

From: "Taryn Pace"
Sent: Mon, 13 Jan 2025 08:59:56 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: FW: 24.12.12 - 3140 BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP - Response to Information Request
Attachments: Notice of intention to commence public notification.pdf, Letter to Surrounding Property SMBK Holding.pdf, Letter to Surrounding Property TCC.pdf, MCU24-0083 Townsville Bulletin.pdf, MCU24-0083 Public Notice on the Premises.pdf

From: Martina Piatrikova <Martina.Piatrikova@dillonarchitects.com>
Sent: Friday, 10 January 2025 4:15 PM
To: Taryn Pace <taryn.pace@townsville.qld.gov.au>
Cc: General <general@dillonarchitects.com>; Steven Dillon <steven.dillon@dillonarchitects.com>
Subject: RE: 24.12.12 - 3140 BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP - Response to Information Request

This Message Is From an External Sender

This message came from outside Townsville City Council. Please think carefully before clicking links or responding if you weren't expecting this email.

To: Planning and Development
Attn: Taryn Pace

Taryn,

**RE: BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP
POST OFFICE BREWING CO.
55 LAKESIDE DRIVE
RESPONSE TO INFORMATION REQUEST**

On behalf of the Applicant, Dillon Architects hereby advise of the intent to commence public notification under section 17.1 on **Tuesday 14th January 2025** and end on **Wednesday 5th February 2025** for the Development Application mentioned above in accordance with Section 17.2 of the Development Assessment Rules.

At this time, we can advise that we intend to:

- A notice is to be published in the Townsville Bulletin on **Monday 13th January 2025**
- A notice on each of the 2 No street frontages to the premise in the way prescribed under the Development Assessment Rules is to be erected on site on **Monday 13th January 2025**

- A notification to the 2No adjoining owners of all lots to the premises that is the subject of the application has been forwarded by Express Post to be received by the adjoining owners on **Monday 13th January 2025**

Regards

Martina Piatrikova

D I L L O N ARCHITECTS PTY LTD



BLACKWOOD HOUSE
314 STURT STREET, TOWNSVILLE
P.O. BOX 294, TOWNSVILLE 4810
TELEPHONE: (07) 4721 2510
FACSIMILE: (07) 4721 2382
EMAIL: general@dillonarchitects.com
ABN: 36 009 880 755

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From: Taryn Pace <taryn.pace@townsville.qld.gov.au>
Sent: Thursday, 9 January 2025 11:29 AM
To: Martina Piatrikova <Martina.Piatrikova@dillonarchitects.com>
Cc: General <general@dillonarchitects.com>; Steven Dillon <steven.dillon@dillonarchitects.com>
Subject: RE: 24.12.12 - 3140 BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP - Response to Information Request

Good morning,

With respect to the above application (MCU24/0083), please note that the final day to commence Public Notification for the application is the 17 January 2025, being 20 business days from response to Council's Information Request.

Please provide notice of intention to commence public notification prior to the public notice start date.

Not taking the above actions will result in the application lapsing.

Kind Regards,

Taryn Pace
Senior Planning Officer - Planning and Development

Executive Office

P 07 4727 9426 E taryn.pace@townsville.qld.gov.au

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

OUR VISION - A globally connected community driven by lifestyle and nature *OUR PURPOSE - Grow Townsville*

WINNER QLD TRAINING AWARDS NQ REGION 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: Martina Piatrikova <Martina.Piatrikova@dillonarchitects.com>

Sent: Thursday, 12 December 2024 12:31 PM

To: Development Assessment <developmentassessment@townsville.qld.gov.au>; Taryn Pace <taryn.pace@townsville.qld.gov.au>

Cc: General <general@dillonarchitects.com>; Steven Dillon <steven.dillon@dillonarchitects.com>

Subject: 24.12.12 - 3140 BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP - Response to Information Request

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To: Planning and Development

Attn: Taryn Pace

Taryn,

RE: BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP

POST OFFICE BREWING CO.

55 LAKESIDE DRIVE

RESPONSE TO INFORMATION REQUEST

On behalf of the Applicant, we refer to the abovementioned development application and to Information Request dated 30th September 2024 issued by Townsville City Council. In accordance with section 13.2 of the Development Assessment Rules, we wish to respond to each item listed in your Information Request (refer to attached Response to Information Request).

We believe the information provided allows Council to assess the development application.

Regards

Martina Piatrikova



BLACKWOOD HOUSE
314 STURT STREET, TOWNSVILLE
P.O. BOX 294, TOWNSVILLE 4810
TELEPHONE: (07) 4721 2510
FACSIMILE: (07) 4721 2382
EMAIL: general@dillonarchitects.com

ABN: 36 009 880 755

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Please consider the environment before printing this email.

***Our Office will be closed over the Christmas & New Year Period from
3:00pm Friday 20th December 2024 until 8:30am Monday 6th January 2025.
We extend to you our best wishes for a Merry Christmas and a Happy New Year.***



Notice of intention to commence public notification

Section 17.2 of the Development Assessment Rules

Application reference number	MCU24/0083
Applicant name	LLKB Investments Pty Ltd C/- Dillon Architects Pty Ltd
Contact address/email address	general@dillonarchitects.com
Contact number	(07) 4721 2510
Notice date	10.01.2025
Assessment manager's name	Townsville City Council
Assessment manager's address	PO BOX 1268, Townsville QLD 4810

RE: Development application for: *Brewery, Distillery, Sampling Room, Drive-Through Bottle Shop*
55 Lakeside Drive, Idalia QLD 4811
Lot 14 SP 334259

Dear *Taryn Pace*

In accordance with section 17.2 of the Development Assessment Rules, I intend to start the public notification required under section 17.1 on:

Tuesday 14th January 2025

And end the public notification on:

Wednesday 5th February 2025

At this time, I can advise that I intend to:

Publish a notice in:

Townsville Bulletin

on

Monday 13th January 2025

and

Place notice on the premises in the way prescribed under the Development Assessment Rules

Monday 13th January 2025

and

Notify the owners of all lots adjoining the premises the subject of the application

Monday 13th January 2025

If you wish to discuss this matter further, please contact me on the above telephone number.

Yours sincerely



DILLON ARCHITECTS PTY LTD

Steven Dillon, Director

10.01.2025



STEVEN J. DILLON
KALYPSO VOUYIOUKAS

REF: 3140
TCC REF: MCU24/0083
DATE: 10th January 2025

SMBK Holdings Pty Ltd
Po Box 3789
HERMIT PARK QLD 4812
Via: Email

Attn: SMBK Holdings Pty Ltd

Dear Sir/Madam,

**RE: BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP
POST OFFICE BREWING CO.
55 LAKESIDE DRIVE
NOTICE OF PUBLIC CONSULTATION TO ADJOINING LAND OWNERS**

On behalf of LLKB Investments Pty Ltd, Dillon Architects hereby advise of Material Change of Use (MCU) application for Brewery, Distillery, Sampling Room & Drive-Through Bottle Shop on land adjoining your property.

The proposed development site is at 55 Lakeside Drive, Idalia, Lot 14 SP334259.

The MCU application, reference MCU24/0083, has been lodged with Townsville City Council, the Assessment Manager, on 26th August 2024.

You and other members of the public are invited to make a submission on the MCU application to Townsville City Council, please refer to the enclosed Public Notice on Premises. The consultation period will run from Tuesday **14th January 2025** to Wednesday **5th February 2025**.

For your information, a submission should:-

- Clearly state the matter(s) of concern or interest
- Reference the relevant section(s) of the planning report and/or an Environmental Impact Statement and other supporting material
- Detail the factual information relied upon, and its source
- Outline measures considered appropriate to improve the proposal
- Provide sketches or diagrams if they assist to clarify the submission
- Be legible

To be accepted by the Assessment Manager, a properly made submission must:-

- Be in writing and signed by each person who made the submission
- Be made before the end of the public notification period
- State the name and residential or business address of each person who made the submission
- State one postal or electronic address for service relating to the submission for all the submitters
- State the grounds of the submission and the facts and circumstances relied on in support of the grounds
- Include the application reference number (MCU24/0083)
- Be made to the assessment manager

For further information and to view a copy of the application and to make a submission, contact:

- Chief Executive Officer
- Attention: Planning Section
- Townsville City Council
- PO BOX 1268, Townsville QLD 4810

Electronic submissions can be made via Council's ePlanning website (go to "Applications on Notification" and select the relevant application) or by email to developmentassessment@townsville.qld.gov.au.

Please note that the Assessment Manager may provide us with a copy of any submission received on request and the submissions may be made publicly available.

Regards

DILLON ARCHITECTS PTY LTD



S. DILLON
DIRECTOR

REF: 3140
TCC REF: MCU24/0083
DATE: 10th January 2025Townsville City Council
Po Box 1268
TOWNSVILLE QLD 4810
Via: Email**Attn: Townsville City Council**

Dear Sir/Madam,

**RE: BREWERY, DISTILLERY, SAMPLING ROOM, DRIVE-THROUGH BOTTLE SHOP
POST OFFICE BREWING CO.
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Please note that the Assessment Manager may provide us with a copy of any submission received on request and the submissions may be made publicly available.

Regards

DILLON ARCHITECTS PTY LTD



S. DILLON
DIRECTOR

Proposed Development

Make a submission from **14th January 2025 to 5th February 2025**

Brewery (Undefined Use), Distillery (Special Industry), Sampling Room (Food and Drink Outlet) & Drive Through Bottle Shop (Shop)

Where: 55 Lakeside Drive, Idalia

On: Lot 14 SP334259

Approval sought: Development Permit – Material Change of Use (Impact Assessment)

Application ref: MCU24-0083

You may obtain a copy of the application and make a submission to:

Townsville City Council

PO BOX 1268, Townsville City

developmentassessment@townsville.qld.gov.au






13 4810





<https://www.townsville.qld.gov.au/>

Public notification requirements are in accordance with the *Planning Act 2016*

PROPOSED DEVELOPMENT HAVE YOUR SAY

BREWERY (UNDEFINED USE), DISTILLERY (SPECIAL INDUSTRY), SAMPLING ROOM (FOOD & DRINK OUTLET), DRIVE-THROUGH BOTTLE SHOP (SHOP)

-  55 Lakeside Drive, Idalia
-  Lot 14 SP334259
-  Approval sought: Development Permit - Material Change of Use (Impact Assessment)
-  Application reference: MCU24-0083
-  Make a submission: 14th January 2025 - 5th February 2025

 Lot size and frontage: 3 855m ² 39.9m & 57.1m	 Building height: 11.5m	 Setbacks: Front: 26.9m & 7.5m Side: 3.5 & 5.1 & 0m Rear: 8.2 & 13m	 Site cover: 1 461m ²
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For further information and to view a copy of the application, contact:

- Townsville City Council
- <https://www.townsville.qld.gov.au/>
- 13 4810

Submissions can be made to:

- Townsville City Council
- PO BOX 1268, Townsville QLD 4810
- developmentassessment@townsville.qld.gov.au

DILLON ARCHITECTS PTY LTD



To be eligible for appeal rights under the Planning Act 2016 submissions must be received within the period to make a submission stated above.

Public notification requirements are in accordance with the Planning Act 2016

