

From: "Mary McCarthy" <Mary@northpointplanning.com.au>
Sent: Thu, 19 Mar 2026 16:29:15 +1000
To: "Lachlan Pether" <lachlan.pether@townsville.qld.gov.au>; "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Cc: "Hello" <hello@northpointplanning.com.au>
Subject: NP24.219 | Response to SARA Information Request - 13 Lynam Road, Bohle Plains MCU25/0031 and RAL25/0033
Attachments: NP24.219 - Response to SARA IR.pdf

Good afternoon Lachlan,

Please be advised that we act on behalf of the applicant, Bedrock Landscaping Supplies, in relation to the abovementioned development application.

For Council's consideration, please find **attached** our Response to SARA's Information Request (letter only).

I trust this is of assistance.

Kind regards,
Mary

Mary McCarthy
Senior Town Planner



E mary@northpointplanning.com.au

P (07) 4440 5282

W www.northpointplanning.com.au

A 613 Flinders Street | PO Box 4
Townsville Q 4810

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Our Reference: NP24.219
SARA Reference: 2507-46874
MM.

19 March 2026

State Assessment and Referral Agency
PO Box 5666
TOWNSVILLE QLD 4810

Via: *MyDAS2*

Attention: State Assessment and Referral Agency

Dear Sir / Madam,

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 Landscaping Supplies, with respect to the abovementioned development application, and refer to the Information Request issued by the State Assessment and Referral Agency (SARA) on 11 August 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 SARA's Information Request, the following supporting reports are provided:

- **Attachment 2:** Traffic Impact Assessment Report
- **Attachment 3:** Civil Engineering Services and Site Based Stormwater Management Plan Report

Additionally, as part of the response to Council's Information Request, development plans have been amended to incorporate necessary changes (refer **Attachment 4**). In particular, the changes relate to the provision of additional landscaping. Accordingly, it is requested the amended plans are taken to supersede the previously submitted development plans.

Response to Information Request

The Information Request provided for two (2) request items. In response to these items, please refer to Table 1 overleaf.



Table 1 – Response to Information Request – State controlled road

Request Item 1 – Traffic Impact Assessment

This item requires the applicant to provide a Traffic Impact Assessment (TIA) prepared by a suitably qualified RPEQ in accordance with TMR's Guide to Traffic Impact Assessment – December 2018 (GTIA), demonstrating that all vehicles associated with the proposed development can safely and efficiently enter and exit the subject site, without causing impacts to the operation of Hervey Range Road / Lynam Road Intersection and the State transport network.

The TIA is to consider the form of the intersection during the development's proposed year of opening. The TIA must include, but not limited to:

- a) *Identify the impact assessment area by impact type in accordance with section 6.4 of GTIA.*
- b) *Identify all vehicle types to be used by the development (including during construction).*
- c) *Identify the expected traffic that will be generated by the development. If development is to be staged, provide a breakdown into each stage, including a breakdown of development traffic i.e., staff, deliveries and heavy vehicles.*
- d) *Identify the expected traffic distribution on the road network as a result of the development.*
- e) *Identify the impact the development may have on the safety, efficiency and condition of the State-controlled road, providing particular consideration to the Hervey Range Road/Lynam Road intersection.*
- f) *Provide a road safety assessment in accordance with section 9.3.3 of the GTIA and where necessary recommend mitigation measures to ensure no adverse impact on the safety and efficiency of the State-controlled road network.*
- g) *Provide a detailed assessment of the proposed access arrangements and demonstrate that full compliance with all relevant standards and guidelines is achieved.*
- h) *Demonstrate that the food and drink outlet use can be safely accessed by pedestrians and active transport users.*
- i) *Recommend any mitigation measures, where required, to demonstrate that no adverse impacts occur upon the safety and operating conditions of the State controlled Road network in accordance with TMR's Guide to Traffic Impact Assessment.*

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 2**.

The TIA has been prepared having regard to the relevant requirements of TMR's Guide to Traffic Impact Assessment and considers the following:

- Ingress and egress arrangements;
- Queuing capacity for the drive-through coffee shop;
- Traffic generation and distribution;
- Servicing;
- Network performance; and



- Operational performance of the surrounding road network.

The TIA also considers the form of the relevant intersections in the proposed year of opening and 10 years after opening. The assessment confirms that the proposed development does not trigger mitigation upgrades for the following intersections:

- The Ring Road On-Ramp / The Ring Road Off-Ramp / Hervey Range Road Intersection, and
- Hervey Range Road / Lynam Road.

The TIA concludes that the proposed development achieves acceptable traffic engineering outcomes and will not have an unacceptable impact on the safety or efficiency of the external road network.

Request Item 2 – Stormwater and Flood Storage Detention

This request item requires the applicant to demonstrate no worsening of stormwater and flooding impacts on the State-controlled road and the existing drainage network. Specifically, the applicant is requested to provide a Stormwater Management Plan (SMP), including a Flood Impact Assessment (FIA), prepared by a certified RPEQ.

Response

In response to this item, STP have prepared a Stormwater Management Plan (SMP), included as part of their engineering report – refer **Attachment 3**.

The SMP addresses stormwater and flooding impacts associated with the proposed development and demonstrates that the development will not worsen stormwater or flood impacts on the State-controlled road or the existing drainage network. The assessment includes hydrologic and hydraulic consideration of relevant stormwater events and confirms that the proposed stormwater management measures will maintain acceptable discharge outcomes.

A separate FIA is not considered necessary in this instance. The SMP confirms that the site is not affected by the Defined Flood Event and that the proposed development does not increase flood risk or create worsening impacts on surrounding land or infrastructure. It is also noted that Council did not request a separate FIA as part of its Information Request. In this circumstance, the SMP provides sufficient technical assessment of the relevant flooding and stormwater matters, and a separate FIA is not warranted.

The SMP 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 discharge will be managed to achieve acceptable outcomes through on-site detention and lawful points of discharge.

Stormwater management measures include:

- On-site detention, with storage volumes of:
 - Lot 1: 15m³
 - Lot 2: 94m³



- Discharge arrangements comprising:
 - 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 frontage.

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

Proceeding

We trust the enclosed information is sufficient for SARA to finalise its assessment of the application and look forward to receipt of SARA's draft conditions. We welcome the opportunity to discuss the application 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

SENIOR PLANNER
Northpoint Planning

Attachment 1 – SARA Information Request
Attachment 2 – Traffic Impact Assessment Report
Attachment 3 – Civil Engineering Services and Site Based Stormwater Management Plan Report
Attachment 4 – Amended Plans

cc Lachlan Pether
Townsville City Council (MCU25/0031 & RAL25/0033)