From: "BNC Planning Correspondence" <da.corro@bncplanning.com.au>
Sent: Mon, 26 Oct 2026 13:25:47 +1000
To: "Jayne Carter" <jayne.carter@townsville.qld.gov.au>
Cc: "Development Assessment" <developmentassessment@townsville.qld.gov.au>; "Shelly Sharma" <shelly.sharma@townsville.qld.gov.au>
Subject: RE: MCU26 0072 - Information Request Response - 719 Ross River Road Kirwan
Attachments: DA022-26_IRR_1.0.pdf, NQC0225-SBSMP-RevA.pdf, 26-8351-OHC_Rev D.pdf, NQC0225–SK01-A.pdf

Please find attached correspondence relating to the above referenced development application.

Kind Regards,

Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810 **T.** (07) 4724 1763 **E.** da.corro@bncplanning.com.au

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From: Jayne Carter <jayne.carter@townsville.qld.gov.au>
Sent: Tuesday, 25 August 2026 4:11 PM
To: BNC Planning <enquire@bncplanning.com.au>; Sai Sontoso-Miller - BNC Planning <ssm@bncplanning.com.au>
Cc: Development Assessment <developmentassessment@townsville.qld.gov.au>; Shelly Sharma <shelly.sharma@townsville.qld.gov.au>
Subject: MCU26 0072 - Letter - Information Request - 719 Ross River Road Kirwan

Your Reference: DA022-26

Good afternoon,

Please find attached an electronic copy of the above mentioned.

If you have any questions please don't hesitate to contact the Assessing Officer Jayne Carter, on 4727 9428.

If you would like to follow the progress of your application online, please click on Launch ePlanning to access.

Kind Regards,

Kind Regards,

Jayne Carter **B.Plan (Hons)**
Senior Planning Officer – Planning Assessment
Executive Office – Planning and Development

Discover everything you need to undertake planning and development in Townsville, visit Planning - Townsville City Council

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OUR VISION - A globally connected community driven by lifestyle and nature *OUR PURPOSE - Grow Townsville*

WINNER QLD TRAINING AWARDS NQ REGION LARGE EMPLOYER OF THE YEAR 2022 & 2023

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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BNC Ref. DA022-26
Council Ref. MCU26/0072
SARA Ref. 2608-54051 SRA

Date >> 26 October 2026

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

RE: APPLICANT RESPONSE TO INFORMATION REQUESTS – DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (OFFICE – EXTENSION TO OFFICE) AT 719 ROSS RIVER ROAD, KIRWAN QLD 4817

BNC Planning acting on behalf of the applicant, Orange Health Care, submits this response to: (1) the information request issued by Townsville City Council (Council) as assessment manager (dated 25 August 2026, MCU26/0072), in accordance with section 13 of the Development Assessment Rules; and (2) the information request issued by the State Assessment and Referral Agency (SARA) as referral agency (dated 3 September 2026, SARA Ref. 2608-54051 SRA). The application seeks a development permit for a Material Change of Use (Office – Extension to Office) at 719 Ross River Road, Kirwan QLD 4817, being Lot 2 on T118596.

In response to Council's Information Request, the site layout and building design have been substantially revised, relocating the new office building to directly address the Ross River Road and Thuringowa Drive frontages, reconfiguring on-site car parking to the rear of the building, and providing amended landscaping, access and servicing arrangements. In response to SARA's Information Request, a Site-Based Stormwater Management Plan and an amended car parking and pedestrian sight-line layout, both prepared by Northern Consulting Engineers, are attached to this response.

ASSESSMENT MANAGER – TOWNSVILLE CITY COUNCIL – INFORMATION REQUEST

Request Item 1 – Site layout and building design

1. The applicant is requested to revise the site layout and building design including the following amendments, to demonstrate compliance with Performance Outcomes PO10, PO31 and PO32 of the Medium density residential zone code of the Townsville City Plan:

- Built form to address the street by being relocated to the front of the property.
- Awning over the footpath.
- Remove or reduce the large built to boundary parapet wall along the boundary shared with a residential neighbour.
- Parking is to be provided behind the built form.
- All vehicles must be able to enter and exit the site in a forward motion.
- Landscaping buffers to boundaries.

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- Shade trees in parking areas.
- Street trees on the verge (where not impacted by an awning).
- Refuse bin storage location.

Applicant's response

The site layout and building design have been comprehensively revised in response to this item. The amended plans (Site Layout Plan, Proposed Ground and First Floor Layout Plans, Roof Sheeting Layout Plan and Elevations, prepared by Nth Qld Construction Consulting Pty Ltd, Project No. 26-8351-OHC, Revision D) are attached and respond to each of Council's requested amendments as follows.

The new office building is relocated to the south-western corner of the site, directly addressing the Ross River Road and Thuringowa Drive corner frontage in place of its previous position towards the rear of the site. The Front Elevation confirms an active, highly glazed building frontage to both streets, with articulated entries and signage.

A full awning over the public footpath is not proposed, and is not considered a reasonable or practical requirement of this development. A footpath awning achieves its intended streetscape and pedestrian amenity benefit where it forms part of a continuous, linked awning network along an activity centre or commercial frontage. The site is a stand-alone commercial allotment; the land immediately adjoining the site to the east is zoned Medium Density Residential and will not be developed with a commercial frontage capable of connecting into a footpath awning, now or in the future. An isolated awning over this site's frontage alone would therefore provide no network benefit to pedestrians. A structure of this nature extending over the road reserve would also require separate approval from the relevant road authority, noting Ross River Road is a state-controlled road, and carries an ongoing construction, structural certification and maintenance liability that is disproportionate to the limited, localised benefit it would provide in these circumstances. The amended building design instead contributes to the streetscape and pedestrian amenity of both frontages through its active, highly glazed presentation, articulated entries and signage, and landscaped setback, which appropriately addresses the intent of Performance Outcome PO31 without a footpath awning being required.

The relocation of the building to the site's road frontages removes the large built-to-boundary parapet wall previously proposed along the boundary shared with the adjoining residential allotment to the north. A reduced parapet wall, together with 600mm wide x 600mm high screening, is now proposed only where the building adjoins that boundary, directly responding to Council's request to remove or reduce this built form element.

On-site car parking is relocated to the rear and side of the new building, generally screened from both street frontages by the building itself and by the landscaped frontage setback. The amended layout provides for all vehicles to enter and exit the site in a forward direction. Swept path diagrams confirming forward entry and exit for each parking space will be provided to Council's satisfaction as part of the engineering drawings for the Operational Works / plumbing and drainage approval stage.

Landscaping buffers are provided to the site's boundaries, including a landscaped setback and street tree planting along the Thuringowa Drive frontage, and shade tree planting within the car parking area, as shown on the Site Layout Plan.

A specific refuse bin storage location is not nominated on the amended plans at this stage. The applicant requests that this matter be addressed by way of a standard condition of approval, requiring refuse bin storage to be provided on a hardstand area with access to a hose cock for wash-down, and screened from public view, to Council's satisfaction prior to the commencement of use. This is an appropriate and standard mechanism for resolving a matter of this nature, consistent with Council's usual practice for development of this scale.

Performance Outcome PO10 requires parking facilities to be concealed from public view to ensure an attractive streetscape, with Acceptable Outcome AO10 achieved where vehicle parking structures are located behind the building setback, behind the building, or at basement level. The revised Site Layout Plan

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locates car parking behind and beside the new building, screened from both street frontages. The revised layout achieves AO10 and complies with PO10.

Performance Outcome PO31 requires development to contribute, through street improvements, to the boulevard treatment of Thuringowa Drive, Riverway Drive and Ross River Road, with no acceptable outcome nominated. The revised building directly addresses both the Ross River Road and Thuringowa Drive frontages with an active, highly glazed façade, landscaped setbacks and street tree planting, in place of a built form previously oriented away from the street. This is a materially stronger contribution to the boulevard treatment of both frontages than the design assessed at lodgement. The proposal complies with PO31.

Performance Outcome PO32 requires building height and scale to be consistent with the character desired for the Thuringowa East precinct, with Acceptable Outcome AO32.1 achieved where building height does not exceed 5 storeys within the area shown on Figure 6.30 – Thuringowa East precinct concept plan, and 3 storeys otherwise; AO32.2 applies only to buildings of more than 3 storeys. The proposed building remains two storeys, unchanged by the revised site layout, and achieves AO32.1; AO32.2 does not apply. The amended design maintains the primary orientation of the building to the street, together with building setbacks and on-site circulation at ground level, consistent with the intent of PO32. The proposal complies with PO32.

In relation to Council's advice regarding the sewer connection point, the applicant acknowledges that the proposed new office building is located over the existing sewer connection point, and that the property connection point and associated plumbing will require relocation. This is a design and construction detail to be resolved as part of the plumbing and drainage approval, and is appropriately secured by a condition of approval. It does not affect the planning merits of the application.

STATE ASSESSMENT AND REFERRAL AGENCY (SARA) – INFORMATION REQUEST

Request Item 1 – Stormwater and flooding impacts on the state-controlled road

In reviewing the application material, it is noted that the proposal involves an increase of impervious areas on a site which generally drains towards the state-controlled road and contains areas of medium flood hazard. The proposed development has the potential to adversely impact the safety of users of the state-controlled road during a variety of rainfall events.

Context

Response requested: Please provide an assessment of the stormwater and flood impacts, prepared and certified by a suitably qualified RPEQ, together with supporting civil drainage plans. The assessment must: identify existing and proposed catchments, flow paths, lawful points of discharge and drainage infrastructure; quantify pre-development and post-development peak flows and demonstrate no actionable worsening to the State-controlled road corridor or its drainage infrastructure; assess relevant flood events and demonstrate that the development does not worsen flood levels, velocities, duration, hazard or flood storage affecting the road corridor; demonstrate that stormwater quality, sediment, erosion and scour will be appropriately managed; identify finished surface levels and any changes to overland flow paths arising from the building, parking and associated works; and detail all mitigation, detention, treatment and scour protection measures required to protect the safety, structural integrity and operating performance of Ross River Road and Thuringowa Drive.

Applicant's response

A Site-Based Stormwater Management Plan (SBSMP) has been prepared by Northern Consulting Engineers (Job No. NQC0225-SBSMP, Revision A, dated 23 October 2026, RPEQ 24378). A copy is attached, together with the supporting proposed layout plan.

The SBSMP identifies the lawful point of discharge (LPOD), for both the existing and proposed conditions, as the road reserve low point between Thuringowa Drive and Ross River Road, and confirms the existing and proposed site catchments and overland flow paths. The complete 916m^2 site is identified as a single hydrologic catchment, with no external catchment contributing stormwater runoff to the site.

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The existing impervious area of 519m^2 (57% of the site) will increase to approximately 865m^2 (94%) under the proposed development. Pre-development and post-development peak flows have been calculated using the Rational Method in accordance with the Queensland Urban Drainage Manual for events up to and including the 1% AEP. An effective detention storage volume of approximately 24m^3 is provided via an open drainage and detention system, with a controlled outlet discharging to the existing kerb and channel, sized so that post-development peak discharge does not exceed the corresponding pre-development peak flows for each design event, including the 1% AEP event. On this basis, the development will not result in an actionable worsening of peak flows to the state-controlled road corridor or its drainage infrastructure.

The site has been assessed against Council's Flood Information Portal 1% AEP flood-depth mapping. The majority of the site, including the proposed development footprint, is outside the mapped 1% AEP flood extent; shallow flooding is mapped primarily within the adjoining road reserves. The defined flood level (DFL) for the site is RL16.1m AHD, with habitable floor levels to be set a minimum of 300mm above the DFL. On this basis, the development will not obstruct a mapped flood flow path, reduce available flood storage, or worsen flood levels, velocities, duration or hazard affecting Ross River Road or Thuringowa Drive.

The development has been assessed under SC6.4.3.8.3(6) of the City Plan and the State Planning Policy as low risk for stormwater quality purposes, as the operational works associated with the development affect less than 2,500m^2 of land. Erosion and sediment control during construction, and scour protection at the proposed stormwater outlet, will be addressed through standard erosion and sediment control measures and detailed civil design at the operational works / plumbing and drainage approval stage, consistent with standard practice for development of this scale and secured by conditions of approval.

Request Item 2 – Impacts of parking layout on pedestrian safety

In reviewing the carparking arrangement detailed within the Site Layout Plan, prepared by Nth Qld Construction Consulting Pty Ltd, Sheet 13, revision B, it is noted that the access arrangements are not compliant with AS2890.1, which requires sight splays on the exit side of the driveway crossover and onsite queuing provisions for the protection of pedestrians.

Context

Response requested: Please provide an amended layout plan which: removes CAR PARK 01 and designates CAR PARK 02 as staff only to minimise turnover during peak periods; and includes a pedestrian sight splay on the exit side of the driveway crossover in accordance with AS2890.1.

Applicant's response

The site layout and car parking arrangement have been substantially revised, as set out in response to Council's Information Request above. A Sight Triangles plan has been prepared by Northern Consulting Engineers (Drawing No. NQC0225-SK01-A, dated 12 August 2026) and is attached, confirming pedestrian sight splays on the exit side of the driveway crossover onto Thuringowa Drive, in accordance with AS2890.1. Fences, structures and landscaping within the sight triangles are limited to a maximum height of 500mm, or are transparent between 500mm and 1,200mm with narrow vertical support columns spaced at a minimum of 1,200mm, consistent with AS2890.1 sight-line requirements.

The on-site car parking layout is reconfigured as part of the relocation of the building to the site's road frontages. The parking layout will be finalised to remove Car Park 01 and designate Car Park 02 as staff-only parking, consistent with SARA's request, with the final car park numbering and allocation confirmed on the engineering drawings for the Operational Works / plumbing and drainage approval stage.

Summary

This correspondence constitutes the applicant response to the information request issued by Townsville City Council as assessment manager, and the information request issued by SARA as referral agency, each under section 13 of the Development Assessment Rules.

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I trust the additional material included in this response provides sufficient information to allow the assessment of the development application to proceed. Should there be any issues, or should additional information be required, please contact me.

Kind regards,

Benjamin Collings, Director
BNC Planning Pty Ltd

Attachments:

- Site Layout Plan, Proposed Ground Floor Layout Plan, Proposed First Floor Layout Plan, Roof Sheeting Layout Plan and Elevations, prepared by Nth Qld Construction Consulting Pty Ltd (Project No. 26-8351-OHC), Revision D
- Site-Based Stormwater Management Plan, prepared by Northern Consulting Engineers (Job No. NQC0225-SBSMP), Revision A
- Sight Triangles plan, prepared by Northern Consulting Engineers (Drawing No. NQC0225-SK01-A)

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NORTHERN CONSULTING engineers

CIVIL & STRUCTURAL ENGINEERS

SITE BASED STORMWATER MANAGEMENT PLAN

PROPOSED NEW OFFICE BUILDING

FOR
ORANGE HEALTH CARE

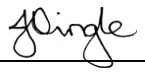
JOB No: **NQC0225**

Doc Ref: **NQC0225-SBSMP**

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DOCUMENT CONTROL

Rev	Author	Reviewed	Approved		Date	Issued To:	Purpose
A	Sudan Raut				09/09/2026	Client & Planner	Draft issued for status update
B	Sudan Raut	John Single	John Single (RPEQ 24378)		23/10/2026	Client & Planner	Support DA applications

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APPENDICES

APPENDIX A

Proposed Layout Plan

APPENDIX B

Townsville City Council Depth Mapping

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1.0 INTRODUCTION

1.1 Background

Northern Consulting Engineers (NCE) have been commissioned by NQCC on behalf of Orange Health Care to complete a site-based stormwater management plan (SBSMP) for a proposed development at 719 Ross River Road, Kirwan.

The proposed development comprises a new office building and associated car parking while retaining the existing structures and infrastructure, as shown on the proposal drawings prepared by NQCC.

This report has been prepared to support the development application. The purpose of the report is to demonstrate how stormwater associated with the proposed development can be appropriately managed by addressing:

- Identification of the lawful point of discharge (LPOD);
- Existing and proposed site catchments and overland flow paths;
- Identification of a conceptual stormwater system to collect site runoff and convey it to the LPOD;
- Assessment of pre-development and post-development peak discharges for events up to and including the 1% AEP event;
- Determination of the preliminary stormwater mitigation and detention-storage requirements;
- Demonstration that the proposed development will not result in an adverse stormwater impact on existing infrastructure or adjoining properties;
- Flooding constraints; and
- The extent of any excavation and/or filling required to achieve the applicable flood-immunity requirements.

The assessment and findings of this report are based on the following documentation:

- Proposed Layout Plan provided in **Appendix A**.
- Townsville Flood Depth – 100 Year, provided in **Appendix B**.

1.2 Existing Conditions

The subject site is currently zoned Medium Density Residential under the Townsville City Plan. The adjoining land to the north and east is also predominantly zoned Medium Density Residential. Land across Ross River Road includes land zoned Sport and Recreation, Open Space and Community Facilities, while land west of Thuringowa Drive is zoned Principal Centre (CBD), as shown in **Figure 1-1**.

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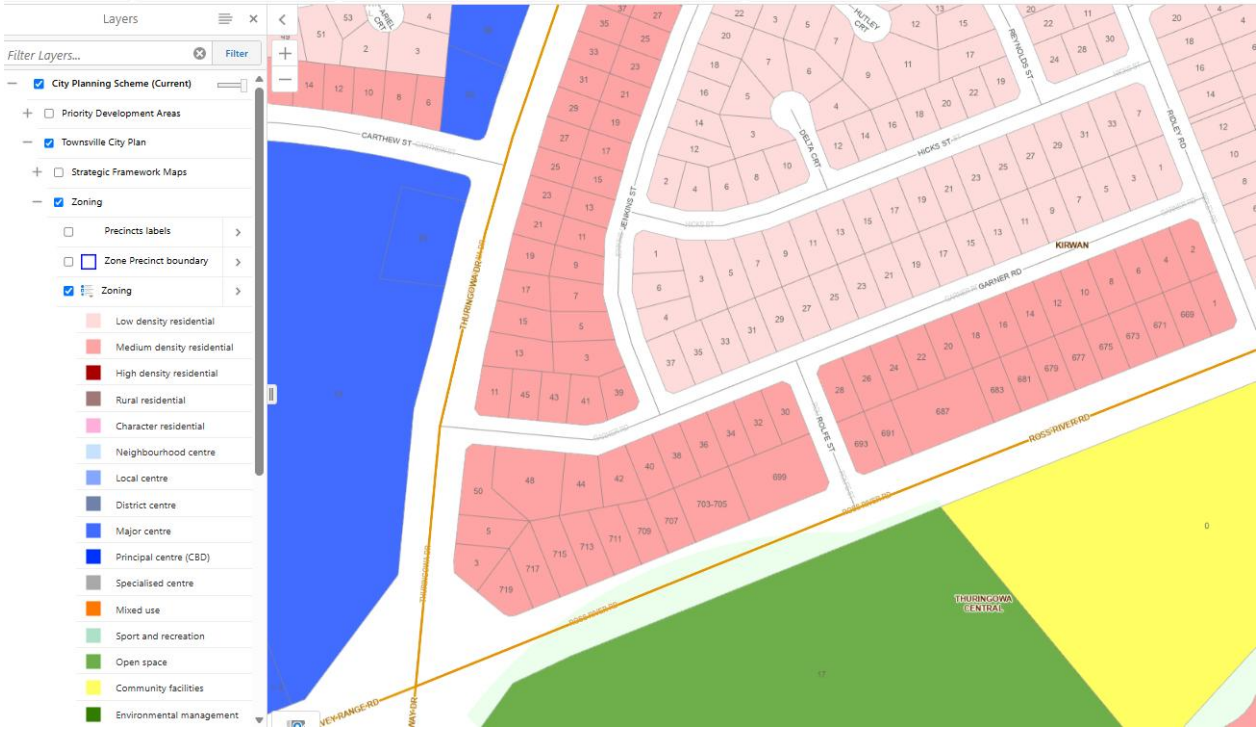


Figure 1-1 Townsville City Council - Interactive Mapping

The subject site is partially developed and comprises existing buildings, sealed car parking areas and a grassed area in the northern portion of the site. Available aerial imagery and contour information were reviewed to assess the existing site conditions. The site is relatively flat, with elevations generally ranging between approximately RL15.75m and RL16.00m. The site generally falls towards the south-western corner, and no external catchment was deemed to contribute stormwater runoff to the site. The complete site has been identified as a single hydrologic catchment. Runoff generally travels from the northern grassed area, across the existing car park, and discharges at the existing LPOD located between the Thuringowa Drive and Ross River Road reserves, as illustrated in **Figure 1-2**.



Figure 1-2 Existing conditions – hydrologic catchments and flow paths

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1.3 Proposed Development

The proposed development comprises a new office building and associated car parking while retaining the existing structures and infrastructure. The complete site has been identified as a single post-development catchment. Proposed site grading will direct runoff towards the southern boundary, where it will be conveyed via a proposed landscaped swale to the proposed LPOD at the identified low point along the Ross River Road frontage. The proposed development catchment is illustrated in **Figure 1-3**. A conservative approach has been adopted which assesses the majority of the site as impervious, shown as red in **Figure 1-3**.



Figure 1-3 Proposed Development conditions –hydrologic catchment and flow LPOD

Stormwater mitigation measures will be considered so that peak post-development flows generally do not exceed the allowable pre-development peak flows. Runoff mitigation is discussed further in **Section 2.0**. Flooding considerations are discussed in **Section 3.0**.

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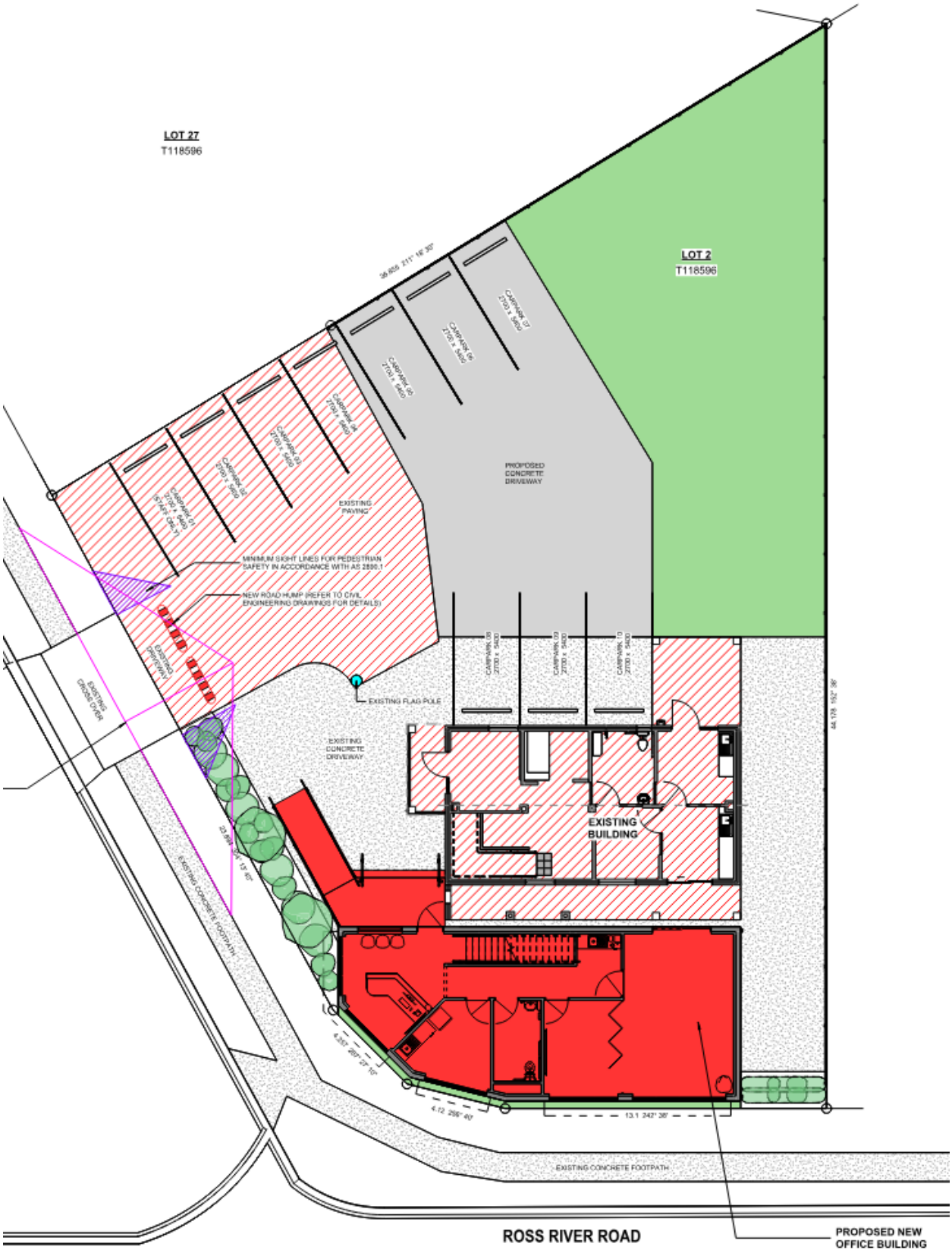


Figure 1-4 Extract of proposed development layout

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2.0 STORMWATER MANAGEMENT

In accordance with the Queensland Urban Drainage Manual (QUDM) test for determining the lawful point of discharge (LPOD), the indicative existing and proposed LPODs have been identified as:

- Existing LPOD –Thuringowa Drive and Ross River Road reserves.
- Proposed LPOD – Thuringowa Drive and Ross River Road reserves

It is proposed to direct site runoff for the development to the existing LPOD, consistent with the proposed site grading. The development will be designed such that stormwater discharge will not materially worsen the flow characteristics entering the proposed LPOD.

2.1 Quantity

The site is currently partially developed, comprising existing buildings, sealed car parking areas and grassed areas. The existing and proposed impervious areas were calculated from areas aerial imagery and proposal plans. The existing site comprises approximately 519m² of impervious area, equivalent to 57% of the 916m² site. The proposed development will increase the impervious area to approximately 865m², equivalent to 94%. **Figure 1-4**illustrates the proposed development.

As discussed above, the proposed development will direct site runoff towards the existing LPOD at the identified low point along the Ross River Road frontage. Consequently, a stormwater mitigation assessment is required to demonstrate non-worsening of discharge flows. The Rational Method has been adopted to calculate the pre-development and post-development runoff for events up to the 1% AEP event in accordance with QUDM. The existing time of concentration was calculated by applying Friend's equation separately to the grassed and paved portions of the principal flow path, using Horton's roughness coefficients of 0.04 and 0.015, respectively.

2.1.1 Rational Method - Ross River Road LPOD

For the pre-development scenario, single catchment comprises the complete 916 m² site, with a calculated impervious area of approximately 519m², resulting in 57% imperviousness as shown in **Figure 1-2**. The travel times across the grassed and paved portions of the principal flow path were calculated as 16 minutes and 4 minutes, respectively. The combined time of concentration of 20 minutes was adopted.
The post-development scenario, also comprises the complete 916m² site, with a calculated impervious area of approximately 865m², resulting in 94% imperviousness. A conservative time of concentration of 5 minutes was adopted. IFD information was obtained from the Bureau of Meteorology (BOM). Summaries of the pre-development and post-development calculation parameters are provided in **Table 2-1** and **Table 2-2**, respectively.

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Table 2-1 - Pre-Development Rational Method Calculations

PRE-DEVELOPMENT							
Catchment Details							
Area (m2)	Area (ha)	Impervious Area (%)	C10	tc (min)			
916	0.092	57%	0.80	20			
C1	C2	C5	C10	C20	C50	C100	
0.64	0.68	0.76	0.80	0.84	0.92	0.96	
I1	I2	I5	I10	I20	I50	I100	
70	89	111	125	143	164	180	**mm/h**
Q1	Q2	Q5	Q10	Q20	Q50	Q100	
0.011	0.015	0.022	0.026	0.031	0.039	0.044	**m3/s**

Table 2-2 - Post-Development Rational Method Calculations

Catchment Details							
Area (m2)	Area (ha)	Impervious Area (%)	C10	tc (min)			
916	0.092	94%	0.89	5			
C1	C2	C5	C10	C20	C50	C100	
0.71	0.76	0.84	0.89	0.93	1.00	1.00	
I1	I2	I5	I10	I20	I50	I100	
112	141	179	202	231	267	294	**mm/h**
Q1	Q2	Q5	Q10	Q20	Q50	Q100	
0.020	0.027	0.038	0.046	0.055	0.068	0.075	**m3/s**

The calculated post-development runoff is higher than the pre-development runoff for all assessed rainfall events. For the 1% AEP (Q100) event, the peak discharge increases from approximately 0.044m³/s to 0.075m³/s. Stormwater mitigation measures are therefore required.

Individual triangular hydrographs were developed for the pre-development and post-development scenarios to assess the change in peak runoff and associated mitigation requirements, as illustrated in **Figure 2-1**

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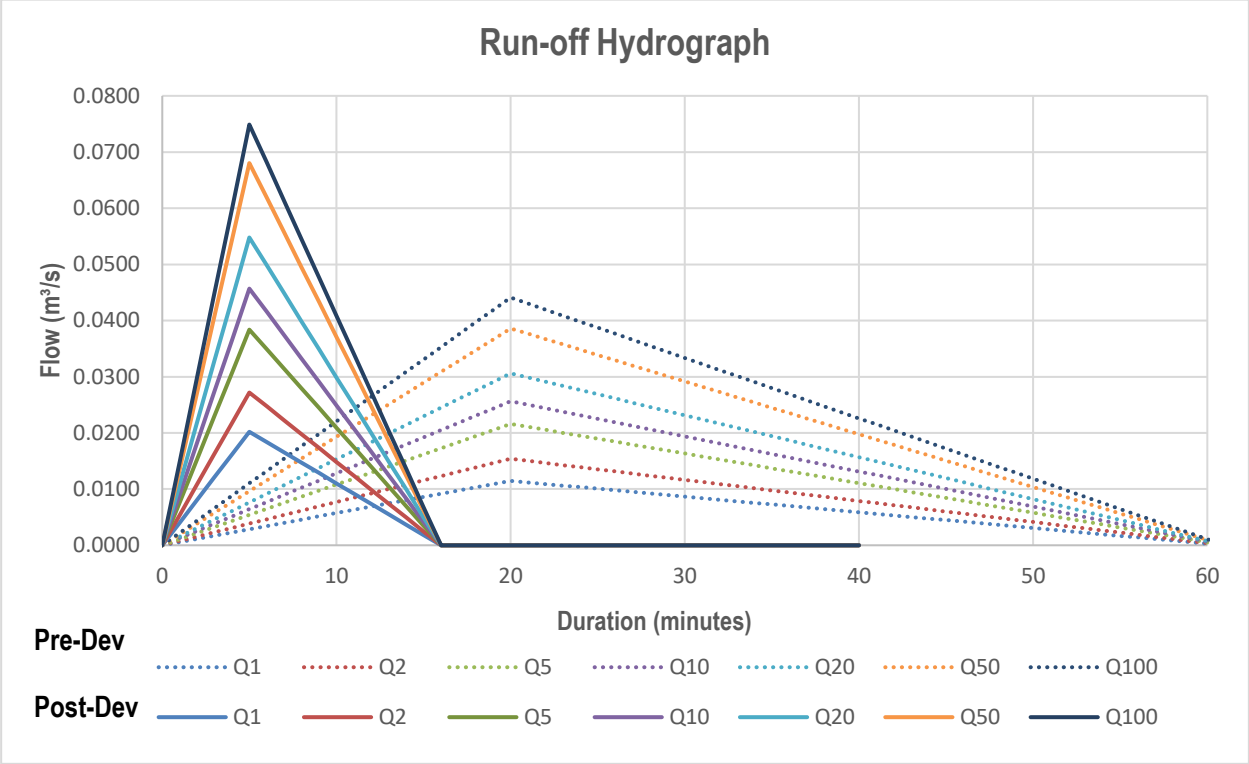


Figure 2-1 Run-off Hydrograph - events from Q1 to Q100

The stormwater detention volume required to mitigate post-development runoff was determined using the Mass Flow Equation outlined in QUDM Section 5.6.2. A supplementary check was undertaken using the existing impervious portion of the site with a 5-minute time of concentration to determine whether its shorter response time would govern. This assessment produced a lower detention requirement; therefore, the complete site assessment was adopted as the governing case. The results are illustrated in **Figure 2-2** and summarised in **Table 2-3**

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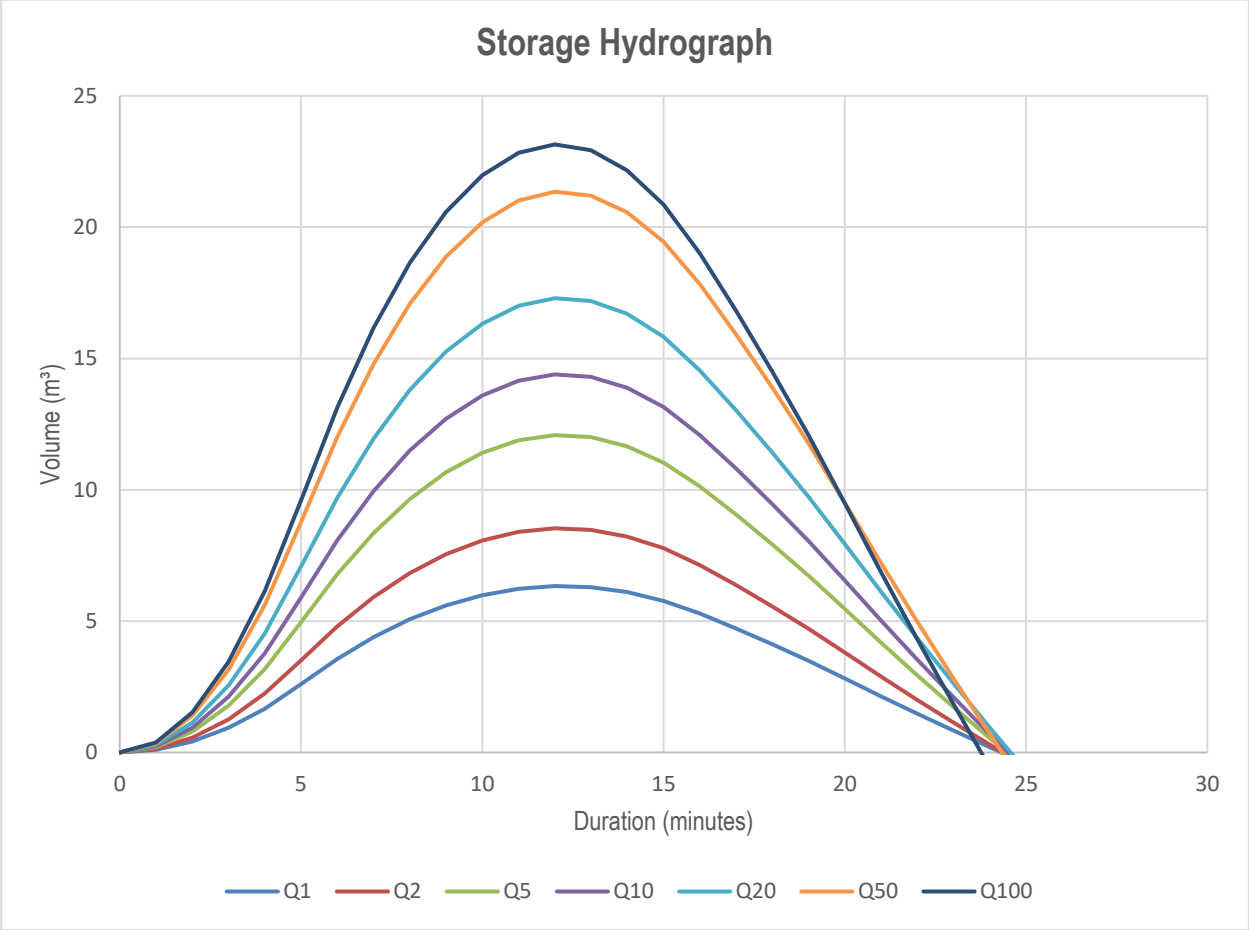


Figure 2-2 Storage Hydrograph

Table 2-3 - Detention Volume

Event	Detention Volume (m³)
Q1	6
Q2	9
Q5	12
Q10	14
Q20	17
Q50	21
Q100	23

The required preliminary detention volume is calculated as 23m³. It is proposed that this volume be provided via the following:

- The proposed open drainage and detention system will provide a minimum effective detention storage volume of approximately 24m³, with the outlet designed to ensure that peak outflow does not exceed the corresponding pre-development peak flows presented in **Table 2-1**.
- Outlet is proposed via a pipe/conduit connected to the existing kerb and channel to ensure the swale and detention system is free draining.

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The proposed open drainage system will collect and convey site runoff while also providing the required detention storage. The system will temporarily store runoff before controlled discharge to the proposed LPOD along the Ross River Road frontage. Its final dimensions, storage configuration and outlet arrangement will be confirmed during detailed design. The indicative stormwater drainage arrangement is shown conceptually in **Appendix A**.

2.2 Quality

In accordance with SC6.4.3.8.3 (6) of the City Plan and Section: State Interest – Water Quality of the State Planning Policy April 2016 (SPP), the development is classified as "low risk" and therefore does not require a formal application / assessment regarding stormwater quality. This "low risk" is defined by the following:

- a material change of use for an urban purpose that involves premises 2500 metres2 or greater in size and;
    - will result in six or more dwellings; or
    - will result in an impervious
    - area greater than 25 per cent of the net developable area.
- Operational works will be undertaken on less than 2,500m^2 of land.

Subsequently environment values (EVs) and water quality objectives (WQOs) have not been identified for receiving waters; however, best practical options will be applied.

3.0 FLOODING

The subject site was assessed against Townsville City Council's Flood Information Portal 1% AEP flood-depth mapping, as shown in **Figure 3-1**.

The mapping indicates that the majority of the subject site, including the proposed development area, is outside the mapped 1% AEP flood extent. Shallow flooding is mapped primarily within the adjoining Thuringowa Drive and Ross River Road road reserves.

A small, isolated area of shallow flooding, with a mapped depth of less than 0.16 m, is shown near the middle of the site. This area overlaps the existing developed portion of the site and is disconnected from the broader mapped flood extent. Based on its isolated nature and the absence of a continuous flood flow path through the site, it is considered likely to represent a localised mapping anomaly rather than a material flood constraint.

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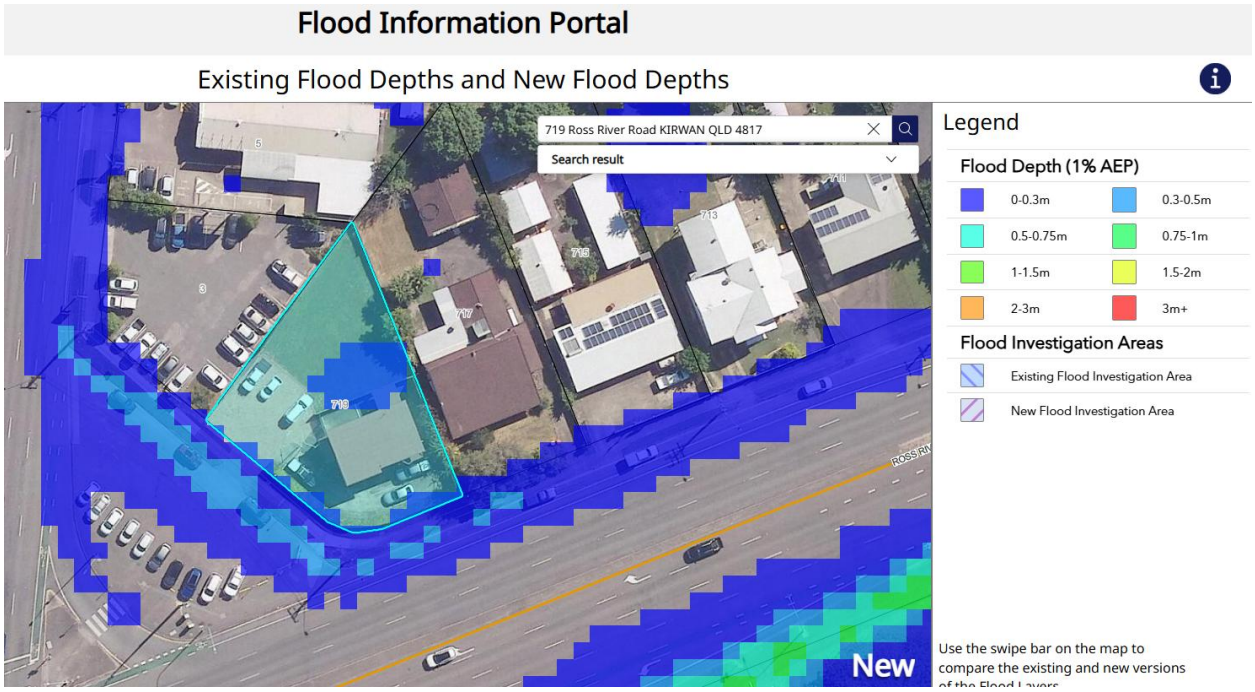


Figure 3-1 Townsville City Council Flood Information Portal – 1% AEP Flood Depth

Based on the available Council mapping and the proposed development layout, the development is not expected to obstruct a mapped flood flow path or materially reduce available flood storage. Detailed site grading should maintain drainage towards the proposed lawful point of discharge and avoid redirecting runoff towards adjoining properties.

The defined flood level (DFL) for the site is defined as 16.1m AHD; therefore, habitable floors are to be 300mm above the DFL while non-habitable floors are to be at or above the DFL. The final floor level will be subject to consultation with the end user and their desired freeboard requirement.

ownsville City Council Flood Information Portal – 1% AEP Flood Depth

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4.0 CONCLUSION

Northern Consulting Engineers (NCE) has completed a Site-Based Stormwater Management Plan for the proposed office development at 719 Ross River Road, Kirwan. The assessment confirms that the development can be achieved while appropriately managing stormwater quantity and flood risk.

Key findings include:

- Lawful Point of Discharge: Site runoff will be directed towards the proposed LPOD at the identified low point along the Ross River Road frontage.
- Stormwater Quantity: Approximately 24 m³ of effective detention storage is required to ensure that post-development peak discharge does not exceed the corresponding pre-development peak flows.
- Flooding: Council's 1% AEP flood mapping indicates that the proposed development area is not materially affected by flooding. The isolated shallow area shown within the site is considered likely to be a local mapping anomaly.

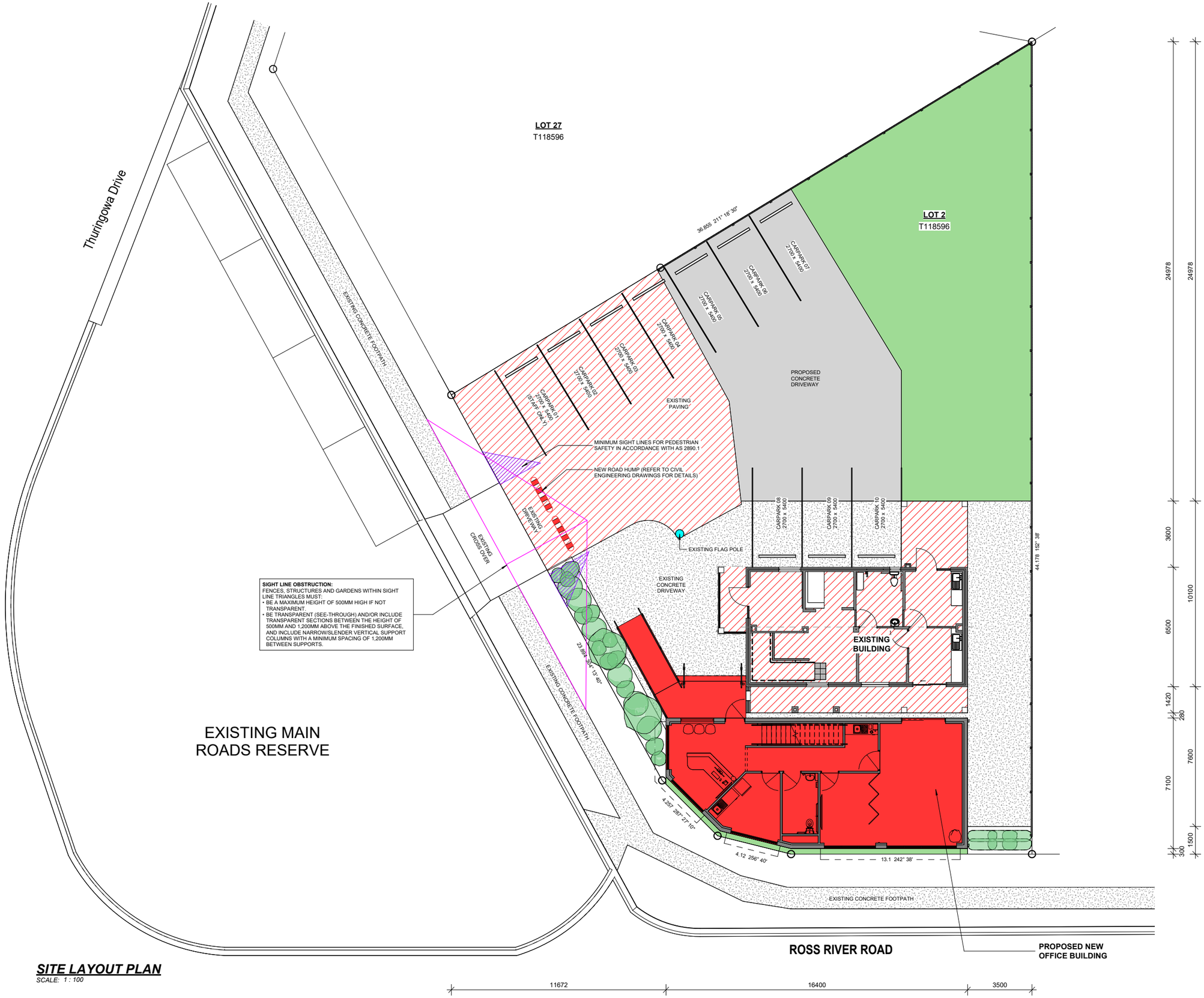
In summary, the proposed stormwater management strategy is considered suitable to support the proposed development, subject to confirmation and refinement during detailed design.

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APPENDIX A

Proposed Layout Plan

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SIGHT LINE OBSTRUCTION:
FENCES, STRUCTURES AND GARDENS WITHIN SIGHT LINE TRIANGLES MUST:
- BE A MAXIMUM HEIGHT OF 500MM HIGH IF NOT TRANSPARENT.
- BE TRANSPARENT (SEE-THROUGH) AND/OR INCLUDE TRANSPARENT SECTIONS BETWEEN THE HEIGHT OF 500MM AND 1,200MM ABOVE THE FINISHED SURFACE, AND INCLUDE NARROW/SLENDER VERTICAL SUPPORT COLUMNS WITH A MINIMUM SPACING OF 1,200MM BETWEEN SUPPORTS.

SITE LAYOUT PLAN

SCALE: 1 : 100

PROPERTY DESCRIPTION
LOT 2 ON T118596
AREA OF LAND - 916 m²

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ORANGE HEALTH CARE
PROJECT
NEW OFFICE BUILDING

LOCATION
719 ROSS RIVER ROAD, KIRWAN QLD 4817

DATE
JANUARY 2026

PROJECT NO	REVISION
26-8351-OHC	D
SCALE: AS SHOWN	DRAWN
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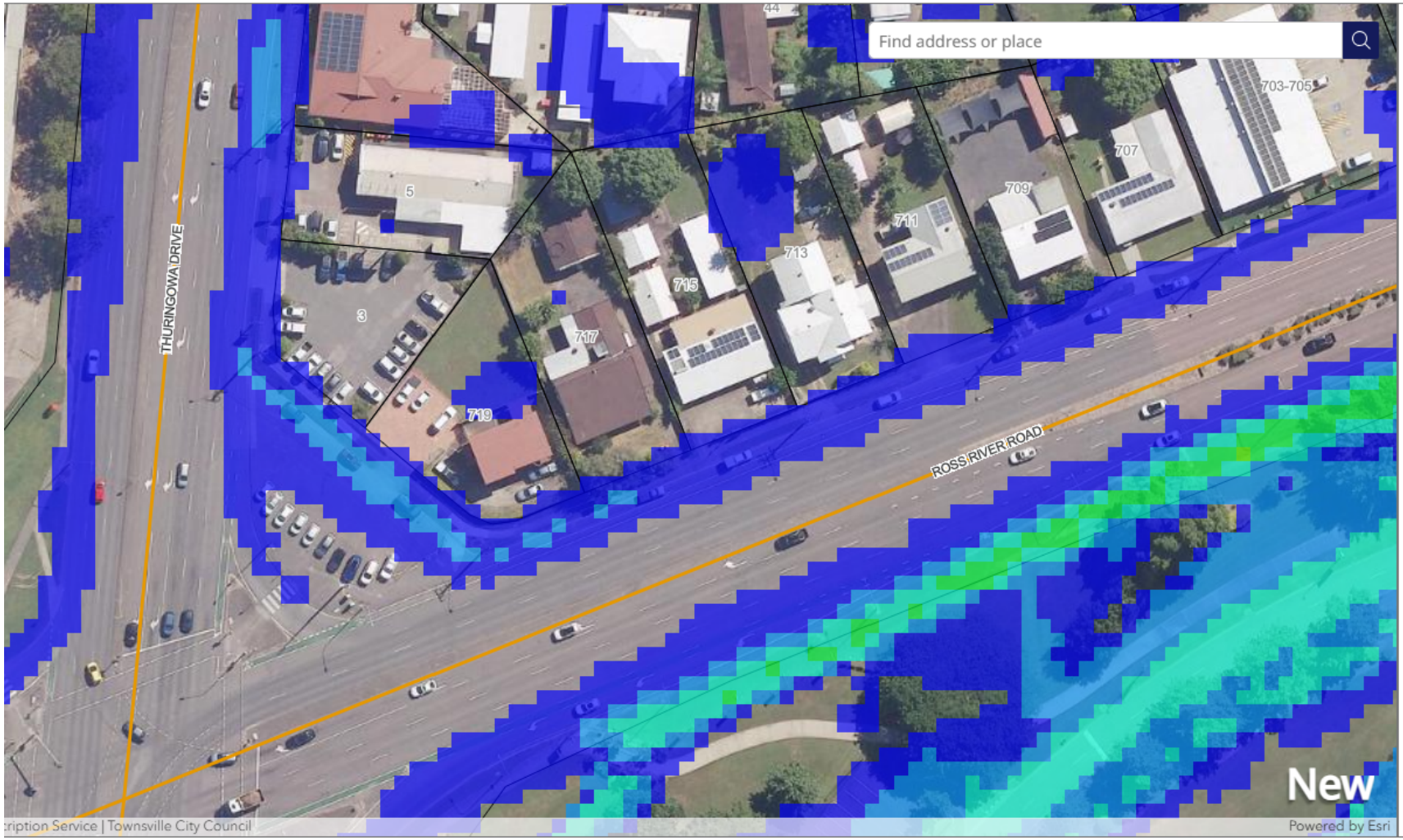
APPENDIX B

Townsville City Council Depth Mapping

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Flood Information Portal

Existing Flood Depths and New Flood Depths



Legend

Flood Depth (1% AEP)

- 0-0.3m
- 0.3-0.5m
- 0.5-0.75m
- 0.75-1m
- 1-1.5m
- 1.5-2m
- 2-3m
- 3m+

Flood Investigation Areas

- Existing Flood Investigation Area
- New Flood Investigation Area

Use the swipe bar on the map to compare the existing and new versions of the Flood Layers

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NEW OFFICE BUILDING

719 ROSS RIVER ROAD, KIRWAN QLD 4817

PROJECT NUMBER - 26-8351-OHC

PROJECT REVISION - D

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Sheet Number	**Sheet Name**
1	COVER
2	3D PERSPECTIVE
3	3D PERSPECTIVE
4	3D PERSPECTIVE
5	3D PERSPECTIVE
6	3D PERSPECTIVE
7	3D PERSPECTIVE
8	3D PERSPECTIVE
9	3D PERSPECTIVE
10	3D PERSPECTIVE
11	3D PERSPECTIVE
12	3D PERSPECTIVE
13	3D PERSPECTIVE
14	3D PERSPECTIVE
15	SITE LAYOUT PLAN
16	EXISTING GROUND FLOOR LAYOUT PLAN
17	EXISTING FIRST FLOOR LAYOUT PLAN
18	PROPOSED GROUND FLOOR LAYOUT PLAN
19	PROPOSED FIRST FLOOR LAYOUT PLAN
20	ROOF SHEETING LAYOUT PLAN
21	ELEVATIONS



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3D PERSPECTIVE 06 - LUNCH ROOM

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ABN & GST - 16 111 343 161

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PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
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3D PERSPECTIVE 10 - TRAINING ROOM 03

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18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

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3D PERSPECTIVE 11 - FIRST FLOOR OFFICES 01

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3D PERSPECTIVE 12 - FIRST FLOOR OFFICES 02

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PROJECT - NEW OFFICE BUILDING	
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3D PERSPECTIVE 13 - FIRST FLOOR OFFICES 03

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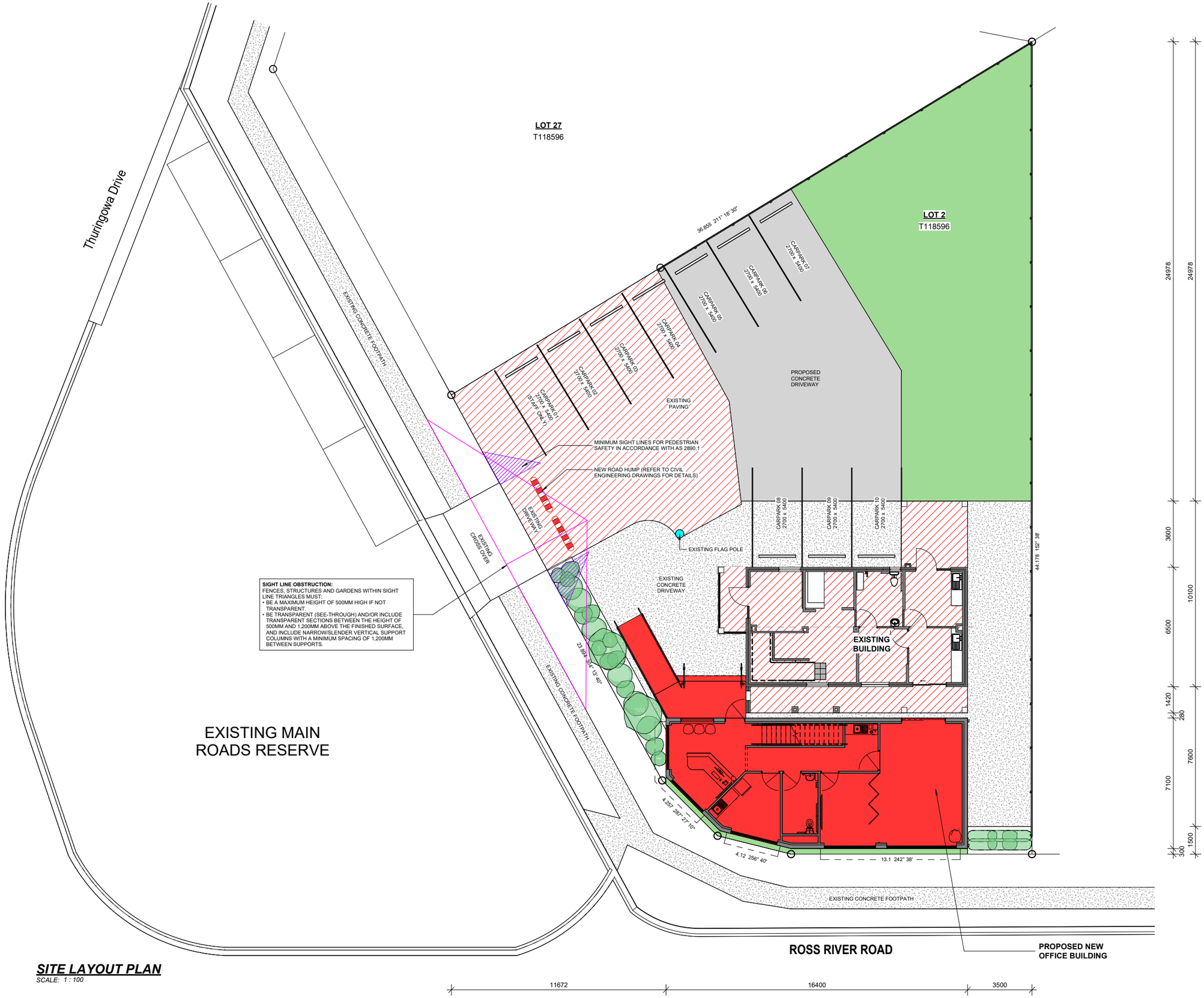
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LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
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SIGHT LINE OBSTRUCTION:
FENCES, STRUCTURES AND GARDENS WITHIN SIGHT LINE TRIANGLES MUST:
- BE A MAXIMUM HEIGHT OF 500MM HIGH IF NOT TRANSPARENT.
- BE TRANSPARENT (SEE-THROUGH) AND/OR INCLUDE TRANSPARENT SECTIONS BETWEEN THE HEIGHT OF 500MM AND 1,200MM ABOVE THE FINISHED SURFACE, AND INCLUDE NARROW/SLENDER VERTICAL SUPPORT COLUMNS WITH A MINIMUM SPACING OF 1,200MM BETWEEN SUPPORTS.

SITE LAYOUT PLAN

SCALE: 1 : 100

PROPERTY DESCRIPTION
LOT 2 ON T118596
AREA OF LAND - 916 m²

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AMENDMENTS

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EXISTING GROUND FLOOR LAYOUT PLAN

SCALE: 1 : 50

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EXISTING FIRST FLOOR LAYOUT PLAN

SCALE: 1 : 50

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GROUND FLOOR LAYOUT PLAN

SCALE: 1 : 50

FLOOR AREAS	
DESCRIPTION	AREA
NEW GROUND FLOOR	107.44 m²
NEW FIRST FLOOR	101.66 m²
EXISTING BALCONY	8.64 m²
DRIVEWAY/PATHS	37.28 m²
TOTAL AREA	**255.01 m²**

LEGEND	
MARK	COMPONENT
DT	DISABILITY COMPLIANT TOILET SUITE IN ACCORDANCE WITH AS1428.1
GR	GRABRAILS IN ACCORDANCE WITH AS1428.1
MW	MICROWAVE
OHC	OVERHEAD CUPBOARDS
PT	PAPER TOWEL DISPENSER
REF	REFRIGERATOR
SD	SOAP DISPENSER
SH	AS1428.1 COMPLIANT SHELF
SK	SS SINGLE BOWL KITCHEN SINK WITH MIXER TAP

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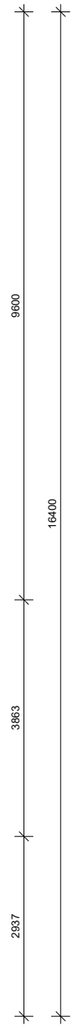
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FIRST FLOOR LAYOUT PLAN

SCALE: 1 : 50

FLOOR AREAS	
DESCRIPTION	AREA
NEW GROUND FLOOR	107.44 m²
NEW FIRST FLOOR	101.66 m²
EXISTING BALCONY	8.64 m²
DRIVEWAY/PATHS	37.28 m²
TOTAL AREA	**255.01 m²**

DU1 - 1800 WIDE x 1800 LONG x 750 DESK WIDTH

DU2 - 1800 WIDE x 2400 LONG x 750 DESK WIDTH

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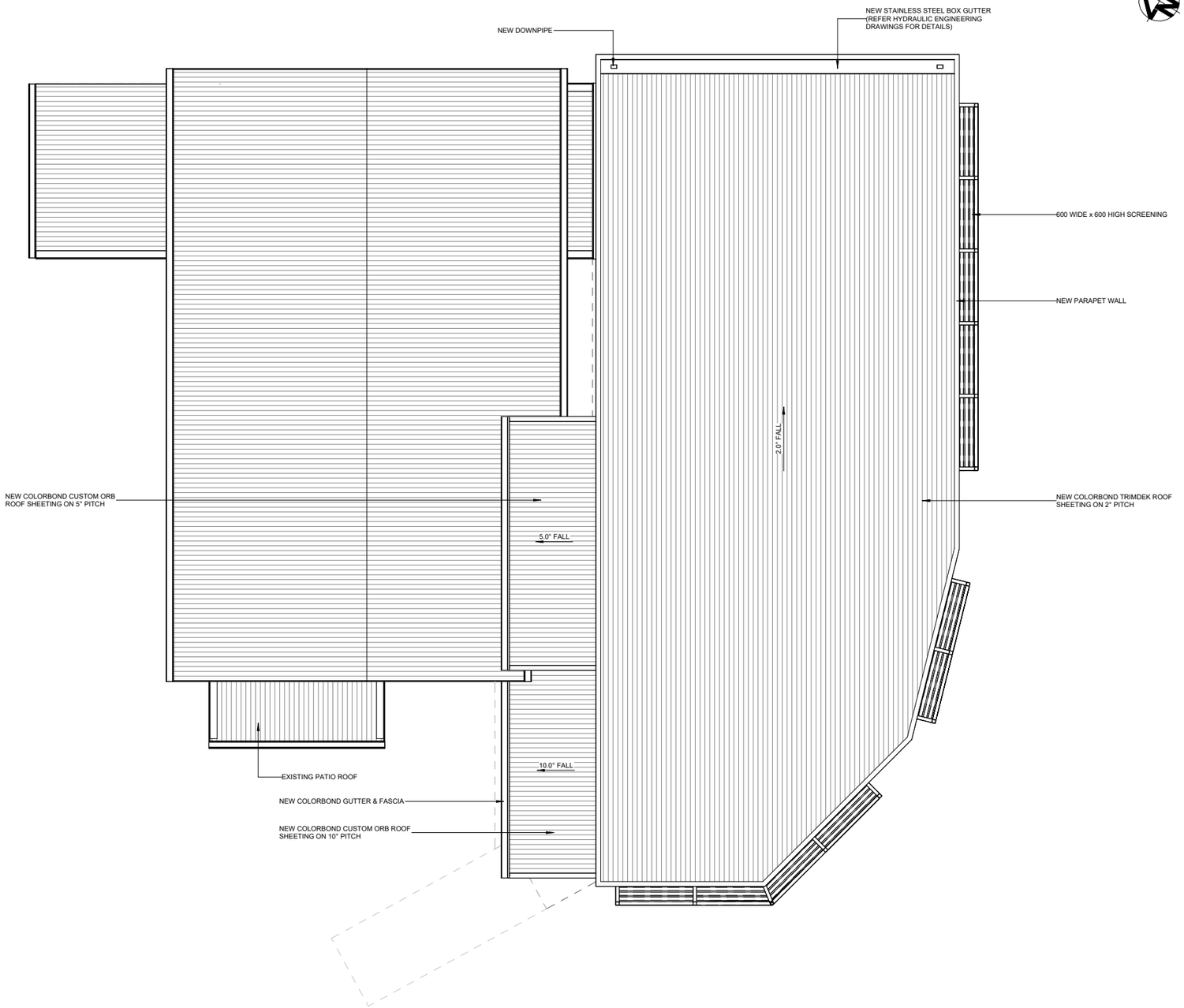
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ROOF SHEETING LAYOUT PLAN

SCALE: 1 : 50

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LEFT SIDE ELEVATION

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



RIGHT HAND SIDE ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

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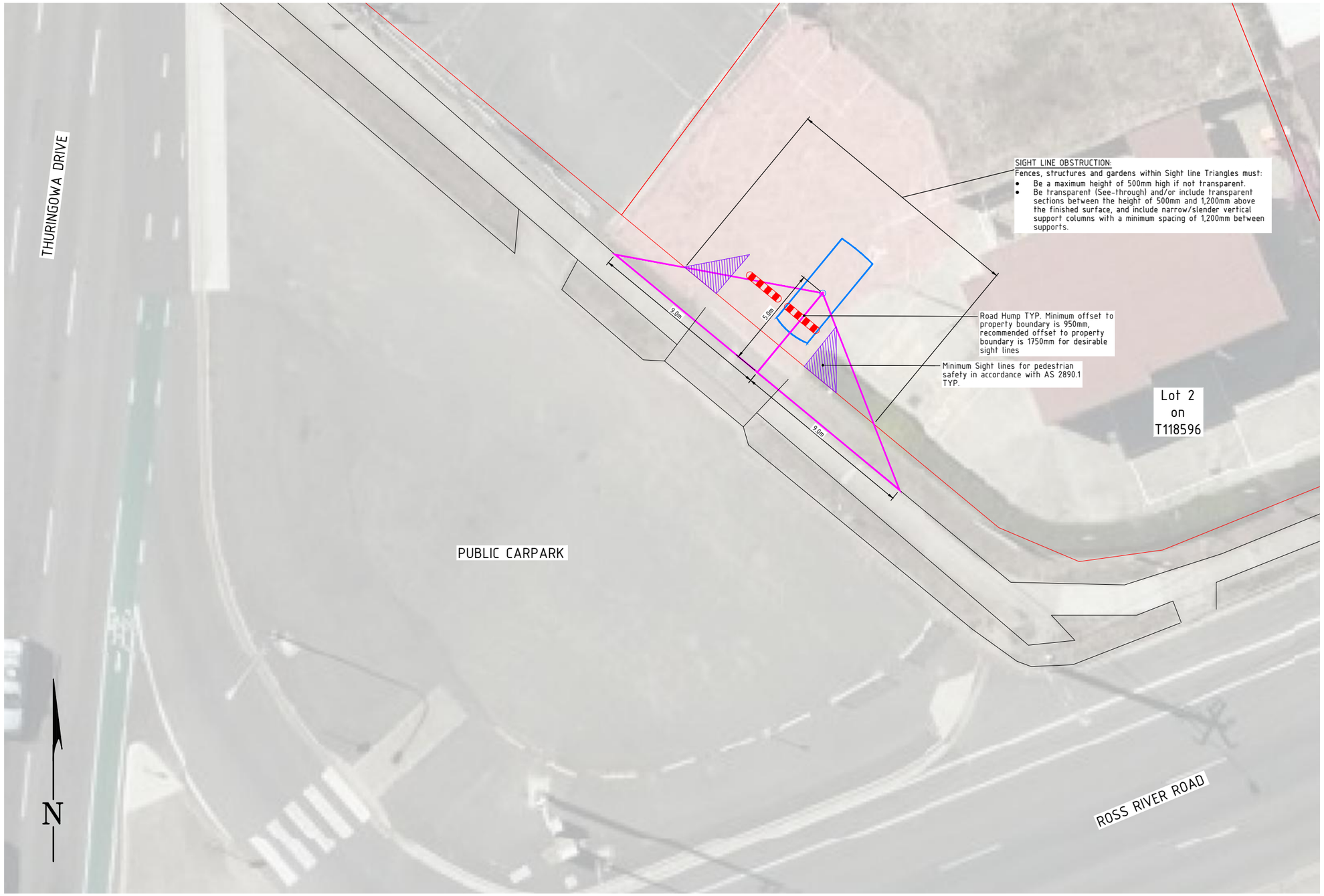
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LAYOUT PLAN

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SIGHT TRIANGLES
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