



Date >> 16 September 2025

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Dear Sir/Madam

## Information Request

### *Planning Act 2016*

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

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Application no:	MCU25/0052
Assessment no:	2636028
Proposal:	Multiple Dwelling - 32 Dwelling Units
Street address:	500-502 Ross River Road CRANBROOK QLD 4814
Real property description:	Lot 2 SP 130958
Applicant's reference:	USC114

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The information requested is set out below >>

#### Request Item 1 - Proposal Plans - First Floor Storey

The applicant is requested to provide updated proposal plans clearly showing the floor plan of the first floor storey of 'Duplex Types 1, 3 and 4'.

#### Reason

To ensure Council can complete detailed assessment of the proposed development.

#### Request Item 2 - Amended Plans - Jannila Avenue

The applicant is requested to provide amended plans demonstrating an improved interface and engagement with the Jannila Avenue frontage. Amended plans are requested to demonstrate:

- Reorientation of the two 'Duplex Type 1' buildings along the Jannila Avenue frontage 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 reorientated 'Duplex Type 1' dwelling units;
- Visible building entrances from Jannila Avenue to any dwelling units along this frontage;

- Pedestrian pathway access from the site to Jannila Avenue that is separate from the entry and exit driveways;
- The location, height and design of any proposed fencing along the Jannila Avenue frontage; and
- Appropriate screening to on site carparking visible from the road frontage, if required, noting the above requested changes to the development.

Amended plans must also confirm the proposed building setbacks and location of the existing property boundary along the Jannila Avenue frontage, noting the proposed Site Plan appears to show an approximately 8.5m setback to this frontage, while Appendix L (Planning Scheme Assessment Benchmarks) of the submitted Town Planning Report notes a 2.5m proposed road frontage setback. It is further noted that the illustrated 2.5m setback from the '6m setback' line to Jannila Avenue does not align with the wall or outermost projection of proposed built form.

#### **Reason**

To demonstrate compliance with Performance Outcome PO26 of the Low density residential zone code and Performance Outcomes PO6 and PO14 of the Transport impact, access and parking code of the Townsville City Plan.

#### **Request Item 3 - Private Open Space, Utilities 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 and water conservation.*

#### **Request Item 4 - Communal Open Space**

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

The proposed communal open space centrally located between the two driveways is considered to offer limited amenity for residents, and lacks the ability to accommodate a range of uses and activities.

#### **Reason**

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

#### **Request Item 5 - Carparking Provision**

The applicant is requested to provide amended plans and supporting information demonstrating the proposal makes provision for sufficient on-site carparking to meet the demands of the development and does not result in on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.

The Traffic Impact Assessment proposes that a shortfall of 13 spaces is acceptable as achieving the guidelines from the *TfNSW Guide to Transport Impact Assessment (2024)*. However,

applicability of those guidelines is not considered to appropriately consider the local amenity of the low density residential area, or the traffic and parking environment in Townsville. Based on the current proposed carparking rate, Council considers that the proposed development is likely to result in increased on street parking impacts to the external road network, in excess of what would be expected from a low density development of the site.

The applicant is requested to provide further information demonstrating the likely parking demand of the proposed development in the local context.

#### **Reason**

To demonstrate compliance to the Part 9.3.5 Transport impact, access and parking code of Townsville City Plan such that the existing infrastructure capacity or local amenity will not be adversely affected by the proposed development.

#### **Request Item 6 - Stormwater Management**

The applicant is requested to provide an updated Stormwater Management Plan report addressing the following matters:

- Apply the actual pre-development (current situation) impervious areas for the north and south catchments, rather than using an assumed pervious percentage applicable to a fully developed low density residential site;
- Update the analyses, conclusions and recommendations based on the above changes to pre-development impervious areas. If detention is required to mitigate runoff to pre-development rates, conceptual design/layout of the proposed detention storage and discharge control(s) must also be supplied;
- Electronic copies of the MUSIC model analyses for each catchment;
- Details on the proprietary treatment device operation/maintenance requirements; and
- Extension of the external pipe network to supply an underground connection of the southern catchment site discharge to the existing stormwater underground network.

#### **Reason**

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

#### **Request Item 7 - Missing Preliminary Engineering Services Plan**

The applicant is requested to provide the engineering services plan referenced in the body of the Engineering Report as being contained in Appendix C.

#### **Reason**

This document was referenced but not supplied.

#### **Request Item 8 - Water and Sewer Network Analyses**

The applicant is requested to provide Water Network Analysis and a Sewerage Network Analysis report(s) prepared by a suitably experienced certified RPEQ in accordance with SC6.4.11 Water and Sewerage of the Townsville City Plan, demonstrating the existing water network and sewage network infrastructure are of sufficient capacity to cope with the proposed development.

#### **Reason**

To demonstrate compliance with the Works code of Townsville City Plan such that the existing infrastructure capacity will not be adversely affected by the proposed development.

### **Advice**

*As a 32-unit development proposed on a low density zoned property, the demands added to the water and sewerage networks are significantly greater than the demands anticipated if the property was developed at a scale generally anticipated by the zoning provisions. In addition, Section SC6.4.11 of the Development Manual Planning Scheme Policy indicates that network analyses should be supplied where demands/loads equivalent to 10 dwellings or more are proposed to be added to the water and sewer networks. Guidance in preparing the network analyses can be found within the above policy section.*

### **Request Item 9 - Bin Storage and Washdown Area**

The applicant is requested to demonstrate that the proposed bin storage area maintains the safety of residents disposing of waste, noting the central location of the storage area between the internal driveway. Consideration should be given to the location of doors/gates to the bin storage area and if residents are required to stand in the driveway to dispose of waste.

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.

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### **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](http://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](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to be 'Taryn Pace', with a small dot at the end.

**For Assessment Manager**  
Planning and Development