

19 March 2026

Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Via email: developmentassessment@townsville.qld.gov.au



USC Reference: USC114
Council Reference: MCU25/0052

Attention: Jessica Annan

INFORMATION REQUEST RESPONSE 500-502 ROSS RIVER ROAD, CRANBROOK

The following correspondence provides a response to the Townsville City Council's (Council) Information Request dated 16 September 2025. The correspondence has extracted each part of Council's request and provides a subsequent response below with attached correspondence.

The project team have undertaken a detailed review of the Information Request letter to deliver an amended development outcome, that is considered and seeks to address each item raised by Council.

Revised Development

The development has been revised from 32 dwelling units to 28 dwelling units to ensure a higher-quality built form outcome and to respond constructively to Council's design feedback. This reduction has allowed for improved site planning, better building separation, enhanced communal and private open space, compliant carparking and a more legible internal layout. The amended design represents a more balanced and context responsive development that aligns with Council's expectations and delivers a superior living environment for future residents.

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.



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Response

The amended suite of plans clearly show the first-floor layouts, refer **Attachment 1**. These updated drawings allow Council to undertake a complete and 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.*

Amened 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.

Response

The suite of amended plans have been prepared and are provided in **Attachment 1**, addressing all matters raised. The revised design delivers a significantly improved interface and engagement with the Jannila Avenue frontage. The two dwellings facing Jannila Avenue have been reoriented to present their primary façades to the street, incorporating modulation, varied materials and enhanced architectural detailing to strengthen the streetscape presentation. Clearly identifiable building entrances are now visible from Jannila Avenue, supported by a dedicated pedestrian pathway that provides safe and direct access separate from the vehicle driveways.

The amended plans also illustrate the proposed fencing along the Jannila Avenue frontage, including its height and design, and incorporate appropriate screening to on-site car parking where visible from the road. Updated setback dimensions are shown, confirming the location of the existing property boundary and clarifying the proposed building setbacks to ensure consistency across all documentation.

These amendments collectively 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.

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.

Response

Amended plans have been provided (refer **Attachment 1**). While all the specific locations of utilities such as gas, water tanks, air-conditioning units and external clothes-drying facilities are not illustrated on the plans at this stage, the site layout provides suitable and compliant areas for these elements to be accommodated outside of the proposed private open space. These items can be appropriately located during the detailed design phase and conditioned by Council, if required.

This approach ensures the development can meet the intent of Performance Outcome PO29 of the Low Density Residential Zone Code, including the provision of external, non-mechanical drying facilities that support sustainable living practices.

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.

Response

Amended plans have been prepared which provide a significantly improved communal open space outcome (refer **Attachment 1**). The revised layout creates a more functional and attractive space between the two driveways, with clearer separation from vehicle areas and a more usable central node for residents.

In addition to the on-site improvements, the site benefits from its proximity to high-quality public open space networks. Attractive walking areas, riverside paths and established parks are located nearby, including the extensive recreational corridor along the Ross River, which is within close walking distance. These facilities offer residents convenient access to a wide range of outdoor activities and passive recreation opportunities.

On this basis, the amended design delivers an enhanced communal open space arrangement on-site while also leveraging the excellent access to nearby public open space, demonstrating compliance with Performance Outcomes PO30 and PO31 of the Low Density Residential Zone Code.

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.

Response

The amended suite of plans (**Attachment 1**) have been prepared in accordance with Townsville City Council's prescribed car parking rates for Multiple Dwelling development, being 1.7 spaces per dwelling, 0.2 visitor spaces per dwelling, and one dedicated car-washing

bay for the entire development. Applying these standards to the revised yield of 28 units results in a requirement for 53.6 spaces (rounded to 54), inclusive of resident and visitor parking.

The proposal now provides a total of 54 on-site car parking spaces, meeting the required rate and ensuring adequate provision for both residents and visitors in accordance with Council's standards.

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.

Response

A full and final response prepared by STP Consultants is provided in **Attachment 2**, Response to Information Request and is supported by the updated Civil Engineering Services and a Site Based Stormwater Management Report in **Attachment 3**.

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.

Response

A full and final response prepared by STP Consultants is provided in **Attachment 2**, Response to Information Request and is supported by the updated Civil Engineering Services and a Site Based Stormwater Management Report in **Attachment 3**.

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.

Response

A full and final response prepared by STP Consultants is provided in **Attachment 2**, Response to Information Request and is supported by the updated Civil Engineering Services and a Site Based Stormwater Management Report in **Attachment 3**.

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.

Response

The amended suite of plans have been prepared (refer **Attachment 1**), which include a redesigned bin storage area in accordance with Council's request. The revised layout ensures residents can safely access the bin enclosure without standing within the internal driveway, with doors and access points positioned to maintain clear pedestrian movement and avoid conflict with vehicles.

The bin storage area also incorporates suitable containment and wash-down provisions, enabling bins to be cleaned on-site without wastewater entering the stormwater system. These measures ensure appropriate hygiene, safety and environmental management outcomes.

Accordingly, the amended design demonstrates compliance with Performance Outcome PO33 of the Works Code.

Response to SARA Information Request and Advice Notice

A full and final response to the SARA Information Request and Advice Notice has also been submitted to SARA on 19 March 2026. All matters raised have been addressed comprehensively through the amended plans and supporting documentation. A copy of this response is provided in **Attachment 4**, for completeness.

Conclusion

We trust that the information provided above, along with the attached supporting documentation, sufficiently addresses the items raised in the Council Information Request, to enable Council to make a decision on the development.

Yours sincerely,

URBAN SPACE CONSULTING

Attachments:

1. Amended Architectural Plans
2. Response to Information Request – Engineering Items
3. Engineering Services Report and SBSMP
4. SARA Information Request and Advice Notice Response