



Date >> 30 September 2024

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Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 27 September 2024 please be advised that, upon review of the below mentioned development application, further information is required to undertake a comprehensive assessment. In accordance with section 12 of Development Assessment Rules under the *Planning Act 2016* the following information is requested.

Application Details

Application no:	MCU24/0083
Assessment no:	3230055
Proposal:	Special Industry (Distillery), Food and Drink Outlet (Brewery Sampling Room), Shop (Drive Through Bottle Shop) and Undefined Use (Brewery and Bottling / Canning Facility)
Street address:	55 Lakeside Drive IDALIA QLD 4811
Real property description:	Lot 14 SP 334259
Applicant's reference:	3140

The information requested is set out below >>

Request Item 1 - Economic Need

The applicant is requested to demonstrate how the proposed development aligns with the purpose of the Low impact industry zone, particularly with respect to the proposed Shop and Food and Drink elements of the development.

While it is noted that the Townsville City Plan does allow for some retail and commercial activities within industry zones, these activities are to be limited to those that directly support the industries intended for the zone. The provided application material states that is the intent to operate the Shop and Food and Drink elements independently to the Brewery and Special Industry (Distillery) uses. Further, it is noted that it is the intent to deliver the Shop and Food and Drink elements as part of Stages 1 and 2, prior to establishing any of the proposed industry uses.

Given the proposed staging and operational intent, the applicant is requested to demonstrate how the proposed Shop and Food and Drink elements represent an appropriate outcome for

the site, including a demonstrated economic need for these commercial elements.

Reason

To demonstrate compliance with the Purpose of the Low impact industry zone code of the Townsville City Plan.

Request Item 2 - Staging Plans and Operational Information

The applicant is requested to provide further information on the proposed operations (including annual throughput) of each stage of the development.

Detailed staging plans (including site plans, floor plans and elevations) are also requested for the proposed development.

Reason

To allow Council to undertake a full and detailed assessment of the proposed development.

Advice

The applicant is advised to consider Request Item 1 when contemplating staging of the development.

Request Item 3 - Noise Impact Assessment

The applicant is requested to submit a Noise Impact Assessment, prepared by a suitably qualified person as per SC6.4.19 Noise and Vibration of the Development Manual.

Reason

To demonstrate compliance with Performance Outcome PO6 of the Low impact industry zone code of the Townsville City Plan.

Advice

The Noise impact assessment must consider all sensitive land uses in the vicinity of the site, including those currently proposed on land at 17 D'Arcy Drive, Idalia (refer MCU24/0093).

Request Item 4 - Odour Impact Assessment

The applicant is requested to submit an Odour Impact Assessment, prepared by a suitably qualified person and in accordance with the Queensland Odour Impact Assessment Guidelines.

Reason

To demonstrate compliance with Performance Outcome PO6 of the Low impact industry zone code of the Townsville City Plan.

Advice

The Odour impact assessment must consider all sensitive land uses in the vicinity of the site, including those currently proposed on land at 17 D'Arcy Drive, Idalia (refer MCU24/0093).

Request Item 5 - Driveway Crossover

The applicant is requested to redesign/relocate the proposed crossover so as to comply with the design requirements of the current version of Standard Drawing SD-031 (Driveway Access Industrial), in particular achieving typical crossover dimensions and adequate separation from property boundaries.

Reason

To demonstrate compliance with Performance Outcomes PO5 and PO7 of the Transport impact, access and parking code.

Advice

Widening the crossover at the kerb and shifting the crossover further west will provide less conflict with the adjoining property, and allow for improved ingress, egress and on-site vehicle manoeuvrability.

Request Item 6 - Pedestrian Connectivity

The applicant is requested to provide a pedestrian footpath and/or corridor between the Lakeside Drive cul-de-sac and the covered walkway proposed along the western side of the building, which is separate from vehicle movement areas.

Reason

To demonstrate compliance with Performance Outcomes PO2 of the Low impact industry zone code and PO6 of the Transport impact, access and parking code, noting that the proposed Shop and Food and Drink elements are likely to receive greater pedestrian traffic than a more typical industrial use.

Request Item 7 - Maintaining Overland Flow

The applicant is requested to provide additional information (and if necessary amended plans and/or details) from a qualified RPEQ, demonstrating that the overland flow capacity within the existing drainage easement (Easement L on SP267454) will not be reduced due to the development works (landscaping, parking and earthworks) proposed within the easement area.

Reason

To demonstrate compliance with Performance Outcomes PO17(b) of the Low impact industry zone code, PO10-PO13 of the Healthy waters code and PO26 of the Works code, noting that this easement both contains a pipe network and provides for overland flow.

Request Item 8 - Drive Through Manoeuvring

The applicant is requested to supply additional information confirming that the anticipated customer vehicles can generally exit the drive through facility with a single turning manoeuvre.

Reason

To demonstrate compliance with Performance Outcome PO20 of the Transport impact, access and parking code.

Advice

The supplied swept paths contain insufficient detail regarding assumed design vehicles and turning radii, noting that utes with trailers/cars with caravans are likely to frequent the proposed drive through facility.

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 Taryn Pace on telephone 07 4727 9426, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully



For Assessment Manager
Planning and Development