

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

23 September 2025

Kaenetto Investments
 C/- Urban Space Consulting
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 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>Issue:</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 m²) 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>Action:</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>

	plan should also include rainfall intensities for the relevant design events, as referenced in the original report.
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Please note that, unlike an information request, assessment timeframes do not stop when advice is provided by SARA.

How to respond

It is recommended that you address these issues promptly and provide a response to SARA in conjunction with the information request. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the [Development Assessment Rules](#) (DA Rules), the issuing of advice does not stop the assessment timeframes. If you intend to provide additional information, it should be provided in a timely manner to allow sufficient time for the information to be considered. As such, you are strongly encouraged to consider using the 'stop the clock' provisions under s32 of the DA rules, to allow sufficient time for you to consider and respond to SARA's advice, and for SARA to consider any new or changed material provided.

If you wish to utilise the 'stop the clock' provisions, you should give notice to the assessing authority (assessment manager or referral agency) whose current period you wish to stop. This can be done through MyDAS2 or via correspondence.

You are requested to upload your response using the 'manage documents' function in [MyDAS2](#).

If you require further information or have any questions about the above, please contact Zinal Chand, A/Planning Officer, on (07) 3432 2410 or via email NQSARA@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Kirsty Geaney
Principal Planning Officer

cc Townsville City Council, developmentassessment@townsville.qld.gov.au

Development details	
Description:	Development permit Material Change of Use for Multiple Dwelling - 32 Dwelling Units
SARA role:	Referral Agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (10.9.4.2.4.1) - Material change of use of premises within 25 metres of a state-controlled corridor (road) (Planning Regulation 2017)
SARA reference:	2509-48001 SRA
Assessment criteria:	State code 1 of SDAP v3.3