



Date >> 14 May 2025

PO BOX 1268, Townsville
Queensland 4810

13 48 10

Abel Family Trust P/L
C/- BNC Planning
PO Box 5493
TOWNSVILLE QLD 4810

enquiries@townsville.qld.gov.au
townsville.qld.gov.au

ABN: 44 741 992 072

Email >> bnc@bncplanning.com.au

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

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

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

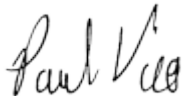
It is requested that you address these issues promptly and provide a response to Council by the **27 May 2025**. If you decide not to respond, your application will be assessed and decided based on the information provided to date.

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.

Yours faithfully



For Assessment Manager
Planning and Development