

29 April 2026

Our Reference: NP24.236  
RB.MMAssessment Manager  
Townsville City Council  
PO Box 1268  
TOWNSVILLE QLD 4810**Attention: Planning and Development**

Dear Sir/Madam,

**Change Application (Other Change) to Development Approval MCU19/0095.01 (Health Care Services) located at 4 Tyler Street and 79 Nathan Street, Heatley and formally identified as Lot 261 on SP319042 and Lot 57 on RP721044**

On behalf of the Applicant, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Change (Other) to an existing Development Permit MCU19/0095.01 on land located at 4 Tyler Street and 79 Nathan Street, Heatley and formally identified as Lot 261 on SP319042 and Lot 57 on RP721044.

In accordance with Council's schedule of fees and charges, the assessment fee for a Change Application is subject to price on application.

Given the proposed development involves an increase in net gross floor area (GFA) by 376.64m<sup>2</sup>, it is requested that the fee be applied to the additional GFA only and be calculated in accordance with the application fee for a Material Change of Use for Health care services per *Townsville City Council Fees and Charges 2025/26*. Therefore, it's proposed that the relevant application fee applicable is **\$3650.00**. Payment will be issued on receipt of lodgement

A breakdown of the proposed building area is provided below.

| <b>Proposed</b>                         |                            |
|-----------------------------------------|----------------------------|
| Health care services – 4 Tyler Street   | 52.00m <sup>2</sup>        |
| Health care services – 79 Nathan Street | 324.64m <sup>2</sup>       |
| <b>Net Increase to GFA</b>              | <b>376.64m<sup>2</sup></b> |

A calculation of the proposed application fee is provided below.

|                                                                                                                                 |                              |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>Minimum fee – First 100m<sup>2</sup></b>                                                                                     | <b>\$2,336.00</b>            |
| For each 100m <sup>2</sup> of GFA or part thereof exceeding 100m <sup>2</sup> of GFA (rounded up to nearest 100m <sup>2</sup> ) | \$438.00 x 3<br>= \$1,314.00 |
| <b>Total Application Fee</b>                                                                                                    | <b>\$3,650.00</b>            |



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

Yours faithfully,

**Mary McCarthy**

SENIOR PLANNER

**Northpoint Planning**

Encl. Development Application