

Our Ref J17013_Lt10.docx

25 July 2025

Tapsell Consulting Engineers

Attention: John Tapsell

Email: john.tapsell@tapsellconsultingengineers.com.au



ALLAN & DENNIS PTY LTD

ABN 20 621 755 440

PHONE 07 3899 8379

2/505 LYTTON ROAD
MORNINGSIDE QLD 4170

ALLANDENNIS.COM.AU

Dear John,

**32 REANEY STREET, BERSERKER
FLOOD ASSESSMENT IN RESPONSE TO COUNCIL INFORMATION REQUEST**

1. INTRODUCTION

Allan & Dennis (A&D) have previously conducted a Flood Impact Assessment (FIA) to support the Development Application (DA) of 32 Reaney Street, Berserker, described as Lot 1 and 2 RP 603338 (the Site) in 2018 to for the construction of a new residential dwelling on the site. That assessment determined that the proposed development resulted in no adverse flood impacts external to the Site.

Since then, a new DA has been submitted to Council for a 7 m x 7 m carport and swimming pool, as shown in the attached reference drawings. Council subsequently issued an Information Request (IR) dated 07 April 2025 (ref: D/50-2025) a response to the relevant flooding items of the IR is detailed herein.

2. SITE AND PROPOSED WORK

The site is situated on the bank of the Fitzroy River, and as such, ground levels vary from -1.5 m AHD to 7.9 m AHD. It is noted that the cadastral boundaries of the site extend into the Fitzroy River, as such the lower parts of the site are generally inundated during the normal tidal cycle of the river.

It is proposed to construct a swimming pool and carport on the northern part of Lot 1 RP 603338 adjacent to the existing carport located on Lot 2 RP 603338, as shown in the reference drawings attached to this report. The proposed carport slab will be constructed to the same level as the existing carport at 7.87 m AHD.

It is noted, that the previous FIA prepared by A&D utilised Council's 2014 Fitzroy River hydraulic model that has since been superseded by Council's 2018 Fitzroy River model. Of note, the 1% AEP at the site also changed, as detailed in Table 1.

TABLE 1 1% AEP FLOOD LEVEL

AEP (%)	Data Source	Flood Level (mAHD)
1	Fitzroy River 2014 hydraulic model	8.32
1	Fitzroy River 2018 hydraulic model	8.62

It is noted, that the change in 1% AEP flood levels at the site do not affect the proposed carport level, as it would also be located below the previous 1% AEP.

3. RESPONSE TO COUNCIL INFORMATION REQUEST

Council issued an IR dated 07 April 2025 (ref: D/50-2025) a response to the relevant flooding items of the IR is detailed herein.

- | | |
|-----|---|
| 1.0 | The proposed development site is located within the Flood Hazard Overlay (Fitzroy River H5-Extreme) in accordance with the Rockhampton Region Planning Scheme flood mapping. |
| 1.1 | Please provide a flood report prepared by a registered professional engineer of Queensland (RPEQ) that certifies that the development in the flood area will not result in a material increase in flood level of flood hazard on upstream, downstream or adjacent properties. |

Given that Council's Fitzroy River 2018 hydraulic model uses a 15 m computational grid, it is not considered necessary nor practical to conduct hydraulic modelling of the proposed development. Instead, a simple velocity head calculation was undertaken to determine the likely impact in water levels associated with the proposed development.

The proposed carport will consist of an open sided structure with a roof supported by several 0.59 m x 0.59 m brick columns. In terms of regional Fitzroy River flooding, the 7 m wide proposed carport is supported by three of these brick columns, resulting in a reduction of flood conveyance width of 1.77 m.

The maximum 1% AEP flood velocity over the site is approximately 1.58 m/s along the lower parts of the site within the Fitzroy River. The maximum 1% AEP flood velocity in the vicinity of the proposed carport is 1.08 m/s. It is expected the localised reduction in Fitzroy River flood conveyance may result in a localise increase in flood levels on approximately 6.8 mm

Whilst this increase in insignificant and will not result in a material increase in flood level of flood hazard on upstream, downstream or adjacent properties. It is further noted that the actual change in water levels at the site are likely to be less as the proposed carport and swimming pool are located immediately downstream from an existing carport that is at the same level (7.87 m AHD) as the proposed carport, and from a Fitzroy River flooding perspective, is located within the shadow of upstream existing obstructions.

- | | |
|-----|---|
| 2.0 | <p>Please provide an assessment against the Flood Hazard Overlay Code of the Rockhampton Region Planning Scheme 2015 (version 4.4), that demonstrates and provides reasonable justification that the proposed development does not involve the further intensification of land use and does not increase the risk to people and property.</p> <p>Note: it is generally recommended that no enclosed buildings or structures be provides to the 1% AEP flood depth to allow waters to evenly disperse. Further, storage areas should not be contained within the 1% Annual Exceedance Probability (AEP) flood inundation area of be located above the defined flood level. Alternatively, should this not be achieved, justification will need to ne provided on how risk and impacts are to be mitigated.</p> |
|-----|---|

Whilst situated within Flood Hazard Category H5 and below the 1% AEP, the proposed development:

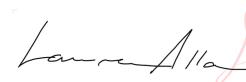
- Is for non-habitable uses, and as such, will not result in any land use intensification that would increase the risk to people or property;
- Is for an open-sided carport and as such does not include any enclosed buildings or structures; and

- Being and open carport, will generally only be used to store vehicles.

Notwithstanding this, a response to Council's Flood Hazard Overlay Code is contained in Appendix A of this report.

If you require further clarification on any of the above or additional information is required please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Laurence Allan', with a red circular stamp over it.

RPEQ 17118
2025.07.25 15:22:56 +10'00'

LAURENCE ALLAN BE (CIVIL) MIEAUST RPEQ

Principal Engineer

Enclosed: Reference Drawings
 Appendix A – Flood Hazard Overlay Code Response
 Appendix B – Flood Search Report



APPENDIX A

Flood Hazard Overlay Code Response

ALLAN & DENNIS

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;

- h. wherever practical, essential community infrastructure, community facilities and supporting infrastructure are located and designed to function effectively during and immediately after flood events;
- i. development contributes to effective and efficient disaster management response and recovery capabilities; and
- j. natural processes and the protective function of landforms and vegetation are maintained in flood hazard areas.

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.

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.

8.2.8.3 Specific benchmarks for assessment

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

Performance outcomes	Acceptable outcomes	Comments
Development in Fitzroy River flood area — 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	AO1.1 Not Applicable, the development is for a residential site.

	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.	AO1.2 Complies – as detailed 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, development does not propose and habitable rooms. AO1.2 Complies – as detailed 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 <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.	AO3.1 Will Comply. No hazardous materials or hazardous manufacturing equipment or hazardous containers are proposed to be located within the proposed development.
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	AO4.1 AO4.1.1 Development does not involve new buildings or	AO4.1.1

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.	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 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.	Applicable, the development involves the construction of a new open-sided carport and swimming pool. AO4.1.2 Not applicable. The development does not involve the replacement or alteration to an existing non-residential building or structure. AO4.1.3 Not applicable. The development does not involve the replacement or alteration to an existing caretakers' accommodation, dwelling house or dwelling unit. AO4.1.4 Not applicable. The development is not located in the rural zone.
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 hazardous

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

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 Compiles – the proposed development is located on the highest area of the site.
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. The development does not include underground car parking.
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	No acceptable outcome is nominated.	PO10 Compiles – the proposed development the proposal does not result in a loss of flood storage, increase in depth / velocity and does not change the characteristics of flooding.

site-based flood study that investigates the impact of the development on the floodplain and demonstrates compliance with the relevant performance outcome.		
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. The development does not include essential community infrastructure or community facilities.
Development in Fitzroy River flood areas — H3-H4 (high hazard areas) or H5-H6 (extreme hazard areas), North Rockhampton flood management area or Local catchment flood — planning area 1 Editor's note—Refer to overlay maps OM-8A and OM-8C		
PO13 Development that involves temporary or moveable residential structures (for example caravan parks and camping grounds) are not located within the Fitzroy River high and extreme hazard areas, North Rockhampton flood management area or Local catchment planning area 1.	No acceptable outcome is nominated.	PO13 Not applicable. The development does not include temporary or moveable residential structures.
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).	AO14.1 Not applicable. The development is not for a Reconfiguring a lot application.

PO15 Development does not result in the worsening of flooding to external properties. Editor's note— Refer to the Queensland Urban Drainage Manual (QUDM) regarding the lawful discharge to stormwater.	No acceptable outcome is nominated.	PO15 Not applicable. The development is not for a Reconfiguring a lot application.
Development in floodplain investigation area Editor's note—Refer to overlay map OM-8B		
PO16 Development provides vehicle access to a road network that is sufficient to enable safe access. Editor's note—The floodplain investigation area is mapping supplied by the Queensland Reconstruction Authority for possible flood affected areas, where local verification is yet to be completed. A flood hazard assessment in accordance with SC6.10 — Flood hazard risk planning scheme policy can be undertaken to verify the potential risk of a flood event occurring.	No acceptable outcome is nominated.	PO16 Not applicable. The development is not located in a in floodplain investigation area.
PO17 Onsite access is provided to a building envelope or fill area in which a building is to be constructed. The access is located on land classified as a low flood hazard in the defined flood event.	AO17.1 Onsite access to a building envelope or fill area is provided over land that is designated as a low flood hazard. Editor's note—For the purposes of the above requirements in respect of an access area or a road which provides access to the development a low flood hazard means: 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 $D*V=0.4m^2/s$.	AO17.1 Not applicable. The development is not located in a in floodplain investigation area.
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.	AO18.1 Compiles – the proposed development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.
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APPENDIX B

Flood Search Report

ALLAN & DENNIS



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

7 April 2025

Your Ref: -
Telephone: 07 4936 8099
Email: developmentadvice@rrc.qld.gov.au

Gracemere Surveying & Planning Consultants Pty Ltd
PO BOX 379
GRACEMERE QLD 4702

Dear Sir/Madam

**FLOOD INFORMATION REQUEST FOR 32 REANEY STREET, BERSERKER QLD 4701
DESCRIBED AS LOT 1 ON SP346299**

Council is in receipt of your application dated 28 March 2025 requesting flood information for 32 Reaney Street, Berserker, and more properly described as Lot 1 on SP346299.

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 Fitzroy River and Local Creek flooding event. 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

A handwritten signature in black ink, appearing to read 'Mohit Paudyal', with a stylized flourish at the end.

Mohit Paudyal
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: 32 Reaney Street, Berserker

Lot Details: Lot 1 on SP346299

Date of Issue: 7 April 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 arriving 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.

Disclaimer

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Property Details

Address: 32 Reaney Street, Berserker
Lot and plan: Lot 1 on SP346299

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: Affected

The property is identified as being at risk of flooding from the Fitzroy River. 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 river 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.

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.

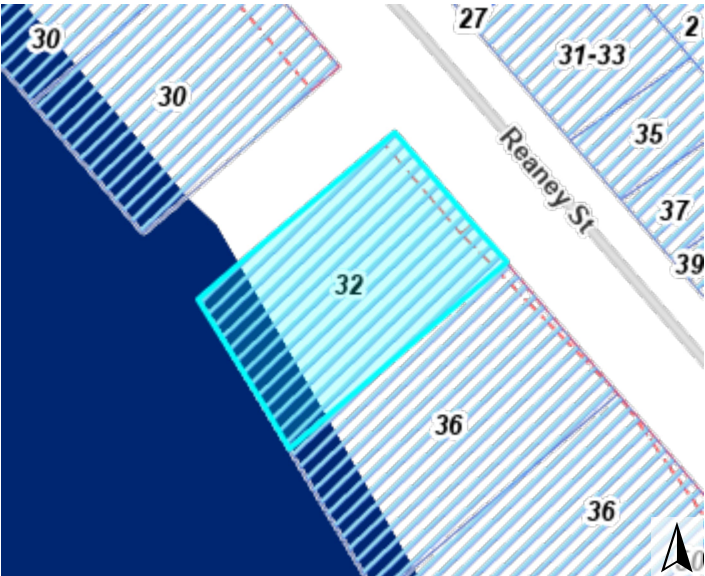
For your information:

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.

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 arriving from anyone using or relying on the information for any purpose.

Flood Report
SP346299/1 - 32 Reaney Street Berserker QLD 4701



REPORT DATE 3 April 2025

PROPERTY DETAILS			
Address	32 Reaney Street Berserker QLD 4701		
Parcel ID	SP346299/1	Assessment	125800
Land use	Shed/Garage etc		
Riverine catchment	Fitzroy River Flood Study		
Creek Catchment	Moores Creek Local Catchment Study 2018		
Mitigation Area	N/A		
Horizontal Datum	MGA Z56, GDA 2020		
Elevation / WSL	mAHD		
Velocity	m/sec		
Ground elevation (min)	-1.54		
Ground Elevation (max)	7.90		
No additional comments for this property.			

RIVERINE		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	8.62	1.58
5% AEP	7.85	1.42
10% AEP	7.28	1.34

CREEK \ LOCAL CATCHMENT		
	WATER SURFACE LEVEL	VELOCITY
LEVELS	MAX	MAX
1% AEP	3.68	2.15
5% AEP	3.18	0.11
10% AEP	3.17	0.10

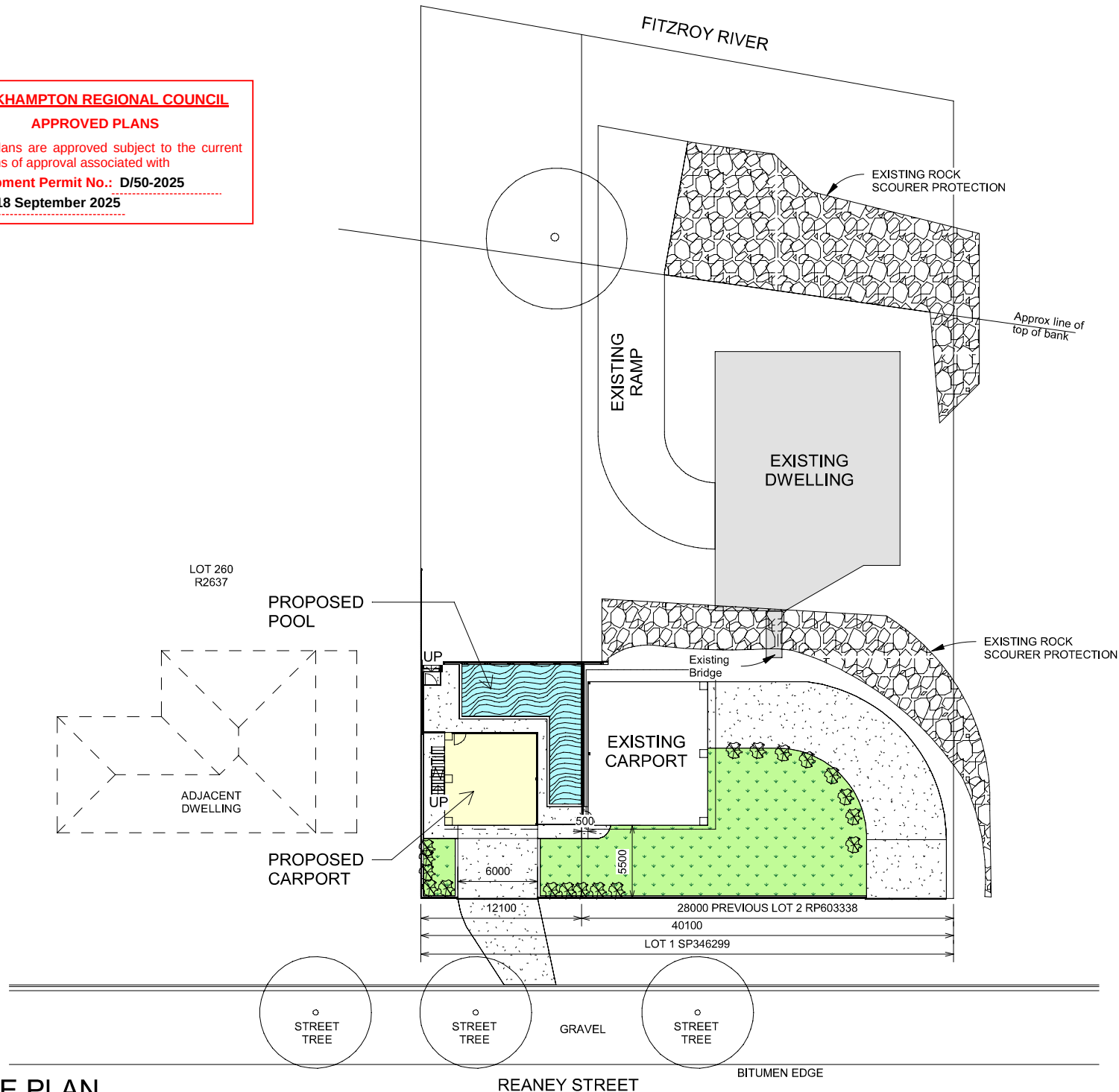
ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/50-2025

Dated: 18 September 2025



27/02/25	A	Preliminary Issue
Date	Rev	Notes
Approved		
Checked	JMT	
Drawn	A.G.	
Design	JMT	

**Tapsell
Consulting
Engineers Pty
Ltd**

A.B.N. N.o. 78 065 154 949
14 Milford Avenue,
Frenchville Qld 4701
Telephone: (07) 49 263554
e-mail: jtapsell@bigpond.net.au

Project
**PROPOSED
CARPORT & POOL**

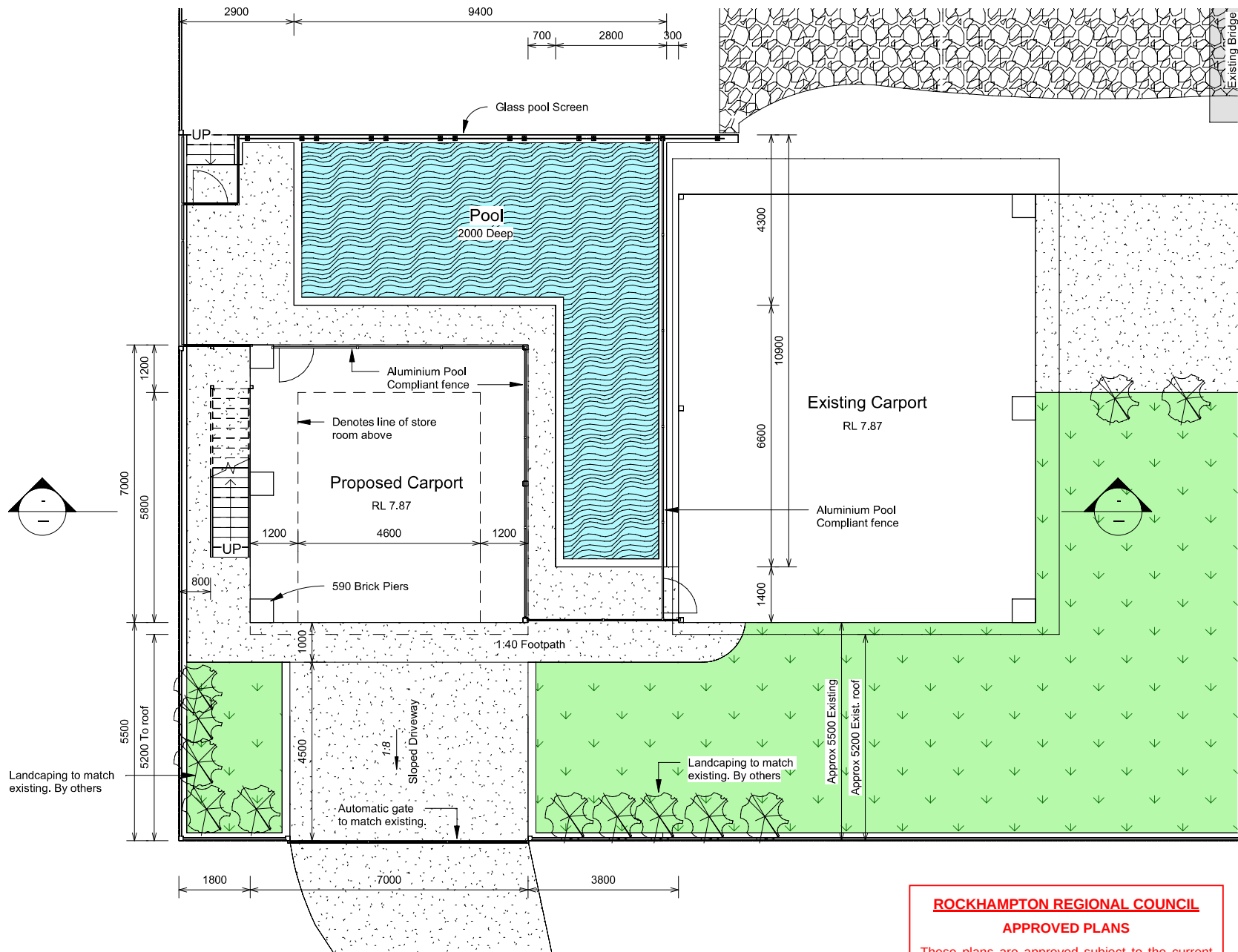
For

at
**32 REANEY STREET,
BERSERKER.
ROCKHAMPTON
4701**

Job No.		
Rev.	A	Sheet 1 of 4

SITE PLAN

1 : 300



FLOOR PLAN

1

1 : 100

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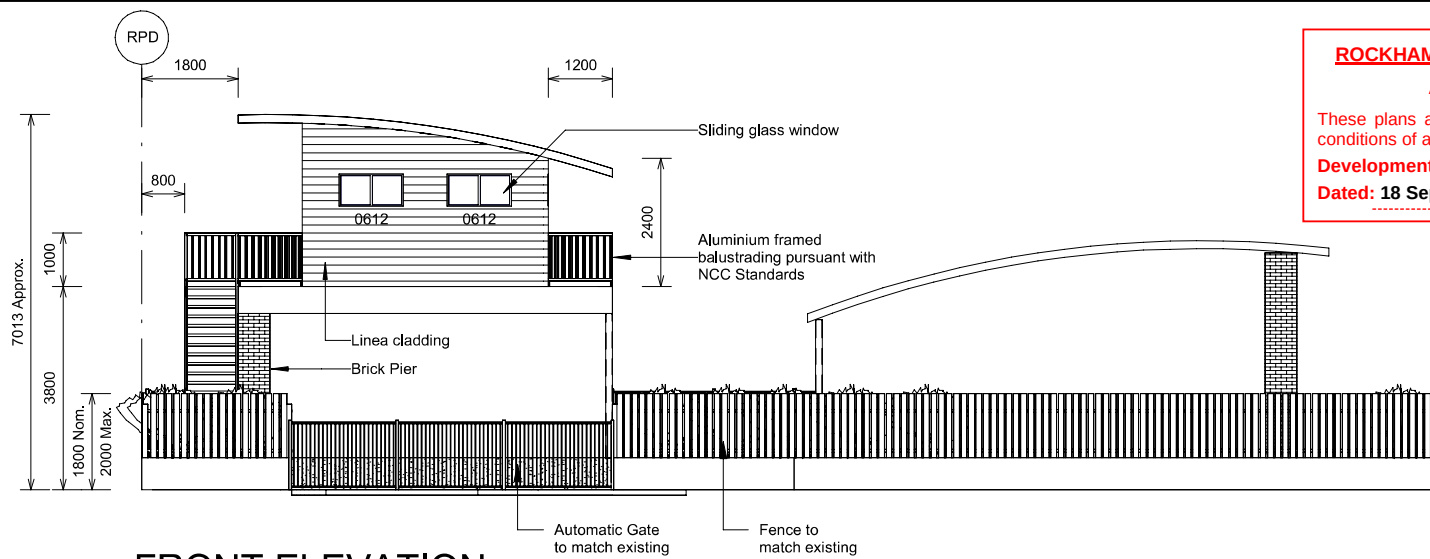
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For

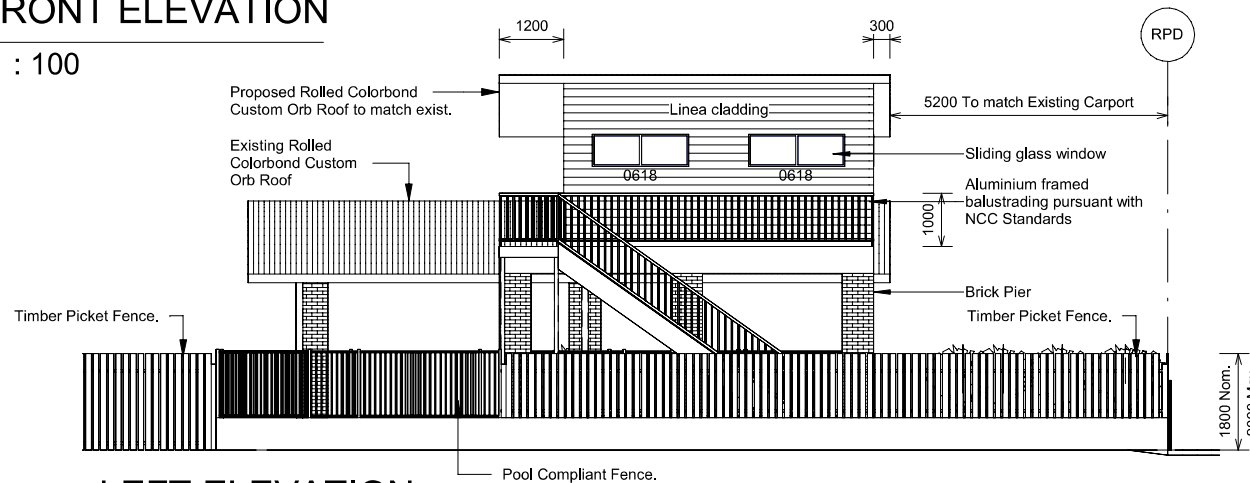
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4701**

Job No.	
Rev.	A
Sheet	2 of 4



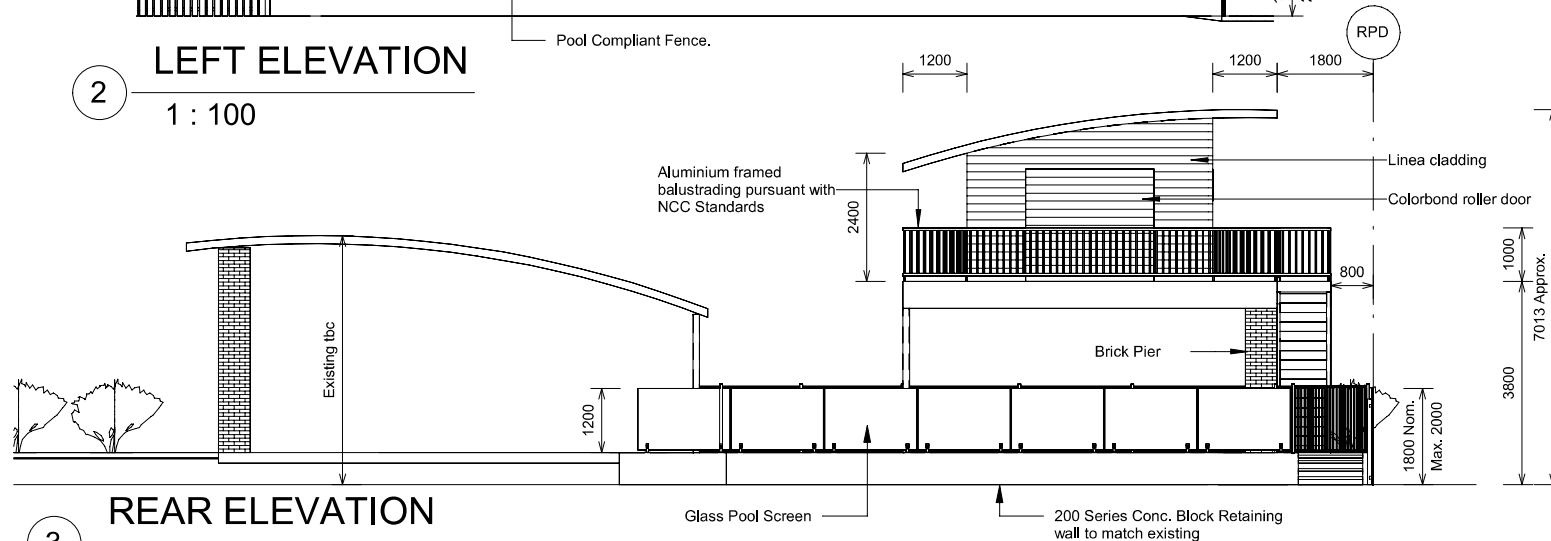
FRONT ELEVATION

1
1 : 100



LEFT ELEVATION

2
1 : 100



REAR ELEVATION

3
1 : 100

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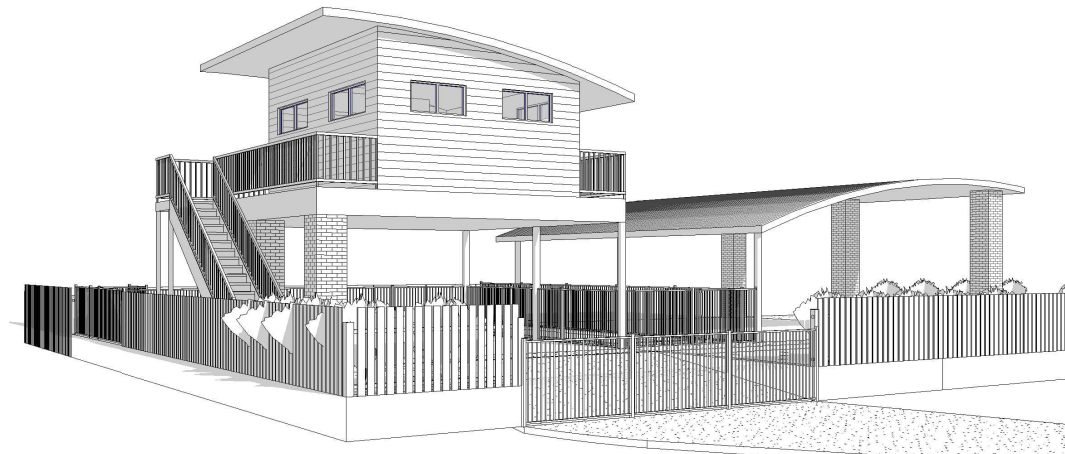
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Sheet	3 of 4



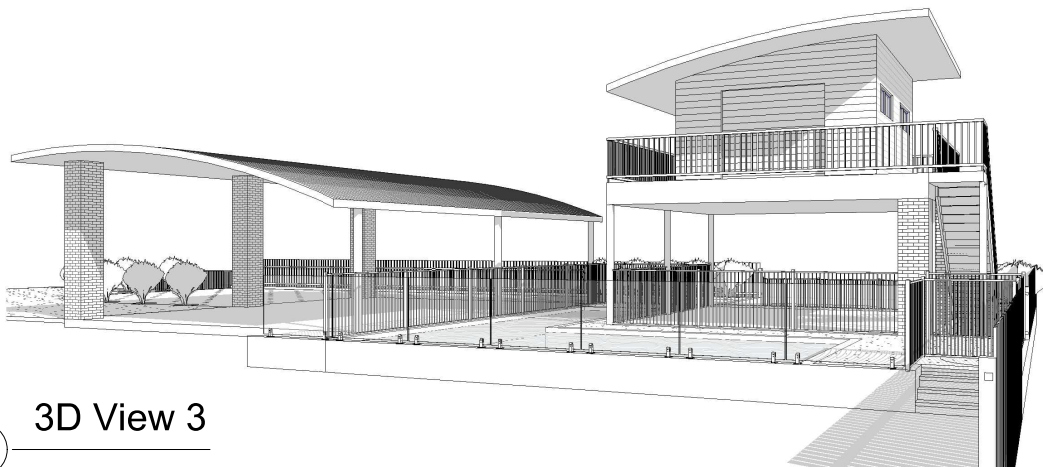
3D View 1

1



3D View 2

2



3D View 3

3

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Sheet	4 of 4