

From: "Anne Zareh" <Anne.Zareh@braziermotti.com.au>
Sent: Fri, 24 Oct 2025 18:35:13 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Lodgement of Development Application (MCU Impact)
Attachments: 44062-001-01 - Cover Letter DA lodgement.pdf

Good afternoon Development Assessment,

Please find attached an impact assessable development application for Material Change of Use (81x dwelling units) at **344-346 AND 350 ROSS RIVER ROAD, CRANBROOK**. Details regarding the application and associated Council fee are contained within the attached cover letter. Development application material can be downloaded via the link below.

Download [here](#).

Please do not hesitate to contact me if you have any questions.

With thanks,
Anne

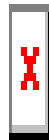


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24 October 2025

Our Ref: 44062-001-01

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Development Assessment

Dear Sir/Madam,

**DEVELOPMENT APPLICATION
MATERIAL CHANGE OF USE (81 MULTIPLE DWELLINGS)
344-346 AND 350 ROSS RIVER ROAD, CRANBROOK (LOTS 1 & 2 ON RP721729 AND
LOT 3 ON SP146326)**

We act on behalf of the Applicant, Ross River Road Pty Ltd, in relation to the abovementioned application.

Please find enclosed a Development Application seeking a Development Permit for Material Change of Use (Impact) on land described above.

In accordance with Townsville City Council's Schedule of Fees and Charges 2025/2026, the fee is **\$27,156.00**. This includes the Material Change of Use fee of \$25,988.00 (81 Units) and the Impact assessment fee of \$1,168.00.00.

Thank you in advance and please do not hesitate in contacting the undersigned should you require further information.

Yours faithfully,

ANNE ZAREH
Senior Planner
Brazier Motti Pty Ltd

Encl. Development Application