



14 April 2026

Planning and Development  
Townsville City Council  
PO Box 1268  
Townsville City QLD 4810

**Attention:** Kate Wilkes, Senior Planning Officer  
**Delivery via email:** [kate.wilkes@townsville.qld.gov.au](mailto:kate.wilkes@townsville.qld.gov.au)

Dear Kate,

## **Change Application (Other Change) to Development Approval at 37 Ingham Road, West End QLD 4810 (Council Ref.: MI17/0007)**

In accordance with Section 78 of the *Planning Act 2016* (**Planning Act**) and on behalf of *CHPF South Bunbury Pty Ltd* (**the Applicant**), please find attached a Change Application (Other Change) to an existing Development Approval for Material Change of Use for Hospital (22 Beds), Health Care Services, Shop (Pharmacy) and Food and Drink Outlet and Preliminary Building Works and subsequent minor changes (Council Ref.: MI17/0007) (Planning and Environment Court Ref.: 13/18, 176/20 and 155/23). This application is made with regard to land at 37 Ingham Road, West End QLD 4810, formally described as Lot 707 on SP327134.

This application is supported by the following information:

- **Town Planning Report**, addressing the applicable assessment benchmarks and including the following attachments:
  - **Appendix A** – DA Forms;
  - **Appendix B** – Property Searches and Owner's Consent;
  - **Appendix C** – Architectural Plans, prepared by *HSPC Health Architects*;
  - **Appendix D** – Traffic Impact Statement, prepared by *TRAFFIX*;
  - **Appendix E** – Infrastructure Memo, prepared by *DPM Water*;
  - **Appendix F** – TCC and SDAP Assessment Benchmark Responses; and
  - **Appendix G** – Regional Capacity Need Memo, prepared by *CHPF South Bunbury Pty Ltd*.

Following a prelodgement meeting with Townsville City Council (**Council**) on 10 March 2026 the required fee for this Change Application is understood to be **\$6,878.00**. Once a formal fee quote has been received, the required development assessment fee will be paid.

If you have any questions regarding the attached, 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".

Erin Brooks  
Associate Director  
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ebrooks@urbis.com.au