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From: "BNC Planning Enquiries" <enquire@bncplanning.com.au>
Sent: Wed, 26 Feb 2025 16:01:03 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Lodgement of a Development Application under the Planning Act 2016
Attachments: DA156-23_IMCU_1.0_260225.pdf

BNC Planning, acting on behalf of the applicant, hereby lodge the attached development application in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* seeking a development permit for a material change of use. The subject premises is addressed as **94 Bergin Road, Cranbrook**.

This development application is being made to the Townsville City Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*.

The relevant assessment manager application fee will be paid by or on behalf of the applicant following confirmation of receipt of this email by council. I trust this information is sufficient for acceptance of this development application as *properly made* subject to payment of the application fee. Please contact the office should there be any issues or if you require any further information.

Kind regards,



Office 7 / Ground Floor / 41 Denham Street TOWNSVILLE CITY QLD 4810
PO BOX 5493 TOWNSVILLE QLD 4810 T. (07) 4724 1763 M. 0438 789 612 E. bnc@bncplanning.com.au

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BNC Ref. DA156-23
IMPACT:MCU

>> 26 February 2025

ASSESSMENT MANAGER
TOWNSVILLE CITY COUNCIL
PO BOX 1268
TOWNSVILLE QLD 4810
Via: Email

Dear Assessment Manager,

**RE: LODGEMENT OF A DEVELOPMENT APPLICATION UNDER CHAPTER 3, PART 2 OF THE *PLANNING ACT 2016*
DEVELOPMENT PERMIT FOR AN IMPACT ASSESSABLE MATERIAL CHANGE OF USE
94 BERGIN ROAD, CRANBROOK QLD 4814 (RPD: LOT 1 ON RP737431)**

BNC Planning acting on behalf of the applicant submit the attached development application in accordance Chapter 3, Part 2 of the *Planning Act 2016*. The development application is seeking a development permit for a material change of use to facilitate a *Rooming accommodation* use over the above referenced address.

This development application is being made to the Townsville City Council as the relevant assessment manager under the *Planning Regulation 2017* and has been made in the *approved form* as required under s51 of the *Planning Act 2016*. The common material making up the development application includes:

- Relevant development application forms and written consent of the landowner(s), as required.
- A detailed planning report and the relevant site detail.
- Development plans and other relevant supporting information.

Please confirm receipt of this development application and confirm the assessment manager application fee amount and payment options. I trust this information is sufficient for acceptance of the development application as *properly made* subject to payment of the application fee. Please contact me should there be any issues or if you require any further information.

Kind regard,



Benjamin Collings, Director
BNC Planning



BNC PLANNING

town planning & property development consultants



DEVELOPMENT APPLICATION

PLANNING ACT 2016

DEVELOPMENT PERMIT

MATERIAL CHANGE OF USE

at

94 BERGIN ROAD

CRANBROOK QLD 4814

RPD: LOT 1 ON RP737431



BNC PLANNING
town planning & property development consultants

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT
PLANNING ACT 2016

IMPACT ASSESSABLE MATERIAL CHANGE OF USE

94 BERGIN ROAD, CRANBROOK QLD 4814
being
LOT 1 ON RP737431
for
ROOMING ACCOMMODATION

Report Matrix

APPLICATION SUMMARY	
Applicant:	Abel Family Trust P/L C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Impact Assessable
Development Description:	Two Additional Detached Dwellings for Rooming Accommodation
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Definition(s):	Rooming Accommodation
Zoning:	Low Density Residential Zone
Precincts/Sub-Precincts:	NA
Overlays:	Airport environs and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	94 Bergin Road, Cranbrook QLD 4814
Real (Legal) Property Description:	Lot 1 on RP737431
Site Area:	1302m ²
Landowner:	C & B Abel Super Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	Easements A & B on RP737431
Local Government Area:	Townsville City Council
Road Frontage(s)	Bergin Road and Isabella Court
Existing Use(s)	Dwelling House

DOCUMENT CONTROL

Prepared by		Client	File Ref.	Report
BNC Planning		Abel Family Trust P/L	DA156-23	Report No. DA156-23-PR
Version	Date	Author		
2.0	February 2025	SSM:BNC		

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1. EXECUTIVE SUMMARY

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* (the Act) and is seeking a development permit for a material change of use to facilitate a Rooming accommodation use. The subject premises is addressed as 94 Bergin Road, Cranbrook QLD 4814 more particularly described as Lot 1 on RP737431. The premises is within the Low Density Residential Zone under the Townsville City Plan 2014 (the planning scheme) and is currently used for rooming accommodation within a dwelling house.

For the purpose of this development application *BNC Planning* act on behalf of the applicant *Abel Family Trust P/L*.

Following a detailed assessment of the proposal against the applicable assessment benchmarks it has been determined that the development proposal is consistent with all applicable codes and policies. The development application therefore warrants approval in accordance with rules of impact assessment as established under the Act, subject to the imposition of reasonable and relevant conditions and any referral agency responses. A summary of the development application is provided below:

Table 1.0: Development application summary

APPLICATION SUMMARY	
Applicant:	Abel Family Trust P/L C/- BNC Planning
Application Type:	Development Application for a Development Permit
Development Type:	Material Change of Use
Category of Development (Level of Assessment):	Assessable Development – Impact Assessable
Development Description:	Two Additional Detached Dwellings for Rooming Accommodation
Assessment Manager:	Townsville City Council
Referral Agencies:	NA
CATEGORISING INSTRUMENTS	
Planning Scheme:	Townsville City Plan 2014
Planning Scheme Defined Use(s):	Rooming Accommodation
Zoning:	Low Density Residential Zone
Precincts/Sub-Precincts:	NA
Local Areas:	NA
Overlays:	Airport environs and Flood hazard overlay
SITE DESCRIPTION	
Property Address:	94 Bergin Road, Cranbrook QLD 4814
Real (Legal) Property Description:	Lot 1 on RP737431
Site Area:	1302m ²
Landowner:	C & B Abel Super Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	Easements A & B on RP737431
Local Government Area:	Townsville City Council

2. INTRODUCTION

BNC Planning Pty Ltd has been commissioned by Abel Family Trust P/L (the Applicant) to prepare this town planning assessment report to support a development application which seeks Townsville City Council (Council) approval for a Material Change of Use for a Rooming accommodation use.

The land subject of this development application is addressed as 94 Bergin Road, Cranbrook QLD 4814 (the Site). This report addresses the merits of the development with regard to the provisions of the Townsville City Plan 2014 (the Planning scheme) and relevant sections of the *Planning Act 2016* (the Act) and Planning Regulation 2017 (the Regulation). This report is to be read in conjunction with the maps, plans, drawings, and other supporting information accompanying this development application.

The assessment of the application is to be undertaken in accordance with Section 45(5) of the Act and Sections 30 and 31 of the *Planning Regulation 2017*. This report provides the Applicant's assessment of the proposed development against these provisions.

3. SITE AND LOCALITY

The subject premises is a Freehold land holding addressed as 94 Bergin Road, Cranbrook QLD 4814 more particularly described as Lot 1 on RP737431. The premises is within the Low Density Residential Zone under the Planning scheme and is currently in use for rooming accommodation within a dwelling house. The immediate locality is made up of predominately dwelling houses and open space parkland.

Any pertinent existing approvals or current applications which may affect the assessment of the proposal are identified in the table below:

APPLICATION REF.	DECISION AND DATE	ASSESSMENT MANAGER
NA	NA	NA

The following table describes the key characteristics of the site:

Table 2.0: Site characteristics

SITE AND LOCALITY DESCRIPTION	
Property Address:	94 Bergin Road, Cranbrook QLD 4814
Real (Legal) Property Description:	Lot 1 on RP737431
Site Area:	1302m ²
Landowner:	C & B Abel Super Pty Ltd
Tenure:	Freehold
Relevant Encumbrances:	Easements A and B on RP737431
Local Government Area:	Townsville City Council
Zoning:	Low Density Residential Zone
Precincts/Sub-Precincts:	NA
Local areas:	NA
Existing Use(s):	Dwelling House
Road Frontage:	Bergin Road and Isabella Court
Significant Site Features:	The site contains a dwelling house providing rooming accommodation and an ancillary shed.
Topography:	The site is partially developed with supporting vegetation for landscaping, with a slight slope towards the northern side boundary and Bergin Road frontage.
Surrounding Land Uses:	Dwelling houses and Open space parkland.

4. PROPOSAL SUMMARY

The applicant intends to provide a wider range of housing choice within the Cranbrook residential area by expanding the existing rooming accommodation use on the subject site. The development involves the addition of two (2) detached dwelling houses to the existing dwelling house on site to provide a total of 16 rooms for rooming accommodation through the three (3) detached dwelling houses. No changes are proposed to the built form and operations of the existing dwelling house utilised for rooming accommodation. The attached Plans of Development include in **Appendix 3** outline the general site layout and function. The development is seeking to make use of the existing site features including landscaping areas, car parking, access crossovers and driveways and stormwater management features.



Image 1: Site Aerial

The proposed extension of the existing use of the site is defined by the planning scheme as follows:

Rooming Accommodation:

Premises used for the accommodation of one or more households where each resident:

- *has the right to occupy one or more rooms;*
- *does not have a right to occupy the whole of the premises in which the rooms are situated;*
- *may be provided with separate facilities for private use;*
- *may share communal facilities or communal space with one or more of the residents;*

This use may include:

- rooms not in the same building on site;
- provision of a food or other service;
- on-site management or staff and associated accommodation.

Facilities includes furniture and equipment as defined in the Residential Tenancies and Rooming Act 2008

The following table describes the key characteristics of the proposed development:

Table 3.0: Proposal summary

ELEMENT	EXITING	PROPOSED
Use rights:	Rooming Accommodation	Rooming Accommodation
Number of Rooms for Accommodation:	Five (5)	16
Building height/ storeys:	1 Storey	2 Storey
Boundary Setbacks:	Bergin Road Front Boundary: 18m Isabella Court Front Boundary: 3.4m Eastern Side Boundary: 1m Northern Side Boundary: 9m	Bergin Road Front Boundary: 1.485m Isabella Court Front Boundary: No Change Eastern Side Boundary: 2.4m Northern Side Boundary: Approx. 4.5m
Site cover:	Approx. 14.2%	Approx. 31.3%
Gross floor area:	Approx. 185m ²	Approx. 577.4m ²
Car parking:	Four (4) on site car parking spaces	Six (6) on site car parking spaces

5. STATUTORY ASSESSMENT

The proposed Rooming Accommodation use is identified as *impact assessable* in the material change of use table of assessment for the Low Density Residential Zone. There are no other components of the planning scheme or *Planning Regulation 2016* which effect the level of assessment for the proposal. The development application is therefore subject to an unbound assessment against the planning scheme.

The development application does not trigger referral agency assessment.

5.1 Assessment Benchmarks Pertaining to State Planning Instruments

Matters Prescribed by Regulation

There are no relevant assessment benchmarks prescribed by Regulation which are relevant to the assessment of this development application.

State Planning Policy

Townsville City Plan 2014 confirms in section 2.1 *State planning policy* that it has ministerial approval as having adequately integrated the *State Planning Policy July 2014* into the planning scheme. There are no stand-alone components of the State planning policy which are relevant to the assessment of this development application.

Regional Plan

There are no stand-alone components of the North Queensland Regional Plan which are relevant to the assessment of this development application.

State Development Assessment Provisions

Under Schedule 10 of the *Planning Regulation 2017*, the development application does not trigger referral agency involvement.

5.2 Assessment Benchmarks Pertaining to Local Planning Instruments

The applicable planning scheme for the application is the Townsville City Plan 2014 and there are no other identified applicable local planning instruments.

Townsville City Plan 2014

The Planning scheme includes tables of assessment which nominate the categories of development and assessment (levels of assessment) and nominate the assessment benchmarks for assessable development and the requirements for accepted development. The applicable tables of assessment for this development application are:

- Categories of development and assessment – Material change of use; and
- Categories of development and assessment – Overlays.

Local Government Infrastructure Plan

The development will not impact on the delivery of any planned trunk infrastructure in the immediate locality.

Assessment Benchmarks Summary

A summary of the relevant local level assessment benchmarks is provided in the table below:

Local Planning Instruments	
Planning Scheme	The planning scheme as a whole Low Density Residential Zone code Healthy waters code Landscape code Transport impact, access and parking code Works code Airport environs overlay code Flood hazard overlay code

The development application has been assessed against each of the applicable local level assessment benchmarks and found to be:

- compliant with the purpose and applicable outcomes from the relevant codes; and
- consistent with the strategic framework for the planning scheme.

Any pertinent issues arising from the assessment against the local level assessment benchmarks are addressed below. For clarity, any codes or outcomes not specifically addressed below or in the proposal justification report are considered to be objectively satisfied.

5.2.1 Strategic Framework

It is considered that the proposed material change of use of the site aligns with the strategic framework for the following reasons:

1. The use addresses a direct community need for affordable housing options, which is a key outcome for the zone and planning scheme as a whole.
2. The proposal demonstrates a low scale of intensity of rooming accommodation comparable to three detached dwelling houses, where the site can support three detached dwelling houses as independent lots under the planning scheme.
3. The proposal maintains modest built forms consistent with dwelling houses, being no more than two storeys and a site coverage of less than 50% of the site, maintaining the residential character of the local area.
4. The proposal compliments the existing character and amenity of the local area, and will not impact on the operation of surrounding residential uses.
5. As demonstrated in the attached flood impact assessment, the proposed development achieves a non-worsening outcome regarding the flood characteristics of the site and the surrounding residential local area.
6. The site has existing access to all necessary services, which have the capacity to service the proposed rooming accommodation.
7. The site has available space to provide for all necessary infrastructure, as demonstrated in the attached site plan.

The Strategic Intent and the Strategic Framework (the Framework) are a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into 4 themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc. inherently satisfies the intent of the Framework.

The tables below demonstrate how the proposal satisfies the most applicable lower order components of the City Plan 2014. This justification demonstrates how the proposal is a good land use outcome for the site and how it has been designed to adequately address any environmental, economic or social impacts. Each Code has been satisfied by addressing each Acceptable Outcome individually. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the "Purpose" of the code was inherently satisfied, as is the Strategic Framework for the City Plan 2014 as a whole.

5.2.2 Low Density Residential Zone Code

Purpose

The purpose of the Low Density Residential Zone Code is to provide for predominately dwelling houses. The proposal for rooming accommodation is consistent with the code's propose and overall outcomes. The development provides rooming accommodation at an operational and building scale comparable to that of three standard detached dwelling houses. Within the Low density residential zone, the site has the potential to provide for three residential lots, each with a detached dwelling house. In this way, the development provides a similar operational and building scale to that which is supported by the planning scheme, and achieves the overall outcomes of the zone code to provide dwelling houses. Additionally, the development contributes to the particular purpose to provide for housing choice and affordability by providing a wider range of housing choice with greater accessibility to low cost housing in rooming accommodation, all while maintaining the low-rise and lower density character of three detached dwelling houses. The site is appropriately located to accommodate

for this use as it is well connecting with surrounding networks. This maintains the locality's residential character and amenity.

Because the development proposal utilises an existing building, extending the existing use of the site, there are a number of outcomes within the code which are either objectively satisfied or not applicable. Any outcomes which are pertinent to the assessment of the proposal have been extracted and discussed below:

Performance outcomes	Acceptable outcomes	Justification
Amenity		
PO10 Development minimises impacts on surrounding land and provides for an appropriate level of amenity within the site, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) visual impact; (e) odour and emissions; (f) lighting; (g) access to sunlight; (h) privacy; and (i) outlook.	No accepted outcome is nominated.	At a total site area of 1302m², the site has the potential to provide three (3) residential lots within the Low density residential zone under the planning scheme. This would provide three (3) independent detached dwelling houses, with one (1) on each lot. The proposed rooming accommodation achieves this outcome, providing for three (3) detached dwelling houses within the site. By maintaining the operational scale of a dwelling house, the site maintains the level of amenity comparable to a dwelling house with no significant impact to amenity regarding noise, hours of operation, traffic, odour and emission, and lighting. While the site's operational capacity will increase from five (5) rooms to 16 rooms for rooming accommodation, it is comparable to three (3) independent detached dwelling houses, and thus it is not considered to be a significant increase in the intensity or scale of the use of the premises to three dwelling houses which is supported under the planning scheme. Noise, odour, emissions, traffic, hours of operation, and lighting amenity impacts would be no greater than three dwelling houses, as the development proposes three dwelling houses. Access to sunlight, privacy and outlook remain consistent with dwelling houses, as appropriate setbacks are provided to boundaries (with the setback to Bergin Road treated as a side boundary as the site has two road frontages). In this way, the site maintains the scale of a dwelling house and further maintains the residential character of the local area. Complies with PO10.
PO11 Landscaping is provided to enhance the appearance of the development, screen unsightly components, create an attractive on-site environment and provide shading.	No accepted outcome is nominated.	Existing landscaping is present along the frontage of Bergin Road and Isabella Court, and along the side boundaries. A large open space area is provided at the rear to further reduce built form and maintain the amenity of a dwelling house, while providing complementing open space recreational area. Complies with PO11.
Crime prevention through environmental design		
PO13 Development facilitates the security of people and property having regard to: (a) opportunities for casual surveillance and sight lines; (b) exterior building design that promotes safety; (c) adequate lighting;	No accepted outcome is nominated.	The site demonstrates CPTED through the design for detached dwelling houses. The development casually surveils both Bergin Road and Isabella Court as frontages to the proposed and existing dwelling houses. The 1.8m tall fencing surrounding the site minimizes entrapment and reinforces wayfinding. Existing lighting and signage are appropriate to support safety in the low scale intensity of the proposed use. Exterior gates, storage areas, and building entrances are lockable. Further compliance can be ensured through standard conditions of approval.

(d) appropriate signage and wayfinding; (e) minimisation of entrapment locations; and (f) building entrances, loading and storage areas that are well lit and lockable after hours.		Complies with PO13.
Parking and servicing		
PO16 Parking facilities are located to be concealed from public view to ensure an attractive streetscape.	AO16 Vehicle parking structures are located: (a) behind the building setback; or (b) behind the building; or (c) at basement level.	The site will maintain its existing parking area, which is already provides parking in front of the building setback and provides additional parking behind the building setback. It is typical for dwelling houses to feature parking within the driveway at the crossover to the road. The development maintains this feature by maintaining the existing parking regime within the driveway. These parking spaces are still partially screened by the proposed and existing dwelling houses, demonstrating a retained residential amenity. The car parking area provides six (6) car parking spaces for the three (3) dwelling houses for accommodation. This is consistent with typical dwelling houses providing two (2) car parking spaces per dwelling. Complies with PO16.
PO17 Waste disposal and servicing areas are screened from public view and do not have adverse amenity impacts on adjoining properties.	No accepted outcome is nominated.	Each dwelling house will be provided with standard residential bins to be stored behind the building, screened from public view. This will provide the same standard of waste servicing for the rooming accommodation as a dwelling house. Complies with PO17.

As demonstrated by the above assessment, the development is able to objectively satisfy the outcomes and purpose of the zone code. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development.

5.2.3 Development Codes

Healthy waters code, Landscape code, Transport impact, access and parking code & Works code

The development has been designed with detailed consideration given to the management of elements such as reticulated sewer and water supply, electricity and telecommunications services, stormwater drainage, landscaping outcomes and parking and access facilities. The proposed material change of use for the extension of the rooming accommodation use is not considered to require any increase in demand outside of what is already provided by the existing network of service provided to the site. The development will maintain its existing access to Council's reticulated sewer and water supply, electricity and telecommunications services and road access point to Isabella Court. Additionally, a new driveway and crossover to Bergin Road will be provided according to the attached site plan. The existing stormwater easements on site will be retained. For this reason, the existing infrastructure and services of the site are appropriate to be maintained for the proposed use. Sufficient detail is provided on the plans of development to confirm compliance with the development codes.

Car parking rationale

The planning scheme does not offer a benchmark parking rate for Rooming accommodation. The existing site provides six (6) uncovered car parking spaces within the existing driveway at the frontage of the site to Isabella Court and extended

through to the centre of the site. This provides a car parking rate of two (2) car parking spaces per detached dwelling house, which is considered appropriate for the use and consistent with the typical number of car parking spaces provided to a dwelling house. Furthermore, occupants of rooming accommodation typically have a significantly lower dependency on vehicle transport compared to the average resident and that the site is efficiently connected to surrounding networks.

Accordingly, the development is able to objectively satisfy the outcomes and purpose of the development codes. Given the extent to which the proposal objectively satisfies the codes, a direct assessment against each of the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the code can be ensured through the imposition of standard conditions of approval including the requirements for the development to occur generally in accordance with the plans of development and the need to maintain the existing standards of servicing for the site i.e. number of car parks, landscaped areas, connection to services, etc.

5.2.4 Overlay Codes

Airport environs overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage building heights and uses that have the potential to impact airspace. The proposed development does not exceed the nominated building height and does not involve any activities that would compromise operational airspace. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

Flood hazard overlay code

The outcomes from the overlay code are either not applicable or are objectively satisfied. The overlay code is primarily drafted to manage the design and siting of built form to avoid hazards as well as limiting changes to hydrology. In prelodgement communications with Council, the applicant was provided with the latest (unreleased) flood modelling shows increased flooding over the site. Based on this new flood mapping, the applicant provides the **attached Flood Impact Assessment** prepared by an RPEQ that demonstrates that the proposed development for two additional detached dwelling houses for the rooming accommodation achieves a non-worsening outcome regarding the flood characteristics of the site and the surrounding residential local area. Given the extent to which the proposal objectively satisfies the overlay code, a direct assessment against the outcomes is not considered necessary in order to demonstrate compliance. Formalisation of compliance with the codes can be ensured through the imposition of standard conditions of approval requiring development to occur in accordance with the plans of development.

5.3 Public Notification

The application is impact assessable and will be subject to public notification pursuant to Part 4 of the Development Assessment Rules.

6. CONCLUSION

This development application is made in accordance with the provisions of Chapter 3, Part 2 of the *Planning Act 2016* and is seeking a development permit for a material change of use to facilitate rooming accommodation. The subject premises is addressed as 94 Bergin Road, Cranbrook QLD 4814 more particularly described as Lot 1 on RP737431. The premises is

within the Low Density Residential Zone under the Planning scheme and is currently used for rooming accommodation within a dwelling house.

An assessment of the proposal was undertaken against the applicable assessment benchmarks which confirms that it is consistent with the provisions of the applicable planning instruments, specifically the local government planning scheme. Council is therefore required to **approve** the development application pursuant to the rules of impact assessment established under the Act, and issue a development permit subject to the imposition of reasonable and relevant conditions and any referral agency responses.

STATEMENT OF REASONS

Subject to the imposition of reasonable and relevant conditions, the development is able to comply with the relevant assessment benchmarks against which the application was required to be assessed.

Sufficient justification has been provided and satisfactory grounds have been established to conclude that the proposed development remains consistent with the strategic intent and overall outcomes of the planning scheme. In substantive terms, this conclusion is based on the following reasons:

- The development allows the site to better contribute to the achievement of the Strategic Framework.
- The proposed land use outcome directly aligns with the Purpose of the zone code.
- The development outcome reflects community expectation for land use and development as established by the planning scheme and past development decisions.
- The development can be adequately serviced.
- The development will maintain the existing level and standard of servicing provided by the relevant infrastructure networks.
- The site is not identified as being susceptible to any unacceptable or unmanageable natural hazard or infrastructure constraints.
- The development does not increase the susceptibility of people or property to natural hazards or other health risks.
- The proposal addressed an established planning need for the development.
- The proposal does not undermine the planning scheme.
- The proposal does not establish precedence that could result in the future undermining of the planning scheme.

APPENDIX 1

DEVELOPMENT APPLICATION FORMS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Abel Family Trust P/L C/- BNC Planning
Contact name (only applicable for companies)	Benjamin Collings
Postal address (P.O. Box or street address)	PO Box 5493
Suburb	Townsville
State	QLD
Postcode	4810
Country	Australia
Contact number	(07) 4724 1763
Email address (non-mandatory)	enquire@bncplanning.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	DA156-23
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of Planning Act 2016	
2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
☒ Yes – the written consent of the owner(s) is attached to this development application	
☐ No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☒ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		94	Bergin Road	Cranbrook
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4814	1	RP737431	Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

- ☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

- ☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

Name of local government for the tidal area (if applicable):

Name of port authority for tidal area (if applicable)

☐ On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport:
☐ Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification:
☐ Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification:

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☒ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

Rooming Accommodation – 2 additional dwellings (11 additional bedrooms)

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal (e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
2 x dwellings (11 additional rooming accommodation bedrooms)	Rooming accommodation	2	577.4m ²

8.2) Does the proposed use involve the use of existing buildings on the premises?

☒ Yes

☐ No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

☒ Yes – provide details below or include details in a schedule to this development application

☐ No

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation
Existing rooming accommodation (5 rooms)	NA

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?**9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)**

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

10) Subdivision**10.1) For this development, how many lots are being created and what is the intended use of those lots:**

Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work**Note:** This division is only required to be completed if any part of the development application involves operational work.**14.1) What is the nature of the operational work?**

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)

\$

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application

Townsville City Council

16) Has the local government agreed to apply a superseded planning scheme for this development application?

- ☐ Yes – a copy of the decision notice is attached to this development application
- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☒ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016**:

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use

- ☐ SEQ northern inter-urban break – tourist activity or sport and recreation activity
- ☐ SEQ northern inter-urban break – community activity
- ☐ SEQ northern inter-urban break – indoor recreation
- ☐ SEQ northern inter-urban break – urban activity
- ☐ SEQ northern inter-urban break – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material *(from a watercourse or lake)*
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees *(category 3 levees only)*
- ☐ Wetland protection area

Matters requiring referral to the **local government**:

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) *(only if the ERA has been devolved to local government)*
- ☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity**:

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual
- ☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the Transport Infrastructure Act 1994**:

- ☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
- ☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator:

- ☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority**:

- ☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority**:

- ☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service**:

- ☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

- ☐ Yes – referral response(s) received and listed below are attached to this development application
- ☒ No

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

- ☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below
- ☒ No

Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

- ☐ Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

Hazardous chemical facilities

23.2) Is this development application for a **hazardous chemical facility**?

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

- ☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- ☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

- ☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- ☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

- ☐ Yes – the development application involves premises in the koala habitat area in the koala priority area
- ☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area
- ☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.desi.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

- ☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

- ☐ Yes – the relevant template is completed and attached to this development application
- ☒ No

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

- ☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- ☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake under the *Water Act 2000***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water under the *Coastal Protection and Management Act 1995***?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
- ☒ No

Note: Contact the Department of Environment, Science and Innovation at www.desi.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application
- ☒ No

Note: See guidance materials at www.resources.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

Note: See guidance materials at www.desi.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

☐ Yes – details of the heritage place are provided in the table below

☒ No

Note: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places. For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) Does this development application involve new or changed access to a state-controlled road?

☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.15) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17	☒ Yes
Note: See the <i>Planning Regulation 2017</i> for referral requirements	
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	
Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template .	☒ Yes
Relevant plans of the development are attached to this development application	
Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans .	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	☐ Yes ☒ Not applicable

25) Applicant declaration

- ☒ By making this development application, I declare that all information in this development application is true and correct
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

Landowner's consent to the making of a development application under the *Planning Act 2016*

I, Beverly Maria Abel

Being the delegate representative of **C & B ABEL SUPER PTY LTD** being the owning entity of the premises identified as follows:

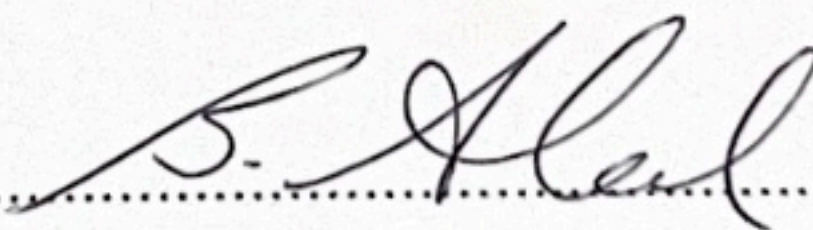
94 Bergin Road, Cranbrook QLD 4814, being Lot 1 on RP737431

consent to the making of a development application under the *Planning Act 2016* by:

BNC Planning Pty Ltd

on the premises described above for:

Material change of use

..........

Signature

.....18th December, 2023.....

Date

APPENDIX 2

SITE DETAILS

Aerial

94 Bergin Road, Cranbrook

19°18'37"S 146°45'12"E

19°18'37"S 146°45'15"E

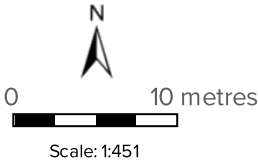


19°18'40"S 146°45'12"E

19°18'40"S 146°45'15"E

A product of

Legend located on next page



Printed at: A4
Print date: 28/11/2023
Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

For more information, visit
<https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>



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Document Set ID: 26823382
Version: 1, Version Date: 27/02/2025

Land parcel

 Parcel

Land parcel - gt 1 ha

 Parcel

Land parcel - gt 10 ha

 Parcel

Easement parcel



Strata parcel



Volumetric parcel



Land parcel - gt 1000 ha

 Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Places: Search Results

 1RP737431

Cities and Towns



Roads and tracks

-  Motorway
-  Highway
-  Secondary
-  Connector
-  Local
-  Restricted Access Road
-  Mall
-  Busway
-  Bikeway
-  Restricted Access Bikeway
-  Walkway
-  Restricted Access Walkway
-  Non-vehicular Track
-  Track
-  Restricted Access Track
-  Ferry
-  Proposed Thoroughfare

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Green bridges



Bridges



Tunnels

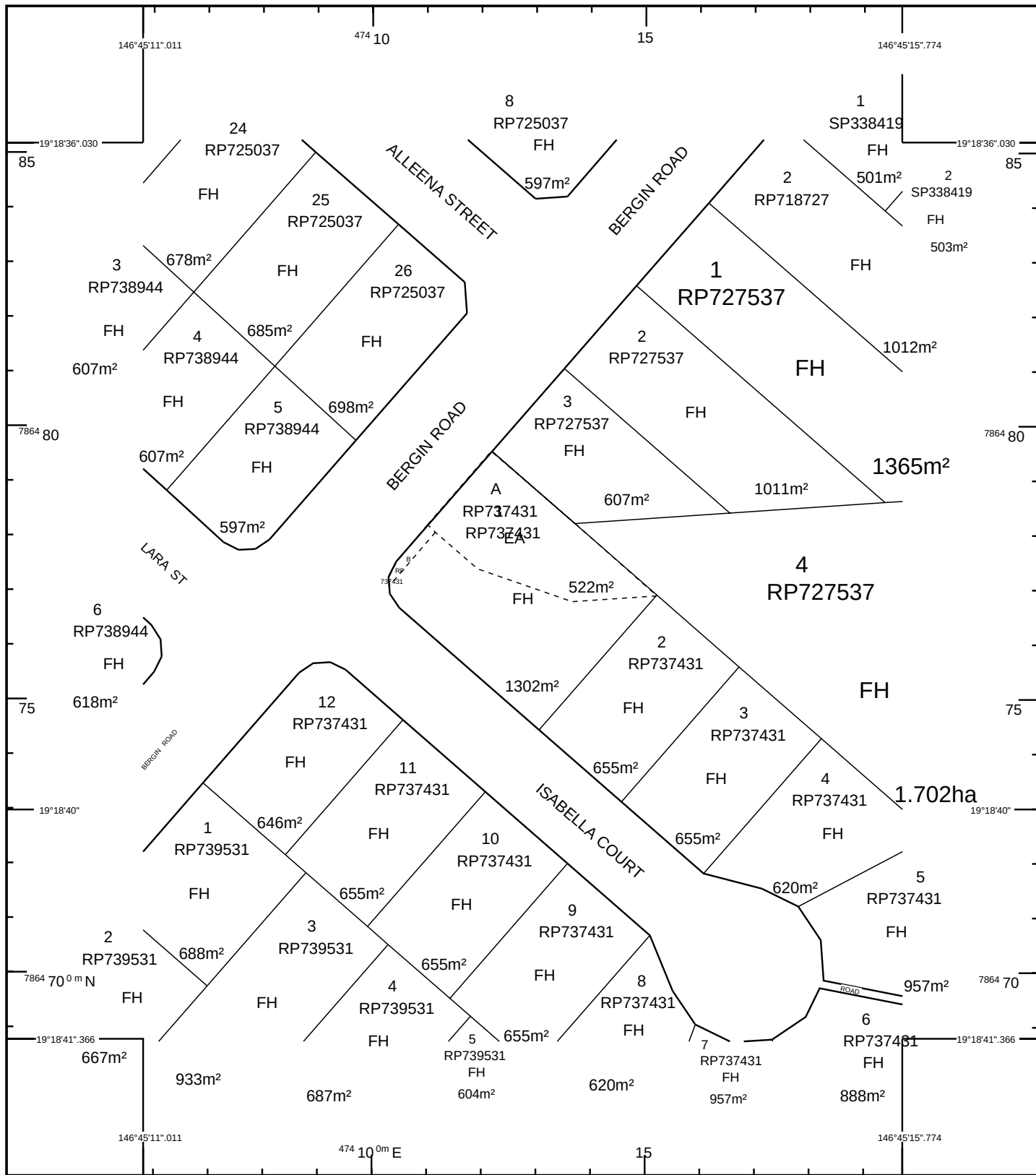


Railway



Railway station





STANDARD MAP NUMBER
8259-24433

0 20 40 60 80 100 m
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 1000

MAP WINDOW POSITION &
NEAREST LOCATION

146°45'13".393
19°18'38".698
CRANBROOK
0.60 KM



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	1/RP737431
Area/Volume	1302m²
Tenure	FREEHOLD
Local Government	TOWNSVILLE CITY
Locality	CRANBROOK
Segment/Parcel	50283/42

CLIENT SERVICE STANDARDS

PRINTED 28/11/2023

DCDB 27/11/2023

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SmartMap

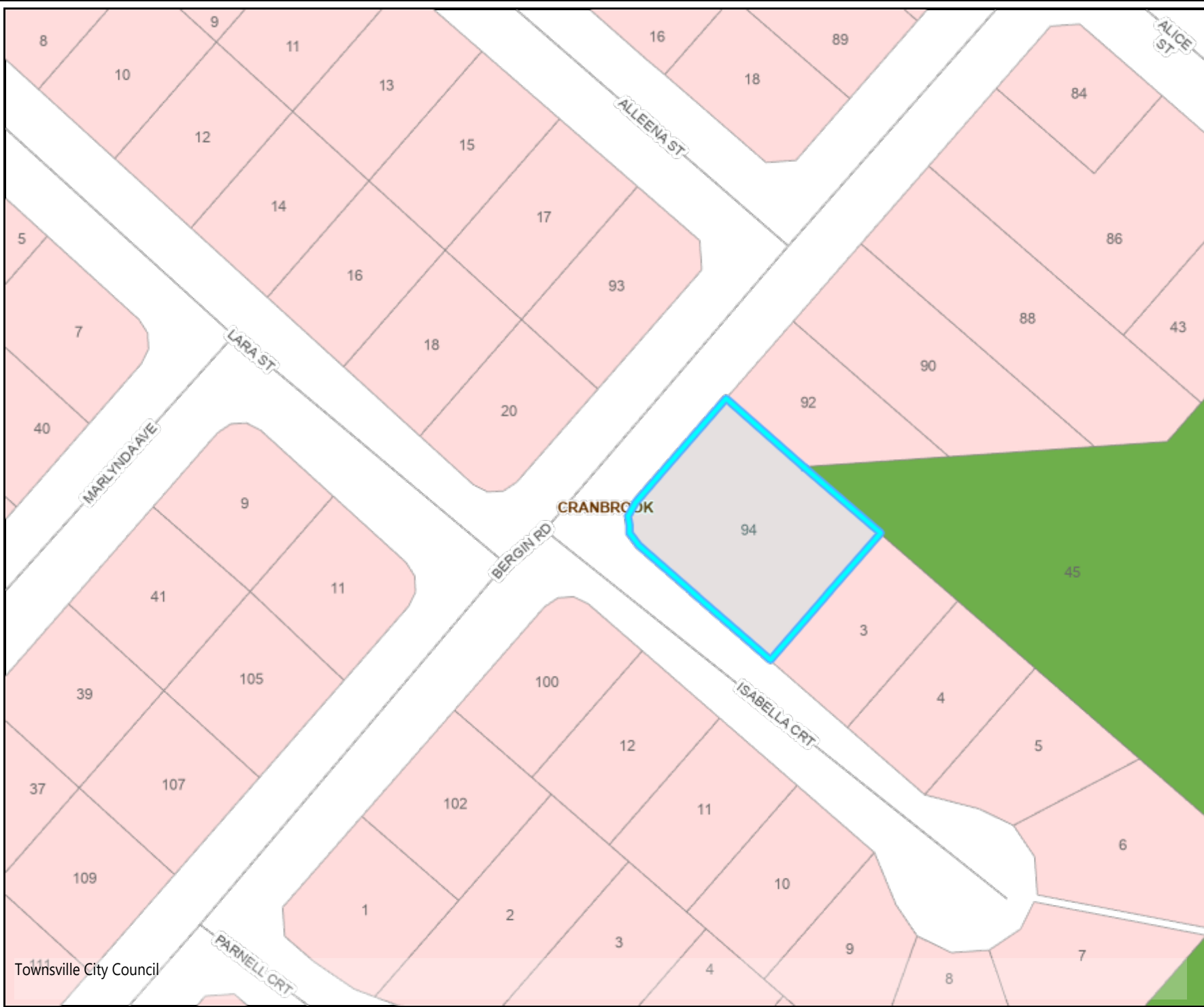
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Based upon an extraction from the
Digital Cadastral Data Base



**Queensland
Government**

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Zoning

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Road Corridor Centreline

Trafficable Road

CORE - Suburbs

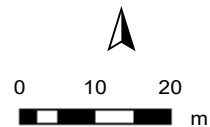
Suburbs

EXT_CityPlanningScheme_Current

Zoning

Low density residential

Open space



Scale 1: 1000

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Flood Hazard Overlay

Legend

EXT_CORE

CORE - Properties

Properties

CORE - Road Corridor Centreline

Trafficable Road

CORE - Suburbs

Suburbs

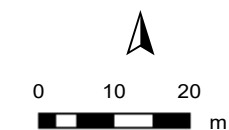
EXT_CityPlanningScheme_Current

Flood hazard overlay (OM-06.1)

High hazard area

Medium hazard area

Low hazard area



Scale 1: 1000

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Townsville City Council

PARNELL CRT

ALLEENA ST

ALICE ST

MARLYNDA AVE

LARA ST

BERGIN RD

CRANBROOK

ISABELLA CRT

Q100

Legend

	Flood Study Areas		1% AEP & 2% AEP Depth (1:250-1:5000)
	Properties		Water Depth - 0.01 - 0.3m
	Land Parcels		Water Depth - 0.3 - 0.5m
	Suburbs		Water Depth - 0.5 - 0.75m
	Flood Contours (1:250-1:5000)		Water Depth - 0.75 - 1.0m
	2% AEP Flood Height Contours		Water Depth - 1.0 - 1.5m
	1% AEP Flood Height Contours		Water Depth - 1.5 - 2.0m
	Water Height (1:250-1:5000)		Water Depth - 2.0 - 3.0m
	2% AEP Height		Water Depth - 3.0 - 25.0m
	1% AEP Height		



0 12.7 25.40

Meters

Date: 28/11/2023 1:38 PM

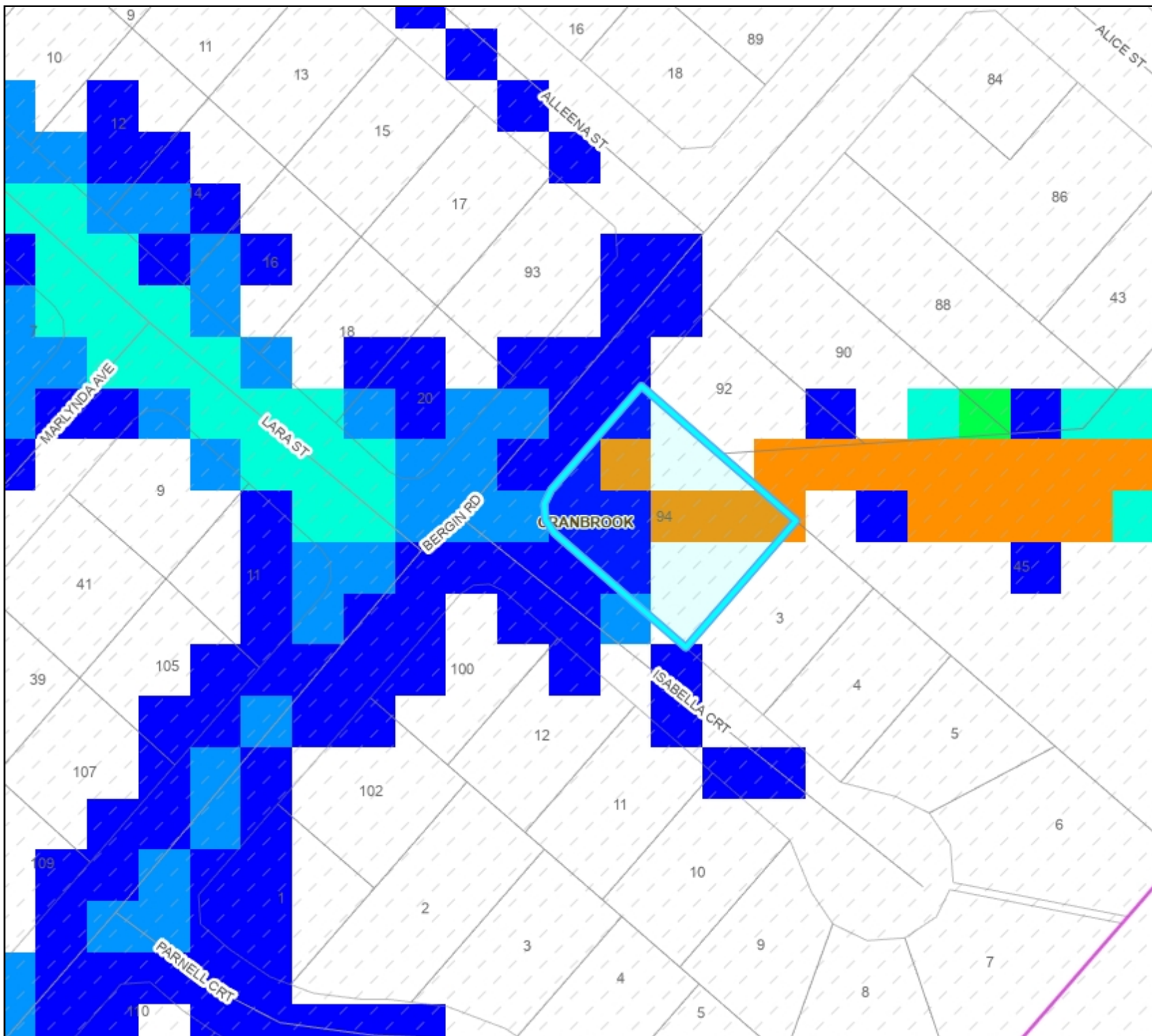
Scale 1: 1,000.00

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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.

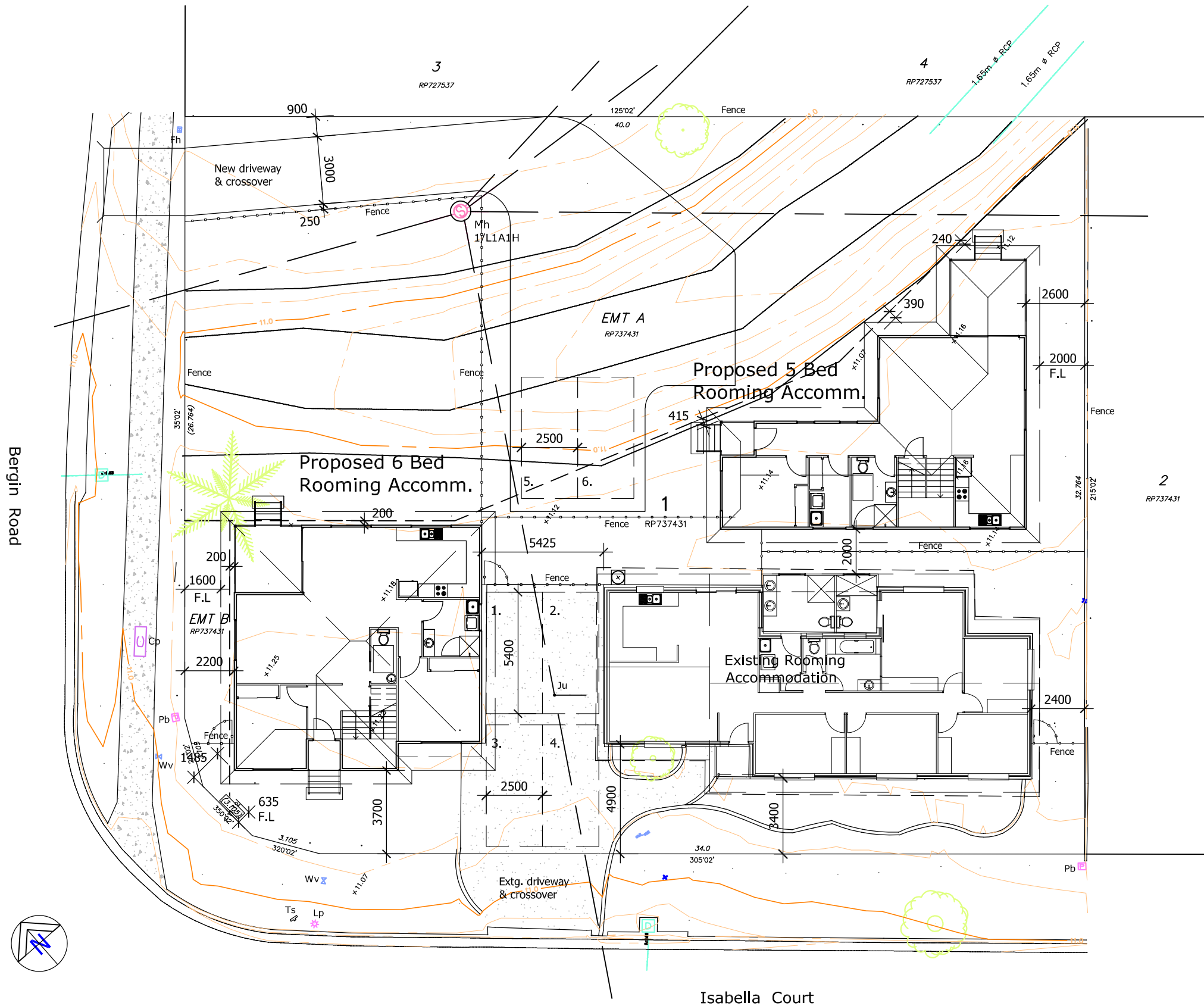


City of
Townsville



APPENDIX 3

PLAN OF DEVELOPMENT



Real Property Description
Lot 1 on RP 737431
Site Area : 1302 m²
Wind Classification : C1

Site Plan
Scale 1:200

- General Notes**
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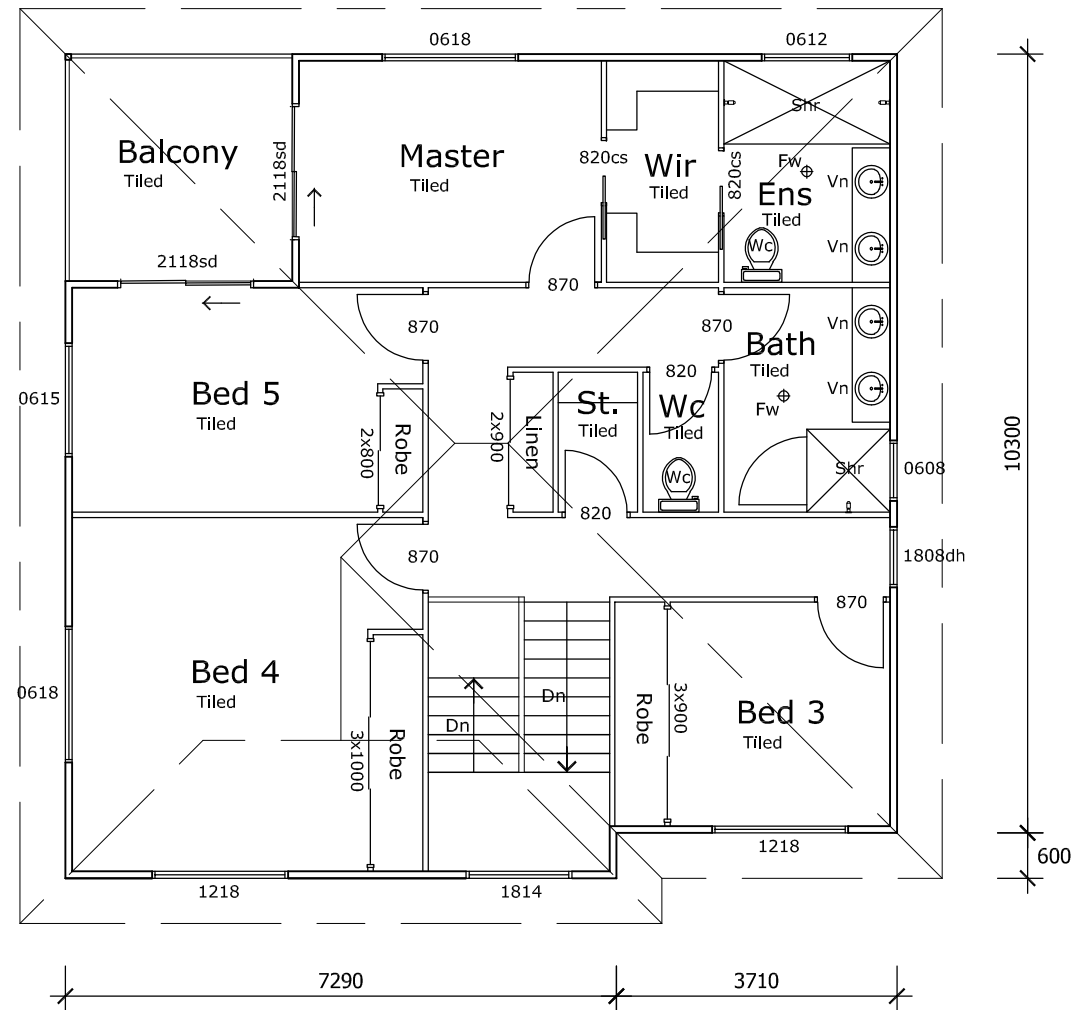
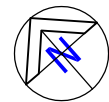
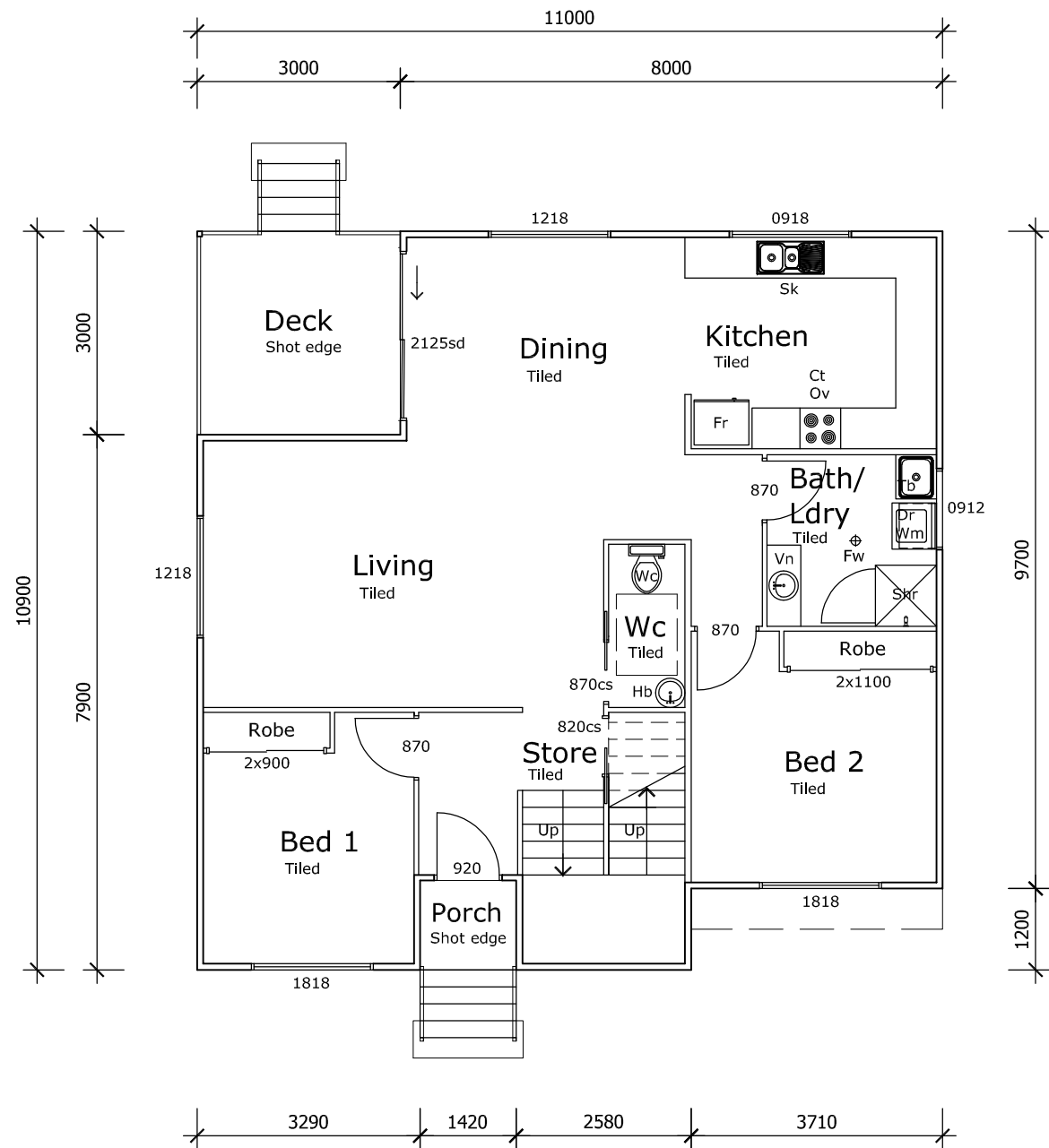
B	Floor Level Raised to 900mm	17/02/25
A	Preliminary Design	24/09/24
No.	Revision/Issue	Date



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Email : plans@bensonbuildingdesigns.com.au
www.bensonbuildingdesigns.com.au

Project Name and Address
**Proposed Rooming Accom.
Development**
Abel Family Trust Pl
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD01	Issue B
Date March, 2024	Designed G.B	
Scale 1:200 @ A3	Drawn G.B	



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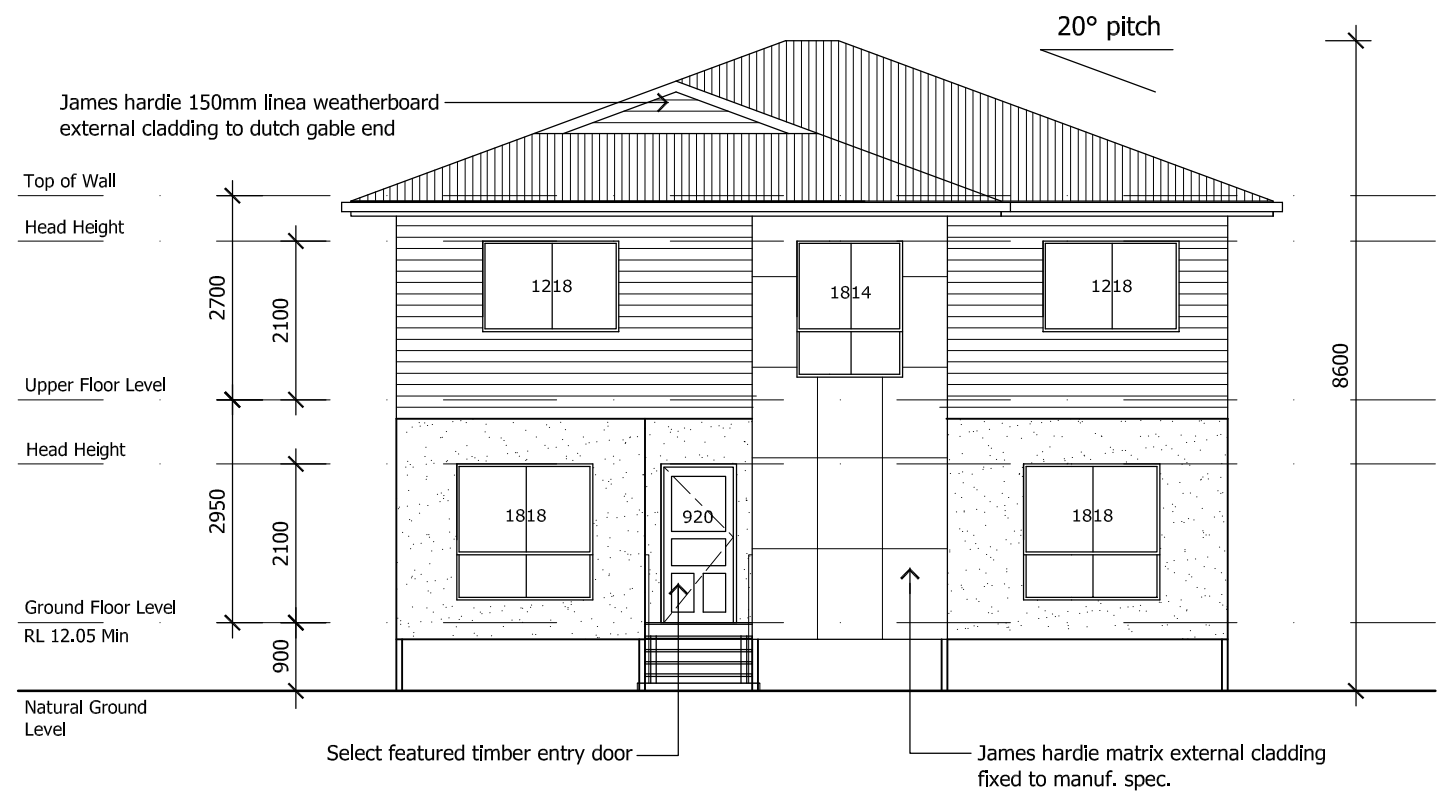
B	Floor Level Raised to 900mm	17/02/25
A	Preliminary Design	24/09/24
No.	Revision/Issue	Date



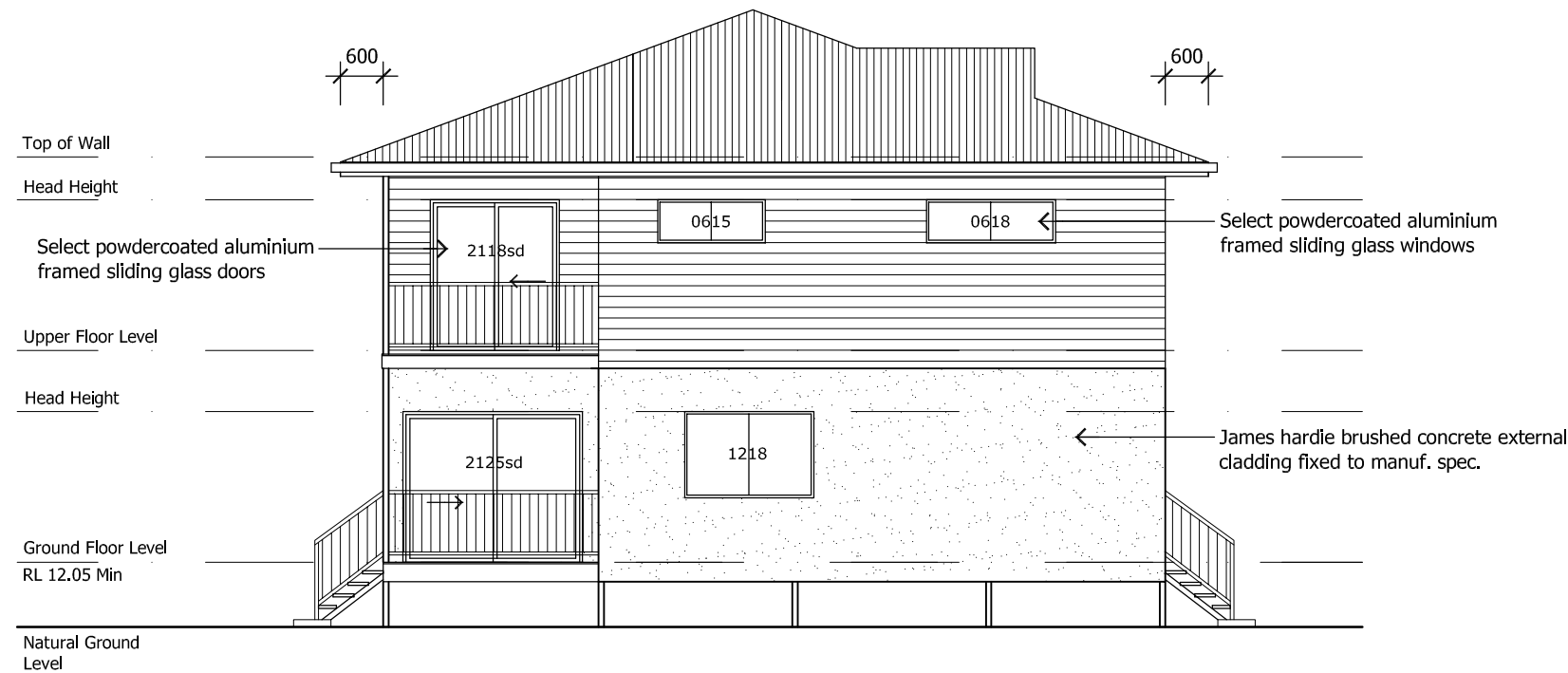
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Abel Family Trust Pt
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD02	Issue B
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



South West Elevation
Scale 1:100



North West Elevation
Scale 1:100

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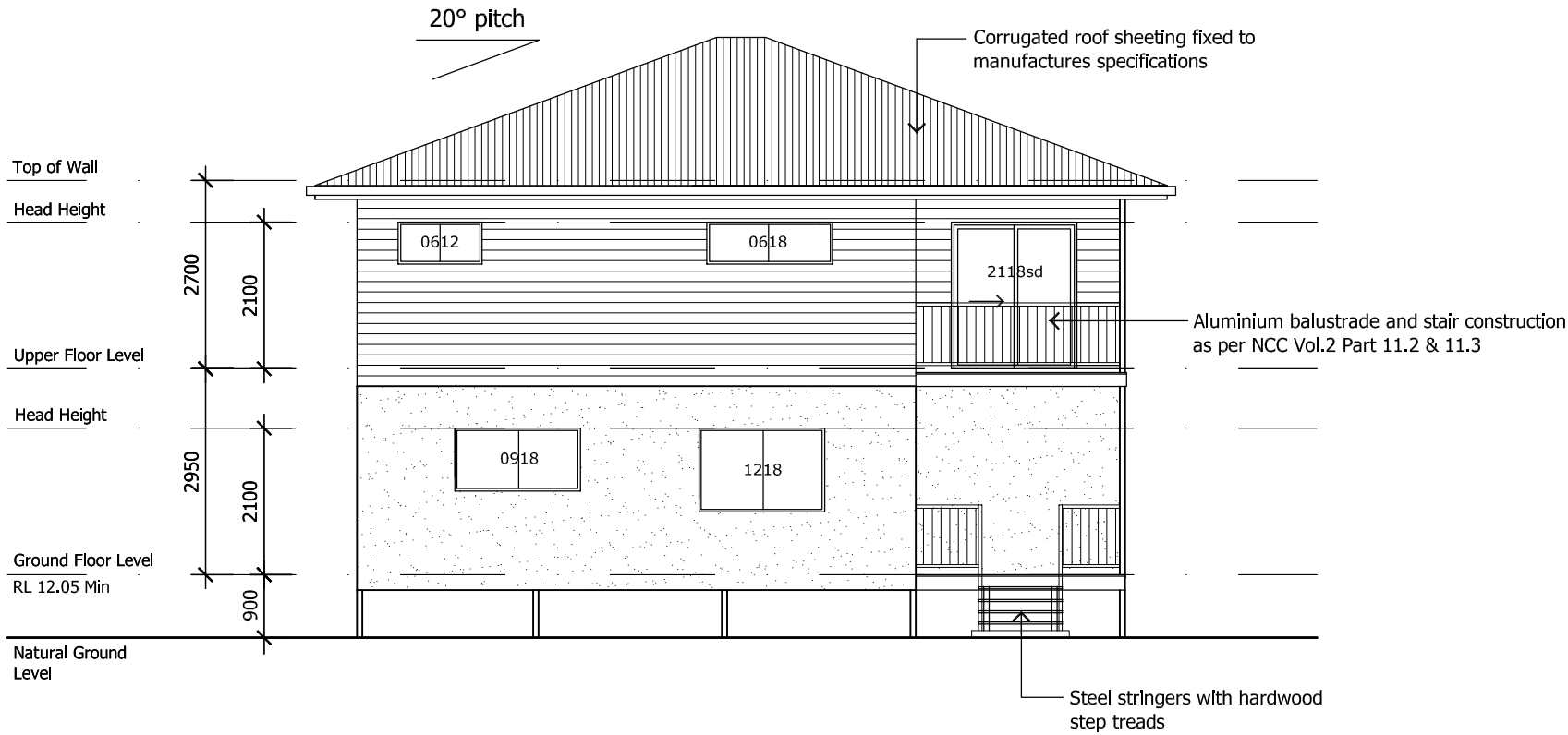
B	Floor Level Raised to 900mm	17/02/25
A	Preliminary Design	24/09/24
No.	Revision/Issue	Date



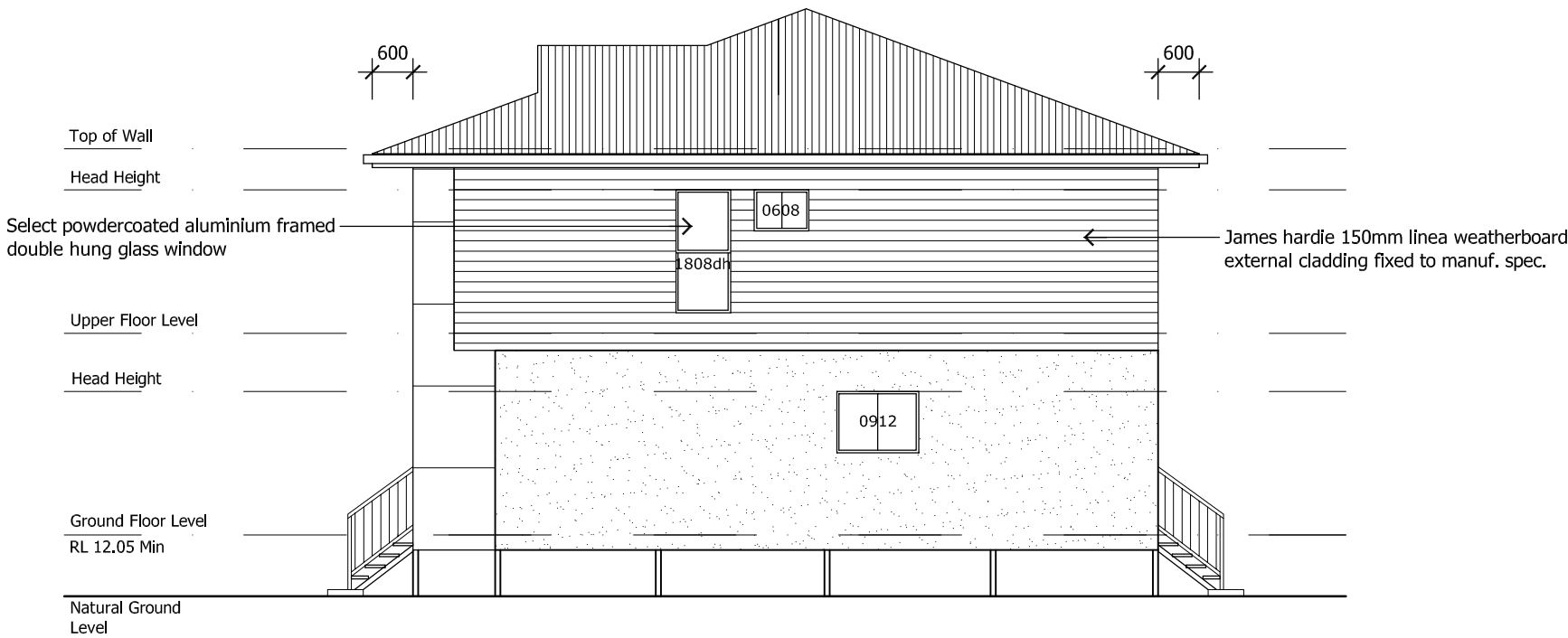
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Abel Family Trust PT
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD03	Issue B
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



North East Elevation
Scale 1:100



South East Elevation
Scale 1:100

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No.	Revision/Issue	Date



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Project Name and Address

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Abel Family Trust PI
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD04	Issue B
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	

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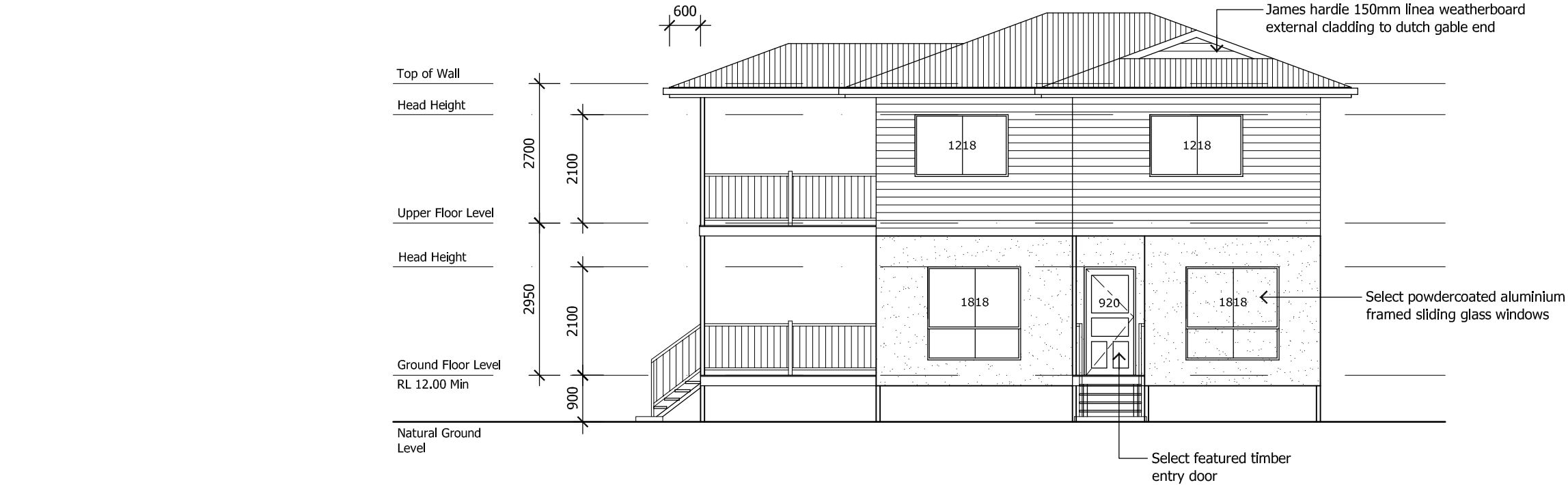
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Project Name and Address

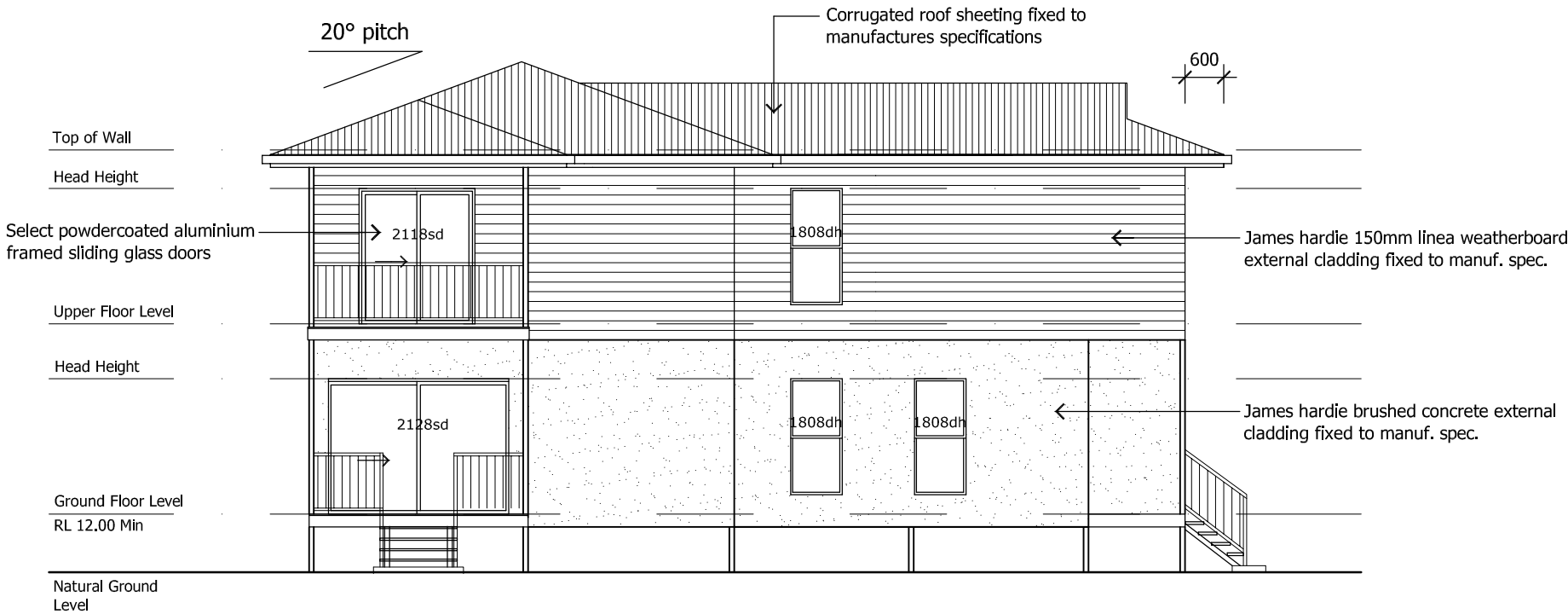
Proposed Rooming Accommodation Development

Abel Family Trust PI
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD05	Issue B
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



North West Elevation
Scale 1:100



North East Elevation
Scale 1:100

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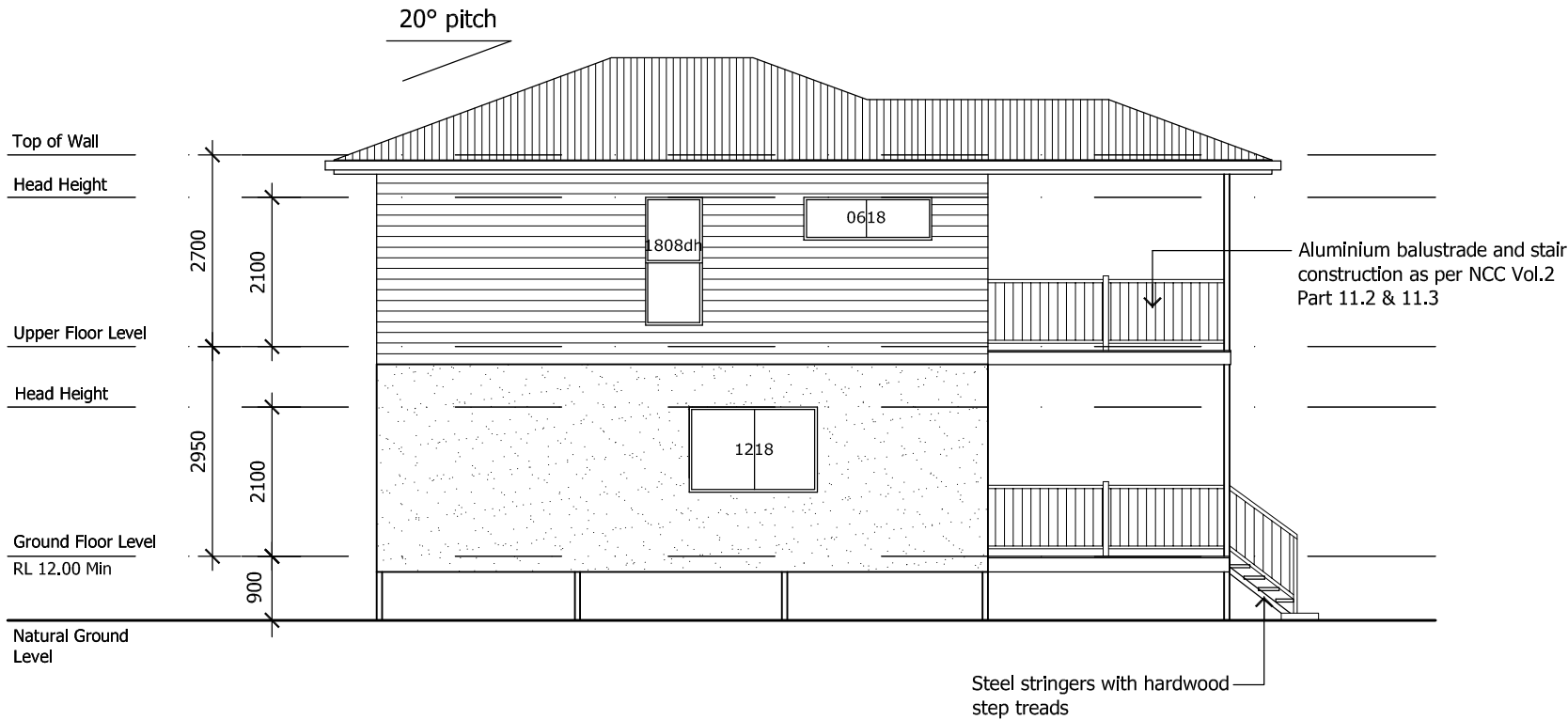
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A	Preliminary Design	24/09/24
No.	Revision/Issue	Date



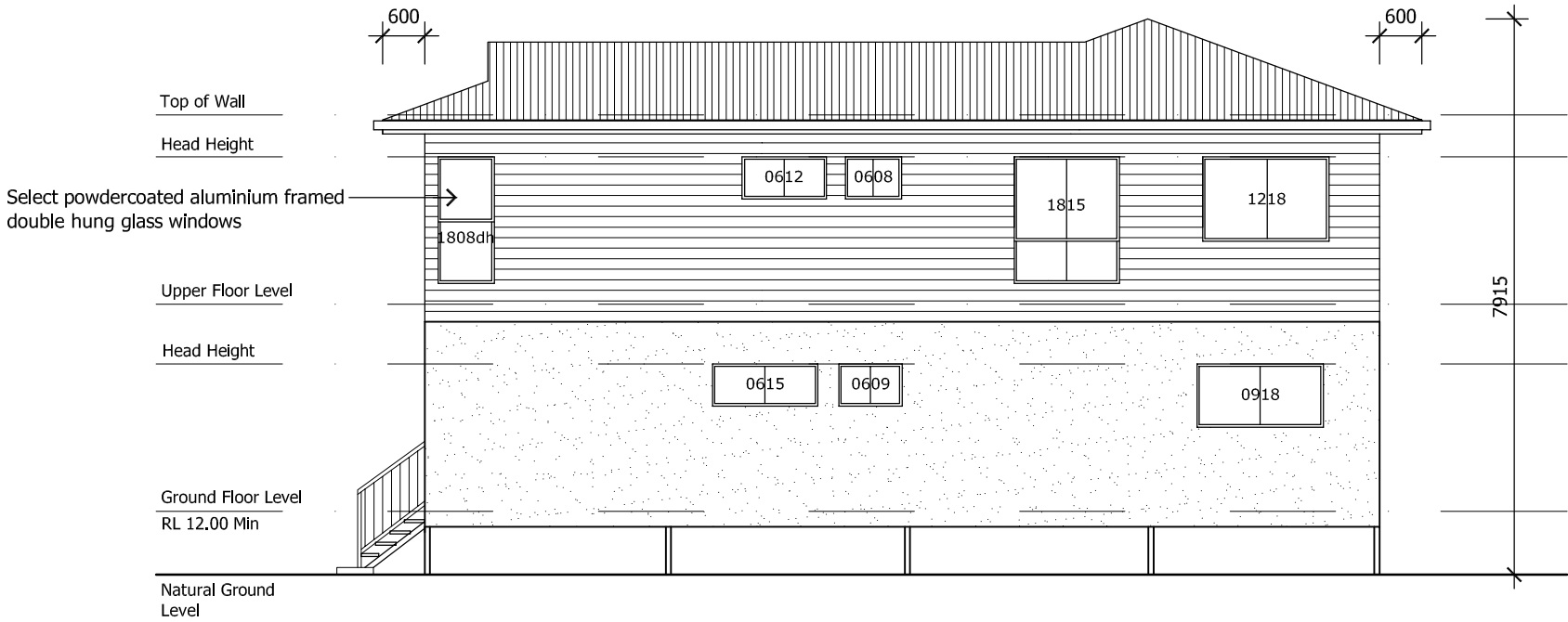
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Project Name and Address
Proposed Rooming Accommodation Development
Abel Family Trust PT
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD06	Issue B
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



South East Elevation



South West Elevation

Scale 1:100

General Notes

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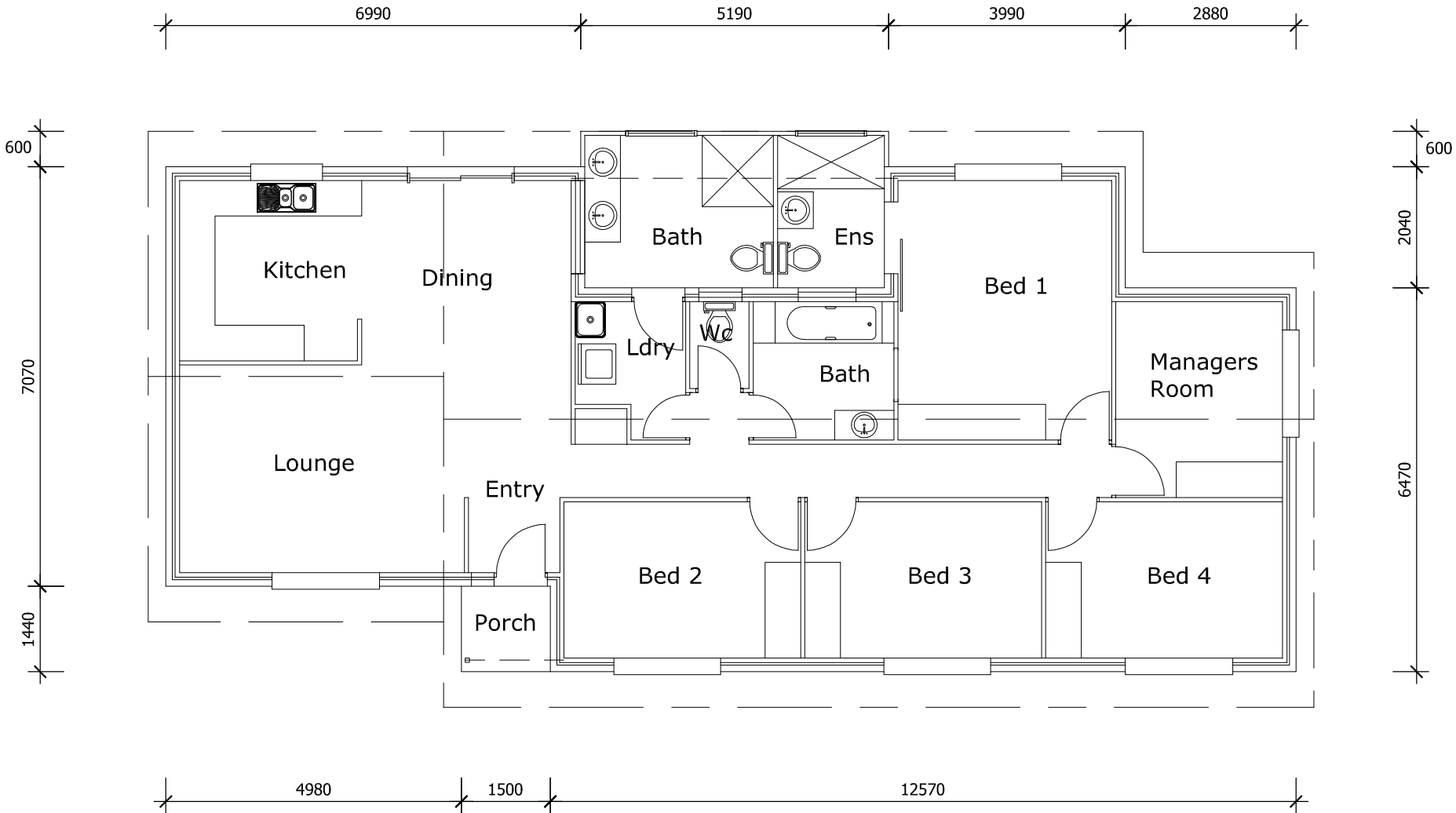
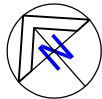
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Project Name and Address
**Proposed Rooming Accomm.
Development**
Abel Family Trust PT
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD07	Issue B
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



Floor Areas	
Living :	150.02 m ²
Porch :	2.16m ²
Overall :	152.18 m ²

Existing Floor Plan
Scale 1:100

General Notes

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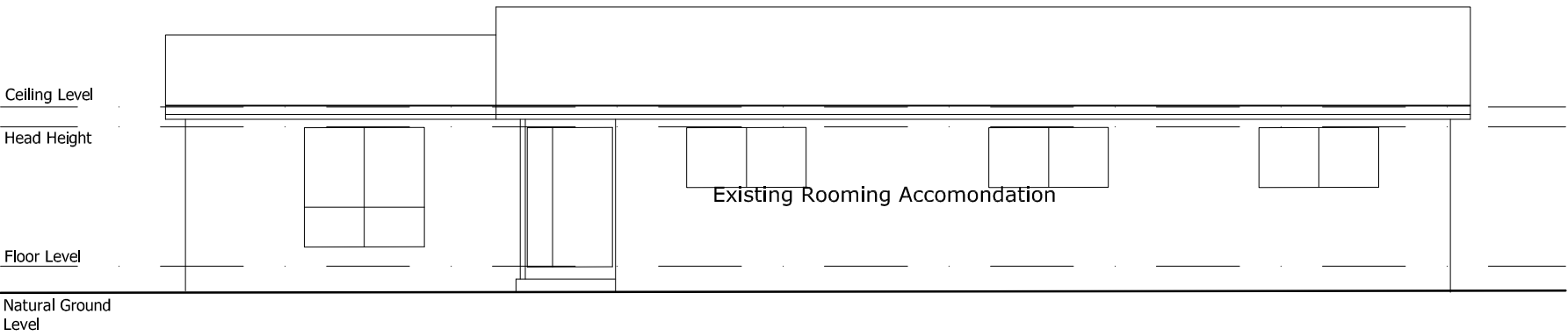
A	Preliminary Design	24/09/24
No.	Revision/Issue	Date



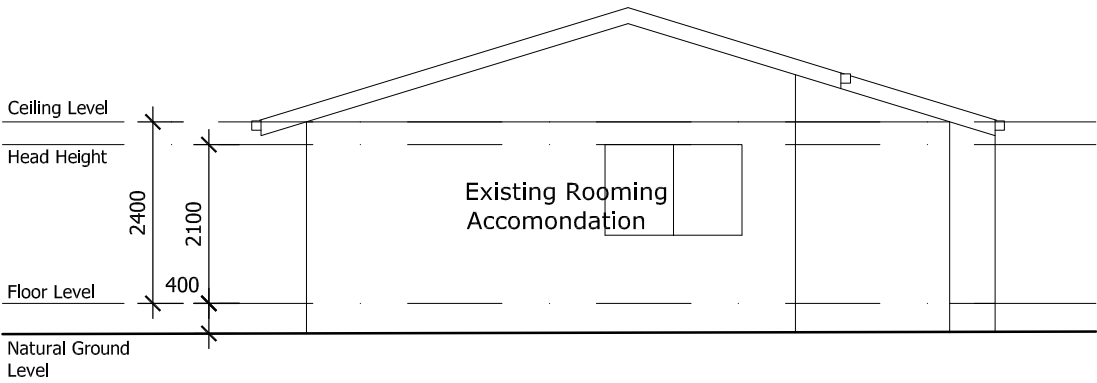
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Project Name and Address
Proposed Rooming Accommodation Development
Abel Family Trust PT
94 Bergin Road,
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Project No. 2024-12	Dwg No. DD08	Issue A
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	



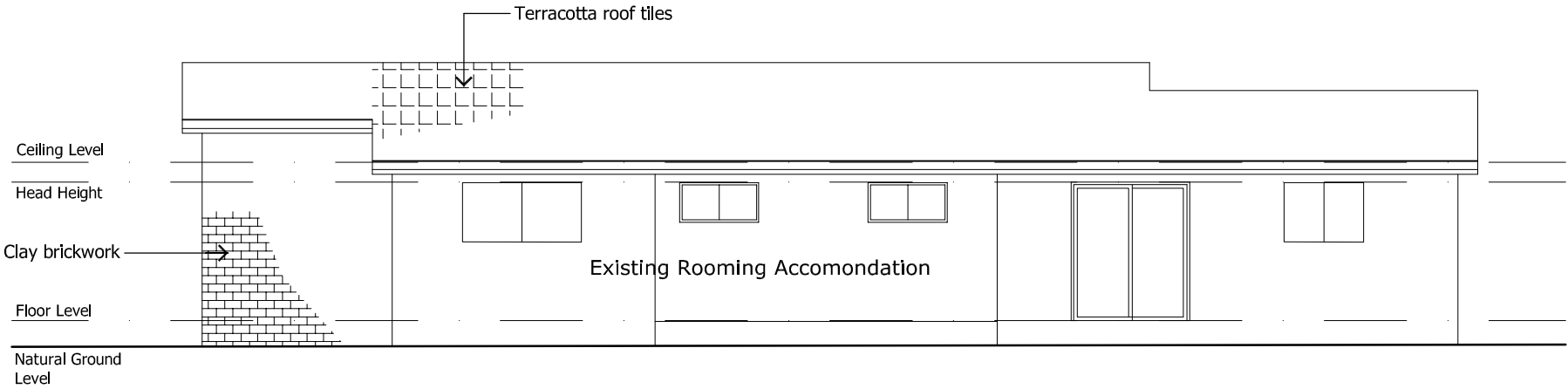
South West Elevation
Scale 1:100



South East Elevation
Scale 1:100



North West Elevation
Scale 1:100



North East Elevation
Scale 1:100

General Notes

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A	Preliminary Design	24/09/24
No.	Revision/Issue	Date



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Project Name and Address
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Abel Family Trust PT
94 Bergin Road,
Cranbrook, Queensland

Project No. 2024-12	Dwg No. DD09	Issue A
Date March, 2024	Designed G.B	
Scale 1:100 @ A3	Drawn G.B	

APPENDIX 4

OTHER SUPPORTING DOCUMENTS

Our Ref: **BNC0091/01:IG**
Your Ref: **94 Bergin Rd FIA**

5 February 2025

Abel Family Trust
104 / 2A Wilbar Ave
CRONULLA NSW 2230

Attention: Clayton Abel
Email: clay.abel@outlook.com

Dear Clayton,

**RE: MULTIPLE DWELING DEVELOPMENT AT 94 BERGIN ROAD, CRANBROOK – MINOR 2D
FLOOD IMPACT ASSESSMENT (FIA)**

In accordance with our engagement please find herein the 2D flood impact assessment (FIA) for the above-mentioned development. The purpose of this FIA is to demonstrate that the proposed development associated, inclusive of a proposed 5-bed detached dwelling and a 6-bed detached dwelling, achieves a non-worsening outcome.

NCE have developed a new site-specific 1D/2D TUFLOW model within the existing Ross Creek flood model catchment for the assessment of proposed residential development at 94 Bergin Road, Cranbrook. A review of the Ross Creek and Ross River flood studies indicates that during the 1% AEP event, flood waters do not break the northern bank of the Ross River, subsequently, flooding at the site during the 1% AEP event is associated with the local catchment only. The local catchment is generally bounded by the Ross River high bank to the east and south, Ross River Road to the west and Irving Street to the north, resulting in an area of ~105 ha which forms the model extent. The model has adopted a staged-discharge (rating curve) boundary at suitable locations downstream of the site (over 500m) to ensure there is no influence on flooding characteristics at the site.

The model has been developed using the readily available TCC 2016 LiDAR. The 2016 LiDAR has been adopted in-lieu of the 2019 LiDAR as we understand Councils new model (Ross River 2021) has been developed using 2016 LiDAR. The 2016 LiDAR has a 1m grid resolution which was transposed onto a 5m grid and supplemented by TUFLOW's sub-grid sampling (SGS) feature. The existing buildings located on Lara Street and Isabella Court have been stamped into the baseline model due to being on the critical flow path for the development. Underground drainage infrastructure has been included as a 1D network (data sourced from TCC's open data portal) and as the 1D network extends beyond the model extents, a 1D boundary has been included so that flows in the drainage networks are simulated and transferred outside the 2D domain. The 1D boundaries have been model as HT (water level versus time) with a constant water level equal to the pipe obvert.

Intensity Frequency Durations (IFD's) in accordance with Australian Rainfall Runoff 2019 (ARR2019) for the critical duration of 1.5-hour for 1% AEP and 30 minutes for 50% AEP events, which are defined as the critical

duration in the Ross River flood study for the development site; were used to derive the total rainfall timeseries for the rain-on-grid (ROG) hydrology. The temporal pattern 8731 for 1% AEP and 8675 50% AEP events as per ARR2019 has been utilised for the critical duration.

Rainfall losses are applied via infiltration which is dependent on the land use / impervious percentage areas as the model adjusts losses in line with the specified fraction impervious to determine the rainfall run-off excess at each time step. The initial and continuing losses adopted in the model for the pervious and impervious areas are in accordance with the Ross River flood study. The land uses adopted for the baseline and development scenarios are shown in **Map A02**, which correlate with those of Council's model.

NCE have carried out an overarching verification by assessing the baseline model against the new Ross River 2021 model and found that the flood depths and height within the model extents are generally in agreement with the TCC's depths. Also, the flood extents show good correlation between the baseline model and TCC's flood mapping for 1% AEP storm event, refer **Figure 1**. Subsequently, the site-specific model is deemed fit for purpose, i.e. assessing potential impact associated with the development.

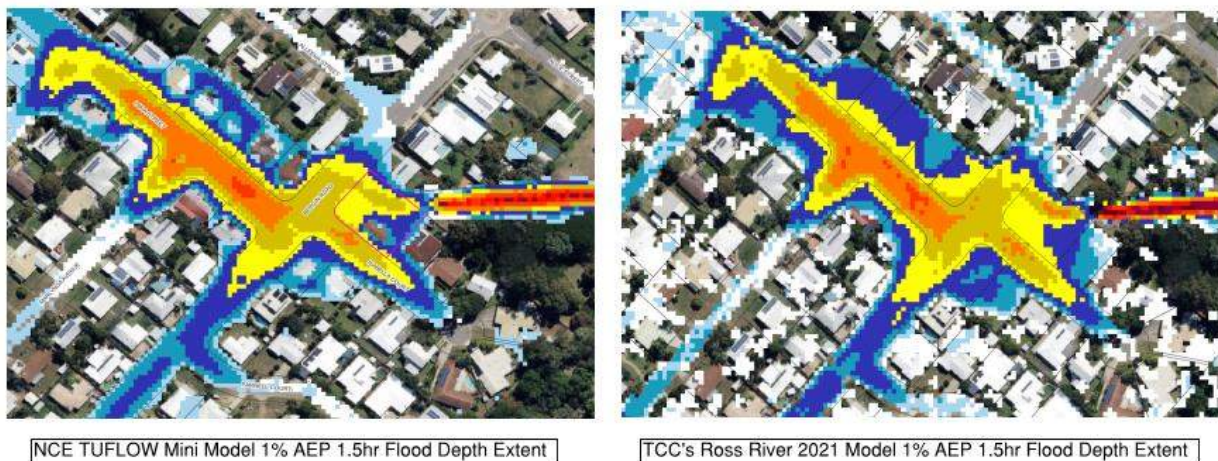


Figure 1 - 1% AEP Flood Depth Extent Comparison

Following verification, the baseline model was modified to simulate the developed case which included the following:

- Both proposed buildings, 5-bed and 6-bed detached dwellings, were digitised as follows:
 - The 5-bed detached dwelling is modelled minimum 300mm above the 1% AEP flood levels. Footprint of the building pad is 2.6m offset from southeast (rear) boundary, 2.0m offset from the existing building.
 - The 6-bed detached dwelling is modelled at the natural surface levels due to the proposal being construction on stilts. Footprint of the building pad is 2.2m offset from northwest (front) boundary, 3.7m offset from the southwest boundary.
- The proposed driveway and carparking areas were left at the natural surface.
- The footprint was maintained at 65% impervious as the proposal is 50% impervious and does not exceed the allowable fraction impervious/site coverage for residential zones.

The results from each developed scenario were adopted in the flood impact assessment, which is best analysed by assessing the afflux. Afflux is defined as the relative change in a flooding characteristic, namely water surface level (WSL) or velocity, between the baseline and developed scenario. This is determined by

subtracting the baseline peak results from the developed peak results, where a positive value represents an increase in the flood characteristic and a negative value is a decrease.

The WSL afflux has been assessed for the major 1% AEP and minor 0.5EY flood events. TCC parameters for acceptable development is +/- 10 mm change in WSL (shown as white in the result mapping). Depending on the circumstances, we are of the opinion that up to +20mm (aqua) is also acceptable in some environments where the impacted areas are not sensitive, and the increase is immaterial. With this in mind, the following commentary is provided.

The inclusion of the building pad within the developed model for 1% AEP storm does not result in actionable impacts to the adjacent properties or Council's infrastructure, which is illustrated in **Map B01**. The isolated increase between the neighbouring lot is considered nonactionable due to the model resolution and grid positioning. The impacts observed within the development are a direct result of the existing flow path (**Figure 2**) through the site being impeded by the development extent.

It is noted that the 6-bed detached dwelling was initially modelled as slab-on-ground; however, this resulted in unacceptable impacts up as far as 6 Lara Street. Subsequently, this structure is to be constructed on stilts so that the existing flow path is not impeded.

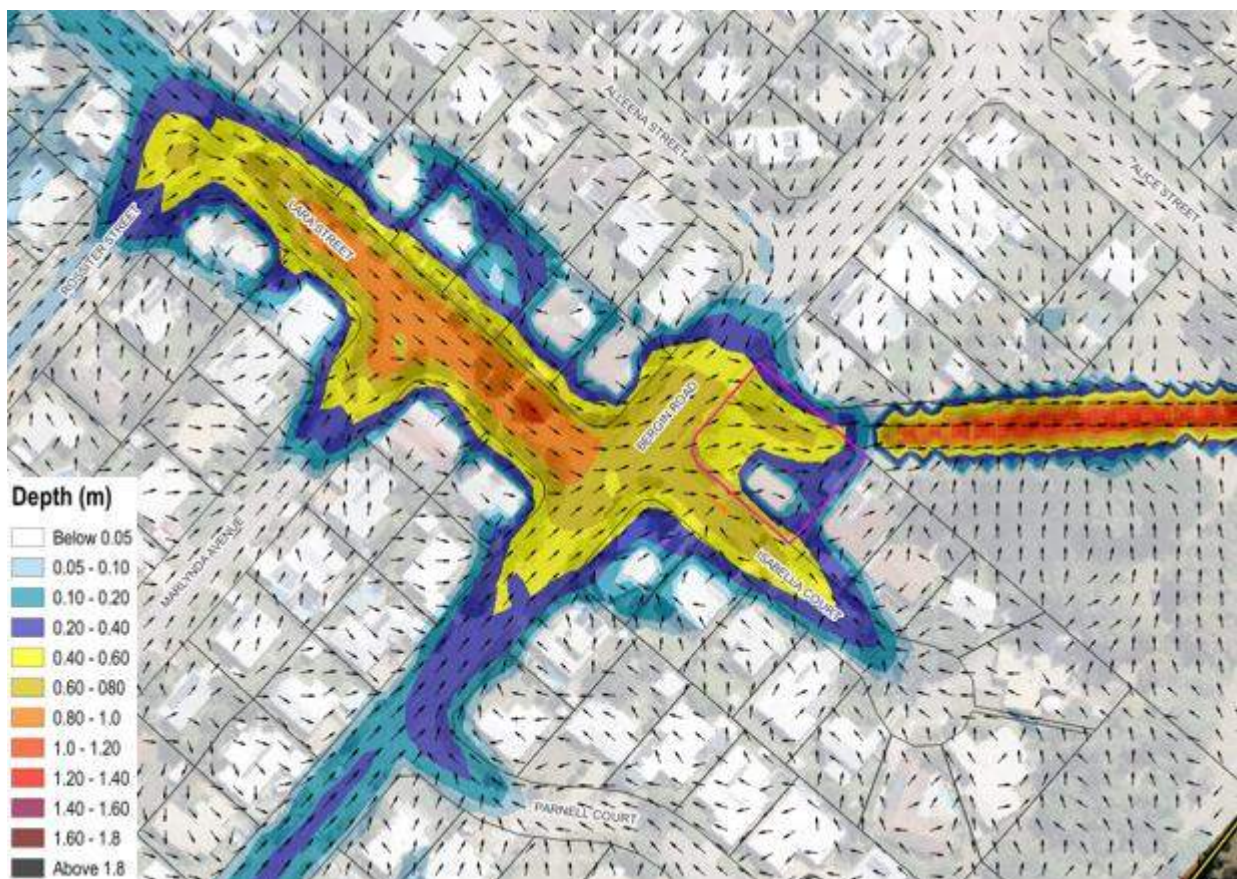


Figure 2 - Baseline flow paths

As shown in **Map B02**, inclusion of the building pads within the developed model for 50% AEP frequent storm event does not result in any impacts to the adjacent properties or Council's infrastructure.

In the assessments, there are cells that are shown to be wet now when previously dry. This is due to the filtering applied such that the baseline results were removed when filtered but remained in the developed results. This was confirmed by undertaking an assessment on the unfiltered results where it was observed that changes at these cells were 5 mm or less. Furthermore, the assessment has ensured any increase in

run-off due to the change in impervious area is accounted for in the assessment. Subsequently as there is no impacts downstream of the development, and on-site storage is not required.

Finished floor levels (FFL) of the habitable floors are required to be 300mm above the 1% AEP flood level. Therefore, it is recommended that as a minimum the FFL is above the highest 1% AEP flood level, namely 12.00m AHD (300mm above 11.70m AHD) for the 5-bed detached dwelling and 12.05m AHD (300mm above 11.75m AHD) for the 6-bed detached dwelling, refer Table 1.

Table 1 – Recommended Finished Floor Levels

Proposal	Recommended Floor Levels (m AHD)
5-bed detached dwelling	12.00
6-bed detached dwelling	12.05

The proposed driveway access and carpark are not trafficable in major (1% AEP) event due to flood depth up to 860mm, refer **Map C02**. This is the case prior to the development and given the proposed carpark and driveway will mimic the natural surface levels, the proposed development does not worsen/change the flood/risk profile for this situation. Therefore, it is suggested that flood depth warning signs are installed at the carpark and an emergency plan is in place for the proposed development.

Given the above, the flood modelling demonstrates the proposed development can achieve an acceptable outcome that is aligned with the intent of the flood hazard overlay code.

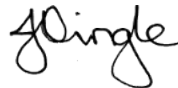
Please do not hesitate to contact the undersigned on 07 4725 5550 if you have any questions regarding this response.

Yours sincerely,



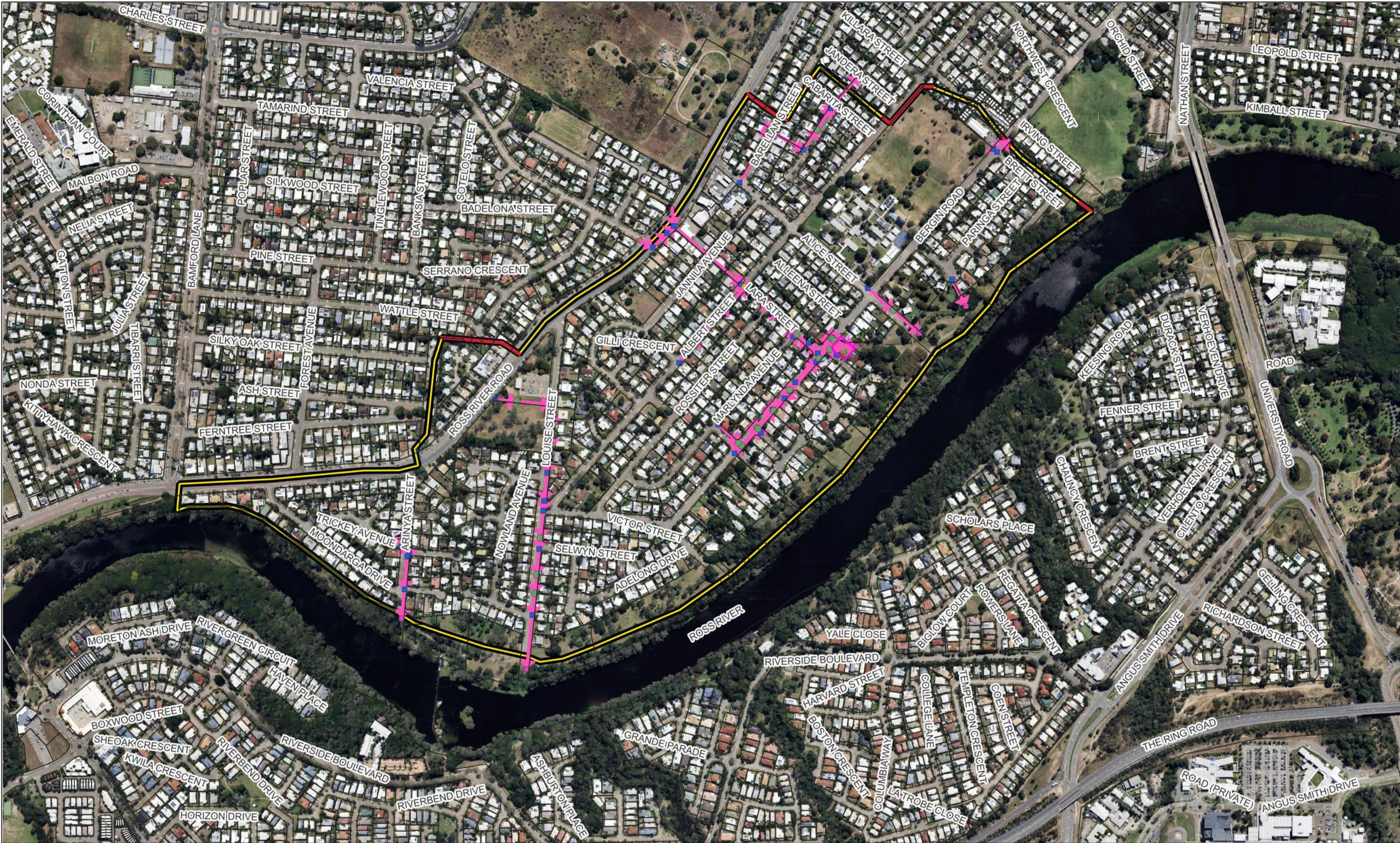
IREM GUNEY
Civil Engineer

Approved,



JOHN SINGLE
Senior Civil Engineer (RPEQ 24378)

Encl. Appendix A: TUFLOW Model Setup – Model Materials, Appendix B: Afflux Mapping, Appendix C: Flood Depth Mapping





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Document Set ID: 26823382
Version: 1, Version Date: 27/02/2025

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0 50 100 150 200 250 m

1:7,500



Legend

- Hydraulic Model Extent
- Development Site
- TCC Land Parcels
- External Inflows
- Staged Discharge Boundary
- Flow vs Time Pipe Inflows
- Constant Height Pipe Outflows
- TCC's Stormwater Pipes
- TCC's Stormwater Outlets
- TCC's Stormwater Inlets

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

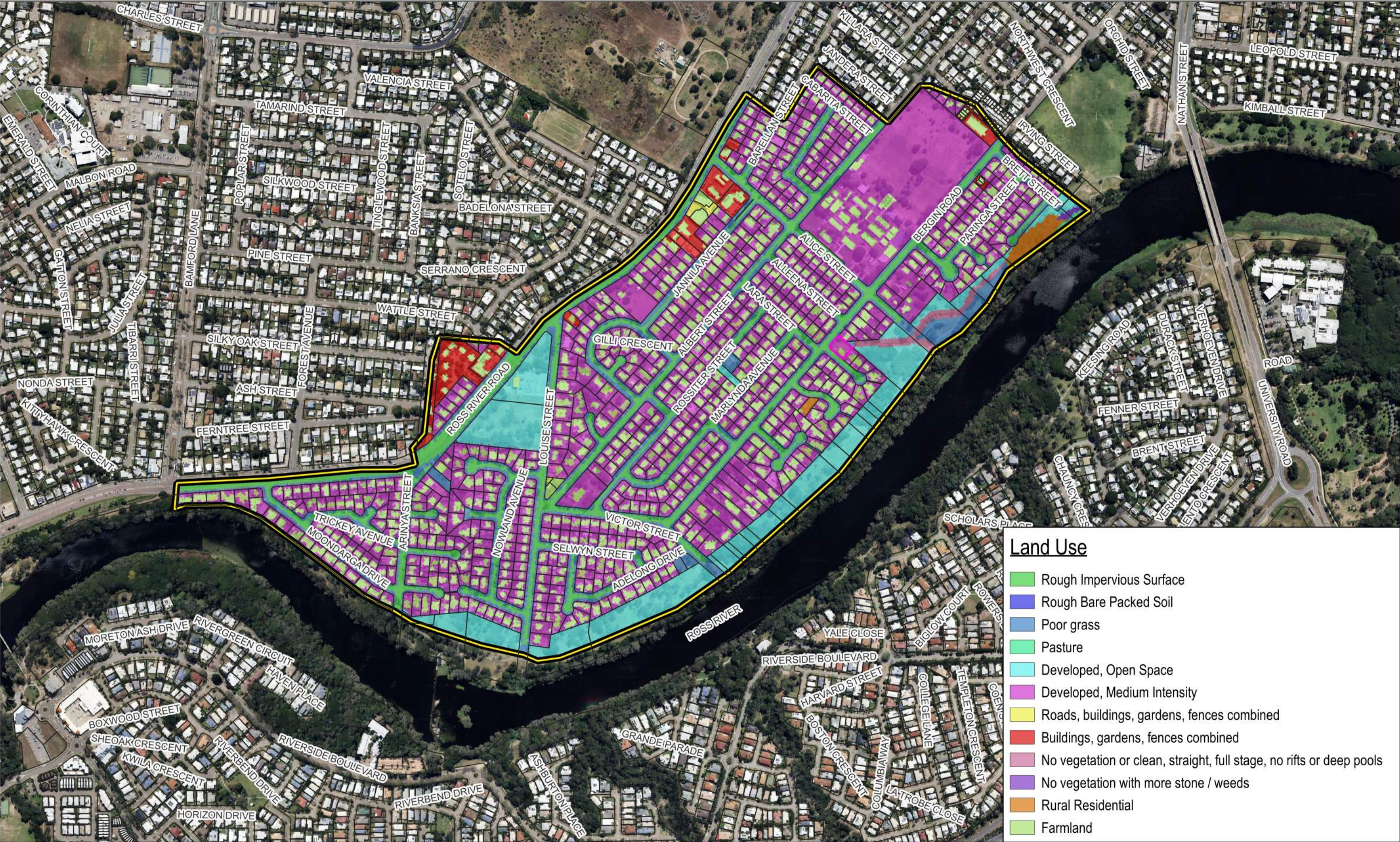
TUFLOW MODEL SETUP

Prepared By: IG
Reviewed by: JS

Date: 13/12/2024
Revision: A
NCE Ref: BNC0091

Size
A3

Map
A01



Land Use

- Rough Impervious Surface
- Rough Bare Packed Soil
- Poor grass
- Pasture
- Developed, Open Space
- Developed, Medium Intensity
- Roads, buildings, gardens, fences combined
- Buildings, gardens, fences combined
- No vegetation or clean, straight, full stage, no rifts or deep pools
- No vegetation with more stone / weeds
- Rural Residential
- Farmland



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0 50 100 150 200 250 m

1:7,500



Legend

 Hydraulic Model Extent

 Development Site

 TCC Land Parcels

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

MODEL MATERIALS

Prepared By: IG
Reviewed by: JS

Date: 13/12/2024
Revision: A
NCE Ref: BNC0091

Size
A3

Map
A02



Afflux (m)

- Below -1.00
- 0.50 - -1.00
- 0.30 - -0.50
- 0.10 - -0.30
- 0.05 - -0.10
- 0.01 - -0.05
- 0.01 - 0.01
- 0.01 - 0.02
- 0.02 - 0.03
- 0.03 - 0.05
- 0.05 - 0.10
- 0.10 - 0.30
- Above 0.30
- Was wet, now dry
- Was dry, now wet



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0 5 10 15 20 25 m

1:500



Legend

	Development Site		Proposed 6 Bed Detached Dwelling on Stilts
	TCC Land Parcels		Proposed 5 Bed Detached Dwelling on Slab
	Existing Buildings		

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

1% AEP WSL AFFLUX

Prepared By: IG Reviewed by: JS	Date: 13/12/2024 Revision: A NCE Ref: BNC0091	Size A3	Map B01
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Afflux (m)	
Below -1.00	
-0.50 - -1.00	
-0.30 - -0.50	
-0.10 - -0.30	
-0.05 - -0.10	
-0.01 - -0.05	
-0.01 - 0.01	
0.01 - 0.02	
0.02 - 0.03	
0.03 - 0.05	
0.05 - 0.10	
0.10 - 0.30	
Above 0.30	
Was wet, now dry	
Was dry, now wet	



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0 5 10 15 20 25 m

1:500



Legend

 Development Site

 TCC Land Parcels

 Existing Buildings

 Proposed 6 Bed Detached Dwelling on Stilts

 Proposed 5 Bed Detached Dwelling on Slab

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

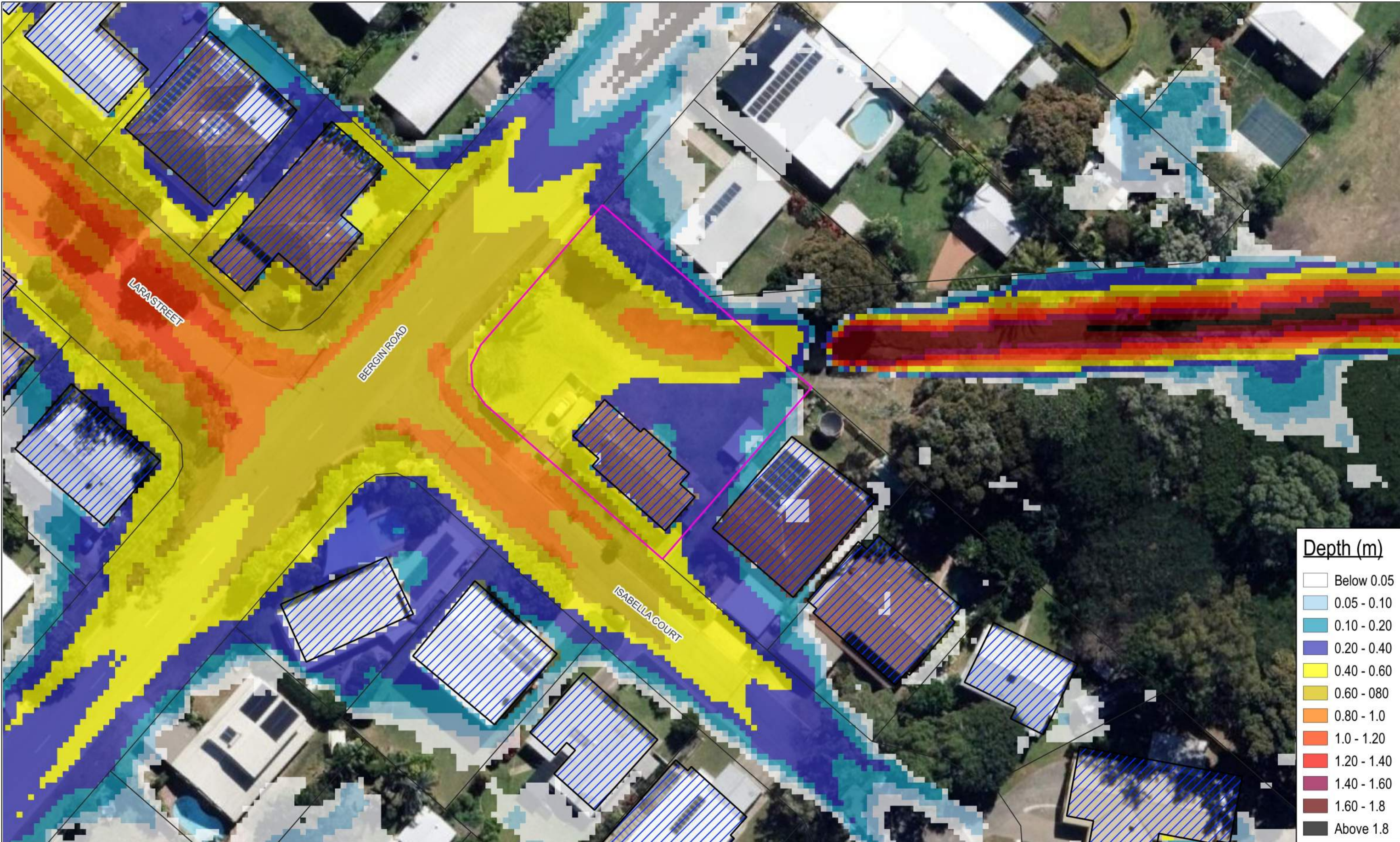
50% AEP WSL AFFLUX

Prepared By: IG
Reviewed by: JS

Date: 13/12/2024
Revision: A
NCE Ref: BNC0091

Size
A3

Map
B02



Depth (m)	
	Below 0.05
	0.05 - 0.10
	0.10 - 0.20
	0.20 - 0.40
	0.40 - 0.60
	0.60 - 0.80
	0.80 - 1.0
	1.0 - 1.20
	1.20 - 1.40
	1.40 - 1.60
	1.60 - 1.8
	Above 1.8



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0 5 10 15 20 25 m

1:500



Legend

Development Site

Proposed 5 Bed Detached Dwelling on Slab

TCC Land Parcels

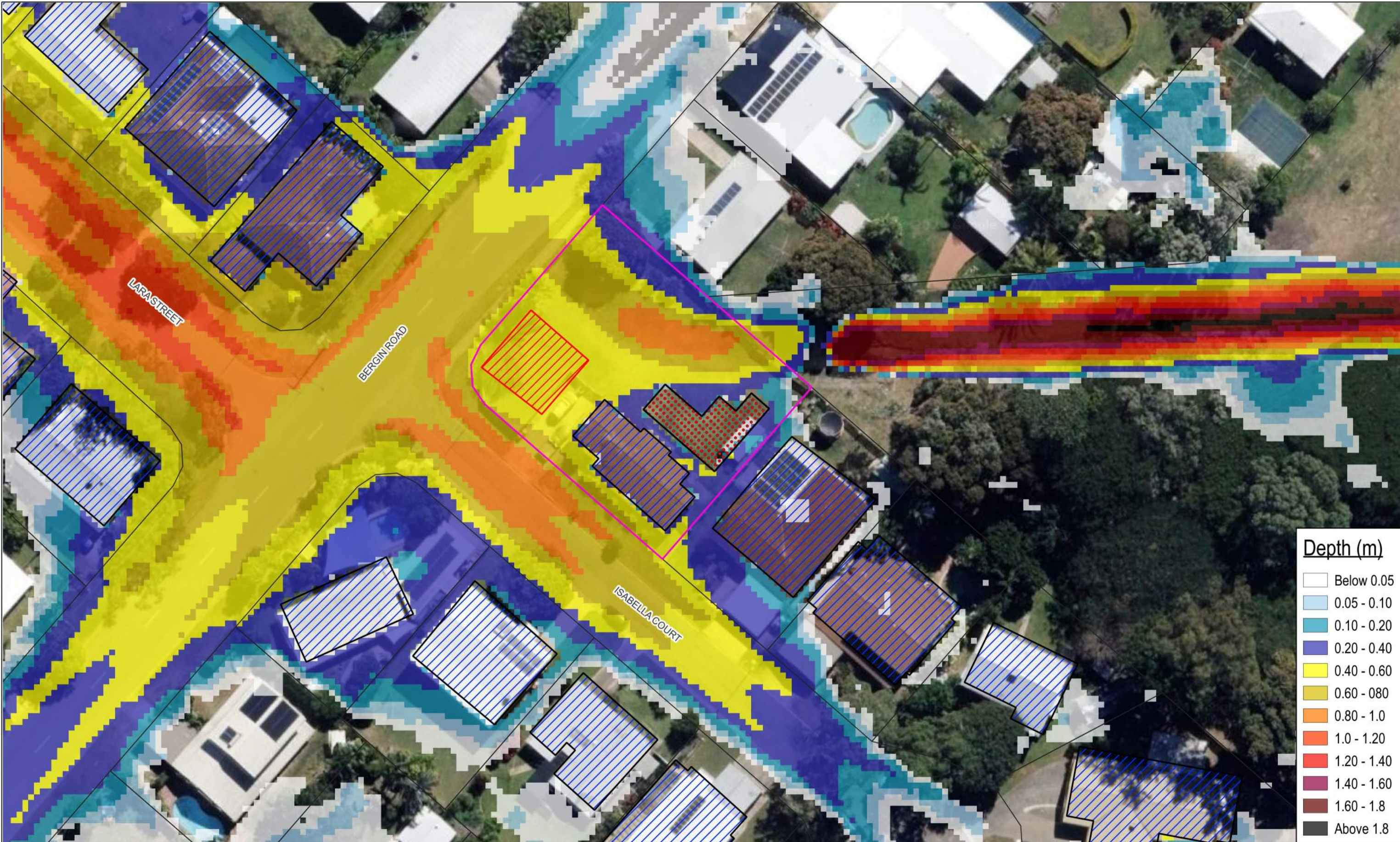
94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

1% AEP BASELINE FLOOD DEPTH

Prepared By: IG
Reviewed by: JS

Date: 13/12/2024
Revision: A
NCE Ref: BNC0091

Size	Map
A3	C01



Depth (m)	
Below 0.05	
0.05 - 0.10	
0.10 - 0.20	
0.20 - 0.40	
0.40 - 0.60	
0.60 - 0.80	
0.80 - 1.0	
1.0 - 1.20	
1.20 - 1.40	
1.40 - 1.60	
1.60 - 1.8	
Above 1.8	



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Version: 1, Version Date: 27/02/2025

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0 5 10 15 20 25 m

1:500



Legend

	Development Site		Proposed 6 Bed Detached Dwelling on Stilts
	TCC Land Parcels		Proposed 5 Bed Detached Dwelling on Slab
	Existing Buildings		

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

1% AEP DEVELOPED FLOOD DEPTH

Prepared By: IG Reviewed by: JS	Date: 13/12/2024 Revision: A NCE Ref: BNC0091	Size A3	Map C02
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0 5 10 15 20 25 m

1:500



Legend

 Development Site

 Proposed 5 Bed Detached Dwelling on Slab

 TCC Land Parcels

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

50% AEP BASELINE FLOOD DEPTH

Prepared By: IG
Reviewed by: JS

Date: 13/12/2024
Revision: A
NCE Ref: BNC0091

Size
A3

Map
C03





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0 5 10 15 20 25 m

1:500



Legend

- Development Site
- TCC Land Parcels
- Existing Buildings
- Proposed 6 Bed Detached Dwelling on Stilts
- Proposed 5 Bed Detached Dwelling on Slab

94 BERGIN ROAD, CRANBROOK
MULTIPLE DWELLING DEVELOPMENT

50% AEP DEVELOPED FLOOD DEPTH

Prepared By: IG
Reviewed by: JS

Date: 13/12/2024
Revision: A
NCE Ref: BNC0091

Size
A3

Map
C04