

**From:** "No Reply" <mydas-notifications-test@qld.gov.au>  
**Sent:** Tue, 23 Sep 2025 16:17:02 +1000  
**To:** "urbanspaceconsulting@outlook.com" <urbanspaceconsulting@outlook.com>  
**Cc:** "Zinal.Chand@dsdilgp.qld.gov.au" <Zinal.Chand@dsdilgp.qld.gov.au>;  
"Development Assessment" <developmentassessment@townsville.qld.gov.au>  
**Subject:** MCU25/0052 - 2509-48001 SRA application correspondence  
**Attachments:** 2509-48001 SRA - SARA Advice notice.pdf  
**Importance:** Normal

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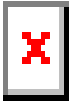
**This Message Is From an External Sender**

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Please find attached a notice regarding application [2509-48001 SRA](#).

If you require any further information in relation to the application, please contact the State Assessment and Referral Agency on the details provided in the notice.

*This is a system-generated message. Do not respond to this email.*  
GE77-N



Email Id: RFLG-0925-0024-9240

SARA reference: 2509-48001 SRA  
 Applicant reference: USC114  
 Council reference: MCU25/0052

23 September 2025

Kaenetto Investments  
 C/- Urban Space Consulting  
 PO BOX 5161  
 WEST END QLD 4101  
 urbanspaceconsulting@outlook.com

Attention: Mr William Kruze

Dear Mr Kruze

## SARA advice notice - 500-502 Ross River Road, Cranbrook

The State Assessment and Referral Agency (SARA) advises that your development application has not adequately demonstrated compliance with the State code 1: Development in a state-controlled road environment (State code 1) of the State Development Assessment Provisions (SDAP v3.3).

SARA has reviewed your application material and, in conjunction with the information request issued on 23 September 2025, and as indicated in the email to you on 23 September 2025, the following issue(s) with the proposed development have been identified:

Stormwater Management	
1.	<p><b>Issue:</b></p> <p>You have submitted a site-based stormwater management plan identifying northern and southern catchments. The southern catchment directs runoff to the local road network, while the post-development northern catchment (2,247 m<sup>2</sup>) discharges via pits and pipes into the existing stormwater system in Ross River Road during minor events. In major events, excess runoff will flow overland onto Ross River Road.</p> <p>The report concludes that post-development runoff will decrease across all events from the minor (2-year ARI) to the major (100-year ARI). However, key assumptions in the calculations require further justification. The pre-development impervious area is assumed to be 0.65%, which appears to underestimate the actual impervious fraction. The post-development time of concentration is assumed to be 10 minutes, which is likely overestimated. A value of 5 minutes would be more appropriate for the northern catchment.</p> <p><b>Action:</b></p> <p>You are requested to provide a revised stormwater management plan that either justifies the current assumptions or updates them to reflect a more accurate impervious area and a 5-minute time of concentration for the assumptions. The revised stormwater management</p>

