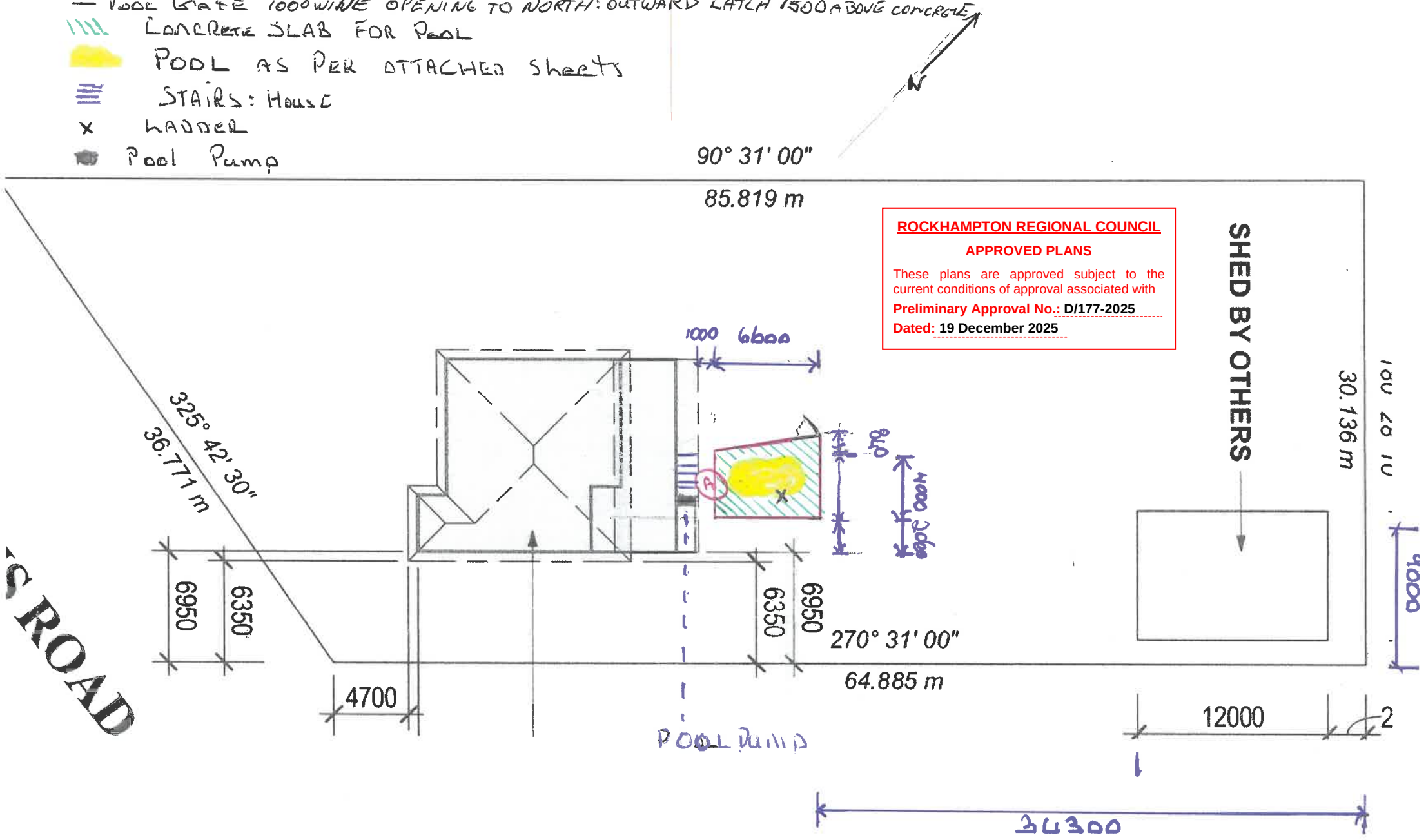
PROPOSED POOL LOCATION: 49 PORT CURTIS RD ROCKHAMPTON

— POOL FENCE 1300mm ABOVE SLAB
— POOL GATE 1000 WIDE OPENING TO NORTH: OUTWARD LATCH 1500 ABOVE CONCRETE
CONCRETE SLAB FOR POOL
POOL AS PER ATTACHED Sheets
STAIRS: House
x LADDER
Pool Pump
(A) FILTER PIPEING 100mm UNDER GROUND



POLYWORLD™

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F (07) 3284 6612

A 14 - 20 Robson Street
Clontarf QLD 4019 Australia

ABN 20 066 654 340

Schooner Pool & frame Drawings

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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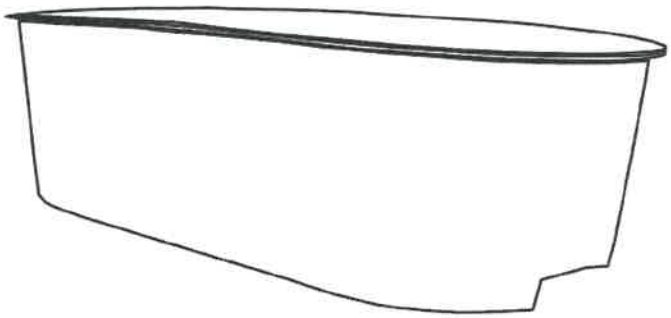
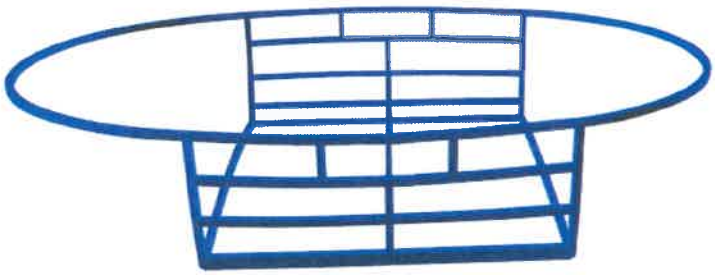
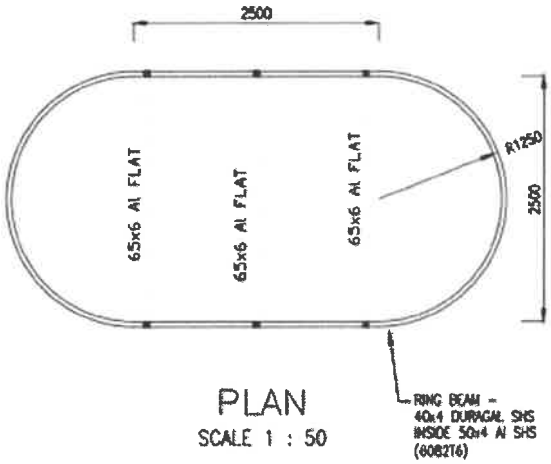
Dated: 19 December 2025







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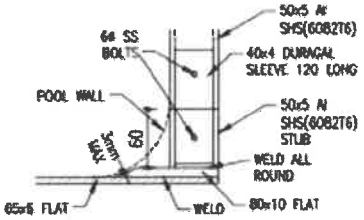

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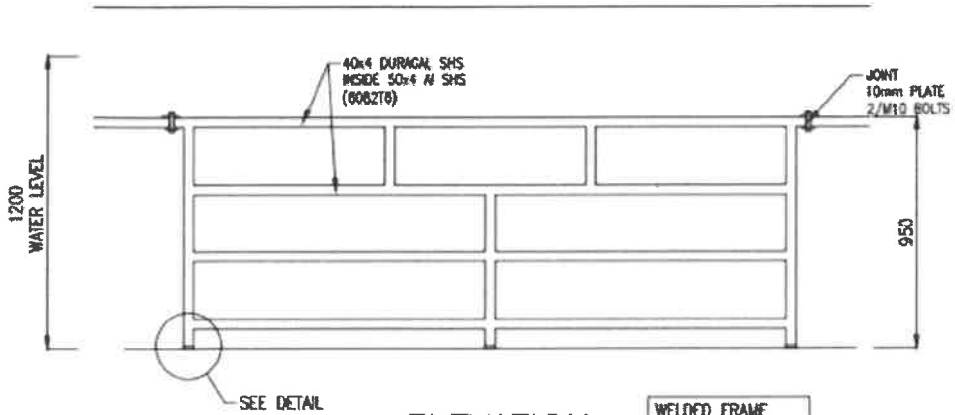
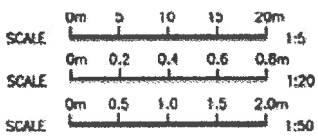


ELEVATION
SCALE 1 : 20

WELDED FRAME
ALL FRAMING 50x5 Al
SHS (6082T6) UNO



Form 15 Compliance certificate for building design or specification

Queensland Government

This form is the approved form that must be used in accordance with section 10 of the *Building Act 1975* and sections 73 and 77 of the Building Regulation 2021 (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

Where applicable, the description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address	45-49 PORT CURTIS RD		
		Suburb/locality	PORT CURTIS
State	Choose an item. QLD	Postcode	4700

Lot and plan details *(attach list if necessary)*

567 SP309945

Local government area the land is situated in

ROCKHAMPTON

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
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2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

- Schooner Pool – Structural adequacy of Poly Pool
- 5m long x 2.5m wide x 1.4m high.
- Pool manufactured from Microstuff 6110UV moulded under heat.
- 9mm nominal wall thickness.
- The Schooner Pool can be buried up to half it's depth. Consult a Structural Engineer for site specific installation requirements.

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.

- CALCULATIONS TO AS 1170, AS 1170.1, AS 1838, AS 1664.1, AS 4100.
- Foundation material to have a minimum bearing capacity of 100kPa
- Polyethylene minimum tensile yield strength – 19.5MPa

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

- Polyworld Schooner Pool Product Drawing.
- Microstuff Polymers Technical Data Sheet attached.

5. Building certifier reference number and building development approval number

Building certifier reference number	Building development application number *(if available)*

6. Appointed competent person details

Under Part 6 of the Building Regulation 2021 a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name *(in full)*	PETER KAIRU		
Company name *(if applicable)*	AUSTICA PTY LTD		
Contact person	P.KAIRU		
Business phone number		Mobile	0422468514
Email address	peter.kairu@austica.net.au		
Postal address	P o Box 1007		
		Suburb/locality	Mount Ommanney
State	QLD	Postcode	4101
Licence class or registration type *(if applicable)*			
Licence or registration number *(if applicable)*	MIEAust Chartered Engineer 3473760. RPEQ 10198		

7. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

Signature		Date	08/11/2023

LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s	

ROCKHAMPTON REGIONAL COUNCIL

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Appendix – explanatory information

IMPORTANT NOTE: It is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (section 10 of the *Building Act 1975* (Building Act) and 73 and 77 of the Building Regulation 2021 (BR 2021).

A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

What is the purpose of this form? (section 10 of the Building Act and sections 73 and 77 of the BR2 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

Can a manufacturer or supplier give this Form 15?

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons.**

What is required if a manufacturer or supplier did not do the design work for the product?

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is the Microsoft Word version, that you can download and edited to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

ROCKHAMPTON REGIONAL COUNCIL

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Appointed competent person (design-specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons.**

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

ROCKHAMPTON REGIONAL COUNCIL

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Preliminary Approval No.: D/177-2025

Dated: 19 December 2025

Patcol Group Pty Ltd
ABN 98 620 245 598
www.patcol.com.au

45-49 Port Curtis Road, Port Curtis

Flood Hazard Assessment

Project Name:	Flood Hazard Assessment
Patcol Reference Number:	25-509
Project Address:	49 Port Curtis Road, Port Curtis, QLD (Lot 567/SP309945)
Client:	Phil Trovato

Issue Date	Version	Description	Approved
06.11.25	0	Original Issue	Scott Thomas
13.11.25	1	Revision Issue	Scott Thomas

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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Preliminary Approval No.: D/177-2025

Dated: 19 December 2025

1. INTRODUCTION

Patcol has been engaged to prepare a Flood Impact Assessment (FIA) to support the Development Application (DA) of 49 Port Curtis Road, Port Curtis. The site covers an area of 2278.18m^2 and is bounded by Port Curtis Road to the West, existing residential to the south and vacant residential lots to the East and North, as illustrated in Figure 1.

The site is subject to flooding from the Fitzroy River, and hence the site DA must address the requirements of the Council's Flood Hazard Overlay Code, as detailed herein, with code responses provided in Appendix A.

Currently, the site features a single residential building at the front towards Port Curtis Road, and a closed shed located at the rear end of the property. The front portion of the site, spanning 37.1m, is relatively level, with elevations ranging from 6.29m to 6.52m Australian Height Datum (mAHD). Towards the rear, the land gradually slopes downwards, reaching approximately 6.29mAHD.

The proposed development involves the construction of a concrete base slab for the above-ground schooner pool installation. This development will increase the impervious area in the backyard, as shown in Appendix B.

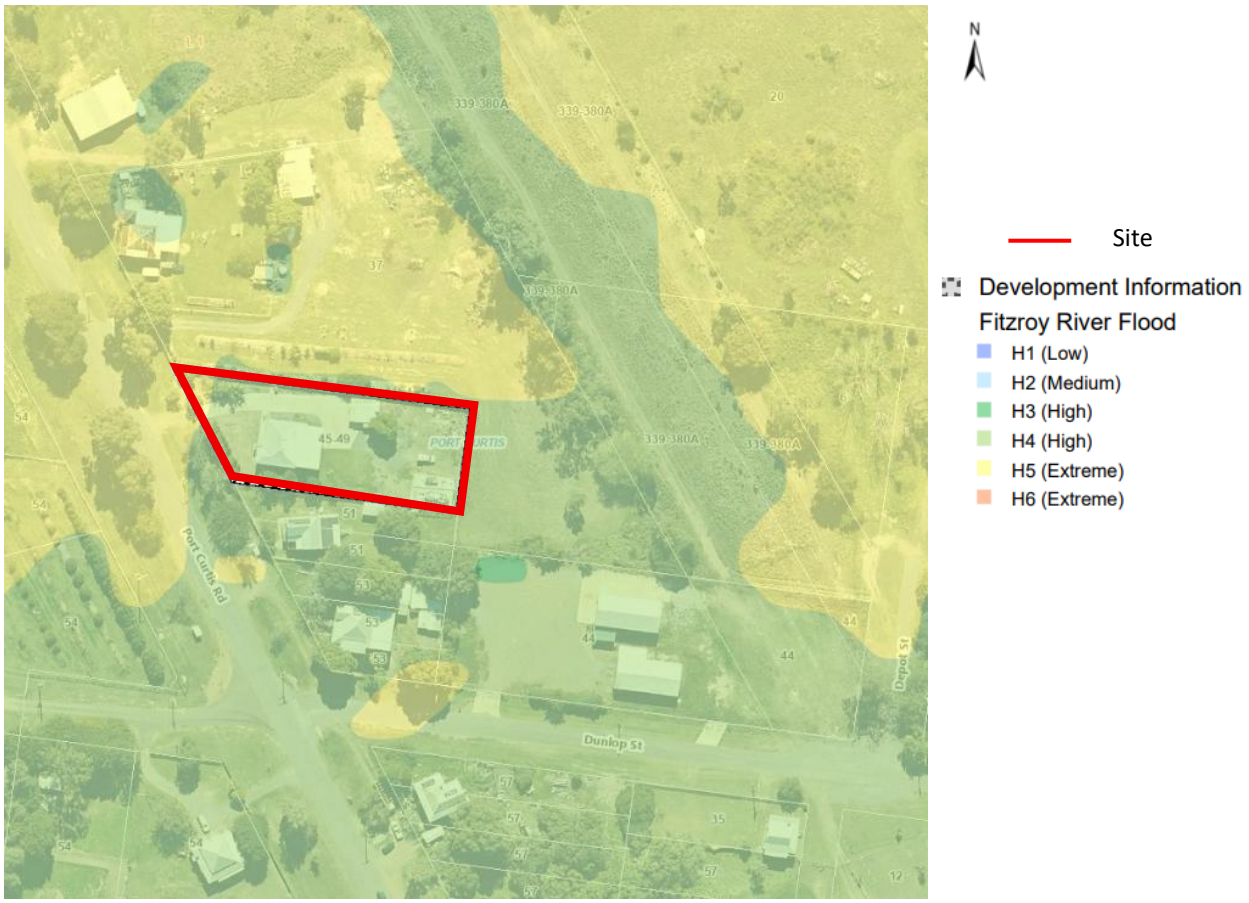

Figure 1 - Site Location with Flood Hazard overlay map (RRPS)

2. FLOOD ASSESSMENT

Based on the data obtained from the council, it has been determined that the property is susceptible to flooding, which has prompted a thorough evaluation of all planning and development activities. Special attention has been given to the potential risks to both individuals and property, as well as the natural floodplain characteristics and the potential impact of a river flood event.

In particular, the provisions outlined in the report address the Annual Exceedance Probability (AEP) 1% data, providing a comprehensive framework to manage and mitigate the risks associated with flooding in the area.

3. EXECUTIVE SUMMARY

This proposed alteration to the existing property will lead to a minor loss of flood storage. The proposed pool will be installed over a proposed ground slab using a structural frame.

The proposed pool is approximately 5.0m in length and 2.5m in width. The proposed development will result in no changes to the existing Finished Floor Levels (FFLs). The development does not affect the overall effects of the flood on neighbouring properties.

4. EXISTING SITE CONDITIONS

As per the figure below, the whole site is affected by riverine catchment flow.

Figure 2: Excerpt from AECOM Flood Study 2014

Figure 2 is an extract from the report "Flood Study Report Fitzroy River Flood Study, Rockhampton Regional Council" which was completed by AECOM in 2014. This report shows that the peak depth in a 100-year ARI is 1.0m to 1.5m.

The following are the observed points to be considered:

1. Any further habitable development at the property should be developed considering the riverine flow. This is to be considered to achieve no material change to existing hydraulic parameters and no loss of storage.
2. As there will be no change to depth or velocity, there will be no increase to the site's Flood Hazard Category.
3. The site has no proposed development outside the proposed pool installation on the ground.
4. The standard notice period for previous Riverine Flooding events has been two weeks, and we expect this to remain unchanged in the future. The following measures should be considered:
    a) Removal of loose material and potential debris.
    b) Relocation of all furniture or electrical equipment off-site.
    c) Relocation of all animals off-site.
    d) Open all doors to allow ingress of flood waters.

5. STORMWATER HEIGHTS

Based on the flood study by the council, it is evident that the whole property is affected severely by riverine flow, the 1% AEP Riverine Water Surface Level (WSL) maximum 8.02m AHD. Therefore, in the event of any high overland flow during a storm event, it could be managed using the same provisions nominated to mitigate the riverine flooding. The below suggests that the property is likely to experience significant flood risk if not managed under the Rockhampton Flood Management Area, and appropriate measures should be put in place to manage any potential flooding that may occur.

6. CONCLUSION

The existing property is affected by a 1%AEP flooding event and does not impact flood flow either upstream or downstream. The property conforms to the acceptable outcomes as set out by the RRC planning scheme.

Yours sincerely,

Scott Thomas
Manager – B. Eng (Civil/Structural) RPEQ 16203, RPEV PE0002624
scott@patcol.com.au

Appendix A: Flood Hazard Area Overlay Code

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Fitzroy River – H1 or H2 or North Rockhampton flood management area or Creek catchment planning area 2

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

Performance outcomes	Acceptable outcomes
Development in Fitzroy River flood areas – H1 (low hazard area) or H2 (medium hazard area) or North Rockhampton flood management area or Creek catchment flood - planning area 2 Editor's note—Refer to overlay maps OM-8A and OM-8C	
PO1 Development (including extensions) for non-residential purposes is able to provide a safe refuge for people and for the storage of goods during times of flood inundation.	**AO1.1** For non-residential development, at least thirty (30) per cent of the gross floor area of all new buildings and structures is located a minimum of 500 millimetres above the defined flood level. Editor's note—Areas less than those nominated above may be supported where accompanied by a flood impact report in accordance with SC6.10— Flood hazard planning scheme policy. Development is for non-residential purposes. **AND** **AO1.2** 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. Development is for non-residential purposes.
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. Not Applicable **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. This report demonstrates 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.
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. No hazardous materials, hazardous manufacturing equipment or hazardous containers are to be stored at the site. 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.

Fitzroy River – H3-H4 or H5-H6 or Creek catchment flood planning area 1

Table 8.2.8.3.1 Development outcomes for assessable development and requriements for accepted development (part)

Performance outcomes	Acceptable outcomes
Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas) or Creek 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. The development does not further intensify the existing site's land use or increase the risk to people or property. The proposed new structure within the site is located within the H4-H5 hazard category. OR AO4.1.2 Where involving the replacement or alteration to an existing non-residential building or structure:

	1. there is no increase in the existing or previous buildings' gross floor area; and 2. 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. As provided in the report OR AO4.1.3 Where involving the replacement or alteration to an existing caretaker's accommodation, dwelling house or dwelling unit: 1. there is no increase in the number of dwellings; 2. there is no increase in the existing or previous buildings' gross floor area; and 3. the finished floor level of all habitable rooms shall be constructed a minimum of 500 millimetres above the defined flood level. Not Applicable 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. The structure does fall within the rural zone; however, the proposed development does not exceed 50 square metres.
PO5 Development avoids the release of hazardous materials into floodwaters..	**AO5.1** Materials manufactured, used or stored on site are not hazardous in nature. No hazardous materials to be manufactured, used or stored on site.

Fitzroy River – all hazard areas, North Rockhampton flood management area or Creek catchment – all planning areas

Table 8.2.8.3.2 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes
Development in Fitzroy River flood area – all hazard areas, North Rockhampton flood management area or Creek 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. As detailed in this report the development minimises 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. No underground carparks.
PO10 Development: 1. does not result in any reduction of onsite flood storage capacity; or 2. does not result in any change to depth, duration or velocity of floodwaters within the premises; and 3. does not change flood characteristics outside the premises, including but not limited to causing: 1. loss of flood storage; or 2. loss of or changes to flow paths; or 3. acceleration or retardation of flows; or 4. 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. a) Results in some loss of floodplain storage associated with the pool construction. This minor loss of floodplain storage is insignificant and results in no increase in flood levels. b) Does not result in any change to depth, duration or velocities within the premise. c) Does not significantly change the flood characteristics external to the site.
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: 1. is not located within the flood hazard area; and has at least one (1) flood free access road. Development is not essential community infrastructure, community facilities or public asset.

PO12 Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to: 1. evacuation time; 2. number of persons affected; 3. types of vehicles necessary for evacuation purposes; 4. the distance to flood free land; and the evacuation route.	**AO12.1** Trafficable access to and from the development complies with the Capricorn Municipal Guidelines. The development does not significantly change the access to the site from the existing pre-developed conditions. **AND** **AO12.2** Trafficable access to and from the development within the creek 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 creek 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.

Fitzroy River – H3-H4 or H5-H6, North Rockhampton flood management area or Creek catchment – planning area 1

Table 8.2.8.3.2 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes
Development in Fitzroy River flood areas – H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas), North Rockhampton flood management area or Creek 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 with the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area and Creek catchment planning area 1.	No acceptable outcome is nominated. The development falls under a residential plot.

FITZROY RIVER – ALL HAZARD AREAS, NORTH ROCKHAMPTON FLOOD MANAGEMENT AREA OR CREEK CATCHMENT – ALL PLANNING AREAS

TABLE 8.2.8.3.2 DEVELOPMENT OUTCOMES FOR ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes
Reconfiguring a lot **Development in Fitzroy River flood area – all hazard areas, North Rockhampton flood management area or Creek catchment flood - all planning areas**	
PO14 **Development does not result in the creation of additional lots.**	**AO14** **Reconfiguring a lot does not result in new lots.** Not applicable.

FLOODPLAIN INVESTIGATION AREA

TABLE 8.2.8.3.2 DEVELOPMENT OUTCOMES FOR ASSESSABLE DEVELOPMENT

Performance outcomes	Acceptable outcomes
Development in floodplain investigation area	
PO15 **Development provides vehicle access to a road network that is sufficient to enable safe access.**	No acceptable outcome is nominated. Not applicable.
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.	**AO16** **Onsite access to a building envelope or fill area is provided over land that is designated as a low flood hazard.** No changes have been made to the existing onsite access.

Operational work

Table 8.2.8.3.2 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes
Operational work	
PO17 Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.	**AO17.1** 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. The development includes the construction of the ground slab and installation of the pool, which does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.

Appendix B: Proposed Development Site Plan

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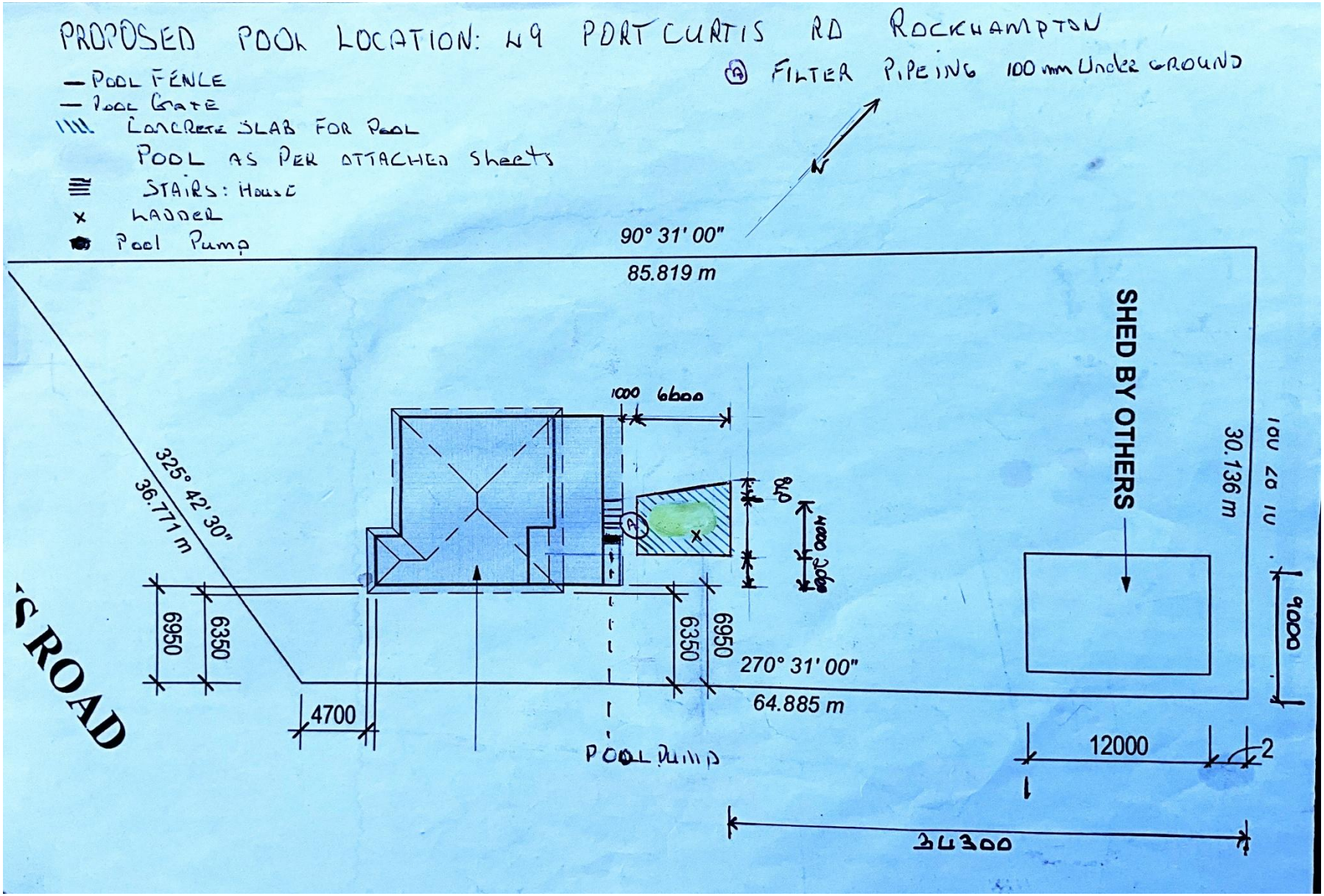
PROPOSED POOL LOCATION: 49 PORT CURTIS RD ROCKHAMPTON
— POOL FENCE
— POOL GATE
CONCRETE SLAB FOR POOL
POOL AS PER ATTACHED Sheets
STAIRS: House
LADDER
Pool Pump
(A) FILTER PIPEING 100 mm Under GROUND
90° 31' 00"
85.819 m
SHED BY OTHERS
30.136 m
325° 42' 30"
36.771 m
1000
6800
6950
6350
6350
6950
4700
270° 31' 00"
64.885 m
POOL PUMP
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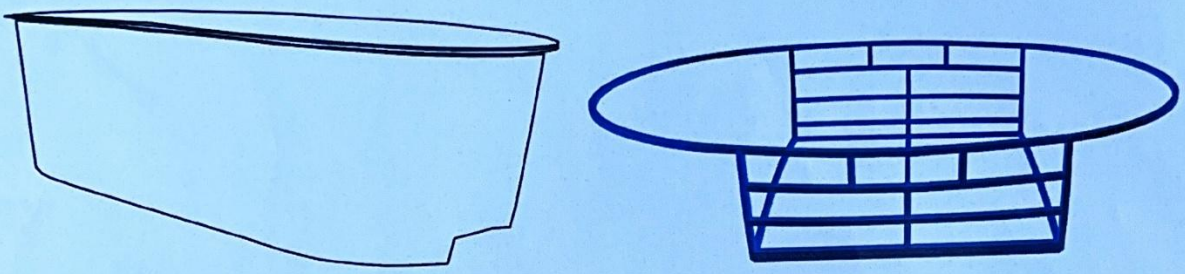
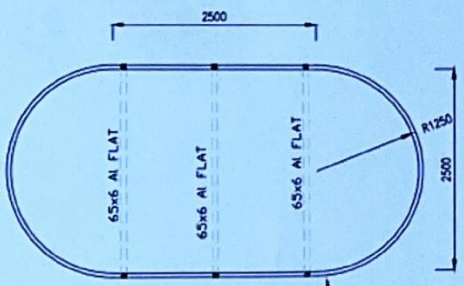
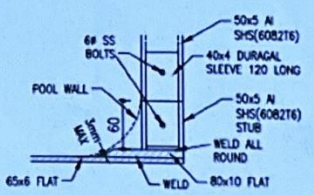
Schooner Pool & frame Drawings

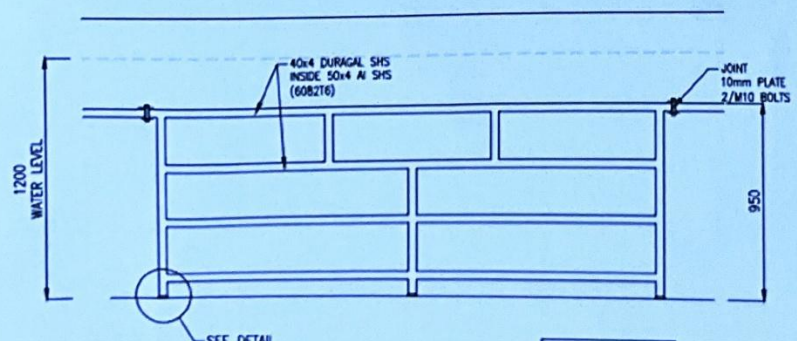




PLAN
SCALE 1 : 50



DETAIL FOR POST BASE
SCALE 1 : 5



ELEVATION
SCALE 1 : 20

WELDED FRAME
ALL FRAMING 50x5 Al SHS (6082T6) UNO