From: "Hannah Flynn" <hannah@northpointplanning.com.au>
Sent: Thu, 22 Oct 2026 14:36:51 +1000
To: "Estelle Trueman" <estelle.trueman@townsville.qld.gov.au>
Cc: "Development Assessment" <developmentassessment@townsville.qld.gov.au>; "Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: MCU26/0113 (NP26.357) - Notice of Referral
Attachments: ONP24.165 - State Referral Cover Letter .pdf

Good afternoon Estelle,

Please be advised that we act on behalf of the applicant, Hussar Investments, regarding the proposed Material Change of Use - Multiple Dwelling located at 198 Ross River, Aitkenvale.

As required by Part 2, Item 5.3 of DA Rules, I wish to confirm that a copy of the development application was referred to the State Assessment and Referral Agency on 22/10/2026 - cover letter attached.

I trust this is of assistance.

Kind regards,

Hannah Flynn
Town Planner

Northpoint Planning

E hannah@northpointplanning.com.au
P 07 4440 5282
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A 613 Flinders Street | PO Box 4
Townsville Q 4810

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Version: 1, Version Date: 27/10/2026

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(07) 4440 5282
613 Flinders St. / PO Box 4
Townsville Q 4810
northpointplanning.com.au

Our Reference: NP26.357

22 October 2026

North Queensland State Assessment and Referral Agency
PO Box 5666
TOWNSVILLE QLD 4810

Dear Sir/Madam,

Referral of Development Application

Application for Material Change of Use – Multiple Dwelling
198 Ross River Road, Aitkenvale and formally identified as Lot 3 on RP711604

In accordance with section 54 of the *Planning Act 2016*, we provide a copy of the abovementioned application.

SARA is identified as a concurrence agency for the assessment of this application in accordance with schedule 10 of the *Planning Regulation 2017*.

The application seeks a Development Permit for **Material Change of Use – Multiple Dwelling** on land situated at **198 Ross River Road, Aitkenvale** and formally identified as **Lot 3 on RP711604**.

We note payment of the relevant fee will be actioned upon lodgement.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



Hannah Flynn
TOWN PLANNER
Northpoint Planning

Encl. TCC Confirmation Notice
Development Application

CC: Assessment Officer – Estelle Trueman
Townsville City Council

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