

Our reference: 2604-52045 SRA
Your reference: MCU26/0030
Applicants reference: P0064451

9 June 2026

The Chief Executive Officer
Townsville City Council
PO Box 1268
Townsville Qld 4810
developmentassessment@townsville.qld.gov.au

Attention: Kate Wilkes

Dear Sir/Madam

SARA referral agency response – Change (Other) - 37 Ingham Road, West End

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 7 July 2025.

Response

Outcome:	Referral agency response – with conditions
Date of response:	9 June 2026
Conditions:	The conditions in Attachment 1 must be attached to any development approval
Advice:	Advice to the applicant is in Attachment 2
Reasons:	The reasons for the referral agency response are in Attachment 3

Development details

Description:	Development permit	Change (Other) to Development Approval associated with MI17/0007 Development Permit - Material Change of Use (Hospital, Health Care Services, Shop and Food and Drink Outlet) to increase the number of approved hospital beds from 22 to 50 within the existing built form.
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SARA role: Referral agency

SARA trigger: Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1
Material change of use of premises near a state transport corridor or that is a future state transport corridor

SARA reference: 2604-52045 SRA

Assessment manager: Townsville City Council

Street address: 37 Ingham Road, West End (Townsville City)

Real property description: Lot 707 on SP327134

Applicant name: CHPF South Bunbury Pty Ltd C/- Urbis Ltd

Applicant contact details: Level 32, 300 George Street
Brisbane QLD 4000
rfiraq@urbis.com.au

Human Rights Act 2019 considerations: A consideration of the Human Rights Act 2019 sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

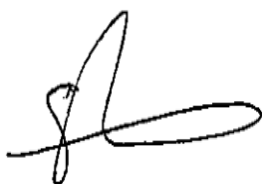
Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Kellie Galletta, Principal Planning Officer, North and North-West Queensland, on 07 4037 3224 or via email NQSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Carl Porter
A/ Manager Planning

cc CHPF South Bunbury Pty Ltd C/- Urbis Ltd, rfiraq@urbis.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response provisions
Attachment 5 - Documents referred to in conditions

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5)

No.	Conditions of Development Approval	Condition timing
Material Change of Use		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises near a state transport corridor or that is a future state transport corridor that - The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	<p>The development must be generally in accordance with Chapter 4 Acoustic Design of the Lautaret Pty Ltd West State Private Hospital Acoustic Assessment Report, prepared by ARUP Pty Ltd, dated 13 February 2017, reference AAcr/R01, revision B.</p> <p>In particular, the following acoustic treatments regarding:</p> <ul style="list-style-type: none"> (a) the new-build roof (Section 4.1.1) (b) façade (Section 4.1.2) (c) internal partitions (Section 4.2) (d) doors (Section 4.2.1) (e) ceilings (Section 4.2.2) (f) floor/ceiling systems (Section 4.2.3) (g) general acoustic finishes (Section 4.3.1). 	Prior to the commencement of use and to be maintained at all times
2.	<ul style="list-style-type: none"> (a) The development must be in accordance with the Lautaret West State Private Hospital Site Based Stormwater Management Plan, prepared by ARUP Pty Ltd, dated 18 May 2017, reference 244765 ARUP-CI-REP-02 and revision 02, in particular: i. section 3.2 - Existing Stormwater Drainage and lawful Point of Discharge ii. section 5.3 - Stormwater Detention iii. Stormwater Drainage Layout prepared by ARUP dated 17 February 2017 Drawing Number CI-SK- 02 and revision 01 (b) RPEQ certification with supporting documentation must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, North Queensland Region (North.Queensland.IDAS@tmr.qld.gov.au), confirming that the development has been designed and constructed in accordance with part (a) of this condition. 	<ul style="list-style-type: none"> (a) At all times (b) Prior to the commencement of use

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.6). If a word remains undefined it has its ordinary meaning.
2.	<p>Public Passenger Transport Infrastructure</p> <p>The hospital expansion is likely to increase demand for access by wheelchair accessible taxis, an important public passenger service for patients with disabilities. These vehicles need access to drop-off/pick-up facilities that are parallel to the kerb (refer to Chapter 7 'Taxi Facilities' of the Department of Transport and Main Roads' Public Transport Infrastructure Manual (PTIM) 2015).</p> <p>To ensure these vehicles can safely and efficiently service the hospital, the 'short term drop off' bay shown on the Proposed Ground Floor Set Out Plan, prepared by Health Architects, dated 08.09.2023, reference A021, revision P would need to be modified to comply with Australian Standard <i>AS2890.6:2022 - Parking facilities Part 6: Off-street parking for people with disabilities</i> (section 2.5.2 'Parallel parking spaces' and figures 2.10 - 2.12).</p> <p>The Department of Transport and Main Roads' Public Transport Infrastructure Manual (PTIM) 2015 can be accessed online at https://www.publications.qld.gov.au/dataset/public-transport-infrastructure-manual</p>

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the SARA's decision are:

The proposed development has been assessed against and complies with State code 2: Development in a railway environment (v3.6), where relevant.

Specifically, the development:

- does not result in an increase in the likelihood or frequency of accidents, fatalities or serious injury for users of a railway;
- does not adversely impact the structural integrity or physical condition of railways, rail transport infrastructure or other rail infrastructure within a railway corridor;
- does not compromise the operating performance of railway corridors;
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors and associated rail transport infrastructure or other rail infrastructure;
- does not significantly increase the cost to the state to plan, construct, maintain, upgrade or operate railway corridors, future railway corridors, rail transport infrastructure or other rail infrastructure;
- does not compromise pedestrian or cycle access to public passenger transport infrastructure or active transport infrastructure associated with railways; and
- protects the community from significant adverse impacts resulting from environmental emissions generated by a railway.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 3.2 and 3.6), as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 4—Representations about a referral agency response provisions

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