

Our Reference: NP24.219
TCC Reference: MCU25/0031 & RAL25/0033
MM.

18 March 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: lachlan.pether@townsville.qld.gov.au

Attention: Planning and Development – Lachlan Pether

Dear Lachlan,

Response to Information Request

**Development Application for Material Change of Use – Alterations to Existing Landscape Supplies and Garden Centres and New Food and Drink Outlet (Drive Through Coffee Shop) combined with Reconfiguring a Lot – 1 Lot into 2 Lots and Access Easement
13 Lynam Road, Bohle Plains and formally identified as Lot 8 on SP191768**

Northpoint Planning act on behalf of the applicant, Bedrock Landscape Supplies, with respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council on 9 July 2025 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

In response to Council's Information Request, development plans have been amended to incorporate necessary changes (refer **Attachment 2**). In particular, the changes primarily relate to the provision of additional landscaping. It is requested that the amended plans are taken to supersede the previously submitted development plans.

Additionally, the following supportive reporting is provided in response to Council's Information Request:

- **Attachment 3:** Need and Impact Assessment Report
- **Attachment 4:** Civil Engineering Services and Site Based Stormwater Management Plan Report
- **Attachment 5:** Traffic Impact Assessment Report

Response to Information Request

The Information Request provided for 6 request items. In response to these items, please refer to Table 1 overleaf.



Table 1 – Response to Information Request

Request Item 1 – Drive Through Coffee Shop

This item requires the applicant to provide further information to support the proposed Coffee Shop component of the development.

Specifically, Council requires the applicant to provide a needs analysis, prepared by a suitably qualified person, demonstrating why a Food and Drink Outlet is needed at this location. Justification is required as to the suitability of a coffee shop within the Rural zone having particular regard for the Purpose of the Rural zone code and the Strategic Framework of the planning scheme.

Response

In response to this item, the applicant has commissioned Urban Economics to prepare a Need and Impact Assessment Report – included at **Attachment 2**. Specifically:

- The report confirms a demonstrated economic and community need for a drive-through coffee outlet at this location given the absence of similar facilities within the immediate catchment, increasing local population, and high volumes of passing traffic along Hervey Range Road.
- The report identifies the convenience-based consumer demand for the proposed drive-through coffee outlet at a location not serviced by existing centres and confirms it does not undermine the centres hierarchy identified in the planning scheme.
- The proposed development remains low-impact and compatible with the established commercial nature of the site. Specifically, the proposed drive-through coffee outlet is situated on a lot with a long-standing non-rural use and does not compromise rural land productivity or character.
- The proposed development supports the Strategic Framework's intent to enable appropriately located, small-scale non-rural activities in rural areas where they service local needs and support rural diversification.

Request Item 2 – Fragmentation of rural zoned land

This request item requires the applicant to *provide further justification as to how it meets the purpose of the Rural zone code and the Strategic Framework*. The response is to consider the following:

- Part 6.6.1.2(3)(b) of the Rural zone code;
- Part 6.6.1.3(4)(c) (Mixed farming precinct) of the Rural Zone code;
- Part 3.4.4.1(4) of the Strategic framework;
- Part 3.6.1(4) and 3.6.1(5) of the Strategic framework; and
- Part 3.6.4.1(3) and 3.6.4.1(4) of the Strategic framework.

Response

The proposed Reconfiguration does not constitute fragmentation of rural land. The subject site has operated as a landscape supplies and garden centre for approximately 30 years and is not used for agricultural production. The proposed Reconfiguration of a Lot facilitates the rationalisation of boundaries of an existing rural enterprise and proposed drive-through coffee shop, rather than creating new rural or agricultural holdings.

The Urban Economics' Need and Impact Assessment Report (Attachment 2) confirms the subject site represents a logical and appropriate location for the proposed drive-through coffee shop having regard to the purpose and outcomes of the Rural zone code.



The reconfiguration of land into 2 allotments does not:

- create rural lifestyle or residential lots
- reduce land available for rural production
- fragment an existing farming unit
- sterilise productive agriculture land
- alter the broader rural landholding pattern.

Accordingly, the intent of sections 6.6.1.2(3)(b) and 6.6.1.2(4)(c) of the Rural zone code is maintained.

The existing landscape supplies use is inherently rural in nature and requires a large site area, outdoor storage and heavy vehicle access. It is an alteration to an existing use and is not more appropriately located in an urban or centre zone. The proposed Reconfiguration supports the continued operation and diversification of an established rural enterprise without introducing urban encroachment or land use conflict.

No viable agricultural land is subdivided, and the productive capacity of surrounding rural land remains unaffected. The proposal therefore maintains the integrity of the rural landscape and achieves the outcomes sought by sections 3.4.4.1(4) and 3.6.4.1(3) – (4) of the Strategic Framework.

On this basis, the proposed Reconfiguration is consistent with the Rural zone code and Strategic Framework provisions relating to the avoidance of rural land fragmentation.

Request Item 3 – Landscaping

This request item requires the applicant to provide amended landscape plans, detailing:

- a) *Additional shade trees for Stage 2 car park (1 tree per 3 car parks in single row parking). Shade tree plantings to have a 1.2m wide garden bed width to allow for mature growth.*
- b) *Street trees to be provided along Lynam Road frontage and Hervey Range Road frontage. Suitable species must be considered in terms of proximity to power lines, road setbacks, and other infrastructure within the road reserve.*

Response

In response to this item, development plans have been amended to include the requested landscape features, specifically:

- The provision of additional shade trees to Stage 2 car parking in accordance with SC6.4.12.5(6)(c) of Council's Development Manual Planning Scheme Policy, being:
 - (i) in single sided, angle or parallel bays - 1 tree per 3 car parks; and
 - (ii) in double sided – 1 tree per 6 car parks.
- The provision of street trees along Lynam Road frontage and Hervey Range Road Frontage in accordance with the Planning Scheme.

Request Item 4 – Water supply and sewage disposal

This request item requires the applicant to provide an RPEQ-certified engineering report in support of the proposed development, addressing water supply and sewage disposal. Specifically:

- Water supply- Identify and model the required demand, including any external upgrades (if required) to accommodate the proposed development.



- Sewage disposal – Identify the demands associated with the proposed development and indicate the disposal area footprint on a plan in accordance with relevant standards and setback requirements.

Response

In response to this item, the applicant commissioned STP Consultants to prepare a *Civil Engineering Services and Site Based Stormwater Management Plan Report* – included at **Attachment 4**.

In response to this request item and to ensure the proposed development can be adequately serviced with a potable water supply and sewer system, DPM Water completed an assessment of the capacity of existing water and sewer infrastructure. The *Water Supply and Sewerage Planning Report* is included at Appendix C of STP's report and confirms the following:

Water supply

- The existing DN100 PVC water main located on the western side of Lynam Road has sufficient capacity to service the additional demand generated by the proposed development and can provide the required pressure in accordance with Council's standards without adversely impacting on its performance / capacity.
- No upgrades to the water infrastructure are required.

Sewage Disposal

- Two servicing options have been identified, including:-
 1. Private on-site sewage system – Any on-site treatment and disposal system would be designed at the time of building works and is not included as part of this report; or
 2. Private package sewage pump station - To be located within proposed Lot 1 and discharging via a DN40 PE100 SDR11 (PN16) sewer pressure main to Council's existing DN200 PVC sewer pressure main, located along the eastern boundary of the subject site.
 - The report confirms that connection via a private pump station would not impact the operation or performance of the Bohle Plains common pressure main system.
 - Final sizing and specification of the private pump station would be subject to detailed design and hydraulic services approvals.
 - An easement in favour of proposed Lot 1 will be required for the proposed pumped outlet pipe.

Request Item 5 – Traffic impact assessment

This request item requires the applicant to provide an RPEQ-certified Traffic Impact Assessment report (TIA). The TIA must address the relevant provisions of the Townsville City Plan and demonstrate adequate queuing capacity is provided for the drive-through coffee shop in accordance with relevant standards.

Response

In response to this item, a Traffic Impact Assessment (TIA) has been prepared by Modus Transport and Traffic Engineering and is included at **Attachment 5**.

The TIA addresses the relevant requirements of SC6.4.5.2 *Traffic impact assessments* and considers the following:

- Access;
- Car parking;



- Circulation;
- Servicing;
- Traffic generation and distribution;
- Operational performance of the surrounding road network; and
- Adequate queuing capacity for the drive-through coffee shop.

Specifically, the TIA demonstrates that adequate on-site queuing is provided for the proposed drive-through coffee shop, with capacity for 10 vehicles, without impacting the circulation roadway serving the Bulk landscape supplies and garden centre component. The access and intersection assessment (SIDRA) concludes that the site access intersections will operate within acceptable performance thresholds for the relevant assessment scenarios, with the development not expected to result in a substantial impact on the safety or efficiency of the external road network.

Request Item 6 – Stormwater management plan

This request item requires the applicant to provide an RPEQ-certified stormwater management plan in support of the proposed development, addressing both runoff quality and quantity.

Response

In response to this item, STP have provided a Stormwater Management Plan (SWMP), included as part of their engineering report – refer **Attachment 4**.

The SWMP confirms:

- The proposed development will not result in worsening or actionable nuisance to State-controlled road corridors, neighbouring properties, local roads, or other State transport infrastructure, and is consistent with the intent of the Flood Hazard Overlay Code.
- The subject site is not affected by the Defined Flood Event.
- The subject allotment is not affected by the Defined Storm Tide Event.
- The proposed minimum floor levels are above the 1% AEP flood level.

Stormwater management measures include:

- On-site detention, with storage volumes of:
 - Lot 1: 15m³
 - Lot 2: 94m³
- Discharge arrangements:
 - Lot 1: to the existing gully pit to the west in Lynam Road frontage.
 - Lot 2: to the existing swale drain to the east in Hervey Range Road.

The SWMP confirms that stormwater quality treatment is not required under the State Planning Policy.

Proceeding

We trust the attached information is sufficient for Council to continue its assessment of the application and look forward to the receipt of Council's draft conditions. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



Mary McCarthy

Mary McCarthy

SENIOR PLANNER

Northpoint Planning

Attachment 1 – TCC Information Request

Attachment 2 – Amended Plans

Attachment 3 – Need and Impact Assessment Report

Attachment 4 – Civil Engineering Services and Site Based Management Plan Report

Attachment 5 – Traffic Impact Assessment Report



Attachment 1



Date >> 09 July 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Bedrock Landscape Supplies
C/- Northpoint Planning
PO Box 4
TOWNSVILLE QLD 4810

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

ABN: 44 741 992 072

Email >> hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 9 July 2025, Council wishes to advise that further information is required to undertake a comprehensive assessment.

The proposed Food and Drink Outlet, and the proposed subdivision are not considered to align with the strategic intent of the Townsville City Plan. Specifically, Council wishes to advise that Food and Drink Outlet uses *are not envisioned to be established outside of the existing centres nominated in the Townsville City Plan as established by the strategic framework*. Further, *the proposed lot creation does not demonstrate compliance with the purpose of the Rural zone code as the proposal represents fragmentation of rural land and lots which would not meet the minimum lot size identified in the Scheme*.

Notwithstanding the above, if it is your intent to have Council continue its assessment of the development application, then further information is required to undertake a comprehensive assessment. In accordance with section 12 of the Development Assessment Rules under the *Planning Act 2016* the following information is requested.

It is advised that by seeking responses to the request items, Council does not imply a position of support for the development application.

Application Details

Application no:	MCU25/0031 & RAL25/0033
Assessment no:	10812017
Proposal:	Alterations to Existing Bulk Landscape Supplies and Garden Centre and New Food and Drink Outlet (Drive Through Coffee Shop) combined with RAL25/0033
Street address:	13 Lynam Road BOHLE PLAINS QLD 4817
Real property description:	Lot 8 SP 191768
Applicant's reference:	NP24.219

The information requested is set out below >>

Request Item 1 - Drive Through Coffee Shop

The applicant is requested to provide further information to support the proposed Coffee Shop component of the development.

Meeting Minutes from PLM24/0184 indicated general support for a coffee shop use where undertaken at an ancillary scale. Application material states that the coffee shop is catering to both customers and the local community and the scale of the proposal indicates a standalone operation. Further, the coffee shop is proposed to be located on a separate parcel of land and can therefore operate independently of the existing primary use, being the Bulk Landscape Supplies and Garden Centre. The use in its current form is not considered to be ancillary. A stand-alone Food and Drink Outlet use is not supported by the Rural zone code.

Specifically, the applicant is requested to provide:

- A comprehensive needs analysis which demonstrates why a Food and Drink Outlet (which is not ancillary to the proposed Bulk Landscape Supplies and Garden Centre) is needed at this location. This analysis should be prepared by a suitably qualified person. Guidance for the preparation of this document can be found in SC6.5 Economic impact assessment planning scheme policy.
- Further justification as to the suitability of a Coffee Shop within the Rural zone having particular regard for the Purpose of the Rural zone code and the Strategic Framework of the Townsville City Plan.

Reason

To demonstrate compliance with part 6.6.1 Rural zone code and Part 3 Strategic Framework of the Townsville City Plan.

Request Item 2 - Fragmentation of rural zoned land

The applicant is requested to provide further justification for the proposed subdivision. Specifically, Council seeks justification as to how it meets the purpose of the Rural zone code and the Strategic Framework. The response must consider, but is not to be limited to the following:

- part 6.6.1.2(3)(b) of the Rural zone code;
- part 6.6.1.2(4)(c) (Mixed farming precinct) of the Rural zone code;
- part 3.4.4.1(4) of the Strategic framework;
- part 3.6.1(4) and 3.6.1(5) of the Strategic framework; and
- part 3.6.4.1(3) and 3.6.4.1(4) of the Strategic framework.

Reason

To demonstrate compliance with part 6.6.1 Rural zone code and Part 3 Strategic Framework of the Townsville City Plan.

Request Item 3 - Landscaping

The applicant is requested to provide revised landscape plans, detailing:

- a) Additional shade trees for Stage 2 car park (One (1) tree per three (3) car parks in single row parking). Shade tree plantings to have a 1.2m wide garden bed width to allow for mature growth.
- b) Street trees to be provided along Lynam Road frontage and Hervey Range Road frontage. Suitable species must be considered in terms of proximity to power lines, road setbacks, and other infrastructure within the road reserve.

Reason

To provide a high-quality streetscape presentation commensurate with the proposed use and to demonstrate compliance with the Landscape code of the Townsville City Plan.

Advice

Provision of revised landscape drawings at this point in the application process will avoid a subsequent Certificate of Compliance application.

Request Item 4 - Water supply and sewage disposal

The applicant is requested to provide an RPEQ-certified engineering report in support of the proposed development, addressing water supply and sewage disposal.

- Water supply - Demands associated with the development to be identified and modelled to identify any external upgrades required to accommodate the development.
- Sewage disposal - Demands associated with the development to be identified, and the footprint of required disposal area to be shown on plan. Disposal area to comply with relevant standards and achieve required setbacks.

Reason

To demonstrate compliance with Performance Outcomes PO6 and PO7 of the Works code of the Townsville City Plan.

Request Item 5 - Traffic impact assessment

The applicant is requested to provide an RPEQ-certified traffic impact assessment (TIA) report. In addition to addressing the relevant provisions of *SC6.4.5.2 Traffic impact assessments (TIA)* of the Townsville City Plan, the TIA must demonstrate that adequate queuing capacity is provided for the drive-through coffee shop in accordance with relevant standards e.g. RTA's *Guide to Traffic Generating Developments*.

Reason

To demonstrate compliance with Performance Outcome PO1 of the Transport impact, access and parking code of the Townsville City Plan.

Request Item 6 - Stormwater management plan

The applicant to provide an RPEQ-certified stormwater management plan in support of the proposed development, addressing both runoff quality and quantity.

Reason

To demonstrate compliance with Performance Outcomes PO1 and PO10 of the Healthy waters code of the Townsville City Plan.

End of Information Request >>

Under the provisions of the Development Assessment Rules under the *Planning Act 2016*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council):

- (a) all of the information requested; **or**
- (b) part of the information requested; **or**
- (c) a notice that none of the information will be provided.

For any response given in accordance with items (b) and (c) above, you may also advise Council that it must proceed with its assessment of the development application.

Please be aware that under the Development Assessment Rules under the *Planning Act 2016*, the applicant is to respond to any Information Request within **3 months** of the request. If you do not respond to the Information Request within this time period, or, within a further period agreed between the applicant and Council, it will be taken that you have decided not to provide a response. In the event of no response being received, Council will continue with the assessment of the application without the information requested.

Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

Should any referral agency make an information request, you are reminded of your obligation to provide council with a copy of the information response provided to that referral agency.

You may wish to follow the progress of this application using PD Online on Council's website www.townsville.qld.gov.au

If you have any further queries in relation to the above, please do not hesitate to contact Lachlan Pether on telephone 07 4417 5847, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development



Attachment 2

COFFEE SHOP

FOR:
P. FORTINI

AT:
**13 LYNAM ROAD
BOHLE PLAINS
TOWNSVILLE**

DRAWING SCHEDULE

- 0 COVER SHEET
- 1 EXISTING SITE PLAN
- 2 EXISTING SITE SURVEY PLAN
- 3 PROPOSED SITE PLAN - OVERALL
- 4 PROPOSED SITE PLAN - PART
- 5 STAGING PLANS
- 6 PROPOSED SUB-DIVISION
- 7 COFFEE SHOP FLOOR PLAN & ELEVATIONS
- 8 EXISTING SHED FLOOR PLAN & ELEVATIONS
- 9 SHED RENOVATION FLOOR PLAN & ELEVATIONS
- 10 PROPOSED SHED FLOOR PLAN & ELEVATIONS





1 EXISTING SITE PLAN - LOCALITY

1 : 500 AT A1 SHEET SIZE

PROJECT ISSUE & DESCRIPTION
P6 - PRELIMINARY ISSUE - 16-03-2026

PRELIMINARY

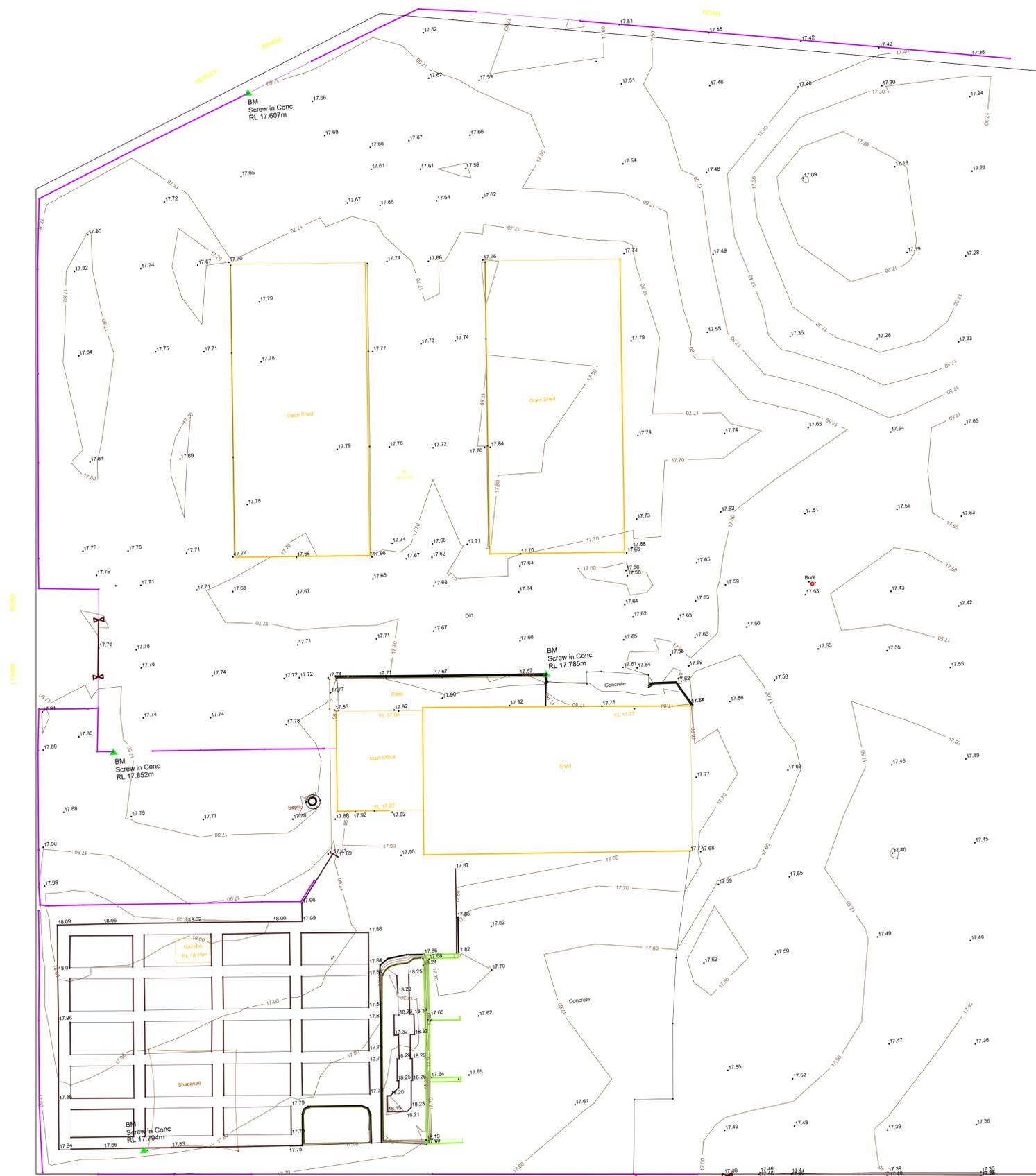
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CB
DESIGNS
BUILDING DESIGN & DRAFTING
ABN: 112 637 297
Licence No. 572298
66 Baywater Road, Hyde Park QLD 4812
PO Box 4527, Vines QLD 4814
Tel: (07) 4778 4199

PROJECT:
COFFEE SHOP
CLIENT:
P. FORTINI
SITE:
13 LYNAM ROAD
BOHLE PLAINS
TOWNSVILLE

BUILDER:

DATE:	16/03/2026 11:25:28 AM	JOB NO.:	
DRAWN:	B.W.		24-389
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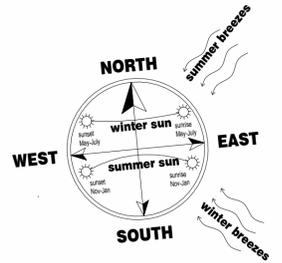
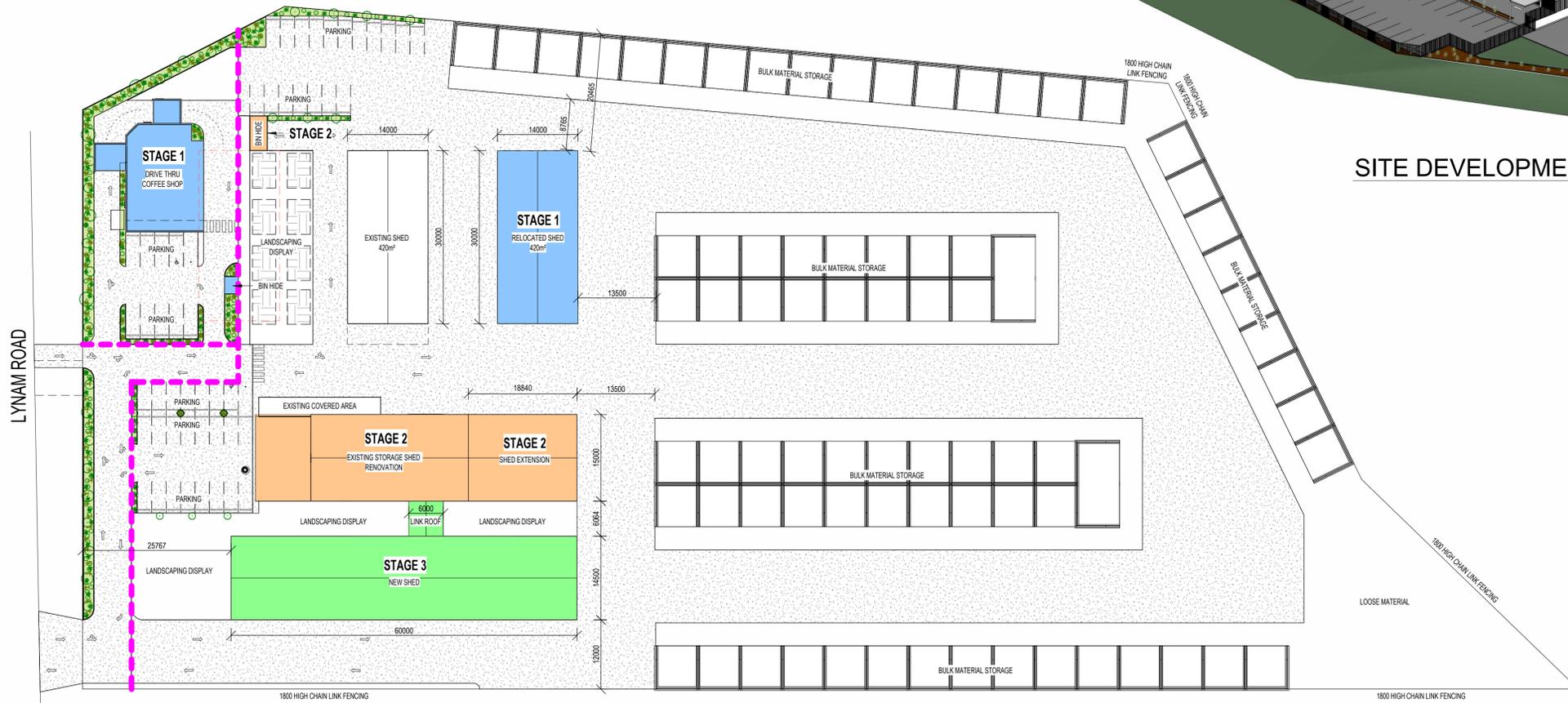


1 EXISTING SITE SURVEY PLAN
1 : 250 AT A1 SHEET SIZE

PROJECT ISSUE & DESCRIPTION P6 - PRELIMINARY ISSUE - 16-03-2026		PRELIMINARY	<p>CB DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 627 297 Licence No. 5722268 66 Baywater Road, Hyde Park QLD 4812 PO Box 4527, Vines QLD 4814 Tel: (07) 4778 4199</p>	PROJECT: COFFEE SHOP	BUILDER:
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DATE: 16/03/2026 11:25:29 AM		SCALE: 1 : 250	SHEET No: 2	CLIENT JOB NO:	



SITE DEVELOPMENT 3D



1 PROPOSED SITE PLAN - OVERALL
1 : 500 AT A1 SHEET SIZE

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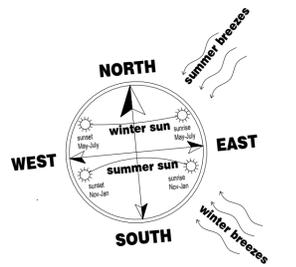
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PROJECT: COFFEE SHOP
CLIENT: P. FORTINI
SITE: 13 LYNAM ROAD BOHLE PLAINS TOWNSVILLE

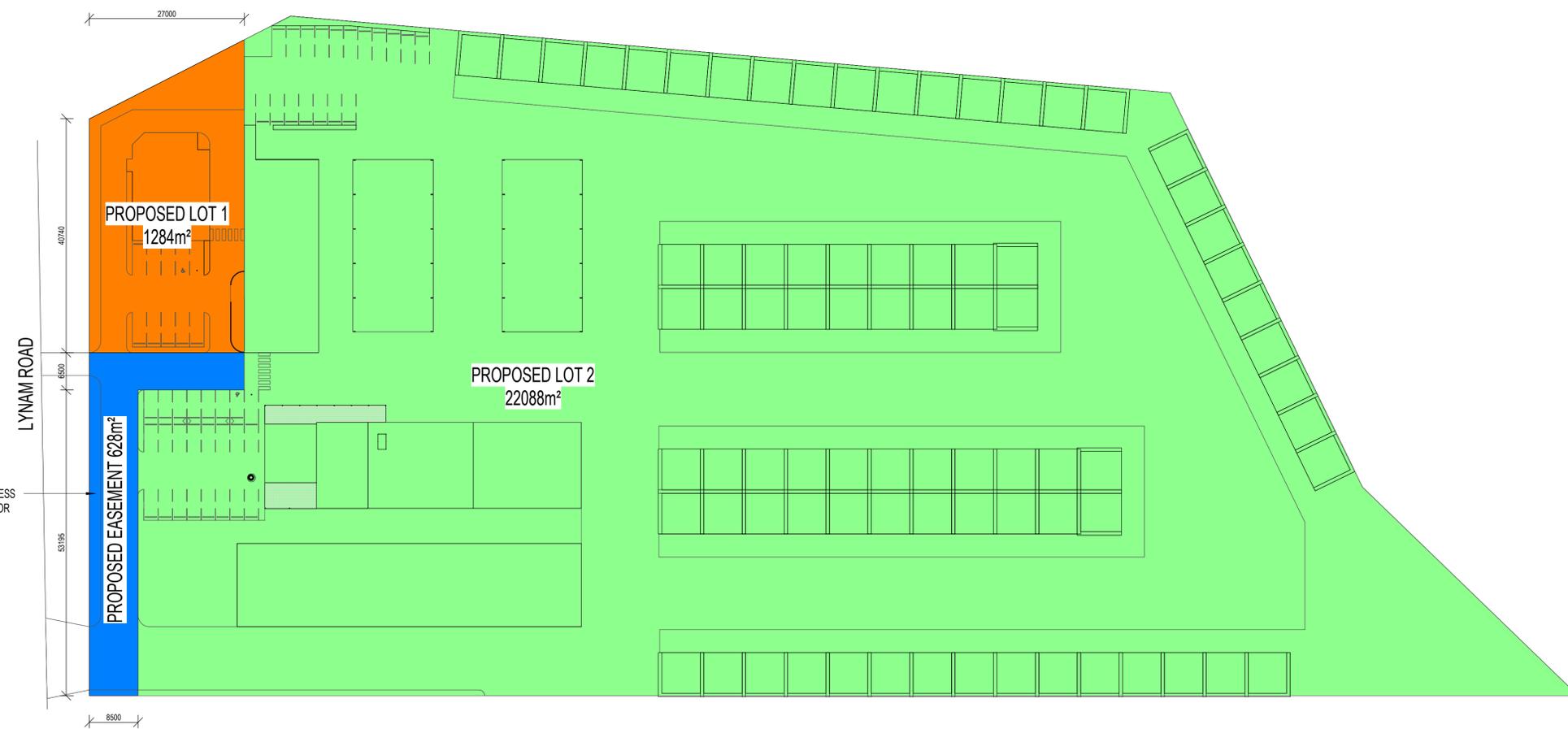
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LYNAM ROAD



1 PROPOSED SITE PLAN - PART
1 : 250 AT A1 SHEET SIZE

<p>PROJECT ISSUE & DESCRIPTION P6 - PRELIMINARY ISSUE - 16-03-2026</p>	<p>PRELIMINARY</p> <p>NOTES: THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT. COMPLY WITH ALL RELEVANT AUTHORITY REG. & S.A. FIGURED MEASUREMENTS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON-SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.</p>	<p>CB DESIGNS BUILDING DESIGN & DRAFTING ABN: 112 637 297 Licence No. 5722268 66 Baywater Road, Hyde Park QLD 4812 PO Box 4527, Vineyard QLD 4814 Tel: (07) 4778 4199</p>	<p>PROJECT: COFFEE SHOP</p> <p>CLIENT: P. FORTINI</p> <p>SITE: 13 LYNAM ROAD BOHLE PLAINS TOWNSVILLE</p>	<p>BUILDER:</p> <table border="1"> <tr> <td>DATE:</td> <td>16/03/2026 11:25:45 AM</td> <td>JOB NO.:</td> <td>24-389</td> </tr> <tr> <td>DRAWN:</td> <td>B.W.</td> <td>SCALE:</td> <td>As indicated</td> </tr> <tr> <td>SHEET No.:</td> <td>4</td> <td>CLIENT JOB NO.:</td> <td></td> </tr> </table>	DATE:	16/03/2026 11:25:45 AM	JOB NO.:	24-389	DRAWN:	B.W.	SCALE:	As indicated	SHEET No.:	4	CLIENT JOB NO.:	
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1 PROPOSED SUB-DIVISION
1 : 500 AT A1 SHEET SIZE

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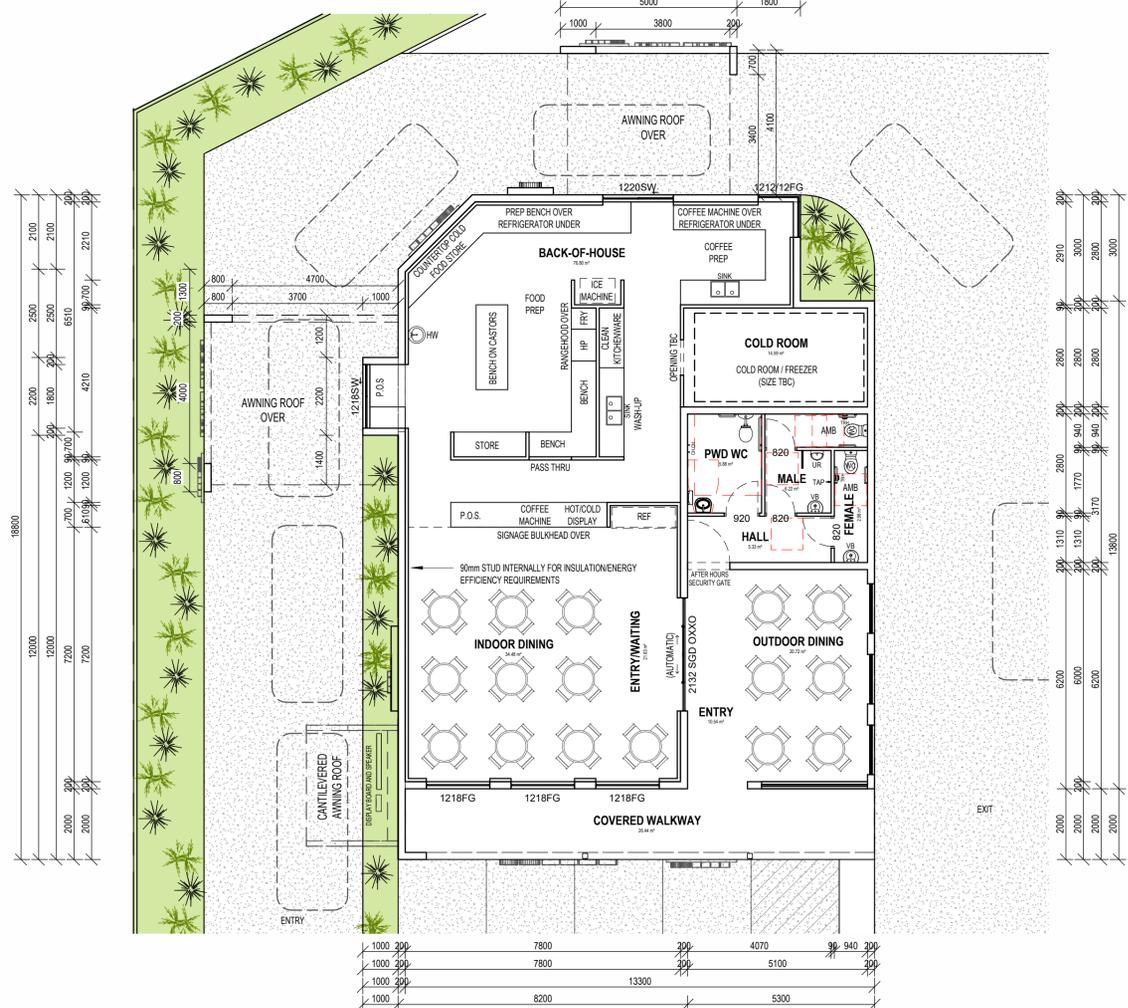
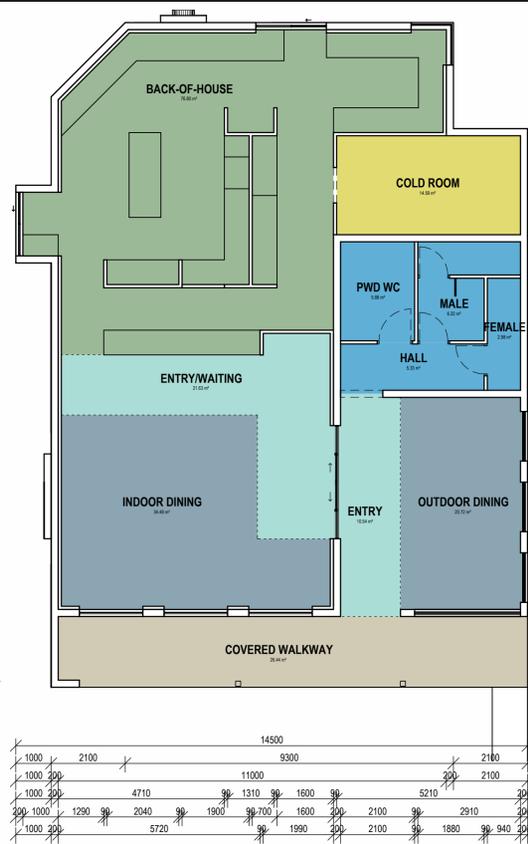
PROJECT:
COFFEE SHOP
CLIENT:
P. FORTINI
SITE:
13 LYNAM ROAD
BOHLE PLAINS
TOWNSVILLE

BUILDER:

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- DINING
- ENTRY
- FOOD PREP
- STORE

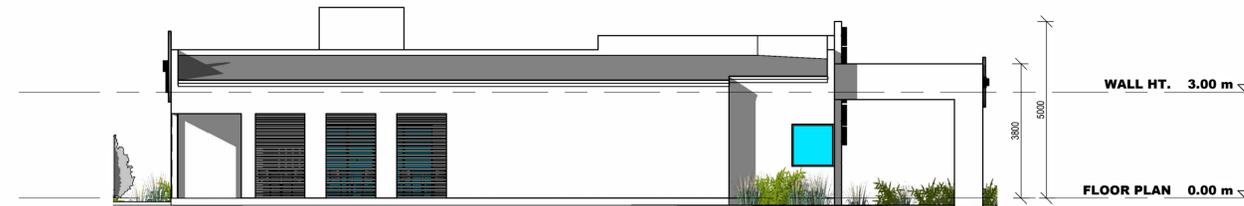
AREA USAGE PLAN
1 : 100



FLOOR PLAN - COFFEE SHOP
1 : 100



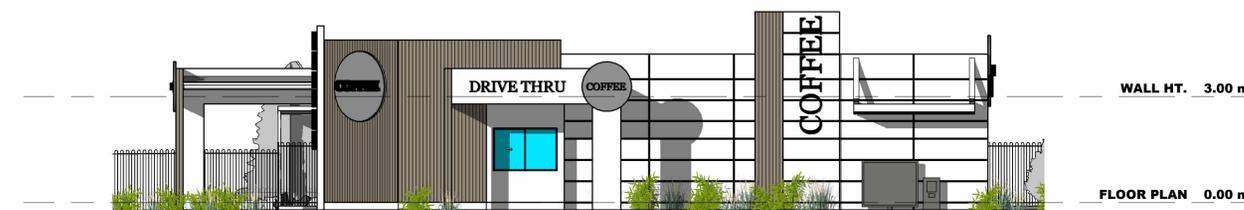
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1 : 100 AT A1 SHEET SIZE



2 ELEVATION 2 - COFFEE SHOP
1 : 100 AT A1 SHEET SIZE

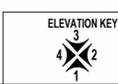


3 ELEVATION 3 - COFFEE SHOP
1 : 100 AT A1 SHEET SIZE



4 ELEVATION 4 - COFFEE SHOP
1 : 100 AT A1 SHEET SIZE

AREAS	AREA
BACK OF HOUSE	87.01 m ²
INDOOR DINING	60.62 m ²
OUTDOOR DINING	32.74 m ²
COVERED WALKWAY	27.07 m ²
AMENITIES	24.32 m ²
COLD STORE	15.53 m ²
TOTAL	247.27 m ²



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VERIFY ALL ON-SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



PROJECT: COFFEE SHOP
CLIENT: P. FORTINI

SITE:
13 LYNAM ROAD
BOHLE PLAINS
TOWNSVILLE

DATE:	16/03/2026 11:26:06 AM	JOB NO.	
DRAWN:	B.W.		24-389
SCALE:	1 : 100		
SHEET No:	7	CLIENT JOB NO.	