

ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/152-2024

Dated: 23 January 2025



FLOOD ASSESSMENT REPORT

77 Canoona Road, West Rockhampton QLD 4700



Client: Darren Simpson Constructions

Report Ref: 2426

Date: 7 July 2024

Revision: A

23 Dune Circle, Lammermoor, QLD 4703

Davey Engineering Solutions Pty Ltd
ABN 57 601 184 883
Email: admin@davees.com.au

1.0 Site Assessment

1.1 Purpose and Scope

This document addresses the relevant provisions of the Rockhampton Region Planning Scheme 2015 concerning the Fitzroy River Flood Overlay for 77 Canoona Road, West Rockhampton. The assessment evaluates the flood risk for the property and aims to provide a flood report for the property record and impact relating to proposed sheds and car ports on the property.

1.2 Property Overview

Property sales records indicate that site has been continuously owned for over 30 years by the same people. 77 Canoona Road, West Rockhampton, as illustrated on below comprises of two allotments (northern allotment is Lot 3 and southern is Lot 4 both on RP603199), currently Lot 3 has shed on ground level and Lot 4 contains an existing dwelling on low level stumps. The site is classified as within:

Zone - Special purpose zone,
Precinct- Rockhampton Airport precinct
Sub-Precinct - Business services sub-precinct

according to the Rockhampton Region Planning Scheme 2023 overlays is also indicate it is within the H2,H3 & H4 Fitzroy River Flood Hazard Zones. It should be noted that the Rockhampton Helicopter Rescue Service completed and expansion directly adjacent to this site during 2017 which is in the order of 0.49 Hectares in size. It appears the flood level of the new shed base slab has been elevated considerably above the surrounding natural ground level which we assume to be higher than the 1% Annual Exceedance Probability (AEP) flood level. We are unsure what impact this had on the subject development in relation to flood levels as it was exempt development.

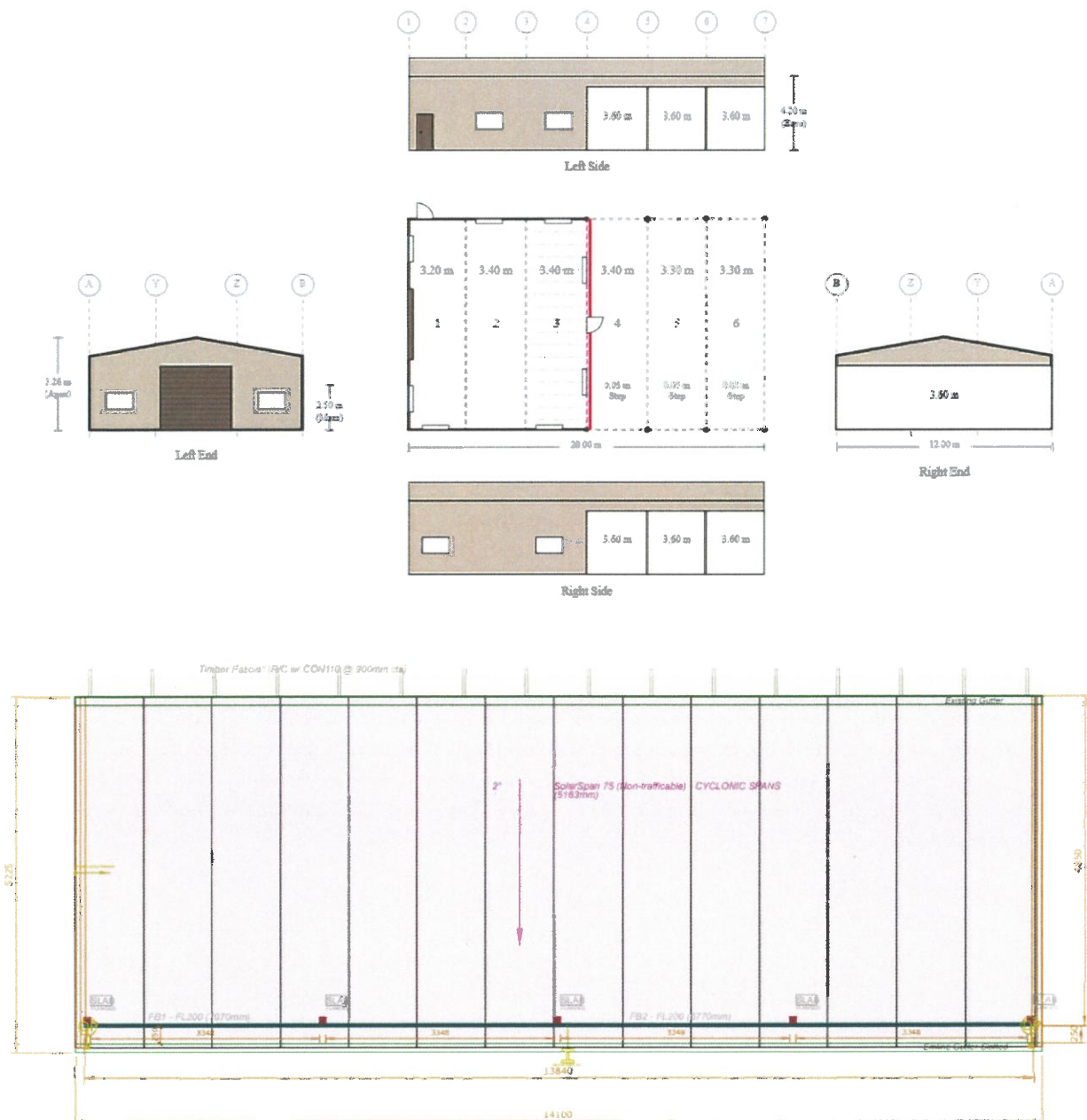


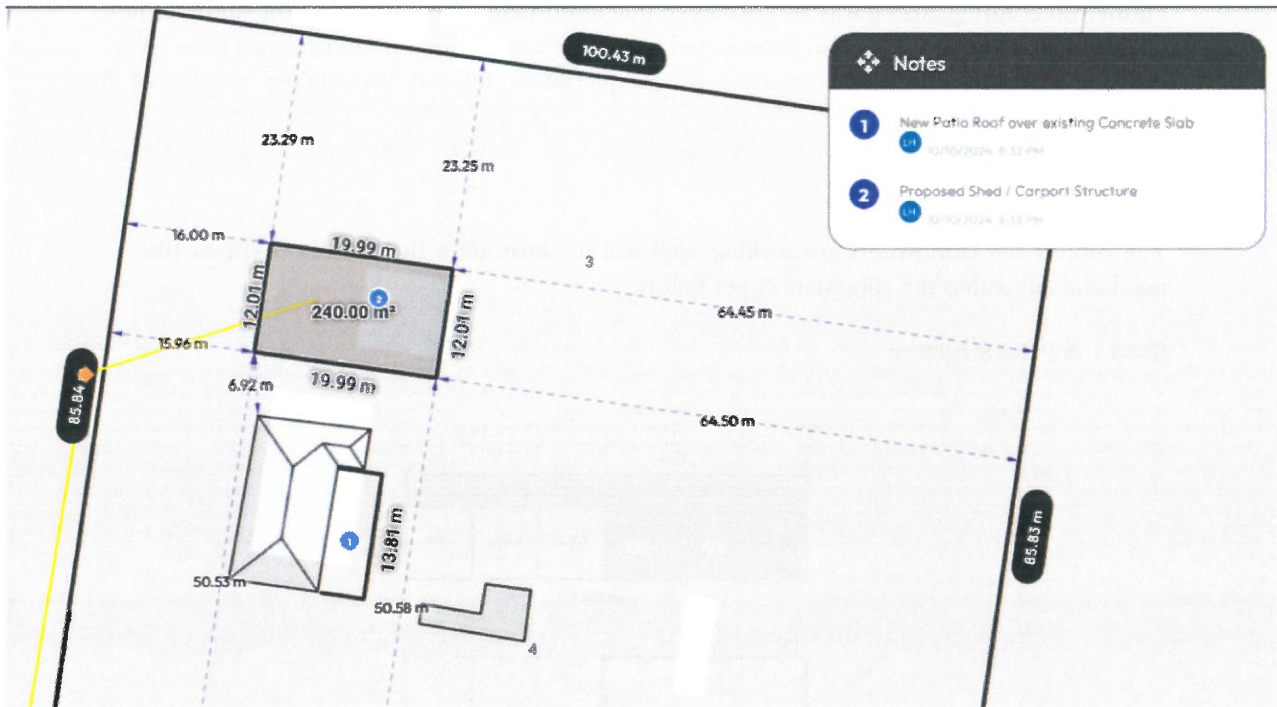
Furthermore during 2022 it was also observed that a substantial aircraft hangar on Apron Drive south of the subject site was also constructed within the Fitzroy River Flood Harrad area. We are unsure what flood mitigation or compensatory fill was undertaken as part of these developments.

1.3 Proposal

The subject site landowners are seeking approval to construct a shed structure (Class 10a – non-habitual) within the allotment as per below.

Shed 1 & Patio Structure





Proposed Site layout plans as provide by client and prepared by Sheds & Homes.

2.0 Flood Hazard Assessment

2.1 Data and Analysis

Council data indicates that the property is susceptible to flooding, prompting a thorough evaluation of all planning and development activities. This assessment focuses on potential risks to individuals and property, natural floodplain characteristics, and the potential impact of a river flood event. The report considers flood hazard access outcomes, ensuring that measures are in place to minimize the impact of potential flooding. Provisions in the report address AEP 1% data, providing a comprehensive framework to manage and mitigate flooding risks. The site is subject to both Riverine flooding from the Fitzroy River and local catchment flooding to a lesser extent.

2.2 Flood levels and Velocities

Information below has been sourced from Rockhampton Regional Council Flood Search Property Report dated 26 April 2024:

The property at consists of two allotments and flood data is presented below :

- **Allotment 3:**

Riverine		Local Catchment	
AEP 1% WSL Min:	10.20	AEP 1% WSL Min:	9.25
AEP 1% WSL Max:	10.27	AEP 1% WSL Max:	9.39
AEP 1% Velocity Min:	0.09	AEP 1% Velocity Min:	0.01
AEP 1% Velocity Max:	0.36	AEP 1% Velocity Max:	0.45

Property Elevation

Ground Elevation (Min):	8.38
Ground Elevation (Max):	10.00

- **Allotment 4:**

Riverine		Local Catchment	
AEP 1% WSL Min:	10.17	AEP 1% WSL Min:	9.24
AEP 1% WSL Max:	10.25	AEP 1% WSL Max:	9.27
AEP 1% Velocity Min:	0.13	AEP 1% Velocity Min:	0.01
AEP 1% Velocity Max:	0.71	AEP 1% Velocity Max:	1.08

Property Elevation

Ground Elevation (Min):	7.50
Ground Elevation (Max):	9.99

From aerial contour information it appears the highest section of the site is generally in the location of the existing dwelling then at the rear of the site a low level “mellow hole” exists where water appears to be permanently held as seen on front page aerial photograph.

2.3 Flood Water Flow Direction

The most current flood report on Council website that shows flow direction during 1% AEP event is the 2014 Fitzroy River Flood Modelling by AECOM which identifies flows in the south westerly direction.



Extract from 2014 TUFLOW MODEL Peak Velocity and Bearing (1% AEP) Basecase Figure 11

2.4 Flood Hazards



23 Dune Circle, Lammermoor, QLD 4703

Davey Engineering Solutions Pty Ltd
ABN 57 601 184 883
Email: admin@daveyes.com.au

3.0 Commentary

Council information reveals that 1% AEP – Define Flood Level (DFL) level is 10.27m AHD (Australian Height Datum) on the subject allotment during a Riverine event and states the maximum flood water velocity onsite is 1.08m/s during a local catchment event. The Construction of buildings in flood hazard areas ABCB Standard 2012.3, section 13 states that inactive flow or backwater area means all or part of a flood hazard area where the maximum flow velocity of water is not likely to be greater than 1.5m/s.

For the shed slab area to be above the DFL with freeboard, it will need to be 10.27m + 500mm freeboard, so 10.77m AHD. The existing ground level at the building envelope is typically >9.5m, therefore nearly 1.3 metres of fill would be required to reach this level.

Extract from Construction of buildings in flood hazard areas ABCB Standard 2012.3. Proposed levels for this site are shown in Red below as the shed and car port are a non-habitable structure.

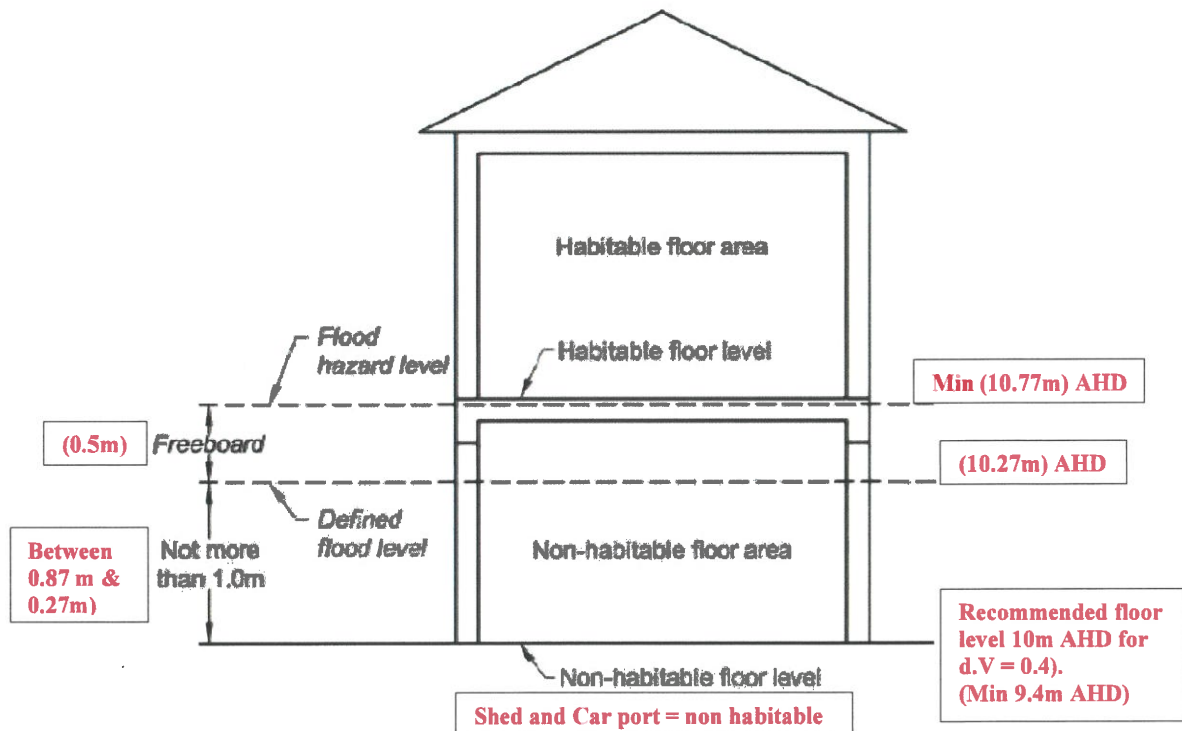
“2.4 Floor Height Requirements

Unless otherwise specified by the appropriate authority-

(a) the finished floor level of habitable rooms must be above the FHL; and .

(b) the finished floor level of enclosed non-habitable rooms must be no more than 1.0 m below the DFL”.

Figure 1 Identifying defined flood level (DFL), flood hazard level (FHL) and freeboard



The standard also recommends the enclosed shed is to have openings below the flood level of 10.27m AHD. Refer extract below.

ABCB Standard: Construction of buildings in flood hazard areas

2.6 Requirements for enclosures below the flood hazard level (FHL)

- (a) Any enclosure below the *FHL* must have openings to allow for automatic entry and exit of floodwater for all floods up to the *FHL*.
- (b) The openings must meet the following criteria-
 - (i) doors and windows must not be counted as openings but openings can be installed in doors and windows; and
 - (ii) there must be a minimum of two openings on different sides of each enclosed area; and
 - (iii) the total net area of all openings must be at least 1% of the enclosed area; and
 - (iv) openings must permit a 75 mm sphere to pass through; and
 - (v) any opening covers must not impede the flow of water.

4.0 Recommendations

It is believed Council should consider approving these structures that they can be constructed onsite as they will not cause significant impact to surrounding properties if the following is complied with:

- Car Port Structure Section is non habitable and not walled by nature and therefore if concrete slab is constructed at 100mm above existing ground level will not pose and issues to flood waters.
- Car Port columns & Shed materials are built using flood resilient materials (i.e. steel)
- All electrical outlets, fitting and boards (if installed) at minimum level of 10.77m AHD (500mm above flood level)
- Shed is slab level is installed at greater than 9.4m AHD, Recommend level is 10m AHD or higher to suit natural ground level but not greater than natural ground level below eastern side existing dwelling on stump (as not to impede flood water flows)
- Shed structure is to have openings in walls to allow for automatic entry and exit of floodwater up to level 10.77m AHD. Refer to Section 3 above extract for requirements under ABCB standards. Opening to be on western wall near northern end and eastern wall near southern corner (to align with stormwater flow direction)
- Shed is at least 7m away from dwelling to allow any flood water effects to be not to impact dwelling.
- Minimum 300x300mm sign shall be installed inside shed near PA door showing level of Flood Hazard level (10.77m AHD) set above slab level for future reference for others. Sign to state "All non flood resilient item to be stored above this level".

This recommendation is also supported based on the following:

- Adjacent development has occurred directly opposite the site (Rescue Helicopter) which has raised the slab level and placed considerable fill in the flood impact area.
- Current and owners have owned the property for over 30 years and are therefore fully aware of historical floods and impacts on their property.
- It is reasonable to allow an existing dwelling to have a car port and shed on the property.
- Post works the site will not be overdeveloped and still has a high percentage of natural pervious surfaces.
- Proposed structures are not near adjacent properties fences lines.
- Any proposed fill to achieve a floor level to 500mm above DFE will result in significant volume of fill adjacent existing structures which may cause adverse effects.

In conjunction with relative long lead time to approaching Fitzroy River floods, procedures could be adopted to minimise disruptions and arrange alternative storage location for materials stored in the shed as required. It is common for the public to have advance effective warning time to the Fitzroy River flood levels and therefore will have sufficient time (typically >1 weeks' notice) for onsite preparation.

Quote from Australian Disaster Resilience Handbook Guideline 7-3 Page 17.

"Effective warning time is the time available for people to undertake appropriate actions, such as lifting or transporting belongings and evacuating. Lack of effective warning time can increase the potential for the exposure of people to hazardous flood situations. In contrast, having plenty of effective warning time provides the opportunity to reduce the exposure of people and their property to hazardous flood situations"

This is a preliminary desktop assessment to gain development approval and further building requirements and design is required to complete a Building Application.

There are various additional sources of information for the landowner to review that would provide additional understanding of the design, approval and operational requirements for Flood impacted properties. These include:

- Construction of buildings in flood hazard areas ABCB Standard 2012.3
 - <https://www.abcb.gov.au/-/media/Files/Resources/Education-Training/Handbook-Flood-2012.pdf>
- Australian Institute for Disaster Resilience Technical flood risk management guideline: Flood hazard
 - <https://knowledge.aidr.org.au/media/1891/guideline-7-3-technical-flood-risk-management.pdf>



Jeff Davey
B.Eng (Hons), RPEQ 8386, JP (Qual) QBCC Lic. - 15295132
Registered Professional Engineer of Queensland

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 (part)

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.	<p>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.</p> <p>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.</p> <p>Not within H1 or H2.</p> <p>AND</p> <p>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.</p> <p>Not within H1 or H2.</p>
PO2	Development is located to minimise susceptibility to and potential impacts of flooding.	<p>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.</p> <p>Not within H1 or H2.</p> <p>AND</p> <p>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,</p>

<p>PO3 Development avoids the release of hazardous materials into floodwaters.</p>	<p>downstream or adjacent properties. Editor's note—Report to be prepared in accordance with SC6.10—Flood hazard planning scheme policy.</p> <p>Not within H1 or H2.</p> <p>AO3.1 All hazardous materials hazardous manufacturing equipment and hazardous containers are located and stored a minimum of 500 millimetres above the defined flood level.</p> <p>Not within H1 or H2.</p> <p>Editor's note—Refer to the Work Health and Safety Act 2011 and associated regulations, 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.</p>
---	---

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 requirements for accepted development (part)

Performance outcomes	
Acceptable outcomes	
<p>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</p> <p>PO4 Development does not involve the further intensification of land uses and does not increase the risk to people and property.</p> <p>Editor's Note—Flood hazard risk assessment can be undertaken in accordance with SC6.10 – Flood hazard planning scheme policy.</p>	<p>AO4.1 AO4.1.1 Development does not involve new buildings or structures.</p> <p>Development approval is seeking proposed Class 10 (shed and carport) structures which are non-habitable structures as long the requirements under the Construction of buildings in flood hazard areas ABCB Standard 2012.3.</p> <p>OR AO4.1.2 Where involving the replacement or alteration to an existing non-residential building or structure:</p> <ol style="list-style-type: none"> 1. there is no increase in the existing or previous buildings' <u>gross floor area</u>; 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.

	<p>OR</p> <p>AO4.1.3 Where involving the replacement or alteration to an existing caretaker's accommodation, <u>dwelling house</u> or <u>dwelling unit</u>:</p> <ol style="list-style-type: none"> 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. <p>No AND</p> <p>AO4.1.4 Where located in the rural zone, the <u>total floor area</u> of class 10a buildings and structures on the <u>site</u> does not exceed a total of fifty (50) square metres and is set back a minimum of twenty (20) metres from all <u>site</u> boundaries.</p> <p>The structures are not located in the rural zone.</p>
<p>PO5 Development avoids the release of hazardous materials into floodwaters.</p>	<p>AO5.1 Materials manufactured, used or stored on <u>site</u> are not hazardous.</p> <p>No hazardous materials are to be manufactured, used or stored on site.</p>

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

Table 3.2.8.3.2 Development outcomes for assessable development

Performance outcomes	Acceptable outcomes
<p>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 DM-8A and DM-8C</p> <p>PO8 Development is located to minimise susceptibility to and potential impacts of flooding.</p>	<p>No acceptable outcome is nominated.</p>

<p>PO9 Underground car parks are designed to prevent the intrusion of floodwaters.</p>	<p>Development has been located central to site to minimise susceptibility to and potential impacts of flooding.</p> <p>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.</p> <p>No underground carparks.</p>
<p>PO10 Development:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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 <u>floodplain</u>. <p>Editor's note—The Council may require the applicant to submit a site-based flood study that investigates the impact of the development on the <u>floodplain</u> and demonstrates compliance with the relevant performance outcome.</p>	<p>No acceptable outcome is nominated.</p> <ol style="list-style-type: none"> 1. Development does not result in a reduction of onsite flood storage; 2. Development does not result in a change to depth, duration or velocity of floodwater within the premises, and; 3. Does not change flood characteristics outside the premises, including but not limited to causing ; <ol style="list-style-type: none"> 1. Loss of flood storage, 2. Loss of or changes to flow paths, 3. Acceleration or retardation of flows, and; 4. Any reduction of flood warning times. <p>Note: Adjacent developments have caused adverse impacts</p>
<p>PO11 Essential community infrastructure and community facilities are protected from, and able to function effectively during and immediately after, a defined flood event.</p>	<p>AO11.1 A use for a purpose listed in Table 8.2.8.3.3:</p> <ol style="list-style-type: none"> 1. is not located within the flood hazard area; and has at least one (1) flood-free access road. <p>Development is not essential community infrastructure, community facilities or public asset.</p>
<p>PO12 Development provides safe and trafficable access to the local evacuation centres and evacuation services and have regard to:</p>	<p>AO12.1 Trafficable access to and from the development complies with the Capricorn Municipal Guidelines.</p>

<ol style="list-style-type: none"> 1. evacuation time; 2. number of persons affected; 3. types of vehicles necessary for evacuation purposes; 4. the distance to flood free land; and <p>the evacuation route.</p>	<p>Trafficable access will be provided with regards to the requirements of the Capricorn Municipal Development Guidelines. Existing roads service emergency services buildings.</p> <p>AND</p> <p>AO12.2</p> <p>Trafficable access to and from the development within the creek catchment planning areas are in accordance with the Queensland Urban Drainage Manual.</p> <p>No change to trafficable access with regards to the requirements of the Queensland Urban Drainage Manual.</p> <p>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.</p> <p>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.</p>
--	---

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
<p>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</p> <p>Editor's note—Refer to overlay maps OM-BA and OM-BC</p> <p>PO13</p> <p>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.</p>	<p>No acceptable outcome is nominated.</p> <p>The development is not temporary or moveable.</p>

Operational work

Table 8.2.8.3.2 Development outcomes for assessable development (part)

Performance outcomes	Acceptable outcomes
<p>Operational work</p> <p>PO17 Development does not materially impede the flow of floodwaters through the site or worsen flood flows external to the site.</p>	<p>AO17.1 Development does not involve:</p> <ul style="list-style-type: none"> 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. <p>Development does not impede the flow of floodwaters through the site or worsen flood flows external to the site – refer Report 24-26.</p>

Flood Report for 77 Canoona Road West Rockhampton QLD 4700

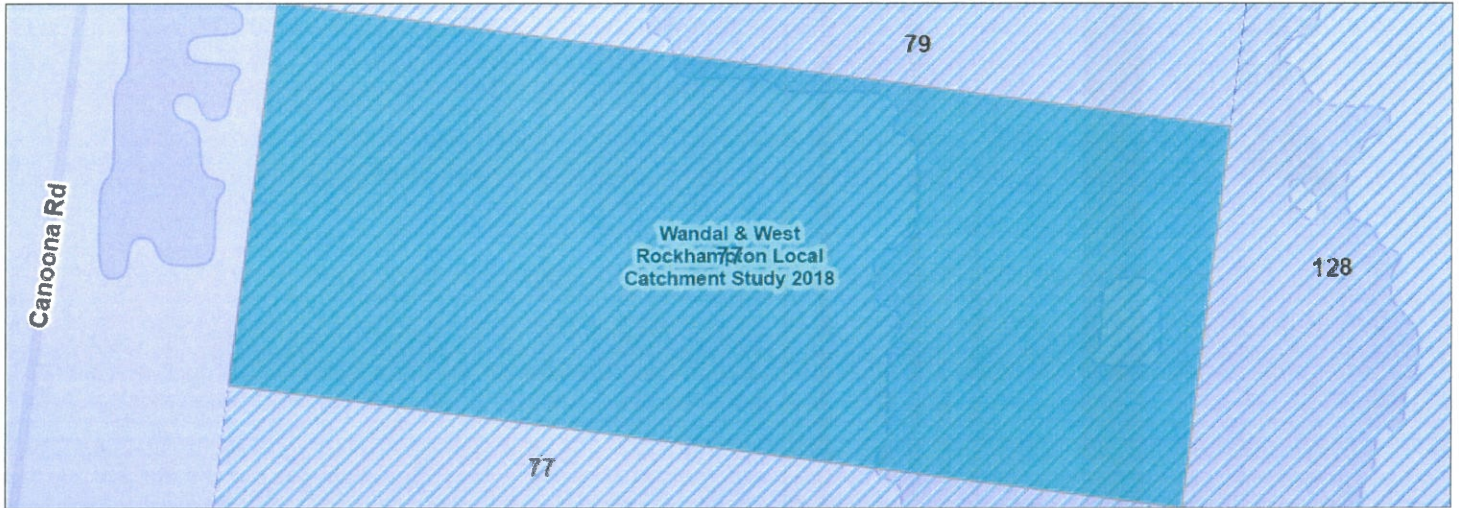
Printed from
GeoCortex on
26/04/2024

Owners: M J Farrell and K M Farrell

Ratepayer Address: 77 Canoona Rd WEST
ROCKHAMPTON QLD 4700

Parcel ID: RP603199/3

Land use: Single Dwelling



<u>Riverine Catchment:</u> Fitzroy River Flood Study	Comments N/A
<u>Creek Catchment:</u> Wandal & West Rockhampton Local Catchment Study 2018	
<u>Mitigation Area:</u> N/A	
<u>Horizontal Datum:</u> MGA 56, GDA 2020 <u>Elevation / WSL:</u> mAHD <u>Velocity:</u> m/sec	

Riverine				Creek \ Local Catchment			
PMF WSL Min:	14.60	AEP 2% WSL Min:	9.68	PMF WSL Min:	9.85	AEP 5% WSL Min:	N/A
PMF WSL Max:	14.64	AEP 2% WSL Max:	9.77	PMF WSL Max:	9.89	AEP 5% WSL Max:	N/A
PMF Velocity Min:	0.45	AEP 2% Velocity Min:	0.03	PMF Velocity Min:	0.06	AEP 5% Velocity Min:	0.01
PMF Velocity Max:	1.05	AEP 2% Velocity Max:	0.28	PMF Velocity Max:	0.62	AEP 5% Velocity Max:	0.35
AEP 0.05% WSL Min:	11.81	AEP 5% WSL Min:	N/A	AEP 0.05% WSL Min:	9.43	AEP 10% WSL Min:	N/A
AEP 0.05% WSL Max:	11.86	AEP 5% WSL Max:	N/A	AEP 0.05% WSL Max:	9.57	AEP 10% WSL Max:	N/A
AEP 0.05% Velocity Min:	0.33	AEP 5% Velocity Min:	N/A	AEP 0.05% Velocity Min:	0.03	AEP 10% Velocity Min:	0.01
AEP 0.05% Velocity Max:	0.79	AEP 5% Velocity Max:	N/A	AEP 0.05% Velocity Max:	0.47	AEP 10% Velocity Max:	0.36
AEP 0.2% WSL Min:	11.16	AEP 10% WSL Min:	N/A	AEP 0.2% WSL Min:	9.32	AEP 18% WSL Min:	9.15
AEP 0.2% WSL Max:	11.22	AEP 10% WSL Max:	N/A	AEP 0.2% WSL Max:	9.50	AEP 18% WSL Max:	9.32
AEP 0.2% Velocity Min:	0.28	AEP 10% Velocity Min:	N/A	AEP 0.2% Velocity Min:	0.02	AEP 18% Velocity Min:	0.01
AEP 0.2% Velocity Max:	0.68	AEP 10% Velocity Max:	N/A	AEP 0.2% Velocity Max:	0.42	AEP 18% Velocity Max:	0.35
AEP 0.5% WSL Min:	10.66	AEP 18% WSL Min:	N/A	AEP 0.5% WSL Min:	9.26	AEP 39% WSL Min:	9.12
AEP 0.5% WSL Max:	10.72	AEP 18% WSL Max:	N/A	AEP 0.5% WSL Max:	9.39	AEP 39% WSL Max:	9.29
AEP 0.5% Velocity Min:	0.22	AEP 18% Velocity Max:	N/A	AEP 0.5% Velocity Min:	0.02	AEP 39% Velocity Min:	0.00
AEP 0.5% Velocity Max:	0.54	AEP 18% Velocity Max:	N/A	AEP 0.5% Velocity Max:	0.40	AEP 39% Velocity Max:	0.35
AEP 1% WSL Min:	10.20	AEP 39% WSL Min:	N/A	AEP 1% WSL Min:	9.25	AEP 63% WSL Min:	9.08
AEP 1% WSL Max:	10.27	AEP 39% WSL Max:	N/A	AEP 1% WSL Max:	9.39	AEP 63% WSL Max:	9.25
AEP 1% Velocity Min:	0.09	AEP 39% Velocity Min:	N/A	AEP 1% Velocity Min:	0.01	AEP 63% Velocity Min:	0.00
AEP 1% Velocity Max:	0.36	AEP 39% Velocity Max:	N/A	AEP 1% Velocity Max:	0.45	AEP 63% Velocity Max:	0.35
Property Elevation				AEP 2% WSL Min:	9.20		
				AEP 2% WSL Max:	9.36		
Ground Elevation (Min): 8.38				AEP 2% Velocity Min:	0.01		
Ground Elevation (Max): 10.00				AEP 2% Velocity Max:	0.37		

Copyright protects this publication. Reproduction by whatever means is prohibited without prior written permission of the Chief Executive Officer, Rockhampton Regional Council. Rockhampton Regional Council will not be held liable under any circumstances in connection with or arising out of the use of this data nor does it warrant that the data is error free. Any queries should be directed to the Customer Service Centre, Rockhampton Regional Council or telephone 4932 9000. The Digital Cadastral DataBase is current as at April 2024. © The State Government of Queensland (Department of Resources) 2024. All other data © Rockhampton Regional Council 2024. This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Flood Report for 77 Canoona Road West Rockhampton QLD 4700

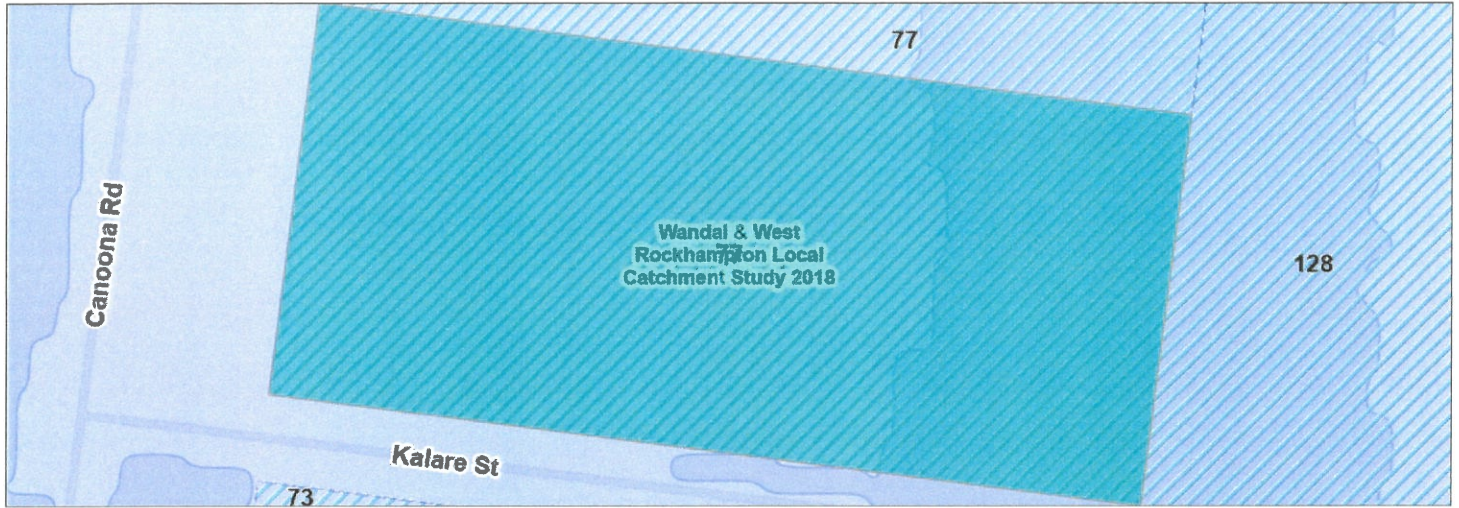
Printed from
GeoCortex on
26/04/2024

Owners: M J Farrell and K M Farrell

Ratepayer Address: 77 Canoona Rd WEST
ROCKHAMPTON QLD 4700

Parcel ID: RP603199/4

Land use: Single Dwelling



Riverine Catchment: Fitzroy River Flood Study

Creek Catchment: Wandal & West Rockhampton Local Catchment Study 2018

Mitigation Area: N/A

Horizontal Datum: MGA 56, GDA 2020 **Elevation / WSL:** mAHD **Velocity:** m/sec

Comments

N/A

Riverine

Creek \ Local Catchment

PMF WSL Min:	14.58	AEP 2% WSL Min:	9.68	PMF WSL Min:	9.85	AEP 5% WSL Min:	N/A
PMF WSL Max:	14.61	AEP 2% WSL Max:	9.74	PMF WSL Max:	9.89	AEP 5% WSL Max:	N/A
PMF Velocity Min:	0.47	AEP 2% Velocity Min:	0.03	PMF Velocity Min:	0.01	AEP 5% Velocity Min:	0.01
PMF Velocity Max:	1.26	AEP 2% Velocity Max:	0.65	PMF Velocity Max:	1.12	AEP 5% Velocity Max:	1.08
AEP 0.05% WSL Min:	11.78	AEP 5% WSL Min:	N/A	AEP 0.05% WSL Min:	9.42	AEP 10% WSL Min:	N/A
AEP 0.05% WSL Max:	11.83	AEP 5% WSL Max:	N/A	AEP 0.05% WSL Max:	9.48	AEP 10% WSL Max:	N/A
AEP 0.05% Velocity Min:	0.17	AEP 5% Velocity Min:	N/A	AEP 0.05% Velocity Min:	0.00	AEP 10% Velocity Min:	0.00
AEP 0.05% Velocity Max:	1.06	AEP 5% Velocity Max:	N/A	AEP 0.05% Velocity Max:	1.08	AEP 10% Velocity Max:	1.07
AEP 0.2% WSL Min:	11.13	AEP 10% WSL Min:	N/A	AEP 0.2% WSL Min:	9.32	AEP 18% WSL Min:	9.14
AEP 0.2% WSL Max:	11.19	AEP 10% WSL Max:	N/A	AEP 0.2% WSL Max:	9.34	AEP 18% WSL Max:	9.22
AEP 0.2% Velocity Min:	0.16	AEP 10% Velocity Min:	N/A	AEP 0.2% Velocity Min:	0.01	AEP 18% Velocity Min:	0.00
AEP 0.2% Velocity Max:	0.98	AEP 10% Velocity Max:	N/A	AEP 0.2% Velocity Max:	1.08	AEP 18% Velocity Max:	1.08
AEP 0.5% WSL Min:	10.63	AEP 18% WSL Min:	N/A	AEP 0.5% WSL Min:	9.25	AEP 39% WSL Min:	9.12
AEP 0.5% WSL Max:	10.69	AEP 18% WSL Max:	N/A	AEP 0.5% WSL Max:	9.28	AEP 39% WSL Max:	9.20
AEP 0.5% Velocity Min:	0.15	AEP 18% Velocity Max:	N/A	AEP 0.5% Velocity Min:	0.00	AEP 39% Velocity Min:	0.00
AEP 0.5% Velocity Max:	0.86	AEP 18% Velocity Max:	N/A	AEP 0.5% Velocity Max:	1.07	AEP 39% Velocity Max:	1.08
AEP 1% WSL Min:	10.17	AEP 39% WSL Min:	N/A	AEP 1% WSL Min:	9.24	AEP 63% WSL Min:	9.08
AEP 1% WSL Max:	10.25	AEP 39% WSL Max:	N/A	AEP 1% WSL Max:	9.27	AEP 63% WSL Max:	9.16
AEP 1% Velocity Min:	0.13	AEP 39% Velocity Min:	N/A	AEP 1% Velocity Min:	0.01	AEP 63% Velocity Min:	0.00
AEP 1% Velocity Max:	0.71	AEP 39% Velocity Max:	N/A	AEP 1% Velocity Max:	1.08	AEP 63% Velocity Max:	1.10

Property Elevation

Ground Elevation (Min): 7.50

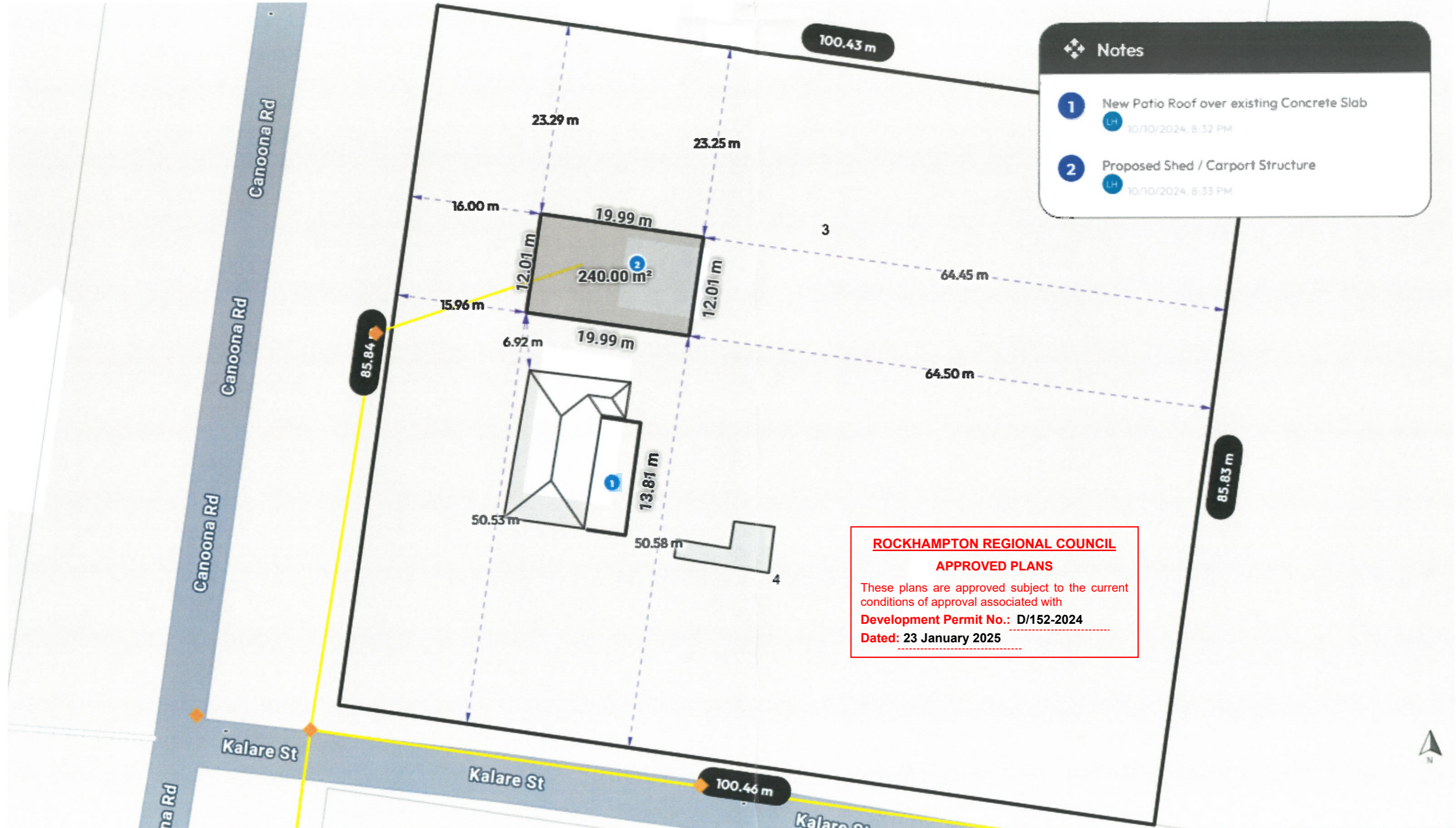
Ground Elevation (Max): 9.99

AEP 2% WSL Min: 9.19

AEP 2% WSL Max: 9.25

AEP 2% Velocity Min: 0.01

AEP 2% Velocity Max: 1.07



- Notes**
- 1 New Patio Roof over existing Concrete Slab
LH 10/10/2024, 8:32 PM
 - 2 Proposed Shed / Carport Structure
LH 10/10/2024, 8:33 PM

ROCKHAMPTON REGIONAL COUNCIL
APPROVED PLANS
 These plans are approved subject to the current conditions of approval associated with
Development Permit No.: D/152-2024
Dated: 23 January 2025

Client Name _____ Client Email _____ Client Phone _____ Client Signature _____

Copyright Statement
 This plan always remains the copyright of designer & shall not be used other than for the project work intended without written authority. No part may be produced by any other exclusive right be exercised without permission legal enforcement will be taken on copyright infringement.

Disclaimer
 This is not an official document, and may not comply with current laws or industry standards. You should make your own enquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document.

ALL DIMENSIONS ARE IN METERS. DO NOT SCALE FROM PLANS.



Generated by
 Luke Hanna
 luke@darrensimpsonconstructions.com.au

Phone _____

Sheet name
 Site Plan

Lic no.
 -

Property Details
 77 Canoona Rd, West Rockhampton, QLD 4700, Australia 4/RP603199

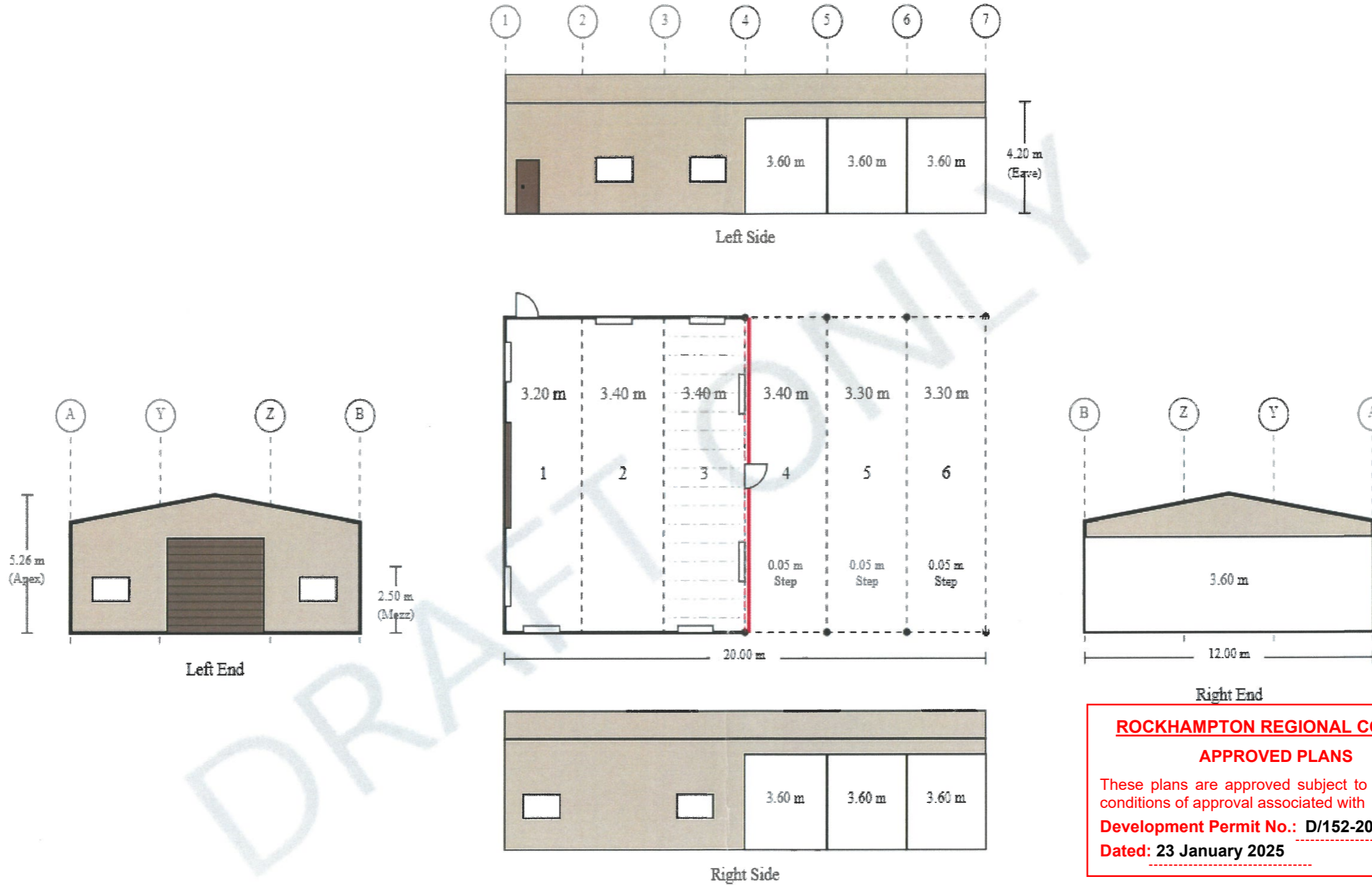
Design
 Title:

Scale
 1:518

Rockhampton
 Lot/DP: 4/RP603199

Date Fri Oct 11 2024





ROCKHAMPTON REGIONAL COUNCIL

APPROVED PLANS

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

Development Permit No.: D/152-2024

Dated: 23 January 2025

Purchaser Name: Mck Farrell

Site Address: 77 Canoona Rd West Rockhampton QLD 4700 Australia

Drawing # SRON240090 - 0

Print Date: 11/10/24

Layout

NOT FOR CONSTRUCTION

Not to Scale
© Copyright Steelx IP Pty Ltd

Seller: Sheds n Homes Rockhampton
SAILKA HOLDINGS PTY LTD
Phone: 4845 6986
Fax:
Email: rockhampton@shedsnhomes.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T : 303557ES;
Practising Professional Structural & Civil Engineers

Signature: *J. Ronaldson*

John Ronaldson

Date: 11/10/24