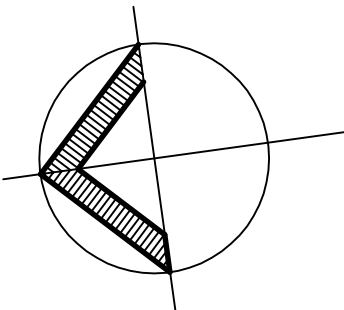


PROPERTY DETAILS

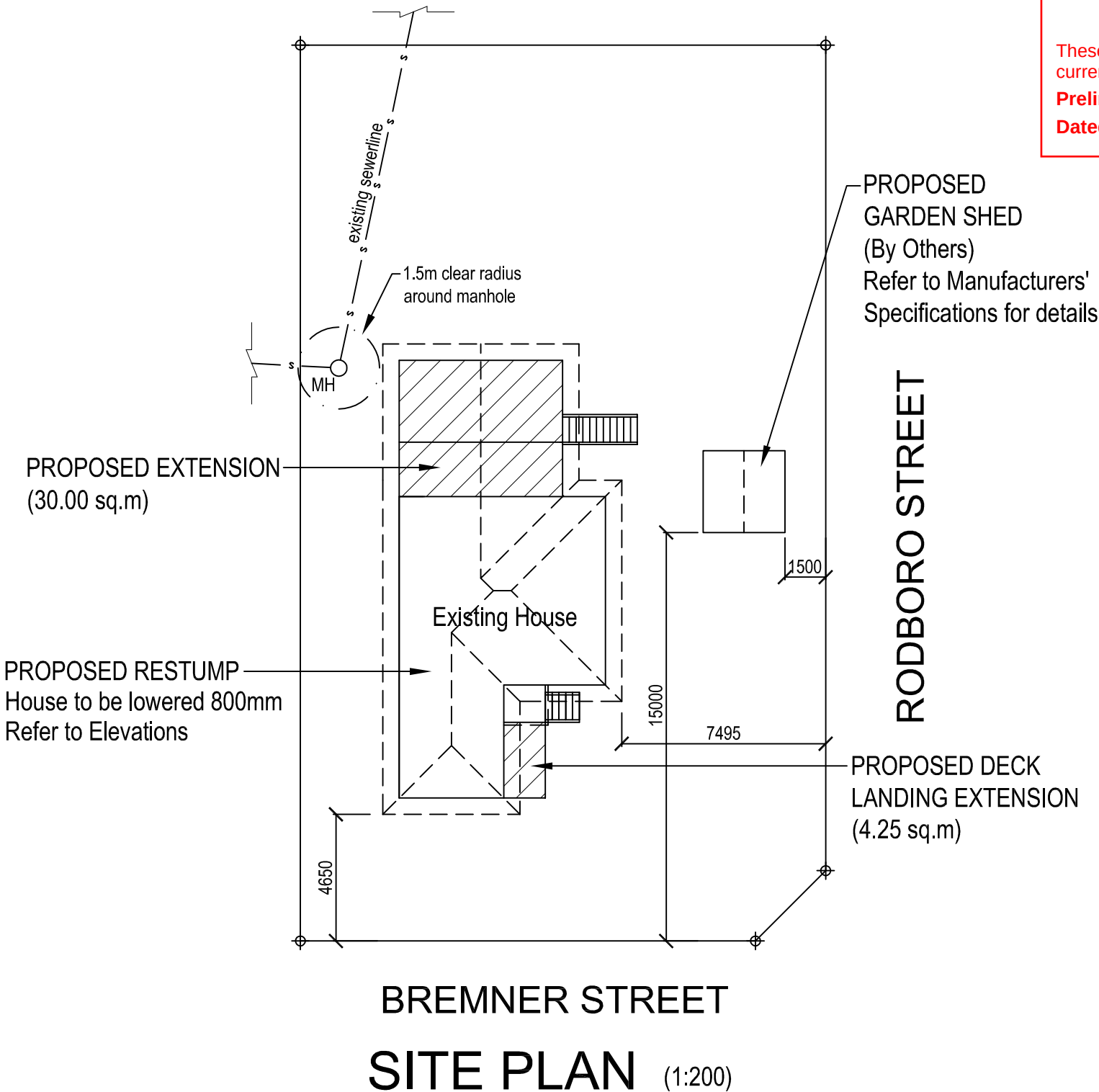
LOT 27 ON RP605796
AREA: 630 sq.m



Finished Floor Level to be lowered to 8.46m AHD (DFE level of 7.96m plus 500mm freeboard)
Refer to McMurtrie Consulting Engineers Flood Statement REF R002-25-26-030 Dated 25.06.26

SITE PLAN NOTES:

- 1. Earthworks to comply with AS3798 and AS2870.1.
- 2. Figured dimensions shall be taken in preference to those scaled from the drawing. Builder to verify all dimensions on site prior to construction.
- 3. Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
- 4. Structure designed for Wind Gust Speed : C1 (W41C)
- 5. All construction shall be in accordance with the requirements of the Building Code of Australia, the Building Act 1975 and the Local Authorities' requirements.
- 6. Timber members to be sized and fixed in accordance with C1 to A.S. 1684.
- 7. Builder to provide a fall around the building of :
1 in 20 for the first 1.0m around building
1 in 80 for the next 1.0m around building
- 8. Connect all new downpipes as shown and fall pipes to kerb and channel or intra allotment drainage system. Stormwater drainage design is indicative only. Plumber to verify on site the suitability of the design and adjust accordingly to suit conditions. All plumbing work to comply with relevant plumbing codes and standards.
- 9. Install a sleeve joint where wall downpipes meet ground stormwater lines to allow for movement.
- 10. Confirm location of any underground services prior to commencement of building work.
- 11. Check position of current mains water connection and provide connecting link to dwelling to the requirements of the Local Authority and current Water & Sewerage Supply Act. Good pressure to be achieved in supply line to building.
- 12. Extent of principal Builder and relevant Subcontractors to be within the confines of the property boundaries and portion of the footpath immediately adjoining front property alignment. Seek neighbours consent if access or additional construction is required outside the confines of the subject property.



No.	Date	Amendment
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P2	22.04.26	Preliminary Issue
P1	15.04.26	Preliminary Issue

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with Preliminary Approval No.: D/122-2026

Dated: 17 August 2026

SK

Drafting
building designs

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PROPOSED RENOVATIONS
AT 84 BREMNER STREET,
BERSERKER.
FOR S. ROHRIG

Scale as shown on A3	Date APR '26	Issue A
Drawn TEM	Sheet 1/13	Drawing No. 26 - 028
Checked		
Approved		

FLOOR PLAN NOTES:

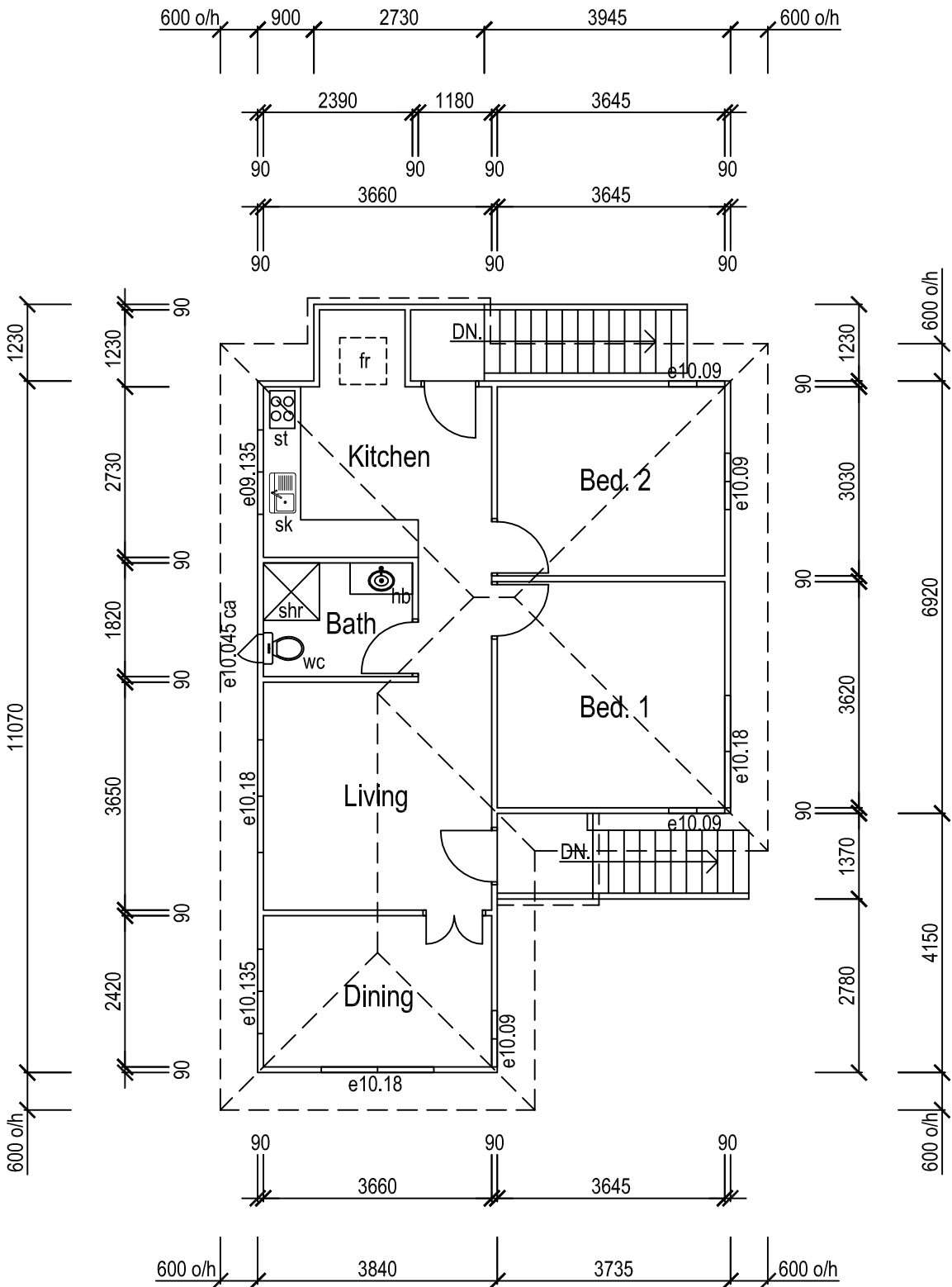
1.
- Figured dimensions shall taken in preference to those scaled from the drawing.
2.
- Builder to verify all dimensions on site prior to commencement of building work.
3.
- Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4.
- Structure designed for Wind Gust Speed : C1 (W41C)
5.
- Construction to be in accordance with the Building Code of Australia, Qld Home Building Manual and all other relevant SAA Codes and Standards.
6.
- Builder to ensure adequate surface drainage and that no low spots capable of ponding are created during construction.
7.
- Where applicable, WC doors that swing inwards to be fitted with demountable hinges. Gaps to be provide at the top to allow door to be lifted off when in the closed postion.
8.
- Required number of new stair count is indicative only. Verify number of treads on site as per finished ground level.
9.
- Termite protection to be installed in accordance with AS3660.1-2000. A certificate is to be supplied to the Building Approval Authority as evidence of treatment where necessary.

LEGEND:

 s.a. Indicates hard-wired self contained smoke alarm complying with AS 3786

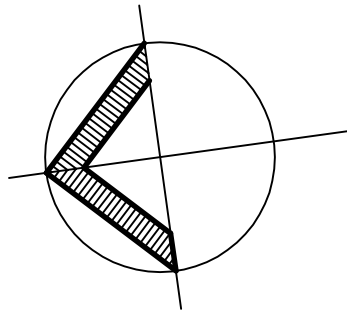
 900 Indicates minimum size ceiling fan required for room.

ba bath tub
c.s. cavity sliding door
cup'd cupboard
dp down pipe
fr fridge
hb hand basin
linen linen cupboard
pan pantry
robe wardrobe
sgd sliding glass door
shr shower
sk sink
st stove
tub washing tubs
wc water closet
wm washing machine



EXISTING UPPER FLOOR PLAN (1:100)

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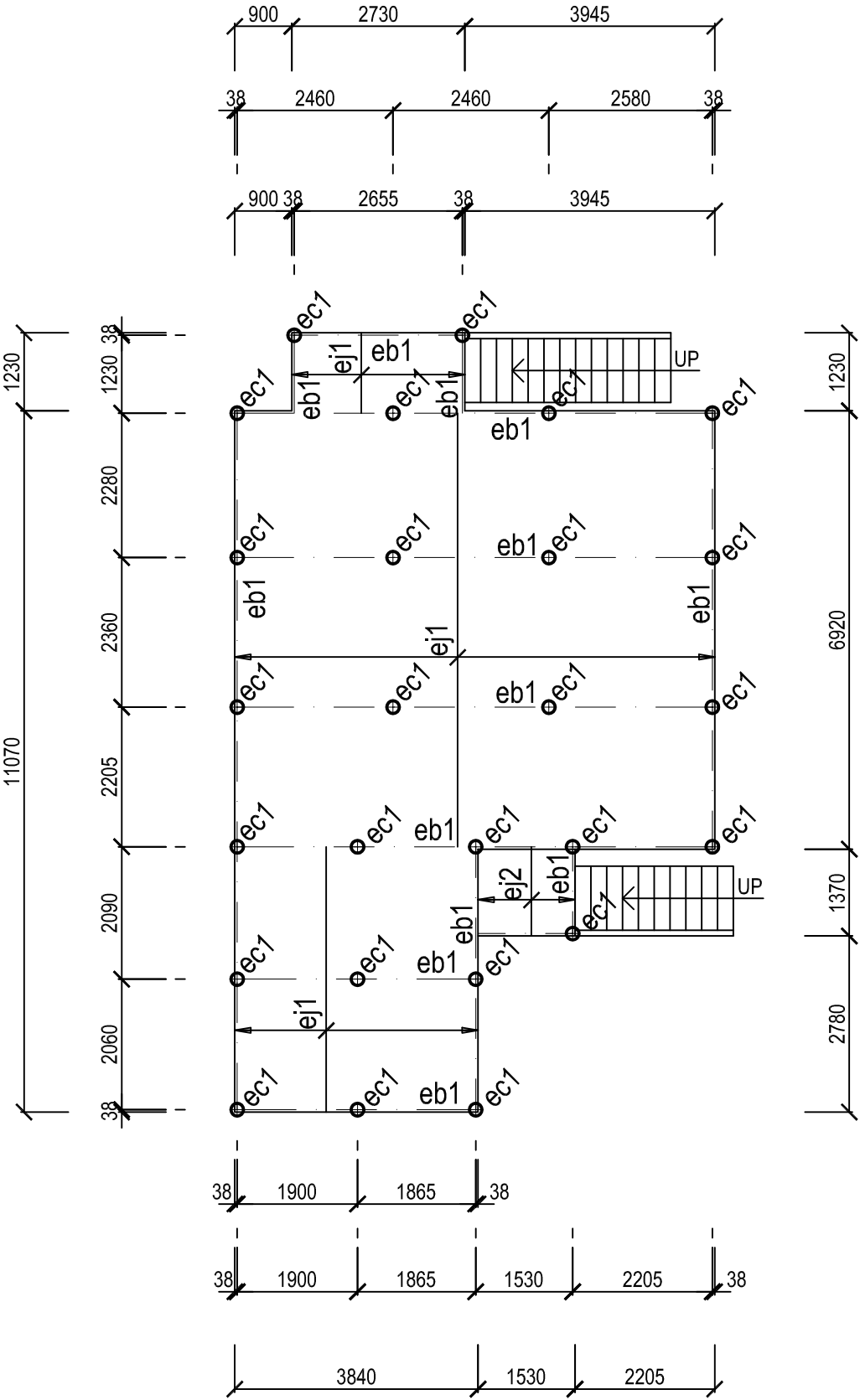
Scale as shown on A3	Date APR '26	Issue A
Drawn TEM	Sheet 2/13	Drawing No. 26 - 028
Checked		
Approved		

FLOOR PLAN NOTES:

1.
- Figured dimensions shall taken in preference to those scaled from the drawing.
2.
- Builder to verify all dimensions on site prior to commencement of building work.
3.
- Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4.
- Structure designed for Wind Gust Speed : C1 (W41C)
5.
- Construction to be in accordance with the Building Code of Australia, Qld Home Building Manual and all other relevant SAA Codes and Standards.
6.
- Builder to ensure adequate surface drainage and that no low spots capable of ponding are created during construction.
7.
- Where applicable, WC doors that swing inwards to be fitted with demountable hinges. Gaps to be provide at the top to allow door to be lifted off when in the closed postion.
8.
- Required number of new stair count is indicative only. Verify number of treads on site as per finished ground level.
9.
- Termite protection to be installed in accordance with AS3660.1-2000. A certificate is to be supplied to the Building Approval Authority as evidence of treatment where necessary.

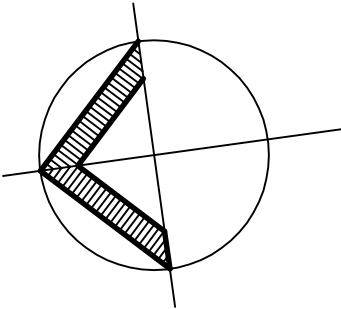
MEMBER SCHEDULE:

- ec1
- EXISTING 200 DIA HW STUMP
- eb1
- EXISTING 125 x 75 HW BEARER
- ej1
- EXISTING 125 x 50 HW JOISTS @ 450 MAX. CRS.
- ej2
- EXISTING 100 x 50 HW JOISTS @ 500 MAX. CRS.



EXISTING GROUND FLOOR PLAN (1:100)

No.	Date	Amendment
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FRAMING SCHEDULE 90mm WALL

- BTM PLATE ————— 90 x 45 MGP12
TOP PLATE ————— 90 x 45 MGP12
NOGGING ————— 90 x 35 MGP12 : 1 No. ROW
STUDS ————— 90 x 35 MGP12 @ 450 CRS.
JAMB STUDS ————— REFER TO TABLE BELOW
ROOF TRUSSES ————— PREFAB. ROOF TRUSSES @ 900 MAX. CRS.
FIXED TO MANUFACTURERS' SPECIFICATIONS
ROOF BATTENS ————— TOPSPAN 40 @ 900 MAX. CRS.
FIXED TO MANUFACTURERS' SPECIFICATIONS

STUD SCHEDULE:

Common stud spacing (mm)	Number of common studs at sides of openings for width openings (mm)									
	900	1200	1500	1800	2100	2400	2700	3000	3300	3600
450	1	2	2	2	2	3	3	3	4	4

LEGEND:

 s.a. Indicates hard-wired self contained smoke alarm complying with AS 3786

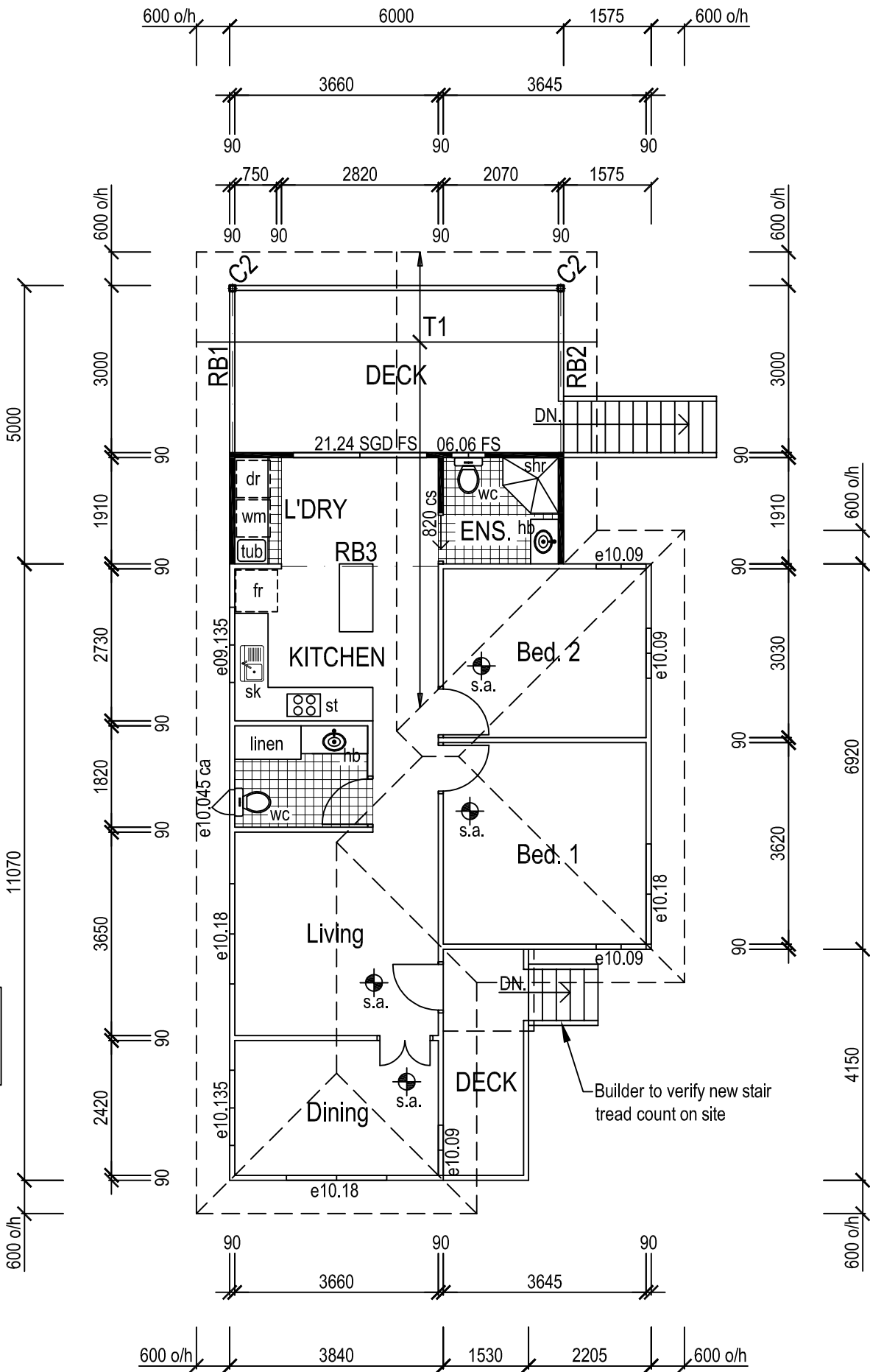
 900 Indicates minimum size ceiling fan required for room.

- ba bath tub
c.s. cavity sliding door
cup'd cupboard
dp down pipe
fr fridge
hb hand basin
linen linen cupboard
pan pantry
robe wardrobe
sgd sliding glass door
shr shower
sk sink
st stove
tub washing tubs
wc water closet
wm washing machine

Finished Floor Level to be lowered to 8.46m AHD (DFE level of 7.96m plus 500mm freeboard)
Refer to McMurtrie Consulting Engineers Flood Statement REF R002-25-26-030 Dated 25.06.26

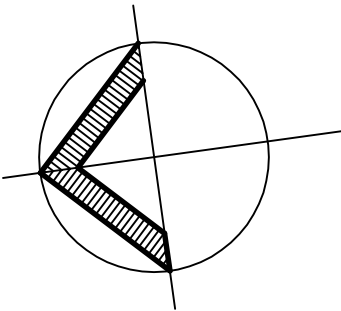
MEMBER SCHEDULE:

- C2 ————— 100 x 100 HW (F14) POST
RB1 ————— 240 x 45 'HYPAN' L.V.L. ROOF BEAM
RB2 ————— 240 x 45 'HYPAN' L.V.L. ROOF BEAM
RB3 ————— 240 x 63 'HYPAN' L.V.L. ROOF BEAM
T1 ————— PREFAB. SEAS. ROOF TRUSSES @ 900 MAX. CRS.
FIXED TO MANUFACTURERS' SPECIFICATIONS



PROPOSED UPPER FLOOR PLAN (1:100)

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PROPOSED RENOVATIONS
AT 84 BREMNER STREET,
BERSERKER.
FOR S. ROHRIG

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Drawn TEM	Sheet 4/13	Drawing No. 26 - 028
Checked		
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MEMBER SCHEDULE:

ec1	EXISTING 200 DIA HW STUMP
eb1	EXISTING 125 x 75 HW BEARER
ej1	EXISTING 125 x 50 HW JOISTS @ 450 MAX. CRS.
ej2	EXISTING 100 x 50 HW JOISTS @ 500 MAX. CRS.
C1	75 x 75 x 4.0 GALV. SHS POSTS WITH ADJUSTABLE TOPS
B1	200 x 75 HW (F14) BEARER (CONT.)
B2	200 x 63 L.V.L. BEARER (CONT.)
B3	200 x 75 HW (F14) BEARER (CONT.)
PP1	175 x 50 HW (F14) POLE PLATE
J1	175 x 50 HW (F14) JOISTS @ 450 MAX. CRS.
J2	150 x 45 L.V.L. JOISTS @ 450 MAX. CRS.
J3	100 x 50 HW (F14) JOISTS @ 450 MAX. CRS.

SUSTAINABILITY NOTES:

To comply with part MP4.1 of the Queensland Development Code provide the following

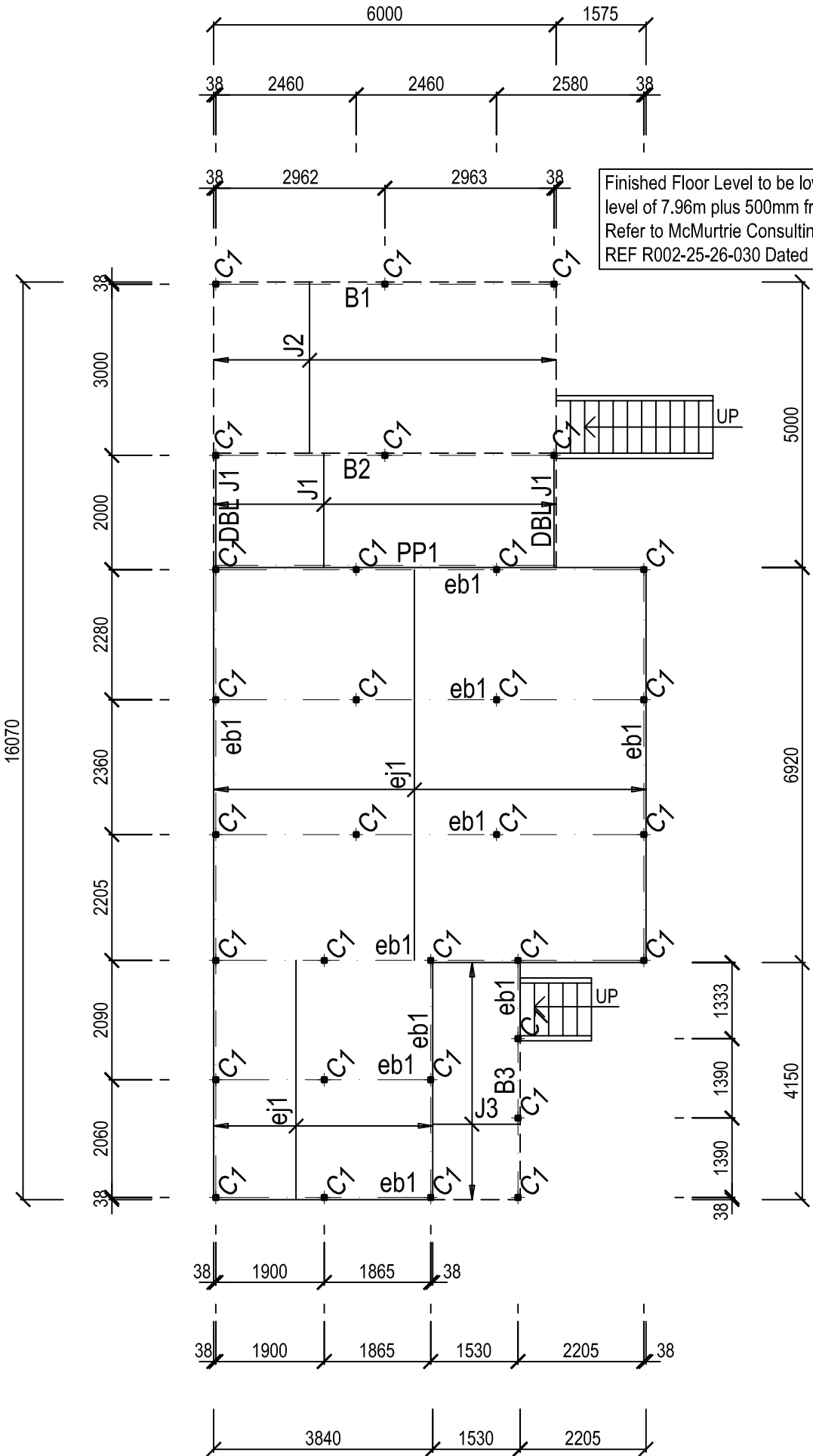
1. **ENERGY EFFICIENCY**
Verification indicating achievement of not less than the 5 star rating by approved assessor.
2. **ENERGY EFFICIENCY FIXTURES**
Must have energy efficiency lighting for minimum of 80% of total fixed internal lighting.
Air-conditioners to have EER to at least 2.9.
3. **WATER CONSERVATION**
All shower roses to have minimum 3 star Water Efficiency Labelling and Standards rating.
All toilets to have dual flush and minimum 4 star Water Efficiency Labelling and Standards rating.
Cistern sizes to be compatible with toilet bowl size to allow for proper functioning.
All tapware to Laundry Tubs, Kitchen Sinks and Basins to have minimum 3 star Water Efficiency Labelling and Standards rating.

GUTTER & DP DETAILS:

Rainfall Intensity	229mm/h (NCC Table 3.5.2.1a)
Downpipes	100mm dia. PVC
Gutter	Type A or C (NCC Table 3.5.2.2b)

All downpipes service no more than 12m of gutter

All gutters to be a front face slotted gutter with a minimum slot opening area of 1200 mm² per metre of gutter and the lower edge of the slots installed a minimum of 25 mm below the top of the fascia



Finished Floor Level to be lowered to 8.46m AHD (DFE level of 7.96m plus 500mm freeboard)
Refer to McMurtrie Consulting Engineers Flood Statement REF R002-25-26-030 Dated 25.06.26

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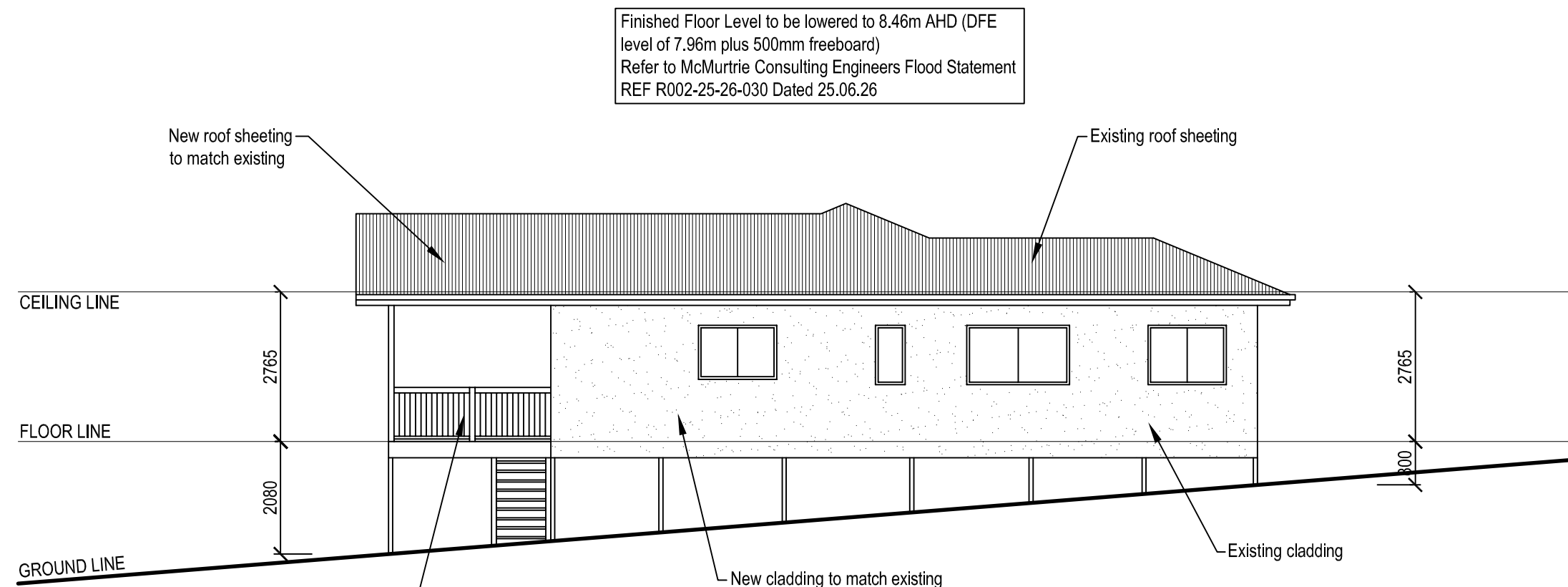
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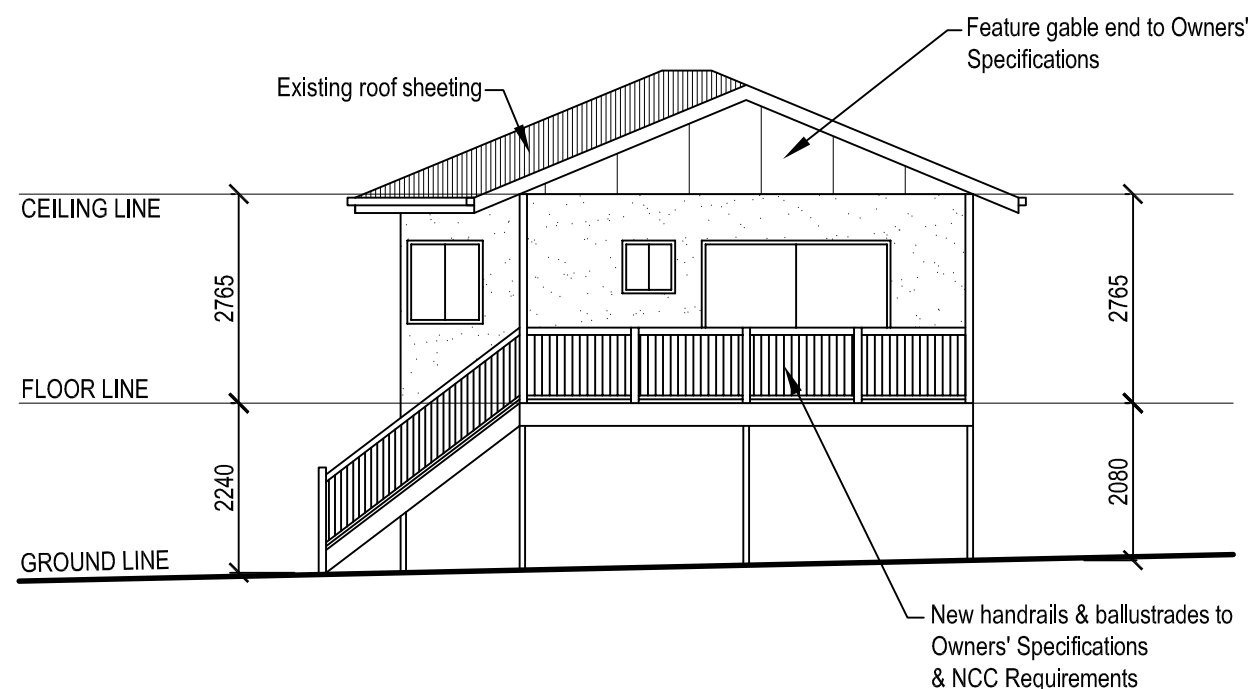
PROPOSED RENOVATIONS
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Scale as shown on A3	Date APR '26	Issue A
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PROPOSED GROUND FLOOR PLAN (1:100)



NORTH ELEVATION (1:100)



EAST ELEVATION (1:100)

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**PROPOSED RENOVATIONS
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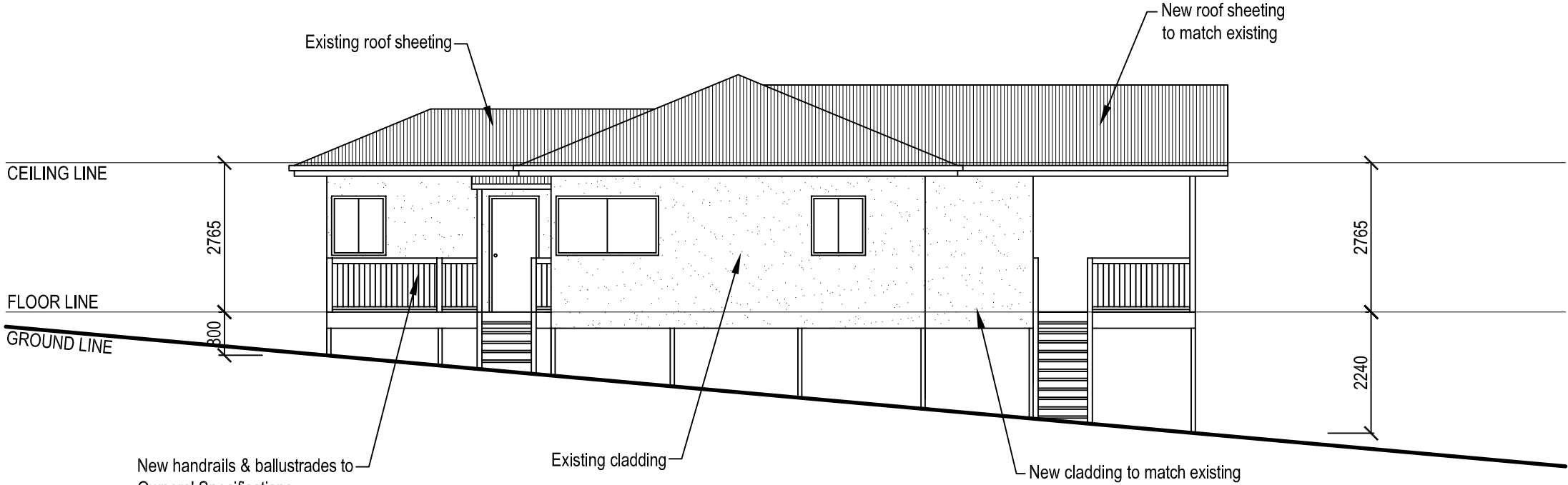
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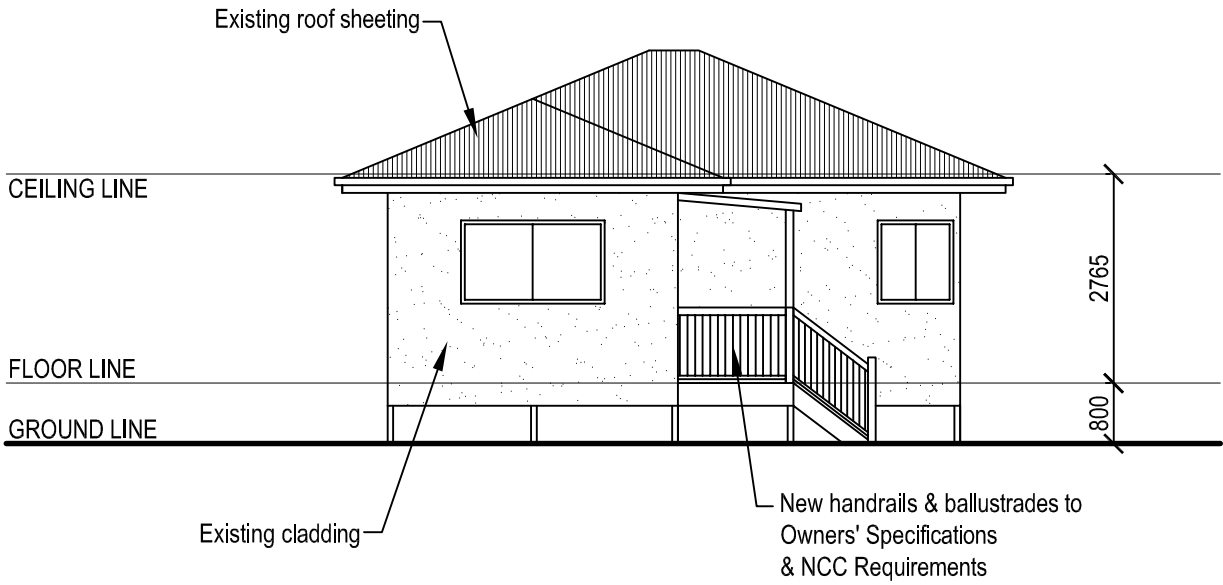
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Finished Floor Level to be lowered to 8.46m AHD (DFE level of 7.96m plus 500mm freeboard)
Refer to McMurtrie Consulting Engineers Flood Statement REF R002-25-26-030 Dated 25.06.26



SOUTH ELEVATION (1:100)



WEST ELEVATION (1:100)

84 Bremner Street, Berserker

Flood Statement

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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current conditions of approval associated with

Preliminary Approval No.: D/122-2026

Dated: 17 August 2026

DATE
25 June 2026
REF
R002-25-26-030
CLIENT
SK Drafting
COMMERCIAL IN CONFIDENCE

Contact Information

McMurtrie Consulting Engineers Pty Ltd
ABN 25 634 181 294

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63 Charles Street
North Rockhampton, QLD 4701

www.mcmengineers.com
(07) 4921 1780
mail@mcmengineers.com

Document Information

Prepared for	SK Drafting
Document Name	Flood Statement
Job Reference	R002-25-26-030
Revision	A

Document History

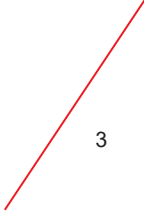
Revision	Date	Description of Revision	Prepared by	Approved by		
				Name	Signature	RPEQ No
A	25/06/2026	Original issue	L. Porter	R. Bywater		23569

Contents

- 1 Introduction 4
- 2 Flooding Assessment 4
 - 2.1 Existing Conditions..... 4
 - 2.2 Flood Impact 5
 - 2.3 Emergency Management Procedure..... 5
- 3 Conclusion 6
 - 3.1 Qualifications..... 6

Appendices

- Appendix A: Flood Hazard Overlay Code Responses
- Appendix B: Structure Plans
- Appendix C: Flood Search Report



1 Introduction

McMurtrie Consulting Engineers (MCE) have been engaged by SK Drafting to provide a Flood Statement report to support the proposed construction of extension of two decks attaching to an existing residence in the Flood Overlay zone. The site is located at 84 Bremner Street, Berserker, on land described as Lot 27 on RP605796.

The proposed development includes:

- 6m x 3m deck attaching to an existing residence
- 4.15m x 1.53m deck attaching to an existing residence
- 3m x 3m garden shed

2 Flooding Assessment

2.1 Existing Conditions

The site is a residential lot with an existing dwelling.

The site is located within the Flood Hazard Overlay area as defined by the Rockhampton Regional Council (RRC) Planning Scheme. Specifically, the proposed development is affected by the following overlay triggers:

- North Rockhampton Flood Management Area
- Local Catchment Flooding - Local catchment DFE, Planning Area 1 and Planning Area 2

In order to assess the existing flooding characteristics at the site, a Flood Search was requested from RRC, which has been attached in Appendix C. The results of the flood search have been summarised in Table 1.

Table 1 - Summary of Flood Search Results

	Fitzroy River Flooding		Local Catchment Flooding	
	Max Level (m AHD)	Max Velocity (m/s)	Max Level (m AHD)	Max Velocity (m/s)
1% AEP	7.96*	0.03*	6.92	0.24
5% AEP	7.08*	0.02*	6.53	0.18
10% AEP	6.45*	0.02*	6.26	0.16

Based on the ground surface level measured from LiDAR at the location of the proposed development, 6.65m AHD, the expected range of flooding depths are presented in Table 2.

Table 2 - AEP Flooding Depths

	Fitzroy River Flooding	Local Catchment Flooding
	Max Depth (m)	Max Depth (m)
1% AEP	1.31*	0.27
5% AEP	0.43*	0
10% AEP	0	0

* The site is within the 'North Rockhampton Flood Management Area', therefore flooding is not expected.

It is understood the existing dwelling structure is proposed to be lowered from it's current height. While the flood mitigation measures of the North Rockhampton Flood Management Area aim to mitigate flood impacts to the lots within it's effective area, the measures could reasonably be foreseen to fail for a number of reasons, and therefore it is relevant to maintain freeboard to the Defined Flood Event to ensure the dwelling is not compromised in such an event.

The Finished Floor Level of the structure may be lowered to **8.46m AHD** (DFE level of 7.96m plus 500mm freeboard), or higher.



Figure 1 - Site Layout Plan

The location and extent of the structure are more accurately represented in Appendix B.

2.2 Flood Impact

While the results of the flood search indicate that riverine flooding occurs at the site, it is understood that this mechanism is mitigated by the 'North Rockhampton Flood Management Area' infrastructure, therefore riverine flooding is not expected. Notwithstanding, the reported flooding is in the range of 1.31m in depth with an expected velocity of 0.03m/s.

With reference to the Australian Disaster Resilience Handbook *Guideline 7-3 Flood Hazard*, the riverine flooding at the location of the proposed development would be categorised as H4 flooding, which indicates it is generally unsafe for people and vehicles. While the velocity of flow is unlikely to be a risk to the structural integrity, it is suggested that the dwelling should be designed to accommodate the structural loading that flooding will induce.

Due to the site being within the 'North Rockhampton Flood Management Area', the above H4 flooding is not expected.

The results of the flood search additionally indicate a risk of local catchment flooding event, which may be slow moving. The location of the proposed dwelling relates to shallow flooding, being up to 0.27m in depth with an expected velocity of 0.24m/s.

With reference to the Australian Disaster Resilience Handbook *Guideline 7-3 Flood Hazard*, the local/creek catchment flooding at the location of the proposed development would be categorised as H1 flooding, which indicates it is generally safe for vehicles, people and buildings. While the velocity of flow is unlikely to be a risk to the structural integrity, it is suggested that the dwelling should be designed to accommodate the structural loading that flooding will induce.

As the proposed structure is an addition to an existing dwelling elevated on columns, no impacts such as increases in flood depths, velocities or frequencies are expected. In the event of a flood, water will be free to rise and fall beneath the structure, hence maintaining the flood storage and flood conveyance capacity of the lot. The proposed garden shed is located generally outside Planning area 1 and 2, and therefore is not expected to be impacted by flooding.

2.3 Emergency Management Procedure

Given the flooding that affects the site is riverine in nature, significant warning time can be expected due to the size of the basin catchment. The creek catchment flooding does not typically pose a risk to people and therefore sheltering in place would be more appropriate in such events.

The occupants of the proposed dwelling on the site should monitor the Bureau of Meteorology website prior to and during extended rainfall events in order to ensure they are prepared to evacuate the site if needed. It is expected that evacuation will be via Bremner Street. All stored items should be moved to ground that is above the flood zone, as well as the site cleaned of debris that could otherwise impact neighbouring properties.

Following the event, the occupants should wait until given advice from the relevant authorities that it is safe to return to the site.

There is also no increase in occupants to this dwelling, therefore no increase in risk.

3 Conclusion

The proposed development is an extension of two additional decks to an existing dwelling and a garden shed in the Flood Overlay zone located at 84 Bremner Street, Berserker, QLD, 4701, on land described as Lot 27 on RP605796. The development is not expected to result in a material increase in flood level or flood hazard upstream, downstream or adjacent to the site.

Emergency management procedure shown in Section 2.3 should be followed.

3.1 Qualifications

This flood statement has been prepared by MCE to support a Building Works Assessable Against the Planning Scheme application, for a proposed structure located within the Flood Hazard Overlay zone.

The analysis and overall approach were specifically catered to the requirement of this project and may not be applicable beyond this scope. For this reason, any other third parties are not authorised to utilise this report without further input and advice from MCE.

PO2 Development is located to minimise susceptibility to and potential impacts of flooding.	AO2.1 For residential uses the finished floor levels of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level. AND AO2.2 A report from a registered professional engineer of Queensland certifies that the development in the flood area will not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties. Editor's note—Report to be prepared in accordance with SC6.10—Flood hazard planning scheme policy.	AO2.1 Not Applicable – development is not habitable. AO2.2 Complies – as provided in this document.
PO3 Development avoids the release of hazardous materials into floodwaters.	AO3.1 All hazardous materials and hazardous manufacturing equipment and hazardous containers are located and stored a minimum of 500 millimetres above the defined flood level. Editor's note—Refer to the Work Health and Safety Act 2011 and associated regulation, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous substances.	AO3.1 Will comply – no hazardous materials or manufacturing equipment will be stored on the site.

Table 4 - RRC Flood Hazard Overlay Code Table 8.2.8.3.1

Performance Outcomes	Acceptable Outcomes	Responses
Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Local catchment flood – planning area 1 Editor's note—Refer to overlay maps OM-8A and OM-8C		
PO4 Development does not involve the further intensification of land uses and does not increase the risk to people and property. Editor's note—Flood hazard risk assessment can be undertaken in accordance with SC6.10 — Flood hazard planning scheme policy.	AO4.1 AO4.1.1 Development does not involve new buildings or structures. OR AO4.1.2 Where involving the replacement or alteration to an existing non-residential building or structure: there is no increase in the existing or previous buildings' gross floor area; and the finished floor level of any replacement or alteration to an existing building is constructed a minimum of 500 millimetres above the defined flood level. OR AO4.1.3 Where involving the replacement or alteration to an existing caretakers' accommodation, dwelling house or dwelling unit: there is no increase in the number of dwellings; there is no increase in the existing or previous buildings' gross floor area; and the finished floor level of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level. AND AO4.1.4 Where located in the rural zone, the total floor area of class 10a buildings and structures on the site do not exceed a total of fifty (50) square metres, and are set back a minimum of twenty (20) metres from all site boundaries.	PO4 While the development does involve new structure (extension to existing dwelling), the proposal is non habitable and therefore does not represent an intensification of the use of the land.
PO5 Development avoids the release of hazardous materials into floodwaters.	AO5.1 Materials manufactured, used or stored on site are not hazardous in nature.	AO5.1 Will comply – no hazardous materials or manufacturing equipment will be stored on the site.

Table 5 - RRC Flood Hazard Overlay Code Table 8.2.8.3.1

Performance Outcomes	Acceptable Outcomes	Responses
Development in floodplain investigation area Editor's note—Refer to overlay map OM-8B		
PO6 Development is located to minimise susceptibility to and potential impacts of flooding. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	AO6.1 Flood resilience is optimised by ensuring new habitable rooms are located on the highest part of the site to minimise entrance of floodwaters.	AO6.1 Not applicable – not within the floodplain investigation area.
PO7 Development avoids the release of hazardous materials into floodwaters.	AO7.1 Materials manufactured, used or stored on site are not hazardous in nature.	AO7.1 Not applicable – not within the floodplain investigation area.

Table 6 - RRC Flood Hazard Overlay Code Table 8.2.8.3.2

Performance Outcomes	Acceptable Outcomes	Responses
Development in Fitzroy River flood area – all hazard areas, North Rockhampton Flood Management Area or local catchment flood – all planning areas Editor's note—Refer to overlay maps OM-8A and OM-8C		
PO8 Development is located to minimise susceptibility to and potential impacts of flooding.	No acceptable outcome is nominated.	PO8 Complies – the proposed structure is suspended on columns.
PO9 Underground car parks are designed to prevent the intrusion of floodwaters.	AO9.1 Development with underground car parking is designed to prevent the intrusion of floodwaters by the incorporation of a bund or similar barrier a minimum of 500 millimetres above the defined flood level.	AO9.1 Not Applicable – no underground car parking proposed.
PO10 Development: - Does not result in any reduction of onsite flood storage capacity; or - Does not result in any change to depth, duration or velocity of floodwaters within the premises; and - does not change flood characteristics outside the premises, including but not limited to causing: - loss of flood storage; or - loss of or changes to flow paths; or - acceleration or retardation of flows; or - any reduction in flood warning times elsewhere on the floodplain. Editor's note—Council may require the applicant to submit a site-based flood study that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant performance outcome.	No acceptable outcome is nominated.	PO10 Complies – the proposal does not result in a loss of flood storage, increase in depth/velocity and does not change the characteristics of flooding.
PO11 Essential community infrastructure and community facilities are protected from, and able to function effectively during and immediately after, a defined flood event.	AO11.1 A use for a purpose listed in Table 8.2.8.3.3: is not located within the flood hazard area; and has at least one (1) flood free access road.	AO11.1 Not Applicable – not for a use listed in the table.

PO12 Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to: - evacuation time; - number of persons affected; - types of vehicles necessary for evacuation purposes; - the distance to flood free land; and - the evacuation route.	AO12.1 Trafficable access to and from the development complies with the Capricorn Municipal Development Guidelines. AND AO12.2 Trafficable access to and from the development within the local catchment planning areas are in accordance with the Queensland Urban Drainage Manual. Note—Trafficable access for emergency services or community related uses is obtained from at least one (1) route (minor collector or higher) for emergency services purposes. The development is to ensure that safe access, to the road network between the development site and the closest centre zone, is provided. Editor's note—Trafficable access requirements for local catchment planning areas has not been identified and reference has been made to the provisions under the Queensland Urban Drainage Manual. This is due to the short period that property may be isolated.	PO12.1 Complies – direct access to Bremner Street is available. PO12.2 Complies – direct access to Bremner Street is available.
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Table 7 - RRC Flood Hazard Overlay Code Table 8.2.8.3.2

Performance Outcomes	Acceptable Outcomes	Responses
Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas), North Rockhampton flood management area or Local catchment flood – planning area 1 Editor's note—Refer to overlay maps OM-8A and OM-8C		
PO13 Development that involves temporary or moveable residential structures (for example caravan parks and camping grounds) are not located within the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area or Local catchment planning area 1.	No acceptable outcome is nominated.	PO13 Complies – does not include temporary or movable structures.

Table 8 - RRC Flood Hazard Overlay Code Table 8.2.8.3.2

Performance Outcomes	Acceptable Outcomes	Responses
Reconfiguring a lot		
Development in Fitzroy River flood area – all hazard areas, North Rockhampton Flood Management Area or local catchment flood – all planning areas Editor's note—Refer to overlay maps OM-8A and OM-8C		
PO14 Development does not result in the creation of additional lots that will be at risk in times of flood. Editor's note— how to assess properties that could be 'at risk': Risk assessment is conducted by appropriately qualified person; and The assessment considers, access, area of inundation on the lot and usability, any damage that maybe caused to property, freeboard etc.	AO14.1 Reconfiguring a lot does not result in: additional lots being created below the Defined Flood Level (DFL); and lots created that do not have a safe trafficable access in the Defined Flood Event (DFE).	AO14.1 Not Applicable – not an ROL
PO15 Development does not result in the worsening of flooding to external properties. Editor's note— Refer to the Queensland Urban Drainage Manual (QUDM) regarding the lawful discharge to stormwater.	No acceptable outcome is nominated.	PO15 Not applicable – Development has minimal impact due to being suspended on columns

Table 9 - RRC Flood Hazard Overlay Code Table 8.2.8.3.2

Performance Outcomes	Acceptable Outcomes	Responses
Development in floodplain investigation area Editor's note—Refer to overlay map OM-8B		
PO16 Development provides vehicle access to a road network that is sufficient to enable safe access. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard risk planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	No acceptable outcome is nominated.	PO16 Not applicable – not within the floodplain investigation area.
PO17 Onsite access is provided to a building envelope or fill area in which a building is to be constructed. The access is located on land classified as a low flood hazard in the defined flood event.	AO17.1 Onsite access to a building envelope or fill area is provided over land that is designated as a low flood hazard. Editor's note—For the purposes of the above requirements in respect of an access area or a road which provides access to the development a low flood hazard means: inundation is a maximum depth of 300 millimetres during events up to and including the defined flood event; inundation extends for a maximum distance of 200 metres during events up to and including the defined flood event; and The product of velocities and depth does not exceed $D \cdot V = 0.4 \text{ m}^2/\text{s}$.	AO17.1 Not applicable – not within the floodplain investigation area.

Table 10 - RRC Flood Hazard Overlay Code Table 8.2.8.3.2

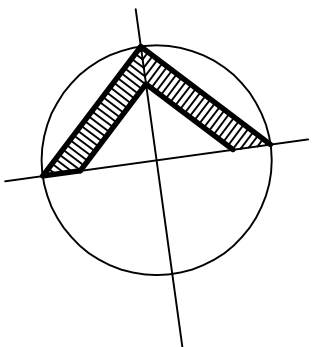
Performance Outcomes	Acceptable Outcomes	Responses
Operational work		
PO18 Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	AO18.1 Development does not involve: - filling with a height greater than 100 millimetres; or - block or solid walls or fences; or - garden beds or other structures with a height more than 100 millimetres; or - the planting of dense shrub hedges.	AO18.1 Complies – no material impedance of flow expected or worsening of flood flows external to the site expected.

Appendix B: Structure Plans

REFER TO ATTACHMENT

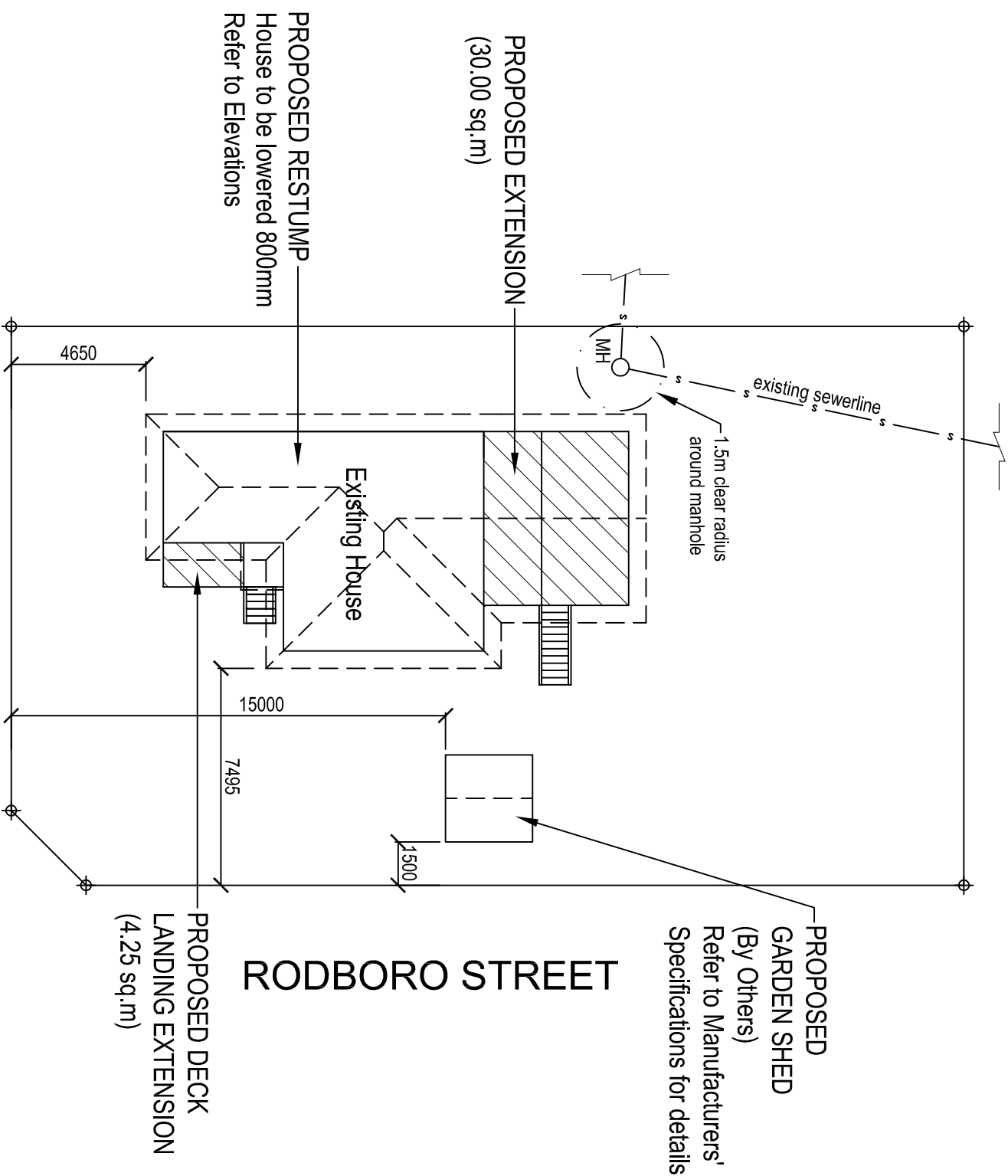
PROPERTY DETAILS

LOT 27 ON RP605796
AREA: 630 sq.m



SITE PLAN NOTES:

1. Earthworks to comply with AS3798 and AS2870.1.
2. Figured dimensions shall be taken in preference to those scaled from the drawing. Builder to verify all dimensions on site prior to construction.
3. Finished surface lines shown on elevations and platform layout shall be confirmed on site prior to commencement of building work.
4. Structure designed for Wind Gust Speed : C1 (W41C)
5. All construction shall be in accordance with the requirements of the Building Code of Australia, the Building Act 1975 and the Local Authorities' requirements.
6. Timber members to be sized and fixed in accordance with C1 to A.S. 1684.
7. Builder to provide a fall around the building of:
1 in 20 for the first 1.0m around building
1 in 80 for the next 1.0m around building
8. Connect all new downpipes as shown and fall pipes to kerb and channel or intra allotment drainage system. Stormwater drainage design is indicative only. Plumber to verify on site the suitability of the design and adjust accordingly to suit conditions. All plumbing work to comply with relevant plumbing codes and standards.
9. Install a sleeve joint where wall downpipes meet ground stormwater lines to allow for movement.
10. Confirm location of any underground services prior to commencement of building work.
11. Check position of current mains water connection and provide connecting link to dwelling to the requirements of the Local Authority and current Water & Sewerage Supply Act. Good pressure to be achieved in supply line to building.
12. Extent of principal Builder and relevant Subcontractors to be within the confines of the property boundaries and portion of the footpath immediately adjoining front property alignment. Seek neighbours consent if access or additional construction is required outside the confines of the subject property.

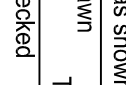


BRENNER STREET

SITE PLAN (1:200)

RODBORO STREET

No.	Date	Amendment
1	23.04.26	For Engineers Check
P2	22.04.26	Preliminary Issue
P1	15.04.26	Preliminary Issue



S_K

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PROPOSED RENOVATIONS

AT 84 BREMNER STREET,

BERSERKER.

FOR S. ROHRIG

Scale as shown on A3	Date	Issue
Drawn	APR '26	1
TECH		
Checked		
Approved		

1/13

26 - 028

Sheet

Drawing No.

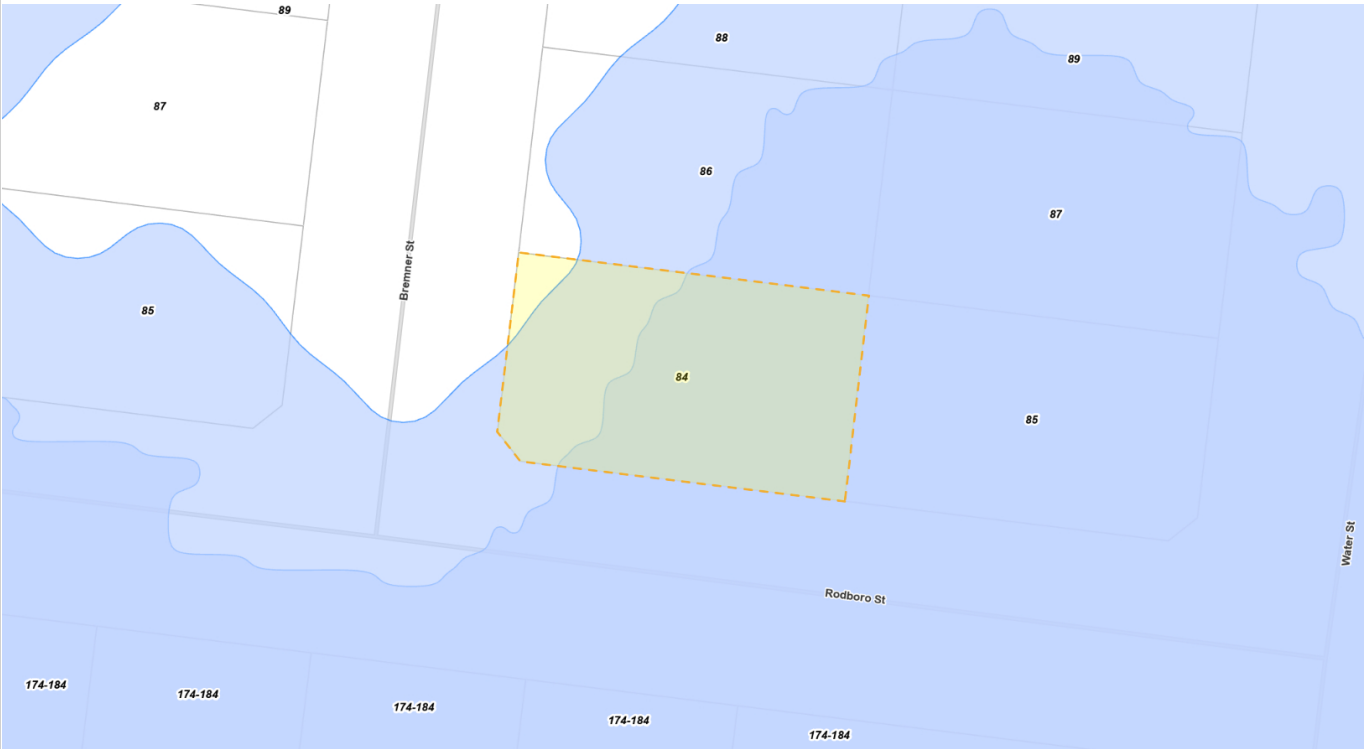


Ref # DENIIKAH2603084-2	Print Date: 16/04/26
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Appendix C: Flood Search Report

REFER TO ATTACHMENT

Flood Report
RP605796/27 - 84 Bremner Street Berserker QLD 4701



REPORT DATE **15 May 2026**

PROPERTY DETAILS	
Address	84 Bremner Street Berserker QLD 4701
Parcel ID	RP605796/27
Land use	Single Dwelling
Riverine catchment	Fitzroy River Flood Study
Creek Catchment	Frenchmans and Thozet Creek Catchments Flood Study 2018
Mitigation Area	North Rockhampton Flood Management Area Stage 3
Horizontal Datum	MGA Z56, GDA 2020
Elevation / WSL	mAHD
Velocity	m/sec
Ground elevation (min)	5.99
Ground Elevation (max)	7.94

No additional comments for this property.

RIVERINE		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	7.96	0.03
5% AEP	7.08	0.02
10% AEP	6.45	0.02
CREEK \ LOCAL CATCHMENT		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	6.92	0.24
5% AEP	6.53	0.18
10% AEP	6.26	0.16