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**From:** "John Single" <john.single@nceng.com.au>  
**Sent:** Tue, 10 Jun 2025 04:40:27 +1000  
**To:** "Paul Viero" <Paul.Viero@townsville.qld.gov.au>  
**Cc:** "Development Assessment" <developmentassessment@townsville.qld.gov.au>; "Benjamin Collings" <bnc@bncplanning.com.au>; "Clayton Abel" <clay.abel@outlook.com>  
**Subject:** FW: BNC0091 (MCU25/0011) Flood Impact Assessment - 94 Bergin Road, Cranbrook  
**Attachments:** MCU25 0011 - AM FA.pdf

Hi Paul,

We've received the attached Further Advice (FA) notice in relation to the above-mentioned development and upon review of Item 1, confirm Council's position and extent of works they require in order to support the development. Based on the FA, the below scope has been derived; which is quite intensive; however, we'd appreciate your feedback if some of the works isn't required. Once you've had a chance to digest the below, can you please give me a call to discuss further.

#### **Scope:**

##### **Hazard and Risk Analysis**

- Undertake detailed flood hazard classification in accordance with the Townsville Flood Hazard Overlay Code, via an interrogation of TUFLOW model results for the 1% AEP flood event.
- Map and classify flood hazard using standard categories (H1–H6) per ARR 2019 and Townsville-specific guidance.
- Conduct a flood risk assessment considering:
  1. Site use vulnerability (e.g. residential density, aged care, etc.)
  2. Population at risk (day/night occupancies)
  3. Property and infrastructure exposure
  4. Duration, depth, and velocity of inundation

##### **Time of Isolation by Floodwaters**

- Determine the duration of isolation for the site for the 50%, 10% and 1% AEP events.
- Use flood hydrograph data to identify onset of flooding and time for which critical access routes are submerged.
- Assess safe evacuation windows.

##### **Emergency Evacuation Requirements**

- Provide an evacuation plan that includes:
  - Identification of safe external evacuation destinations.
  - Access to evacuation infrastructure (e.g. designated shelters, public roads)
  - Compatibility with Council's disaster response capabilities.

- Recommend measures to support evacuation including signage, early warning systems, or integration with Council alert systems.

#### Roads Trafficability for Various AEP Events

- Evaluate the flood trafficability of roads providing ingress/egress using the following thresholds:
  - Critical roads to remain passable during the 1% AEP
  - Compliance with emergency trafficability limits (e.g., depth < 300 mm,  $V_{xd} < 0.4 \text{ m}^2/\text{s}$ )
- Map transport corridors with flood depths and velocities, from Ross River Road to the site, during the 50%, 10% and 1% AEP events.

#### Car Parking Level Design

- Assess car park levels relative to 1% AEP event to demonstrate:
  - Maximum filling that does not have an impact to water surface levels – it is anticipated that compliance with the FA requesting a maximum flood depth of 100mm will not be achievable without causing impacts to the surrounding properties and infrastructure. Subsequently it is proposed that we achieve the maximum fill level that doesn't cause impacts.
  - Identify the maximum parking depth once filling works is carried out.
  - Vehicle safety risks are minimized.

#### Deliverables

- Amended Flood Impact Assessment Report incorporating all above components
- Revised flood maps (hazard, depth, velocity, risk, isolation timing)
- Evacuation route mapping

Kind regards,

**JOHN SINGLE | Senior Civil Engineer | M: 0415 044 527 | E: [john.single@nceng.com.au](mailto:john.single@nceng.com.au)**



#### **NORTHERN CONSULTING ENGINEERS**

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Date >> 14 May 2025

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Dear Sir/Madam

## Further Advice - Development Application *Planning Act 2016*

Council wishes to provide you with further advice about the application in accordance with the provisions of section 35 of the Development Assessment Rules under the *Planning Act 2016*.

Please note that unlike an information request, assessment timeframes do not stop when advice is provided by Council.

### Application Details

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Application no:	MCU25/0011
Assessment no:	3027001
Proposal:	Rooming Accommodation
Street address:	94 Bergin Road CRANBROOK QLD 4814
Real property description:	Lot 1 RP 737431
Applicant's reference:	DA156-23

### Further Advice

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The applicant is advised that the proposed high intensity within the High Flood Hazard area poses an unacceptable level of risk to people or property which will occupy the land and requires further consideration. As per the recent flood model mapping, the development site is mapped as Very High and High Risk with average 1% AEP depth of 0.58m.

In light of the above, Advice Items as outlined below are required to be addressed.

#### Advice Item 1 - Amended Flood Impact Assessment

The applicant is advised that an amended Flood impact Assessment (FIA) is required to include the following:

- Hazard and Risk analysis
- Time of isolation by floodwaters
- Emergency evacuation requirements
- Roads trafficability for various AEP events

- e) Carparking level at a maximum of 100mm below the 1%AEP is generally acceptable, to prevent the vehicles from inundation/damage by flooding.

#### **Advice Item 2 - Amended Layout and Intensity**

The Applicant is advised to reduce the intensity and change the layout by having consideration towards:

- Potential replacement of the six (6) bedroom building located in the western corner by carparking.

#### **Advice Item 3 - Amended Plans**

The Applicant is advised to submit amended proposal plans as resulting from Advice Items 1 and 2, above.

#### **How to respond**

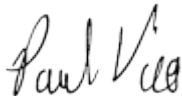
It is requested that you address these issues promptly and provide a response to Council by the **27 May 2025**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

Under the *Development Assessment Rules* (DA Rules), the issuing of advice does not affect the assessment timeframes. As such, you are strongly encouraged to consider using the provisions under s.32 of the DA Rules to 'stop the current period'. You can stop the current period for a cumulative total of 130 days to allow sufficient time for you to consider and respond to Council's advice and for Council to consider any additional or changed material provided.

If you wish to stop the current period, you must provide notice to Council in accordance with s.32.2 of the DA Rules. A copy of the request should also be given to any referral agency which may be party to the application.

If you have any further queries in relation to the above, please do not hesitate to contact Kate Wilkes on telephone 07 4727 9418 or email [developmentassessment@townsville.qld.gov.au](mailto:developmentassessment@townsville.qld.gov.au).

Yours faithfully



**For Assessment Manager**  
Planning and Development