From: "Tellina Finlay" <Tellina@northpointplanning.com.au>
Sent: Fri, 19 Dec 2025 11:50:06 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>; "Taryn Pace" <taryn.pace@townsville.qld.gov.au>
Cc: "Meredith Hutton" <meredith@northpointplanning.com.au>
Subject: NP24.264 | MCU25/0067 - Information Request Response - Material Change of Use – Multiple Dwelling (12 Units) at 9-13 Milne Street, Idalia
Attachments: ONP24.264 - Information Request Response.pdf

Good morning,

On behalf of Meredith Hutton please see attached correspondence as the applicant's full response to the Information Request issued by Townsville City Council on 23 October 2025 for the above-mentioned application.

Should Council have any further questions regarding this application please do not hesitate to contact our office.

Thanks very much.

Kind regards,

Tellina Finlay
Para Planner

Northpoint Planning

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Our Reference: NP24.264
TCC Reference: MCU25/0067
IC.MH.TF

19 December 2025

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: *developmentassessment@townsville.qld.gov.au*
taryn.pace@townsville.qld.gov.au

Attention: Planning and Development – Taryn Pace

Dear Taryn,

Response to Information Request
Development Application for Material Change of Use – Multiple Dwelling (12 Units)
9-13 Milne Street, Idalia and formally identified as Lot 1 on RP746628

Northpoint Planning act on behalf of the Applicant in respect to the abovementioned development application, and refer to the Information Request issued by Townsville City Council (Council) on 23 October 2025 (refer **Attachment 1**). The information included in this correspondence is provided as the Applicant's full response to the Information Request.

In response to Council's Information Request, development plans have been amended to incorporate discussed changes (refer **Attachment 2**). In particular, the changes primarily relate to the provision of improved articulation and engagement of the façade to the Milne Street frontage, additional landscaping provisions and improved vehicle movement within the site. It is requested that the amended plans area taken to supersede the previously submitted development plans.

A meeting was held with Townsville City Council on 21 October 2025 to discuss the proposed development and Council's Information Request, with all plan amendments reflective of the advice and outcomes of the undertaken discussions.

Response to Information Request

The Information Request provided for eight request items. In response to these items, please refer to Table 1 below.

Table 1 – Response to Information Request

Request Item 1 – Amended Plans
This request item requires the applicant to provide amended plans demonstrating: ▪ *Improved interface and engagement with the Milne Street frontage, including, but not limited to:*

- *Reorientation of 'Units 1 and 2' to present the primary façade of these dwelling units to the road frontage;*
- *Modulation and variation in the form and materials of the street facing façade of the reoriented dwelling units;*
- *Separate, visible building entrances from the Milne Street frontage to any dwelling units along this frontage; and*
- *Clear pedestrian pathway access (including a structure or gateway) from Milne Street that is separate from the drive*

- *Modulation and variation in roof form and materials to highlight the entry points of each unit;*
- *A minimum 1.5m wide densely planted landscape buffer along the full southern boundary of the site.*

Response

In response to this item, please find amended plans at **Attachment 2**. Specifically, the proposal plans have been amended to reflect the following:

- Removal of the screening to the northern side of the Milne Street frontage, reducing built-form obscurity.
- Provision of a projecting asymmetrical gable to the Unit 1 patio with design reflective of a single detached dwelling entranceway, improving visual interest and amenity from the streetscape.
- 0.6m wide landscape buffer traversing the full extent of the southern property boundary, with the area of existing proposed landscaping increased.
- Provision of a pedestrian pathway and access gate to the northern side of the Milne Street frontage, contributing to active frontage and connectivity.

The proposed design amendments have been included to provide for improved active frontage. streetscape perspective and residential amenity, with these changes considered suitable in reflecting Council's desired outlook and functionality for the proposed Multiple Dwelling.

Request Item 2 – Private Open Space, Utilities and Facilities

This request item requires the applicant to demonstrate the location of any *utilities such as gas, water tanks or air-conditioning units for each unit*. Furthermore, the applicant is requested to confirm if external clothes drying facilities are proposed and, if so, their location.

Response

In response to this item, the proposal plans have been amended to nominate the location of air-conditioning units and clothes lines for each unit (refer **Attachment 2**).

Request Item 3 – Communal Open Space

This request item requires the applicant to provide amended plans demonstrating provision of communal open space to service the proposed development.

Response

It is considered that communal open space is not necessary to service the proposed development, specifically noting:

- Each unit is provided with private outdoor patio and landscaped area, with these considered of sufficient size and configuration to support each unit.

- Given the configuration and design of the proposed development, there is not viable location to provide communal open space which will adequately support all 12 units without resulting in amenity and functionality implications and loss of internal landscaping.
- Whilst a desired outcome of the Low density residential zone code, communal spaces have not previously been strictly required for residential development of this nature and scale.
- The proposed development is located within an urban area, with community open space and recreational facilities located within proximity to the proposed development. These facilities include but are not limited to:
  - open parkland to the south;
  - community facilities, clubs and organisations, including BMX, Cycling and Equestrian facilities;
  - various sporting fields associated within the Murray Sporting Complex; and
  - Murray skate park, dog park and pump track

Request Item 4 – Waste Management Plan

This request item requires the applicant to provide a Waste Management Plan in accordance with *SC6.4.22 Waste management Planning Scheme Policy* of the Townsville City Plan.

Response

In response to this request item, the development has been designed to incorporate a dedicated refuse area located adjacent to the Milne Street frontage, directly accessible from the internal driveway (refer **Attachment 2**). The refuse area is suitably sized to accommodate bulk waste storage in accordance with Council's requirements. On collection days, bins can be collected via designated bin pad to the road frontage, allowing for kerbside collection without the need to enter the site, ensuring safe and efficient servicing.

The bin storage area will be constructed on a concrete hardstand and screened from view to preserve the visual amenity of the streetscape and nearby dwellings.

Request Item 5 – Noise Impact Assessment

This request item requires the applicant to provide a Noise Impact Assessment demonstrating appropriate amenity can be maintained for future residents of the Multiple Dwelling when utilising habitable rooms, private open space and communal amenity areas.

Response

It is considered a formal Noise Impact Assessment is not necessary for the proposed development.

Reverse amenity impacts on the site in regard to noise impacts from surrounding industrial uses are negligible. The proposed development is setback in excess of 27m from the industrial operations to the north, with these properties comprising low-scale warehouse uses in which activity results in minimal noise emissions. Landscaping and fencing is provided to the full extent of the northern property boundary, further buffering the multiple dwelling from industrial activities and emissions.

Furthermore, the proposed development provisions a 6.24m setback of built form from adjoining residential uses to the south, with the predominant number of residential properties comprising large class 10a structures to the rear which further mitigate amenity impacts from activity within the main dwelling houses. A 0.6m wide landscaping buffer and fencing is provided to the full extent of the common property boundary, with this considered adequate in minimising reverse amenity impacts on the proposed multiple dwelling.

It is considered that any additional noise mitigation measures, such as acoustic fencing, can be conditioned by Council, if required.

Request Item 6 – Driveway Design

This request item requires the applicant to provide amended plans providing further details of the driveway, including:

- *An increase in width to accommodate two-way vehicle movements;*
- *Vehicle swept paths demonstrating that resident and visitor parking spaces can be safely utilised, and that safe, two-way passing movements can occur;*
- *The location and design of proposed mailboxes to ensure sight lines at the property boundary comply with AS280.1;*
- *Development plans demonstrating the proposed suspended slab arrangement. A section is requested to be provided along the southern site boundary showing the inlets proposed to accept runoff from the Ransome Street properties; and*
- *Confirmation of setback distance of the suspended driveway from the southern boundary to ensure maintenance access to the inlets can be achieved.*

Response

In response to this item, the proposed development plans have been amended to enhance vehicle ingress and egress, internal manoeuvring, and overall safety, while retaining the proposed parking layout. Key amendments include a 0.6m shift of the built form to the north, which has increased the driveway width along the southern boundary. This adjustment improves vehicle access and spatial efficiency within the site.

The refuse storage area has also been consolidated into a single, screened bin enclosure located to the western boundary of the site. This modification not only simplifies waste collection but also frees up space for additional landscaping at the unit entrances and improves the overall amenity of the proposed design. Mailboxes are nominated along the northern side of the driveway, integrated with a blockwork blade wall to maintain visual amenity at the frontage.

The proposed driveway varies in width between 4.6m and 6.24m. While a consistent 6m wide driveway is not provided along the full length, the design incorporates landscaped areas that double as functional turn-out bays. These areas allow an entering vehicle to pause safely where necessary to allow an exiting vehicle to pass, effectively managing any infrequent instances of conflicting vehicle movement without compromising safety or functionality.

Given this configuration and the low volume of vehicle movements anticipated for the proposed development, the access design is considered appropriate and capable of supporting efficient two-way vehicle movement. As such, formal swept path diagrams are not considered necessary in this instance.

Refer to Figure 2 – Suspended Driveway Concept within the Flood Impact Assessment (**Attachment 3**) for illustration of the driveway design.

Request Item 7 – Stormwater Quality Management Plan

This request item requires the applicant to provide a Stormwater Quality Management Plan for the development which demonstrates that the pollutant reduction targets prescribed by the State Planning Policy 2017 are achieved.

Response

In response to this item, it is noted that the subject site has a total area of 2,507m², which is marginally above the 2,500m² threshold for triggering stormwater quality assessment under the

Planning Scheme. This represents an exceedance of only 0.3%, and as such, is not considered to result in any material difference to the volume or quality of stormwater runoff from the site.

The proposed development is a low-density residential use, and the primary potential pollutant source is the internal driveway, which comprises less than one-third of the site area. Opportunities for on-site treatment measures are limited, and the overall design and layout of the development significantly limit pollutant-generating surfaces.

Importantly, the site was previously used for commercial/industrial purposes, and the change to residential land use is expected to result in an improvement in the quality of stormwater leaving the site. The proposed development includes landscaped areas, reduced hardstand surfaces compared to previous uses, and a residential occupancy pattern that typically results in lower pollutant loads.

Given the minimal exceedance of the trigger threshold, the low-risk nature of the development, and the improvement in land use intensity, it is considered that the proposed development will not result in adverse stormwater quality impacts and does not warrant additional treatment measures.

Request Item 8 – Flood Impact Assessment

This request item requires the applicant to provide an amended FIA addressing the following:

- *1% AEP offsite afflux to be reduced. Afflux plot A01 shows 20-30mm of afflux around existing buildings on adjoining lots, and 10-20mm extending >50m from the site; and*
- *Blockage sensitivity analysis requested for the inlets along the common boundary with the Ransome Street properties.*

Response

In response to this item, an amended Flood Impact Assessment (FIA) has been prepared by Northern Consulting Engineers (refer **Appendix 3**). The FIA confirms that the proposed development achieves a non-worsening outcome during the Defined Flood Event (DFE) and complies with the relevant provisions of the Flood hazard overlay code and associated Planning Scheme Policy.

The development is affected by both local catchment flooding and regional flooding from the Ross River during the 1% AEP event. The FIA includes detailed 2D modelling using Council's adopted 2021 Ross River flood model, and assesses multiple events, including the 1% AEP event (9-hour duration), the 50% AEP local catchment event, and a sensitivity scenario incorporating climate change (1% AEP, 120-hour Ross Dam flow). These scenarios ensure the assessment captures both localised and broader regional flood risks, including climate resilience.

The amended FIA includes refined modelling inputs and updated flood mapping, confirming that the development does not result in off-site impacts during the DFE. Minor increases identified under the climate change scenario are immaterial, confined to non-sensitive areas such as driveways and drainage easements, and do not affect habitable floor levels.

To ensure a conservative outcome, the site was modelled as fully impervious to capture any potential increase in runoff. No on-site detention is required. The suspended slab driveway has been modelled with appropriate blockage factors to maintain flood conveyance along the southern boundary.

Accordingly, the amended FIA demonstrates that the proposed development will not worsen flooding impacts on surrounding properties and satisfies the relevant provisions of the Flood hazard overlay code.

Proceeding

We trust the attached information is sufficient for Council to continue their assessment of the application and look forward to the receipt of Council's draft conditions. We welcome the opportunity to discuss the application with Council further, should any additional clarification or information be required.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,

Meredith Hutton

DIRECTOR
Northpoint Planning

Attachment 1 – TCC Information Request
Attachment 2 – Amended Plans
Attachment 3 – Amended Flood Impact Assessment

Attachment 1

Date >> 23 October 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Industry Solutions Nq Pty Ltd
PO Box 4
TOWNSVILLE QLD 4810

Email >> hello@northpointplanning.com.au

Dear Sir/Madam

Information Request

Planning Act 2016

As per our telephone conversation on 22 October 2025 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:	MCU25/0067
Assessment no:	3202003
Proposal:	Multiple Dwelling
Street address:	9-13 Milne Street IDALIA QLD 4811
Real property description:	Lot 1 RP 746628
Applicant's reference:	NP24.264

The information requested is set out below >>

Request Item 1 – Amended Plans

The applicant is requested to provide amended plans demonstrating:

- Improved interface and engagement with the Milne Street frontage, including, but not limited to:
  - Reorientation of 'Units 1 and 2' to present the primary façade of these dwelling units to the road frontage;
  - Modulation and variation in the form and materials of the street facing façade of the reoriented dwelling units;
  - Separate, visible building entrances from the Milne Street frontage to any dwelling units along this frontage; and
  - Clear pedestrian pathway access (including a structure or gateway) from Milne Street that is separate from the driveway, and connects to an internal pedestrian pathway to the entry of each unit.
- Modulation and variation in the roof form and materials to highlight the entry points of each unit;

- A minimum 1.5m wide densely planted landscape buffer along the full southern boundary of the site.

Reason
To demonstrate compliance with Performance Outcome PO26 and PO27 of the Low density residential zone code of the Townsville City Plan.

Request Item 2 – Private Open Space, Utilites and Facilities

The applicant is requested to demonstrate the location of any utilities such as gas, water tanks or air-conditioning units for each dwelling unit, ensuring these are located outside of proposed private open space.

The applicant is further requested to confirm if external clothes drying facilities are proposed and, if so, similarly demonstrate their location.

Reason
To demonstrate compliance with Performance Outcome PO29 of the Low density residential zone code of the Townsville City Plan.

Advice
The applicant is advised that external, non-mechanical drying facilities are encouraged to appropriately promote sustainable practices including energy efficiency.

Request Item 3 – Communal Open Space

The applicant is requested to provide amended plans demonstrating provision of communal open space to service the proposed development, inclusive of appropriate facilities/embellishments to create flexible, usable spaces for residents.

Reason
To demonstrate compliance with Performance Outcome PO30 and PO31 of the Low density residential zone of the Townsville City Plan.

Request Item 4 – Waste Management Plan

The applicant is requested to provide a Waste Management Plan prepared in accordance with *SC6.4.22 Waste management* Planning Scheme Policy of the Townsville City Plan which includes detail of appropriate storage and collection arrangements for bulk refuse facilities.

The applicant is further requested to supply additional information demonstrating suitable containment/wash down provisions for the bin storage area, such that bins can be cleaned without wastewater entering the site's stormwater system.

Reason
To demonstrate compliance with Performance Outcome PO33 of the Works code of the Townsville City Plan.

Advice
SC6.4.22.7 of the Townsville City Plan requires that for "multiple dwellings contain[ing] more than 10 dwelling (or similar) the developer must provide bulk waste facilities".

Request Item 5 – Noise Impact Assessment

The applicant is requested to provide a Noise Impact Assessment demonstrating appropriate amenity can be maintained for future residents of the Multiple Dwelling when utilising habitable rooms, private open space and communal amenity areas, noting the proximity of established industry uses to the north of the subject site.

The Noise Impact Assessment must also demonstrate that the proposed Multiple Dwelling maintains a high level of residential amenity for adjoining residences to the south, particularly with respect to vehicle and carparking noise.

Reason

To demonstrate compliance with Performance Outcome PO10 of the Low density residential zone of the Townsville City Plan.

Request Item 6 – Driveway Design

The applicant is requested to provide amended plans providing further details of the driveway, including:

- An increase in width to accommodate two-way vehicle movements;
- Vehicle swept paths demonstrating that resident and visitor parking spaces can be safely utilised, and that safe, two-way passing movements can occur;
- The location and design of proposed mailboxes to ensure sight lines at the property boundary comply with AS280.1;
- Development plans demonstrating the proposed suspended slab arrangement. A section is requested to be provided along the southern site boundary showing the inlets proposed to accept runoff from the Ransome Street properties; and
- Confirmation of setback distance of the suspended driveway from the southern boundary to ensure maintenance access to the inlets can be achieved.

Reason

To demonstrate compliance with the Healthy waters code, Transport impact, access and parking code, and Works code of the Townsville City Plan.

Request Item 7 – Stormwater quality management plan

The applicant is requested to provide a stormwater quality management plan for the development which demonstrates that the pollutant reduction targets prescribed by the State Planning Policy 2017 are achieved.

Reason

To demonstrate compliance with the State Planning Policy 2017 and Healthy waters code of the Townsville City Plan.

Advice

The Proposal is for an urban purpose that involves premises 2,500m^2 or greater in size, will result in six or more dwellings, and an impervious area greater than 25% of the net developable area.

Request Item 8 – Flood impact assessment

An amended Flood Impact Assessment report is requested to address the following:

- 1% AEP offsite afflux to be reduced. Afflux plot A01 shows 20-30mm of afflux around existing buildings on adjoining lots, and 10-20mm extending >50m from the site; and
- Blockage sensitivity analysis requested for the inlets along the common boundary with the Ransome Street properties.

Reason

To demonstrate compliance with the Flood hazard overlay 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 Taryn Pace on telephone 07 4727 9426, or email developmentassessment@townsville.qld.gov.au.

Yours faithfully

For Assessment Manager
Planning and Development

Attachment 2

2 3D View 1

3 3D View 2

5 3D View 3

Sheet List		
Count	Sheet Number	Sheet Name
1	sk_01	site plan & perspectives
1	sk_02	overall elevations
1	sk_03	Area layouts
1	sk_04	Aerial image, flood & services plans
1	sk_05	Building - A Units 1 to 6
1	sk_06	Building - B - Units 7 to 12

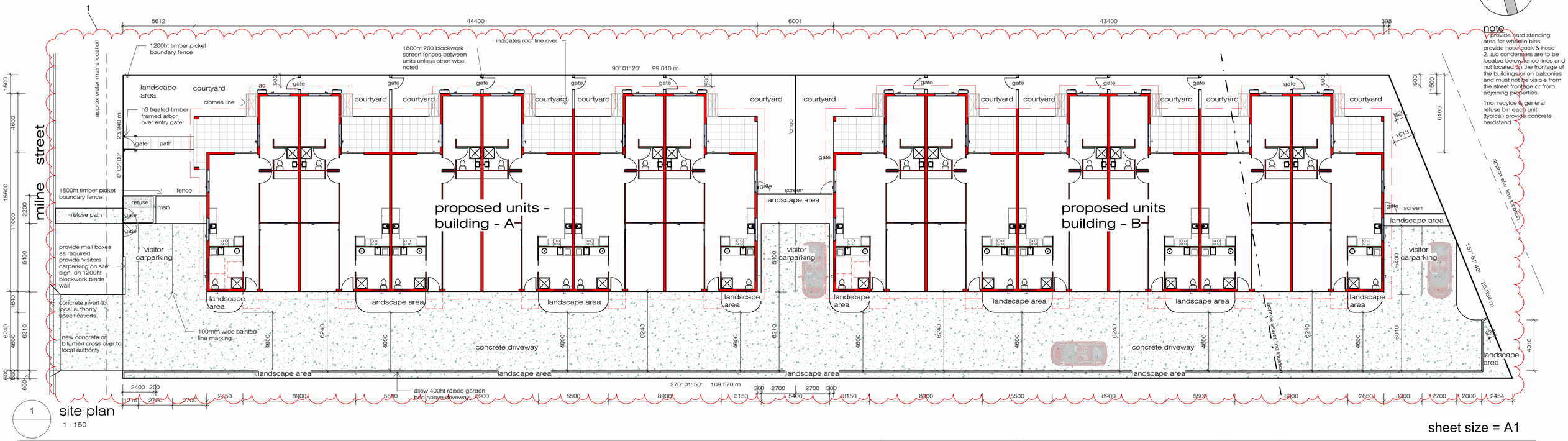
Grand total: 6

PROPERTY DESCRIPTION
LOT No: Lot 1
PLAN No: RP 746628
SITE AREA: 2507 M2

North

note
1. provide hard standing area for wheelie bins provide hose cock & hose
2. a/c condensers are to be located below fence lines and not located on the frontage of the buildings or on balconies and must not be visible from the street frontage or from adjoining properties.

1no: recycle & general refuse bin each unit (typical) provide concrete hardstand



1 site plan
1 : 150

sheet size = A1

issued for planning

Northpoint Planning

NOTES:
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COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Revision Schedule

No	Description	Date
1	revised layout as per info request	25.11.06

concepts Building Design
tel: 07 4728 3228

project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-15 Milne street
Idalia

Issue Date	dec 2024
Drawn	Author
scale	As indicated
sheet	sk_01

24-038

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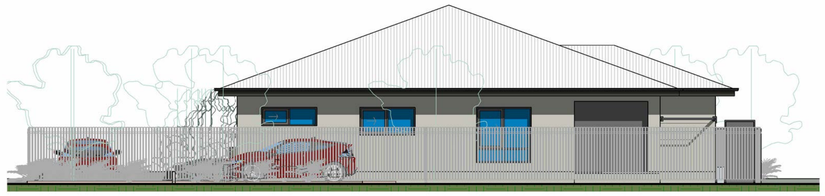
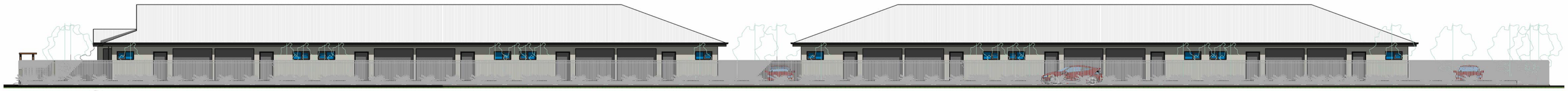


1 east elevation
1 : 100

4 west elevation
1 : 100

2 north elevation
1 : 140



3 south elevation
1 : 140

sheet size = A1

issued for planning

Northpoint Planning

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Revision Schedule

No	Description	Date

concepts Building Design
tel: 07 4728 3228

project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-15 Milne street
Idalia

Issue Date	11/29/24
Drawn	Author
scale	As indicated
sheet	sk_02

24-038

printed 6/11/2025 11:49:03 AM

Gross Area Schedule

Count	Name	Area	percentage
building			
1	building - A	568.48 m²	23%
1	building - B	568.48 m²	23%
2		1136.96 m²	45%
driveway/parking			
1	driveway	705.87 m²	28%
1	refuse enclosure	5.72 m²	0%
2		711.59 m²	28%
landscape			
1	landscaping	175.22 m²	7%
1	landscaping	33.73 m²	1%
1	landscaping	8.59 m²	0%
1	landscaping	8.59 m²	0%
1	landscaping	83.09 m²	3%
1	landscaping	107.57 m²	4%
1	landscaping	8.59 m²	0%
1	landscaping	8.59 m²	0%
1	landscaping	4.24 m²	0%
1	landscaping	4.14 m²	0%
1	landscaping	79.47 m²	3%
1	patio	15.40 m²	1%
1	patio	21.84 m²	1%
1	patio	21.84 m²	1%
1	patio	11.20 m²	0%
1	patio	11.20 m²	0%
1	patio	21.84 m²	1%
1	patio	21.84 m²	1%
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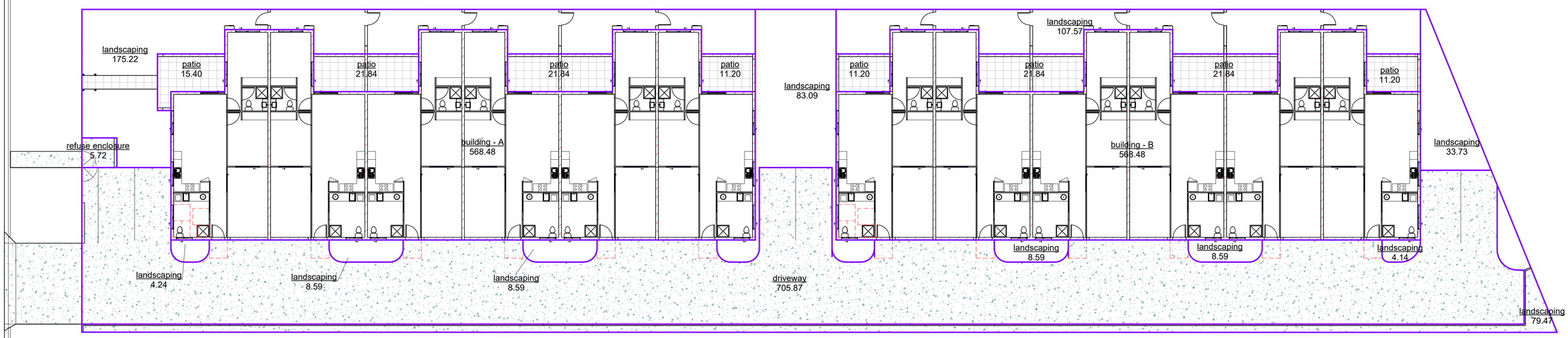
19		658.18 m²	26%
23		2506.73 m²	100%



1 site area break down

1 : 150

sheet size = A1

issued for planning

Northpoint Planning

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Revision Schedule

No	Description	Date
1	revised layout as per info request	25.11.06

concepts Building Design
tel: 07 4728 3228

project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-15 Milne street
Idalia

Issue Date	11/20/07
Drawn	Author
scale	1 : 150
sheet	sk_03

24-038

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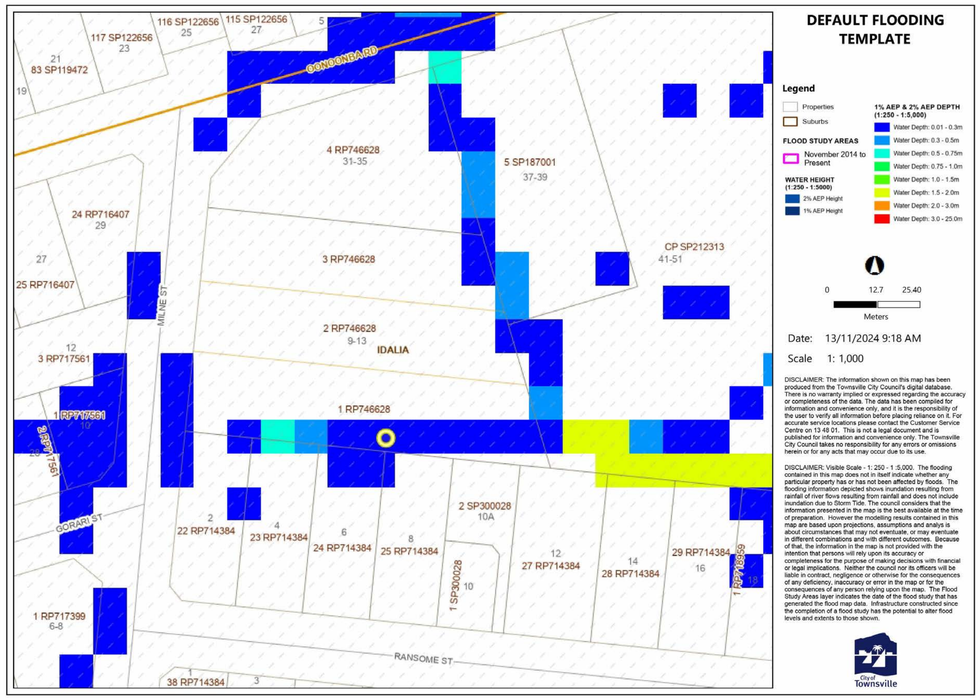
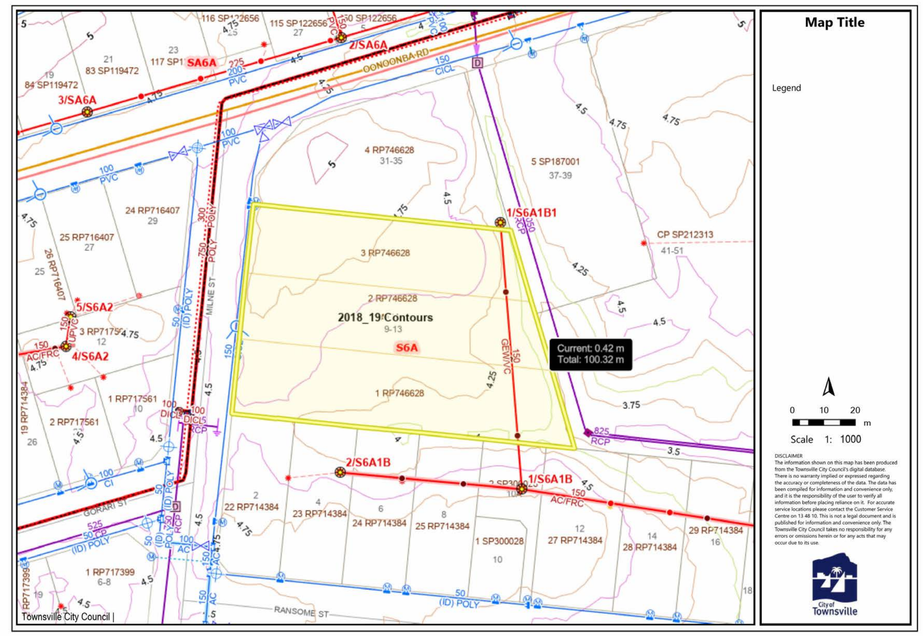
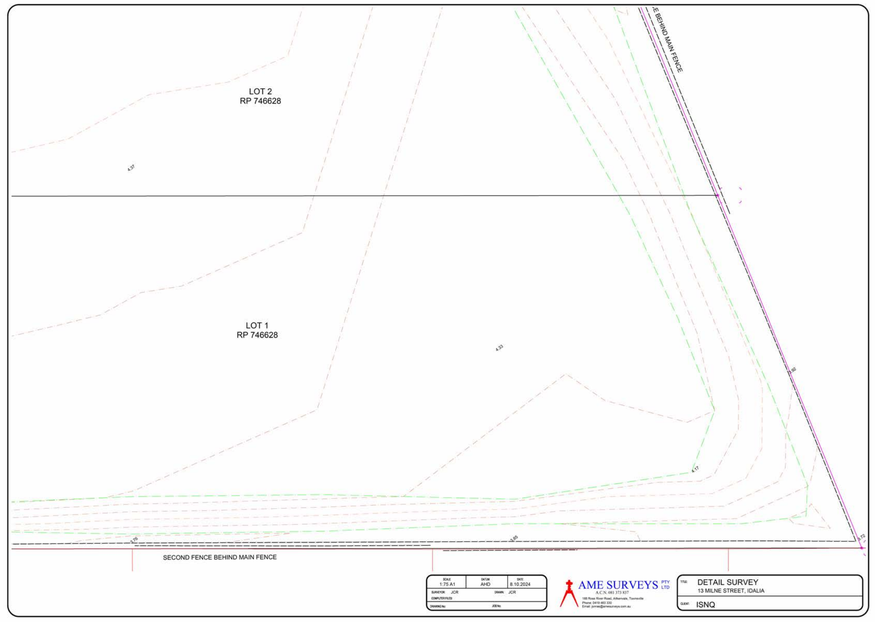


flood plan

aerial view



services plan



detail survey plan

sh

issued for planning

Northpoint Planning

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Revision Schedule

No	Description	Date

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tel: 07 4728 3228

project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
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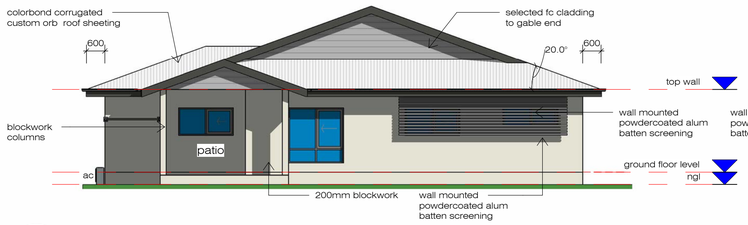
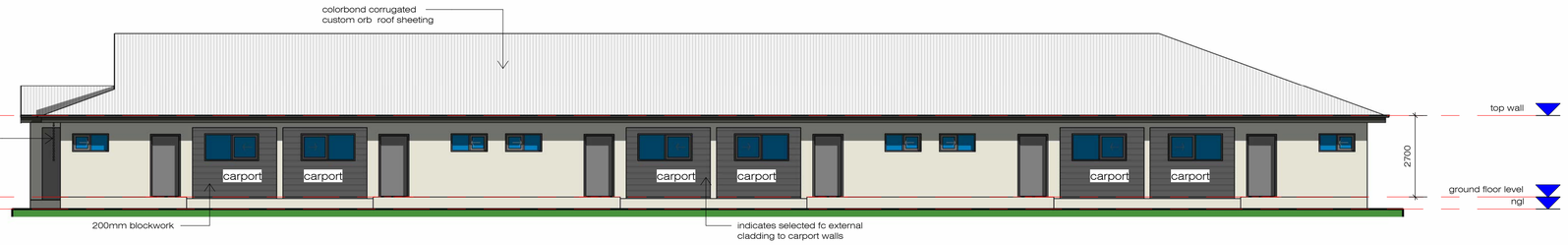


3 west elevation
1 : 100



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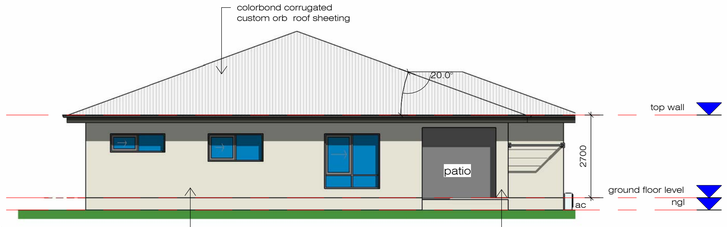
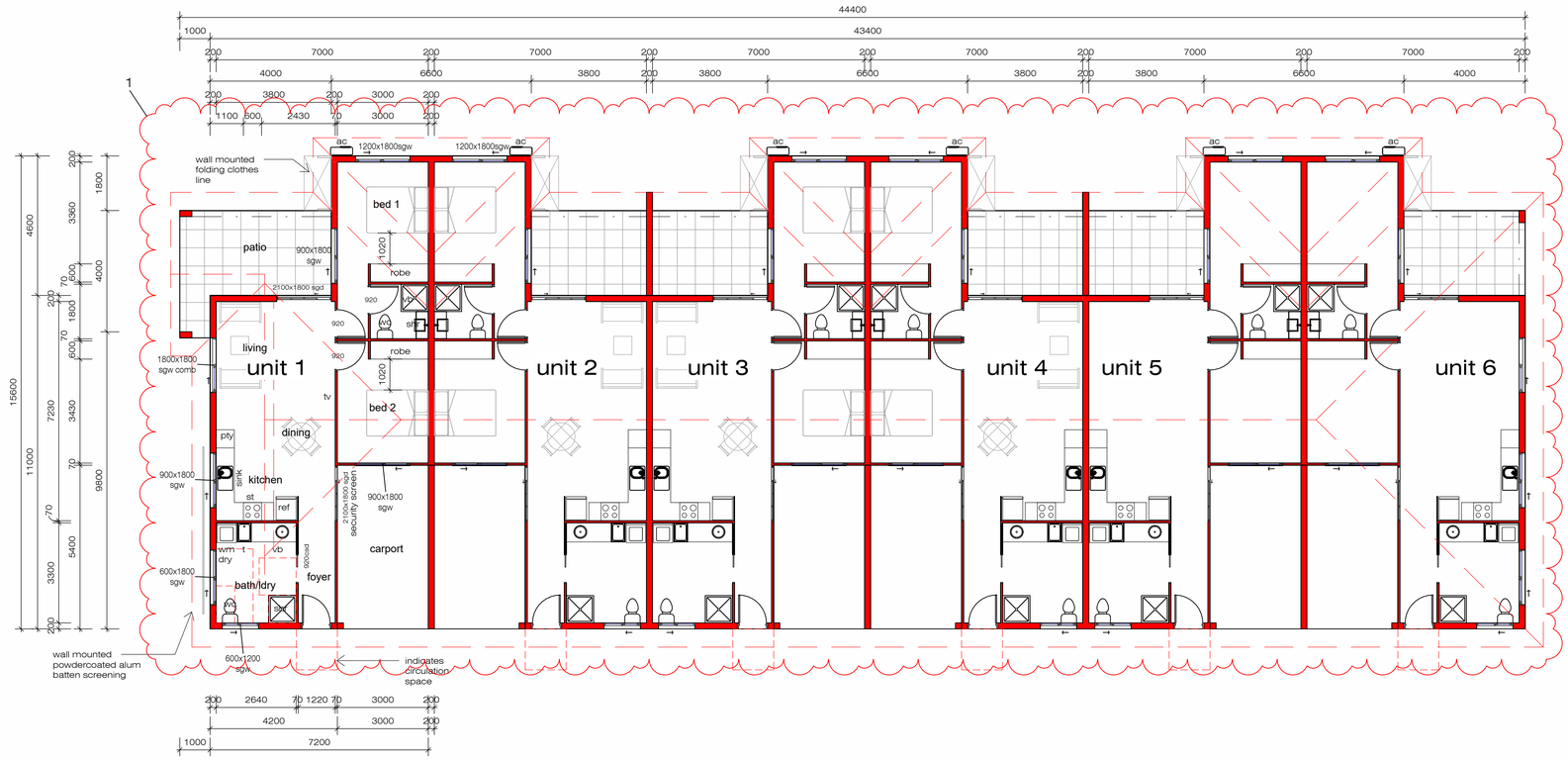


4 east elevation
1 : 100

2 north elevation
1 : 100



1 ground floor plan
sk_05 1 : 100

0 5 10 m

1:100 @ a1

Area Schedule (building area)

Count	Name	Area	%	Comments
unit 1				
1	unit 1 patio	15.40	2%	unit 1
1	unit 1 living	78.74	12%	unit 1
1	unit 1 carport	16.74	3%	unit 1
3		110.88	17%	
unit 2				
1	unit 2 patio	10.92	2%	unit 2
1	unit 2 living	77.64	12%	unit 2
1	unit 2 carport	16.74	3%	unit 2
3		105.30	16%	
unit 3				
1	unit 3 patio	10.92	2%	unit 3
1	unit 3 living	77.64	12%	unit 3
1	unit 3 carport	16.74	3%	unit 3
3		105.30	16%	
unit 4				
1	unit 4 patio	10.92	2%	unit 4
1	unit 4 living	77.64	12%	unit 4
1	unit 4 carport	16.74	3%	unit 4
3		105.30	16%	
unit 5				
1	unit 5 patio	10.92	2%	unit 5
1	unit 5 living	77.64	12%	unit 5
1	unit 5 carport	16.74	3%	unit 5
3		105.30	16%	
unit 6				
1	unit 6 patio	11.20	2%	unit 6
1	unit 6 living	78.74	12%	unit 6
1	unit 6 carport	16.74	3%	unit 6
3		106.68	17%	
18		638.76	100%	

Preliminary
not to be used for construction purposes

Northpoint Planning

Building-A

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & BSA. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

Revision Schedule

No	Description	Date
1	revised layout as per info request	25.11.06

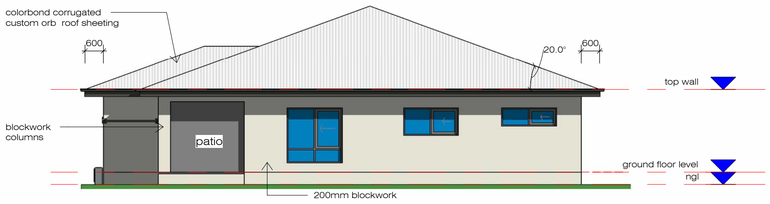
concepts Building Design
tel: 07 4728 3228

project:
Proposed 12x2 Bed Rm Multiple Dwellings
for:
Mr Matt Maartensz
at:
9-13 Milne street
Idalia

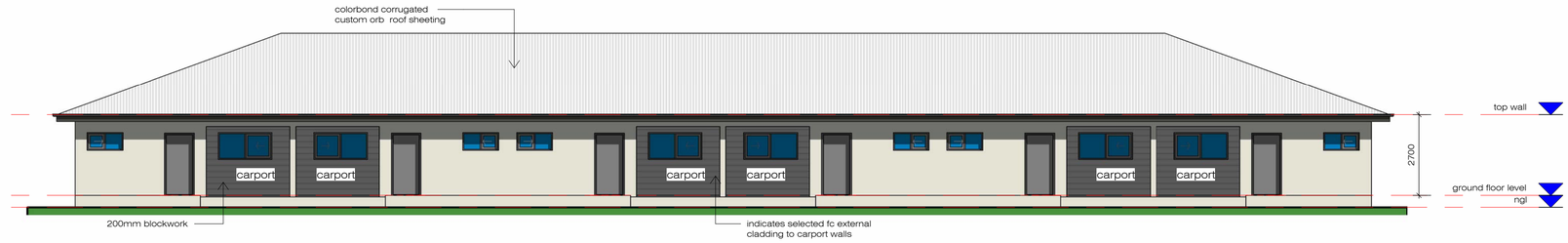
Issue Date	dec 2024
Drawn	Author
scale	1 : 100
sheet	sk_05

24-038

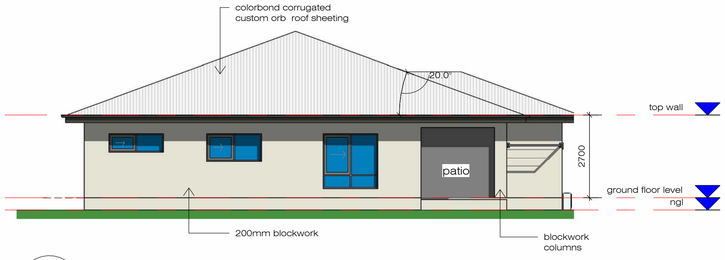
printed 6/11/2025 11:44:37 AM



3 west elevation
1 : 100

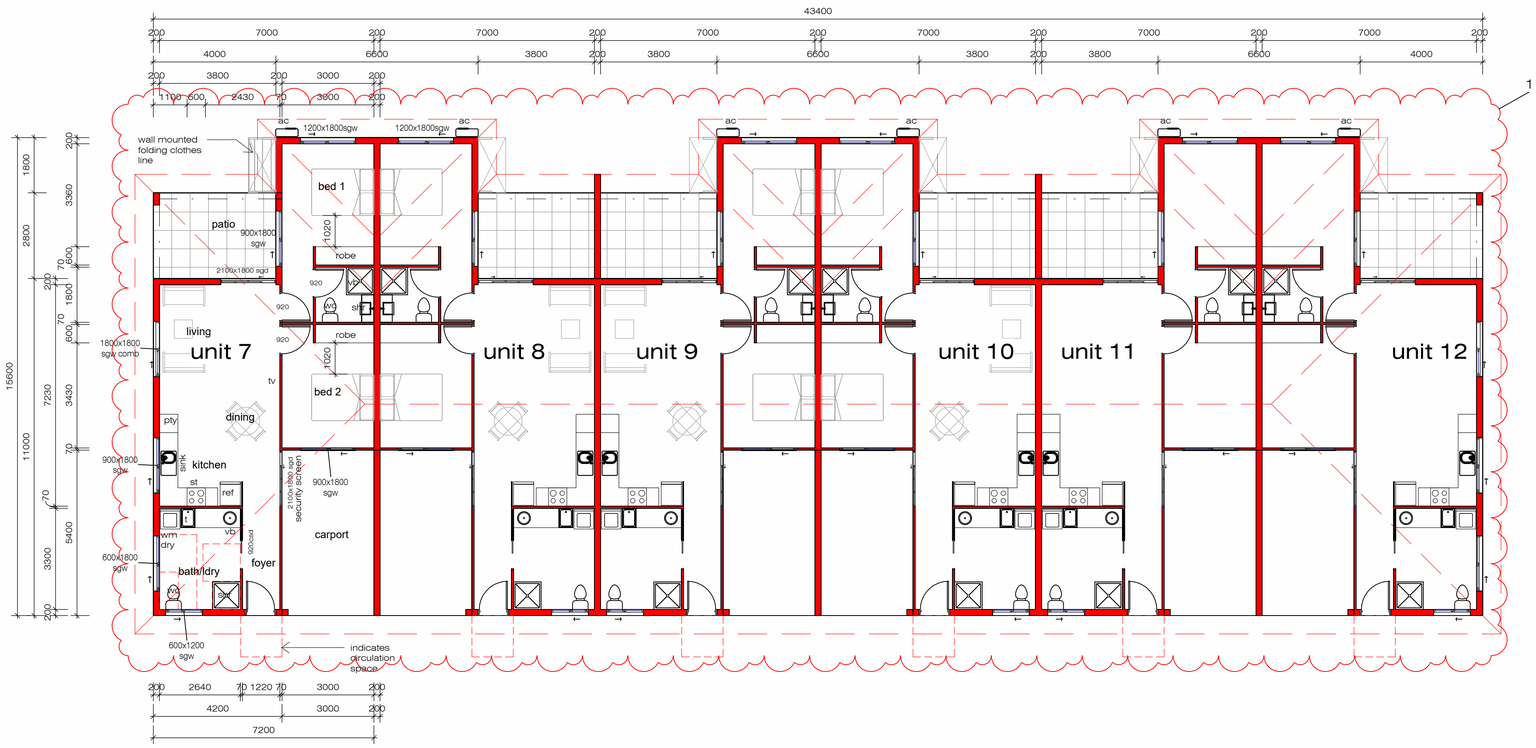


5 south elevation
1 : 100



4 east elevation
1 : 100

2 north elevation
1 : 100



1 ground floor plan
sk_06
1 : 100

0 5 10 m

1:100 @ a1

Area Schedule (building area)

Count	Name	Area	%	Comments
unit 1				
1	unit 7 patio	11.20	2%	unit 1
1	unit 7 living	78.74	12%	unit 1
1	unit 7 carport	16.74	3%	unit 1
3		106.68	17%	
unit 2				
1	unit 8 patio	10.92	2%	unit 2
1	unit 8 living	77.64	12%	unit 2
1	unit 8 carport	16.74	3%	unit 2
3		105.30	17%	
unit 3				
1	unit 9 patio	10.92	2%	unit 3
1	unit 9 living	77.64	12%	unit 3
1	unit 9 carport	16.74	3%	unit 3
3		105.30	17%	
unit 4				
1	unit 10 patio	10.92	2%	unit 4
1	unit 10 living	77.64	12%	unit 4
1	unit 10 carport	16.74	3%	unit 4
3		105.30	17%	
unit 5				
1	unit 11 patio	10.92	2%	unit 5
1	unit 11 living	77.64	12%	unit 5
1	unit 11 carport	16.74	3%	unit 5
3		105.30	17%	
unit 6				
1	unit 12 patio	11.20	2%	unit 6
1	unit 12 living	78.74	12%	unit 6
1	unit 12 carport	16.74	3%	unit 6
3		106.68	17%	
18		634.56	100%	

issued for planning

Northpoint Planning

Building-B

NOTES:
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No	Description	Date
1	revised layout as per info request	25.11.06

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9-13 Milne street
Idalia

Issue Date	dec 2024
Drawn	Author
scale	1 : 100
sheet	sk_06

24-038

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Attachment 3

NORTHERN CONSULTING engineers

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Email: engineers@nceng.com.au
Web: www.nceng.com.au
50 Punari Street Currajong Qld 4812

Our Ref: MJ2656/02:JS
Your Ref: 9-13 Milne

28 November 2025

Industry Solutions NQ Pty Ltd
PO Box 2263
IDALIA QLD 4811

Attention: Matt Maartensz
Email: matt@isnq.com.au

Dear Matt,

RE: MULTIPLE DWELING DEVELOPMENT AT 9-13 MILNE STREET, IDALIA – MINOR 2D FLOOD IMPACT ASSESSMENT (FIA)

In accordance with our engagement please find herein the 2D flood impact assessment (FIA) for the above-mentioned development. The purpose of this FIA is to demonstrate that the proposed development, a 12x2 bedroom multiple dwelling, achieves a non-worsening outcome.

NCE have sourced Townsville City Council's (TCC) new Ross River 2021 flood model and adopted this model for the FIA. A review of the model highlighted that the site was subject to local catchment flooding as well as overflow from the Ross River during the 1% AEP climate change (CC) 120-hour Ross Dam peak flow event. The local catchment flooding assessment was carried out for the 1% AEP climate change (CC) and 50% AEP event; for which the critical duration was deemed to be the 9-hour and 1-hour, respectively. The median temporal patterns were 8752 and 8727 for the 1% AEP CC and 50% AEP events, respectively.

It is noted that as the policy currently standards, the defined flood event (DFE) is the 1% AEP event without climate change applied; however, we have carried out the Ross River overflow catchment 1% AEP CC event as a sensitivity assessment.

The base parameters of the Ross River 2021 model were maintained for the baseline simulations, other than stamping the detailed site survey into the model; with the site imperviousness and terrain modified for the developed scenarios. In both scenarios, the large shed immediately east of the site was included into the model as this had an impact on the flow coming from the north.

NCE did not carry out any overarching verification of the model as it is understood the model has been through number of calibration and validation scenarios during its development. Subsequently, the model is deemed fit for purpose, i.e. assessing potential impact associated with the development.

A number of iterations were undertaken to arrive at the final outcome; where the develop scenario consisted of the following:

- The development extent, including an area on the adjoining land parcel to the north, have been raised to be flood immune. The 'filled' area on the adjoining land parcel was setback ~6.4m from the

front boundary, ~4m from the northern boundary and ~5.3m from the rear boundary. Refer Figure 1.

- There is a significant flow path along the southern boundary, where the driveway is proposed, and when this area was filled, significant afflux was observed. This was resolved by modelling a suspended driveway that had a flow area of ~2.8m x 0.7m under the driveway slab, refer Figure 2. To represent this, two (2) bridge structures were modelled using the 2d_lfcsh line and region shape files. The region file (the pink area illustrated along the southern boundary in Figure 1) was applied for the full length of the driveway for the 2.8m width in order to allow flow from the southern property to flow in underneath the driveway. The blade walls were simulated as piers at 5% blockage factor with the driveway slab simulated as 100% blockage factor. The line file was applied on the western end region file with a blockage factor of 50% applied to represent a 2.8m wide x 0.6m high grated inlet that allows water underneath the driveway. The ground under the driveway was regraded, starting at ~RL4.08 at the front boundary to ~RL3.68 at the rear.

- The site impervious was modified to represent 100% impervious. This ensured that any increase in run-off due to a change in impervious area was captured in the assessment.

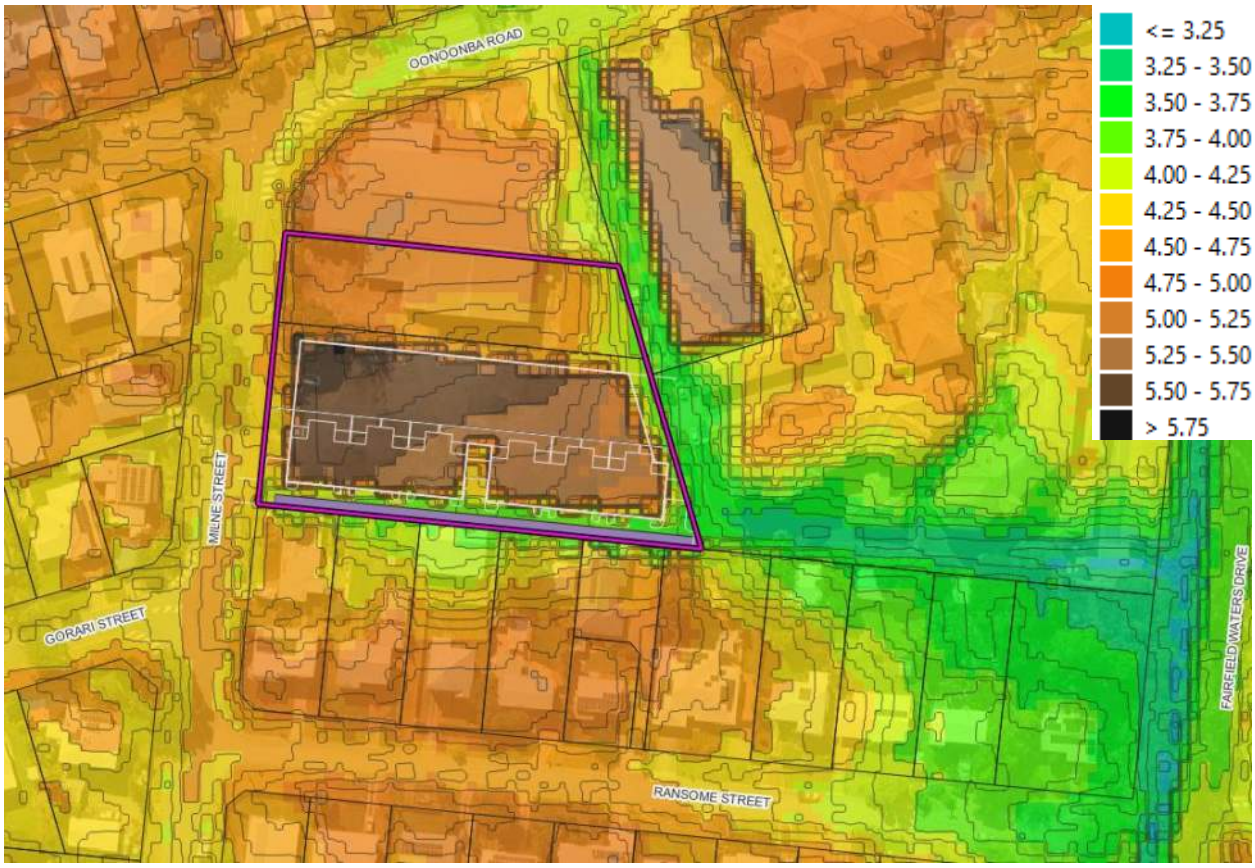

Figure 1 – Developed scenario DEM

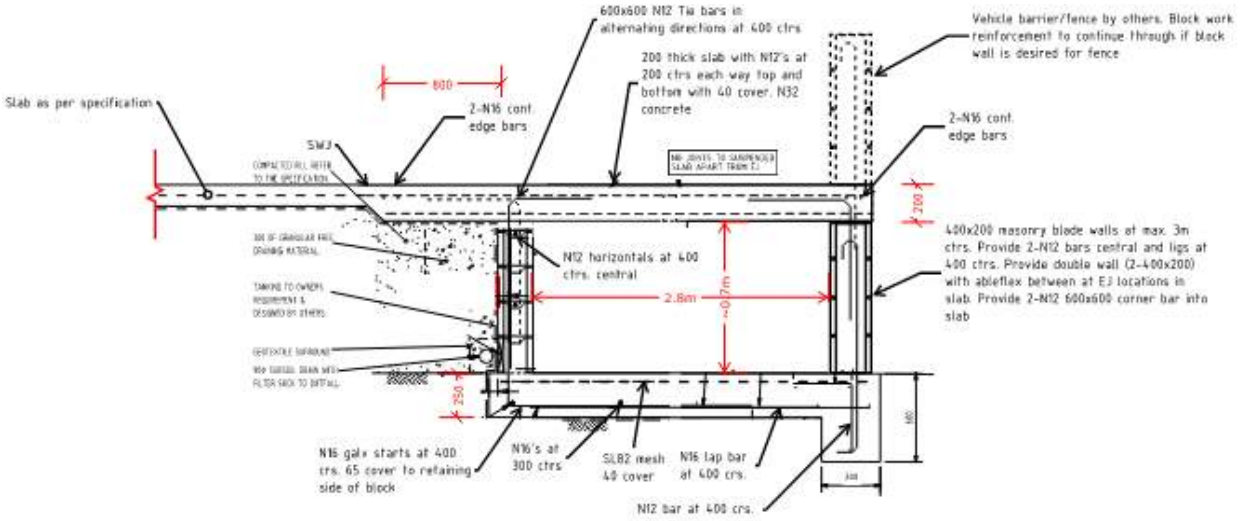

Figure 2 – Suspended driveway concept

The results from the developed scenario were adopted in the flood impact assessment, which is best analysed by assessing the afflux. Afflux is defined as the relative change in a flooding characteristic, namely water surface level (WSL) or velocity, between the baseline and developed scenario. This is determined by subtracting the baseline peak results from the developed peak results, where a positive value represents an increase in the flood characteristic and a negative value is a decrease.

The WSL afflux has been assessed for the 120-hour Ross Dam peak flow CC, 1% AEP CC and 50% AEP events. TCC parameters for acceptable development is +/- 10 mm change in WSL (shown as white in the result mapping). Depending on the circumstances, we are of the opinion that up to +20mm (aqua) is also acceptable in some environments where the impacted areas are not sensitive, and the increase is immaterial/non-actionable.

For context, the definition of immaterial/non-actionable includes:

- A building or structure that experiences inundation in the baseline scenario, i.e. if a dwelling already has 100mm of water through it, increasing this to 150mm or 200mm doesn't change the end rectification works required to the dwelling.
- The flood hazard profile remains unchanged.
- In car parks, the developed scenario depth remains below the door sill, i.e. less than 230mm, as increasing the depth from 100mm to 200mm on a parked car does not impact the internal fitting of the car nor damage the car.

It is noted that the 1% AEP CC 120-hour (5-day) Ross Dam peak flow event has been carried out as a sensitivity assessment as the worse case scenario. This is not the DFE under the current policy.

For clarity, it is industry practice to filter the results, where typically flood depths less than 100mm are deemed to be flood immune. In this instance, we have significantly reduced this filtering parameter such that no filtering has been applied to the afflux mapping. This ensures that even areas not considered to be inundated are assessed for changes in WSL's. On the other mapping, we have still notably reduced the filtering parameter such that only flood depths less than 0.05m and a velocity less than 0.5m/s are shown to be free from flooding.

With the above in mind, the following impacts are observed.

1% AEP CC 120-hour Ross Dam Peak Flow Event (Sensitivity) – Map A01 and Map A01a

- An 11mm increase is observed at 4 Ransome St; however, this does not encroach in the existing dwelling.
- Up to a 25mm increase is observed at within the drainage easement at 37-39 Oonoonba Rd, which is contained to the easement.
- Up to a 17mm increase is observed at the Sanctuary unit complex to the east of the site; which is primarily contained to the driveway and carport areas. A review of the developed water surface level (WSL) within the increased area, the flood level is observed as 4.63m AHD; with the lowest as constructed FFL of the units in the immediate vicinity being 4.66m AHD. The as constructed FFL of the surrounding units are 4.83m AHD and 4.88m AHD. Refer Figure 3. In summary, at the unit with an FFL of 4.66m AHD, the increase is 15mm resulting in a base freeboard of 45mm whereas this freeboard is reduced to 30mm in the developed scenario.
- Map A01a pinpoints the flooding depth in the unit complex, particularly the driveway, for the base and developed scenarios. It is observed that the car park area flooded in the base case and there has been no increase that results in a base flood depth of less than 230mm increasing above this depth, such that there is no impact to any parked cars that we previously flood immune.
- Given the magnitude of the event, it is highly unlikely that vehicles will travel along the driveway when peak levels are observed, therefore, minor waves won't impact the FFL of the units.
- Up to a 15mm increase is observed 31-35 Oonoonba Rd; however, this property is understood to be owned by the developer with this impact being acceptable.
- All other impacts are contained to the development site.
- Map B04 has been provided which illustrates that the 120-hour Ross Dam peak flow without CC has no impact on the site. Therefore, under the current policy, the local 1% AEP event is the DFE.

This event was simulated in order to define FFL's for the developments.

1% AEP 9-hour CC Event – Map A02

- No impacts are observed.
- As there are no impacted observed in this event, no impact will be observed in the 1% AEP event without CC, that being the DFE.

50% AEP 1-hour Event – Map A03

- No impacts are observed.

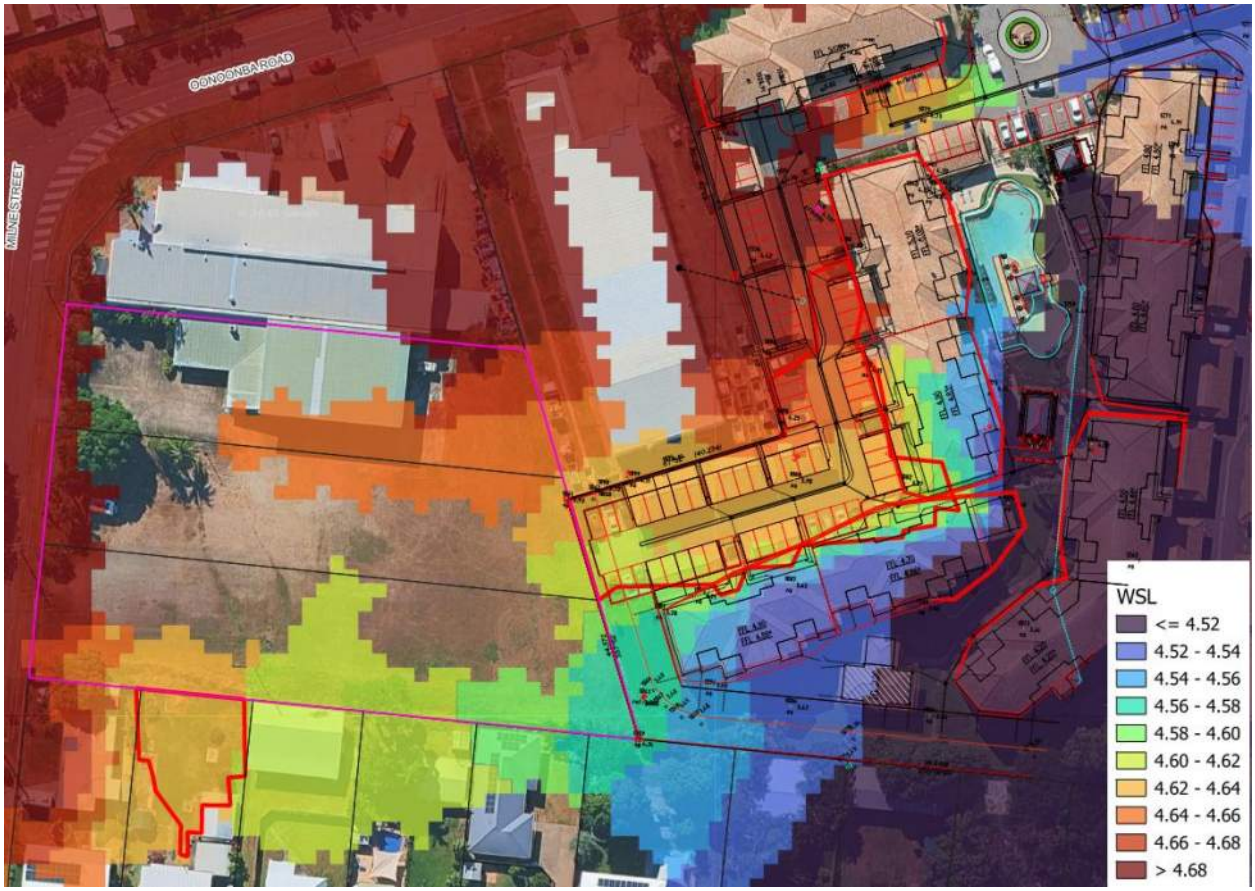

Figure 3 – 1% CC 120-hour Ross Dam peak flow flood levels

The inclusion of the development has no impact to the flooding characteristics of the local catchment 1% AEP CC or 50% AEP events; however, a sensitivity assessment of the 120-hour Ross Dam peak flow with CC resulted in minor impacts being observed during a significant event due to the Ross River breaking its banks. The impacts observed are isolated and the flood risk profile, in the areas in which impacts are observed beyond the site, is unchanged, refer Map C01 and C02. Furthermore, the assessment has ensured any increase in run-off due to the change in impervious area is accounted for in the assessment. Subsequently as there are no impacts in the local catchment assessments, on-site storage is not required.

Finished floor levels (FFL) of the habitable floors are required to be 300mm above the 1% AEP flood level. Therefore, it is recommended that as a minimum the FFL is above the highest 1% AEP flood level, namely 5.02m AHD (300mm above 4.72m AHD) for the front units and 4.89m AHD (300mm above 4.59m AHD) for the rear units, refer Table 1.

Table 1 – Recommended Finished Floor Levels

Proposal	Recommended Floor Levels (m AHD)
Front Units	5.02
Rear Units	4.89

Given the above, the flood modelling demonstrates the proposed development can achieve an acceptable outcome that is aligned with the intent of the flood hazard overlay code.

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

Yours sincerely,

JOHN SINGLE
Senior Civil Engineer (RPEQ 24378)

Encl. Flood result mapping

SANCTUARY DRIVE
AQUATIC PLACE
AQUATIC PLACE
NAUTICAL COURT
AQUARIUS COURT
RIVER BOULEVARD
OONOONBA ROAD
FAIRFIELD WATERS DRIVE
GORARI STREET
MILNE STREET
RANSOME STREET
LAKELAND BOULEVARD

Afflux WSL (m)

- Below -1.00
- -0.50 - -1.00
- -0.30 - -0.50
- -0.10 - -0.30
- -0.05 - -0.10
- -0.01 - -0.05
- -0.01 - 0.01
- 0.01 - 0.02
- 0.02 - 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- Above 0.30

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In Association With:

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0 10 20 30 40 50 m

1:1,500

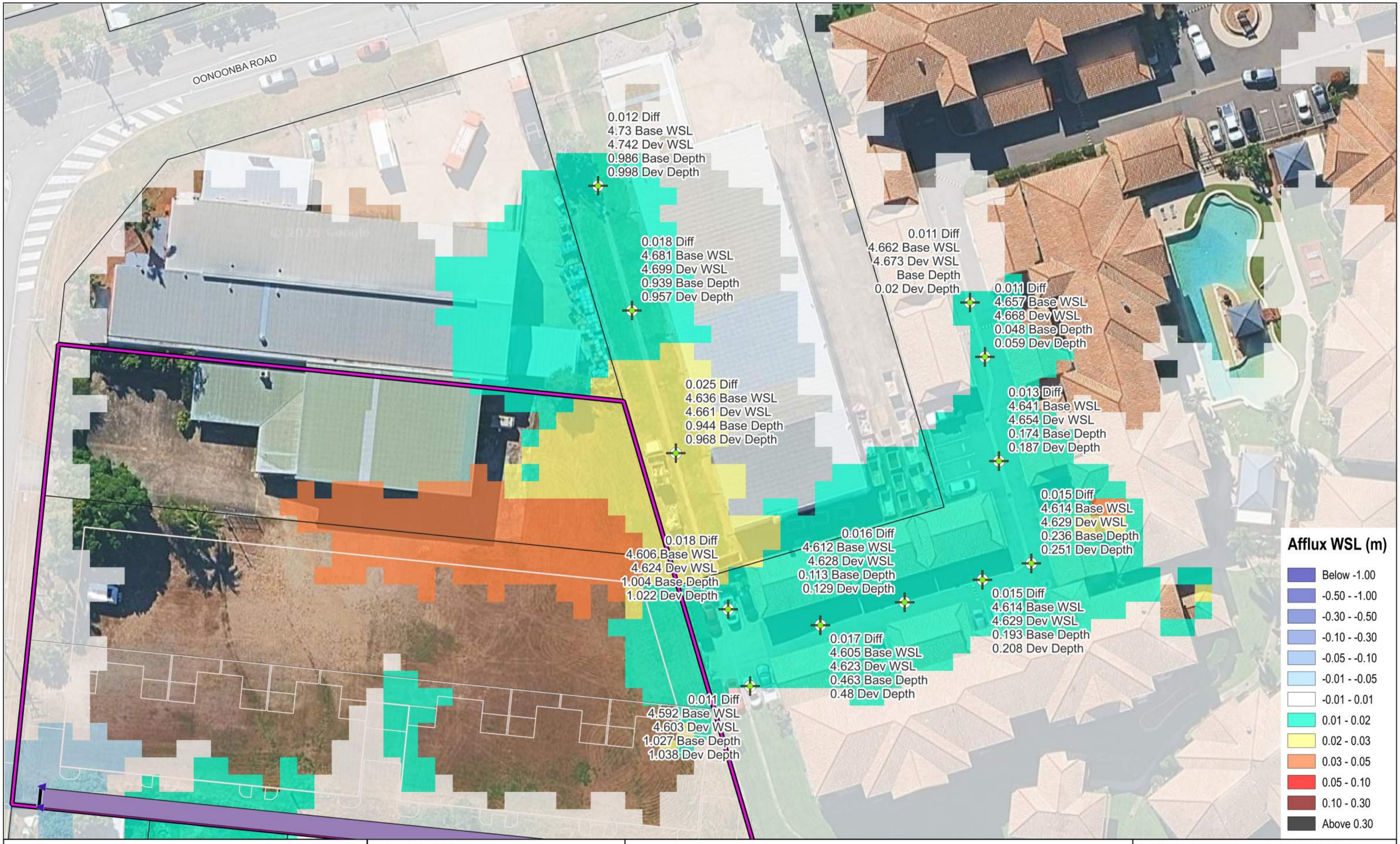
Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

AFFLUX - 1% AEP 120-HOUR ROSS RIVER DAM FLOW

Prepared By: JS Reviewed by: JS	Date: **11/09/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **A01**



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0 5 10 15 20 25 m
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Legend
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- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING
AFFLUX - 1% AEP 120-HOUR ROSS RIVER DAM FLOW - EXACT POINTS

Prepared By: JS	Date: **27/11/2025**	Size	Map
Reviewed by: JS	Revision: **A**	**A3**	**A01a**
	NCE Ref: **MJ2656**		

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1:1,500

Legend
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- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING
AFFLUX - 1% AEP CC 9-HOUR LOCAL CATCHMENT EVENT

Prepared By: JS	Date: **11/09/2025**	Size	Map
Reviewed by: JS	Revision: **A**	**A3**	**A02**
	NCE Ref: **MJ2656**		

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0 10 20 30 40 50 m
1:1,500

Legend
- Bridge - Line
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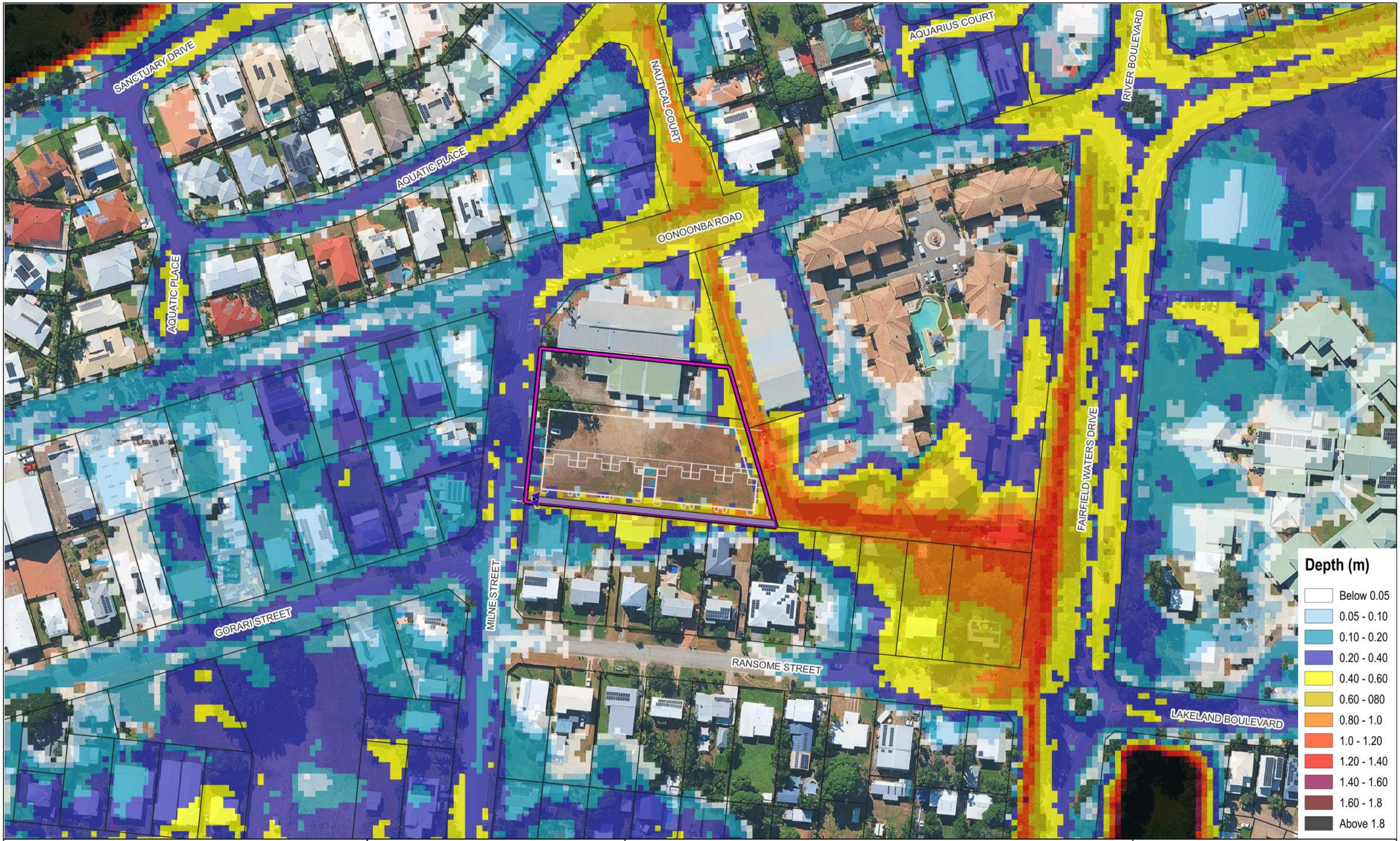
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

AFFLUX - 50% AEP 1-HOUR LOCAL CATCHMENT EVENT

Prepared By: JS	Date: **11/09/2025**	Size	Map
Reviewed by: JS	Revision: **A**	**A3**	**A03**
	NCE Ref: **MJ2656**		



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0 10 20 30 40 50 m

1:1,500

Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

DEPTH - 1% AEP 120-HOUR ROSS RIVER DAM FLOW - DEVELOPED

Prepared By: JS Reviewed by: JS	Date: **11/09/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **B01**

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0 10 20 30 40 50 m
1:1,500

Legend
- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING
DEPTH - 1% AEP CC 9-HOUR LOCAL CATCHMENT EVENT - DEVELOPED

Prepared By: JS Reviewed by: JS	Date: **11/09/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **B02**

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0 10 20 30 40 50 m

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Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

DEPTH - 50% AEP 1-HOUR LOCAL CATCHMENT EVENT - DEVELOPED

Prepared By: JS Reviewed by: JS	Date: **11/09/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **B03**

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0 10 20 30 40 50 m

1:1,500

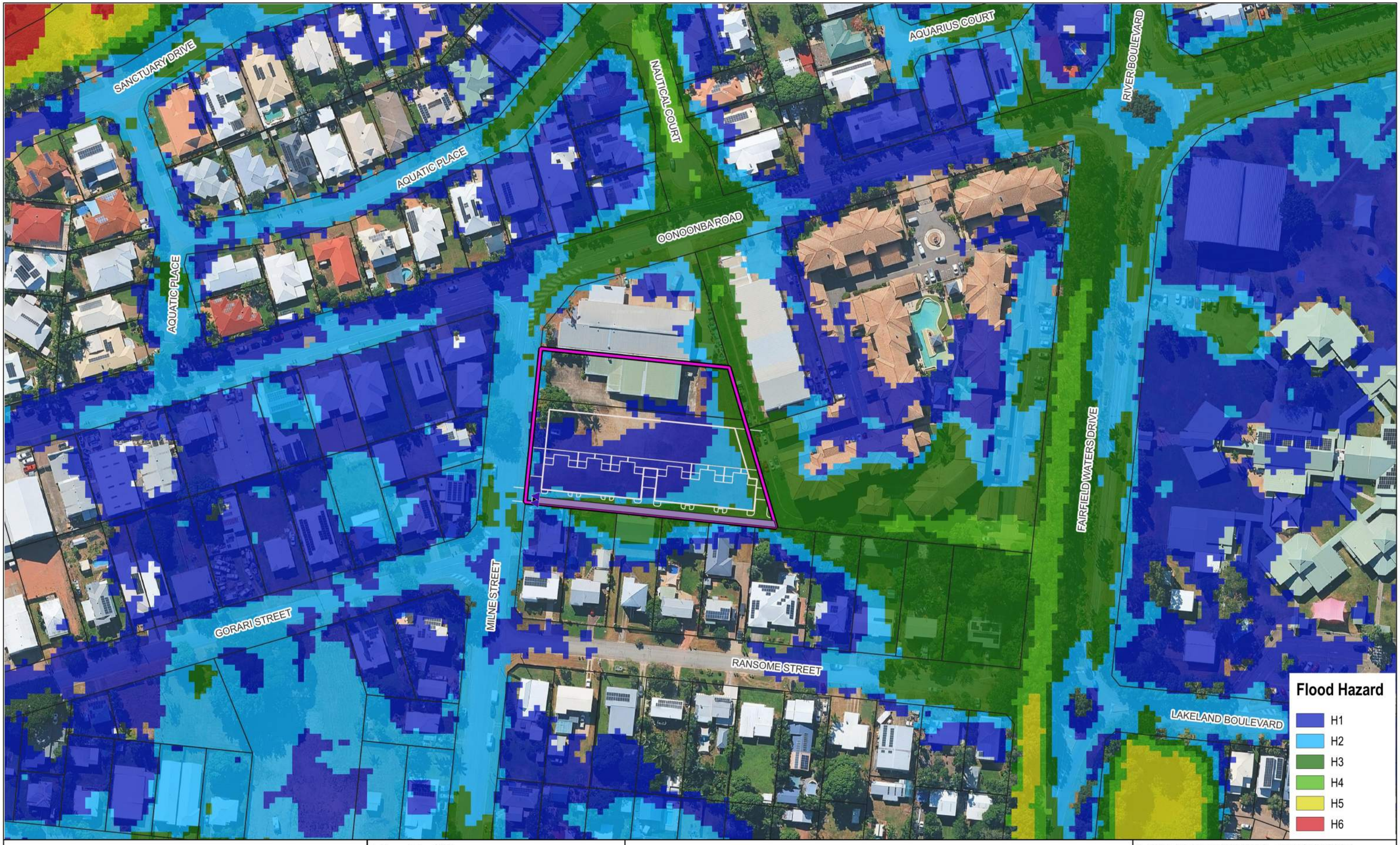
Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

DEPTH - 1% AEP 120-HOUR ROSS RIVER DAM FLOW - BASE NO CC

Prepared By: JS Reviewed by: JS	Date: **28/11/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **B04**



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In Association With:

Industry Solutions NQ Pty Ltd

0 10 20 30 40 50 m

1:1,500

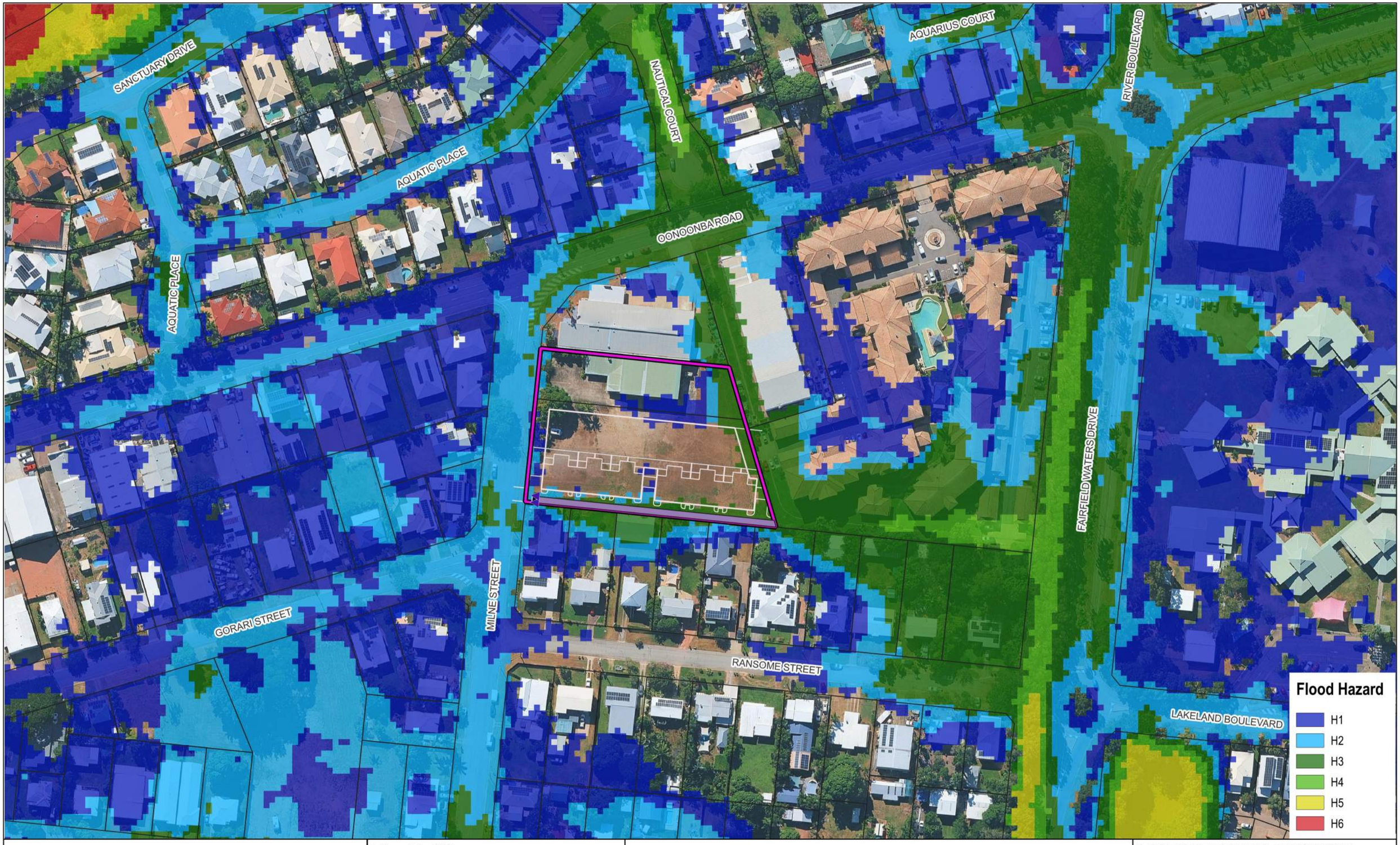
Legend

- Bridge - Line
- Bridge - Region
- Development Layout
- Development Site Extents
- Property Boundaries

9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

HAZARD - 1% AEP 120-HOUR ROSS RIVER DAM FLOW - BASELINE

Prepared By: JS Reviewed by: JS	Date: **11/09/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **C01**



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9-13 MILNE STREET, OONOONBA
12X2 BED MULTI DWELLING

HAZARD - 1% AEP 120-HOUR ROSS RIVER DAM FLOW - DEVELOPED

Prepared By: JS Reviewed by: JS	Date: **11/09/2025** Revision: **A** NCE Ref: **MJ2656**	Size **A3**	Map **C02**