MCE
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25 Jellicoe Street, Port Curtis 4700

Flood Statement

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/28-2026

Dated: 25 March 2026

DATE
3 December 2025

REF
R002-25-26-013

CLIENT
Terry Bain

COMMERCIAL IN CONFIDENCE

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Document Information

Prepared for	Terry Bain
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Revision	Date	Description of Revision	Prepared by	Approved by		
				Name	Signature	RPEQ No
A	3/12/2025	Original Issue	D.Sleaford	R. Bywater		23569

Contents

Appendices

1 Introduction

McMurtrie Consulting Engineers (MCE) have been engaged by Terry Bain to provide a Flood Statement report to support the proposed construction of a structure in the Flood Overlay zone. The site is located at 25 Jellicoe Street, Port Curtis 4700, on land described as Lot 32 on RP600807.

The proposed development includes:

- A 12m x 6.3m steel shed and 'garaport'.

2 Flooding Assessment

2.1 Existing Conditions

The site is a residential lot with a single dwelling located centrally on the property.

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:

- Fitzroy River Flood, H4-H5 Hazard Classification

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	8.68	0.46	N/A	N/A
5% AEP	7.65	0.34	N/A	N/A
10% AEP	6.86	0.06	N/A	N/A

Based on the ground surface level measured from LiDAR at the location of the proposed development, 6.80m 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	1.88	N/A
5% AEP	0.85	N/A

Figure 1 - Site Layout Plan

2.2 Flood Impact

The results of the flood search indicate that in a 1% AEP riverine flooding event the proposed shed will be flooded to an approximate depth of 1.88m with a max velocity of 0.46m/s. The proposed shed will also be flooded in a 5% AEP riverine flooding event, with an approximate depth of 0.85m and a max velocity of 0.34m/s. The structure will be provided with large roller doors at each end which will allow the free movement of water into and through the structure during a flooding event. Therefore, negligible afflux is expected as flows will be effectively unimpeded by the structure. No earthworks are proposed as part of the development and therefore no loss of flood storage is expected.

With reference to the Australian Disaster Resilience Handbook *Guideline 7-3 Flood Hazard*, the flooding at the location of the proposed development would be categorised as H4 flooding which indicates it is unsafe for people and vehicles. Given the structure is primarily a non-habitable Class 10a structure that is intended for storage and similar uses, it is unlikely that the structure's use will put these user groups at risk. Any vehicles (and other items) should be removed from the structure prior to a flood event – refer to Section 2.3 of this report for information on the emergency management procedure recommended. It is suggested that the structure should be designed to accommodate for the structural loading that the flooding will induce.

The local creek catchment 1% AEP event will flood some of the lower sections of the property but will not flood the proposed shed.

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 pose a risk to people and therefore sheltering in place would be more appropriate in such events.

The occupants of the existing 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 Jellicoe 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.

2.4 Consideration of ARR V4.2 Climate Change

Australian Rainfall and Runoff (ARR) was updated in the second half of 2024 to incorporate changes to the way climate change is accounted for in the estimation of rainfall and application of other hydrologic parameters such as losses. For most catchments, and particularly small catchments where the critical storm duration is relatively short, this has resulted in a significant increase in rainfall depths, and therefore increases in flooding depths. At the time of writing this report, ARR V4.2 has not been formally adopted by the Local Government Authority (LGA), nor any local design guidelines.

It is recommended that further analysis should be undertaken to better understand the implications of ARR V4.2 on the flood levels reported by the LGA as part of the associated flood search, which is understood to be based on data that precedes ARR V4.2. At the time of reporting, insufficient data was available to predict this impact, however it is noted that the Defined Flood Event (DFE) level identified in this report is most likely lower than both current (2025 *with climate change* assumptions) and future (2090+) flood levels. Without further information (i.e. 1% AEP to Probable Maximum Flooding mapping) to interpolate between, or updated and formally adopted flood mapping, the impacts of the likely higher flood levels and changes in flow characteristics are unknown and are beyond the scope of this report.

3 Conclusion

The proposed development is a 12m x 6.3m shed and garaport in the Flood Overlay zone located at 25 Jellicoe Street, Port Curtis 4700, on land described as Lot 32 on RP600807. The development is not expected to result in a material increase in flood level or flood hazard upstream, downstream or adjacent to the site.

The development will however be subject to a flood hazard classification of H4 in a 1% AEP riverine flood. 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.

Appendix A: Flood Hazard Overlay Code Responses

Table 3 - RRC Flood Hazard Overlay Code Table 8.2.8.3.1

Performance Outcomes	Acceptable Outcomes	Responses
Development in Fitzroy River flood areas – H1 (low hazard area) or H2 (medium hazard area) or North Rockhampton flood management area or Local 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. **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.	**AO1.1** Not Applicable – development is for residential purposes however is a non-residential/habitable structure. Evacuation in lieu of shelter-in-place is more appropriate for the site so area for refuge is not necessary. **AO1.2** Complies – as provided in this document.

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 – no habitable rooms are proposed as part of the structure. **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.	**AO4.1.1** 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: (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 caretaker's 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	**PO4** Complies - The development of the lot does not intensify the existing use (predominantly residential in nature, regardless of it's rural zoning). The proposed structure is ancillary to the existing use.

	are set back a minimum of twenty (20) metres from all site boundaries.	
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 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** Development does not involve new buildings or structures.	**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 has been sited on the highest area of available ground.
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: (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: a. loss of flood storage; or b. loss of or changes to flow paths; or c. acceleration or retardation of flows; or d. 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 or actionable 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: (a) is not located within the flood hazard area; and (b) 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: (a) evacuation time; (b) number of persons affected; (c) types of vehicles necessary for evacuation purposes; (d) the distance to flood free land; and (e) the evacuation route.	**AO12.1** Trafficable access to and from the development complies with the Capricorn Municipal 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** Complies – the structure is not for a residential use (Class 10a) and therefore does not correlate to a need to evacuate that didn't already exist due to the existing dwelling. Notwithstanding, the nature of the riverine flooding means significant warning time will allow for evacuation prior to flooding occurring.

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 with the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area and Local catchment planning area 1.	No acceptable outcome is nominated.	**PO13** Complies – not a residential structure.

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 map OM-8A and OM-8C		
PO14 Development does not result in the creation of additional lots.	**AO14.1** Reconfiguring a lot does not result in new lots.	**AO14.1** Not Applicable – not an ROL

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		

PO15 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 planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	No acceptable outcome is nominated.	**PO15** Not applicable – not within the floodplain investigation area.
PO16 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.	**AO16.1** 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. 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*V=0.4m2/s.	**AO16.1** 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		
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.	**PO17** Complies – no material impedance of flow expected or worsening of flood flows external to the site expected.

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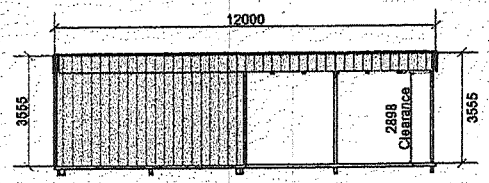
Appendix B: Structure Plans

REFER TO ATTACHMENT

OPENING SCHEDULE	
Code	Stock
RD1	5000mm x 2610mm



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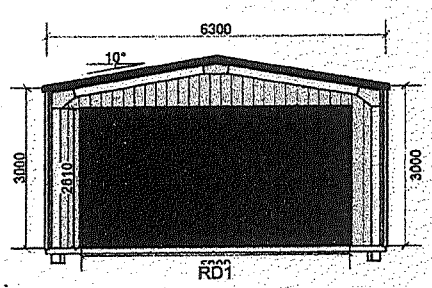

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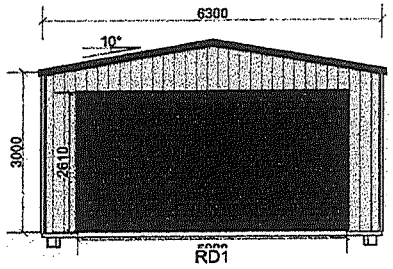

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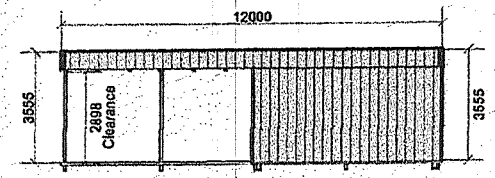
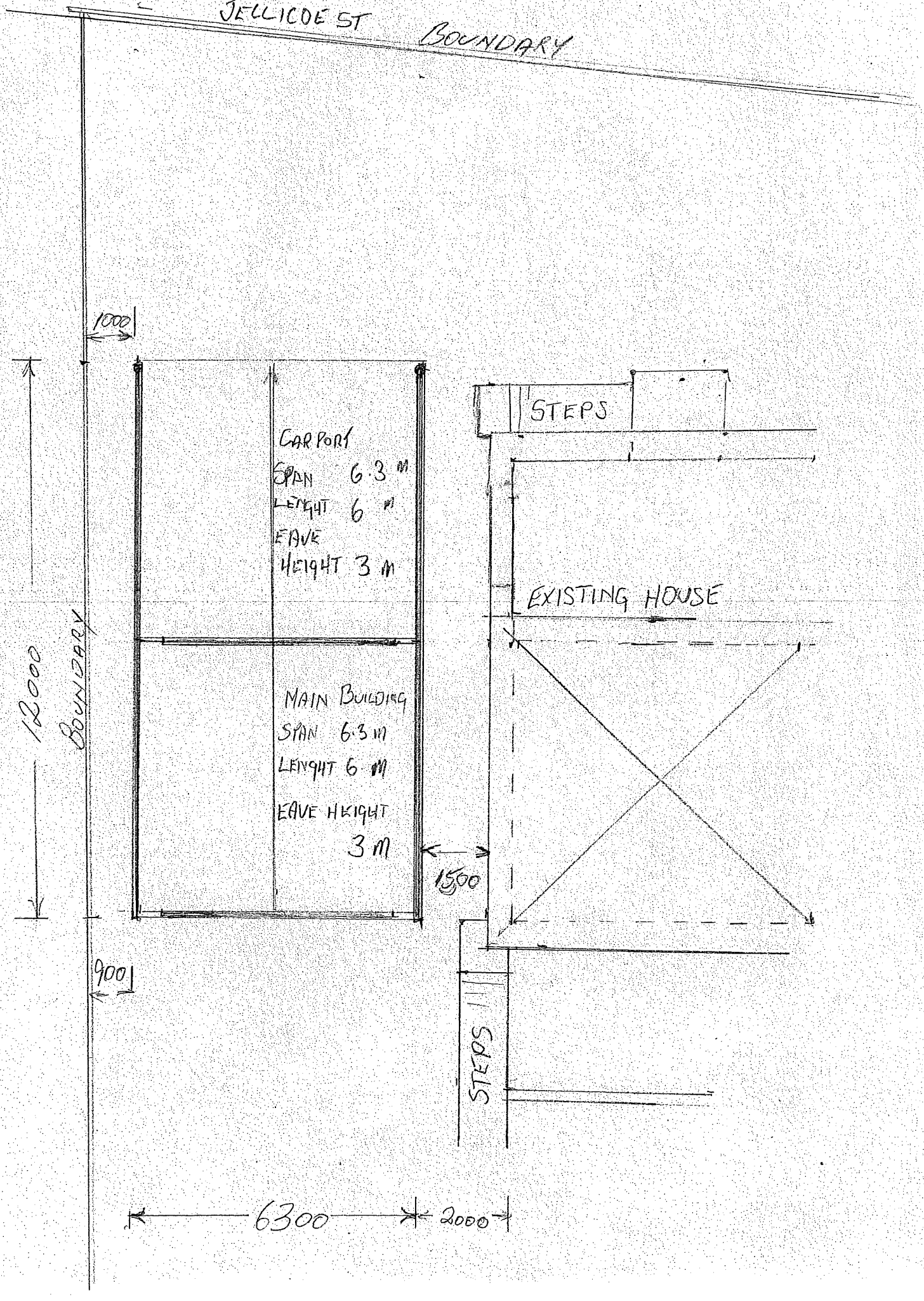


Right

Elevation w/cladding

Project No:	-P10799	Site:	25 Jellicoe St, Port Curtis QLD 4700	Region:	Date: 21/10/2025
Customer:	Terry Bain	LOT:	RP/SP:	Terrain Cat:	Sheet 2 / 2
PH:		Quote Name:	Shed with a 6m Garaport	ULT Wind Speed:	
MOB:	0408380071	Drawing Set:	CLADELEV1	Servicability:	

25 JELLICOE ST
PORT CURTIS



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Appendix C: Flood Search Report

REFER TO ATTACHMENT

Flood Report
RP600807/32 - 25 Jellicoe Street Port Curtis QLD 4700

REPORT DATE **14 November 2025**

PROPERTY DETAILS	
Address	25 Jellicoe Street Port Curtis QLD 4700
Parcel ID	RP600807/32
Land use	Single Dwelling
Riverine catchment	Fitzroy River Flood Study
Creek Catchment	
Mitigation Area	N/A
Horizontal Datum	MGA Z56, GDA 2020
Elevation / WSL	mAHD
Velocity	m/sec
Ground elevation (min)	6.74
Ground Elevation (max)	7.31

No additional comments for this property.

RIVERINE		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	*8.68*	*0.46*
5% AEP	*7.65*	*0.34*
10% AEP	*6.86*	*0.06*

CREEK \ LOCAL CATCHMENT		
	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*