



Date >> 09 July 2025

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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