



Flood Hazard Overlay Code Assessment Report

72 Lucas Street, Berserker

14 May 2026
J12976 v1.0



ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/167-2025

Dated: 7 July 2026

Job No: J12976 v1.0

Job Name: 72 Lucas Street, Berserker

Report Name	Date	Report No.
Flood Hazard Overlay Code Assessment Report	14 May 2026	J12976 v1.0

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1.0 INTRODUCTION

Storm Water Consulting Pty Ltd was commissioned by Boutique Capital Pty Ltd ATF Social Impact Disability Housing Fund to prepare a Flood Hazard Overlay Code Assessment Report for the proposed subdivision and building works on 72 Lucas Street, Berserker.

This report has been prepared to assess the overland flow extent on the property, assess the potential impacts of the proposed building works and to set minimum floor levels. The Flood Hazard Overlay Code has been addressed in Appendix E.

2.0 SITE CONDITIONS

2.1 Existing Site

The property has been cleared in preparation for development. A raised dwelling was previously located on the property. The property is bound by Lucas Street to the north and by residential properties in all other directions. Photographs of the existing site condition are presented in Appendix B. An existing site plan is presented in Figure 1, Appendix A. A locality plan is presented in Figure 2.1 below.



Figure 2.1 – Locality Plan (Source: Google Earth)

A copy of the Flood Search Property Report for the site is presented in Appendix D. The maximum reported 1% AEP flood level affecting the site is 11.27 m AHD.

The property is located in the Local Catchment DFE, Planning Area 1 and Planning Area 2 sub-categories of the Flood Hazard Overlay as depicted in Figure 2.2 on the following page. The Council's guidelines provide details regarding each overlay (refer Figures 2.3 and 2.4 on the following pages).



Figure 2.2 – Flood Hazard Overlay (Source: RRC)

Flood hazard overlay	Hazard	What does this mean for development?
Planning Area 1 Identified as red on the map	Flooding is very likely and there may be very deep and/or very fast moving water. This area is considered a 'high and extreme hazard' area.	Any new development will be subject to the highest development assessment requirements. No new buildings or structures to locate in this area. No additional lots to be created. Any replacement, alterations or extensions to an existing building will have to be constructed in accordance with the Rockhampton Regional Planning Scheme (RRPS) Flood Hazard Overlay Code. Any building works will need to comply with the Queensland Development Code – Construction of Buildings in Flood Hazard Areas.
Planning Area 2 Identified as blue on the map	Flooding is likely and there may be shallow and/or slow-moving water. This area is considered a 'low-medium hazard' area.	New development may be allowed if it is located and designed to minimise the impacts of flooding. New buildings that can mitigate flood impacts by being constructed in accordance with the RRPS Flood Hazard Overlay Code. Any building works will need to comply with the Queensland Development Code – Construction of Buildings in Flood Hazard Areas.

Figure 2.3 – Information Regarding the Planning Area 1 and Planning Area 2 Overlays

H1 Hazard Area

Planning Areas 1 and 2 do not show the full extent of flood inundation during a local catchment event as the mapping does not include the H1 hazard areas. The H1 Hazard area is depicted as the hatched area labelled 'Local Catchment Defined Flood Event (DFE)' in Council's interactive online overlay flood mapping.

This area typically represents flood depths of less than 300mm and flood velocities less than 2.0 meters per second, which is generally considered safe for people, vehicles, and buildings. In many cases, it may represent standing water from a localised depression or other minor features.

Any development proposed outside Planning Areas 1 and 2, but within the H1 Hazard area, does not require an assessment against the Planning Scheme Flood Hazard Overlay Code. However, it should be noted that any potential impacts will need to be addressed during the Building Application process to ensure that floor levels, plumbing fixtures, and other elements are established above flood levels.

Figure 2.4 – Information Regarding the Local Catchment DFE Overlay

2.2 Developed Site

It is proposed to subdivide the site into two lots and to construct a new dwelling on each lot. The new dwelling on Lot 1 (western lot) will be constructed on a suspended floor. The garage and driveway/walkway on Lot 1 will be constructed as a slab-on-fill structure. The new dwelling on Lot 2 (eastern lot) will be constructed on a suspended floor. The garage on Lot 2 will also be constructed on a suspended floor. The driveway/walkway on Lot 2 will be constructed as a slab-on-fill structure. A developed site plan is presented in Figure 2, Appendix A.

3.0 HYDROLOGIC ANALYSIS

The property is affected by overland flow from a 43-hectare catchment to the north. A catchment plan is presented in Figure 3, Appendix A. Rational Method calculations were undertaken for the catchment contributing to flows at Point-1 (in accordance with recommendations contained in QUDM 2016). A summary of the 1% AEP peak discharge at Point-1 (Lucas Street sag) is presented in Table 3.1 below. Detailed Rational Method calculations are presented in Appendix C.

Table 3.1 – Rational Method Calculation Summary

AEP	Peak Discharge
%	m ³ /s
1	20.21

URBS hydrologic modelling was undertaken to produce an inflow hydrograph for input into the TUFLOW hydrodynamic model. A schematic representation of the URBS model is presented in Figure 4, Appendix A. URBS data files are presented in Appendix D. A summary of the adopted URBS parameters is presented in Table 3.2 below.

Table 3.2 – URBS Model Parameters

AEP	Storage Coefficient	Non-Linearity Index	Initial Rainfall Loss	Continuing Rainfall Loss
%	α	m	mm	mm/hr
1	1.2	0.8	0	2.5

A comparison of the URBS peak discharge and Rational Method peak discharge is presented in Table 3.3 below.

Table 3.3 – Comparison of Peak Discharges at Point-1

AEP	Rational Method Peak Discharge	URBS Peak Discharge	Difference	Difference
%	m ³ /s	m ³ /s	m ³ /s	%
1	20.21	22.10	1.89	9%

The results presented above show that the URBS peak discharge compares favourably with the Rational Method peak discharge. The URBS peak discharge is considered to be suitable for use in the TUFLOW hydrodynamic model.

Twin 1050 mm diameter stormwater pipes are located under the property (refer pipe plan in Figure 3.1 on the following page). The twin 1050 mm diameter stormwater pipes are capable of conveying a portion of the catchment runoff. Table 3.4 on the following page presents a summary of the pipe details and the pipe capacity calculation.



Figure 3.1 – Stormwater Pipe Plan

Table 3.4 – Existing Pipe Capacity Calculation

Pipe Diameter	Slope	On-Grade Velocity	On-Grade Capacity
mm	1 in	m/s	m ³ /s
2 / 1050	145	2.60	4.54

The on-grade pipe capacity of 4.54 m³/s was subtracted from the 1% AEP URBS peak discharge. The critical storm duration is the 25-minute storm (temporal pattern J). The inflow hydrograph adopted in TUFLOW is presented in Figure 3.2 below. The peak 1% AEP overland flow is 17.56 m³/s.

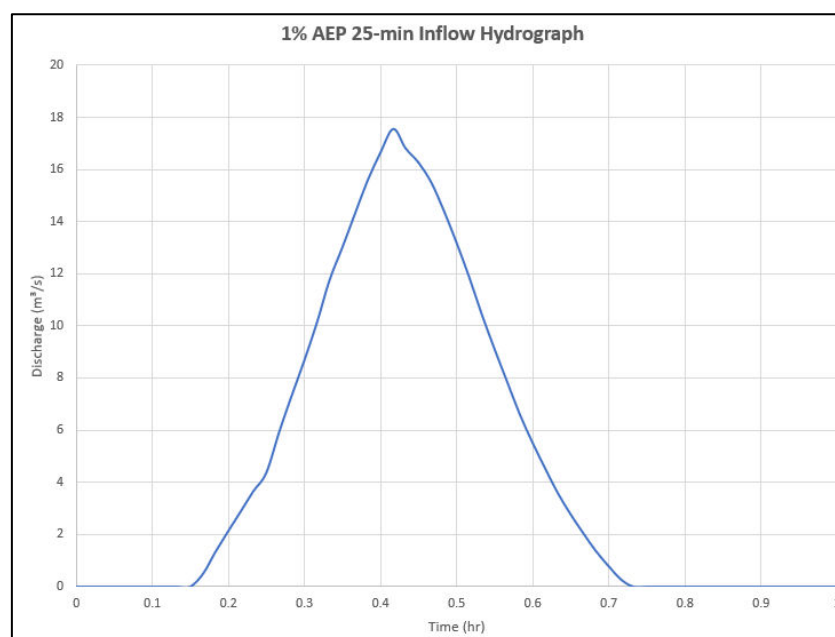


Figure 3.2 – Inflow Hydrograph for TUFLOW

4.0 HYDRODYNAMIC MODELLING

TUFLOW 2D hydrodynamic modelling was undertaken to determine the extent of inundation, to assess potential hydraulic impacts and to set minimum floor levels for the proposed building works. The model setup and results are discussed below.

4.1 Existing TUFLOW Model

A schematic of the existing TUFLOW model is presented in Figure 5, Appendix A. The TUFLOW model was based on a 1m grid size with elevation data assigned from the ALS survey data sourced from the Queensland State Government. The inflow hydrograph presented in Figure 3.2 was input into the model as a discharge-time (QT) boundary condition. The downstream boundary condition was set as a height-discharge (HQ) relationship based on the natural ground slope. Manning's roughness coefficient values of $n=0.10$ and $n=0.02$ were used in the model to represent private properties and roads respectively. Obstructions were modelled as raised elevation polygons using a 2d_z layer.

The existing 1% AEP overland flow contours, depths, velocities and velocity-depths are presented in Figures 6a to 6d, Appendix A respectively. The highest 1% AEP water surface level affecting the site is 11.24 m AHD, which is comparable to the maximum 1% AEP flood level of 11.27 m AHD as reported in the Flood Search Property Report (refer Appendix D).

4.2 Developed TUFLOW Model

A schematic of the developed TUFLOW model is presented in Figure 7, Appendix A. The developed model replicates the existing model and incorporates changes to the site condition based on the proposed building works. The slab-on-fill garage and driveway on Lot 1 and the slab-on-fill driveway on Lot 2 were modelled as raised elevation polygons using a 2d_z layer. All other model parameters and inputs remain the same as the existing model.

The developed 1% AEP overland flow contours, depths, velocities and velocity-depths are presented in Figures 8a to 8d, Appendix A respectively. An afflux impact plot of the flood levels is presented in Figure 9a, Appendix A. An afflux impact plot of the flow velocities is presented in Figure 9b, Appendix A. The plots show that the proposed building works would not create any adverse impacts on neighbouring properties.

4.3 Minimum Floor Levels

Habitable finished floor levels are required to comply with the minimum flood immunity standards in the Flood Hazard Overlay Code. AO2.1 of the Flood Hazard Overlay Code requires the finished floor levels of all habitable rooms to be constructed a minimum of 500 mm above the defined flood level (i.e. 1% AEP overland flow level). The highest upstream 1% AEP overland flow level affecting the site is 11.27 m AHD (from the Flood Search Property Report in Appendix D). The minimum finished floor level for habitable rooms is therefore 11.77 m AHD (11.27 m AHD + 500 mm). The suspended-floor dwellings and garage would need to ensure all structural elements and underslung services are located above a level of 11.27 m AHD.

4.4 Risk Assessment

Performance Outcome 14 (PO14) of the Flood Hazard Overlay Code requires that developments are not to result in the creation of additional lots that will be at risk in times of flood. It is considered that the proposed subdivision would comply with PO14 of the Flood Hazard Overlay Code due to the following reasons:

- The development does not involve the further intensification of land within the local catchment DFE planning area 1 or result in an increased risk to people and property (only 1 lot would be located in the local catchment DFE planning area 1 under both the pre-development and post-development site conditions).
- The subdivided lots would achieve flood-free vehicular and pedestrian access onto Lucas Street during the 1% AEP flood event.
- Lot 1 (western lot) would be generally flood-free during the 1% AEP flood event (maximum flood depth of 0.3 metres and maximum flow-velocity of 0.2 m²/s). The new dwelling would be constructed on a suspended floor (whilst achieving the required freeboard) to minimise property risk of damage during a flood event.
- Lot 2 (eastern lot) would be inundated generally up to a maximum depth of 0.6 metres and a maximum velocity-depth of 0.6 m²/s. These flow conditions are generally considered to be tolerable on residential allotments. The new dwelling and garage would be constructed on suspended floors (whilst achieving the required freeboard) to minimise property risk of damage during a flood event.

5.0 CONCLUSIONS

This report has been prepared to assess the overland flow extent on 72 Lucas Street, Berserker, assess the potential impacts of the proposed building works and to set minimum floor levels.

It is proposed to subdivide the site into two lots and to construct a new dwelling on each lot. The new dwelling on Lot 1 (western lot) will be constructed on a suspended floor. The garage and driveway on Lot 1 will be constructed as a slab-on-fill structure. The new dwelling on Lot 2 (eastern lot) will be constructed on a suspended floor. The garage on Lot 2 will also be constructed on a suspended floor. The driveway on Lot 2 will be constructed as a slab-on-fill structure.

TUFLOW model results show that the proposed building works would not create any adverse impacts on neighbouring properties. The minimum finished floor level for habitable rooms is 11.77 m AHD. The suspended-floor dwellings and garage would need to ensure all structural elements and underslung services are located above a level of 11.27 m AHD. A risk assessment has been undertaken in response to Performance Outcome 14 of the Flood Hazard Overlay Code (refer Section 4.4).

An assessment of the Flood Hazard Overlay Code is presented in Appendix E.



Steve Hughes
BE Civil, MIE Aust, CPEng, RPEQ 16468

LIST OF APPENDICIES

APPENDIX A – Figures

APPENDIX B – Photographs

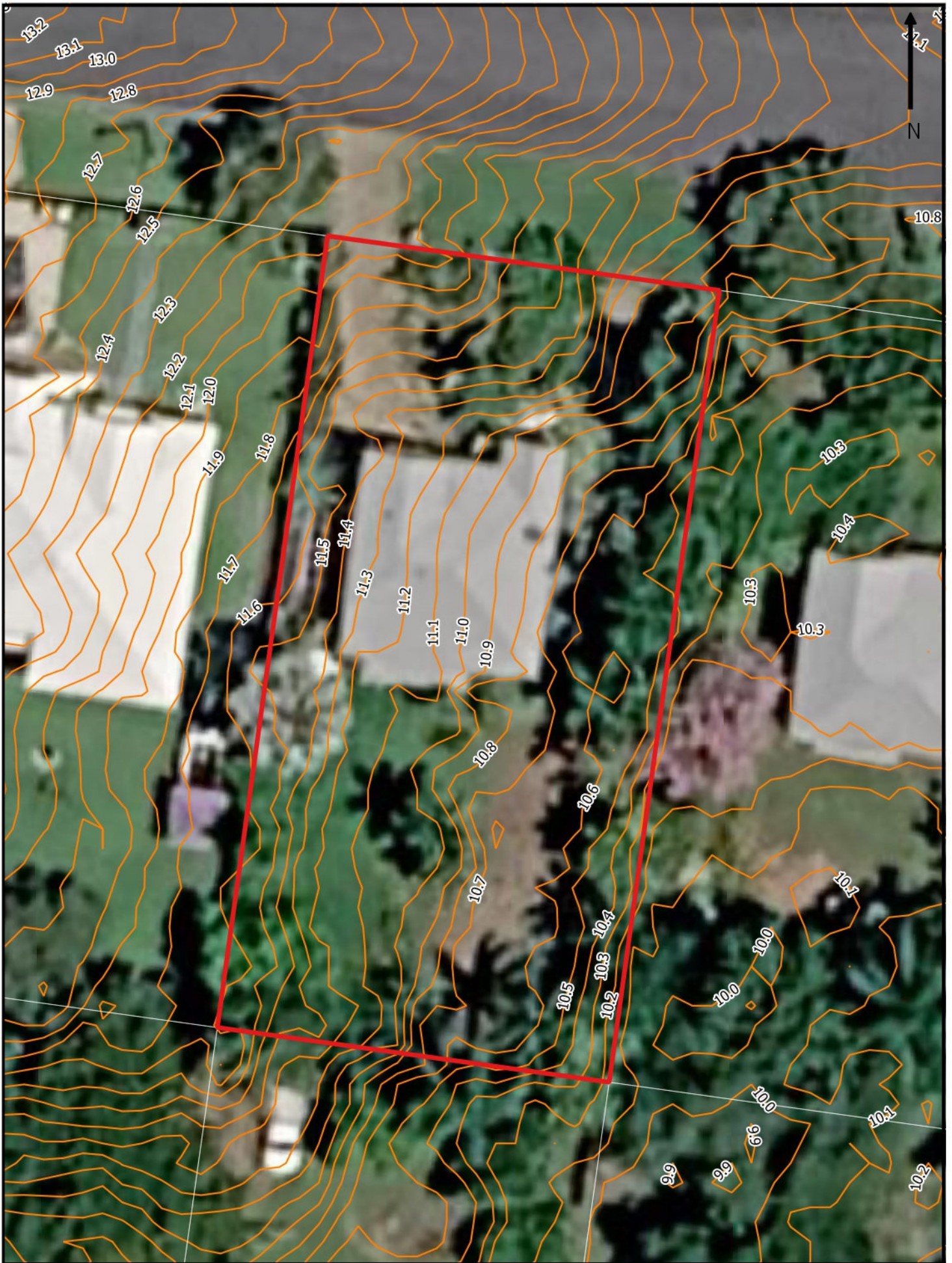
APPENDIX C – Rational Method Calculations & URBS Data

APPENDIX D – Flood Search Property Report

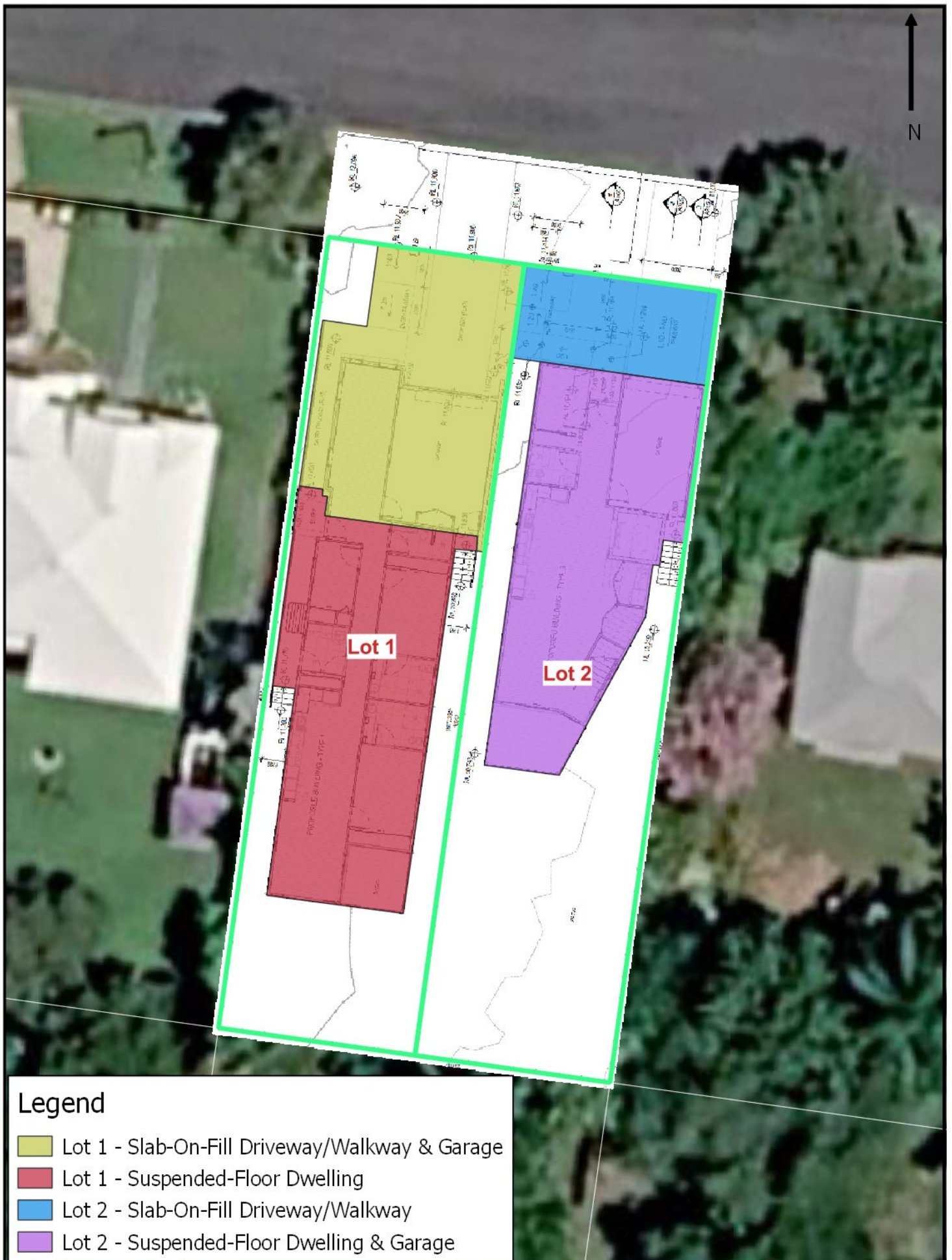
APPENDIX E – Flood Hazard Overlay Code Assessment

APPENDIX A

Figures



STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 1
	Checked	SNH			
	Date	12/05/26			Existing Site Plan
	Scale	1:250 (A4)	Job No.	J12976	



 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 2
	Checked	SNH			
	Date	12/05/26			
	Scale	1:250 (A4)	Job No.	J12976	
Developed Site Plan					



Catchment
43 ha

Point-1

STORM
WATER CONSULTING

1/820 Old Cleveland Rd
Carina QLD 4152
Phone (07) 3398 4992

Drawn	JH
Checked	SNH
Date	12/05/26
Scale	1:5,000 (A4)

72 Lucas Street, Berserker

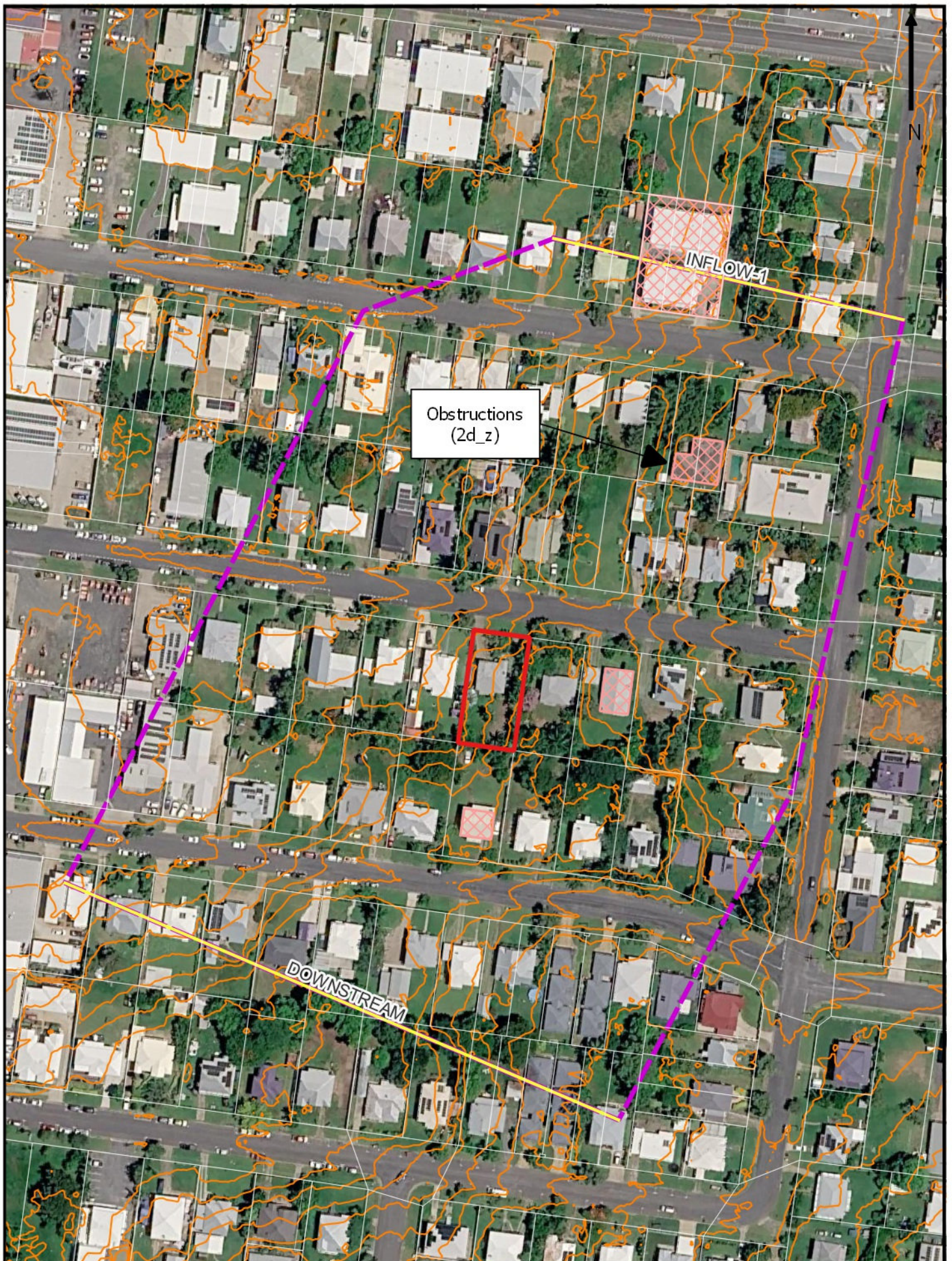
Job No. J12976

Figure 3

Catchment Plan



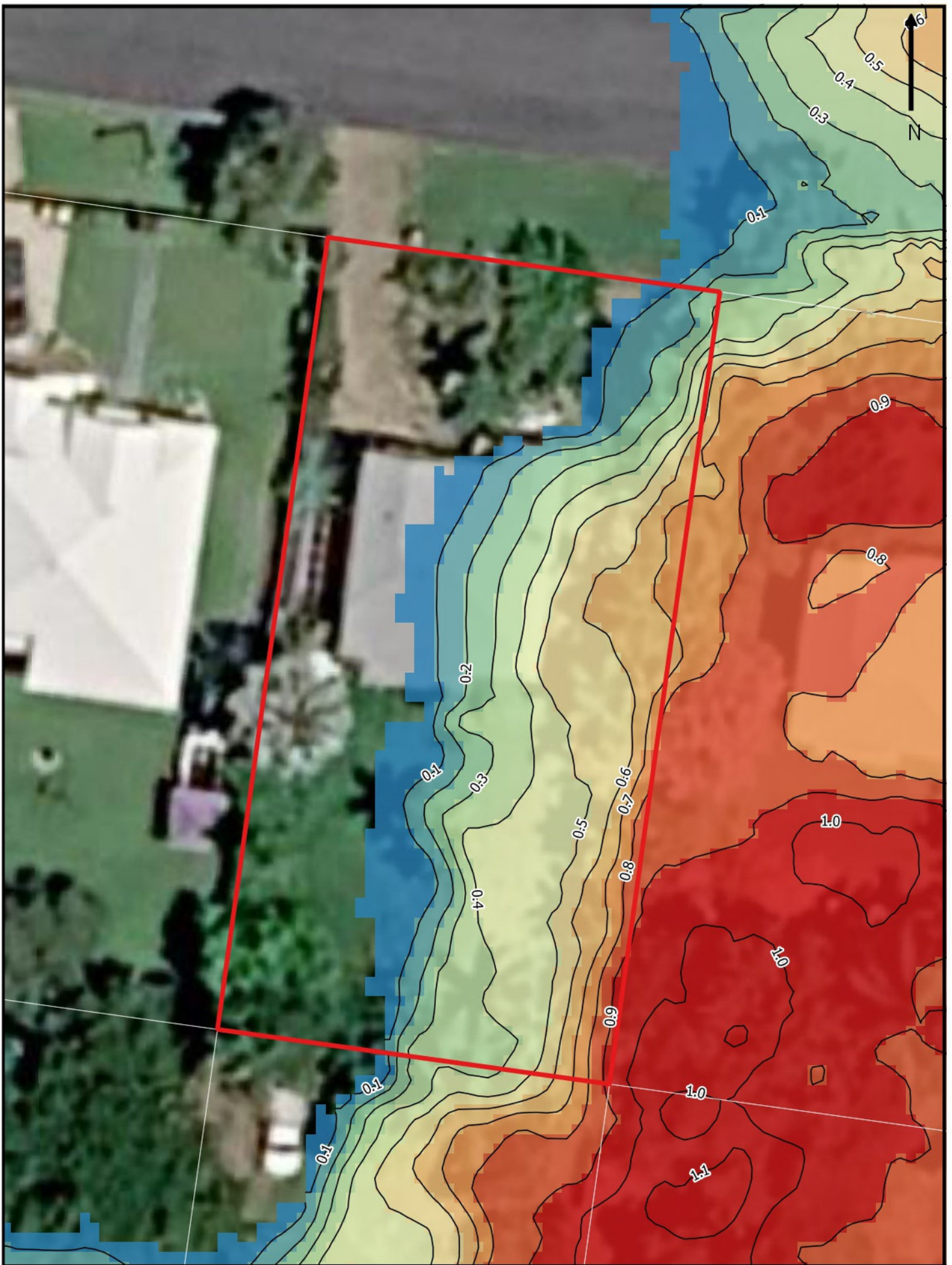
 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 4
	Checked	SNH			
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	Scale	1:5,000 (A4)	Job No.	J12976	



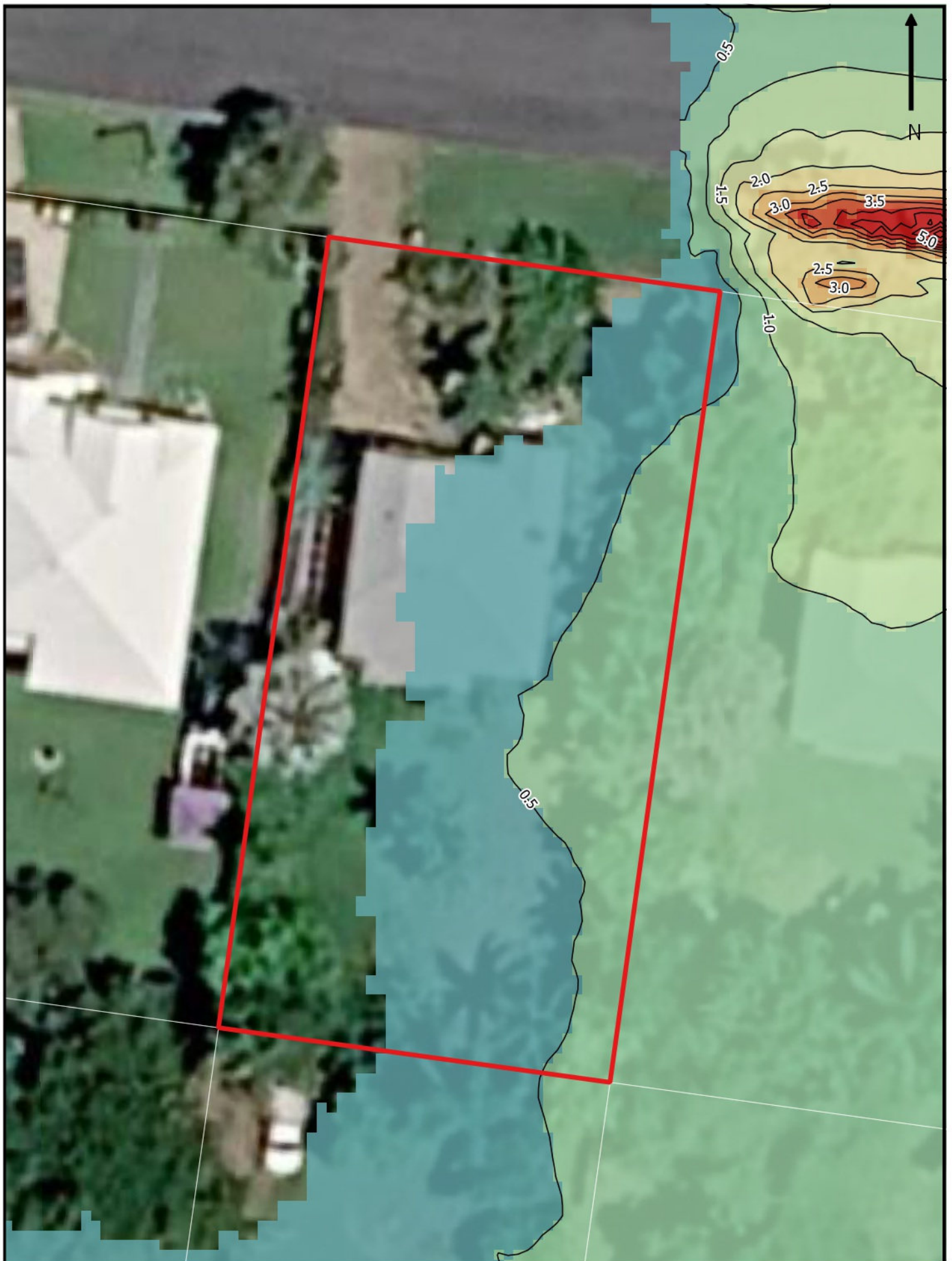
 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 5
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	Scale	1:1,750 (A4)	Job No.	J12976	



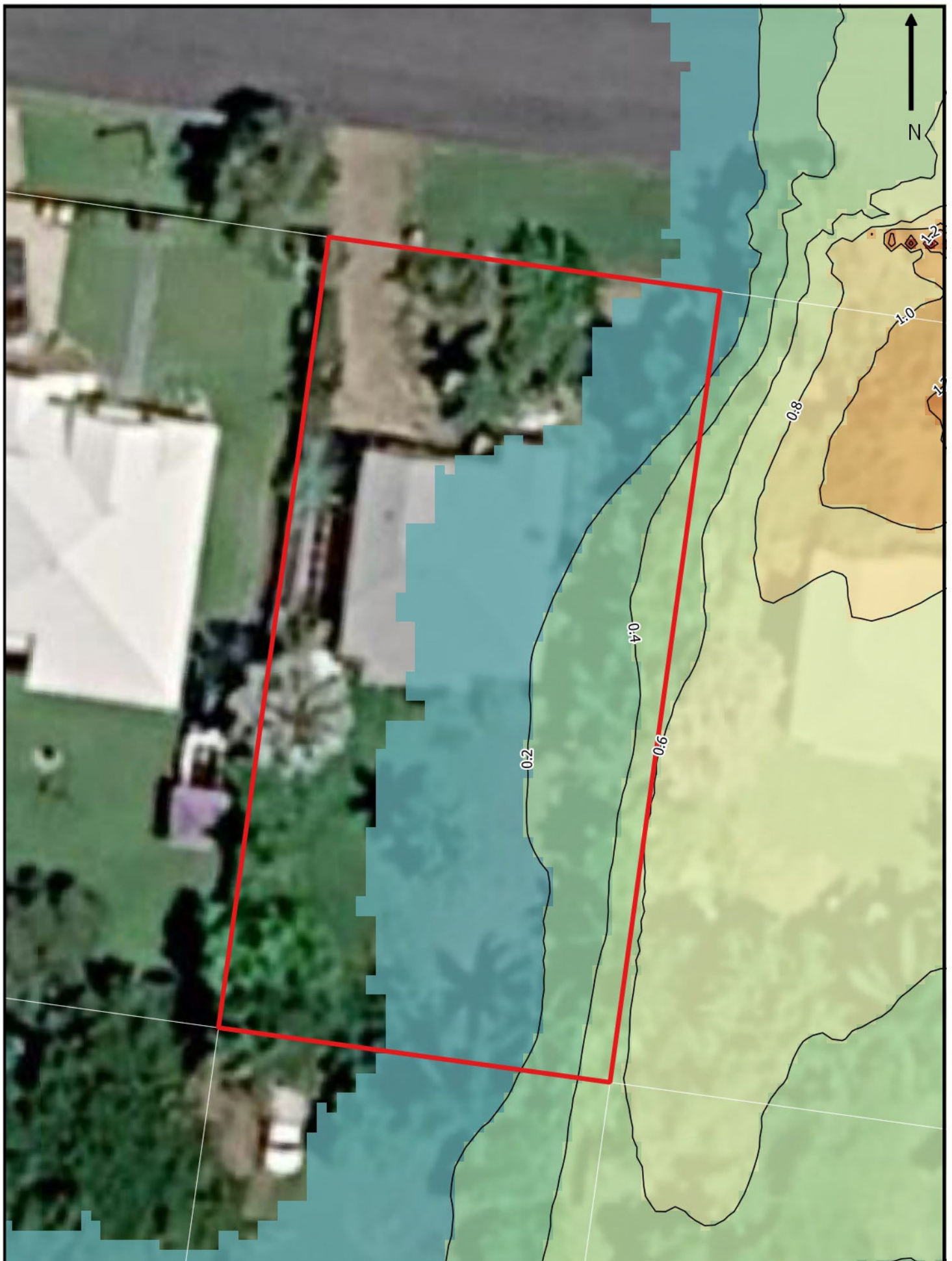
STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 6a
	Checked	SNH			
	Date	12/05/26			Existing Model
	Scale	1:500 (A4)	Job No.	J12976	
					1% AEP Flood Level (m AHD)



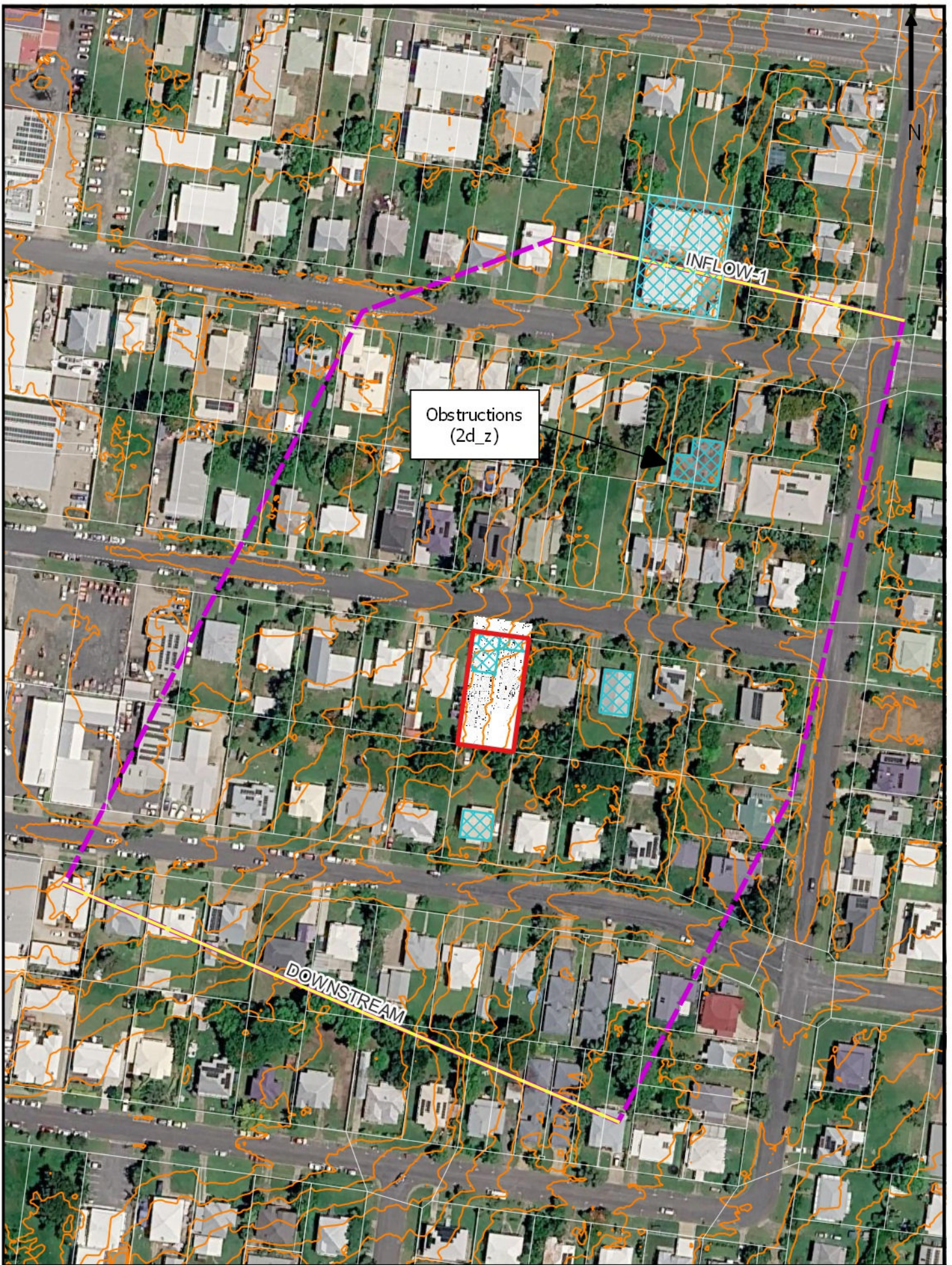
STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 6b Existing Model 1% AEP Flow Depth (metres)	
	Checked	SNH				
	Date	12/05/26				
	Scale	1:250 (A4)	Job No.	J12976		

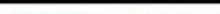


STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 6c
	Checked	SNH			
	Date	12/05/26			Existing Model
	Scale	1:250 (A4)	Job No.	J12976	
					1% AEP Flow Velocity (m/s)



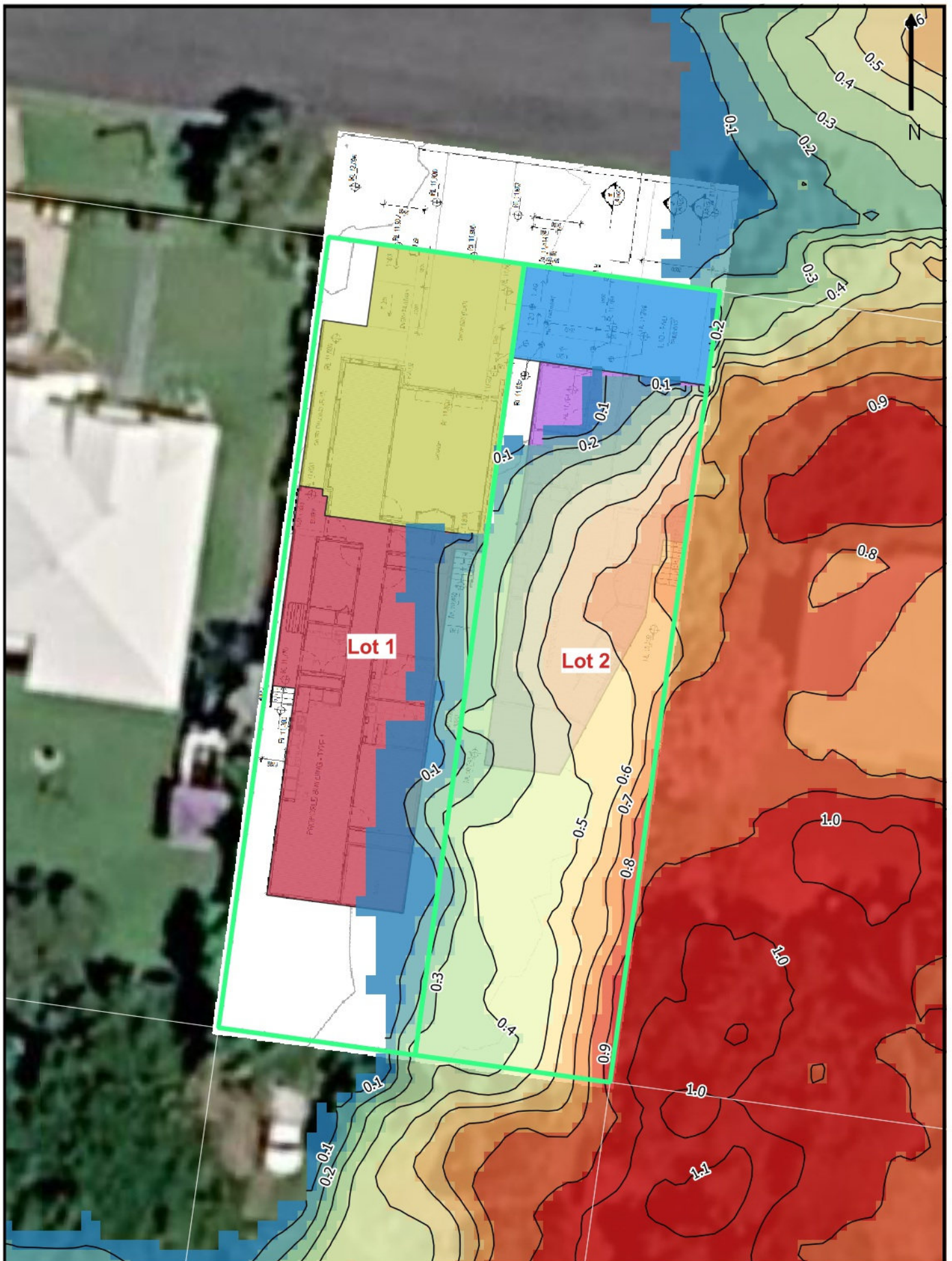
STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 6d Existing Model	
	Checked	SNH				
	Date	12/05/26	Job No.		1% AEP Velocity-Depths (m ² /s)	
	Scale	1:250 (A4)				
			J12976			



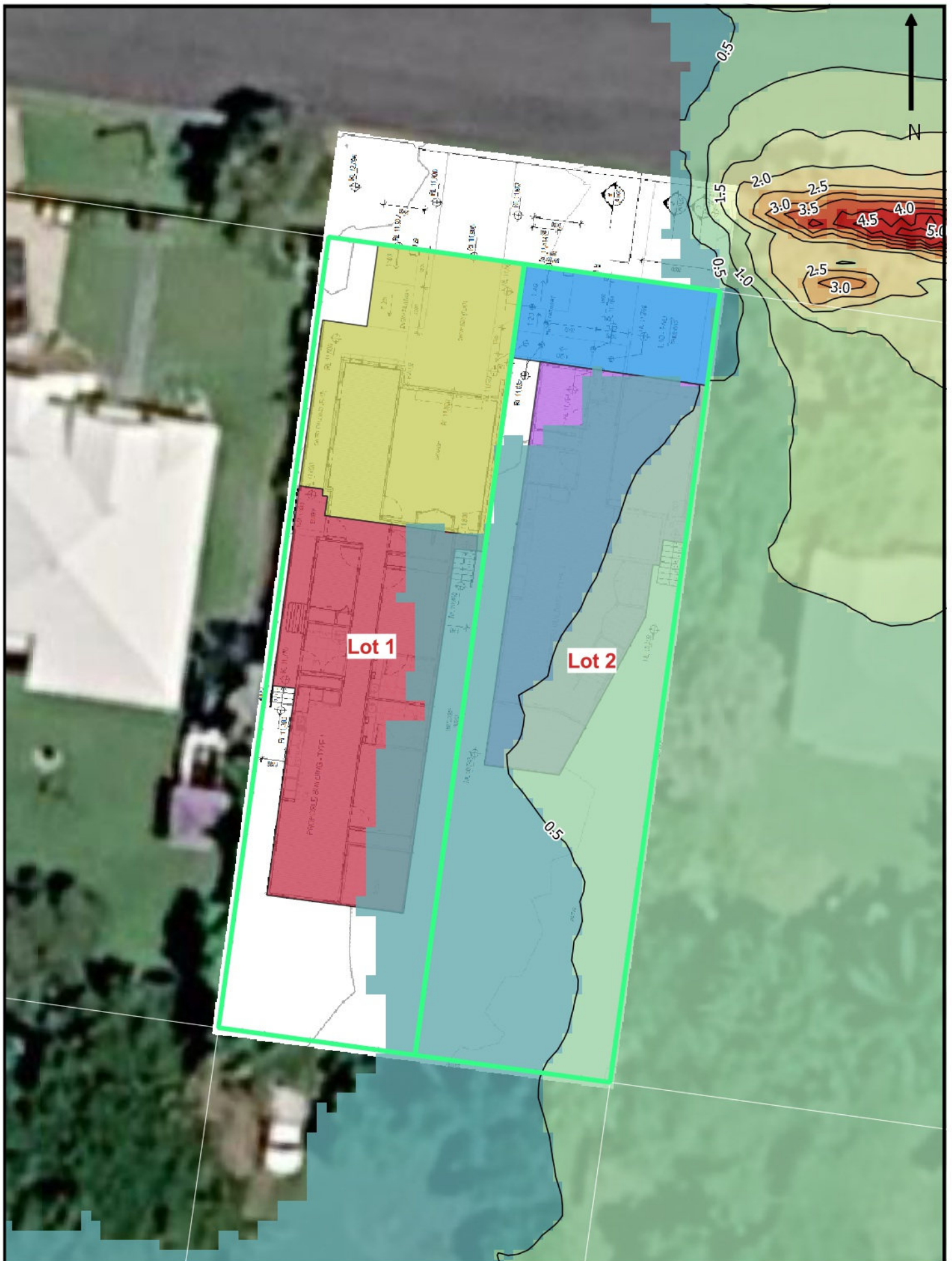
 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 7
	Checked	SNH			
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	Scale	1:1,750 (A4)	Job No.	J12976	Developed TUFLOW Model



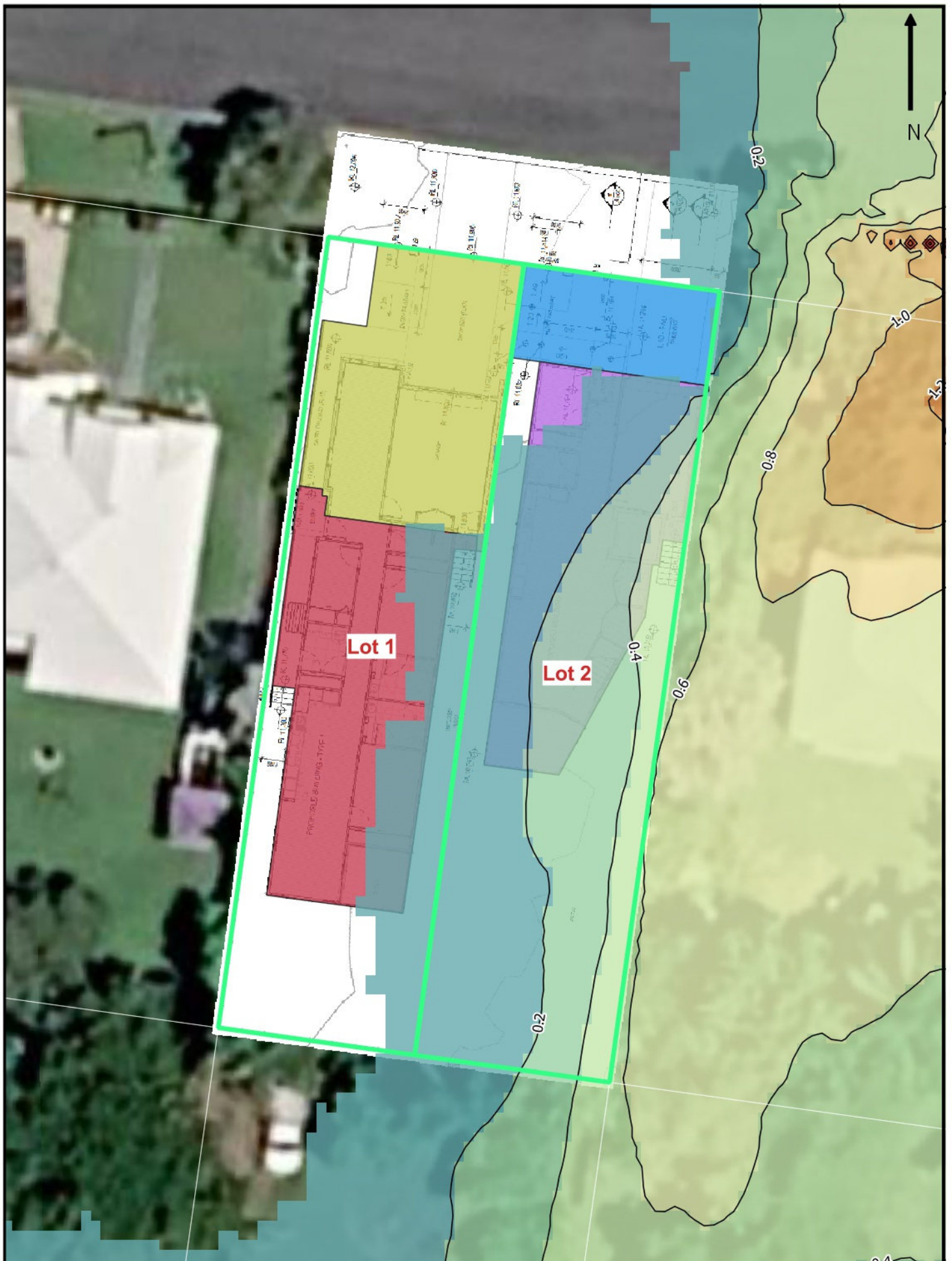
STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 8a
	Checked	SNH			
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	Scale	1:500 (A4)	Job No.	J12976	
					1% AEP Flood Level (m AHD)



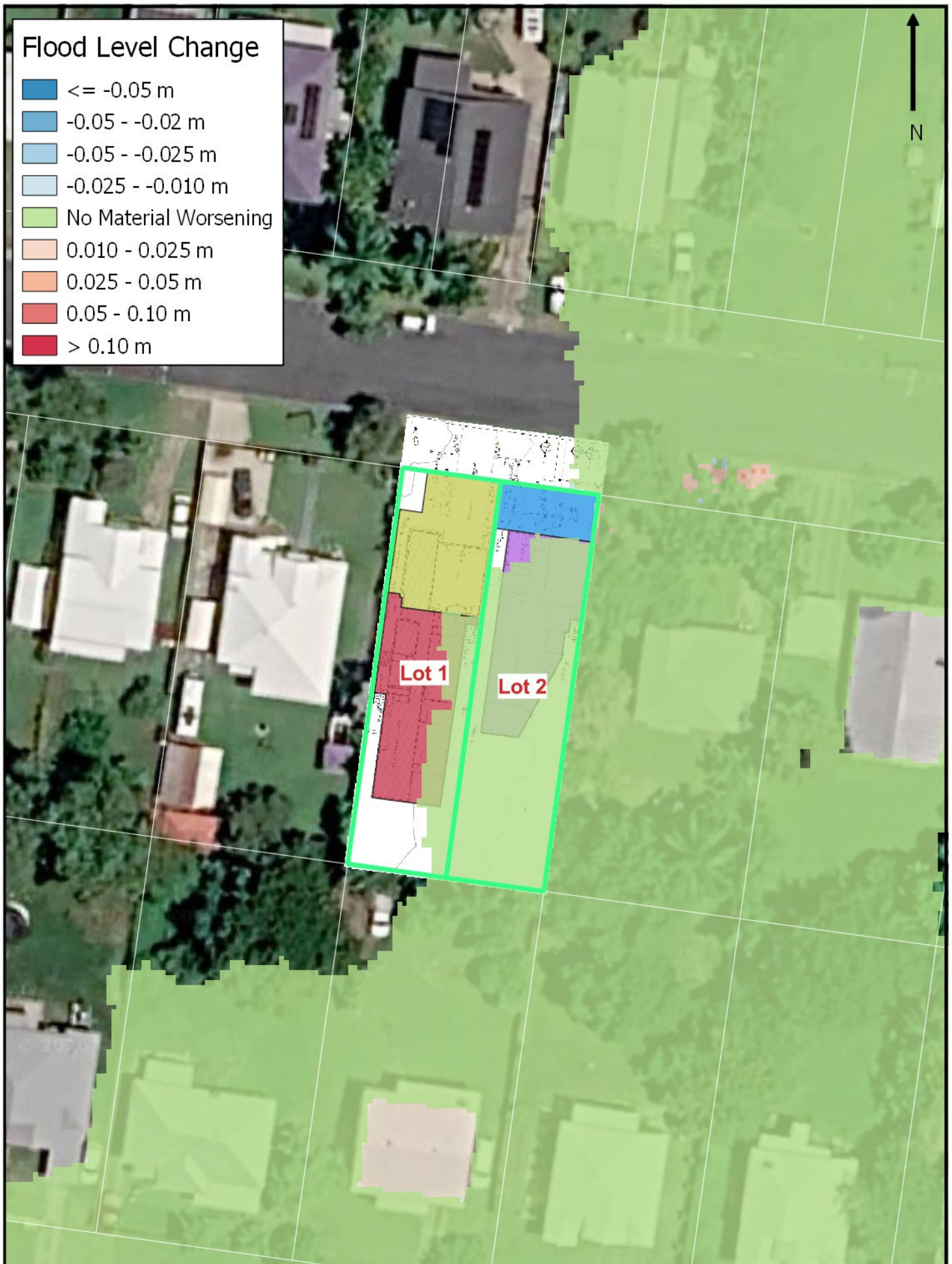
 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker			Figure 8b Developed Model 1% AEP Flow Depth (metres)
	Checked	SNH				
	Date	12/05/26	Job No.			
	Scale	1:250 (A4)	J12976			



STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 8c Developed Model 1% AEP Flow Velocity (m/s)	
	Checked	SNH				
	Date	12/05/26				
	Scale	1:250 (A4)	Job No.	J12976		



STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 8d
	Checked	SNH			
	Date	12/05/26			Developed Model
	Scale	1:250 (A4)	Job No.	J12976	
					1% AEP Velocity-Depths (m ² /s)



STORM WATER CONSULTING 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 9a
	Checked	SNH			
	Date	12/05/26			1% AEP Level Afflux Impact
	Scale	1:500 (A4)	Job No.	J12976	



 1/820 Old Cleveland Rd Carina QLD 4152 Phone (07) 3398 4992	Drawn	JH	72 Lucas Street, Berserker		Figure 9b
	Checked	SNH			
	Date	12/05/26			
	Scale	1:500 (A4)	Job No.	J12976	1% AEP Velocity Afflux Impact

APPENDIX B

Photographs



Photograph 1 – Front of existing site (looking south)



Photograph 2 – Rear of existing site (looking north)

APPENDIX C

Rational Method Calculations & URBS Data

Project: 72 Lucas St, Berserker
Location: Point 1 - Total Flow - DS

J12976

Comments:	Developed Catchment

Time of Concentration

Road / Hardstand		
Standard Inlet Time	5	min
Travel Length	1000	metres
Fall	10	metres
Travel Time (Argue)	10	min
Delta for	2.0	
Time of Concentration	25.0	min

Rainfall Data:

Rainfall Intensity Frequency Duration data for Berserker

Sub-Areas and Runoff Coefficients

	Area	C10		Areas included in Calculations				Separate c100 > 1.0 and c100 < 1.0					
	ha	Exist	Dev	Condition	Area	C10	C10 x A	C10	C10	C10 x A	C10 x A	Area	Area
Catchment	43.05	0.00	0.85	Developed	43.05	0.85	36.59		0.85		36.59		43.05
					43.05		Sum			0.00	36.59	0.00	43.05
							Total		0.850		36.593		43.050
							Individual	0.000	0.850	0.000	36.593	0.000	43.050

Discharge Calculations

tc		25.0
C100>1	Average	c10 0.850
		Area (ha) 43.05
C100<1	c10 - 2 Average	0.000
		Area (ha) 0.00

Total Catchment
43.05 ha

Depth	AEP	Fy	Runoff Coefficients		Rainfall	Discharge m ³ /s		
mm	%		C100>1	C100<1	(mm/hr)	1	2	Total
27	63	0.80	0.68	0.00	64.00	5.20	0.00	5.20
30	50	0.85	0.72	0.00	71.20	6.15	0.00	6.15
39	20	0.95	0.81	0.00	94.50	9.13	0.00	9.13
46	10	1.00	0.85	0.00	111.00	11.28	0.00	11.28
53	5	1.05	0.89	0.00	128.00	13.66	0.00	13.66
63	2	1.15	0.98	0.00	151.00	17.65	0.00	17.65
70	1	1.20	1.00	0.00	169.00	20.21	0.00	20.21
79	0.5	1.20	1.00	0.00	190.00	22.72	0.00	22.72
95	0.2	1.20	1.00	0.00	227.00	27.15	0.00	27.15

EY	Discharge m ³ /s	% of 63% AEP
12	1.301	25%
6	2.082	40%
4	2.602	50%
3	3.123	60%
2	3.903	75%
1.3	4.684	90%
1	5.204	100%

12976_Ex.DAT

```
"Index","Area","UL","UM","I"  
#1,0.10707,0.50,0.50,0.75  
#2,0.06140,0.50,0.50,0.75  
#3,0.09682,0.50,0.50,0.75  
#4,0.03588,0.50,0.50,0.75  
#5,0.06574,0.50,0.50,0.75  
#6,0.01891,0.50,0.50,0.75  
#7,0.04465,0.50,0.50,0.75
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12976_Ex.U

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Inflows - Existing  
MODEL: Basic  
USES: L, U  
Default Parameters: alpha=1.20 m=0.8  
Catchment File=12976_Ex.dat  
  
Rain    #1      L=0.179  
Route thru    #2      L=0.308  
Store.  
Rain    #2      L=0.189  
Store.  
Rain    #3      L=0.218  
Get.  
Get.  
Route thru    #4      L=0.222  
Store.  
Rain    #4      L=0.134  
Store.  
Rain    #5      L=0.190  
Get.  
Get.  
Route thru    #7      L=0.118  
Store.  
Rain    #6      L=0.116  
Route thru    #7      L=0.098  
Get.  
Add Rain      #7      L=0.107  
Print. POINT-1  
Loss C=4.54 F= Q= BYPASS=PIPE1  
Print. INFLOW-1  
end of catchment details.
```

APPENDIX D

Flood Search Property Report



Rockhampton Office
232 Bolsover St, Rockhampton
Gracemere Office
1 Ranger St, Gracemere
Mount Morgan Office
32 Hail St, Mount Morgan

4 August 2025

Your Ref: N/A
Telephone: 07 4936 8099
Email: developmentadvice@rrc.qld.gov.au

Boutique Capital Pty Ltd
Level 16, 101 Miller Street
NORTH SYDNEY NSW 2060

Dear Sir/Madam

**FLOOD INFORMATION REQUEST FOR 72 LUCAS STREET, BERSERKER QLD 4701
DESCRIBED AS LOT 18 ON RP600706**

Council is in receipt of your application dated 31 July 2025 requesting flood information for 72 Lucas Street, Berserker QLD 4701, and more properly described as Lot 18 on RP600706.

Please find attached a Flood Search Property Report for your reference. The purpose of this report is to provide flood level information to support the application of Council's planning scheme Flood Hazard overlay code, floodplain planning provisions, and applicable flood planning levels.

Council records show that the abovementioned property parcel is identified as being at risk of flood in a 1% AEP Creek Catchment and Local Storm Event / Overland flooding events. Annual Exceedance Probability (AEP) is the probability of a flood event of a given magnitude being equalled or exceeded in any one year. A 1% AEP event means there is statistically a 1% (or 1 in 100) probability that an event of that magnitude will occur or be exceeded in any year.

The design flood level information contained within this report provide water surface levels for a range of typical planning and development design standards. The flood planning level for most development in the Flood Hazard overlay area is the Defined Flood Event (DFE). Council has adopted a DFE of 1% AEP as a planning standard for the management of development in Rockhampton Region. As such, for most development types - the floodplain planning provisions of Council's planning scheme apply relative to the 1% AEP defined flood event. Exceptions apply for critical infrastructure. The Defined flood event may change as Council undertakes further flood risk analysis and profiling as part of its long-term floodplain management planning for the catchment.

The flood levels contained within this flood search report have been sourced from Council's adopted flood modelling and flood study at this location and are based on the best available information at the time of completing the study. The flood levels are measured in metres Australian Height Datum (mAHD), where mean sea level is approximately zero (0) mAHD.

Council is committed to providing residents with the most up to date flood risk information. The current flood study for this catchment area has assessed flood risk for a number of flood events. Provided within this flood search report are the results for 1% AEP, 5% AEP and 10% AEP flood events.

Please note: All reasonable steps have been undertaken to ensure the information presented in this report is accurate at the time of generation. Changes to the topography and condition of the local creeks and waterways may have an impact on flooding. Over time, Council may also undertake further technical studies to maintain the understanding of flooding across the city and update the information available.

Should you have any queries regarding this information please contact Council's Development Engineering section using the contact information above.

Yours faithfully



Patricia Farrow
Senior Development Engineer
Planning and Regulatory Services

Enc Flood Search Property Report and Flood Property Map

Rockhampton Regional Council Flood Search Property Report

Property Address: 72 Lucas Street
Berserker QLD 4701

Lot Details: Lot 18 on RP600706

Date of Issue: 4 August 2025



Flood Search Property Report Overview

It is possible for one or more sources of flooding to occur, especially where a property is near a creek or waterway. These flooding sources can include riverine, creek and overland flow flooding which can each behave differently and impact how a building or development is designed. All flood hazard triggers should be considered when designing and planning with flooding in mind.

The Rockhampton Regional Council Flood Search Report is provided to support planning and development, in accordance with the current version of the Rockhampton Region Planning Scheme 2015.

This report summaries flood information for this property to inform and supplement the application of the Council's planning scheme Flood Hazard overlay code, floodplain planning provisions, and the applicable flood planning levels. The contents of this report have been derived from Council's flood studies and flood modelling and should be considered along with all other applicable planning and development requirements. Flood studies and associated modelling assist Council to better understand flooding in the Rockhampton region and implement plans to avoid and mitigate its impacts on the community.

Flood modelling of the Fitzroy River has been progressively refined over a long period of time. The flood modelling addresses riverine impacts on Rockhampton City and surrounding areas, including Alton Downs, Pink Lily, Nine Mile, Fairy Bower, Midgee and Port Curtis. Local Creek and Catchment Flood Studies provide Council with information on flood behaviour of the creeks, and how they are expected to respond during varying intensities and durations of rainfall events.

Understanding your flood risk can help you prepare for flooding at your home or business. The information provided in this report utilises information from the most up to date flood studies available to Council at the date of issue of this report. All reasonable steps have been undertaken to ensure the information presented in this report is accurate at the time of generation. Changes to the topography and condition of the local creeks and waterways may have an impact on flooding. Over time, Council may undertake further technical studies to maintain the understanding of flooding across the city and update the information available.

Copies of Council's current Flood Studies are available on Council's website at www.rrc.qld.gov.au

What is flood modelling?

Flood modelling uses sophisticated computer software to estimate how rainfall of various intensities and duration produce stormwater flows along creek and river catchments.

Flood modelling is used to estimate:

- The inundation extents of the areas that may be flooded;
- The peak depths of flood waters; and
- The hazard related to the depth of water or how quickly the water flows (velocity).

Flood modelling estimates a range of design floods based on a statistical analysis of rainfall information provided by the Bureau of Meteorology. This information is used to establish the likelihood of a rainfall or flood event.

Disclaimer

Council provides this information as a general reference source only and has taken all reasonable measures to ensure that the material in this report is as accurate as possible at the time of publication. Council makes no representation and gives no warranty about the accuracy, reliability, completeness or suitability for any particular purpose of the information. To the full extent that it is able to do so in law, the Council disclaims all liability including liability in negligence, for losses and damages including indirect and consequential loss and damage, caused by or arising from anyone using or relying on the information for any purpose.

When reading this report, please consider:

- If a property is identified as being at risk of being affected by Fitzroy River and/ or Local Creek Catchment flooding, the highest maximum flood heights should be used to establish minimum building and development levels. For large property parcels - there may be a significant difference between the minimum and maximum flood heights for a particular flood type. In these situations, you may need to seek further advice from Council regarding the flood height that is appropriate for the exact location of the proposed building or development.
- The flood maps included with this report display the flood inundation extent only. All maps generated from the Flood Studies are available on Council's website.
- The flood maps provided depict the flood inundation extents under existing climate and catchment conditions.
- If preparing a new building and/or development application, it is recommended that you confirm all flood related provisions within Council's Planning Scheme relevant to the property.

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Property Details

Address: 72 Lucas Street, Berserker QLD 4701
Lot and plan: Lot 18 on RP600706

Property Ground Levels:

Property ground levels can be found on the attached property flood report. The ground level data has been sourced from Aerial LiDAR survey, and as such, these levels are approximate.

Should the extent of flooding at a property need to be more accurately predicted, then individual property level information (e.g. surveyed site levels, and building floor levels) could be utilised in conjunction with Council's flood information. Council does not undertake this level of investigation or survey on behalf of property owners.

For your information:

AHD (Australian Height Datum) is the National Mapping Datum used throughout Australia. The level of 0.0m AHD is approximately mean sea level.

Elevation Data Source: The digital elevation model used in the flood modelling is generated on a regional scale and utilises ground level elevations from aerial laser surveys performed in 2016. The survey data used to determine the extent and depth of potential inundation is captured and updated periodically and may not reflect inundation of land that has recently been modified, such as a new subdivision that has changed the existing landform.

Flood Information

Riverine Flood: Not Affected

Creek Catchment Flood: Affected

The property is identified as being at risk of flooding from Creek Flooding. A property flood report displaying the 1% AEP (Annual Exceedance Probability) flood extent on the property is attached. Planning and development must consider risk to people and property, natural floodplain characteristics, and flood free/low flood hazard access outcomes during a creek flood event.

For your information:

AEP (Annual Exceedance Probability) is the probability of a flood event of a given size occurring or being exceeded in any one year. Information in relation to more or less likely floods and the full flood plain extent can be accessed on Council's website.

Local Storm Event /Overland Flood: Affected

The property is identified as being at risk of flooding from Local Storm Events / Overland Flow flooding. The attached map displays the 1% AEP flood extent on the property due to the Local Storm Event / Overland Flow Flooding. Planning and development must consider risk to people and property, natural floodplain characteristics, and flood free/low flood hazard access outcomes during local storm and overland flow flood events.

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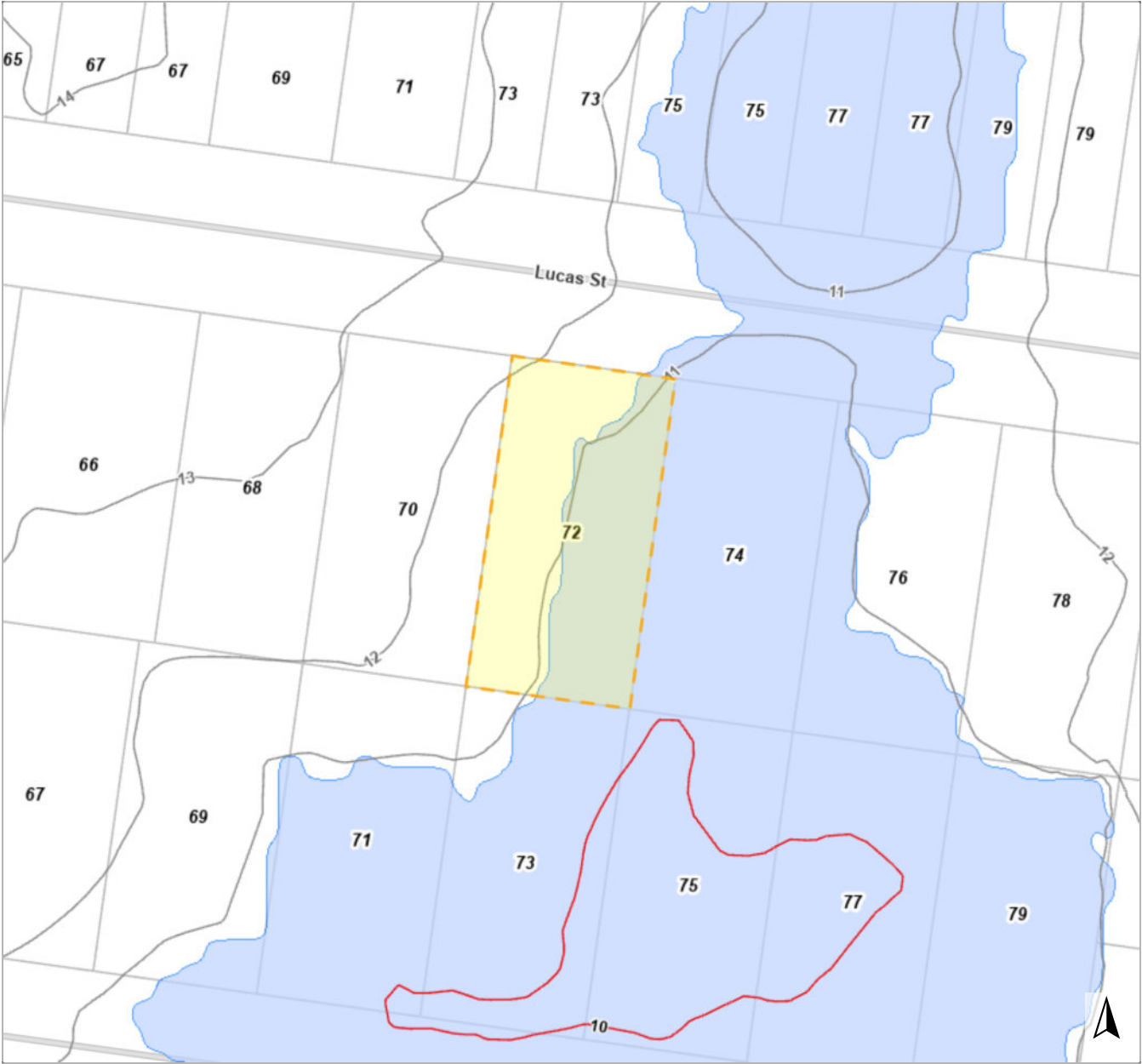
For your information:

AEP (Annual Exceedance Probability) is the probability of a flood event of a given size occurring or being exceeded in any one year. Information in relation to more or less likely floods and the full flood plain extent can be accessed on Council's website.

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Flood Report
RP600706/18 - 72 Lucas Street Berserker QLD 4701



REPORT DATE 4 August 2025

PROPERTY DETAILS	
Address	72 Lucas Street Berserker QLD 4701
Parcel ID	RP600706/18
Land use	Single Dwelling
Riverine catchment	Fitzroy River Flood Study
Creek Catchment	Moore's Creek Local Catchment Study 2018
Mitigation Area	N/A
Horizontal Datum	MGA Z56, GDA 2020
Elevation / WSL	mAHD
Velocity	m/sec
Ground elevation (min)	10.14
Ground Elevation (max)	12.11
No additional comments for this property.	

RIVERINE		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	N/A	N/A
5% AEP	N/A	N/A
10% AEP	N/A	N/A
CREEK \ LOCAL CATCHMENT		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	11.27	0.62
5% AEP	10.98	0.54
10% AEP	10.88	0.41

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APPENDIX E

Flood Hazard Overlay Code Assessment

8.2.8 Flood hazard overlay code

8.2.8.1 Application

This code applies to development where the code is identified in the table of assessment for the flood hazard overlay and applies to any areas within a defined flood event hazard area as identified on the following overlay maps:

1. Fitzroy River flood overlay map OM-8A; or
2. Floodplain investigation area overlay map OM-8B; or
3. Local catchment flood overlay map OM-8C

Where flood mapping overlaps the highest category of hazard prevails.

Note—That:

1. for the Fitzroy River flood areas the defined flood level has been modelled for a one (1) per cent annual exceedance probability (AEP). The defined flood event inundation extents and associated hazard areas are shown on Fitzroy River flood overlay map OM-8A;
2. the floodplain investigation area is the inundation extent as shown on Floodplain investigation area overlay map OM-8B. 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; and
3. for local catchment flood affected areas the defined flood level has been modelled for a one (1) per cent annual exceedance probability (AEP). The defined flood event inundation extents are shown on the local catchment flood overlay map OM-8C.

Note—The flood hazard overlay area is a natural hazard area. Within this area, susceptibility to flood has been identified. The planning scheme provisions only apply to that part of the land which is affected by the overlay.

Note—The flood hazard overlay code provisions do not apply to an approved building envelope established in response to flood hazard and secured by a valid development approval given under this or a previous planning scheme.

Note—Where flood mitigation works are completed the provisions contained within this code apply regardless.

Editor's note—For the purposes of Section 13 (1) of the Building Regulations 2006, the flood hazard areas defined by the planning scheme under maps OM-8A, OM-8B, OM-8C are also

designated to be the flood hazard areas.

Editor's note—For the purposes of Section 13 (1) of the Building Regulations 2006, Rockhampton Regional Council declares that the finished floor level in a flood hazard area must be a minimum of 500 millimetres above the defined flood level.

Editor's note—Council will make available (where flood modelling has been undertaken) the height of the defined flood level for any particular location upon request. The applicant must be aware that in some areas, coastal hazards, such as storm tide inundation may also affect land.

Editor's note—Floods larger than the defined flood event can occur, which may cause development at the margins of the natural hazard management area (flood) to be indirectly affected by flooding and therefore may not be able to serve their critical function. Particular attention should be paid to essential community infrastructure and table 8.2.8.3.3 — essential community infrastructure and community facilities and public assets for their respective flood immunities.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

8.2.8.2 Purpose

1. The purpose of the flood hazard overlay code is to manage development outcomes in flood prone areas so that risk to life, property, community and the environment as a result of flood is avoided or minimised. Development does not increase likelihood or consequences of flood damage, either on-site or to any other property or infrastructure.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. development is compatible with the level of risk associated with the flood hazard, and development siting, layout and access responds to the flood hazard and avoids an unacceptable risk to personal safety;
 - b. development is resilient to flood hazard events by ensuring siting and design and does not expose people and property to unacceptable risk in all flood hazard events;
 - c. development does not increase the potential for damage on the site or to other properties or infrastructure;
 - d. there is no further intensification of residential, commercial, retail and industrial uses within the Fitzroy River flood areas H3 — H6 (high and extreme areas) and Local catchment planning area 1;
 - e. new development within Fitzroy River flood areas H1 — H2 (low and medium areas), North Rockhampton Flood Management Area and Local catchment planning area 2 must not increase the known flood risk through appropriate flood resilient siting and design methods;
 - f. Development does not result in the creation of additional lots that will be at risk in times of flood in the Fitzroy River flood hazard areas, North Rockhampton Flood Management Area or Local catchment planning areas;
 - g. development involving the manufacture or storage of hazardous materials does not increase the risk to public safety or the environment;

- Editor's note—Buildings or structures within a designated flood hazard area must meet the requirements of the Queensland Development Code — MP3.5 — Construction of buildings in flood hazard areas.

1. Risk assessment is conducted by appropriately qualified person; and
2. The assessment considers, access, area of inundation on the lot and usability, any damage that maybe caused to property, freeboard etc.

Table 8.2.8.3.1 — Development outcomes for assessable development and requirements for accepted development

[illegible]

	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.	
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 addressed: Finished floor levels of all habitable rooms would be constructed a minimum of 500 millimetres above the defined flood level. AO2.2 addressed: The proposed development would not result in a material increase in flood level or flood hazard on upstream, downstream or adjacent properties.
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 <i>Work Health and Safety Act 2011 and associated regulation</i> , the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> for requirements related to the manufacture and storage of hazardous substances.	Not applicable.
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.	AO4.1 AO4.1.1 Development does not involve new buildings or structures.	PO4 addressed: The development does not involve the further intensification of land within the local catchment DFE planning area 1 or result in an increased risk to

Editor's note—Flood hazard risk assessment can be undertaken in accordance with SC6.10 — Flood hazard planning scheme policy.	OR AO4.1.2 Where involving the replacement or alteration to an existing non-residential building or structure: a. there is no increase in the existing or previous buildings' gross floor area; and b. 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: a. there is no increase in the number of dwellings; b. there is no increase in the existing or previous buildings' gross floor area; and c. 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.	people and property (only 1 lot would be located in the local catchment DFE planning area 1 under both the pre-development and post-development site conditions).
PO5 Development avoids the release of hazardous materials into floodwaters.	AO5.1 Materials manufactured, used or stored on site are not hazardous in nature.	Not applicable.

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.	Not applicable.
PO7 Development avoids the release of hazardous materials into floodwaters.	AO7.1 Materials manufactured, used or stored on site are not hazardous in nature.	Not applicable.

Table 8.2.8.3.2 — Development outcomes for assessable development

Performance outcomes	Acceptable outcomes	Comments
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 addressed: Development is located to minimise susceptibility to and potential impacts of flooding.
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.	Not applicable.

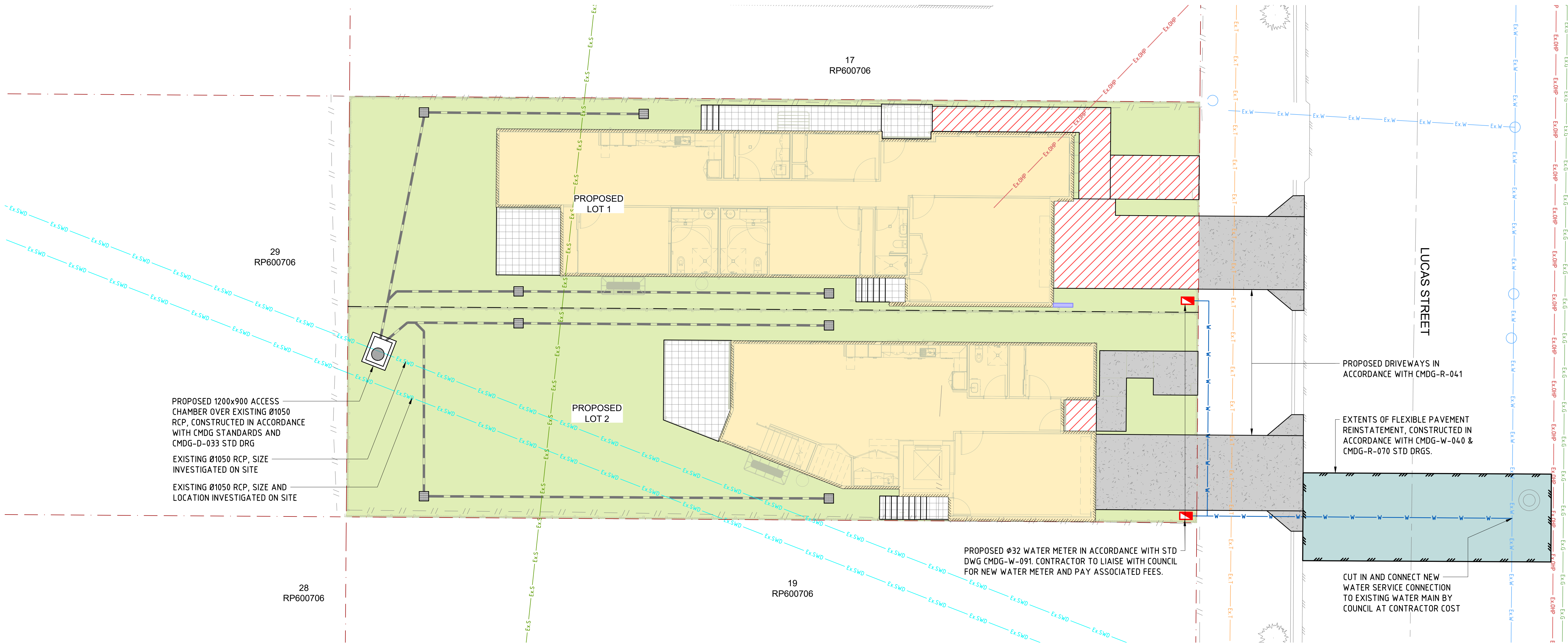
PO10 Development: a. Does not result in any reduction of onsite flood storage capacity; or b. Does not result in any change to depth, duration or velocity of floodwaters within the premises; and c. does not change flood characteristics outside the premises, including but not limited to causing: i. loss of flood storage; or ii. loss of or changes to flow paths; or iii. acceleration or retardation of flows; or iv. 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 addressed: Development: a. does not result in any reduction of onsite flood storage capacity (the site is not located in a floodplain storage area); b. does not result in any change to depth, duration or velocity of floodwaters within the premises (flood characteristics on the site would not be made worse); c. does not change flood characteristics outside the premises in the following ways: i. loss of flood storage (the site and the local area are not located in a floodplain storage area); ii. loss of or changes to flow paths (existing flow paths are retained); iii. acceleration or retardation of flows (flow conditions are generally maintained); iv. any reduction in flood warning times elsewhere on the floodplain (the site and the local area are not located in a floodplain).
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: a. is not located within the flood hazard area; and b. has at least one (1) flood free access road.	Not applicable.
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	No acceptable outcome is nominated.	Not applicable.

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.		
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': 1. Risk assessment is conducted by appropriately qualified person; and 2. 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: a. additional lots being created below the Defined Flood Level (DFL); and b. lots created that do not have a safe trafficable access in the Defined Flood Event (DFE).	PO14 addressed: Development does not result in the creation of additional lots that will be at risk in times of flood (refer to risk assessment presented in Section 4.4).
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 addressed: Development does not result in the worsening of flooding to external properties.
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	No acceptable outcome is nominated.	Not applicable.

with SC6.10 — Flood hazard risk planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.		
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: a. inundation is a maximum depth of 300 millimetres during events up to and including the defined flood event; b. inundation extends for a maximum distance of 200 metres during events up to and including the defined flood event; and c. The product of velocities and depth does not exceed $D \cdot V = 0.4 \text{ m}^2/\text{s}$.	Not applicable.
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: a. filling with a height greater than 100 millimetres; or b. block or solid walls or fences; or c. garden beds or other structures with a height more than 100 millimetres; or d. the planting of dense shrub hedges.	PO18 addressed: Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.

Table 8.2.8.3.3 —Essential community infrastructure and community facilities and public assets

Use	Flood event level per cent annual exceedance probability
Emergency services	0.2
Emergency/evacuation shelters	0.5
Fire and police stations	0.5
Hospitals and associated facilities	0.2
Stores of valuable record or items of historic/cultural significance.	0.2
Air services	0.5
Telecommunications facilities	0.5
Power stations	0.2
Major electricity infrastructure	0.2
Substations	0.5
Sewage treatment plants	1.0
Water treatment plants	0.2
Retirement facility, residential care facility and community residence	0.5
Community related uses (including child care centres and educational establishments)	0.5
Regional fuel storage	0.5
Food storage warehouse	0.5



NOTES:

FOR OVERARCHING NOTES REFER PROJECT NOTES DRAWING.

LEGEND:

- EXISTING UNDERGROUND ELECTRICITY
- EXISTING OVERHEAD ELECTRICITY
- EXISTING UNDERGROUND TELECOMMUNICATIONS
- EXISTING UNDERGROUND NBN
- EXISTING WATER MAIN
- EXISTING STORMWATER DRAINAGE
- EXISTING SEWER MAIN
- EXISTING LOT BOUNDARY
- EXISTING LOT EASEMENT

HATCHING LEGEND:

- EXTENT OF CONCRETE PAVEMENT - MEDIUM DUTY, REFER PROJECT NOTES FOR DETAILS.
- EXTENT OF STRUCTURAL PAVEMENT, REFER STRUCTURAL DRAWINGS FOR DETAILS.
- EXTENT OF FLEXIBLE PAVEMENT, REFER PROJECT NOTES FOR DETAILS.
- EXTENT OF ABOVE GROUND DECK/FLOOR, REFER STRUCTURAL DRAWINGS FOR DETAILS.
- EXTENT OF LANDSCAPING AREA, REFER TO ARCHITECTS PLANS FOR DETAILS.
- EXTENT OF PROPOSED BUILDING, REFER ARCHITECTS PLANS FOR DETAILS.

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/167-2025

Dated: 7 July 2026

ATTENTION: FOR BEST RESULTS AND ACCURATE UNDERSTANDING OF THESE DRAWINGS, PLEASE PRINT IN COLOUR.

LEVEL DATUM

PSM 127861
LEVEL DATUM RL 10.994 AHD DERIVED
SITE COORDINATES E246725.326 N7413827.120

AMENDMENTS

Rev:	Date:	Description:	By:	Appd:
1	19.12.25	ISSUE FOR CONSTRUCTION	TLM	MCW

IN ASSOCIATION WITH

BOUTIQUE CAPITAL

SDA HOUSING
LUCAS STREET, BERSERKER

GENERAL ARRANGEMENT



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ROCKHAMPTON

TOWNSVILLE
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Design: MCW
Drawn: TLM
Approved: MCW
RPEQ No: 30796

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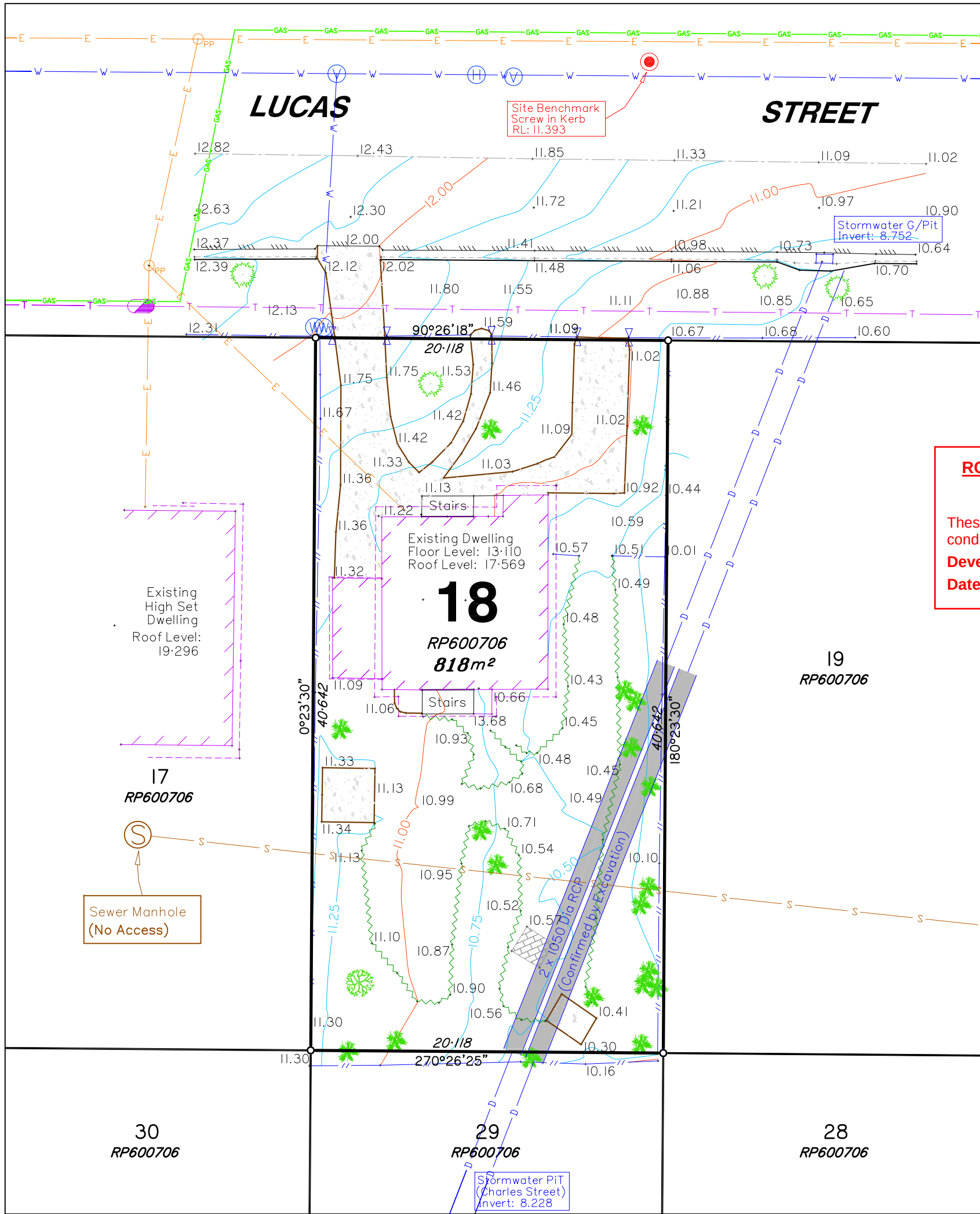
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CIVIL

Job No: STP25-1642
Drawing No: C103
Rev: 1

FOR CONSTRUCTION



LINE TYPES	SYMBOLS
Major Contour	Site Benchmark
Minor Contour	Water Meter
Crown of Road	Valve
Edge of Bitumen	Tap
Invert of Kerb	Kerb Outlet
Top of Kerb	Inspecting Opening
Overhead Powerlines	Fire Hydrant
Fenceline	Sewer Manhole
Stormwater Pipe	Gate
Sewermain (Compiled)	Power Pole
Watermain (Compiled)	Telstra Pit
Telstra (Compiled)	Small Tree
Gas Pipe (Compiled)	Palm Tree
Edge of Garden	Large Tree
Edge of Awning	
Existing Building	
Concrete Surface	
Paved Surface	

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

These plans are approved subject to the current conditions of approval associated with

Development Permit No.: D/167-2025

Dated: 7 July 2026

Services shown hereon have been plotted by field survey and DBYD office audit. Services should be confirmed on site prior to any demolition, excavation and construction.

The boundaries shown hereon have been compiled from original plans and verified where possible by on-site survey. While every care is taken to ensure the boundaries are true and correct, changes in circumstances, errors or omissions may impact on the accuracy of the information. Trig Consulting gives no warranty or assurance, and makes no representation as to the accuracy of the boundaries.

When working on or adjacent to a boundary shown hereon, Trig Consulting highly recommends an identification survey of that boundary. No part of the boundaries shown hereon have been marked at time of survey.

For reasons of plan preparation, not all data has been shown. Please refer to the accompanied digital data for further information.

Trig Consulting disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages and costs that might incur as a result of the information shown on this plan being used by unintended parties. This plan should not be used beyond the scope and extent for which it was prepared.



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LOCALITY
Berserker

LOCAL AUTHORITY
Rockhampton Regional Council

SCALE
1 : 250 @ A3

SURVEYOR
B.Tancred

DATE
04/07/2025

DRAWN
E.Tancred

DATE
22/07/2025

CO-ORD SYSTEM
ARB

MERIDIAN
Vide IS336403

HEIGHT DATUM
AHD der

Contour Interval: 0.25m

HEIGHT ORIGIN
PSM#127861

RL: 10.994m AHD

CHECKED


DATE
24/07/2025

REVISIONS

No	Description	By	Chk	Date
A	First Issue	EAT	WTN	24/07/25
B	1050dia Pipe Potholed	BNT	BNT	12/11/25

CLIENT:
Boutique Capital Pty Ltd

PROJECT
Detail and DTM Survey
#72 Lucas Street, Berserker
Lot 18 on RP600706



SCALE 1:250 (A3)

COUNTY
Livingstone

PARISH
ARCHER

PLAN NUMBER
0521/13-001

REV
B

Document Set ID: 43292624
Version: 1, Version Date: 01/06/2026

LOCALITY	
Berserker	

LOCAL AUTHORITY
Rockhampton Regional Council

SCALE
1 : 200 @ A3

MERIDIAN
Vide JS336403

DRAWN	DATE
E.Tancred	05/08/2025

CHECKED 11 June DATE 06/08/2025

REVISIONS				
No	Description	By	Chk	Date
A	First Issue	EAT	WTN	06/08/2

CLIENT:

Boutique Capital Pty Ltd

PROJECT

**Plan of Proposed
Reconfiguration of Land**

Lots 1 and 2

Cancelling Lot 18 on RP600706

This plan was prepared as a proposed subdivision and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

PLAN NUMBER	0521/13-002	REV	A
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