

ATTACHMENT 2

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CONSULTANTS

9 March 2026
Ref: STP25-0597- L02

Townsville City Council
PO Box 1268
Townsville, QLD 4810

Attention: Planning and Development

Dear Sir/Madam,

**RESPONSE TO INFORMATION REQUEST
500-502 ROSS RIVER ROAD, CRANBROOK
Council Reference: MCU25/0052**

We acknowledge receipt of Council's Information Request, dated 16 December 2025 and provide the following additional information to clarify the matters raised: -

Request Item 6 -Stormwater Management

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.

- The subject land is currently zoned *Low Density Residential*
- The Townsville City Council Planning Scheme assigns a fraction impervious of 0.65 for land zoned *Low Density Residential*.
- The Defined Flood Level reported for Ross River Road and Janilla Avenue, in accordance with the Townsville City Council flood modelling, utilises the *Low-Density Residential* zoning fraction impervious of the subject land in the modelling, as it does for the adjacent neighbouring allotments.
- The subject site can build a house that covers 50% of the site with a driveway and pathways making up the balance of the allowed 65% impervious area. These works would be considered acceptable development and are allowed to be undertaken in accordance with the Townsville City Council Planning Scheme.
- The Townsville City Council Planning Scheme assigns a fraction impervious of 0.70 for land zoned *Medium Density Residential*. The subject site is seeking a Material Change of Use to be zoned *Medium Density Residential*.
- It is appropriate to determine the change in the subject site's peak discharge from pre-development to post-development, based on the assigned fraction impervious for the land zoning in accordance with the Townsville City Council Planning Scheme. Clause 5.5.5 of the Queensland Urban Design Manual (QUDM) confirms the development should be designed such that the peak site discharge from the site does not increase above that which would be expected from the development based on an urban density or percentage impervious surface area.

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- Given that the site has been zoned *Low Density Residential* for many years then the expected peak runoff would coincide the fraction impervious assigned to the site for *Low Density Residential* land and the design of the existing stormwater drainage system would have taken this into account.
- Adopting the actual existing fraction impervious of the subject site to calculate the pre-development peak discharge is not in accordance with the Council Planning Scheme for stormwater design and is considered unreasonable.
- The stormwater infrastructure designed in Ross River Road and Janilla Avenue recognised that the zoning of the land was *Low Density Residential* and used the assigned fraction impervious to design the stormwater infrastructure and did not use the actual fraction impervious of each individual allotment at the time of the design.

Update the analyses, conclusions and recommendations based on the above changes to pre-development impervious areas.

- The Report has been amended due to the minor change in the layout and the number of units. We remain on the opinion that it is unreasonable and not in accordance with the City Plan to assess the pre-development flows as requested and subsequently the conclusions remain similar.

Electronic copies of the MUSIC model analyses for each catchment.

- Electronic copies of the MUSIC models are attached

Details on the proprietary treatment device operational/maintenance requirements.

- The Atlan Stormwater proprietary treatment devices included above in the concept design solutions are independently verified by Stormwater Australia SQIDEP (Verification Certificate) – these products can be reviewed at atlanstormwater.com.au.

Extension of the external pipe network to supply an underground connection to the southern catchment site discharge to the existing stormwater underground network.

- As noted in the report the nearest underground drainage in Jannila Avenue to which the subject site could connect is approximately 160m away. Obviously, there is significant expense associated with installing the pipe and pits plus the cost of the rectification works to dig up Jannila Avenue, hence it is proposed to discharge stormwater into the kerb and channel as per the existing scenario.

Request Item 7 – Missing Preliminary Engineering Services Plan

- The preliminary Engineering drawings are provided in Appendix C.

Request Item 8 – Water and Sewer Network Analyses

- The water and sewer network analyses for the proposed development have been undertaken and are included as Appendix D in the Report.

Should you require any further information in respect to this matter please do not hesitate to contact Paul Petersen on telephone 0432 285 867.

Yours faithfully,
STP Consultants



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Cc Mr Will Cruze, Urban Space Consulting