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From: "Scope Town Planning" <jburns@scopetownplanning.com.au>
Sent: Thu, 8 Feb 2024 21:31:28 +1000
To: "Kaitlyn O'Malley" <kaitlyn.o'malley@townsville.qld.gov.au>
Cc: "Saul Blythe" <saul@bcsmr.com.au>
Subject: RE: MCU23/0101 - Letter - Information Request - 936-938 InghamRoadBOHLE
Attachments: 23010 Appendix 5 - Compliance of Existing Use Rights.pdf, 23010 Planning Report.pdf, 23-1169-BLYTH-SK7a-020224.pdf, 240208-MJ2470-P_amend.pdf, MCU23 0101 - Letter - Information Request - 936-938 Ingham Road BOHLE.pdf
Importance: Normal

Kaitlyn

Please find attached and below the response to the Information Request for MCU23/0101 dated 3 November 2023.

- Request Item 1 – On-street parking
 - On-street car parking removed – refer AMW Design and Drafting Final amended Plans referenced Drawing No SK01-SK12 Revision P7a
- Request Item 2 – Off-street car parking
 - Off-street car parking amended in conjunction with whole proposal plan to result in a demand of 22 parking spaces (incl. 1 disabled and 1 caretaker) with a new provision of 19 parking spaces (incl. 1 disabled) + 1 caretaker + 3 staff (total 23). Note Shop 2 now storage for bar and patron capacity reduction of bar) – refer AMW Design and Drafting Final amended Plans referenced Drawing No SK01-SK12 Revision P7a
- Request Item 3 – Traffic Management
 - Requested traffic items provided on Northern Consulting Preliminary Drawing MJ2470/PO1-PO3 Issue 4
- Request Item 4 – Strategic Framework
 - Strategic Framework 3.6 Theme – Economic Growth - 3.6.2.1 Element – Industrial Land
 - Refer to original lodged Development Application (Scope Town Planning) Section 1.2 – Patronage Catchment Area and Figure 1 detailing the Catchment Area.
 - Refer to original lodged Development Application (Scope Town Planning) Section 2.2 – Strategic Framework, particularly noting the long established commercial use of the existing building on Lot 2 as supported by the attached PCU determination from Townsville City Council outlining the allowed use which is to be retained as Lot 4 is amalgamated to form a single allotment. Note also that Lot 4 as it is, is not particularly useful as an industrial lot and that it is considered practical and sensible for the land owner to amalgamate this lot into Lot 2 which contains the existing allowed commercial use including food and drink outlet. As such, it is presented to Council that the existing allowed use is to be retained over

the newly amalgamated lot with that use including a new food and drink outlet in the form of a small bar which will provide additional in-demand services to the existing and long established customer base from within the catchment area. This is considered a natural expansion to the existing use and to be a part of the continued economic growth of the local area.

Regards

Johnathan Burns
TOWN PLANNER

SCOPE TOWN PLANNING

M: 0450 781 841

ABN: 90167476704

www.scopetownplanning.com.au

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From: [Kaitlyn O'Malley](#)

Sent: Monday, 5 February 2024 10:26 AM

To: [Scope Town Planning](#)

Subject: RE: MCU23/0101 - Letter - Information Request - 936-938 Ingham Road BOHLE

Hi Johnathan,

Council agrees to the requested extension until 12 February 2024.

Kind Regards,

Kaitlyn O'Malley

Senior Planning Officer - Planning Assessment

Planning & Development Section
Executive Office Division

P 4727 9415 **E** kaitlyn.o'malley@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



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WINNER QLD TRAINING AWARDS LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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From: Scope Town Planning <jburns@scopetownplanning.com.au>
Sent: Thursday, February 1, 2024 6:15 PM
To: Kaitlyn O'Malley <kaitlyn.o'malley@townsville.qld.gov.au>
Subject: RE: MCU23/0101 - Letter - Information Request - 936-938 Ingham RoadBOHLE

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Kaitlyn

Thank you for your timely notification. I am finalising the IR response and request a 1 week extension for my submission please.

Regards

Johnathan Burns
TOWN PLANNER
SCOPE TOWN PLANNING

M: 0450 781 841
ABN: 90167476704
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From: [Kaitlyn O'Malley](#)
Sent: Thursday, 1 February 2024 10:58 AM
To: [Scope Town Planning](#)
Subject: FW: MCU23/0101 - Letter - Information Request - 936-938 Ingham RoadBOHLE

Hi Johnathan,

Council notes that the below Information Response period is ending. Were you able to respond to the Information Request?
Or does the period need to be extended?

Kind Regards,

Kaitlyn O'Malley
Senior Planning Officer - Planning Assessment

Planning & Development Section
Executive Office Division

P 4727 9415 **E** kaitlyn.o'malley@townsville.qld.gov.au

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From: Development Assessment
Sent: Friday, November 3, 2023 3:09 PM
To: 'jburns@scopetownplanning.com.au' <jburns@scopetownplanning.com.au>
Cc: Kaitlyn O'Malley <kaitlyn.o'malley@townsville.qld.gov.au>
Subject: MCU23/0101 - Letter - Information Request - 936-938 Ingham Road BOHLE

Your Reference: 23010

Good afternoon,

Please find attached an electronic copy of the above mentioned; these documents will also be available in ePlanning [Launch ePlanning](#)

If you have any questions please don't hesitate to contact the Planning Services, Assessing Officer Kaitlyn O'Malley, on 4727 9415.

Kind regards,

Planning and Development Services
TOWNSVILLE CITY COUNCIL

P 13 4810 **E** developmentassessment@townsville.qld.gov.au

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PO Box 1268, Townsville QLD 4810

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Date >> 23 June 2023

PO BOX 1268, TOWNSVILLE
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13 48 10

Scope Town Planning
8 Jacana Close
MAREEBA QLD 4880

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

Email >> jburns@scopetownplanning.com.au

Dear Sir/Madam

Confirmation of Compliance of Use with Town Planning Scheme

Council refers to your request dated 8 June 2023, seeking a 'Confirmation of Compliance of Use with Townsville City Plan'.

Application Details

Application no:	PCU23/0056
Assessment no:	1201054
Proposal:	Confirmation of Compliance of Existing Use Rights
Street address:	936-938 Ingham Road BOHLE QLD 4818
Real property description:	Lot 2 RP 721874

Decision Details

The subject site is located in the Medium Impact Industry zone of the Townsville City Plan.

Council's records for the property indicate that planning approval dated 16 of May 1973 (PA12/16), indicated that the existing use rights are for three (3) shops and a caretaker's residence. The conditions state that the shops "are primarily intended to serve the needs of the Industrial Zone". A condition of the approval outlined the purpose of the shops were for a Post Office Agency, Newsagency and a Snack Bar.

Under the 1967 Town Planning Scheme, a shop use is defined as: *"Any land, building or other structure or any part thereof used or intended for use for the purpose of displaying or offering goods for sale to members of the public; the term includes incidental storage of such goods on the same premises but does not include a hotel, club, stall, fried fish shop, pet shop, produce shop, service station or warehouse as defined herein but includes a restaurant or café"*.

If you have any further queries in relation to the above, please do not hesitate to contact Magnus Kuttainen on telephone 07 4727 9465 or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development

DEVELOPMENT APPLICATION

DEVELOPMENT PERMIT:

Combined ROL / MCU
2 into 1 Lot plus new Bar

936-938 Ingham Road Bohle Qld. 4818
Lot 2 on RP721874 and Lot 4 on RP729671



PREPARED BY: SCOPE TOWN PLANNING
October 2023

TOWN PLANNING FOR LOCALS

PLANNING FOR LOCALS

CONTENTS

	APPLICATION SUMMARY	3
1	PROPOSAL	4
1.1	Introduction	4
1.2	Proposed Development	4
	Figure 1: Development catchment area	5
1.3	Site and Locality	6
	Figure 2: Development site street view	7
	Figure 3: Development site aerial image	8
	Figure 4: Development site location map	9
	Figure 5: Development site zoning	10
	Figure 6: Water and Wastewater Infrastructure	11
2	PLANNING CONSIDERATIONS	12
2.1	Compliance with Planning Scheme	12
2.2	Strategic Framework	12
2.3	Traffic impact assessment	13
2.4	Parking and Access assessment	13
	Table 1: Parking provisions	14
	Figure 7: Development parking layout	14
	Figure 8: Swept path analysis	15
2.5	State Agency Referral Items	16
	Figure 9: DAMS Transport Mapping	16
3	PLANNING SUMMARY	16
4	RECOMMENDATION	17
	Appendix 1: Assessment Against the Planning Codes	(attached)
	Appendix 2: Pre-lodgement minutes	(attached)
	Appendix 3: Development Plans	(attached)
	Appendix 4: Traffic Impact Assessment	(attached)
	Appendix 5: Compliance of existing Use rights (PCU)	(attached)
	Appendix 6: Land Title Search	(attached)

APPLICATION SUMMARY	
DEVELOPMENT APPLICATION	Combined ROL (2 into 1) + MCU
PROPOSED USE	Amalgamation of Lots + new Bar
ASSESSMENT LEVEL	Impact
STREET ADDRESS	936-938 Ingham Road Bohle Qld. 4818
REAL PROPERTY ADDRESS	Lot 2 on RP721874 and Lot 4 on RP729671
LAND AREA	Lot 2: 1113m² Lot 4: 527m²
APPLICANT	BCSMR Property Investments Pty. Ltd.
LAND OWNER	Bohle Watch Pty. Ltd. (Saul Blyth)
LOCAL GOVERNMENT AREA	Townsville City Council
PLANNING SCHEME	Townsville City Plan (v2022/02)
ZONE	Medium Impact Industry Zone
PRECINCT	n/a
LOCAL PLAN	n/a
EASEMENTS	Emt. A on SP232898 (benefiting 2RP721874)
IMPROVEMENTS	Shops, Dwelling House, Shed
APPLICABLE PLANNING CODES	Medium Impact Industry Zone Code
	Airport Environs Overlay Code
	Flood Hazard Overlay Code
	Healthy Waters Code
	Landscape Code
	Reconfiguring a lot Code
	Transport Impact, Access and Parking Code
	Works Code
APPLICABLE REFERRALS	SARA (State Transport Corridor)

1 Proposal

1.1 Introduction

This application is for a Development Permit for a Bar over land at 936-938 Ingham Road Bohle Qld. 4818 formally known as Lot 2 on RP721874 and Lot 4 on RP729671. The site is located within the Medium Impact Industry Zone.

This application is classified as **Impact Assessable Development** against the relevant codes of the Townsville City Plan (v2022/02) for a combined application for a Reconfiguration of a Lot and Material Change of Use.

1.2 Proposed Development

The proposed development entails the amalgamation of Lot 2 on RP721874 and Lot 4 on RP729671 into 1 Lot and the extension of the existing approved use (Shops and Caretakers Accommodation) over the new Lot to establish a new Bar serving patrons from the local Industrial area.

The existing use of Lot 2 has been confirmed in the attached PCU Letter as being for Shops and Caretakers Accommodation and both sites are owned by the same Land Owner as confirmed by the attached Title document.

The proposed Bar would be small in scale (minimum license for less than 60 patrons) and be operated from 12pm until 12am utilizing the car parking provisions of the whole site after business hours. Whilst the allowable patronage and operating hours allow for up to 100 patrons and longer operating hours, the Council allowance is a maximum of 60 patrons and the owner is not likely to operate the facility beyond 9 or 10pm.

The Bar would be considered an extension of the existing approved commercial use of Lot 2 with the proposed MCU extending that approved use over the proposed amalgamated site.

Patronage catchment area

The proposed Bar is intended to service the small, local patronage catchment within the Industrial estate as well as the nearby Residential area and Tourist Park (on Ingham Road). As such, the Bar will not be a large scale development and will not operate for hours extending into early morning hours. As the catchment is local only, patrons are largely expected to either visit at the end of working days from within the local industrial area with earlier patronage during the afternoon likely to come from the Tourist Park.

Transport and Access

The site has direct frontage to Ingham Road which serves as a Sub-Arterial Road connecting the Bohle and Mount Saint John Industrial area to the Bruce Highway. The site is also located within walking distance to bus stops running in both directions along Ingham Road and the nearby Coconut Glen Tourist Park. As it services the industrial area, Ingham Road is a high capacity, wide road with wide reserves which capacitates ample vehicle access and parking to service the proposed Bar.

As recommended in Pre-lodgement Meeting PLM23/0098 (attached as Appendix 2) and in support of this application, a detailed Traffic Impact Assessment has been provided by Northern Consulting (attached as Appendix 4).

An appropriate provision of vehicle parking has been included on the new site plan drawn by AMW Design and Drafting, attached as Appendix 3. This plan includes a total of 28 car parking spaces plus 1 disabled car park and 1 long vehicle parking space which service all uses on the site. This includes 11 on-site standard car parks and 1 on-site disabled car park on-site, 2 on-street car parks and on-street 1 long vehicle parking space along the site frontage and up to 15 on-street car parking spaces along the frontage of Lot 1RP721874 (currently owned by the same land owner of the subject site).

Hours of operation

The development site will continue to accommodate the existing uses within the commercial spaces along with the Caretakers Residence (which has dedicated vehicle parking provisions). The hours of operation for each use are as follows;

Food Outlet (2 units):	6:00am – 2:00pm (Mon.–Fri.)
Tobacco shop:	6:00am – 2:00pm (Mon.–Sat.)
1 x Office spaces (vacant):	9:00am – 5:00pm (Mon.–Fri.)
Caretakers Residence:	24hrs / 7 days
Proposed Bar:	12:00pm – 9:00pm (Mon.–Sun.)

1.3 Site and Locality

The Medium Impact Industry zoned site has a street address of 936-938 Ingham Road, Bohle Qld. 4818 and a real property description of Lot 2 on RP721874 and Lot 4 on RP729671 and is the beneficiary of Easement A on SP232898. The site is located 12km west of Townsville City within the large Bohle Industrial area close to the Ingham Road / Bruce Highway intersection and shares rear boundaries with the North Coast Railway Line.

The flat allotments have a combined area of 1640m² and limited vegetation. Lot 2 contains long established structures including a single storey commercial building containing 5 rental spaces, a 2 storey Caretakers Residence behind and associated single storey garage shed. Lot 4 is vacant and is currently utilized for vehicle parking.



Figure 2: Street frontage of 936-938 Ingham Rd. (Google Maps).

The development site is affected by the Airport Environs Overlay Code and Flood Hazard Overlay Code and is not identified within a Precinct or Local Plan area.

Infrastructure required to service the site is accessible via the Ingham Road frontage including site access (existing to be retained) and connections to the Reticulated Water, Sewerage, Electricity and Telecommunications networks (refer to infrastructure diagrams below). As the 2 allotments are to be amalgamated, infrastructure credit is expected for 1 allotment.



Figure 3: Aerial image of 936-938 Ingham Rd. (Qld. Globe).

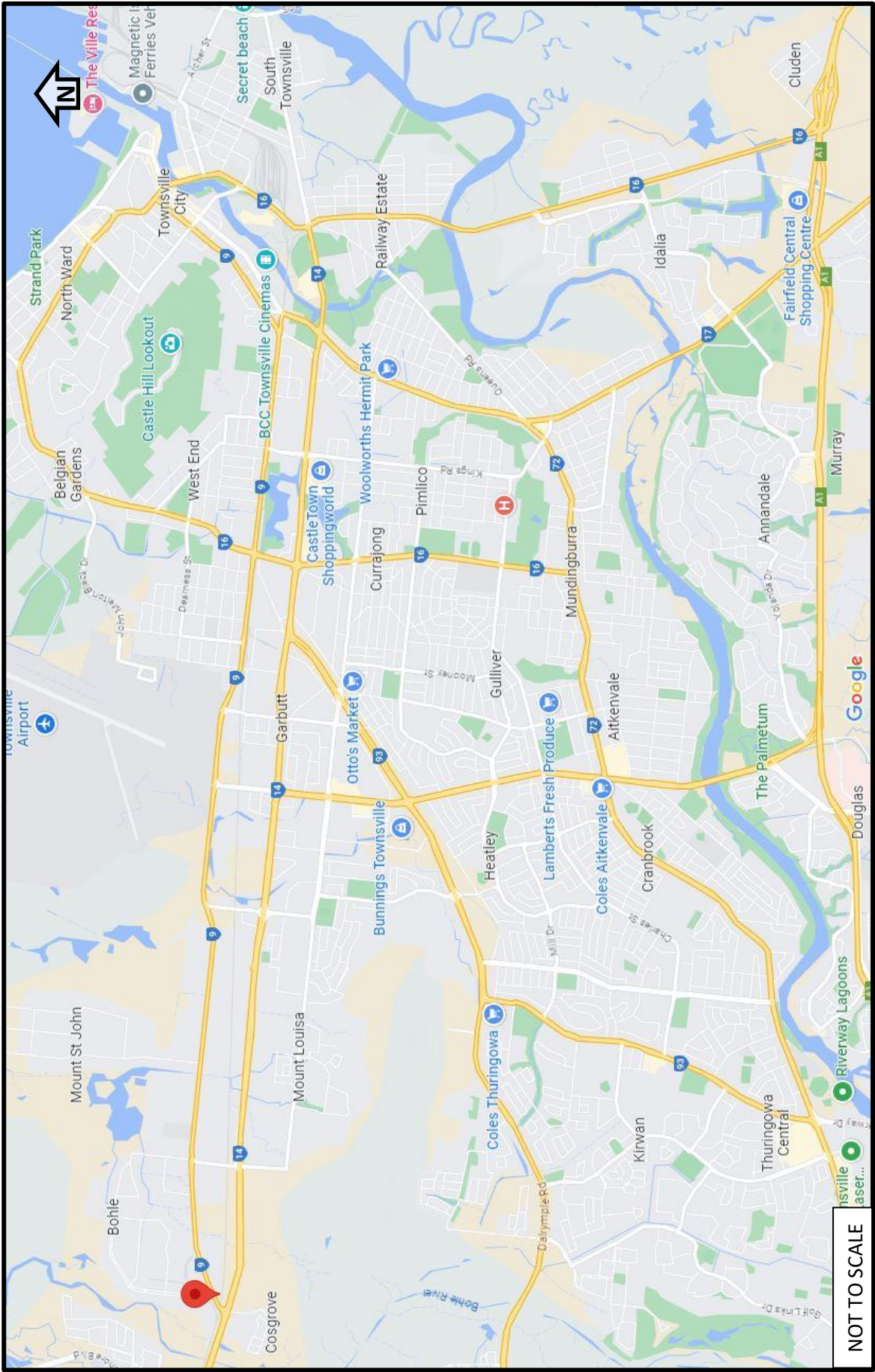


Figure 4: Development Site location map (Google Maps).

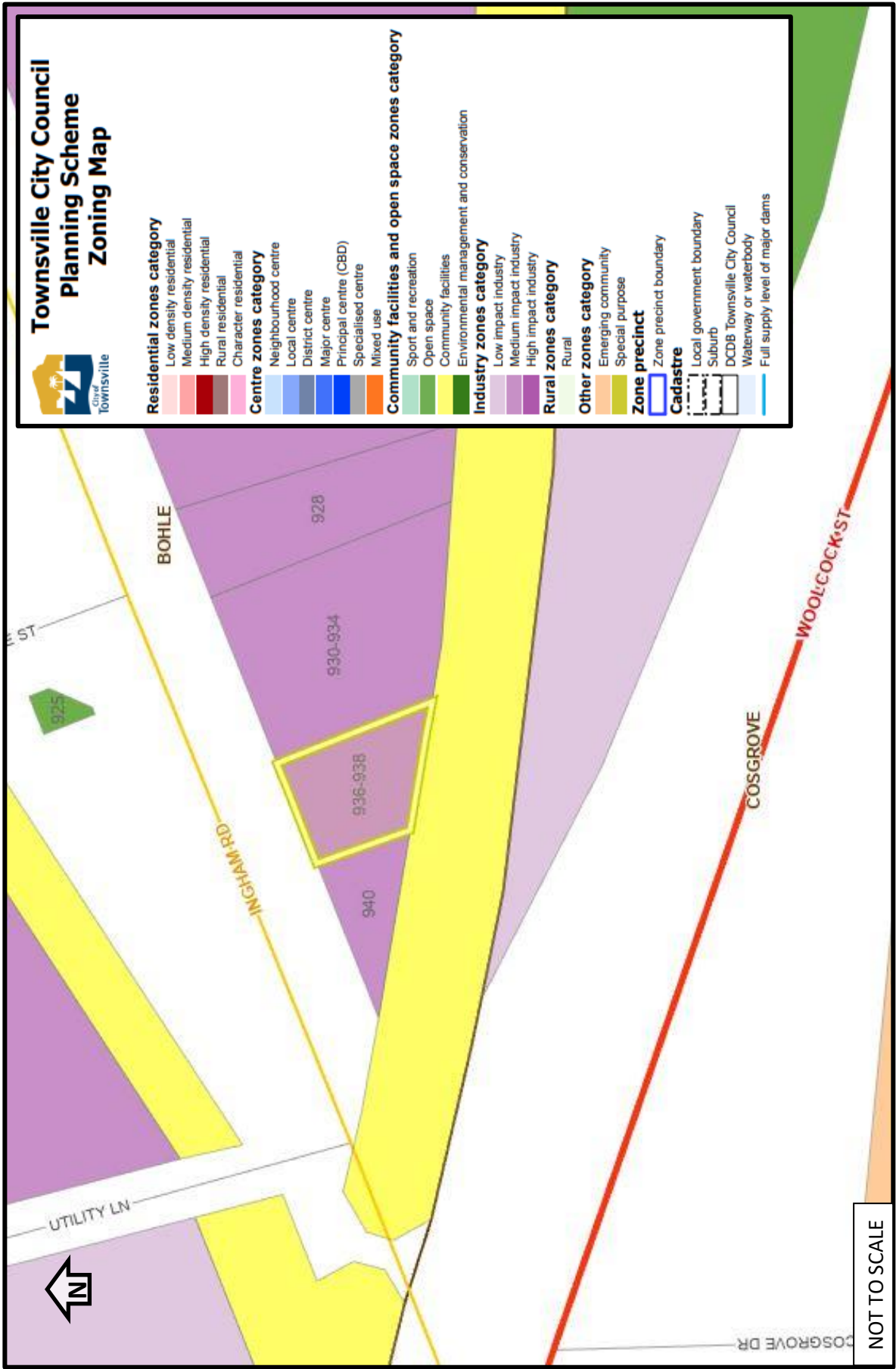


Figure 5: Development Site located in the Medium Impact Industry Zone (Townsville City Council Mapping).

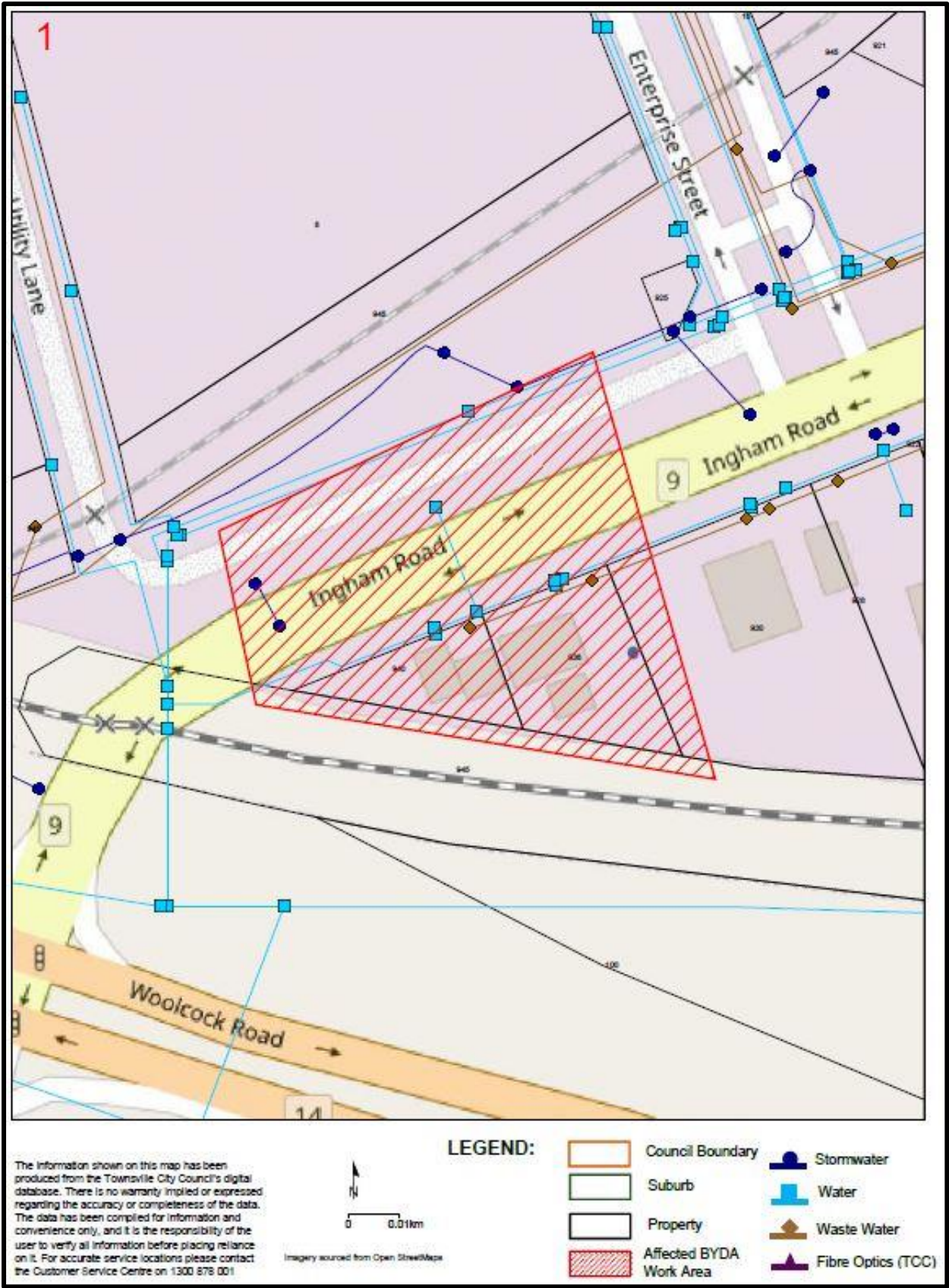


Figure 6: Reticulated Water and Wastewater provisions (TCC).

2 Planning Considerations

2.1 Compliance with Planning Scheme

This site is located within the Medium Impact Industry Zone. The proposed development for a Bar (utilizing an existing building) is Impact Assessable under the Townsville City Plan (v2022/02) requiring Public Notification.

The proposed Bar use is incompatible with the intended use of the Medium Impact Industry Zone however, as supported by the attached PCU letter, the existing building on Lot 2 has an approved use for Shops established in 1973 and includes the Caretakers Accommodation located to the rear of the building. The premises are still utilized for the original approved uses.

The proposed Bar would be considered an extension of the existing approved use with the Material Change of Use further solidifying the commercial use over a newly amalgamated site comprised of the 2 Lots.

2.2 Strategic Framework

Part 3 of the Townsville City Planning Scheme details the Strategic Framework for the development of Townsville, sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The intent of the Planning Scheme is represented in the Strategic Framework by the four themes of:

- Shaping Townsville
- Strong, connected community
- Environmentally sustainable future
- Sustaining growth

The proposed development comprising a small scale Bar is an extension of a long established commercial use of the site which was in place well before the current Planning Scheme and Strategic Framework was developed. It is considered that the proposed development aligns with several Strategic Outcomes of the Framework as follows;

- The proposed development enhances and diversifies the existing established commercial use of the site
- The proposed development provides an additional service to the local area reducing demand on services located further away
- The proposed development utilizes the existing transport infrastructure including public transport
- The proposed development supports a strong local community culture

- The proposed development makes efficient use of an otherwise unusable site (Lot 4) which is not suitable for industrial development
- The proposed development supports the local economy

2.3 Traffic impact assessment

As recommended in Pre-lodgement Meeting PLM23/0098 (attached as Appendix 2) and in support of this application, a detailed Traffic Impact Assessment has been provided by Northern Consulting (attached as Appendix 4). A new site plan has been prepared by AMW Design and Drafting (attached as Appendix 3).

The Traffic Impact Report has identified existing road and traffic conditions and an estimated impact of the proposed Bar use on the road network. It has been advised that the proposed use will not adversely impact the road network which has been determined to be of sufficient capacity and efficiency to accommodate traffic generated by the Bar. In particular, it is of note that, due to the Bar operating largely outside of standard work hours and its location within an industrial area, traffic generation will have negligible impacts on local traffic conditions.

2.4 Parking and Access assessment

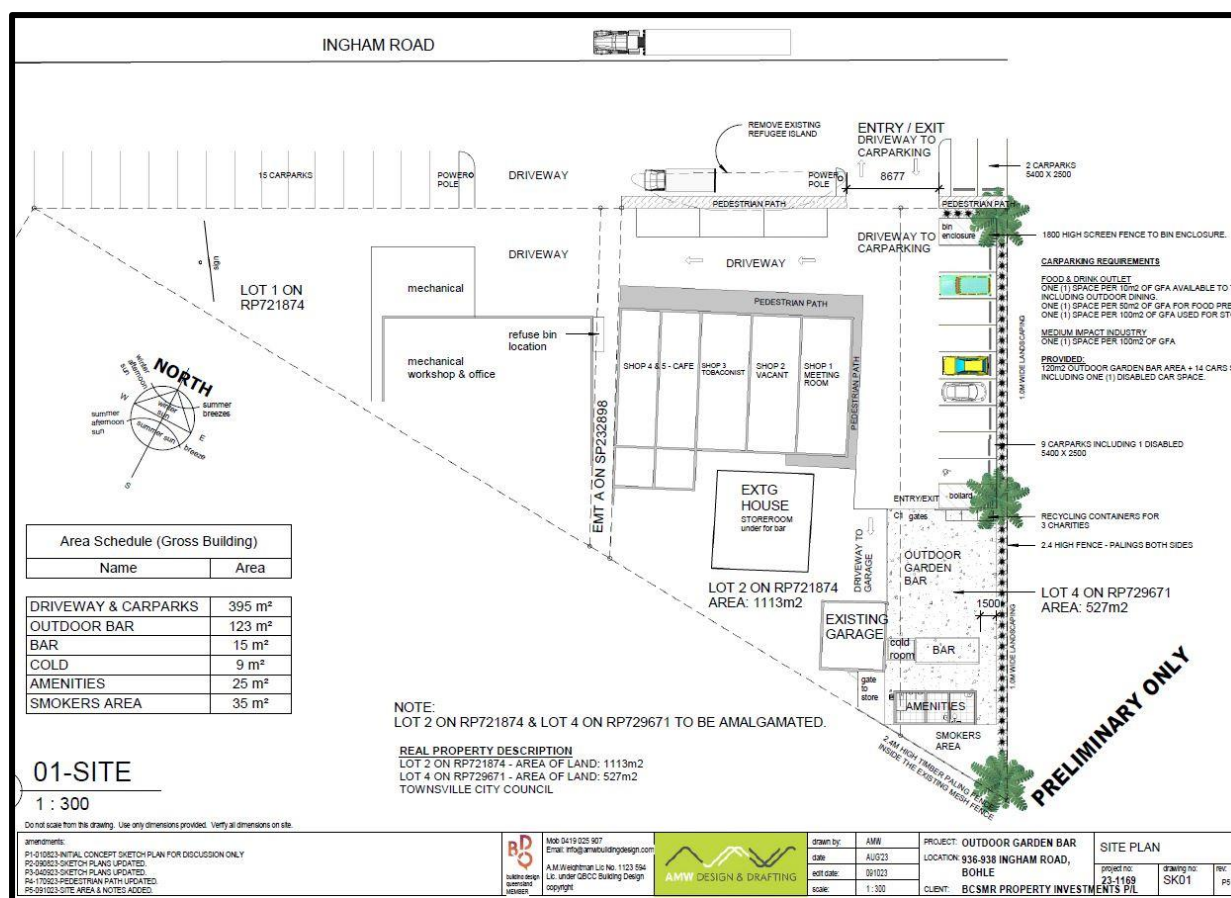
Vehicle Parking has been designed to provide a variety of parking spaces to suit cars, work vehicles with trailers and long vehicles such as trucks to accommodate the expected patronage requirements for the Bar and all existing uses. The parking provisions include 1 Disabled Access parking space. It is of note that most uses generate low parking demands and short stays and that the Bar use will largely operate after business hours. Therefore, some spaces will be usable for multiple uses.

Table 1 below demonstrates required and provided parking provisions in accordance with the requirements of Townsville City Planning Scheme Policy 6.10: Parking Rates (SC6.10).

Office Space 1 is a short-term (by the hour) leasable space and does not generate regular parking demand. Office Space 2 is not publically leased and will be used by the owner for administration and storage for the proposed Bar. As such, this Office Space will not generate demands for parking.

Table 1: Parking provisions (TCP SC6.10)

Use	Required	Provided
Food and Drink Outlet	7	7
Tobacco Shop	3	3
Office Space 1	2.5	2
Office Space 2	2.5	2
Caretakers Residence	1	2
Proposed BAR	14	14
TOTAL:	30	30

**Figure 7: Development Parking provisions (AMW Design & Drafting).**

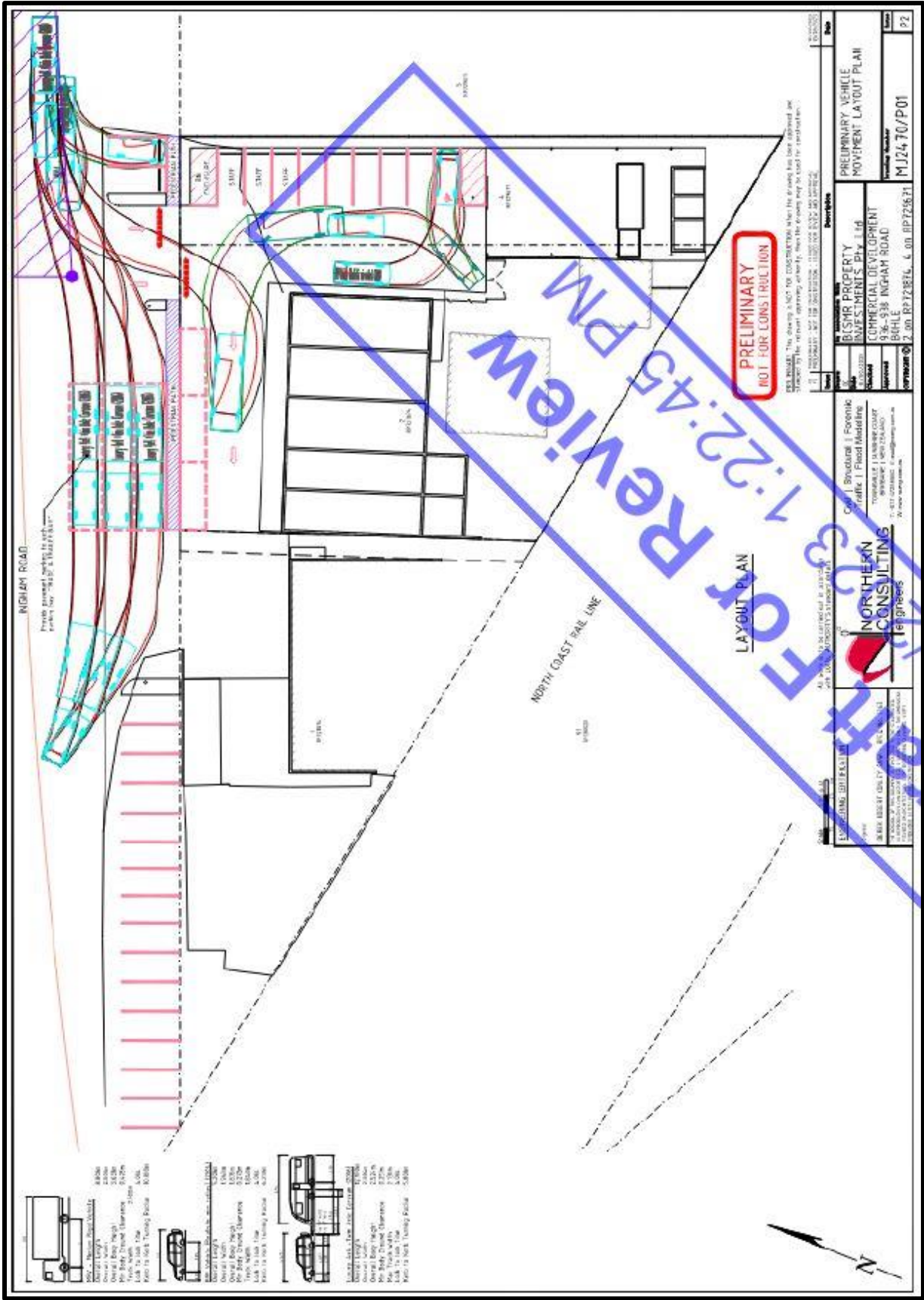


Figure 8: Swept Path analysis of proposed development plan (Northern Consulting).

2.5 State agency referral items

The development site is located adjacent to and within 25m proximity to the North Coast Rail Line Corridor, a State Controlled Transport Corridor (Figure 9). As such, this development application triggers referral to SARA as a referral agency.

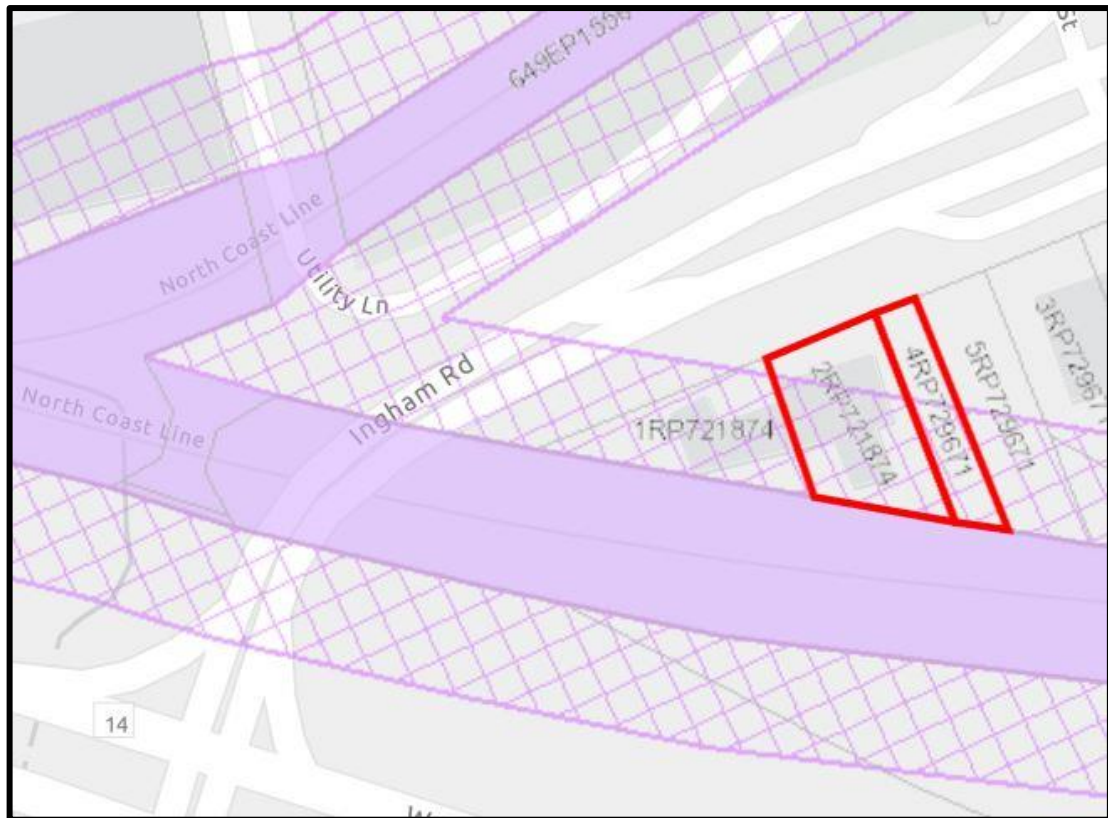


Figure 9: Development Site proximity to Rail Corridor (DAMS mapping).

3 Planning Summary

This application is for a Development Permit for a Bar over land at 936-938 Ingham Road Bohle Qld. 4818 formally known as Lot 2 on RP721874 and Lot 4 on RP729671 and located within the Medium Impact Industry Zone.

This application is classified as **Impact Assessable Development** against the relevant codes of the Townsville City Plan (v2022/02) for a combined application for a Reconfiguration of a Lot and Material Change of Use.

The proposed development entails the amalgamation of Lot 2 on RP721874 and Lot 4 on RP729671 into 1 Lot and the extension of the existing approved use over the new Lot to establish a new, small scale Bar serving patrons from the local Industrial area.

The proposed development was reviewed in a pre-lodgement meeting with Council and is supported by PCU Letter, detailed Plans and a Traffic Impact Assessment.

As the site is located adjacent to the North Coast Rail Line Corridor, the application is referable to SARA for assessment. The application is also required to undergo Public Notification under Impact Assessment rules.

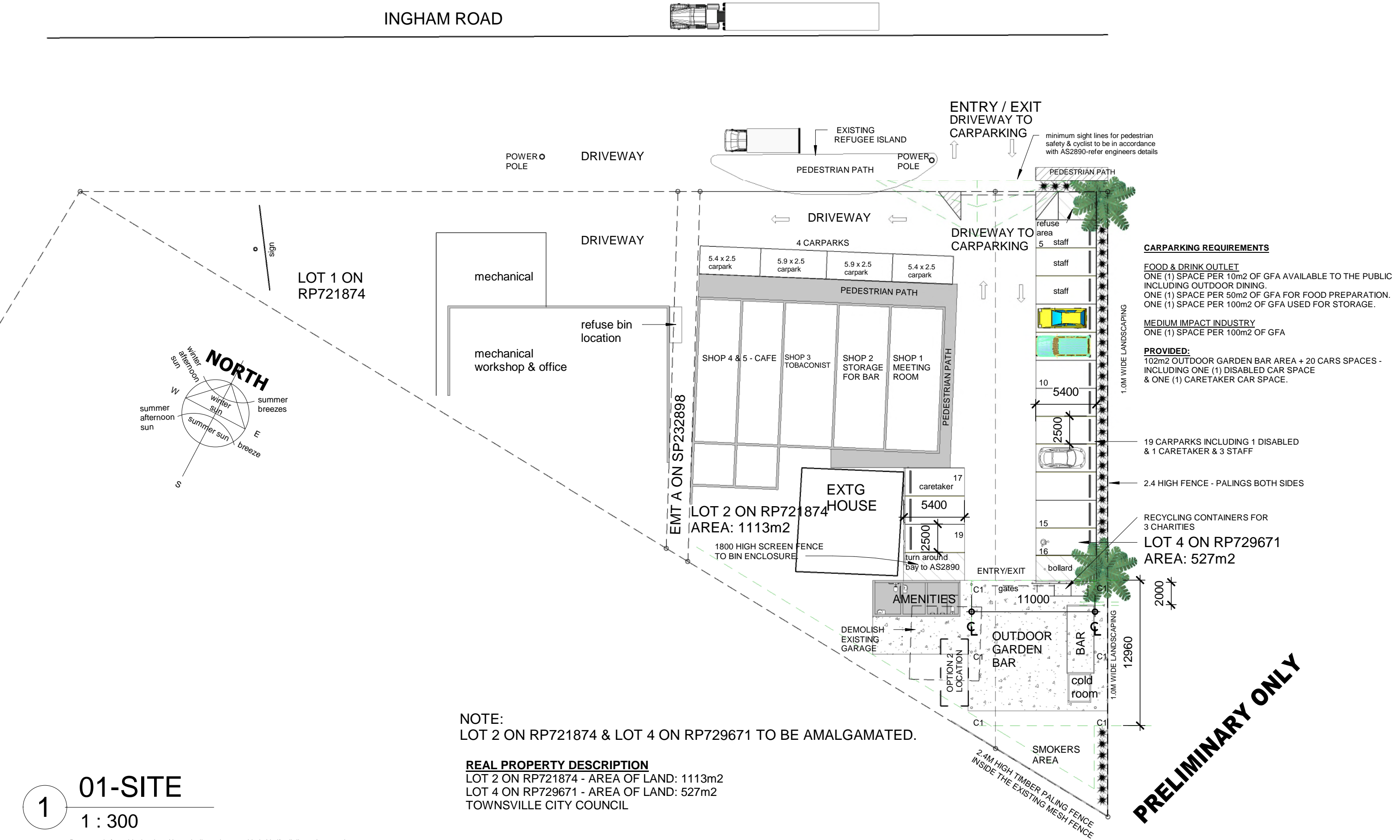
4 Recommendation

It is the professional opinion of Scope Town Planning that this proposal for a Reconfiguration of a Lot and Material Change of Use to establish a new Bar over Lot 2 on RP721874 and Lot 4 on RP729671 satisfies the desired outcomes and requirements of the Townsville City Plan (v2022/02) and that this application should be fairly assessed and approved by the Townsville City Council with reasonable conditions.



Johnathan Burns

Senior Town Planner | **Scope** Town Planning



1 01-SITE 1 : 300

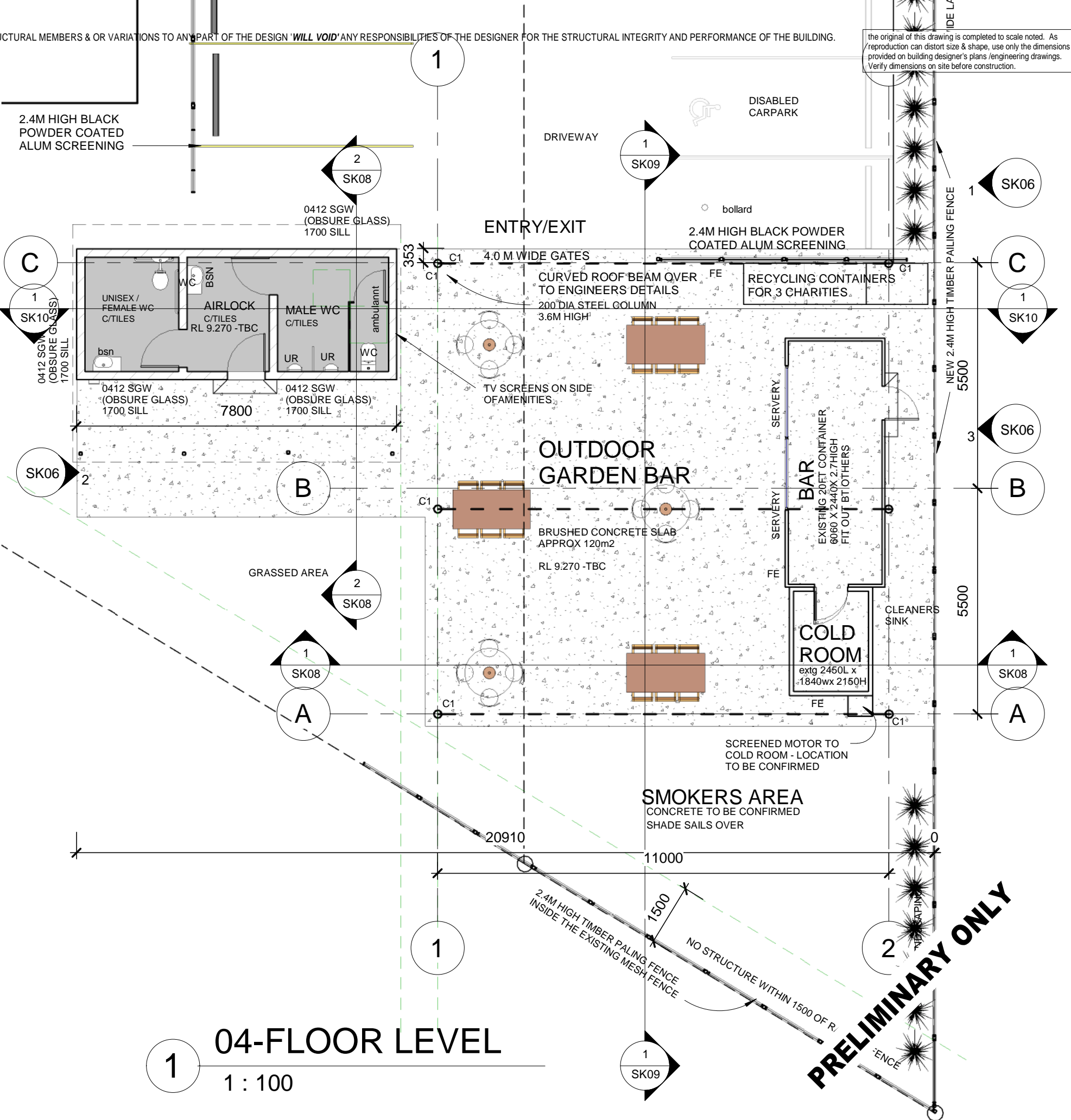
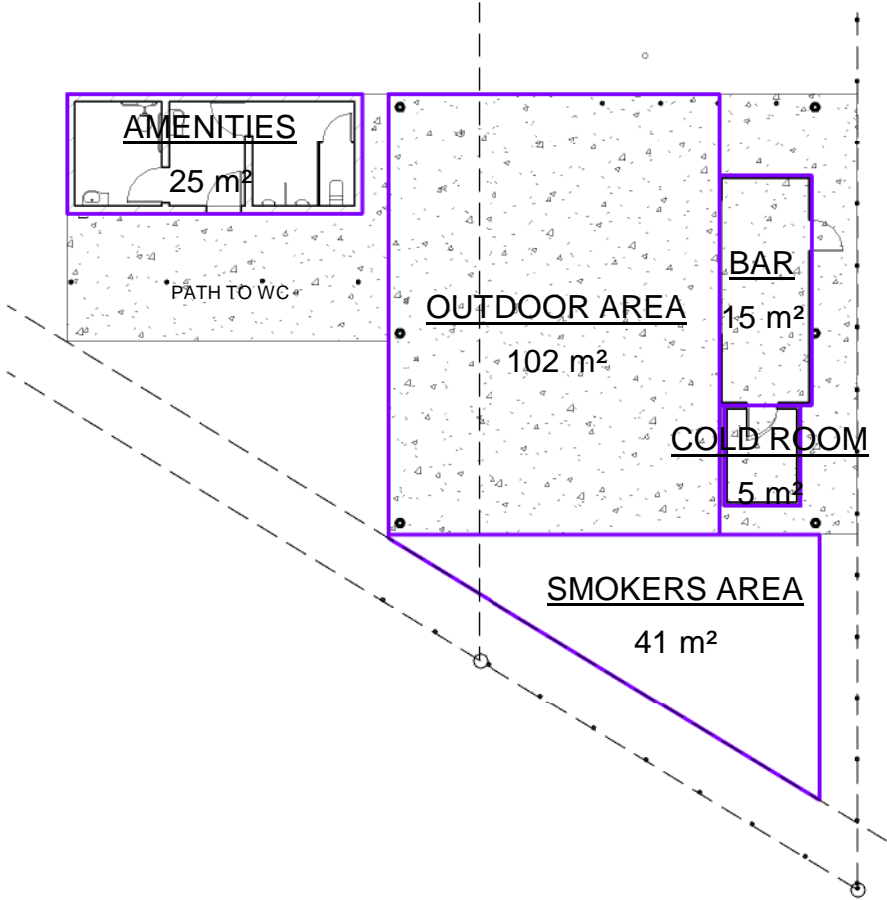
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Document Set No: 22/51950 Version: 1, Version Date: 22/02/2024	<div>modifications: P1-010823-INITIAL CONCEPT SKETCH PLAN FOR DISCUSSION ONLY P2-090823-SKETCH PLANS UPDATED. P3-040923-SKETCH PLANS UPDATED. P4-170923-PEDESTRIAN PATH UPDATED. P5-091023-SITE AREA & NOTES ADDED. P6-310323-AMEND NO 3. P7-010224-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES</div>	<div><div><div>BD</div><div>building design queensland MEMBER</div></div><div>Mob 0419 025 907 Email: info@amwbuildingdesign.com</div><div>A.M.Weightman Lic No. 1123 594 Lic. under QBCC Building Design copyright</div></div>	<div><div><div></div><div>AMW DESIGN & DRAFTING</div></div></div>	drawn by:	AMW	PROJECT: OUTDOOR GARDEN BAR LOCATION: 936-938 INGHAM ROAD, BOHLE CLIENT: BCSMR PROPERTY INVESTMENTS P/L	SITE PLAN		
				date:	AUG'23		project no: 23-1169	drawing no: SK01	rev: P7a
				edit date:	020224				
				scale:	1 : 300				

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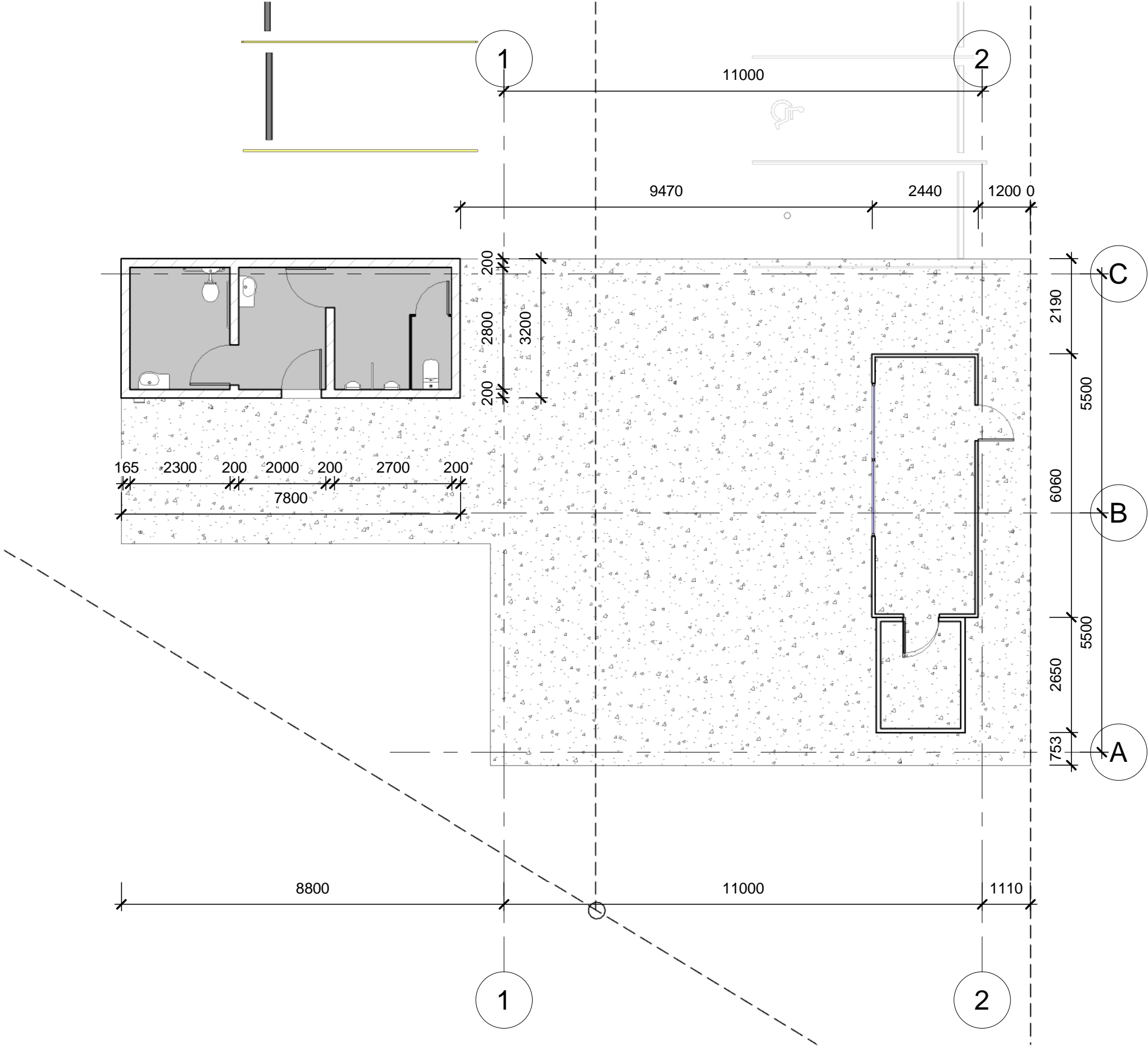
Area Schedule (Gross Building)	
Name	Area
SMOKERS AREA	41 m ²
AMENITIES	25 m ²
OUTDOOR AREA	102 m ²
COLD ROOM	5 m ²
BAR	15 m ²



PRELIMINARY ONLY

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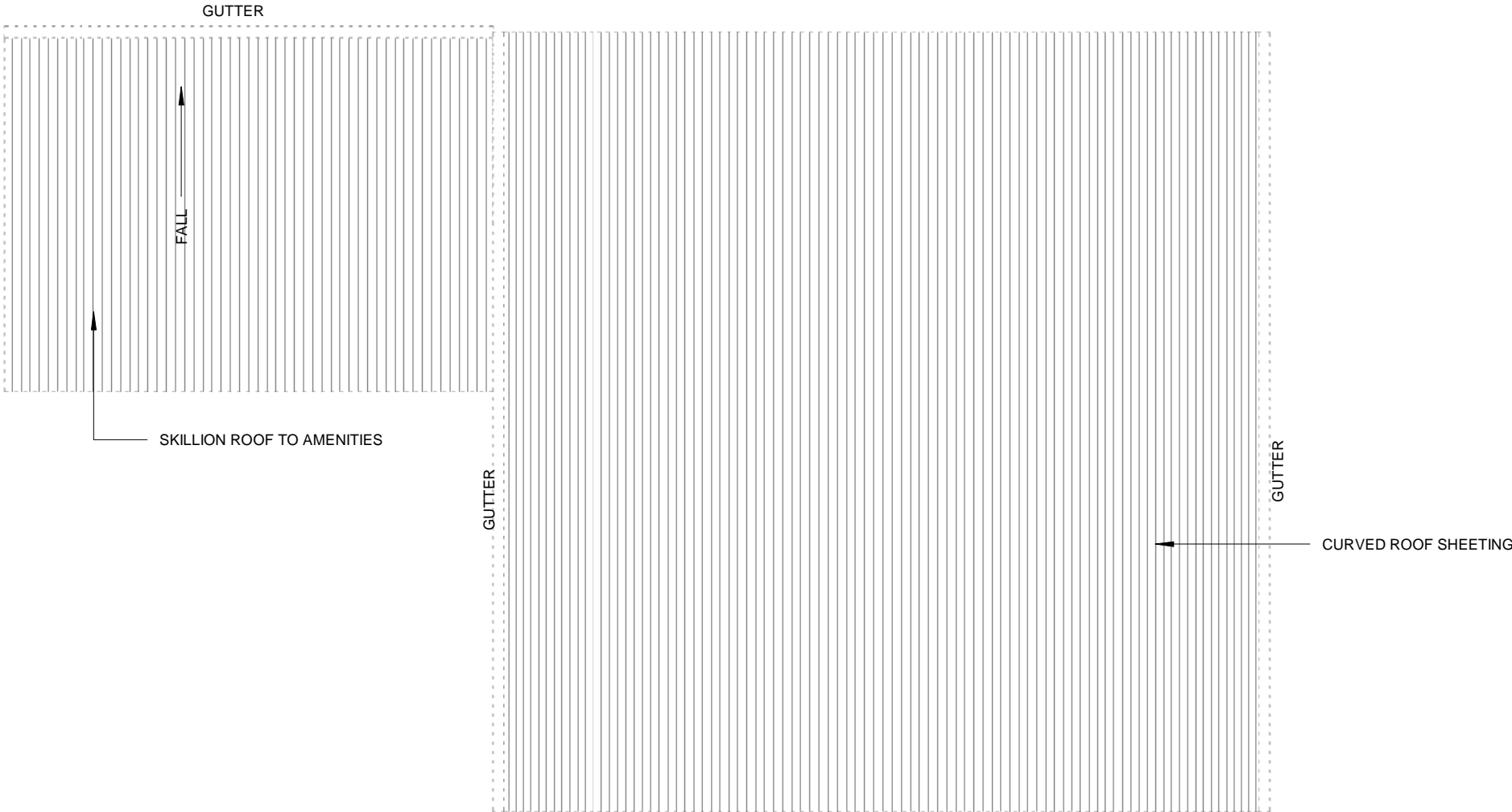


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	LOCATION: 936-938 INGHAM ROAD, BOHLE		
	CLIENT: BCSMR PROPERTY INVESTMENTS P/L		
<div>04A-DIMENSIONS</div> <div>1 : 100</div>		DIMENSIONS	
		project no: 23-1169	drawing no: SK03
		rev: P7a	

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08-ROOF LEVEL

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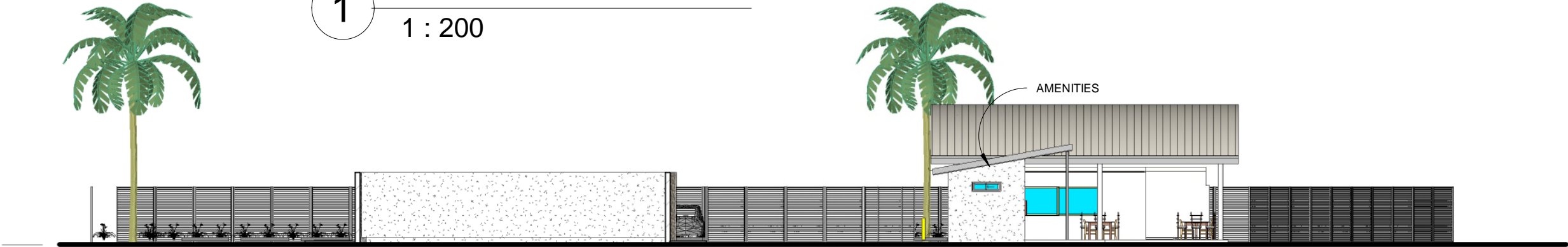
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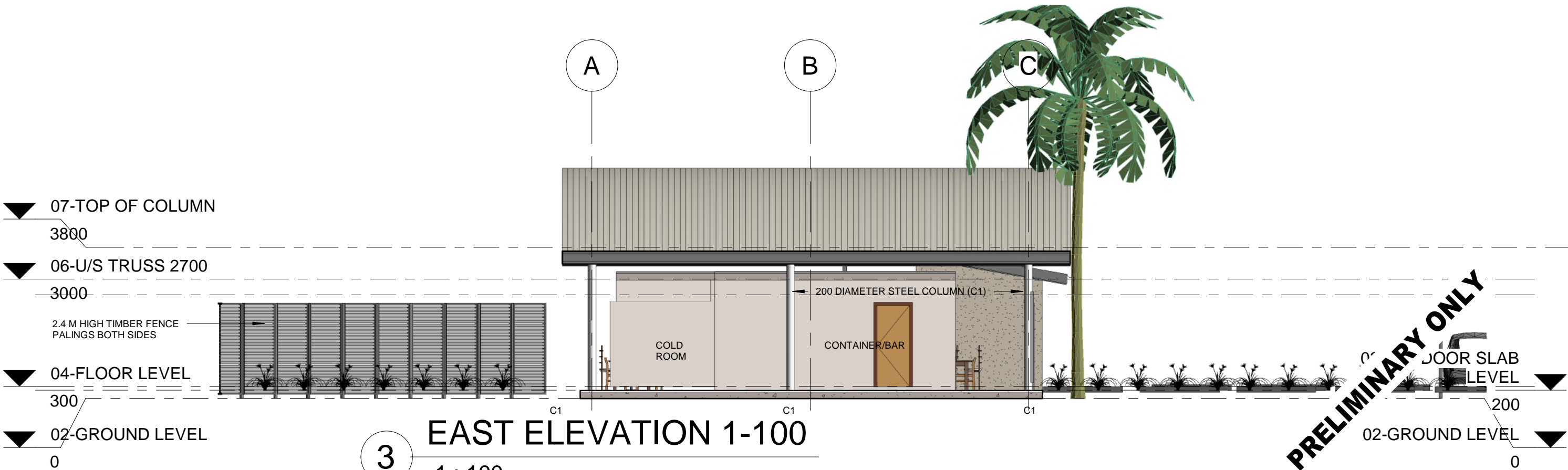
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1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200



3 EAST ELEVATION 1-100
1 : 100

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Revisions:
P1-010823-INITIAL CONCEPT SKETCH PLAN FOR DISCUSSION ONLY
P2-090823-SKETCH PLANS UPDATED.
P3-040923-SKETCH PLANS UPDATED.
P4-170923-PEDESTRIAN PATH UPDATED.
P5-091023-SITE AREA & NOTES ADDED.
P6-011223-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES



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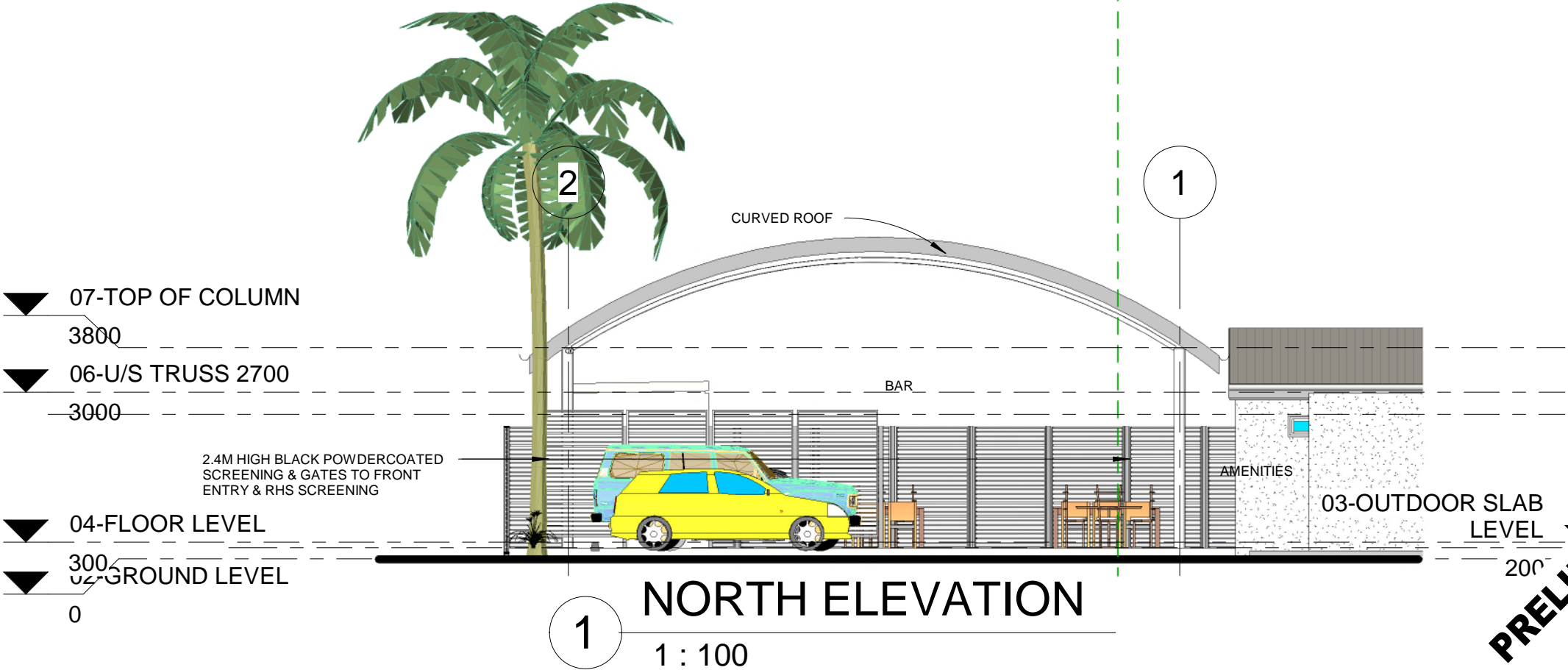
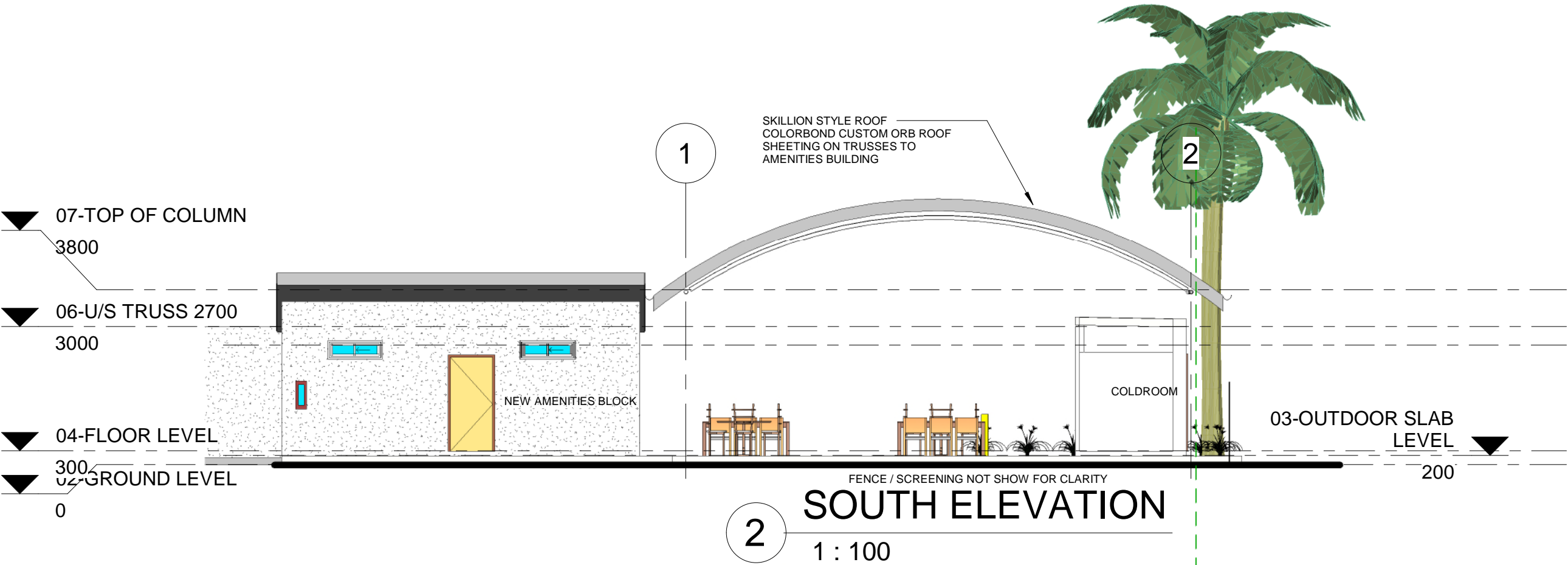


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date	AUG'23
edit date:	020224
scale:	As indicated

PROJECT: **OUTDOOR GARDEN BAR**
LOCATION: **936-938 INGHAM ROAD, BOHLE**
CLIENT: **BCSMR PROPERTY INVESTMENTS P/L**

ELEVATIONS

project no: 23-1169	drawing no: SK06	rev: P7a
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Version: 1, Version Date: 22/02/2024

P1-010823-INITIAL CONCEPT SKETCH PLAN FOR DISCUSSION ONLY
P2-090823-SKETCH PLANS UPDATED.
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P6-031223-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES



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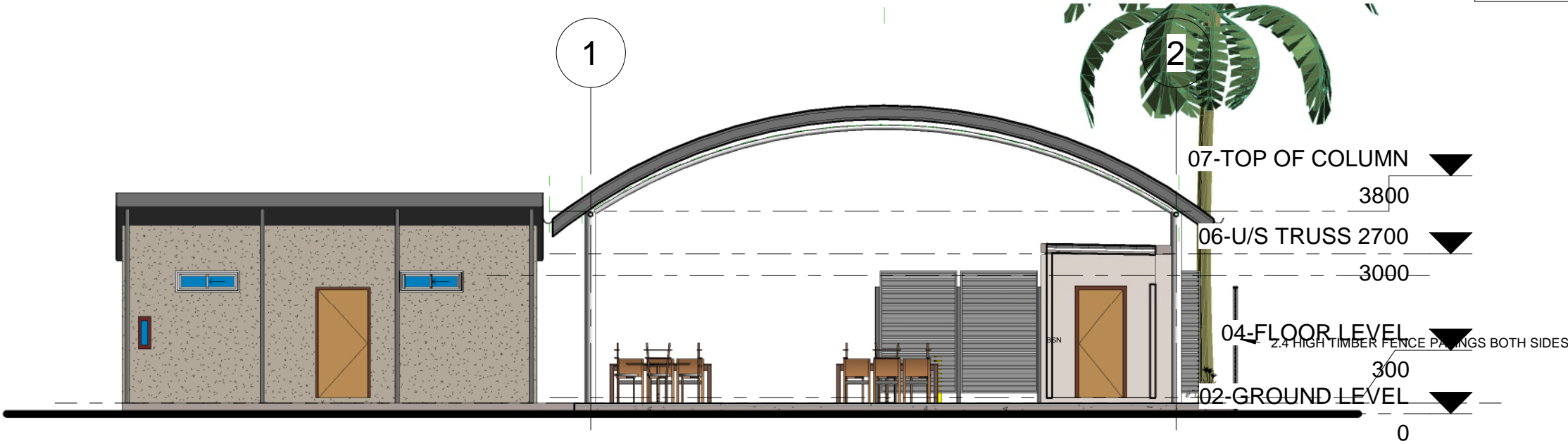


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date: AUG'23
edit date: 020224
scale: 1 : 100

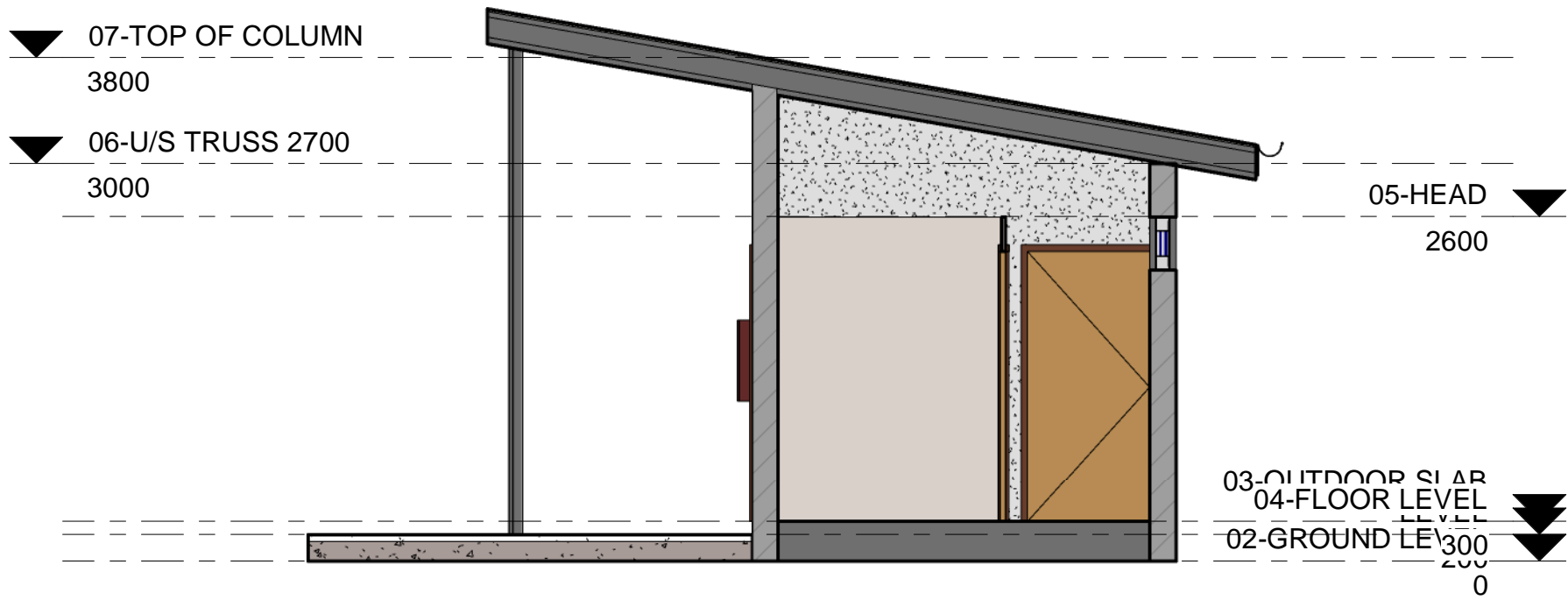
PROJECT: **OUTDOOR GARDEN BAR**
LOCATION: **936-938 INGHAM ROAD,
BOHLE**
CLIENT: **BCSMR PROPERTY INVESTMENTS P/L**

ELEVATIONS

project no: 23-1169	drawing no: SK07	rev: P7a
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1 Section A-A
1 : 100



2 Section B-B1
1 : 50

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P5-091023-SITE AREA & NOTES ADDED.
P6-010224-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES



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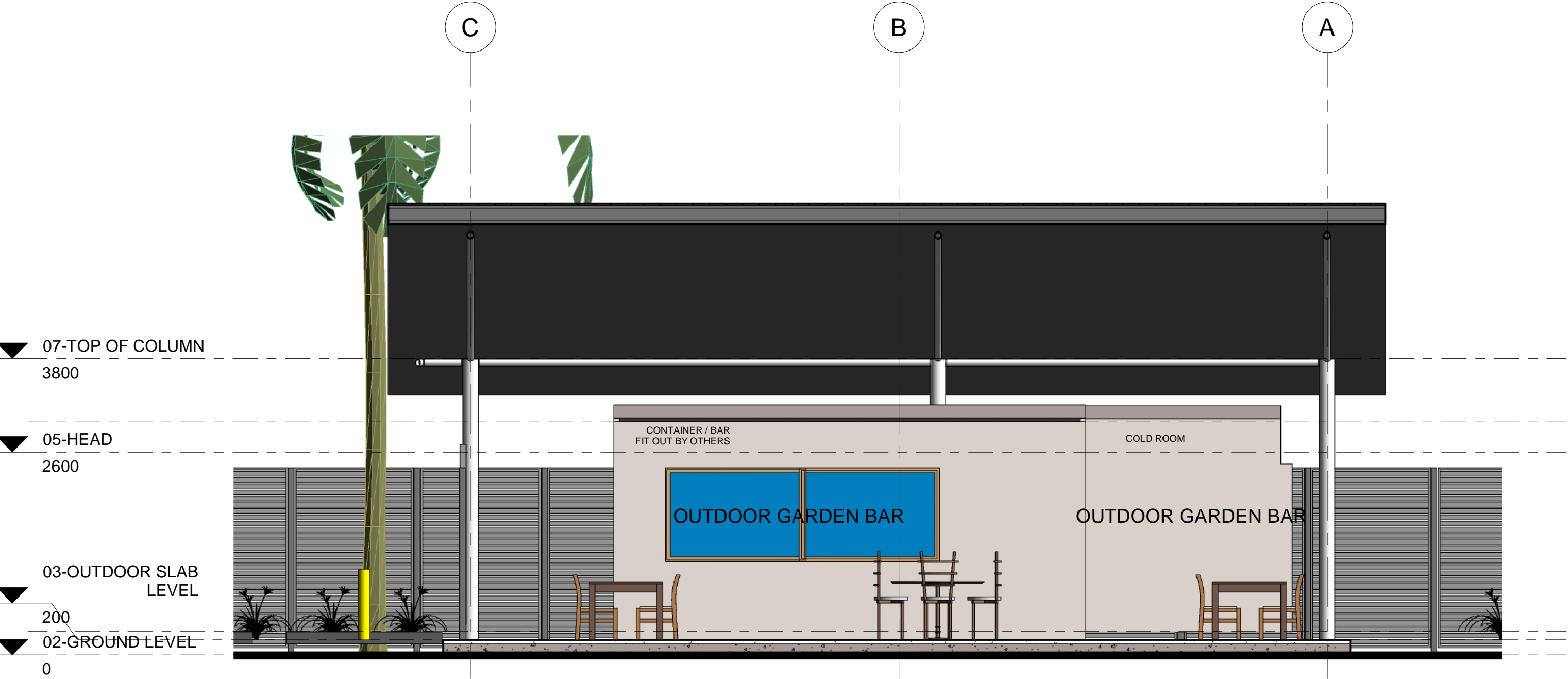
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PROJECT: OUTDOOR GARDEN BAR
LOCATION: 936-938 INGHAM ROAD,
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SECTION A-A
project no: 23-1169
drawing no: SK08
rev: P7a

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1 Section B-B
1 : 50

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P6-011223-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES
P7-010224-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES



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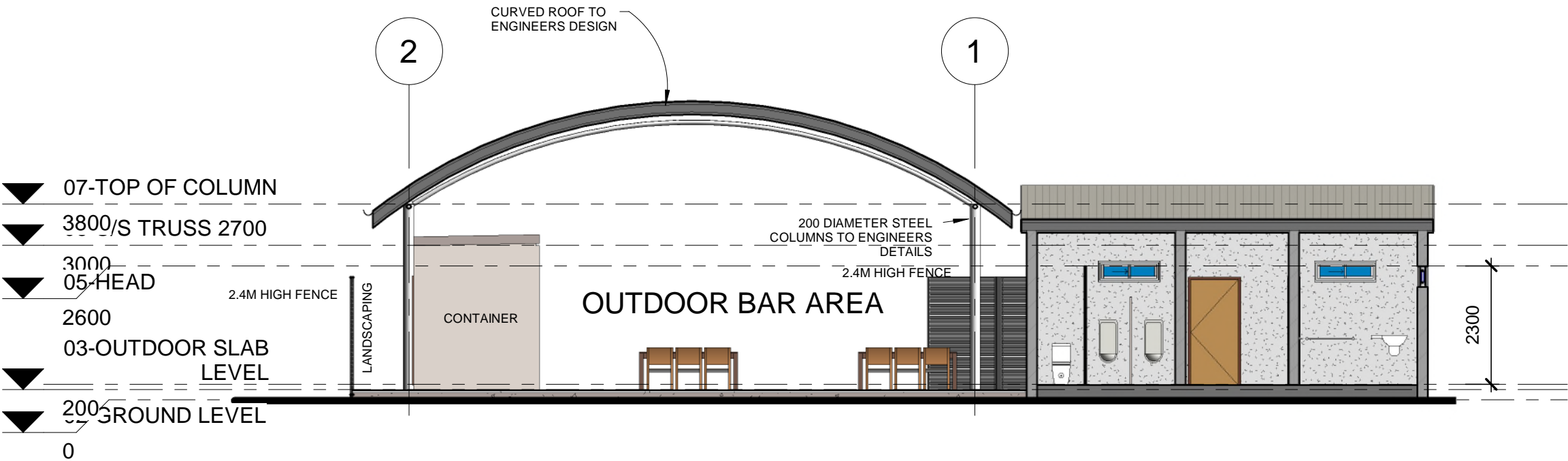


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PROJECT: **OUTDOOR GARDEN BAR**
LOCATION: **936-938 INGHAM ROAD, BOHLE**
CLIENT: **BCSMR PROPERTY INVESTMENTS P/L**

SECTION B-B

project no: 23-1169	drawing no: SK09	rev: P7a
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1 Section C-C
1 : 100

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PROJECT: **OUTDOOR GARDEN BAR**
LOCATION: **936-938 INGHAM ROAD, BOHLE**
CLIENT: **BCSMR PROPERTY INVESTMENTS P/L**

SECTION C-C

project no: 23-1169	drawing no: SK10	rev: P7a
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PROJECT:	OUTDOOR GARDEN BAR
LOCATION:	936-938 INGHAM ROAD, BOHLE
CLIENT:	BCSMR PROPERTY INVE

project no: 23-1169	drawing no: SK11	rev: P7a
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1 3D RHS ELEVATION

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P3-040923-SKETCH PLANS UPDATED.
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P6-031223-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES
P7-010224-RELOCATE BIN ENCLOSURE & REDUCE PATH.-7a-020224-AMEND CARPARKING SIZES & NOTES

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scale:	

PROJECT:	OUTDOOR GARDEN BAR
LOCATION:	936-938 INGHAM ROAD, BOHLE
CLIENT:	BCSMR PROPERTY INVESTMENTS P/L

3D ELEVATION

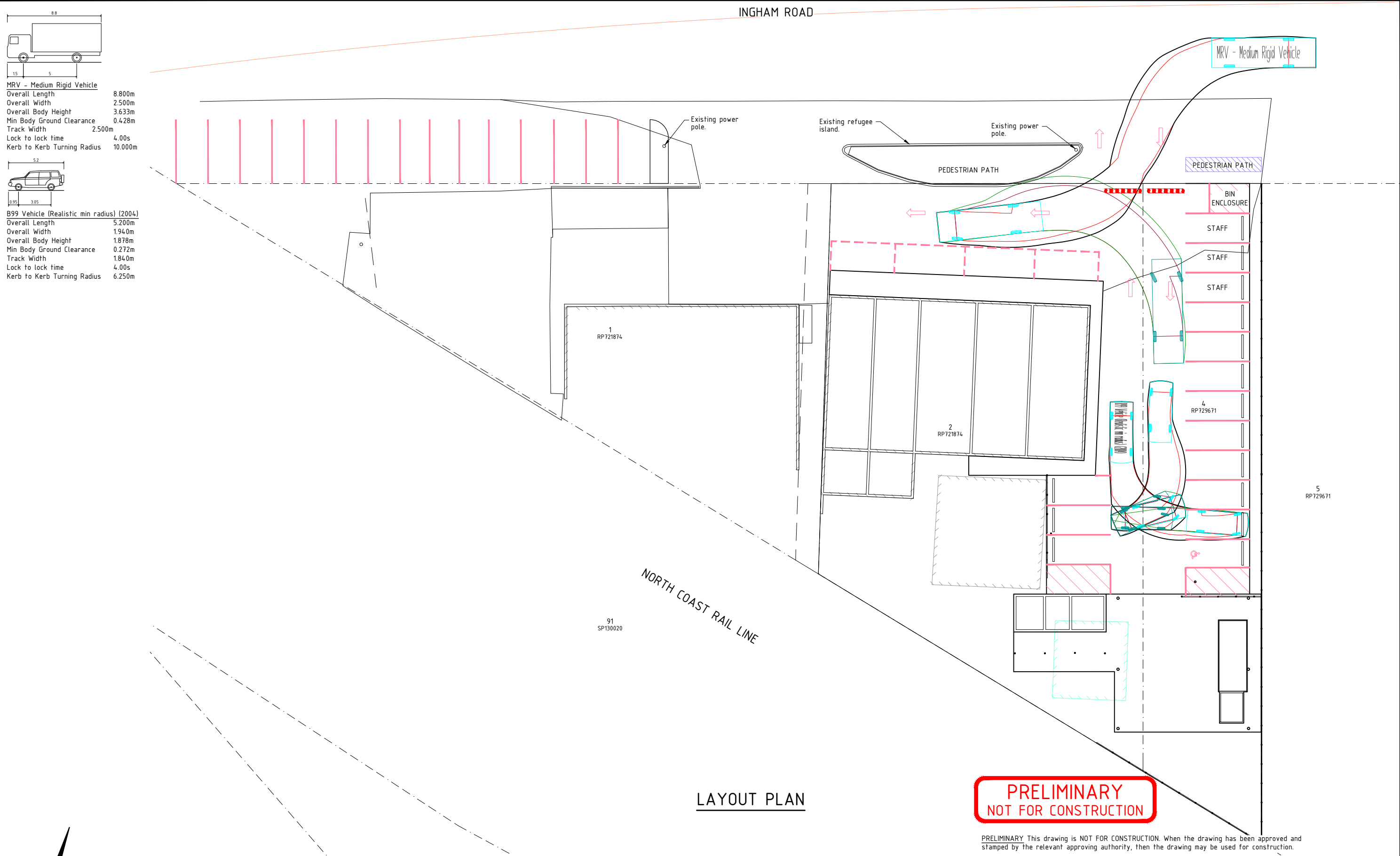
project no:	drawing no:	rev:
23-1169	SK12	P7a

MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	10.000m

B99 Vehicle (Realistic min radius) (2004)

Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	1.878m
Min Body Ground Clearance	0.272m
Track Width	1.840m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.250m



Scale 1:150 @ A1

ENGINEERING CERTIFICATION

Signed:

DEREK ROBERT CONLEY SAW - RPEQ No. 7363

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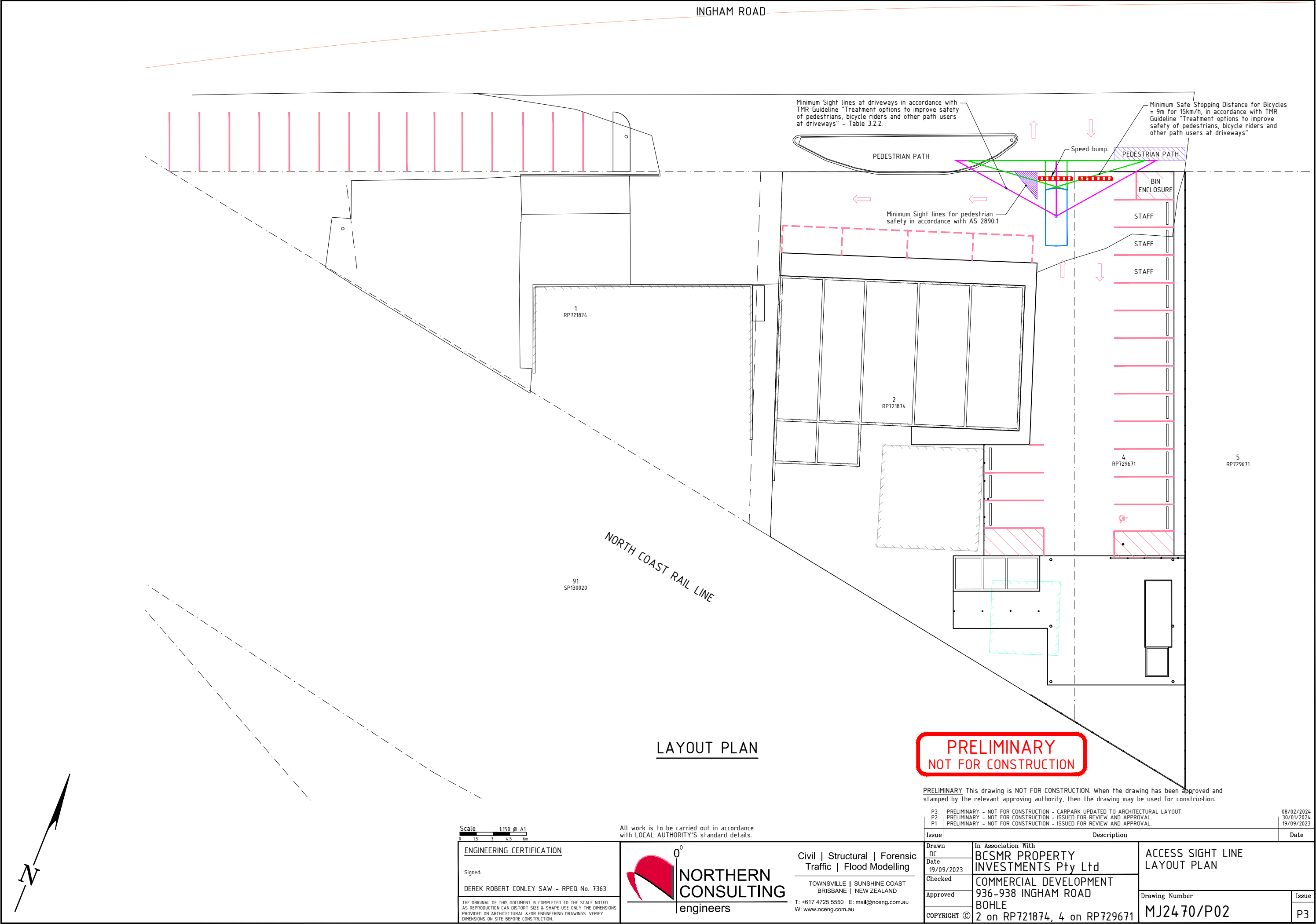
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P4	PRELIMINARY - NOT FOR CONSTRUCTION - CARPARK UPDATED TO ARCHITECTURAL LAYOUT.	08/02/2024
P3	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR REVIEW AND APPROVAL.	30/01/2024
P2	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR REVIEW AND APPROVAL.	19/09/2023
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR REVIEW AND APPROVAL.	13/09/2023
Issue	Description	Date
Drawn	DC	
Date	13/09/2023	
Checked		
Approved		
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PRELIMINARY VEHICLE MOVEMENT LAYOUT PLAN		
Drawing Number MJ2470/P01		Issue P4



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P2	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR REVIEW AND APPROVAL.	30/01/2024
P1	PRELIMINARY - NOT FOR CONSTRUCTION - ISSUED FOR REVIEW AND APPROVAL.	19/09/2023
Issue	Description	Date
Drawn	DC	
Date	19/09/2023	
Checked		
Approved		
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Commercial Development	936-938 INGHAM ROAD	
BOHLE		Drawing Number
2 on RP721874, 4 on RP729671		MJ2470/P02
		Issue
		P3

Scale 1:150 @ A1
0 1.5 3 4.5 6m

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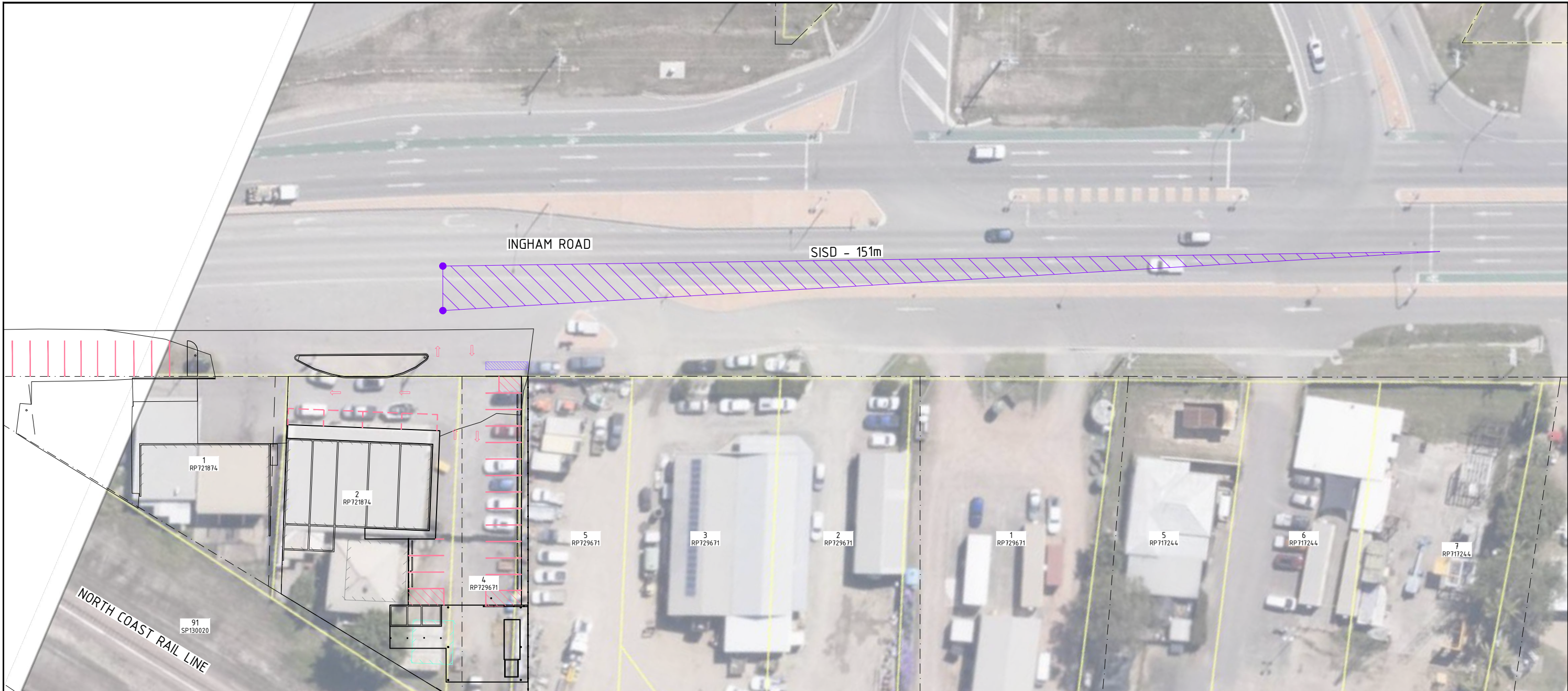
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LAYOUT PLAN



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Issue	Description	Date
Drawn	DC	
Date	19/09/2023	
Checked		
Approved		
COPYRIGHT ©	In Association With BCSMR PROPERTY INVESTMENTS Pty Ltd COMMERCIAL DEVELOPMENT 936-938 INGHAM ROAD BOHLE 2 on RP721874, 4 on RP729671	SAFE INTERSECTION STOPPING DISTANCE (SISD) Drawing Number MJ2470/P03 Issue P3

Scale 1:300 @ A1
0 3 6 9 12m

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Date >> 03 November 2023

PO BOX 1268, Townsville
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13 48 10

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C/- Scope Town Planning
936-938 Ingham Road
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enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> jburns@scopetownplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

Upon review of the below mentioned development application further information is required to undertake a satisfactory assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU23/0101
Assessment no:	1201054
Proposal:	Bar
Street address:	936-938 Ingham Road BOHLE QLD 4818
Real property description:	Lot 2 RP 721874, Lot 4 RP 729671
Applicant's reference:	23010

The information requested is set out below >>

Request Item 1 - On-street car parking

The proposed development access and egress is onto Ingham Road which is a sub-arterial road where the proposed development seeks to provide provision for 20 roadside parks. This proposal does not achieve compliance with SC6.4.5 Road network infrastructure, which specifies on street parking along a sub-arterial road is to be discouraged. The applicant is requested to amend the site plan and Traffic Impact Assessment Job No. Ref: MJ2470-TIA Rev B to demonstrate that there will be no on-street car parking.

Reason

To ensure the proposed development can achieve the Townsville City Plan, specifically SC6.4.5 Road Network Infrastructure.

Advice

The hierarchy of Ingham Road is classified as Sub-arterial. In accordance with the sub-arterial road design standards detailed in the Development Manual, the following clauses are relevant:

These roads may serve as secondary freight routes. Nominated routes may be appropriate for dangerous goods movement. They could accommodate public transport (bus) traffic under a sweeper mode. Any bus stops should be located separately from the through traffic lanes. In most circumstances, specific provision for control of pedestrian movements should be provided and roadside parking will be discouraged. Usually, the prime concern will be the movement of traffic, so traffic management techniques could be applied (such as access minimised by consolidation of development accesses or side road access to sites). Noise and visual amenity impacts on surrounding uses, should be managed through site considerations and/or road treatments.

- *Access for individual lots should be controlled using one or more of the following measures:*
- *central median (no right turns);*
- *turning lane separate from through traffic lane;*
- *large lot frontage;*
- *lot layout to avoid on street visitor parking (large lots); and*
- *adjacent properties having adjacent driveways.*

Request Item 2 - Off-street car parking

The proposed development does not achieve PO5 of SC 9.3.5 Transport impact, access and parking code. This is because the proposed development seeks to contain 12 off street parks on the subject site. Table 1 of the Planning Report identifies the proposed demand for parking for each use located within the subject site. Table 1 confirms that the proposed Bar will demand provision of 14 parks and all uses in consortium will require provision for 30 spaces. This confirms that the subject site will have a shortfall of around 18 car parking spaces to meet the demand for the uses at the site. The applicant is therefore requested to confirm how the proposed use will meet the proposed generated demand for parking on the subject site.

Reason

To ensure the proposed development can achieve the Townsville City Plan, specifically section 9.3.5 Transport impact, access and parking code.

Request Item 3 - Traffic Management

Council acknowledges receipt of the Traffic Impact Assessment Job No. Ref: MJ2470-TIA Rev B and the accompanying plans, in particular Appendix C, Drawing No. MJ2470/P01-P2. Council requires further detail on the following items:

1. The applicant is requested to include Ingham Road (to the centreline), edge line and splitter islands, (remaining and to be removed) on the above mentioned, or additional drawing.
2. The applicant is requested to provide a dedicated MRV vehicle sweep path plan showing entry and exit from the site in a forward gear, including the anticipated delivery movement sweep path for the proposed Bar in relation to buildings and parking spaces.
3. The applicant is requested to provide a dedicated B99 vehicle sweep path plan showing entry and exit from the site in a forward gear, in relation to buildings and parking spaces.
4. The applicant is requested to show dimensions for car spaces including aisle widths in accordance Australian Standard AS/NZS2890.1 for off-street parking.
5. Updated plans confirming that proposed onsite carparks can comply with minimum sight lines at driveways in accordance with *TMR Guideline "Treatment options to improve safety of pedestrians, bicycle riders and other path users at driveways"*.

Reason

To demonstrate compliance to the Part 9.3.5 Transport impact, access and parking code of Townsville City Plan.

Request Item 4 - Strategic Framework

The applicant is requested to provide additional assessment against the provisions of the Strategic Framework, in particular *3.6 Theme - Economic Growth*

3.6.2.1 Element - Industrial Land

(10) Retail and commercial activities within industry zones are limited to those that directly support the industries intended for the zones, or are for outdoor sales uses. Bulky goods retailing (showrooms) and retail hardware stores are not accommodated within industry zoned land and are instead located within activity centres or mixed use areas.

The applicant is requested to provide further justification for the proposed development which examines the planning need for the proposed development on the subject site and demonstrates that the proposed development is not better located within an activity or mixed use area.

Reason

To ensure a full assessment against the Strategic Framework can be undertaken.

Advice

The applicant may want to provide further information on the primary catchment and how there is an unmet existing need for this proposed land use.

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.

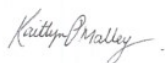
Council prefers that all of the information requested be submitted as one package. If any additional matters arise as a result of the information submitted, or, as a result of public notification (where applicable), you will be advised accordingly.

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 Kaitlyn O'Malley on telephone 07 47279415, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development