

Our ref: 405757

135 Abbott Street
Cairns QLD 4870
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Date: 4 August 2025

The Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD4873

Attn: Neil Beck
Neil.Beck@douglas.qld.gov.au

Dear Neil,

104-112 South Arm Drive, Wonga Beach
Information request response (pursuant to Section 13 of the Development Assessment Rules)
Your Ref: ROL 2025_5793/1

RPS AAP Consulting Pty Ltd act on behalf of Norm and Betty Clinch (the 'applicant') in relation to a development application lodged with Douglas Shire Council (Council) over land at 104-112 South Arm Drive, Wonga Beach. We refer to Douglas Shire Council's information request, dated 7 July 2025, for this development application.

Pursuant to sections 13.2(a) of the *Development Assessment Rules* we provide our response to this information request below.

In accordance with Section 13.3 of the *Development Assessment Rules*, we confirm that this letter and attachments constitute our response to Council's information request. Accordingly, we advise that you must proceed with assessment of this development application.

Information Request Response

1 Flood Impact

1. *The property is known to have been affected by the rainfall event associated with TC Jasper in December 2023. Provide details and supporting information (photos, written statements) regarding the flood height experienced at the property during the event in December 2023 relative to existing ground levels. Flood height and the existing ground levels are to be provided in Australian Height Datum.*

Response

The cyclone Jasper event is recognised as being larger than the 1% AEP (FINAL REPORT 1 Documenting the largest floods in the Wet Tropics catchments using geomorphology, hydrological and archival data, February 2024). It is noted that the relevant assessment benchmark for the purpose of the assessment of this development is the 1% AEP.

Notwithstanding the above, the applicant advises that the subject site was partly impacted by Tropical Cyclone Jasper and the associated rainfall event in December 2023. Anecdotal evidence provided by the applicant indicates the whilst the existing dwelling located within the southern portion of Lot 10 on RP746153 was partly inundated by floodwater during the December 2023 rainfall event, the northern portion of the site was largely unaffected or subject to only minor inundation. The applicant further advised that no photos were taken during or immediately after the rainfall event and therefore there is no photographic evidence to

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demonstration the level of inundation. However, a written statement has been provided by the applicant, which indicates that whilst the southern portion of the site (Proposed Lot 1), described as Lot 104, did experience flood inundation, the northern portion of the site (Proposed Lot 2), described as Lot 112 is elevated and was not subject to flood inundation, simply sheet flow associated with the rainfall event.

The statement provided by the applicant at **Attachment 1** is consistent with flood modelling undertaken by Cardno for Wonga Beach in 2014. Flood modelling for both existing 2014 and post-development conditions associated with a then proposed subdivision, indicated 100 ARI flood levels with predicted storm surge. This flood modelling indicates that the southern portion of the site (Proposed Lot 1), containing the dwelling house, would be subject to flood inundation of up to 4.25 metres. This included 3 metres within the vicinity of the existing dwelling. However, the northern proposed of the site (Proposed Lot 2) would be significantly less affected and the modelling demonstrates that a proposed dwelling house may be sited at the rear of the lot outside the area of likely food impact. Access to South Arm Drive would be subject to flood inundation, however, this is consistent with all lots accessible from the road reserve.

The flood modelling, provided for reference as **Attachment 2**, is consistent with the applicant's advice that Proposed Lot 2 was not significantly impacted by the December 2023 rainfall event associated Ex Tropical Cyclone Jasper.

With respect to the assessment against the planning scheme assessment benchmarks, we would note the Douglas Shire Council and JB Pacific Storm Tide Inundation Methodology Study, which identifies the acceptable finished floor level for development on the site as being 2.6685m AHD. A copy of this report is provided at **Attachment 3**.

The Lidar contours available for the site identify that much of the site is above the 2.6685m AHD. Refer to **Figure 1** below.



Figure 1: Site Lidar Contours

Source: Queensland Globe

We trust that this information is sufficient to address matters raised in the Information Request. We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below).

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Yours sincerely,
for RPS AAP Consulting Pty Ltd



Stacey Devaney

Principal Planner

stacey.devaney@rpsconsulting.com

(07) 4276 1033

enc:

Attachment 1: Written Statement from Applicant

Attachment 2: Cardo Flood Modelling – Wonga Beach

Attachment 3: Storm Tide Inundation Property Report

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ATTACHMENT 1

Written Statement from Applicant

From: [Norm Clinch](#)
To: [Devaney, Stacey](#)
Subject: Fwd: 104 - 112 southarm drive
Date: Sunday, 27 July 2025 9:12:50 AM

You don't often get email from clinchnorm@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an external sender. Verify the source before opening links or attachments.

Will this satisfy council?

----- Forwarded message -----

From: **Mick Hall** <13mickhall08@gmail.com>
Date: Sun, 27 July 2025, 9:11 am
Subject: Fwd: 104 - 112 southarm drive
To: <clinchnorm@gmail.com>

----- Forwarded message -----

From: **Mick Hall** <13mickhall08@gmail.com>
Date: Sat, 26 July 2025, 9:19 am
Subject: 104 - 112 southarm drive
To: <normclinch@gmail.com>

To whom it may concern.

During and after the Jasper flood event, lot 104 did suffer from water ingress. No photos were taken to show the extent or height of flood water.

Lot 112 is the vacant block and higher than lot 104. (similar to lot 114) mostly stayed dry.

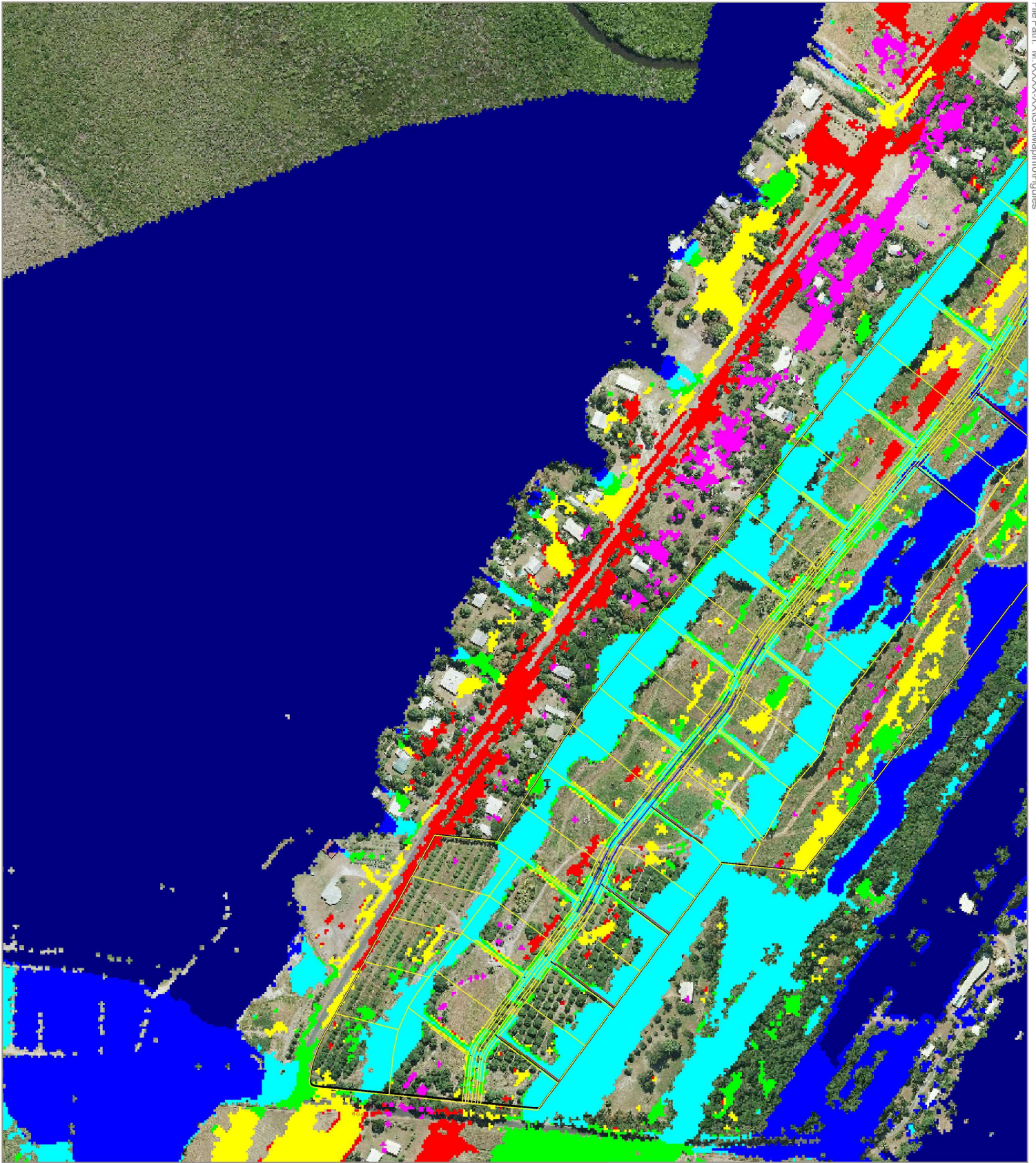
Regards

Norm Clinch

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ATTACHMENT 2

Cardo Flood Modelling – Wonga Beach



Scale: 1:4,000

40 0 40 80 120

Metres



SHEET: A3
Project No: Q144007
Date: 30 September 2014
Revision Number:
Designed by:
Client Name: Scmazzon

LEGEND

100 Year ARI Flood Level (mAHD)

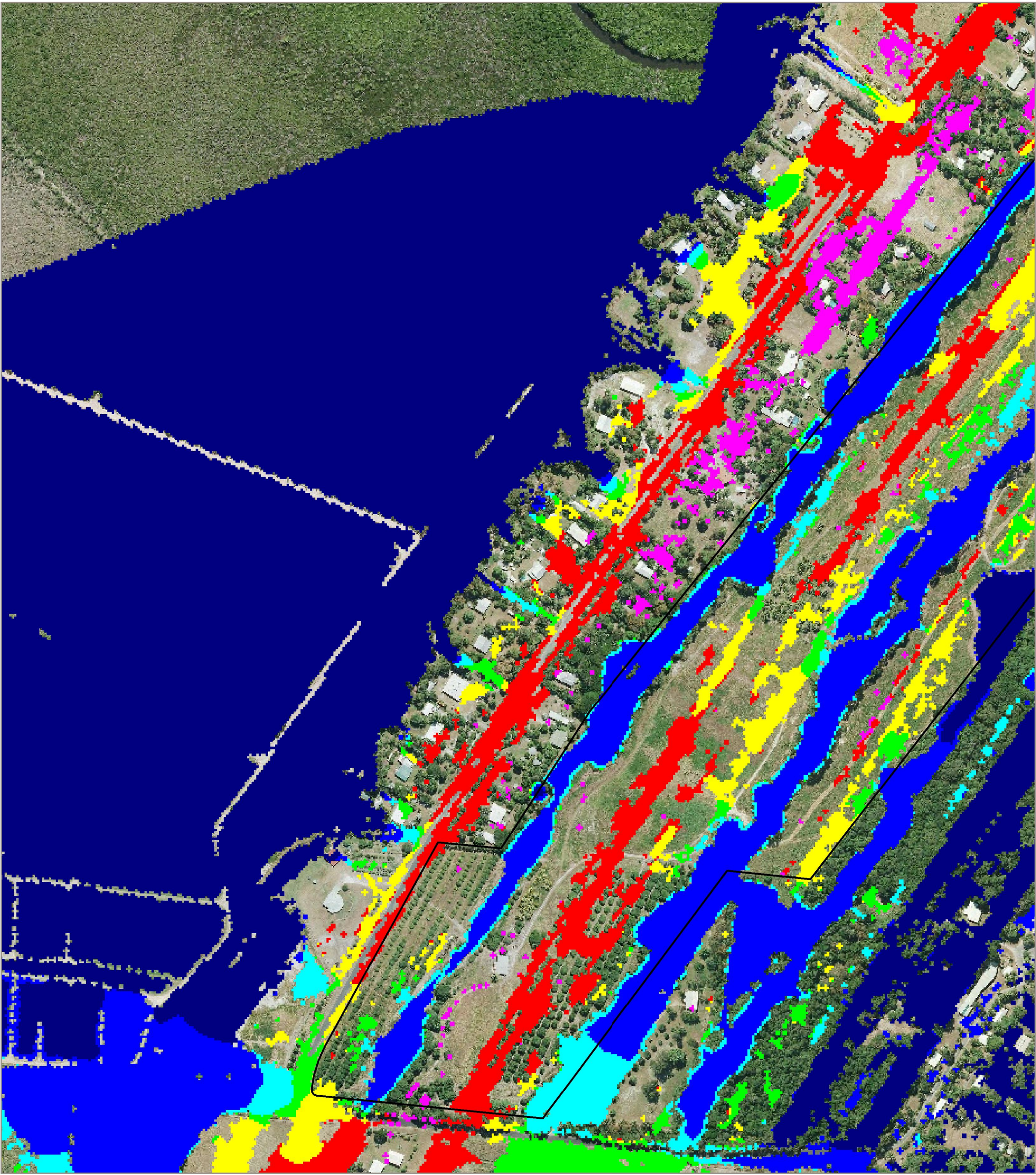
- 2.75 to 3.00
- 3.00 to 3.25
- 3.25 to 3.50
- 3.50 to 3.75
- 3.75 to 4.00
- 4.00 to 4.25
- 4.25 to 4.50

Figure C3

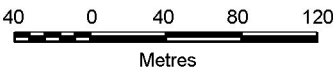
Wonga Beach

100 Year ARI
Flood Levels
(Southern End)
with Storm Surge
Developed Conditions





Scale: 1:4,000



SHEET A3
Project No: Q144007
Date: 30 September 2014
Revision Number:
Designed by:
Client Name: Scmazzon

LEGEND

100 Year ARI Flood Level (mAHD)

- 2.75 to 3.00
- 3.00 to 3.25
- 3.25 to 3.50
- 3.50 to 3.75
- 3.75 to 4.00
- 4.00 to 4.25
- 4.25 to 4.50

Figure B1

Wonga Beach

**100 Year ARI
Flood Levels
(Southern End)
with HAT
Existing Conditions**



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ATTACHMENT 3

Storm Tide Inundation Property Report

Storm Tide Inundation Property Report

The following report has been automatically generated to provide a general indication of development related information applying to the nominated land parcel.

For more information refer to the [JB Pacific Storm Tide Inundation Methodology Study](#). This report is not intended to replace the need for carrying out a detailed assessment of Council and State controls or the need to seek your own professional advice on any town planning instrument, local law or other controls that may impact on the existing or intended use of the premise mentioned in this report. For further information please contact Council by phone: [07 4099 9444](tel:0740999444) or [1800 026 318](tel:1800026318) or email enquiries@douglas.qld.gov.au.

A separate [Council Planning Scheme Property Report](#) tool is available for information relating to Council's 2018 Planning Scheme.

Visit Council's website to apply for an [official property search or certificate](#), or contact the [Department of Natural Resources, Mines and Energy](#) to undertake a title search to ascertain how easements may affect land.

JB Pacific Storm Tide Inundation Methodology Study

The purpose of the Douglas Shire Storm Tide Inundation Methodologies Study was to review and analyse different methodologies, identify a best practise model for the Shire's coastal urban areas, run this preferred best practise model and calculate the minimum heights for the 1% AEP (Annual Exceedance Probability) storm tide inundation for the year 2100 having regard to a 0.8m sea level rise for urban coastal properties.

Excerpt from the JB Pacific Storm Tide Inundation Methodology Report -

Storm Tide Inundation

The Douglas Shire coastline experiences a range of hydrodynamic, waves, and morphologic processes that are linked through dependant and independent variables. This includes the underlying astronomical tide, the passage of local storms and cyclones, the interaction of storm surges along the open coastline, the local wave climate, any sheltering provided by nearshore reefs, and the role of nearshore and dune vegetation. A range of these coastal processes are shown in Figure 2-1.

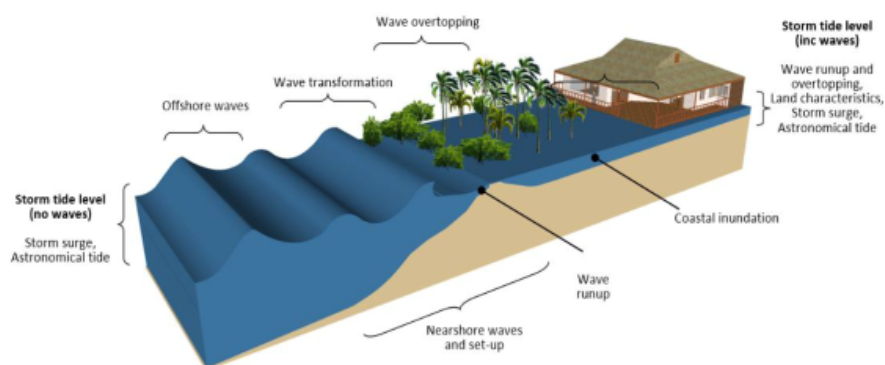


Figure 2-1: Drivers of coastal risk

Importantly storm tide inundation can be from the overtopping at the foreshore as well as wave runup through estuaries and inundate from "behind" a locality. Check out the animation of this activity through the local estuaries in the animation on Council's website.

Future Year 2100 Projected Levels

On 2 July 2017 the Planning Act 2016 came into effect as part of the Queensland Government's commitment to delivering planning reform across the State and the State Planning Policies reinstating the need to consider the 1% AEP (Average Exceedance Probability) Storm Tide Inundation level for the year 2100 with a 0.8m sea level rise. The 1% AEP is referred to as the one in one hundred year event. The 1%AEP is the minimum we need to consider and plan for.

Freeboard

There are numerous variants that can affect the modelled levels. To account for the differences in these variants a "freeboard" is applied. For the JB Pacific Storm Tide Inundation Methodology Study these differences have been considered within a nominal 0.5m freeboard level. Minimum levels for habitable rooms need to consider the Finished Floor Level (FFL) being the 1%AEP level plus the 0.5m freeboard. This value is a measurement at AHD (Australian Height Datum).

AHD Levels

A Licensed Surveyor should be engaged to determine the accurate AHD for a property. Contours and levels identified through Queensland Globe are estimated from LIDAR calculations and may not be 100% accurate.

Property Information

Property Address [104-112 South Arm Drive WONGA BEACH](#)
Lot Plan (- m²)



☒ Selected Property

☐ Easements

☐ Property

Storm Tide Inundation Property Information

The information below provides details of the projected Future Year 2100 Storm Tide Inundation Level that considers a Sea Level Rise of 0.8m AHD



 Selected Property

 Affected by the 1 % AEP Event for the year 2100

JPacific summary Information



 Selected Property

StormTide Levels Overview

 3 to 4

 2 to 3

 1 to 2

 0.1 to 1

 0 to 0

Storm Tide Range Detailed



 Selected Property

StormTide Levels Detailed

 Below 0.33000  2.16968  2.32640  2.47331  2.76642  2.91969  3.18777 and above

The Level for Construction – for Storm Tide Inundation Considerations

The lot is affected by storm tide inundation for the Year 2100, 1 in 100 (1% AEP) event. The 1% AEP for the year 2100 (including a Sea Level Rise of 0.8m) is at **2.1685** (without freeboard).The Freeboard for the Study is 0.5m and is applied to determine Finished Floor Level for habitable rooms.

Finished Floor Level

The total required Finished Floor Level for habitable rooms is 2.6685 m AHD

Note - Finished floor level is usually 225mm above the pad level.

Disclaimer

The maps show the estimated areas of inundation for the 1% AEP projected for the year 2100 having regard to a sea level rise of 0.8m. The report nominates required minimum habitable room minimum finished floor level. This minimum level is determined from the best data to date held by Council. This storm tide inundation flood level, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating flood levels. Storm tide Inundation analysis is based on comprehensive computer modelling calibrated against actual storm tides. The website provides locations, street names, aerial photography and available storm tide inundation data for the Shire areas that were included in the JB Pacific Storm Tide Inundation Methodologies Study. This property reporting tool is not a substitute for a detailed Coastal Engineering analysis of a property and should not be relied upon where the reliance may result in loss, damage or injury. While every effort is taken to ensure the information in this report is accurate and up to date, Douglas Shire Council makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs that may occur as a result of the report being inaccurate or incomplete in any way or for any reason.