

Our reference: 2604-51633 SRA  
Your reference: NP25.281

13 April 2026

Goldmore Pty Ltd  
C/- Northpoint Planning  
PO Box 4  
TOWNSVILLE CITY QLD 4810  
hello@northpointplanning.com.au

Attention: Meredith Hutton

Dear Goldmore Pty Ltd

### Invalid application—incorrect referral agency

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 7 April 2026.

#### Location details

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Street address: 23 Springfield Street, Yabulu  
Real property description: Lot 2 on SP345274  
Local government area: Townsville City Council

#### Application details

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Development permit Material Change of Use - Dwelling house

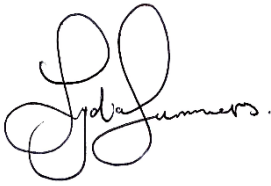
A review of the application and proposed development indicates that SARA is not the correct referral agency for the application for the following reason:

- Trigger 10.9.4.2.4.1 (state transport corridors and future state transport corridors) does not apply to your application as the proposed development is an 'excluded material change of use' (as defined in schedule 24 of the Planning Regulation 2017).

You will be further advised about a refund of your development application fee.

For further information please contact Tracey Beath, Senior Planning Officer, on 07 4924 2917 or via email [RockhamptonSARA@dasilgp.qld.gov.au](mailto:RockhamptonSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lydia Summers', with a stylized flourish at the end.

Lydia Summers  
Principal Planning Officer

cc Townsville City Council, [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au) (council reference: MCU26/0020)