

5 February 2025

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

Via email: enquiries@douglas.qld.gov.au
rebecca.taranto@douglas.qld.gov.au

RE: RESPONSE TO INFORMATION REQUEST FOR DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DWELLING HOUSE) OVER LAND AT CAPTAIN COOK HIGHWAY, MOWBRAY, MORE FORMALLY DESCRIBED AS LOT 1 ON SP270340

Council Ref: MCUC 2025_5714/I (Doc ID: 1276890)

Aspire Town Planning and Project Services act on behalf of Mark Neil Pollard and Carmen Monique Dixon (the 'Applicant' and the 'Land Owner') in relation to the above described matter.

On behalf of the Applicant, please accept this correspondence as the Applicant's full response to the above referenced Request for Information pursuant to s13.2(a) of the Development Assessment Rules v2.

Item 1: Finished Floor Levels

The proposed siting for the Dwelling House is within the 2018 Douglas Shire Planning Scheme Flood and Storm Tide Hazard overlay (Medium Storm Tide Hazard and Floodplain Assessment overlay). To enable assessment of the application, please provide plan/s detailing the finished floor levels for the Dwelling House.

Applicant Response to Item 1

It is acknowledged that the subject lot is affected by storm tide inundation associated with the 1% Annual Exceedance Probability (AEP) event projected for the Year 2100. The estimated inundation level for this event, which includes an anticipated sea level rise of 0.8m, is 3.046m AHD (excluding freeboard).

The applicable freeboard for this study is 0.5m, which is applied to determine the minimum Finished Floor Level (FFL) for habitable rooms. Accordingly, the required FFL for habitable rooms is 3.546m AHD.

Queensland Globe data indicates that the site levels at the proposed Dwelling House location are approximately 3.0m AHD. The proposed Dwelling House is intended to be elevated on steel posts, approximately 900mm above the natural ground level. The final FFL may be easily adjusted to accommodate the required immunity level.

At this stage, Elevation Plans for the Dwelling House have not been prepared. Given this, it would be reasonable for Council to impose a condition on the Development Permit specifying a minimum FFL to ensure compliance with flood immunity requirements.

Furthermore, Council may consider imposing a condition prescribing a maximum building height to ensure the development remains within the acceptable building height parameters set by the planning scheme. Additionally, a condition may be imposed requiring the submission of elevation plans for Council endorsement prior to the approval of a Development Permit for Building Works.

Thank you for your time in considering this matter. If you have any further queries, please contact the undersigned.

Regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a series of horizontal strokes.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services