



Our reference: 2412-43899 SRA  
Your reference: MCU – 29 Moody

17 December 2024

Mr Jeff Smith  
8 Nugent Court, Kirwan  
TOWNSVILLE QLD 4817  
jvsplanning@gmail.com

Attention: Mr Jeff Smith

Dear Mr Smith

## Action notice—29 Moody Road, Crystal Creek

(Given under section 8 of the Development Assessment Rules)

The State Assessment and Referral Agency (SARA) received your referral agency material for the following premises on 13 December 2024.

### Location details

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Street address: 29 Moody Road, Crystal Creek  
Real property description: Lot 99 on RP901954  
Local government area: Townsville City Council

Under the Planning Regulation 2017, the relevant referral requirements for the development application are as follows:

- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material Change of Use of premises within 25m of a state-controlled road

The application does not meet the requirements for a properly referred application under section 54 of the *Planning Act 2016*. The reason for this decision is because the correct fees have not been paid, namely:

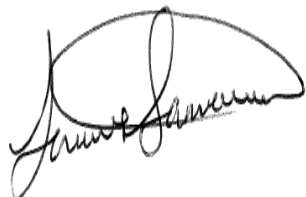
- the applicable fee for trigger 10.9.4.2.4.1 is \$1,817 as the proposal is for more than just 4 dwellings units i.e. includes an airstrip
- you have advised SARA that \$907 has been paid.

The application will not be accepted as properly referred until the total development application fee is paid to SARA. Based on the information provided above, SARA calculates that \$910 is currently outstanding.

The above action must be completed within 20 business days of receiving this notice, or a further period agreed with SARA, to avoid your application lapsing.

For further information please contact Helena Xu, Senior Planning Officer, on (07) 3452 6724 or via email [NQSARA@dasilgp.qld.gov.au](mailto:NQSARA@dasilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Javier Samanes', written in a cursive style.

Javier Samanes  
A/ Manager (Planning)

cc Townsville City Council, [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au)