

28 April 2026

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

**Delivery via:** MyDAS2 Online Portal

Dear Sir / Madam,

## Referral of Development Application for Change (Other) to Development Approval MI17/0007

Urbis Ltd acts on behalf of *CHPF South Bunbury Pty Ltd* (**the Applicant**) in relation to a Change (Other) to Development Approval MI17/007 at 37 Ingham Road, West End QLD 4810, formally described as Lot 707 on SP327134.

The *Department of Transport and Main Roads* (via the State Assessment and Referral Agency (**SARA**)) has been listed as a referral agency for the development application at the abovementioned address. The trigger for referral to SARA are outlined in **Table 1** below.

Table 1 Referral Trigger

State Matter	Planning Regulation 2017 Trigger
State Railway Corridor	<p><u>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</u></p> <p>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises –</p> <ul style="list-style-type: none"><li>(a) <b>Are within 25m of a State transport corridor; or</b></li><li>(b) <i>Are a future State transport corridor; or</i></li><li>(c) <i>Are –</i><ul style="list-style-type: none"><li>i. <i>Adjacent to a road that intersects with a State-controlled road; and</i></li><li>ii. <i>Within 100m of the intersection.</i></li></ul></li></ul>

In accordance with Section 54 of the *Planning Act 2016* (**Planning Act**), Part 2, Section 5 of the *Development Assessment Rules* (Version 3.0) (**DA Rules**) and on behalf of the Applicant, please find attached a copy of the *Townsville City Council's* (**Council**) Confirmation Notice, dated 27 April 2026 (**Attachment A**). The

development application material and supporting documentation, as properly made to Council on 14 April 2026 is provided in **Attachment B**.

As this application is being referred electronically to SARA through MyDAS2, the referral fee will be paid following receipt of the Notice to Pay.

We trust that on receipt of this notice, this application will be taken to be a 'properly referred application' under Section 54 of the Planning Act. We look forward to receiving a Referral Confirmation Notice.

In accordance with Section 5.3 of the DA Rules, a copy of this cover letter for referral under Section 54 of the Planning Act will concurrently be provided to *Townsville City Council*.

If you have any questions regarding the attached material, please do not hesitate to contact the undersigned or **Rauha Firaq** (Consultant) on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Erin Brooks". The signature is stylized and cursive.

Erin Brooks  
Associate Director  
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ebrooks@urbis.com.au

# **Attachment A – Council Confirmation Notice**

# **Attachment B – Development Application Material**