

11 August 2026

Our Ref: 5296595
File Ref: MCU2026/0014
Enquiries: Timna Green

Humphrey B Bear Pty Ltd
c/- Milford Planning
Attn: Matteo Sandona
PO Box 5463
TOWNSVILLE CITY QLD 4810

Sent via email: info@milfordplanning.com.au

Dear Matteo,

Action Notice—Not Properly Made Application
(Given under Chapter 1, Section 3.1 of the Development Assessment Rules)

The Assessment Manager acknowledges receipt of your application submitted on 31 July 2026. Following a review, Council requested corrections to the Form 1 on 3 August 2026, which were subsequently provided by the applicant on the same day. Council now advises that the application is not properly made pursuant to Section 51 of the *Planning Act 2016*.

Applicant details

Applicant name: Humphrey B Bear Pty Ltd c/- Milford Planning (Matteo Sandona)

Location details

Street address: 7 Rainbow Road, Towers Hill, QLD, 4820
Real property description: Lot 1 on MPH1372

Application details

Application number: MCU2026/0014
Approval sought: Development Permit
Development type: Material Change of Use
Category of assessment: Impact Assessment
Description of development: Shop (Sale of vehicle spare parts) and Low Impact Industry (Motor vehicle repairs and servicing)
Categorising instrument: Charters Towers Regional Town Plan Version 2



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Reasons and actions required

The following action must be taken to make the development application comply with Section 51(5) of the *Planning Act 2016*:

- 1) Payment of the outstanding invoice issued on 3 August 2026.

The above action must be completed and a notice given to the assessment manager advising that the action notice has been complied with, within 20 business days starting the day after receiving this notice, or a further period agreed with the assessment manager; otherwise the application will be taken to have not been made in accordance with Section 3.7 of the Development Assessment Rules.

Should you wish to discuss this matter, please contact Timna Green, Manager Planning and Development on phone (07) 4761 5300 or email development@charters Towers.qld.gov.au.

Yours faithfully



Timna Green
Manager Planning & Development