

Our Ref:
Your Ref: MCUC2922/20018

26 November 2018

The Chief Executive Officer
Douglas Shire Council
64-66 Front Street
MOSSMAN QLD 4873

Attention: **Mr Daniel Lamond**

Dear Daniel

**APPLICATION FOR MATERIAL CHANGE OF USE FOR DWELLING HOUSE
LOT 7 STEWART CREEK ROAD, STEWART CREEK VALLEY – LOT 7 ON RP741831**

We act on behalf of the Applicant, Joe Berthelsen in relation to abovementioned Development Application which is currently before Douglas Shire Council for assessment.

Reference is made to the Information Request issued by Council, dated 21 November 2018 and received by email on 22 November 2018.

In accordance with section 13 of the *Development Assessment Rules*, we provide this written response to Council's Information Request. This correspondence constitutes a complete response to Council's Information Request.

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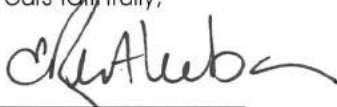
As detailed in the Development Application, the proposed Dwelling House is located on the highest part of the subject land, being approximately RL 15m AHD. It is noted that the Dwelling House will be a timber frame house, on a one (1) metre elevated platform supported by steel posts, on a one (1) metre high building pad.

However, it is understood that Council need to ensure that the Dwelling House is located to ensure the safety all persons and minimise damage to the development and contents of buildings, hence requesting that the 1 in 100 year flood level for the site be confirmed.

Discussions with two separate flood modelling companies, have confirmed that the costs to accurately model the Q100 level for the subject land could be approximately \$15,000 to \$20,000. It is considered that for the purposes of constructing a Dwelling House this is cost prohibitive and may identify that the entire allotment is inundated in a 1 in 100 year flood event.

We trust the enclosed information provided is to your satisfaction and look forward to your continued attention to this matter. In the meantime, should you have any further queries in relation to the information response please do not hesitate to contact the undersigned.

Yours faithfully,



ERIN BERTHELSEN
Senior Planner
Brazier Motti Pty Ltd