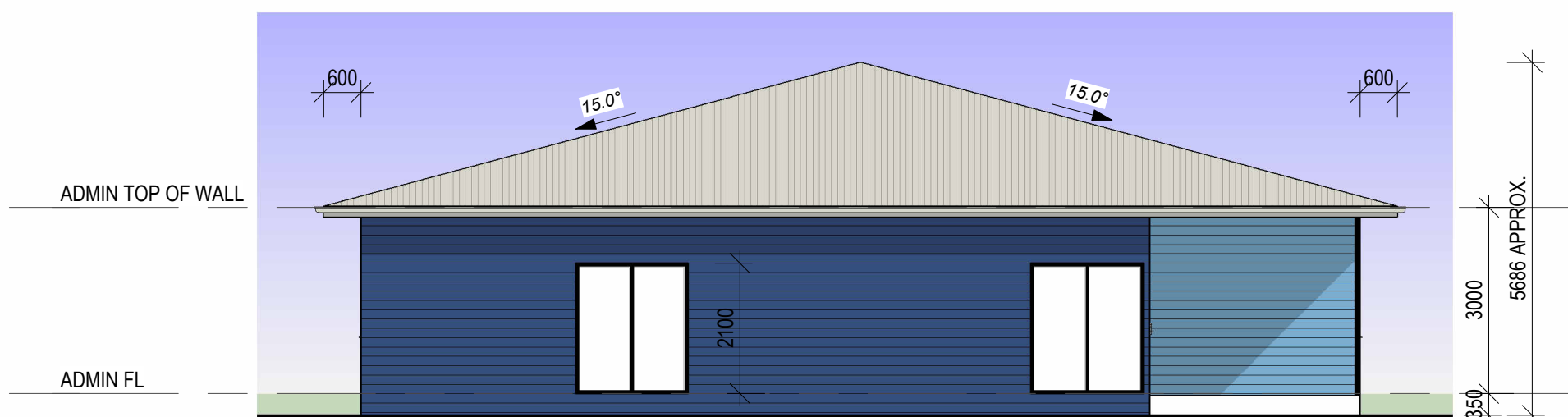
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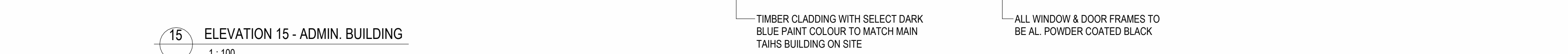
14 ELEVATION 14 - ADMIN. BUILDING  
 1:100



15 ELEVATION 15 - ADMIN. BUILDING  
 1:100



16 ELEVATION 16 - ADMIN. BUILDING  
 1:100



**NOTES:**  
 1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION  
 2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED  
 3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION  
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REV	ISSUE	DATE	DESCRIPTION
6		06.03.26	TCC RFI RESPONSE
4		13.01.26	REFUSE AREA ADDED
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY

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 BUILDING DESIGN OPEN RISE



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

TITLE: ELEVATIONS  
 Date: 06.11.25 Drawn: D.A.  
 Scale: 1 : 100 Designed: N.H.  
 Job No.: 2025-329-C Drawing No.: WD 301 Rev. 6

# APPENDIX B

Amended Engineering Package by LCJ including amended DPM Sewer and Water Report

brazier motti



# **ENGINEERING SERVICES REPORT**

**TAIHS GORDEN STREET PRECINCT MASTERPLANNING**

**at**

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

**for**

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



**Job No ROSE015 April 2026**

Document Control					
Issue	Author	Reviewer	Approved for issue		
			Name	Signature	Date
1	DE Johnstone RPEQ 5892	B Sharkey RPEQ 16744	DE Johnstone RPEQ 5892	DEJ	4/12/2025
2	DE Johnstone RPEQ 5892	B Sharkey RPEQ 16744	DE Johnstone RPEQ 5892	<i>[Handwritten Signature]</i>	2/4/26

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**2. FLOODING..... 4**

**3. STORMWATER MANAGEMENT PLAN..... 5**

**4. CONCEPTUAL EROSION SEDIMENT CONTROL PLAN ..... 6**

**5. TRAFFIC IMPACT ASSESSMENT..... 6**

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

**Appendices**

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

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

## **1. INTRODUCTION**

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

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

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

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

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

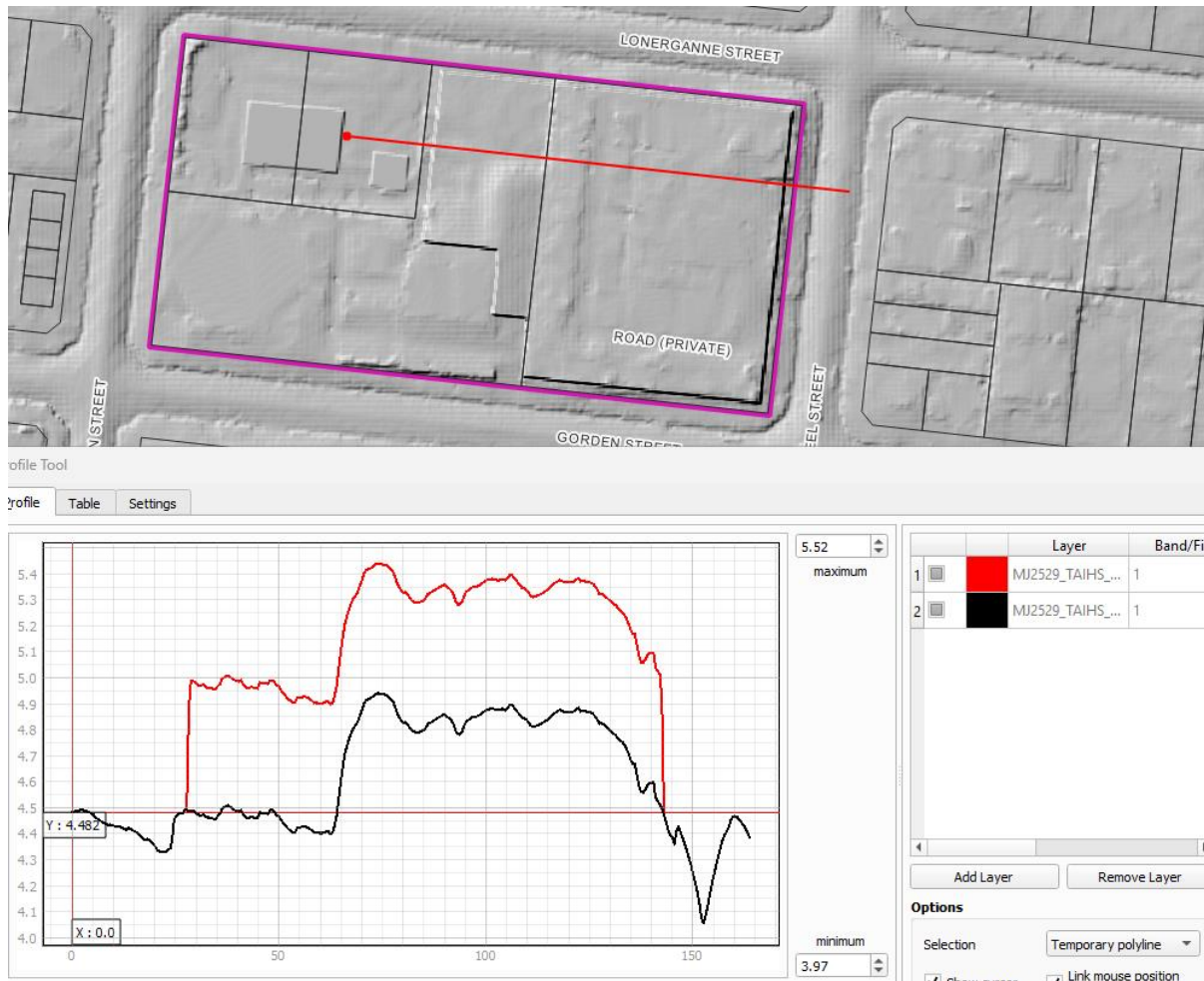
## **2. FLOODING**

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

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

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

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



**Figure 2.1 - Modelled surface level of site**

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

### 3. STORMWATER MANAGEMENT PLAN

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

- The maximum post-development total storage volume required to ensure runoff from the site matches pre-development flows occurs for a 20-year ARI event and is 13.3m<sup>3</sup>. This volume can be stored in rainwater tanks with total volumes of no less than 15kL. This can be arranged such that a 5kL rainwater tank is to be installed for each of the larger new buildings. The captured runoff may be reused for irrigation.
- The recommend stormwater treatment train is as per Table 10 of the SWMP which is reproduced in Table 3.1 below.

**Table 3.1 – Proposed treatment train solutions**

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

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

#### 4. CONCEPTUAL EROSION SEDIMENT CONTROL PLAN

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

#### 5. TRAFFIC IMPACT ASSESSMENT

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

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

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

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

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

## 6. WATER AND SEWER ASSESSMENT

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

- The water network modelling shows the existing DN100 reticulation water mains along Gorden Street is adequately sized to service the amalgamated development in accordance with Townsville Council standards.
- A new water service and meter is to be connected off the existing DN100 PVC water main on the frontage of the existing TAIHS medical centre on Gorden Street. This is likely to be a new DN100 water service and water meter that will replace the existing DN40 water main in this location. The final sizing of the water service and meter will be undertaken as part of the detailed hydraulic and fire services design for the development to meet any specific building / fire code requirements.

A new “private” water main and fire service to be extended within the development site (from the new water meter) to a new fire booster assembly located adjacent to the driveway to the new health service facility carpark.

The existing DN80 water service and meter off Peel Street will be removed.

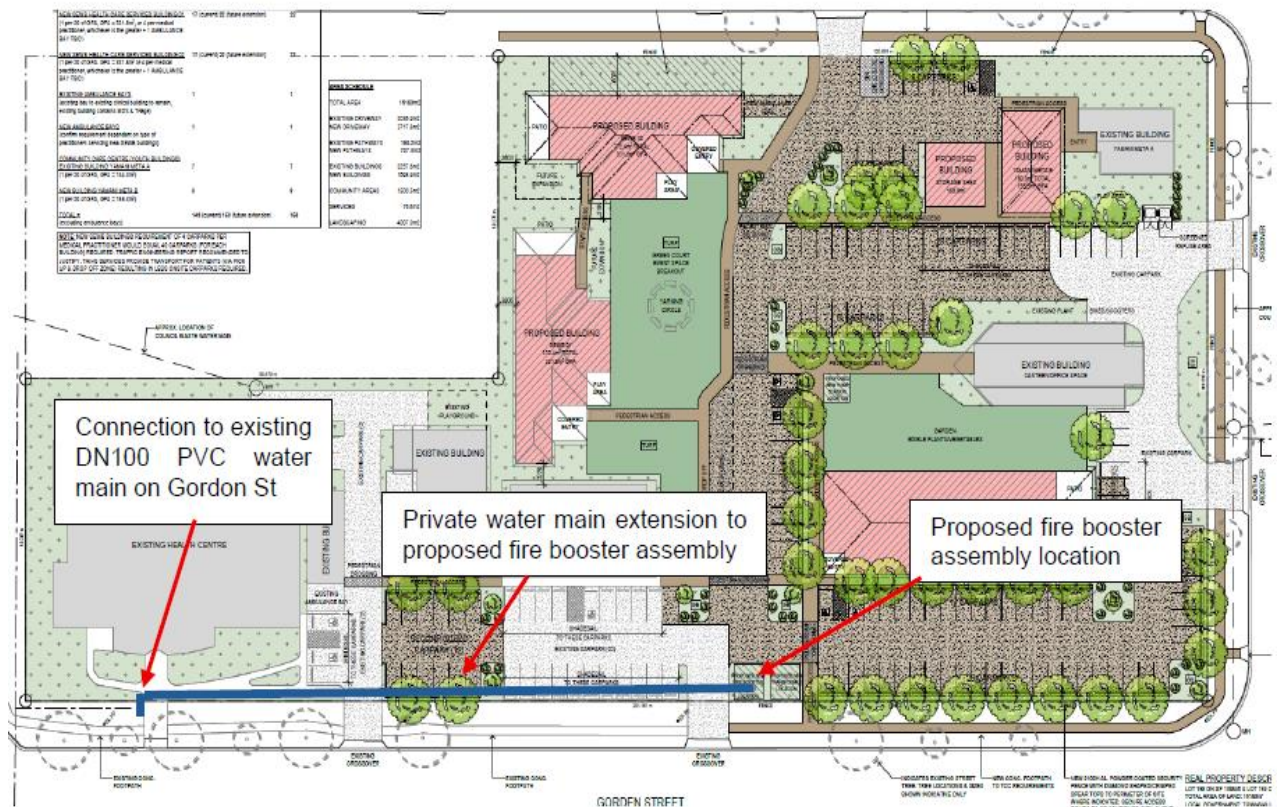
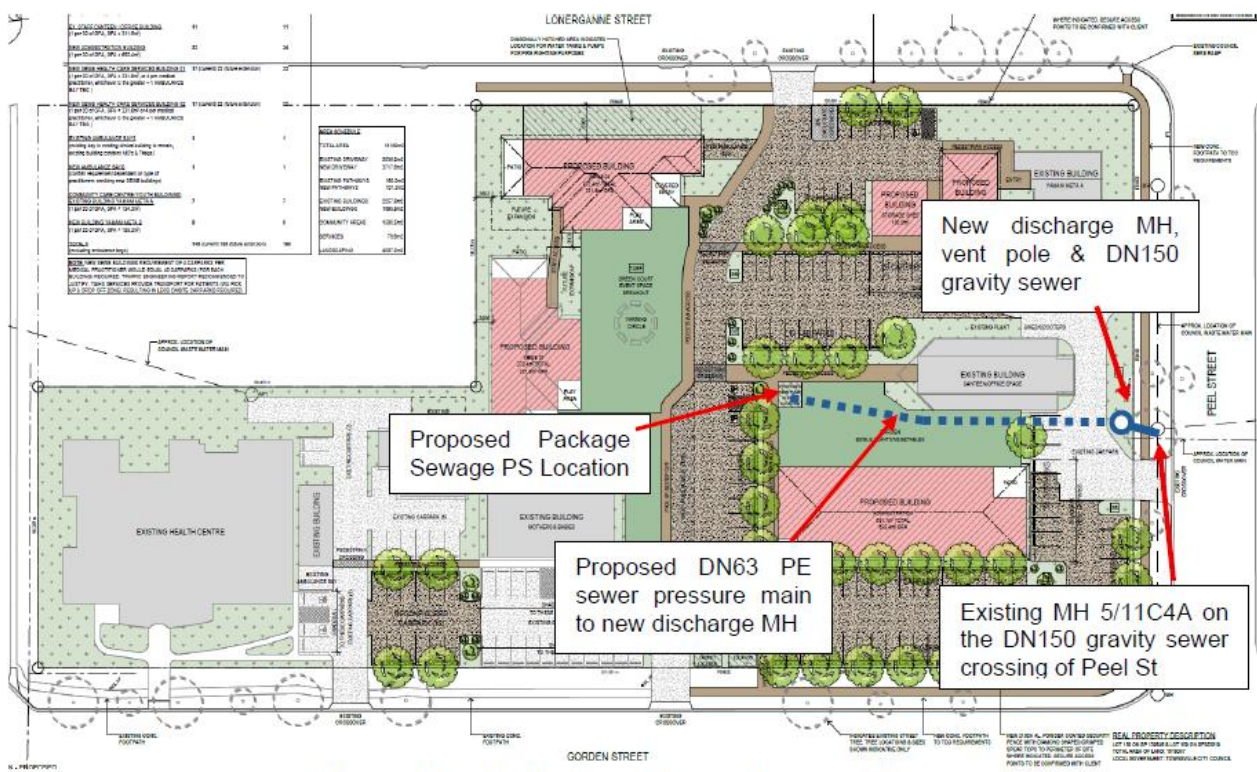


Figure 6.1 –Water supply concept

## Engineering Services Report

- A new private package sewage pump station will be constructed to service the development of the TAIHS site as the existing Council gravity sewer system is not deep enough to service all the new buildings. Sewage from the existing buildings that are to remain and the new buildings will be directed to the new private sewage pump station.

Sewage from the package pump station will be directed via a private DN63 PE pressure main to discharge into new sewer maintenance hole within the development site and on the Peel Street frontage. A short DN150 gravity sewer will extend to the east from the new discharge MH into existing MH 5/11C4A that is located on the western footpath of Peel Street. The proposed location of the private package pump station is illustrated on the development figures in Appendix F. The alignment of the private DN63 PE sewer pressure main and the design of the discharge gravity sewer will be determined as part of the hydraulic services design of the new buildings. The existing property sewer connections will be disconnected with all sewage directed to MH 5/11C4A.



**Figure 6.2 – Preliminary sewer strategy figure**

The full water and sewer assessment is attached in Appendix F.

**APPENDIX A**  
**Site plan**

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

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
000	COVER PAGE	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
100	SITE PLAN - EXISTING	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
101	SITE PLAN - DEMOLITION	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
102	SITE PLAN - PROPOSED	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
103	SITE PLAN - STAGE 1	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
200	FLOOR PLANS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
201	FLOOR PLANS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
300	ELEVATIONS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE
301	ELEVATIONS	06.11.25	6	6	06.03.26	TCC RFI RESPONSE

## GENERAL:

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

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

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

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

**IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-**

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

**(WELS - WATER EFFICIENCY LABELLING AND STANDARDS)**

**(QDC - QUEENSLAND DEVELOPEMENT CODE)**

**(MP - MANDATORY PART)**

**SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS**

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

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

**TANKS IF REQUIRED BY LOCAL AUTHORITY:**

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

## NOTES:

- VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
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6	06.03.26	TCC RFI RESPONSE
5	27.01.26	STAGE 1 PROPOSED WORKS
4	13.01.26	REFUSE AREA ADDED
3	08.12.25	INDICATIVE LANDSCAPING ADDED
2	11.11.25	PRELIMINARY
1	07.11.25	PRELIMINARY
<b>REV</b>	<b>ISSUE</b>	<b>DATE</b>
		<b>DESCRIPTION</b>

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BUILDING DESIGN OPEN RISE



Project: TAIHS GORDON STREET  
PRECINCT MASTERPLANNING

Client: TAIHS (ABORIGINAL &  
ISLANDER HEALTH SERVICE)

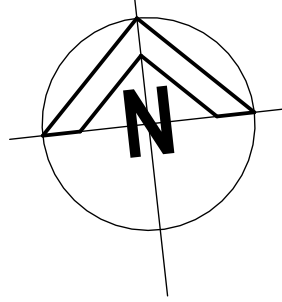
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PEEL STREET,  
GARBUTT

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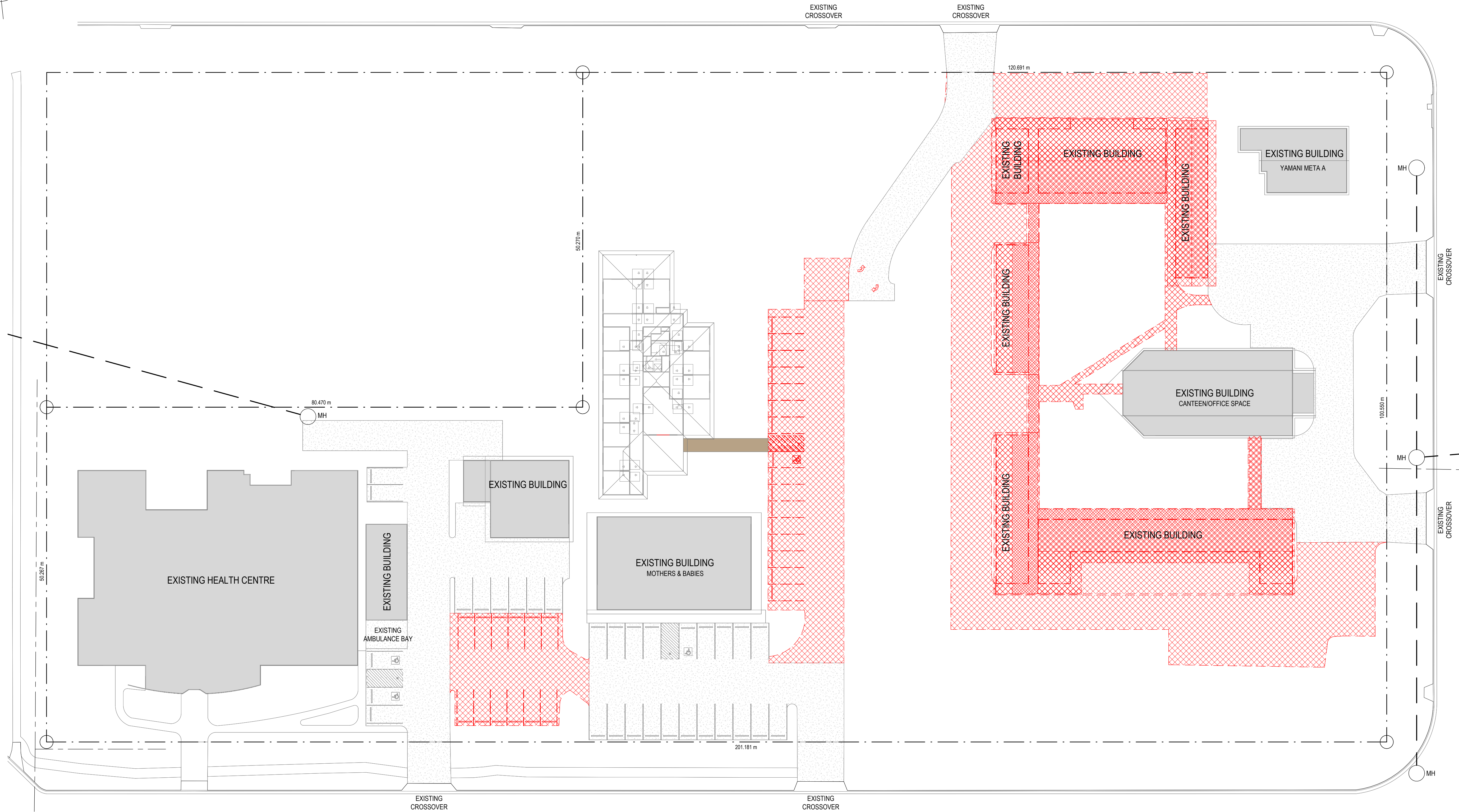
Date: 06.11.25 Drawn:  
Scale: 1 : 1 Designed: N.H

Job No.:	Drawing No.:	Rev.
2025-329-C	DD 000	6





LONERGANNE STREET



**REAL PROPERTY DESCRIPTION**  
 LOT 158 ON SP 139546 & LOT 159 ON SP223219  
 TOTAL AREA OF LAND: 16180m<sup>2</sup>  
 LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

1 SITE PLAN - DEMOLITION  
 1 : 300

**NOTES:**

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REV	ISSUE	DATE	DESCRIPTION
6		06.03.26	TCC RFI RESPONSE
4		13.01.26	REFUSE AREA ADDED
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

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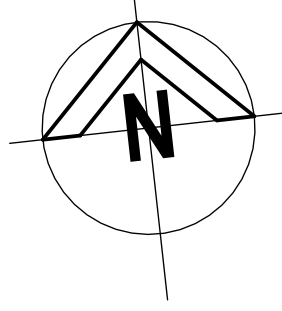


**Project:** TAIHS GORDON STREET  
 PRECINCT MASTERPLANNING  
**Client:** TAIHS (ABORIGINAL &  
 ISLANDER HEALTH SERVICE)  
**Location:** CORNER OF GORDEN & PEEL  
 STREET, GARBUTT

**TITLE:** SITE PLAN - DEMOLITION

**Date:** 06.11.25 **Drawn:** D.A.  
**Scale:** As indicated **Designed:** N.H.  
**Job No.:** 2025-329-C **Drawing No.:** WD 101 **Rev.:** 6

WIND CATEGORY C2

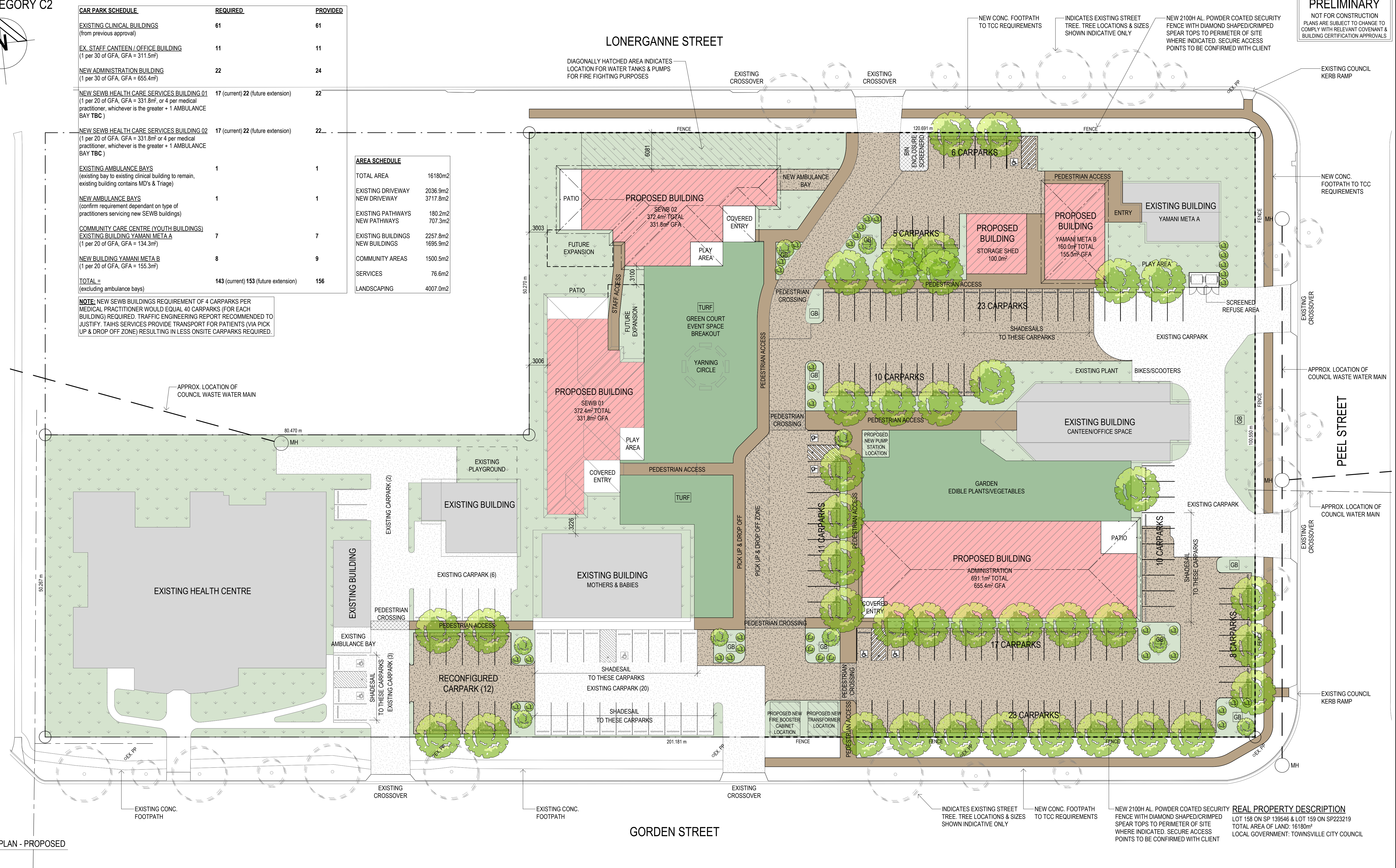


CAR PARK SCHEDULE	REQUIRED	PROVIDED
EXISTING CLINICAL BUILDINGS (from previous approval)	61	61
EX. STAFF CANTEEN / OFFICE BUILDING (1 per 30 of GFA, GFA = 311.5m <sup>2</sup> )	11	11
NEW ADMINISTRATION BUILDING (1 per 30 of GFA, GFA = 655.4m <sup>2</sup> )	22	24
NEW SEWB HEALTH CARE SERVICES BUILDING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

AREA SCHEDULE	
TOTAL AREA	16180m <sup>2</sup>
EXISTING DRIVEWAY	2036.9m <sup>2</sup>
NEW DRIVEWAY	3717.8m <sup>2</sup>
EXISTING PATHWAYS	180.2m <sup>2</sup>
NEW PATHWAYS	707.3m <sup>2</sup>
EXISTING BUILDINGS	2257.8m <sup>2</sup>
NEW BUILDINGS	1695.9m <sup>2</sup>
COMMUNITY AREAS	1500.5m <sup>2</sup>
SERVICES	76.6m <sup>2</sup>
LANDSCAPING	4007.0m <sup>2</sup>

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

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



1 SITE PLAN - PROPOSED  
1:300

**NOTES:**  
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION  
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REV	ISSUE	DATE	DESCRIPTION
6		06.03.26	TCC RFI RESPONSE
4		13.01.26	REFUSE AREA ADDED
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

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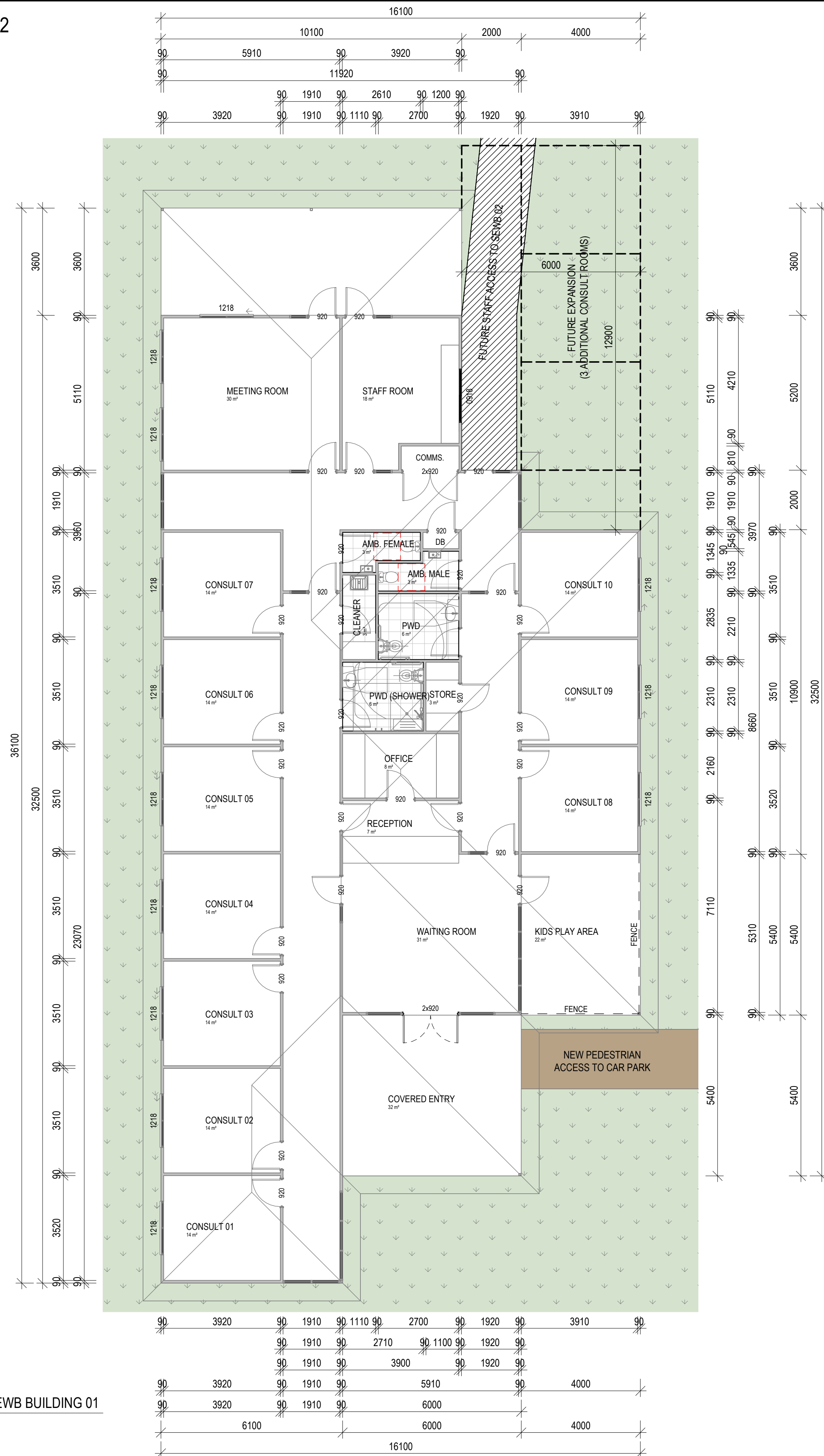
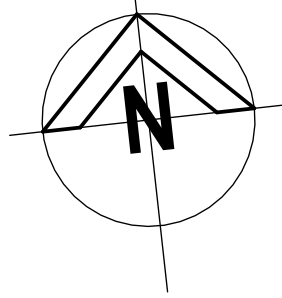


Project: TAIHS GORDON STREET  
PRECINCT MASTERPLANNING  
Client: TAIHS (ABORIGINAL &  
ISLANDER HEALTH SERVICE)  
Location: CORNER OF GORDEN & PEEL  
STREET, GARBUTT

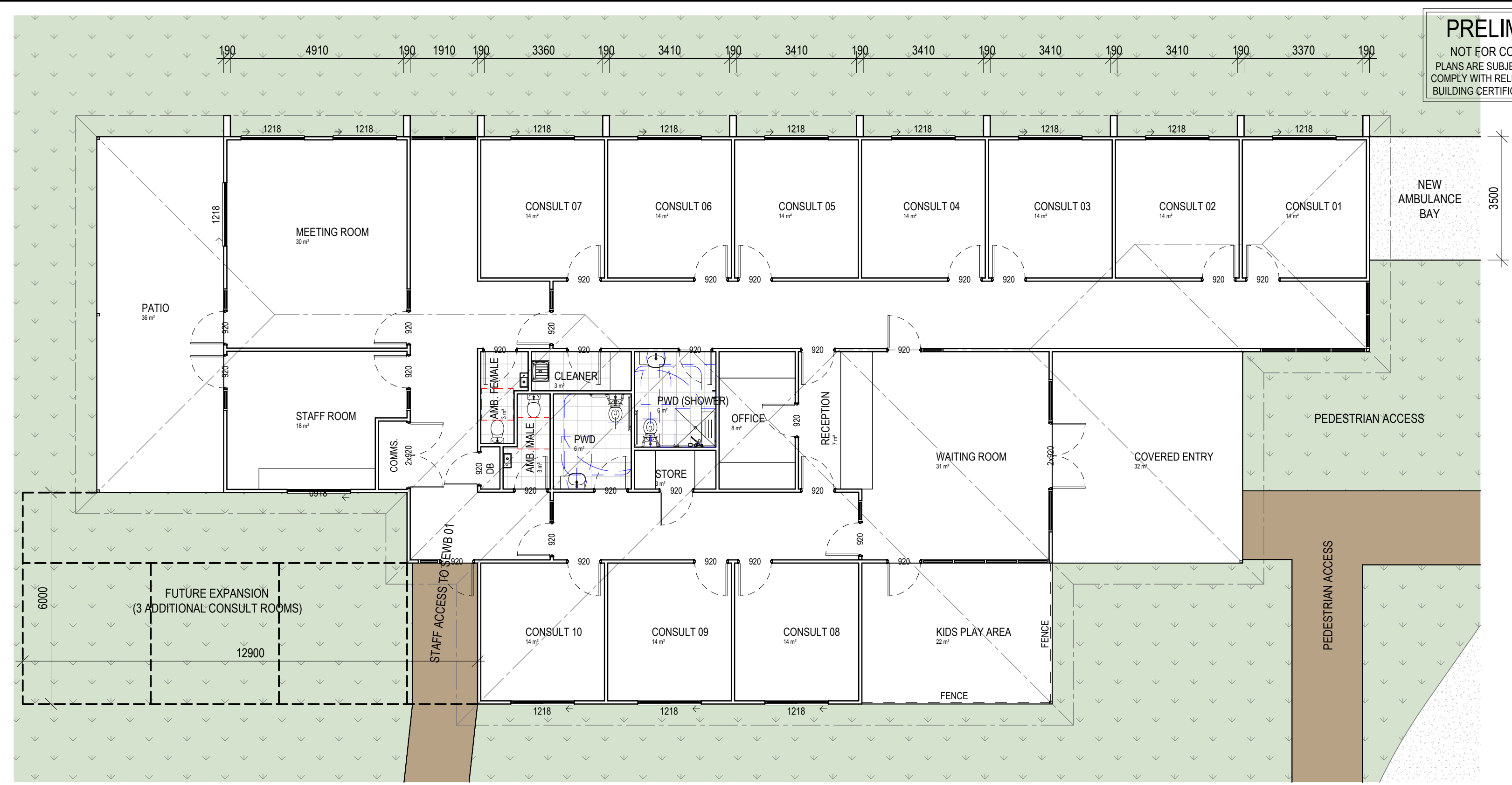
TITLE: SITE PLAN - PROPOSED  
Date: 06.11.25 Drawn: D.A.  
Scale: As indicated Designed: N.H.  
Job No.: 2025-329-C WD 102 Drawing No.: 6 Rev.



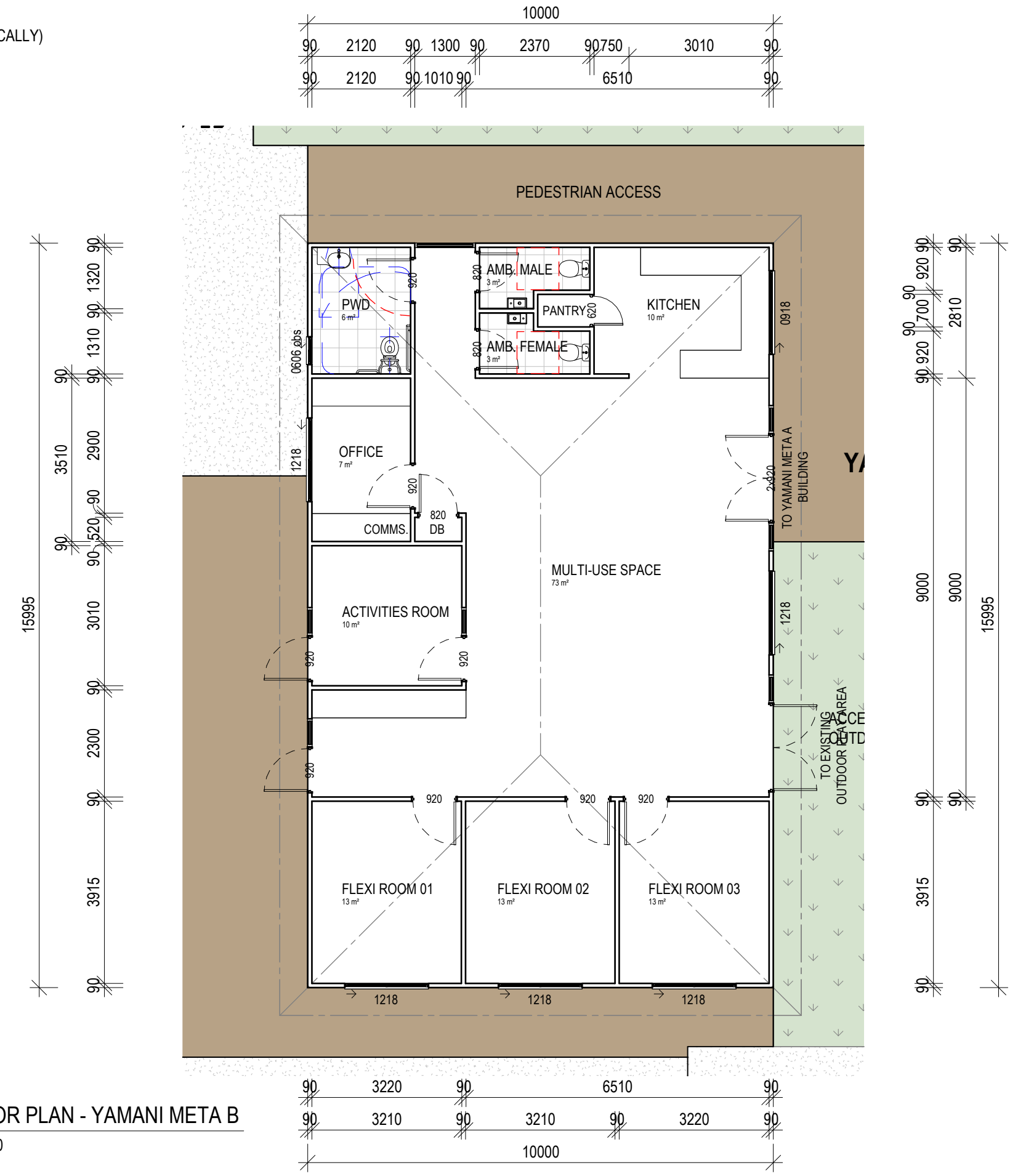
WIND CATEGORY C2



1 FLOOR PLAN - SEWB BUILDING 01  
1:100



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



3 FLOOR PLAN - YAMANI META B  
1:100

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

**NOTES:**

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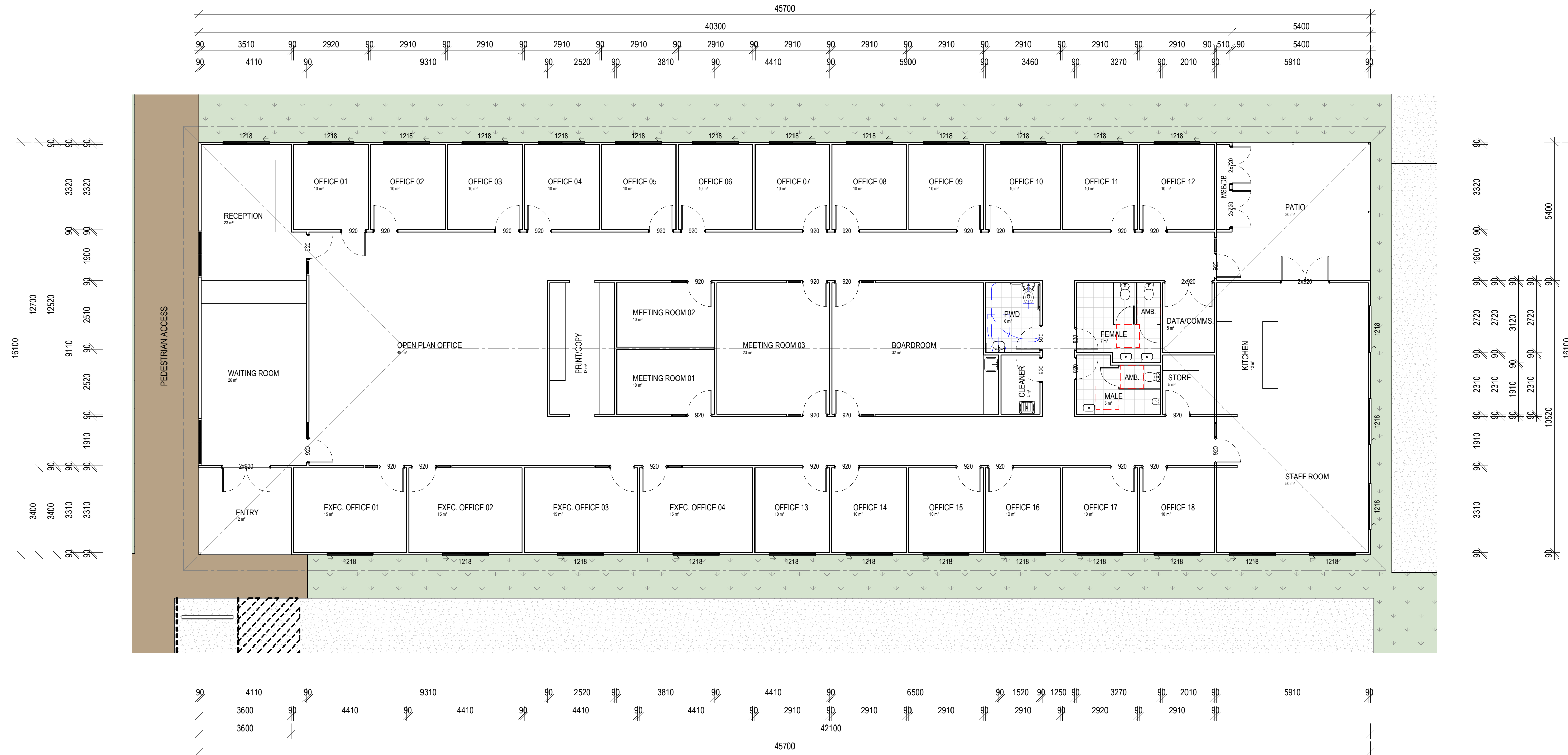
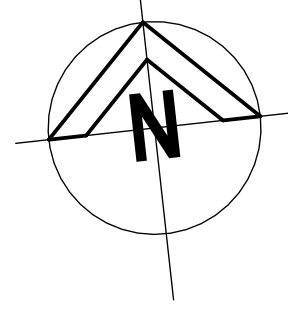
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Project: TAIHS GORDON STREET  
PRECINCT MASTERPLANNING  
Client: TAIHS (ABORIGINAL &  
ISLANDER HEALTH SERVICE)  
Location: CORNER OF GORDEN & PEEL  
STREET, GARBUTT

TITLE: FLOOR PLANS  
Date: 06.11.25 Drawn: D.A.  
Scale: 1 : 100 Designed: N.H.  
Job No.: Drawing No.: Rev.  
2025-329-C WD 200 6



1 FLOOR PLAN - ADMINISTRATION BUILDING  
1:100

**NOTES:**

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

TITLE: FLOOR PLANS  
Date: 06.11.25 Drawn: D.A.  
Scale: 1 : 100 Designed: N.H.  
Job No.: 2025-329-C Drawing No.: WD 201 Rev. 6



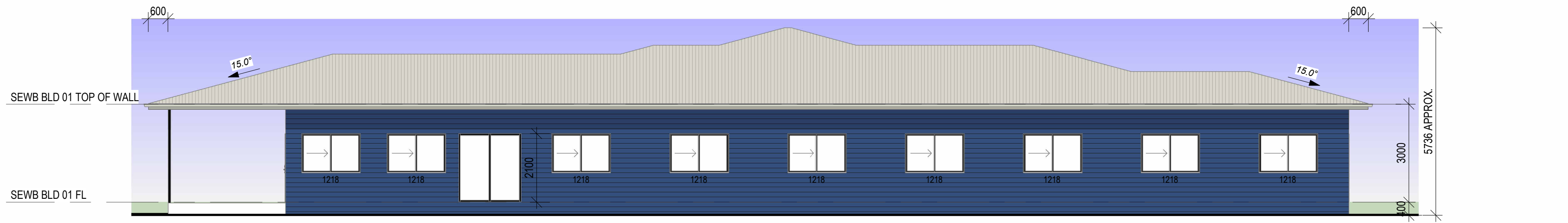
01 ELEVATION 01 - SEWB BUILDING 01  
 1:100



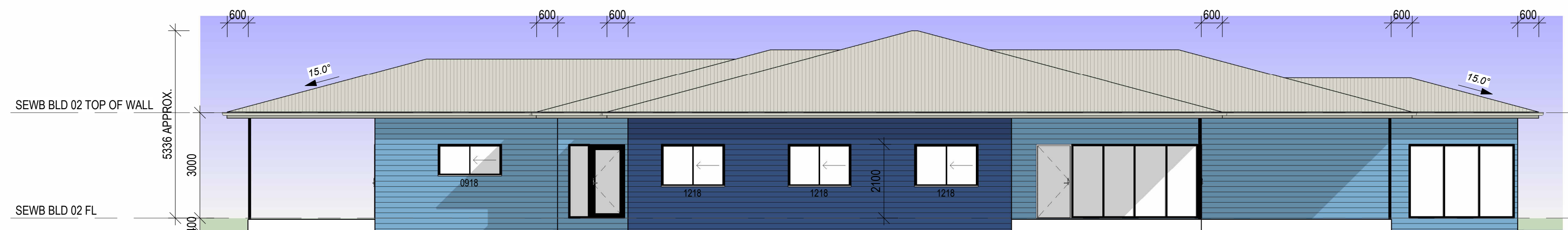
02 ELEVATION 02 - SEWB BUILDING 01  
 1:100



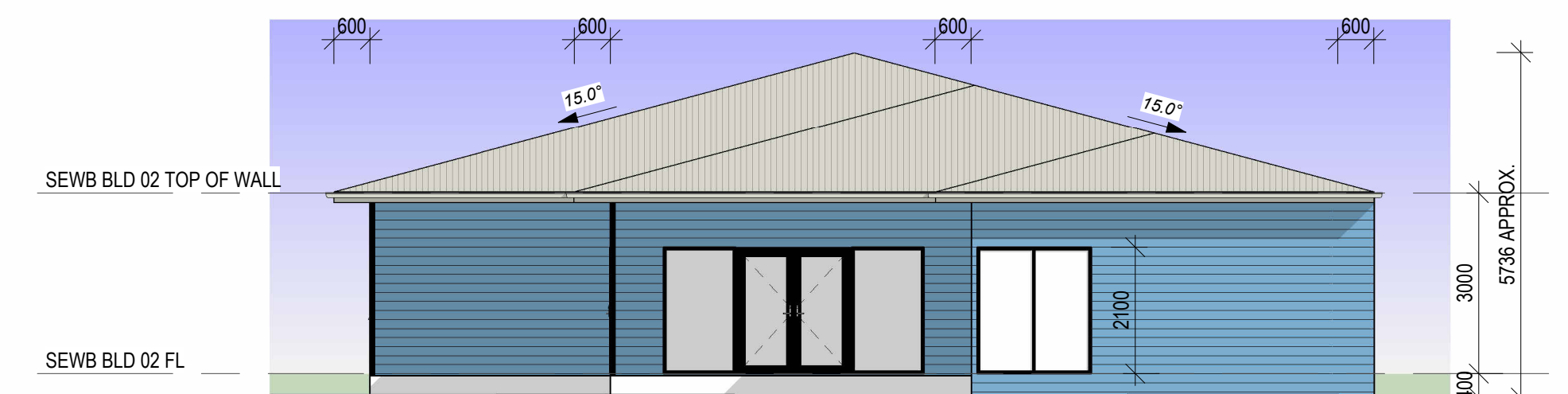
03 ELEVATION 03 - SEWB BUILDING 01  
 1:100



04 ELEVATION 04 - SEWB BUILDING 01  
 1:100



05 ELEVATION 05 - SEWB BUILDING 02  
 1:100

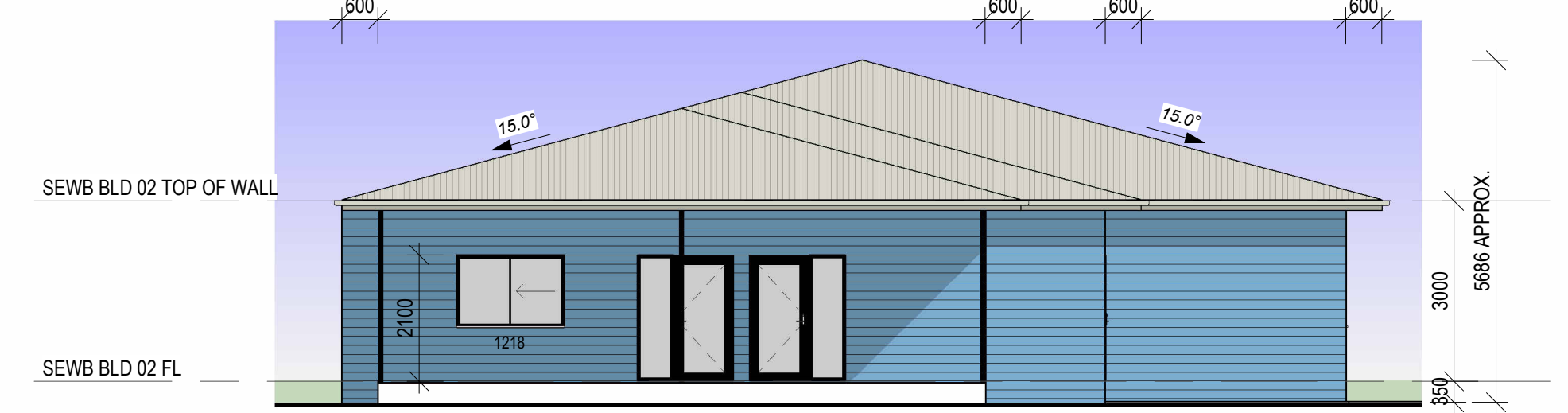


06 ELEVATION 06 - SEWB BUILDING 02  
 1:100



07 ELEVATION 07 - SEWB BUILDING 02  
 1:100

FEATURE BLOCKWORK WING NIB WALLS  
 FOR ARTICULATION WITH SELECT  
 FEATURE COLOURS INCLUDING EARTHY  
 RED, LIGHT YELLOW & DARK GREY



08 ELEVATION 08 - SEWB BUILDING 02  
 1:100

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 Location: CORNER OF GORDEN & PEEL  
 STREET, GARBUTT

TITLE: ELEVATIONS  
 Date: 06.11.25 Drawn: D.A.  
 Scale: 1 : 100 Designed: N.H.  
 Job No.: 2025-329-C Drawing No.: WD 300 Rev. 6