

## Appendix F

### Council Correspondence

## Etwell, Sharon

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**From:** Etwell, Sharon  
**Sent:** Monday, 1 September 2025 3:16 PM  
**To:** Etwell, Sharon  
**Subject:** FW: Proposal Plan - Doctors Surgery - 414464 - 66 Mills Ave, Moranbah

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**From:** Rebekah McDonald <[Rebekah.McDonald@isaac.qld.gov.au](mailto:Rebekah.McDonald@isaac.qld.gov.au)>  
**Sent:** Wednesday, 16 July 2025 8:22 AM  
**To:** Gooch, Barwon <[barwon.gooch@rpsconsulting.com](mailto:barwon.gooch@rpsconsulting.com)>  
**Cc:** Michael StClair <[Michael.StClair@isaac.qld.gov.au](mailto:Michael.StClair@isaac.qld.gov.au)>; Liveability.Sustainability <[liveability.sustainability@isaac.qld.gov.au](mailto:liveability.sustainability@isaac.qld.gov.au)>  
**Subject:** FW: Doctors Surgery - FW: reg property [66 mills av Moranbah](#)

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Morning Barwon,

I've extracted a copy of the advice that we provided to Dr Kumar back in early June for your info.

In short, council is eager to assist Dr Kumar establish a practice in town, noting that health care services are critical for our communities. The zoning will make the use impact assessable, but many of the points you raised in your email below will be relevant. You'll note that our advice to Dr Kumar has identified that 'other relevant matters' may form an important consideration for the proposal, as will demonstrating 'planning need'.

Happy to discuss further if you have any questions.

Thanks

Rebekah

***Extract of advice provided:***

*The site is located in the Low-medium density residential zone under the council's Planning Scheme (Isaac Regional Planning Scheme 2021). We note that site has previously operated as a home-based business (beauty salon).*

*It is understood you are interested in purchasing the property and establishing a doctors surgery with approximately 2 doctors and admin staff to support the business. This use is defined as a Health care service under the Planning Scheme and triggers the need for an Impact Assessable Material Change of Use development application. Impact assessable development applications require assessment against the entire planning scheme and public notification, meaning the application may be subject to public submissions and third-party appeal rights.*

*When assessing development applications that are Impact Assessable, Council also have the opportunity to consider 'other relevant matters' that relate to the application. This could include 'need' for the proposed use, which could include economic, community and/or planning need. Council recognises that there is a community need for health care services in Moranbah and that there are challenges in securing suitable commercial tenancies due to limited availability. Demonstrating that there is planning need in this instance would involve demonstrating why this use is suitable in a residential zone and why the use cannot be accommodated elsewhere within the town (e.g. within a commercial zone).*

*Another key concern for council will be ensuring the use does not impact on the character, amenity or privacy of existing residential uses that neighbour the property. It is noted that there are many instances of residential properties which operate as commercial uses throughout Moranbah, so this type of proposal is not out of character, but Council is still required to go through the assessment process and applicants must demonstrate how the proposal achieves compliance with the relevant planning requirements.*

*It is recommended you engage the services of a consulting town planner as they will be able to assist you in the preparation and lodgement of a development application which addresses the planning scheme requirements and the matter of 'need' for the proposal, as briefly touched on above.*

*The application fee for the development application will be \$17,280.00 (subject to increase on 1 July 2026). In addition, the application will be required to submit the following reports / plans for assessment as part of the application:*

- Development plans – including an overall site plan, floor plan and elevations. The overall site plan should show building areas, landscaped areas, car parking / servicing areas, location of waste storage & collection and preliminary details regarding connections to services.*
- Stormwater management plan*
- Swept path diagrams (showing any car parking on-site can enter and exit in a forward gear)*
- Noise impact assessment - required to demonstrate the scale and nature of the use will not impact on the amenity of adjoining residents. The application should detail the hours of operation, servicing arrangements and the number of staff / patients expected to visit the site on a daily basis to help understand some of the impacts associated with traffic noise.*

Kind regards,

**Rebekah McDonald**

## Acting Manager Liveability & Sustainability

### Planning, Environment and Community Services | Isaac Regional Council

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**From:** Gooch, Barwon <[Barwon.Gooch@rpsconsulting.com](mailto:Barwon.Gooch@rpsconsulting.com)>  
**Sent:** Monday, 14 July 2025 6:08 PM  
**To:** Michael StClair <[Michael.StClair@isaac.qld.gov.au](mailto:Michael.StClair@isaac.qld.gov.au)>  
**Subject:** FW: Doctors Surgery - FW: reg property [66 mills av Moranbah](#)

Hi Mick,

Dev Kumar inquired about this matter a couple of weeks ago. I note: -

- the site has use rights for a Home-Based Business (Hair Salon)
- the site is Low-Medium Density Residential Zone which supports small-scale services to support local residents that do not undermine the viability of nearby centres
- the use is defined as a Health Care Service (which included in the Community Activities group)
- other uses in the Community Activities group are code assessable in the zone including Child Care Centre, Community care centre & Community use
- Health Care Services are an impact assessable use (subject to public notification)


I assume: -

- It is difficult to get new Doctors in Moranbah and this is an option to keep existing Doctors in town
- The surgery could re-use existing infrastructure and services
- Off street carparking will be required, noting appears to be a fair bit of space at the rear and in front of the house to provide more carparking spaces than already provided for the hair salon if necessary for the 2 doctors, admin staff and patients
- Location on higher order road (Mills Avenue) is favourable for traffic
- Neighbours are used to cars coming and going for the Hair Salon and the habitable rooms of the existing houses are well setback from side boundaries
- They'll be up for the hefty application fee and an infrastructure charge (Any incentives to keep Doctors in town?)

Anything else you can shed light on?

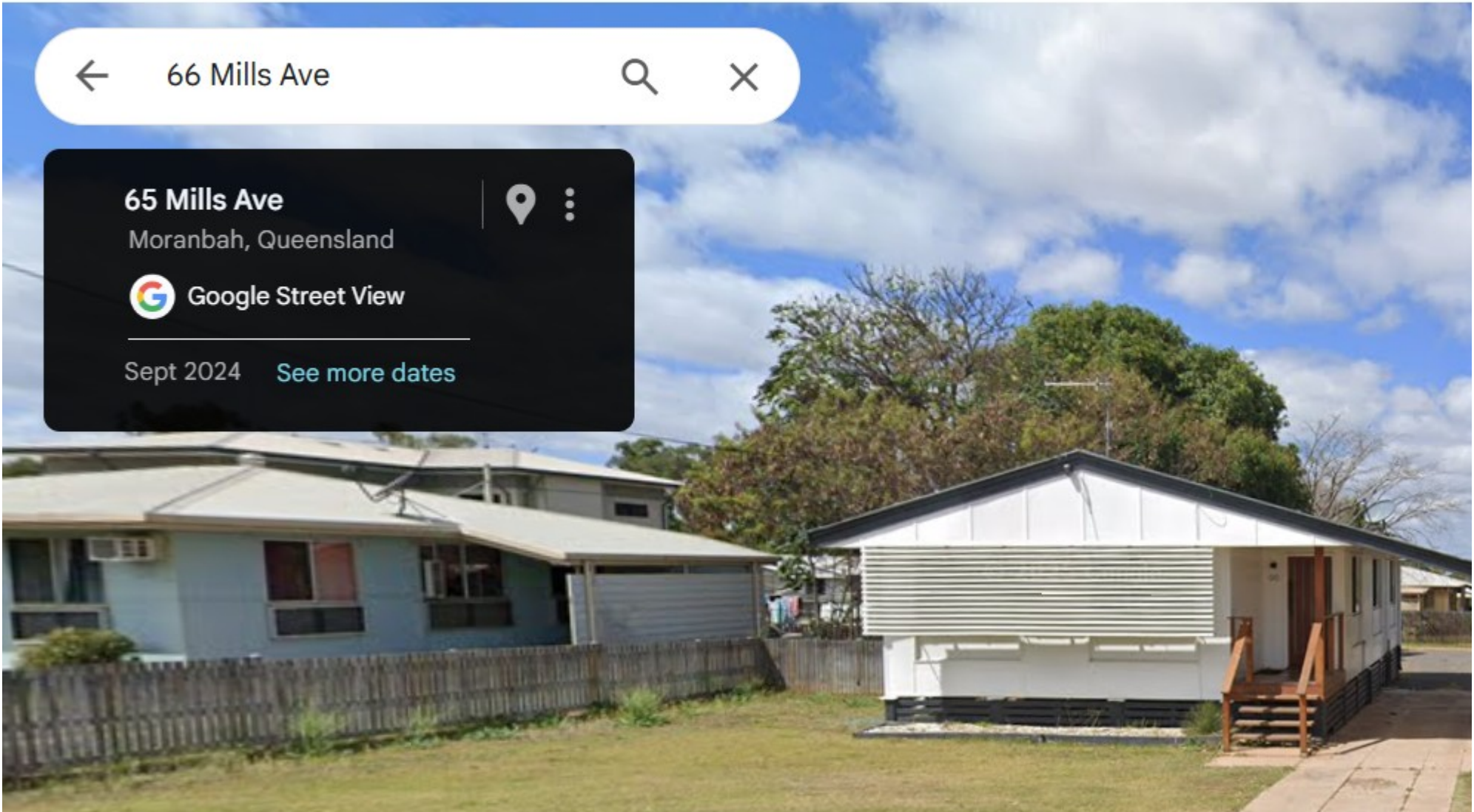
66 Mills Ave

**65 Mills Ave**  
Moranbah, Queensland

 **Google Street View**

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Sept 2024 [See more dates](#)





NAVIGATION: Home, Pan, Zoom In, Zoom Out, Previous View, Next View

VIEW: Zoom 294 m, Scale 1: 899, X 608122.0 m, Y 7566560.5 m, Go

COORDINATE SYSTEM: MGA 2020 Zone 55, MGA 2020 Lat/Long

STORED

- MODULES
- Property (Online)
  - Aerial (Online)
  - Town Planning (Online)**
  - Flood Mapping (Online)

- LAYERS
- Major Powerlines
  - Railway\_Network
  - Towns Area Limit
  - Morabah Urban Development



Cheers

Barwon

**Barwon Gooch**

Senior Principal Planner  
RPS | Australia Asia Pacific  
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**From:** sudeeks <[sudeeks@gmail.com](mailto:sudeeks@gmail.com)>  
**Sent:** Thursday, 3 July 2025 2:47 PM  
**To:** Gooch, Barwon <[Barwon.Gooch@rpsconsulting.com](mailto:Barwon.Gooch@rpsconsulting.com)>  
**Subject:** Re: Doctors Surgery - FW: reg property [66 mills av Moranbah](#)

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Ok will looks forward to your email

On Thu, 3 Jul 2025 at 2:45 pm, Gooch, Barwon <[Barwon.Gooch@rpsconsulting.com](mailto:Barwon.Gooch@rpsconsulting.com)> wrote:

Hi Dev,

Thanks for the call and email with information from Council. I'll have a chat to Mick St Clair at Isaac Regional Council about it to gauge the likely level of support before preparing a fee proposal for our services. That's a very hefty application fee!!

Cheers

Barwon

**Barwon Gooch**

Senior Principal Planner  
RPS | Australia Asia Pacific  
**M** 0417 602 701  
**E** barwon.gooch@rpsconsulting.com

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**From:** sudeeks <[sudeeks@gmail.com](mailto:sudeeks@gmail.com)>  
**Sent:** Wednesday, 2 July 2025 6:41 PM  
**To:** Gooch, Barwon <[Barwon.Gooch@rpsconsulting.com](mailto:Barwon.Gooch@rpsconsulting.com)>  
**Subject:** reg property [66 mills av Moranbah](#)

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Hi Barwon

it was a pleasure talking to you today.. Below is the content of the email received from rebekah at isaac council .

the property address is

66 mills ave

moranbah

pl feel free to contact michael st clair at the council as he had offered

Hoping for an early response

reg

Devendra Kumar

Following on from your earlier conversation today with Michael St Clair, Manager Liveability & Sustainability, we have prepared a summary of planning advice related to 66 Mills Avenue, Moranbah.

The site is located in the Low-medium density residential zone under the council's Planning Scheme (Isaac Regional Planning Scheme 2021). We note that site has previously operated as a home-based business (beauty salon).