

From: "Timothy Balcombe" <tbalcombe@jfp.com.au>
Sent: Wed, 21 Jan 2026 10:11:43 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Graeme Bews" <gbews@jfp.com.au>
Subject: M3306P - 16 Poole Way Bushland Beach - Development application for a mixed use development
Attachments: Owner's consent (2).pdf

Attention: Cassie James Planning Coordinator

Hi Cassie,

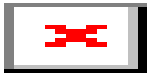
Further to my email yesterday, I note that there was an error on the owner's consent form, and as such, have rectified this error and attach the new owner's consent to accompany the application material. I have also updated this in our one drive 'link' to the original application material as sent yesterday.

Can you review and confirm receipt of this updated information.

Thank you in advance and let me know should you have any question or wish to discuss.

Kind regards,

TIMOTHY BALCOMBE
SENIOR URBAN PLANNER
JFP URBAN CONSULTANTS
P 07 3012 0100 | M 0411 580 522



[legal note](#)

From: Timothy Balcombe <tbalcombe@jfp.com.au>
Sent: Tuesday, January 20, 2026 3:54 PM
To: Development Assessment <developmentassessment@townsville.qld.gov.au>
Cc: Graeme Bews <gbews@jfp.com.au>
Subject: M3306 - 16 Poole Way Bushland Beach - Development application for a mixed use development

Attention Cassie James - Planning Coordinator

Dear Cassie,

On behalf of our client, Poole Way No.2 Pty Ltd, we hereby lodge a development application for a material change of use of premise for a mixed-use development involving a health care centre, food and drink outlet, shop and dual occupancy at 16 Poole Way Bushland Beach.

The following supporting material is attached to the development application for Council's consideration:

- DA Form 1
- Signed owner's consent
- Well-made application checklist
- Town Planning Report
- Report Appendices

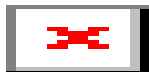
[Lodgement](#)

The applicable development application fee for the proposed mixed use development is understood to be \$11,096.00 in accordance with the Council's 2025/26 fees and charges relating to an impact assessable application. This fee will be paid upon receipt of Council's payment advice.

Should you have any questions regarding this application, please do not hesitate to give me a call on 07 3012 0100.

Kind regards,

TIMOTHY BALCOMBE
SENIOR URBAN PLANNER
JFP URBAN CONSULTANTS
P 07 3012 0100 | M 0411 580 522



[legal note](#)

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

I, **Bhavin Gandhi**

[Insert name in full.]

Director of the company mentioned below.

and I, Hemangkumar Sureshchandra Brahmbhatt

Director of the company mentioned below *rt name in full.*

[Insert position in full—i.e. another director, or a company secretary.]

Of

Poole Way Pty No.2 PTY Ltd (ACN – 688 621 203)

[Insert name of company and ACN.]

the company being the owner of the premises identified as follows:

16 Poole Way Bushland Beach described as Lot 6 SP333154

[Insert street address, lot on plan description or coordinates of the premises the subject of the application.]

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

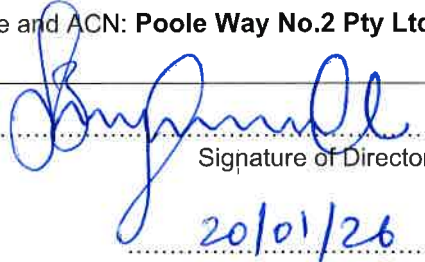

JFP Urban Consultants Pty Ltd

on the premises described above for:

Material change of use of premises (Health Care Centre, Food and Drink outlet, Shop and Dual Occupancy)

[Insert details of the proposed development, e.g. material change of use for four-storey apartment building.]

Company seal *[if used]*

Company Name and ACN: Poole Way No.2 Pty Ltd (ACN – 688 621 203)	
 Signature of Director	 Signature of Director/Secretary
20/01/26 Date	20/01/2026 Date

[Delete the above where there is a sole director/secretary for the company giving the owner's consent.]