

From: "Rebecca Bull" <Rebecca@northpointplanning.com.au>
Sent: Wed, 2 Jul 2025 09:44:45 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>;
"Lachlan Pether" <lachlan.pether@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: NP24.219 | MCU25/0031 & RAL25/0033 - Notice of Referral
Attachments: ONP24.219 - SARA Referral - Cover Letter.pdf

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Good morning,

On behalf of Meredith, please find the following Notice of Referral.

Please be advised that we act on behalf of the applicant, Bedrock Landscaping Supplies, regarding the proposed MCU - Food and drink outlet (drive-through coffee shop), Bulk landscape supplies and Garden centre (alteration to existing facility), and Reconfiguring a Lot – One lot into two lots and shared access easement at 13 Lynam (Lot 8 on SP191768).

As required by Part 2, Item 5.3 of DA Rules, I wish to confirm that a copy of the development application was referred to the State Assessment and Referral Agency on 01 July 2025 - cover letter **attached**.

I trust this is of assistance.

Kind Regards,

Rebecca Bull
Student Planner



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

1 July 2025

North Queensland State Assessment and Referral Agency
PO Box 5666
TOWNSVILLE QLD 4810

Dear Sir/Madam,

Referral of Development Application

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

In accordance with section 54 of the *Planning Act 2016*, we provide a copy of the abovementioned application.

SARA is identified as a concurrence agency for the assessment of this application in accordance with schedule 10 of the *Planning Regulation 2017*.

The application seeks a Development Permit for Combined Application for Material Change of Use – Alterations to Existing Bulk Landscape Supplies and Garden Centres and New Food and Drink Outlet (Drive Through Coffee Shop), and Reconfiguring a Lot – One Lot into Two Lots and Access Easement on land situated at 13 Lynam Road, Bohle Plains and formally identified as Lot 8 on SP191768.

We note payment of the relevant fee will be actioned upon lodgement.

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

Yours faithfully,



Meredith Hutton

DIRECTOR
Northpoint Planning

Encl. TCC Confirmation Notice
Development Application

CC: Lachlan Pether (Townsville City Council)
Townsville City Council