

# Servo plans progress

**PETER CARRUTHERS**

A QUEENSLAND-based developer has advanced plans to build a new service station and drive-through fast-food outlet on a prime North Cairns corner.

Following a pre-lodgement meeting with Cairns Regional Council, Brisbane-based firm Griffith Capital has lodged a development application to build on the site of an old Telstra cable station at the corner of Smith and Sheridan streets.

Traffic, noise, flood and air quality reports have been submitted with a material



**Griffith Capital plans to build a servo on Sheridan Street.**

change of use application.

The proposed development plans to operate 24 hours, seven days a week.

"It is considered that late-night operating hours associated with the food and drink outlet will not impact on the amenity of adjoining land uses," the application stated.

Despite going head-to-head with existing fuel retailers in the area Shell, United, Mobil and Caltex, average sales in 2023 – if the development is given the green light – have been estimated at \$6.64m, increasing to \$7.20m by 2032.

"The potential impacts of

the proposed development will be of an acceptable level and will not threaten the viability of existing fuel facilities," the application stated.

"The development will provide a modest number of construction jobs and ongoing employment (and) will provide greater choice and variety in refuelling facilities.

"The proposed development is located within a prominent corner and will support the local community by providing a convenience service."

The impact-assessable development will require public notification ahead of any ap-

proval and will be assessed against the scope outlined by the Tourist Accommodation Zone of the CairnsPlan.

The land is currently owned by local investment group Lagbail Pty Ltd, but CBRE Cairns has the property listed as "under contract".

In September, a council letter responding to the developer's pre-lodgement inquiry said council wasn't opposed to service station plans.

"However ... use (must) achieve a satisfactory level of compliance with all applicable codes, and (must be able to) manage amenity and traffic impacts," council said.