

ATTACHMENT 6

Engineering Response

Prepared by:

Northern Consulting Engineers

Our Ref: **IPA0002/06:DS**

Thursday, November 27, 2025

The Chief Executive Officer
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Development Assessment and Infrastructure – Northern Team

To whom it may concern,

RE: FOOD & DRINK OUTLET, INDOOR SPORT AND RECREATION, OFFICE AND SHOP AT 10-32 LIONEL TURNER DRIVE, BUSHLAND BEACH (MCU25/0073) – RESPONSE TO INFORMATION REQUEST IN RELATION TO MCU APPLICATION

An Information Request has been received in relation to the Operational Works application for the above-mentioned project, dated 6 November 2025.

In accordance with the Development Assessment Rules under the Planning Act 2016 and on behalf of our client Swanland Group Pty Ltd, we provide a response to Request Item 5 noted within the above-mentioned Information Request, as follows:

Request Item 5 - Water Quality Treatment

The applicant is requested to provide updated supporting documentation demonstrating the outfall from the development is directed to the legal point of discharge to the south.

Reason:

The application material details that the treated stormwater associated with the development site will be directed north to the adjoining subdivision.

Applicant's Response

Based upon the preliminary finished surface levels of the development (4.5m to 5.0m AHD) and an indicative depth to outlet for the treatment device of approximately 1.2m, to achieve outfall to this system the Legal Point of Discharge (LPOD) would need to offer a flow path with an invert level in the order of 3.3m to 3.8m AHD. The existing table drain and traverse drainage structures within Lionel Turner Drive to the South offer invert levels of 4.06m AHD which is insufficient to achieve outfall.

NCE have identified an opportunity to outlet the system to the north (Existing drainage corridor ~RL3.0m AHD) via the proposed municipal road network/underground drainage system to be donated as part of a current RaL application. The road network and adjacent drainage corridor / drainage reserve to the north would therefore act as the (LPOD).

In relation to timing/dedication, should the northern road network (residential subdivision) not be titled nor constructed at the time of commencement of use, the applicant is willing to establish an easement for the purposes of stormwater drainage across the balance of the land parcel to create the legal corridor to the established drainage corridor to the north.

I trust the above changes meet with your approval, and I look forward to receiving your assessment.

Please do not hesitate to contact the undersigned on TEL: 07 4725 5550 if you have any questions regarding this response.

Yours sincerely,



DEREK SAW
Civil Engineer