

12 September 2025

Our Ref: 5111472
File Ref: MCU2022/0019.01
Enquiries: Luke Acreman

J.C. Dahlsen Investments (Qld) Pty Ltd
C/- Somerville Consultants
Attn: Liam Keefer
PO Box 1198
SPRINGWOOD QLD 4127

Sent via email: liam@roysom.com.au

Dear Liam.

Confirmation Notice – Change Application (Other)
(Given under Section 2)

Council acknowledges receipt of your Change Application (Other), which was properly made on 3 September 2025. This Confirmation Notice contains information relevant to the processing and assessment of your application, including the following details:

Applicant details

Applicant name: J.C. Dahlsen Investments (Qld) Pty Ltd C/- Somerville Consultants

Location details

Street address: 34 Hodgkinson Street, Charters Towers City; 34 High Street, Charters Towers City
Real property description: Lot 10 on SP144899; Lot 2 on RP713753

Application details

Application number: MCU2022/0019.01
Approval sought: Development Permit
Development type: Material Change of Use
Category of assessment: Code Assessment
Description of development: Change Application (other) to an existing development approval for Hardware and Trade Supplies (MCU2022/0019)
Categorising instrument: Charters Towers Regional Town Plan Version 2



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Referral details

The State Development Assessment Provisions (SDAP) v.3.3 includes provisions for development involving a material change of use adjoining a Queensland heritage place. In this case, 34 Hodgkinson Street, Charters Towers City adjoins the State Heritage Place '[Stone kerbing, channels and footbridges of Charters Towers](#)' along the Hodgkinson Street boundary.

Reference should be made to State Code 14 and the associated guideline [State Development Assessment Provisions State Code 14: Queensland heritage](#); particularly sections 3.3 *Development on land adjoining a State heritage Place* and 3.4 *Excluded development on land adjoining a State heritage Place*. Section 3.3 prescribes that development is assessable where:

'The material change of use is carried out on a lot that shares a common boundary with another lot that is (or contains) a State Heritage Place'

Section 3.4 prescribes the types of MCU on land adjoining a State Heritage Place that are excluded from assessment against State Code 14. Council is concerned that the proposal fails to meet any of the excluded types.

Council recommends contacting the Department of State Development, Infrastructure and Planning's (DSDIP) North and North West Queensland office for guidance. You can reach them on 4758 3423, or by email NQSARA@dsdilgp.qld.gov.au.

If it is determined that referral is required, then Part 2 of the Development Assessment Rules is applicable and the development application must be referred to the below referral agency(s) within **ten (10) business days** starting the day after receiving this notice, or a further period agreed with the assessment manager.

The assessment manager must receive written notice of the day the applicant referred the application to each referral agency within **five (5) business days** of each referral. Please note that failure to comply with the aforementioned timeframes will result in the development application lapsing as per section 31 of the Development Assessment Rules.

Referral Agency	Trigger	How to lodge
Concurrence/Advice Department State Development, Manufacturing, Infrastructure and Planning (DSDMIP) State Assessment and Referral Agency (SARA) North Queensland	Schedule 10, Part 8, Division 2, Subdivision 2, Table 2 – Assessable development under s 15(2)	MyDAS2 electronic lodgement: https://prod2.dev-assess.qld.gov.au/suite/ Standard post lodgement: State Development, Infrastructure, Local Government & Planning SARA North and Central West Office PO Box 5666 TOWNSVILLE QLD 4810 Email lodgement: NQSARA@dsdilgp.qld.gov.au

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Public notification details

Part 4 of the Development Assessment Rules is not applicable to this development application.

Other details

Pursuant to section 12 of the Development Assessment Rules, the assessment manager may require further information to be submitted.

Should you wish to discuss this matter, please contact Luke Acreman on (07) 4761 5300 or email development@charters Towers.qld.gov.au.

Yours faithfully



Timna Green
Manager Planning & Development

