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From: "James McPeake" <james@jamesmcpeake.com.au>
Sent: Wed, 2 Jul 2025 09:53:52 +1000
To: "Estelle Trueman" <estelle.trueman@townsville.qld.gov.au>
Cc: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: RFI Response - MCU25/0019 - 114 Anne Street AITKENVALE
Attachments: LU23194-MEM-01 RevA.pdf, LU23194-CP Binder Rev A 20250625.pdf, LU23194-DR-01 Rev A.pdf

Hi Estelle,

On behalf of our client and in accordance with Part 3 of the Development Assessment Rules we provide the following response to all of the required information as contained in Council's Information Request dated the 07 April 2025.

To facilitate preparation of Public Consultation, can you please confirm the directly adjoining owners postal details.

Regards,

James McPeake Bplan, UDIA, HIA
Senior Planner

0481 869 671

www.jamesmcpeake.com.au

Schedule meeting - <https://calendly.com/mcpeaketownplanning>

PO Box 5829, Cairns QLD 4870

Cairns - 36 Abbott Street, Cairns City

Townsville - Level 1, 33-35 Palmer St, South Townsville



McPeake
TOWN PLANNING

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From: Estelle Trueman <estelle.trueman@townsville.qld.gov.au>
Sent: Thursday, 12 June 2025 2:22 PM
To: James McPeake <james@jamesmcpeake.com.au>
Subject: RE: MCU25/0019 - Letter - Information Request - 114 Anne Street AITKENVALE

Hi James,

Just seeking an update on this one.

IR response is due by 7/7/25.

Thanks. ET

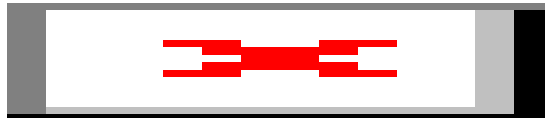
Kind Regards,

Estelle Trueman

Senior Planner - Planning Assessment
Planning and Development
(Part-Time Hours – Monday, Wednesday and Thursday)
P (07) 47278303 **E** estelle.trueman@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810
PO Box 1268, Townsville QLD 4810

www.townsville.qld.gov.au



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From: James McPeake <james@jamesmcpeake.com.au>
Sent: Wednesday, 9 April 2025 5:05 PM
To: Estelle Trueman <estelle.trueman@townsville.qld.gov.au>
Subject: Re: MCU25/0019 - Letter - Information Request - 114 Anne Street AITKENVALE

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Estelle, Please send an invite for when your available.

Regards,

James McPeake

0481869671

www.jamesmcpeake.com.au

PO Box 5829, Cairns QLD 4870

Cairns- 36 Abbott Street, Cairns

Townsville- Level 1, 33-35 Palmer Street, South Townsville

sent from mobile office

From: Estelle Trueman <estelle.trueman@townsville.qld.gov.au>
Sent: Wednesday, April 9, 2025 4:58:42 PM
To: James McPeake <james@jamesmcpeake.com.au>
Subject: RE: MCU25/0019 - Letter - Information Request - 114 Anne Street AITKENVALE

I can meet via phone/teams tomorrow afternoon. Shelly is pretty snowed under though. If you have particular questions, please let me know and I will ask for her input before our call.

Kind Regards,

Estelle Trueman

Senior Planner - Planning Assessment
Planning and Development

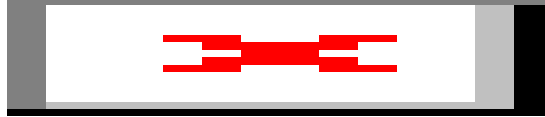
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From: James McPeake <james@jamesmcpeake.com.au>

Sent: Wednesday, 9 April 2025 4:56 PM

To: Estelle Trueman <estelle.trueman@townsville.qld.gov.au>

Subject: Re: MCU25/0019 - Letter - Information Request - 114 Anne Street AITKENVALE

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Hi Estelle, noted. We are unlikely to get an engineer and update plans prior. Do you and Shelly have any availability for an online meeting this week to discuss?

Regards,

James McPeake

0481869671

www.jamesmcpeake.com.au

PO Box 5829, Cairns QLD 4870

Cairns- 36 Abbott Street, Cairns

Townsville- Level 1, 33-35 Palmer Street, South Townsville

sent from mobile office

From: Estelle Trueman <estelle.trueman@townsville.qld.gov.au>
Sent: Wednesday, April 9, 2025 4:45:48 PM
To: James McPeake <james@jamesmcpeake.com.au>
Subject: RE: MCU25/0019 - Letter - Information Request - 114 Anne Street AITKENVALE

Hi James,

Shelly (the assessing engineer) and I will both be taking annual leave from next week until 8/5/25.

Can you please advise a likely timeframe for responding to the RFI?

If you think you will reply within this leave period, I will ensure someone else is able to accept the response and oversee public notification. If not, I will leave it on my list for when I return.

Thanks. ET

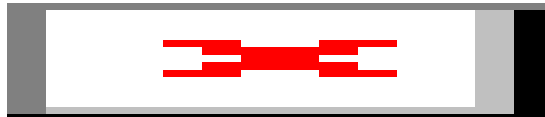
Kind Regards,

Estelle Trueman

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From: Development Assessment <developmentassessment@townsville.qld.gov.au>
Sent: Monday, 7 April 2025 12:26 PM
To: james@jamesmcpeake.com.au
Cc: Estelle Trueman <estelle.trueman@townsville.qld.gov.au>; Shelly Sharma <shelly.sharma@townsville.qld.gov.au>
Subject: MCU25/0019 - Letter - Information Request - 114 Anne Street AITKENVALE

Your Reference: 114 Anne

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, Estelle Trueman on 4727 8303.

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

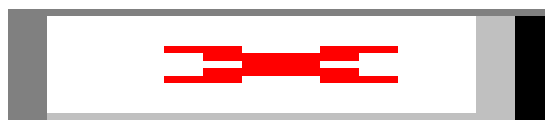
Kind regards,

**Planning & Development
TOWNSVILLE CITY COUNCIL**

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P 4417 5325 **E** developmentassessment@townsville.qld.gov.au

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Our Reference: LU23194-MEM-01 (Revision A)
Council Reference: MCU25/0019 8/8/1657 –
114 Anne Street, Aitkenvale QLD 4814

A: 60-70 Magazine Street, Stratford QLD 4870
P: PO Box 8, Stratford QLD 4870
W: www.lekkerurban.com.au
E: contact@lekkerurban.com.au

Wednesday 25th June, 2024

Civil Engineering Memorandum

RE: Townsville City Council Request for Further Advice

114 Anne Street, Aitkenvale QLD 4814 – Lot 6 on RP716461

To Assessing Officer,

Lekker Urban have been engaged to provide civil engineering services for the subject project on behalf of the client. In response to the request for further information from Townsville City Council received on 7 April 2025, this memorandum aims to provide further supporting information to satisfy the following items outlined within the request, summarised in Table 1 below.

Lekker Urban understand that with the submission of this supporting information that it should resolve and satisfy the potential concerns and items noted by Townsville City Council to proceed forward with the approval of the Development Application on behalf of our client.

If you require any further information please contact the undersigned for civil engineering related matters.

Yours faithfully,



Joshua Affleck
Civil Engineer – Civil Lead | MIEAust CPEng NER RPEQ (No. 24039)

1. Summary of Information Request Items

Agency reference item no.	Description of item
Request Item 1 – Flood Impact Assessment	<p>1. The applicant is requested to provide a Minor Flood Impact Assessment to ensure that the development does not increase the potential for flood damage on-site or to adjoining properties.</p> <p>Reason: To demonstrate compliance with Performance Outcomes PO6 and PO7 of the Flood hazard overlay code of the Townsville City Plan.</p> <p><i>Advice Note: The applicant is advised that built form and ability to achieve the required Finished Floor Levels is not considered an Acceptable Outcome.</i></p>
Request Item 2 – Access Crossover and Driveway Width	<p>1. The applicant is requested to provide amended plans to include a minimum of 5.5m wide driveway for the first 6m inside of the property boundary.</p> <p>Reason: To demonstrate compliance with compliance with Section 3.2.2 of AS2890.1 - Off Street Car Parking and Transport impact, access and parking code of the Townsville City Plan.</p>
Request Item 3 – Safe Carparking and Vehicle Swept Paths	<p>The applicant is requested to provide the following:</p> <ul style="list-style-type: none"> demonstrate safe and efficient operation of the proposed carparking, more specifically possibility of vehicle collision between reversing vehicles from TH3/TH4 and Visitor Parking. vehicle swept paths for TH3/TH4 and Visitor Parking demonstrating all vehicles can safely exit in forward motion. <p>Reason: To demonstrate compliance with Transport impact, access and parking code of the Townsville City Plan.</p>
Request Item 4 – Refuse Collection Details	<p>2. The applicant is requested to provide details on refuse collection including but not limited to:</p> <ul style="list-style-type: none"> service provider (Council or contractor) access to the skip bins for collection <p>Reason: To demonstrate compliance with SC6.4.22 Waste management of the Townsville City Plan.</p> <p><i>Advice Note: The applicant is advised that:</i></p> <ul style="list-style-type: none"> Council requires skip bins to be placed on the verge for collection. Waste Management Utility Charges are applicable regardless of engaging a private contractor.

Table 1 – Summary of Information Request from Cairns Regional Council.

2. Request Item 1 – Flood Impact Assessment

Further investigations into the provision Minor Flood Impact Assessment of the subject site has been undertaken. Refer to Lekker Urban document “LU23194-DR-01 – Minor Flood Impact Assessment” for response to close out this item.

In Summary, The two (2) Performance Outcomes PO6 and PO7 of the Flood hazard overlay code of the Townsville City Plan have been demonstrated. These are summarised in the table below.

Flood hazard overlay code	Applicant Response
<p>Performance Outcome (PO) 7:</p> <p>Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to:</p> <ul style="list-style-type: none"> increased scour and erosion; or loss of flood storage; or loss of or changes to flow paths; or flow acceleration or retardation; or reduction in flood warning times. <p><i>Editor’s note—To adequately assess the impacts of development on flooding regimes, applicants may need to have a hydrological and hydraulic assessment carried out by a suitably qualified and experienced hydrologist or engineer.</i></p>	<p>A review of Townsville City Council Flood Hazard Overlay Map - OM-06.1 indicates that the subject site is located within a Medium Hazard Area. The adjoining lots are located within a Low Hazard Area.</p> <p>Due to the low-lying topography of the subject site, it results in flows from the adjoining lots being conveyed into the subject site. As we proposed to fill the subject site, it is envisaged it would be revised to be consistent with the surrounding lots as Low Hazard Area. The hazard mapping indicates that the subject site is at the edge of the hazard, with Anne Street being excluded from the hazard overlay.</p> <p>Considering the limited accuracy of the coarse-grained grid sizing of the mapping, we believe that there would be minimal impact by the proposed development, with storage volume currently provided under pre-development conditions able to be serviced via on-street storage capacity within Anne Street.</p>
<p>Performance Outcome (PO) 8:</p> <p>Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.</p> <p><i>Editor’s note—This provision applies to high, medium and low flood hazard areas.</i></p> <p><i>Editor’s note—This provision applies to high, medium and low flood hazard areas.</i></p>	<p>This item is not applicable for this development.</p>

Table 2 – Summary of response from application to Council Flood hazard overlay code.

3. Request Item 2 – Access Crossover and Driveway Width

Refer to Lekker Urban Civil Engineering Drawing “LU23194-CP-200” for response to close out this item.

4. Request Item 3 – Safe Carparking and Vehicle Swept Paths

Lekker Urban have undertaken a vehicular turning assessment using Autoturn software. A 5.2m passenger vehicle (B99) has been used to demonstrate that access and manoeuvrability for the proposed Townhouses 1 to 4 (external parking spaces to the garage) and the additional two (2) Visitor Parking spaces.

It has been demonstrated that a 5.2m passenger vehicle will be able to access the car space located in a forward direction, undertake a three-point-turn and exit in the forward direction for the external parking spaces located at the frontage of the garage for each Townhouse (TH1 to TH4). Whilst the two (2) Visitor Parking spaces do not allow for a three-point-turn, it is critical to note that these parking spaces are surplus to the requirements of the development.

Due to the nature of the development being local traffic only and only consisting of four (4) separate townhouses, it would be fair and reasonable to assume that there would be an increased awareness of the local parking situation for the users of the facility and this would not pose as a constraint to the proposed parking facilities.

Refer to Lekker Urban civil engineering drawing “LU23194-CP-203 – Vehicular Turning Movement Layout Plan” for turning movements to close out this item.

5. Request Item 4 – Refuse Collection Details

A further review of SC6.4.22 Waste management of the Townsville City Plan has been undertaken and the site cannot achieve compliance by “...all waste collection is from within the site. For access to a road the waste truck is required to enter and leave the site in a forward direction.”

The subject development will generate the need of weekly waste collection associated with the intended use of the building. Waste collection is proposed to be stored within bulk bins located adjoining the proposed building and then transported to the eastern side of Anne Street for on-street waste collection by Council.

Alternatively, if considered necessary, waste collection could occur in an informal manner via the front of the site, via the access driveway. While there is no provision of a formalised servicing bay, vehicles up to and including 9.8m Single Unit Truck (SU Truck) could access the site, although there is no provision for the vehicle over a 5.2m passenger vehicle to access the site in a forward direction, undertake a three-point turn and exit the site in a forward direction.

The proposed development is considered to be capable of accommodating vehicles up to and including 5.2m passenger vehicles only within normal operational periods of the development in a safe and efficient manner.

As a result, it is proposed for Council to service the site for refuse collection by the means of either:

- Access the driveway in a forward-in/reverse-out movement.
- Access the bulk bins via the verge for weekly collection.

Refer to Lekker Urban civil engineering drawing “*LU23194-CP-203 – Vehicular Turning Movement Layout Plan*” for location of the area to close out this item.

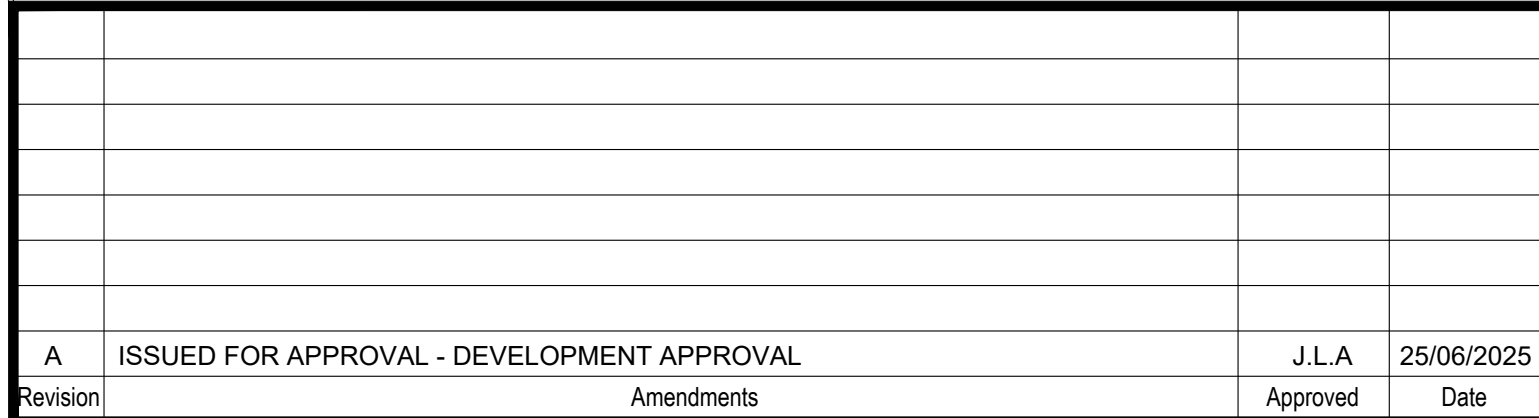
DRAWING SCHEDULE - CIVIL

DRAWING NUMBER	SHEET TITLE
LU23194-CP-100	COVER SHEET & DRAWING SCHEDULES
LU23194-CP-200	CIVIL WORKS LAYOUT PLAN
LU23194-CP-201	PARKING & LINEMARKING LAYOUT PLAN
LU23194-CP-202	FLOOD (1% AEP) LAYOUT PLAN
LU23194-CP-203	VEHICULAR TURNING MOVEMENT LAYOUT PLAN
LU23194-CP-300	ACCESS DRIVEWAY LONGITUDINAL SECTION

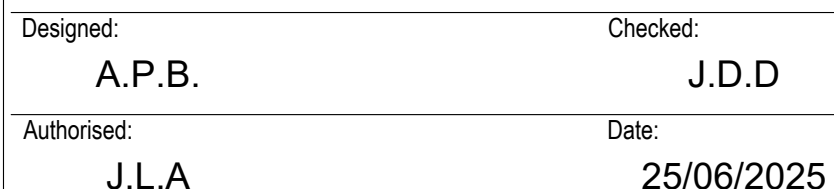
Lekker
Urban.

KT LUONG & YH PHAM
PROPOSED MULTIPLE DWELLING
CIVIL ENGINEERING DOCUMENTATION - DA ISSUE
LOT 6 ON RP716461
114 ANNE STREET, AITKENVALE QLD 4814

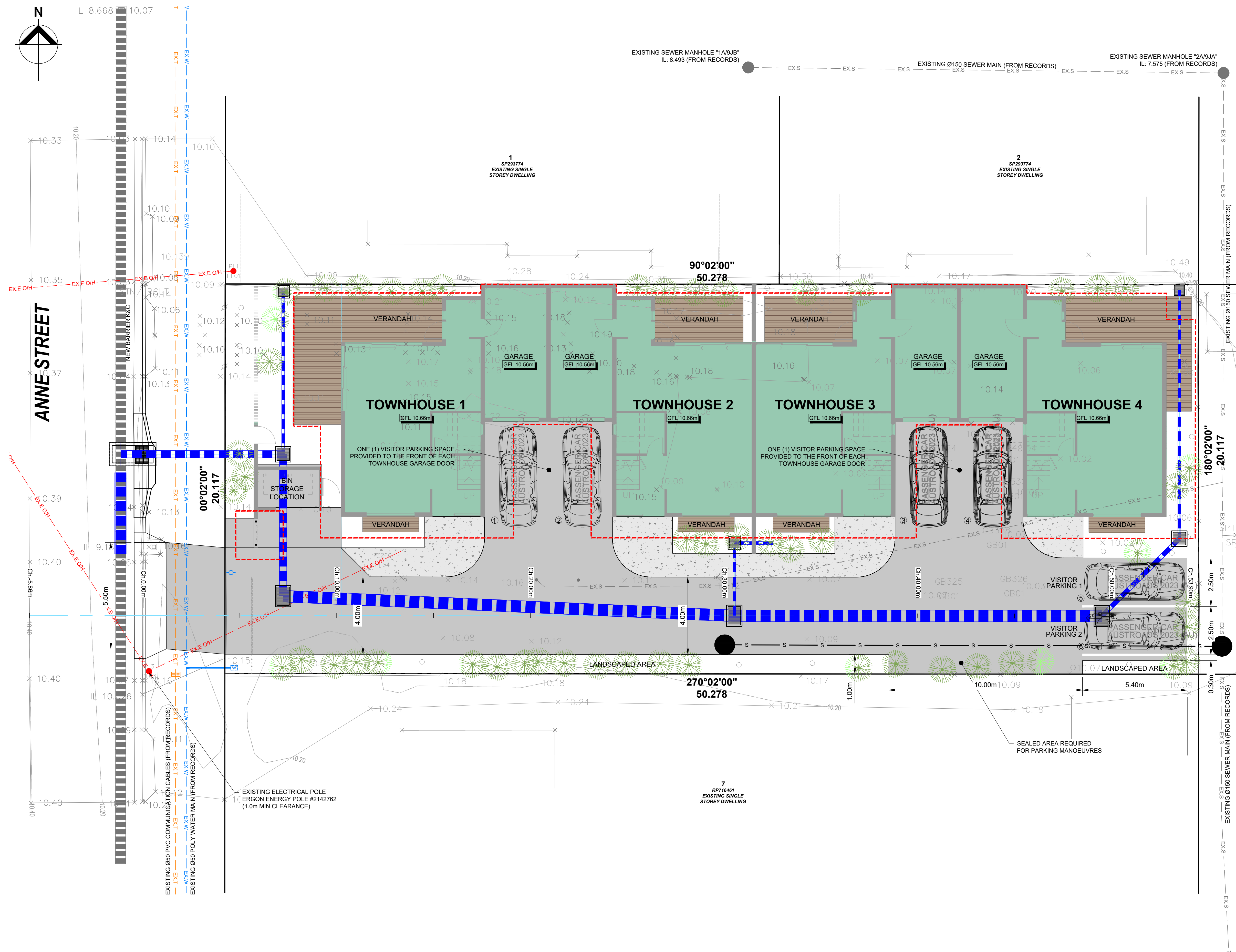
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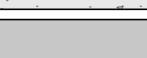









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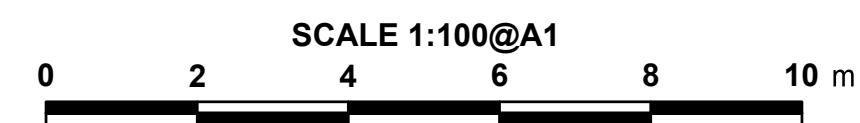
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-  100mm EDGE LINE 'AS2700 - Y35 OFF WHITE'
-  PROPOSED STORMWATER DRAINAGE PIPE
-  PROPOSED STORMWATER PIT
-  NEW VERANDA
REFER TO ARCHITECTS DOCUMENTATION FOR DETAILS
-  NEW CONCRETE PATHWAY
-  NEW SEALED CARPARK AREA
-  EX.W EXISTING WATER
-  EX.E OH EXISTING ELECTRICAL OVERHEAD
-  EX.E W/G EXISTING ELECTRICAL UNDERGROUND
-  EX.T EXISTING COMMUNICATIONS
-  EX.S EXISTING SEWER (GRAVITY)
-  TITLE BOUNDARY
-  ROOF LINE OVER
-  EXISTING CONTOURS (0.2m INTERVAL)
- 20.12** LOT DIMENSION & BEARING
-  CARPARK NUMBER

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Revision	Amendments	Approved	Date

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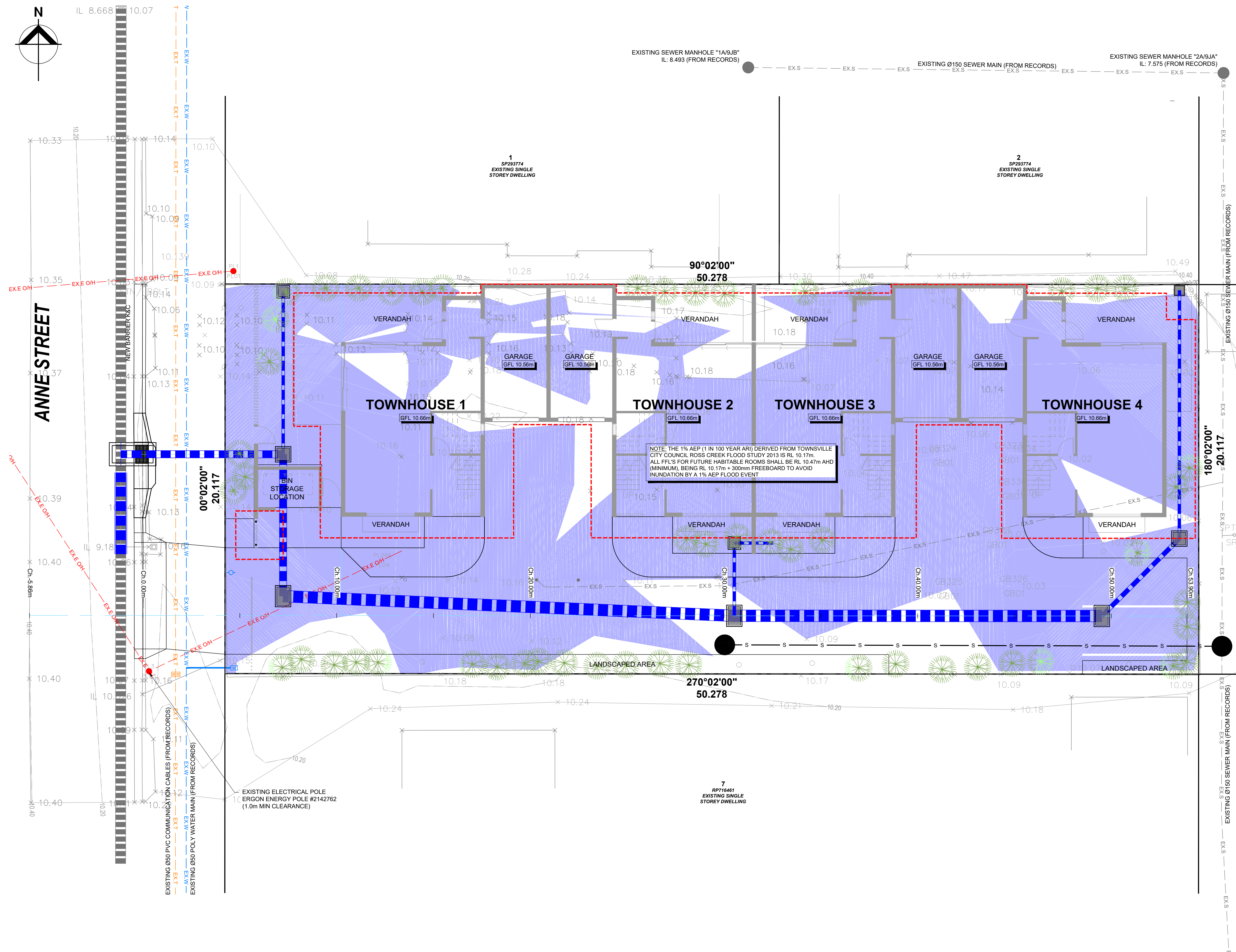


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Authorised: J.L.A	Date: 25/06/2025

**CIVIL ENGINEERING DOCUMENTATION
PROPOSED MULTIPLE DWELLING
PARKING & LINEMARKING LAYOUT PLAN**

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461
KT LUONG & YH PHAM

FOR APPROVAL	DRAWING NUMBER:	REV:
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LEGEND:

- 10.30
PROPOSED FINISHED SURFACE LEVEL
- 100mm EDGE LINE 'AS2700 - Y35 OFF WHITE'
- PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED STORMWATER PIT
- EXTENT OF 1% AEP WATER SURFACE LEVEL (RL 10.17m)
VOLUME TO FILL = 53m³
- EXISTING WATER
- EXISTING ELECTRICAL OVERHEAD
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING COMMUNICATIONS
- EXISTING SEWER (GRAVITY)
- TITLE BOUNDARY
- ROOF LINE OVER
- EXISTING CONTOURS (0.2m INTERVAL)

20.12

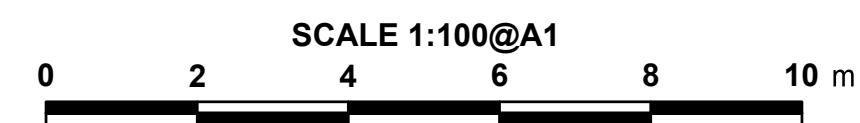
LOT DIMENSION & BEARING

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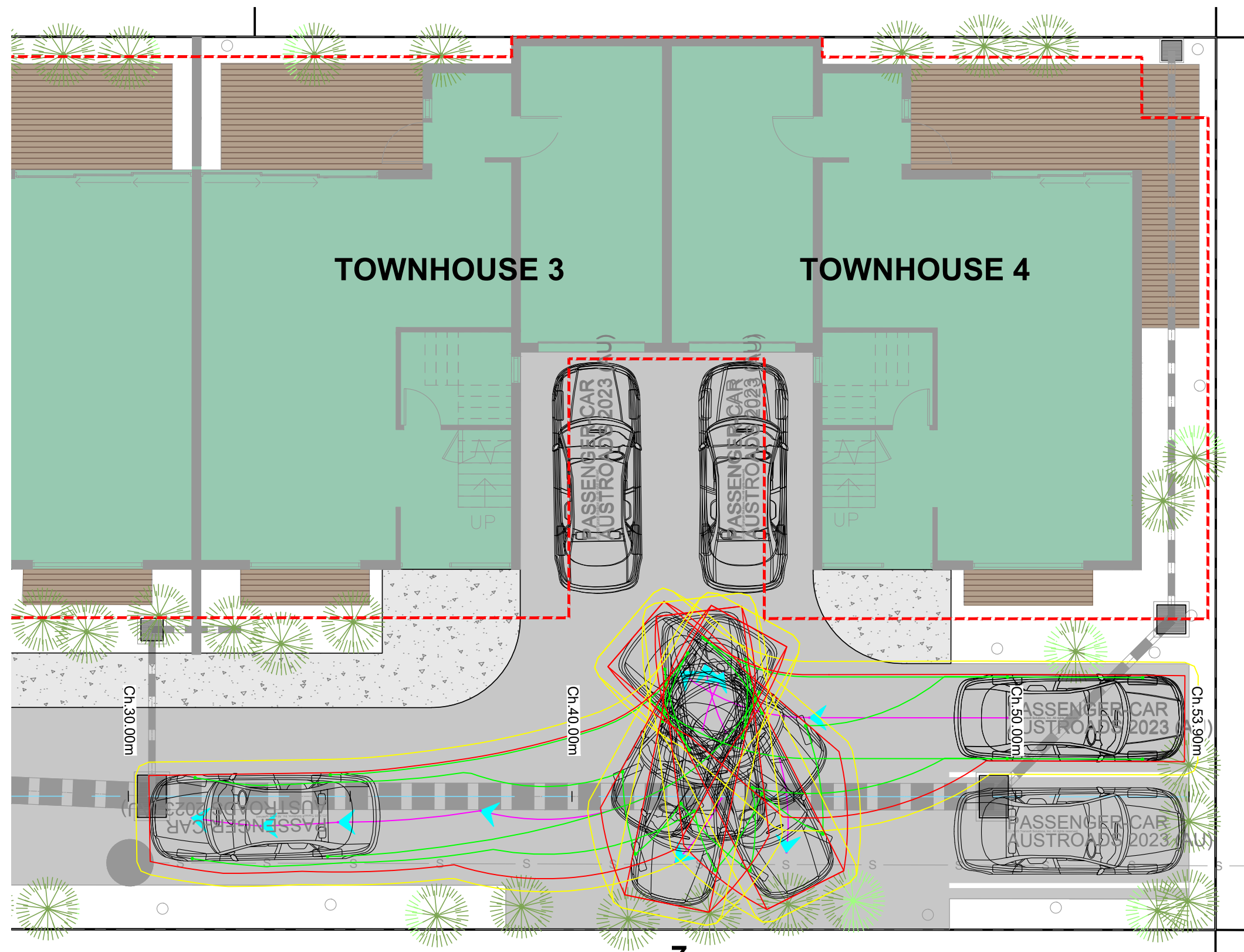


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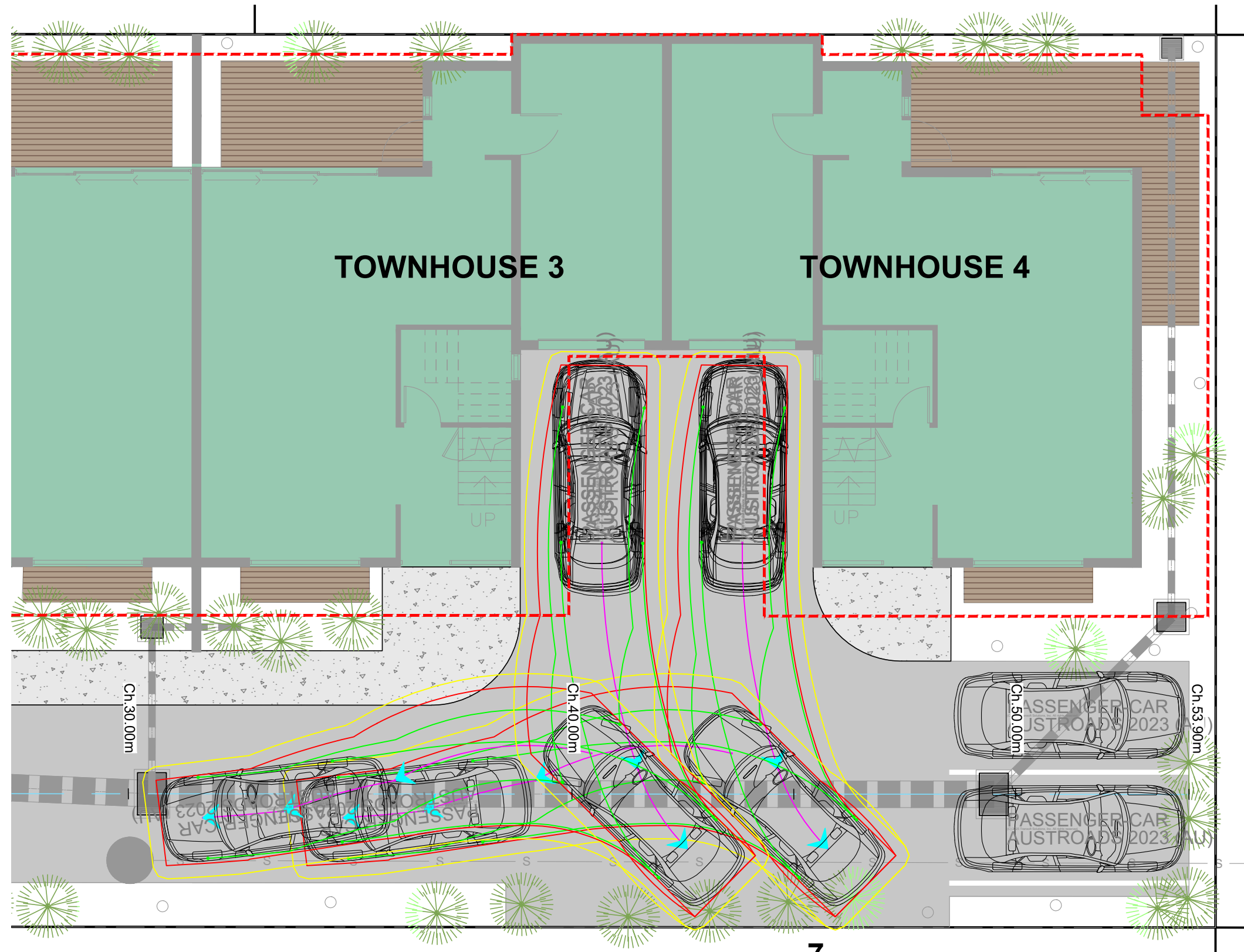
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PROPOSED MULTIPLE DWELLING
CIVIL SITE WORKS LAYOUT PLAN

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461
KT LUONG & YH PHAM

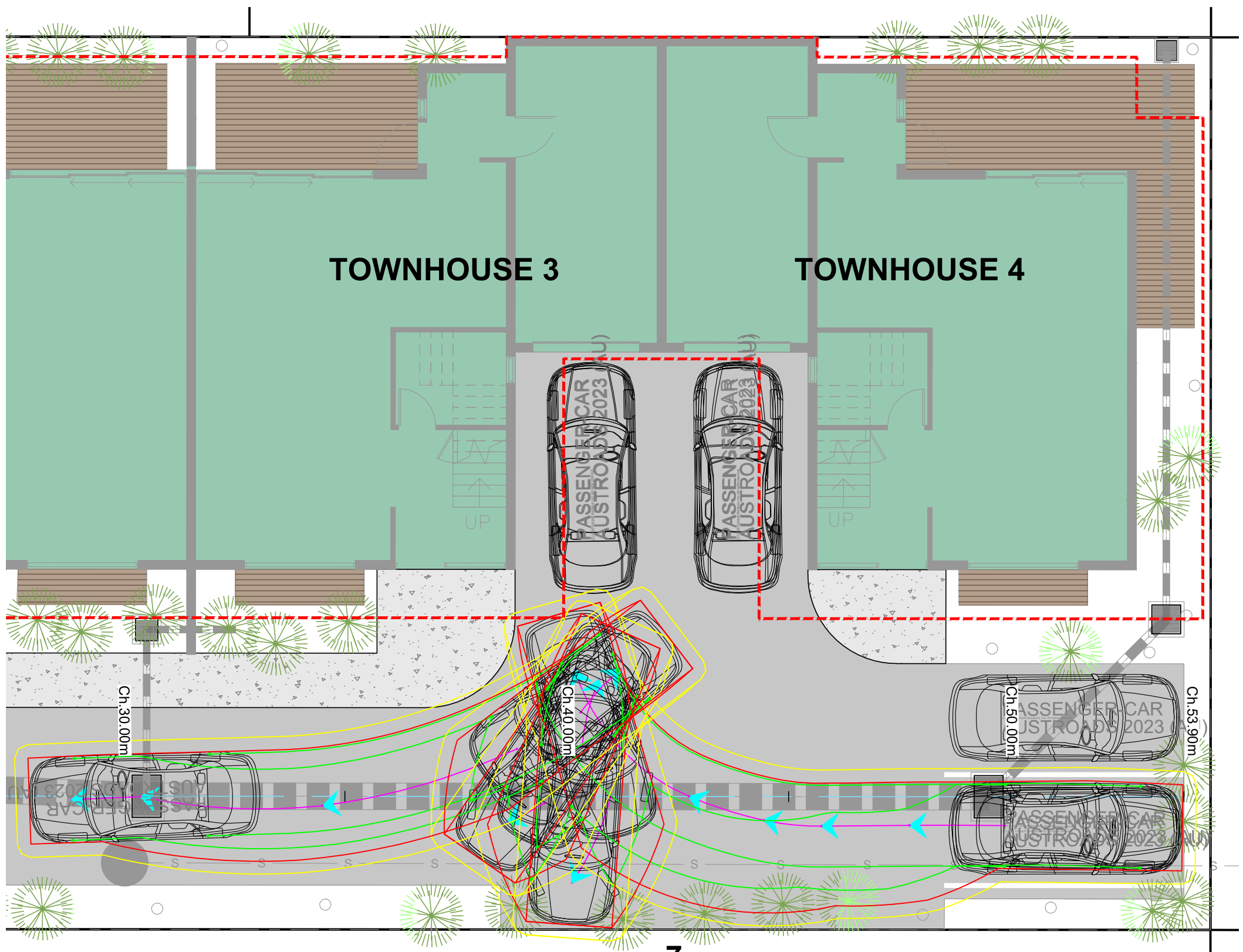
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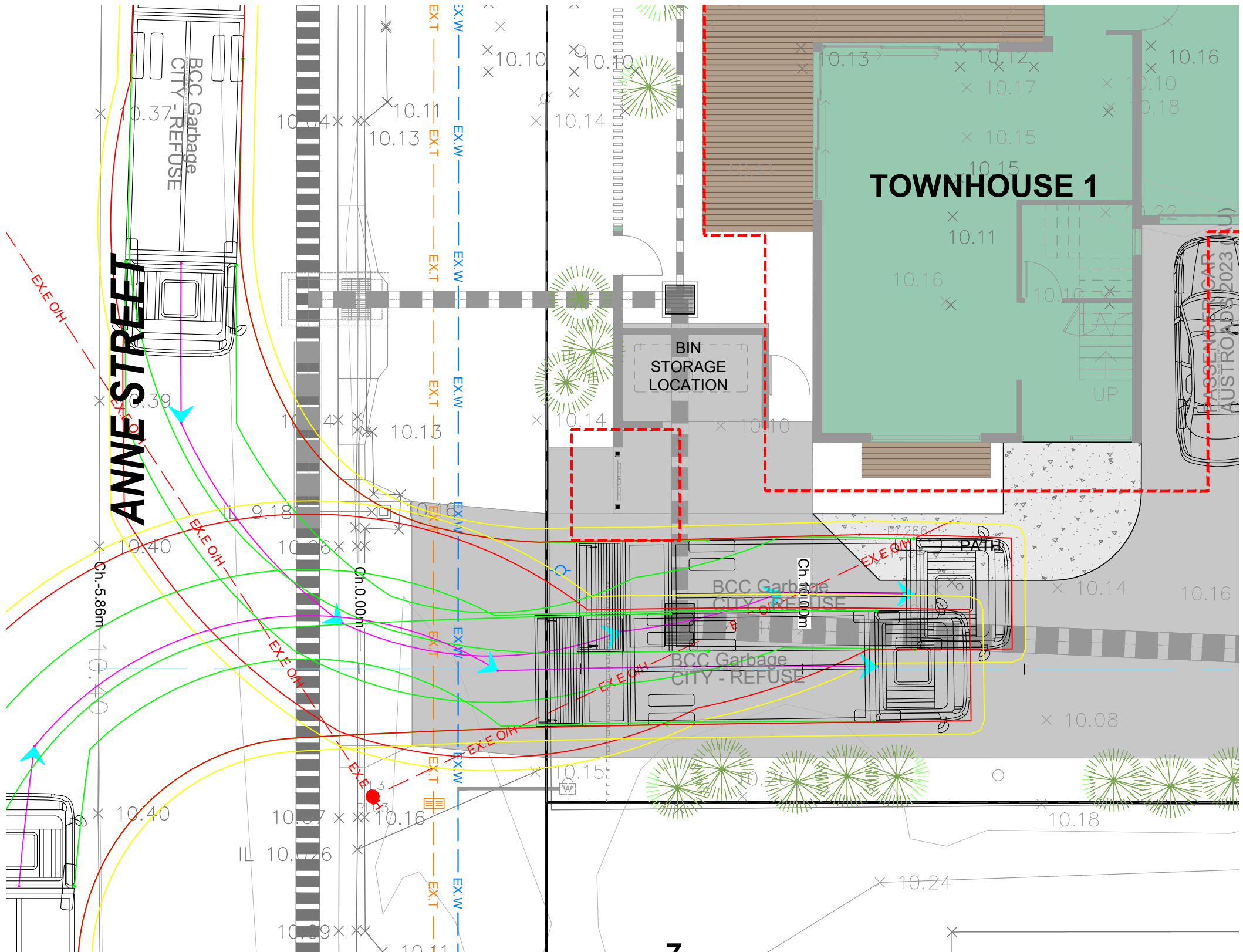
DETAIL PLAN - VISITOR PARKING (5)
VEHICLE TURNING MOVEMENTS
(5.2m PASSENGER VEHICLE B99)
SCALE: 1:100



DETAIL PLAN - TOWNHOUSE 3 & 4 (TH3/TH4)
VEHICLE TURNING MOVEMENTS
(5.2m PASSENGER VEHICLE B99)
SCALE: 1:100



DETAIL PLAN - VISITOR PARKING (6)
VEHICLE TURNING MOVEMENTS
(5.2m PASSENGER VEHICLE B99)
SCALE: 1:100

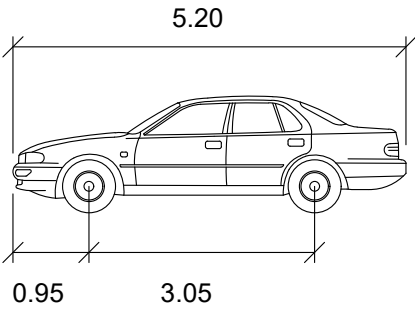


DETAIL PLAN - ACCESS DRIVEWAY
VEHICLE TURNING MOVEMENTS
(9.8m BCC GARBARGE TRUCK)
SCALE: 1:100

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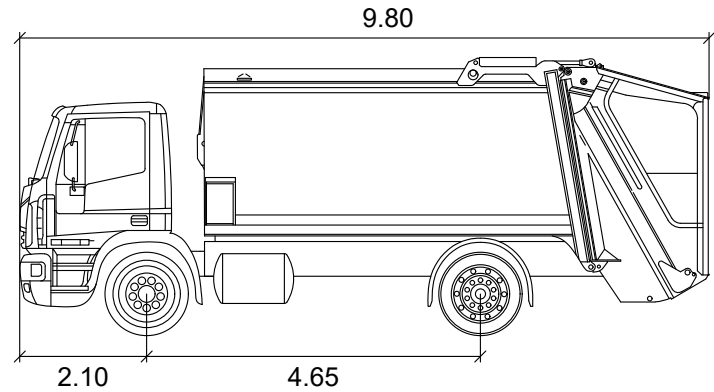
- NEW VERANDAH
REFER TO ARCHITECTS DOCUMENTATION FOR DETAILS
- NEW CONCRETE PATHWAY
- NEW SEALED CARPARK AREA



METERS
WIDTH : 1.94
TRACK : 1.84
LOCK TO LOCK TIME : 6.0 s
STEERING ANGLE : 33.6 deg

- 300mm VEHICLE CLEARANCE
VEHICLE OVERHANG
VEHICLE WHEEL PATH

DESIGN VEHICLE PROFILE
5.2m PASSENGER VEHICLE (B99)
NOT TO SCALE



METERS
WIDTH : 2.50
TRACK : 2.50
LOCK TO LOCK TIME : 4.0 s
STEERING ANGLE : 35.80 deg

- 300mm VEHICLE CLEARANCE
VEHICLE OVERHANG
VEHICLE WHEEL PATH

CHECK VEHICLE PROFILE
9.8m (BCC GARBARGE TRUCK)
SCALE 1:100

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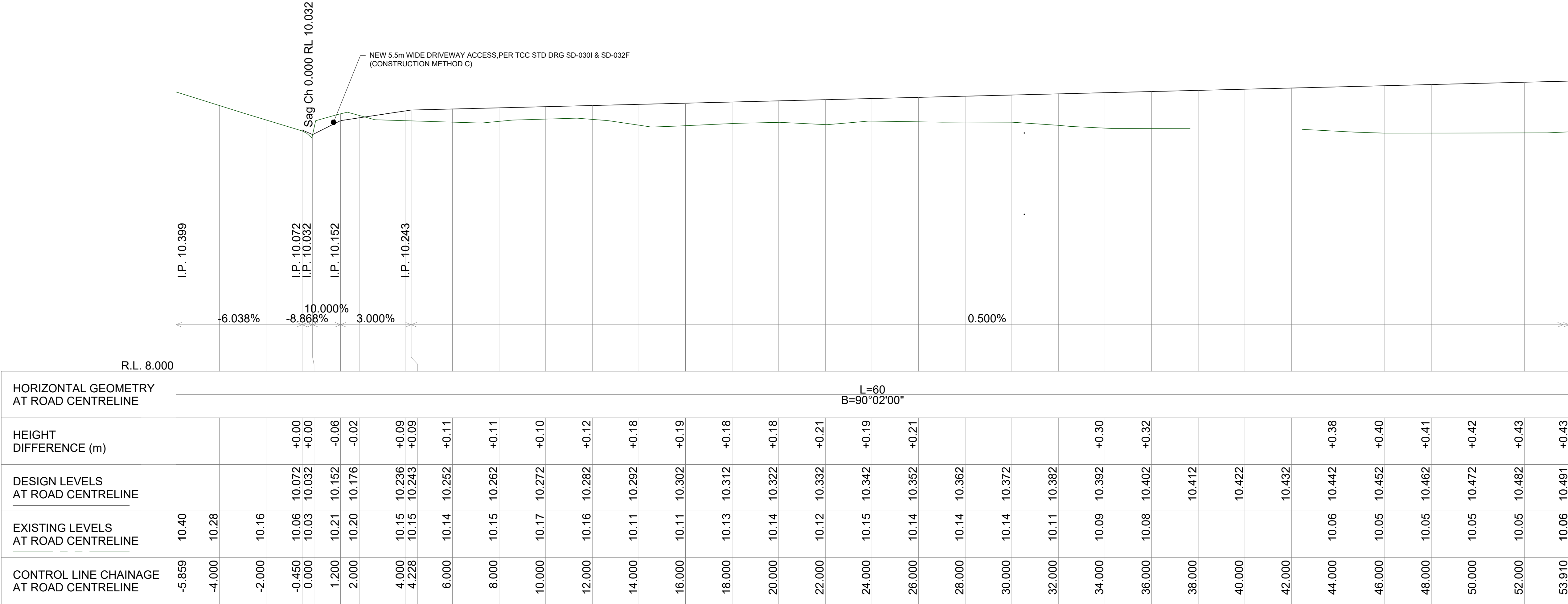
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Designed: A.P.B. Checked: J.D.D.
Authorised: J.L.A Date: 25/06/2025

CIVIL ENGINEERING DOCUMENTATION
PROPOSED MULTIPLE DWELLING
VEHICULAR TURNING MOVEMENT LAYOUT PLAN

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461
KT LUONG & YH PHAM

DRAWING NUMBER: REV:
FOR APPROVAL LU23194-CP-203 A



LONGITUDINAL SECTION - ACCESS DRIVEWAY
SCALE: H1:100, V1:20

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SCALE 1:100@A1	
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CIVIL ENGINEERING DOCUMENTATION
PROPOSED MULTIPLE DWELLING
ACCESS DRIVEWAY LONGITUDINAL SECTION

114 ANNE STREET, AITKENVALE QLD - LOT 6 ON RP716461
KT LUONG & YH PHAM

FOR APPROVAL

DRAWING NUMBER:
LU23194-CP-300

REV:
A

Minor Flood Impact Assessment

On behalf of KT Luong & YH Pham

C/- McPeake Town Planning

Lekker Urban.

**Project Name: 114 Anne Street, Aitkenvale QLD –
Lot 6 on RP716461**

Project No: LU23194

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Project Name 114 Anne Street, Aitkenvale QLD

Project Number LU23194

Report Reference LU23194-DR-01

File Reference LU23194-DR-01 Rev A


Date 26/06/2025

Version Number A

Prepared By

Name Jarred Doyle


Qualifications Batchelor of Engineering

Signature 

Certified By

Name Joshua Affleck

Qualifications Batchelor of Engineering

Signature 

Document History

Version	Date	Revision Description	Prepared By	Certified By
A	26/06/2025	Issue for Development Approval	J.D.D	J.L.A

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1. Introduction

1.1. Scope of Works

Lekker Urban has been engaged by KT Luong & YH Pham (c/- McPeake Town Planning) to provide a Minor Flood Impact Report and preparation of supporting information in response to Townsville City Council (Council) Information Request dated 7th April 2025 (Application No. MCU25/0019, Assessment No. 2514055) for the Multi Dwelling development on the subject site outlined below.

The objective of this project was to evaluate the flood hazard present at the site of the proposed Multi Dwelling development. To achieve this objective, the following scope of works was undertaken:

1. Obtain and confirm the defined flood event levels, noting the site is impacted by flooding.
2. Determine pre and post development peak flows from site and identify the lawful point of discharge.
3. Determine the flood storage requirements for the site and confirm that they are being met by the proposed development.
4. Confirm any stormwater quality requirements for the site.

1.2. Study Area

Existing survey of the site indicates that the subject allotment is generally flat with a portion grading to Anne Street, however the majority has a slight fall to the south-eastern corner towards neighbouring allotments. The site is low-lying, with existing ground levels ranging from 10.06 to the west (rear) and 10.10m to the east (frontage of Anne Street) based on feature and level survey.

There does not appear to be to be an external overland flow catchment, with surround lots being higher than the subject site, with the exception of the existing rear lot, located to the west of the site. However, the subject site is located within the broader Ross Creek flood catchment and is therefore prone to inundation from regional flooding.

The details of the subject property for the proposed development are shown in Table 1.1.

Table 1.1: Existing Property Details

Existing Property Details	
Title	Lot 6 on RP716461
Street Address	114 Anne Street, Aitkenvale, QLD 4814
Site Area	1,012m ²

The subject site is shown below in Figure 1-1.

Figure 1-I: Locality Plan¹



13. Proposed Development

It is proposed that the building on the existing site will be demolished, and a new building, consisting of four (4) separate townhouses will be constructed, covering approximately 80% of the site. The proposed development layout has been extracted from Savage Architecture documentation.

The proposed development is understood to include four (4) of two-storey townhouses (TH) with an enclosed garage and three (3) bedrooms each. One (1) visitor park for each TH has been provided in front of the garage as well as two (2) dedicated visitor parks at the end of the internal access driveway.

¹ Source: QLDGlobe

2. Site Based Stormwater Assessment

2.1. Flooding

2.1.1. Regional Flooding Review

A review of the publicly available data on TownsvilleMaps – Flooding has been undertaken to compare the flood depths for the 1% AEP Depth within the subject site to that of those referenced in Atkinson & Boody Surveys, refer Section 2.1.3. Flood mapping from TownsvilleMaps – Flooding for the major storm event has been provided in Appendix A which indicates that the water depth would be between 10mm – 300mm.

The flood depth from TownsvilleMaps – Flooding aligns with the notation within Atkinson & Boody Surveys which specified that the 1:100 year ARI flood level is 10.17m derived from the T.C.C's Ross Creek Flood Study 2013. The subject site surface level varies from 10.25m – 10.02m resulting in a depth range of 80mm – 150mm over the site.

A review of Townsville City Council Flood Hazard Overlay Map - OM-06.1 indicates that the subject site is located within a Medium Hazard Area. The adjoining lots are located within a Low Hazard Area.

Due to the low-lying topography of the subject site, it results in flows from the adjoining lots being conveyed into the subject site. As we proposed to fill the subject site, it is envisaged it would be revised to be consistent with the surrounding lots as Low Hazard Area. The hazard mapping indicates that the subject site is at the edge of the hazard, with Anne Street being excluded from the hazard overlay.

2.1.2. Storm Surge (Tide)

The subject site is located approximately 440m from the Ross River and over 7.8km from the coastline.

A review of the TownsvilleMaps – Townsville City Plan Overlay Maps indicates that the subject site is not within the areas designated by OM-03.1 (Environment coastal hazard areas – storm tide inundation areas and erosion areas from sea level rise) and OM-03-3 (Environment Coastal hazard areas – erosion prone area).

2.1.3. Finished Floor Level

Based on the following note within Atkinson & Boody Surveys drawing (24-334_0001 dated 21/10/2024) the minimum habitable floor level of 10.47m AHD has been adopted:

*"The 1:100 year ARI derived from T.C.C's Ross Creek Flood Study 2013 is 10.17m. It is specified that the minimum habitable floor level, a level is required to be 300 mm above this. Thus the minimum habitable floor level is 10.47m AHD."*².

² Source Atkinson & Boody Surveys drawing (24-334_0001 dated 21/10/2024)

21.4. Local Flood Storage

A summary of the Pre and Post-Development flood storage is provided in Table 2.1. The assessed volumes are based on preliminary design surfaces and is subject to further investigation during detailed design to confirm assumptions made during the assessment.

Table 21: Flood Storage Summary

Pre-Development Flood Storage (m ³)	Post-Development Flood Storage (m ³)	Flood Storage Retained (%)
51	22	43%

22. Site Stormwater Quality Management

As the site is less than 2,500m² in total area (1,012m² in total), there is no requirement for on site stormwater quality improvement devices, as per the State Planning Policy 2017.

As a secondary measure, the water quality requirements have been assessed against the Queensland State Planning Policy 2019, Table B: Post Construction Phase – Stormwater Management Design Objectives, as shown in Table 2.2 below. Based on the assessment, the provision for stormwater quality management is not required for the subject development.

Table 2.2: Response to Queensland State Planning Policy 2019

Queensland SPP Assessment Benchmark	Response to Criteria
(1) A material change of use for an urban purpose that involves premises 2500 m ² or greater in size and: (a) will result in six or more dwellings; or (b) an impervious area greater than 25 per cent of the net developable area.	Not applicable. The Material Change of Use application is on a site is less than 2,500m ² .
(2) Reconfiguring a lot for urban purposes that involves premises 2500 m ² or greater in size and will result in six or more lots.	Not applicable. It is understood that the current application is not for a reconfiguration of a lot.

23. Site Stormwater Quantity Management

23.1. Pre and Post Development Flows

A concept internal stormwater design has been proposed for the site and will be subject to detailed design and coordination with subconsultant disciplines for final alignment of stormwater pit and pipe infrastructure.

The concept drainage will maintain pre-existing flow paths and catchments discharging to Anne Street (refer Section 2.3.2 for commentary on the Legal Point Discharge). Both pre and post-development catchments were assessed for the internal site using the rational method to establish peak flow targets

(pre-development) and determine performance of proposed stormwater system (post-development) for a range of storm events (5, 20 and 100-year ARI).

Table 23: Catchment Breakdown

	Pre-Development	Post-Development	Difference
Pervious Area	769m ²	197m ²	572m ²
Impervious Area	243m ²	815m ²	-572m ²
Total	1,012m²	1,012m²	0m²
Percentage Pervious	76%	19%	-
Percentage Impervious	24%	81%	-

Pervious and impervious areas are subject to confirmation during detailed design. Pre and Post Development catchment flows have been calculated using the rational method for the nominated storm events with a five (5) minute time of concentration are summarised in Table 2.4.

Table 2.4: Pre and Post-Development Catchment Flows

Event	Pre-Development	Post-Development	Difference
5yr ARI	36L/s	41L/s	5L/s
20yr ARI	52L/s	59L/s	7L/s
100yr ARI	75L/s	86L/s	11L/s

The proposed development will result in an increase in impervious area for the site and in-turn increase stormwater runoff.

23.2. Legal Point of Discharge

The subject site has been assessed in accordance with the Queensland Urban Drainage Manual, Fourth Edition (2017). In accordance with Section 3.9.1 – Lawful Point of Discharge Test, the applicable regulatory and other legal requirements have been reviewed and met to allow stormwater to discharge into the surrounding properties located at the rear of the subject site.

The criteria and associated responses is outlined in Table 2.5 below.

Table 25: Legal Point of Discharge Assessment

Design Element	Criteria
(i) Will the proposed development alter the site's stormwater discharge characteristics in a manner that	<p>In conjunction with QUDM Section 3.6 – Stormwater Changes, the proposed subdivision does not change the stormwater regime from its pre-developed state.</p> <p>The existing site, as described in Section 1, discharges stormwater to</p>

Design Element	Criteria
<p>may substantially damage a third-party property ³ (see Section 3.6 of QUDM)</p> <ul style="list-style-type: none"> If not, then no further steps are required to obtain tenure for a lawful point of discharge (assuming any previous circumstances and changes were lawful). If there is a reasonable risk of such damage, then consider issue (ii) or (iii). 	<p>Anne Street which is proposed to be maintained in the post development scenario.</p>
<p>(ii) Is the location of the discharge from the development site under the lawful control of the local government or other statutory authority from whom permission to discharge has been received? This will include a park, watercourse, drainage or road reserve, stormwater registered drainage easement, or land held by local government (including freehold land).</p> <p>Note: The regulatory authority (in its capacity as land holder) is likely to require information about the potential impact of the site's stormwater discharge characteristics on third party properties (particularly those downstream of the proposed discharge point) before it will consent to the discharge entering its land.</p> <ul style="list-style-type: none"> If so, then no further steps are required to obtain tenure for a lawful point of discharge. If not, then consider issue (iii). A landowner or regulator may require that the developer obtain an authority to discharge as described (ii). 	<p>Proposed discharge point for the captured stormwater of the site is documented as the Road Reserve, Anne Street for the underground stormwater network. Permission to discharge to this location is sought through this report.</p>
<p>(iii) An authority to discharge over affected properties will be necessary. In descending order of certainty, an authority may be in the form of:</p> <ul style="list-style-type: none"> Dedication of a drainage reserve or park A registered easement for stormwater discharge/works Written discharge approval 	<p>Criteria (ii) above is satisfied and criteria (iii) is not applicable.</p>

³ The issue of whether or not there is an actionable nuisance does not depend on what is demonstrated at the time the works are proposed. The issue is what in fact occurs. This is consistent with it being the developer's responsibility to not cause nuisance, rather than the regulator's responsibility to assess and condition works to prevent a nuisance.

3. Summary

Based on the Minor Flood Impact Assessment undertaken, the following can be summarised:

1. The site is subject to regional flooding, and therefore the finished floor level of habitable dwellings will need to be set to a minimum of 10.47m AHD. It should be noted that more frequent flood events will impact both the site and the surrounding streets, potentially impeding access.
2. The site is not subject to storm tide impacts.
3. The site is not subject to coastal erosion.
4. The minimal increase in peak flow post development doesn't warrant the need for site stormwater detention with respect to pre and post development stormwater flow discharge.
5. The lawful point of discharge is Anne Street, and can be either directly into the Council underground stormwater network.

APPENDIX



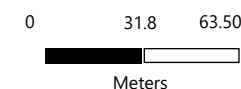
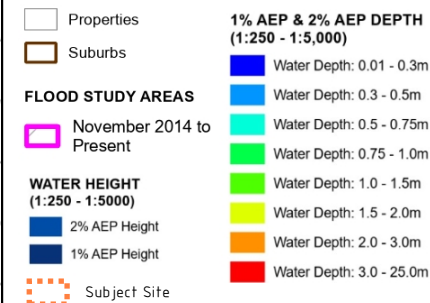
**Lekker
Urban.**

Appendix A TownsvilleMaps – Flooding

DEFAULT FLOODING

114 ANNE STREET DEVELOPMENT

Legend



Date: 10/6/2025 8:20 AM

Scale 1: 2,500

DISCLAIMER: The information shown on this map has been produced from the Townsville City Council's digital database. There is no warranty implied or expressed regarding the accuracy or completeness of the data. The data has been compiled for information and convenience only, and it is the responsibility of the user to verify all information before placing reliance on it. For accurate service locations please contact the Customer Service Centre on 13 48 01. This is not a legal document and is published for information and convenience only. The Townsville City Council takes no responsibility for any errors or omissions herein or for any acts that may occur due to its use.















DISCLAIMER: Visible Scale - 1: 250 - 1:5,000. The flooding contained in this map does not in itself indicate whether any particular property has or has not been affected by floods. The flooding information depicted shows inundation resulting from rainfall of river flows resulting from rainfall and does not include inundation due to Storm Tide. The council considers that the information presented in the map is the best available at the time of preparation. However the modelling results contained in this map are based upon projections, assumptions and analysis is about circumstances that may not eventuate, or may eventuate in different combinations and with different outcomes. Because of that, the information in the map is not provided with the intention that persons will rely upon its accuracy or completeness for the purpose of making decisions with financial or legal implications. Neither the council nor its officers will be liable in contract, negligence or otherwise for the consequences of any deficiency, inaccuracy or error in the map or for the consequences of any person relying upon the map. The Flood Study Areas layer indicates the date of the flood study that has generated the flood map data. Infrastructure constructed since the completion of a flood study has the potential to alter flood levels and extents to those shown.



DEFAULT FLOODING

114 ANNE STREET DEVELOPMENT

Legend

	Properties	1% AEP & 2% AEP DEPTH (1:250 - 1:5,000)
	Suburbs	 Water Depth: 0.01 - 0.3m
	FLOOD STUDY AREAS November 2014 to Present	 Water Depth: 0.3 - 0.5m
	WATER HEIGHT (1:250 - 1:5000) 2% AEP Height	 Water Depth: 0.5 - 0.75m
	1% AEP Height	 Water Depth: 0.75 - 1.0m
	Subject Site	 Water Depth: 1.0 - 1.5m
		 Water Depth: 1.5 - 2.0m
		 Water Depth: 2.0 - 3.0m
		 Water Depth: 3.0 - 25.0m



0 101.6 203.20

Meters

Date: 10/6/2025 8:22 AM

Scale 1: 8,000

DISCLAIMER: The information shown on this map has been produced from the Townsville City Council's digital database. There is no warranty implied or expressed regarding the accuracy or completeness of the data. The data has been compiled for information and convenience only, and it is the responsibility of the user to verify all information before placing reliance on it. For accurate service locations please contact the Customer Service Centre on 13 48 01. This is not a legal document and is published for information and convenience only. The Townsville City Council takes no responsibility for any errors or omissions herein or for any acts that may occur due to its use.

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