

From: "Rauha Firaq" <rfiraq@urbis.com.au>
Sent: Tue, 28 Apr 2026 16:52:04 +1000
To: "Kate Wilkes" <Kate.Wilkes@townsville.qld.gov.au>
Cc: "Erin Brooks" <ebrooks@urbis.com.au>; "Ella Middleton" <emiddleton@urbis.com.au>; "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Change Application (Other Change) to Development Approval at 37 Ingham Road, West End QLD 4810 - Notice of Referral
Attachments: LTR_P0064451_Notice of Referral_260428.pdf, Attachment A - SARA Referral.pdf, Referral of Change (Other) to Development Approval MI17/0007 - 37 Ingham Road, West End QLD 4810, MyDAS2 notification — 2604-52045 SRA

Hi Kate,

Hope you are well.

On behalf of *CHPF South Bunbury Pty Ltd*, we wish to advise that the following material was referred to the State Assessment and Referral Agency and Ergon Energy Corporation Limited on 28 April 2026 in relation to the abovementioned development application.

- A copy of the Confirmation Notice, received from Townsville City Council on 27 April 2026; and
- A copy of the development application material and supporting documentation, as properly made with Townsville City Council on 14 April 2026.

Please find attached a copy of the cover letter and acknowledgement of delivery to SARA, as well as the email sent to Ergon.

Do reach out should you wish to discuss further.

Kind regards,
Rauha

Rauha Firaq she/her/hers
Consultant

d. +61 7 3007 3834
e. rfiraq@urbis.com.au

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Inspiring and creating solutions
for a changing world.



Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)
+61 7 3007 3800
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urbis.com.au

Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd
ABN 50 105 256 228



28 April 2026

The Assessment Manager
Townsville City Council
PO Box 1268
Townsville QLD 4810

Attention: Kate Wilkes

Delivery via email: kate.wilkes@townsville.qld.gov.au

Dear Kate,

Notice of Referral to Assessment Manager – 37 Ingham Road, West End QLD 4810 (Council Ref.: MCU26/0030)

In accordance with Section 5.3 of the *Development Assessment Rules* and on behalf of *CHPF South Bunbury Pty Ltd*, we wish to advise that the following material was referred to the *State Assessment and Referral Agency (SARA)* and *Ergon Energy Corporation Limited (Ergon)* on 28 April 2026 in relation to the abovementioned development application.

- A copy of the Confirmation Notice, received from Townsville City Council on 27 April 2026;
- A copy of the development application material and supporting documentation, as properly made with Townsville City Council on 14 April 2026.

The covering letter provided to SARA and the email provided to Ergon as part of the referral under Section 54 of the *Planning Act 2016* is included in **Attachment A** and **Attachment B** respectively for your reference.

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
+61 7 3007 3514
ebrooks@urbis.com.au

Attachment A – SARA Referral

Attachment B – Ergon Referral

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">(a) Are within 25m of a State transport corridor; or(b) <i>Are a future State transport corridor; or</i>(c) <i>Are –</i><ul style="list-style-type: none">i. <i>Adjacent to a road that intersects with a State-controlled road; and</i>ii. <i>Within 100m of the intersection.</i>

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".

Erin Brooks
Associate Director
+61 7 3007 3514
ebrooks@urbis.com.au

Attachment A – Council Confirmation Notice

Attachment B – Development Application Material

From: "Rauha Firaq" <rfiraq@urbis.com.au>
Sent: Tue, 28 Apr 2026 15:37:26 +1000
To: "townplanning@ergon.com.au" <townplanning@ergon.com.au>
Cc: "Erin Brooks" <ebrooks@urbis.com.au>; "Ella Middleton" <emiddleton@urbis.com.au>
Subject: Referral of Change (Other) to Development Approval MI17/0007 - 37 Ingham Road, West End QLD 4810
Attachments: MCU26 0030 - Notice - Confirmation Notice Assessment Manager.pdf

Good morning,

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, lodged with Townsville City Council (**Council**). The site is formally described as Lot 707 on SP327134.

As required under Schedule 10, Part 9, Division 2, Table 2 of the *Planning Regulation 2017*, Ergon is identified as a referral entity (advice agency) for this Change Application and is required to be notified under Section 5 of the *Development Assessment Rules*. It is noted that the proposed changes are contained within the existing built form and will not impact the Easement A on SP338028 area.

Please find **attached** a copy of Council's Confirmation Notice, dated 27 April 2026. The development application material and supporting documentation, as properly made to Council on 14 April 2026 is provided via the ShareFile link below due to file size restrictions.

37 Ingham Rd, West End - Application Documents

LTR_P0064451 Townsville Weststate_Development Application Cove...	99 KB
RPT_P0064451 Townsville Weststate_Other Change Report_260414....	2 MB
Appendix A - DA Forms.pdf	443 KB
Appendix B - Property Searches and Owner's Consent.pdf	420 KB
Appendix C - Architectural Plans.pdf	10 MB
Appendix D - Traffic Impact Statement.pdf	747 KB
Appendix E - Infrastructure Memo.pdf	12 MB
Appendix F - TCC and SDAP Assessment Benchmark Responses.pdf	264 KB
Appendix G - Regional Capacity Need Memo.pdf	396 KB

[Open](#)

Link expires on May 28, 2026

Specifically, the documents provided via ShareFile are:

- Development Application Cover Letter;
- Other Change Town Planning Report;

- **Appendix A** – DA Forms;
- **Appendix B** – Property Searches and Owner’s Consent;
- **Appendix C** – Architectural Plans;
- **Appendix D** – Traffic Impact Statement;
- **Appendix E** – Infrastructure Memo;
- **Appendix F** – TCC and SDAP Assessment Benchmark Responses; and
- **Appendix G** – Regional Capacity Need Memo.

If there are any issues accessing the abovementioned material, or if you would like to discuss, please do not hesitate to contact me.

Kind regards,
Rauha

Rauha Firaq she/her/hers

Consultant

d. +61 7 3007 3834

e. rfiraq@urbis.com.au

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Date >> 27 April 2026

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Chpf South Bunbury Pty Ltd
Level 32 300 George Street
BRISBANE CITY QLD 4000

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> rfiraq@urbis.com.au
emiddleton@urbis.com.au

Dear Sir/Madam

Confirmation Notice

Planning Act 2016

Council acknowledges receipt of your application on 14 April 2026, which was determined to be a properly made application on the date received.

This confirmation notice has been prepared in accordance with the Development Assessment Rules under *Planning Act 2016* and contains information relevant to the processing and assessment of the application. The following details are confirmed:

Application Details

Application no:	MCU26/0030
Assessment no.	0906002
Proposal:	Change (Other) to Development Approval associated with MI17/0007
Development Type	Development Permit - Material Change of Use
Street address/s:	37 Ingham Road WEST END QLD 4810
Real property description/s	Lot 707 SP 327134
Assessment benchmarks:	<i>Planning Act 2016/Planning Regulation 2017</i> State Planning Policy North Queensland Regional Plan The Townsville City Plan
Level of assessment	Assessable development - Impact assessment
Applicant's reference:	P0064451

Superseded Planning Scheme

Is the application for development under the Superseded Planning Scheme?	No
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Public Notification Details

Is public notification required?	Yes
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Under section 17.4 of the Development Assessment Rules under the *Planning Act 2016*, the applicant **must** give notice to the assessment manager of the intended start date of public notification.

Refer to the enclosed Explanatory Note for Public Notification Procedures. Please ensure all public notices published in the newspaper, placed on the land, and given to adjoining land owners clearly state:

- (a) written submissions may be made electronically; and
- (b) electronic submissions are to be sent to developmentassessment@townsville.qld.gov.au, and
- (c) all submissions, excluding the individual submitter's particulars, will be published on council's website (eplanning.townsville.qld.gov.au) and therefore will be accessible to internet search engines.

Please contact customer service on 13 4810 or send an email to enquiries@townsville.qld.gov.au if you require the names and address details of adjoining land owners.

Referral Agencies

Is referral required? Yes

Based on the information accompanying the lodged application, referral is required to the following referral agencies. Accordingly, the applicant is required to forward a copy of the application, this Confirmation Notice and any applicable referral agency application fee, to the referral agency **within ten (10) business days**. The applicant is also required to give the assessment manager written notice of the day the applicant referred the application to each referral agency **within five (5) days** of each referral. Please note that the application will **automatically lapse** if you do not meet these timeframes.

Referral Agency and Address	Referral Trigger
North Queensland State Assessment and Referral Agency <i>Visit: Level 4, 445 Flinders Street, Townsville</i> <i>Post: PO Box 5666, Townsville, QLD, 4810</i> <i>Tel: 07 4758 3423</i> <i>Email: NQSARA@dsgmip.qld.gov.au</i>	<i>Planning Regulation 2017</i> Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - Area within 25m of a State railway corridor
Ergon Energy Corporation Limited GPO Box 1461 BRISBANE QLD 4001 Email >> townplanning@ergon.com.au	<i>Planning Regulation 2017</i> Schedule 10, Part 9, Division 2, Table 2 - Material change of use of premises near a substation site or subject to an easement

Information Request

The applicant agrees to receive an information request if determined necessary for this development application.

Should the assessment manager not make an Information Request within the timeframes specified in the Development Assessment Rules, the applicant can proceed to the next part of the development assessment process.

The progress of this application can be followed online at:

<http://eplanning.townsville.qld.gov.au/Pages/xc.track/SearchApplication.aspx>.

If you have any further queries in relation to the above, please do not hesitate to contact Assessment Officer, Kate Wilkes on telephone 07 47279418 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

A handwritten signature in black ink, appearing to be 'KWilkes', written in a cursive style.

For Assessment Manager
Planning and Development

Explanatory Note - Public Notification Procedures

PLANNING ACT 2016 and Development Assessment Rules

INTRODUCTION

The purpose of this Explanatory Note is to provide guidance to applicants on the public notification requirements under Section 53 of the *Planning Act 2016* (the Act) and under the Development Assessment Rules (the Rules). The Act and the Rules, set out the requirements for the giving of public notice. These guidelines quote much of the material contained within the Act and the Rules.

If there is doubt about a particular public notification aspect, the applicant should refer to the Act and the Rules or have the public notice procedures undertaken by a consultant who is familiar with the public notice requirements.

Whilst every care has been taken in preparation of this explanatory note, ultimately it is the applicant's responsibility to ensure that the procedures are correctly followed. Council will not accept any responsibility for incorrect giving of public notice.

OVERVIEW OF PUBLIC NOTIFICATION PROCEDURES (PUBLIC NOTICE)

There are three distinct tasks to be undertaken when carrying out public notice:

1. Publishing a notice in a local newspaper.
2. Placing a notice or notices on the premises.
3. Giving notice to adjoining owners.

Prior to commencing public notification, the applicant **must** give notice to the assessment manager of the intended start date of public notification.

After the notification period has ended, the applicant **must** give the assessment manager notice of compliance with the public notice requirements.

One key aspect to note is that an application **automatically lapses** if public notification does not start within 20 business days of the completion of the relevant preceding part. Furthermore, the application also **automatically lapses** if applicant does not give the assessment manager the notice of intention to start public notification (17.2 of the Rules), and the notice of compliance with the public notice requirements within 10 business days from the day after the last day on which a submission may be made (18.1 of the Rules).

WHEN NOTIFICATION PART STARTS

Part 4 of the Rules states when the public notification part starts. The following is an extract from Part 4.

16. When this part starts

16.1. If there are no referral agencies for the application and part 3 does not apply because:

- (a) the applicant has advised that it does not wish to receive an information request and it is not an application mentioned in section 11.3; or
- (b) the assessment manager states in the confirmation notice that it does not intend to make an information request; public notification must start within 20 days of the day after the confirmation notice is given to the applicant.

16.2. If -

- (a) the applicant has advised that it does not wish to receive an information request; and
- (b) it is not an application mentioned in section 11.3; and
- (c) there are referral agencies; public notification must start within 20 days after the day the last referral assessment period for any referral agency has started.

16.3. If sections 16.1 and 16.2 do not apply, public notification must start within 20 days of the day after part 3 has ended.

16.4. For a changed application, where public notification is required to be undertaken again from its beginning, public notification must commence within 20 days -

- (a) if both part 2 and part 4 are relevant to the application as a result of the changed application, the day after part 3 has ended;
- (b) otherwise, the day after the day notice is given under section 26.2(a) or 26.2(c).

WHAT IS PUBLIC NOTICE

The following is extracted from Part 4 of the Rules.

17. Public notice requirements

17.1. The applicant, or the assessment manager acting under section 53(10) of the Act, must give public notice by—

- (a) publishing a notice at least once in a newspaper circulating generally in the locality of the premises the subject of the application; and
- (b) placing notice on the premises the subject of the application that must remain on the premises for the period of time up to and including the stated day; and
- (c) giving notice to the adjoining owners of all lots adjoining the premises the subject of the application.

17.2. The applicant must give notice to the assessment manager of the intended start date of public notification.

17.3. Schedule 3 prescribes the way in which public notice must be given.

17.4. All public notice requirements under section 17.1 and 17.2 must be undertaken within the period prescribed under section 16.

18. Notice of compliance

18.1. If the applicant gives public notice, it must, within 10 days from the day after the last day on which a submission may be made, or a further period agreed between the applicant and the assessment manager, give the assessment manager notice of compliance with the public notice requirements.

PUBLIC NOTIFICATION PERIOD

Section 53 of the Act states the required public notification period. The following is an extract from Section 53.

53(4) *The notice must state that -*

- (a) a person may make a submission about the application to the assessment manager; and*
- (b) any submission must be made by a stated day that is at least -*
 - (i) for an application that includes a variation request - 30 business days after the notice is given; or*
 - (ii) for an application of a type prescribed by regulation - the period, of more than 15 business days after the notice is given, prescribed for the application; or*
 - (iii) for any other application - 15 business days after the notice is given.*

53(5) *However, if the development assessment rules require the notice to be given in more than 1 way, the period mentioned in subsection (4)(b) starts on the day after the day when the last notice is given.*

Please ensure that all public notices that are published in the newspaper, placed on the land, and given to adjoining land owners clearly state that:

- (a) written submissions may be made electronically; and**
- (b) electronic submissions are to be sent to developmentassessment@townsville.qld.gov.au**
- (c) all submissions, excluding individual submitter's particulars, will be published on Council's website and therefore will be accessible to internet search engines.**

From: "MYDAS2" <mydas-notifications-prod2@qld.gov.au>
Sent: Tue, 28 Apr 2026 16:48:40 +1000
To: "Rauha Firaq" <rfiraq@urbis.com.au>
Subject: MyDAS2 notification — 2604-52045 SRA

CAUTION: This email originated from outside Urbis group. Don't click on links or attachments unless you trust the sender.

Your referral (reference [2604-52045 SRA](#)) has been successfully delivered to the State Assessment and Referral Agency.

For this application to be accepted as properly referred, the department must first validate your application to confirm all application requirements are met. An officer from the department will provide correspondence to you shortly about the outcome of this validation process.

Please contact the department's North and North West regional office on 0747583423 or via email NQSARA@dsdilgp.qld.gov.au if you have any questions.

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RA1-E



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